

City of Lockhart
Historical Preservation Commission
April 2, 2025

MINUTES

Members Present: Kevin Thuerwaechter, Christine Ohlendorf, Marcia Proctor, Ray Ramsey, Frank Gomillion, Ron Faulstich

Member Absent: Jerry Haug

Staff Present: David Fowler, Kevin Waller, Romy Brossman

Public Present: Martin Spellerberg (applicant, Agenda Item 4)

1. Call meeting to order. Chair Thuerwaechter called the meeting to order at 5:32 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the minutes of the March 5, 2025, meeting.

Commissioner Gomillion moved to approve the minutes as presented. Commissioner Ohlendorf seconded; the motion passed by a vote of 6 - 0.

4. **TA-23-01.** Consider a request by Martin Spellerberg of Spellerberg Associates, LLC, for a final site inspection and determination of substantial completion as required for certification of approved enhancements for Tax Abatement to include various interior improvements, a new HVAC unit on the roof, a new window on the rear building façade, the re-pitching of the roof from the east to west sides and replacement of the roof with a different material to also include consideration of the actual amount spent on the enhancements which differs from the estimated amount specified in the approved Tax Abatement Agreement and to also include a recommendation to City Council to extend the one-year timeframe set forth in the Tax Abatement Agreement for completion of the work to the actual timeframe spent, being 17 months, to a building in the Historic District on part of Lot 4, Block 19, Original Town of Lockhart, zoned CCB (Commercial Central Business), and located at 103 South Main St.

Planning Staff Kevin Waller informed the Commission that the presentation will be given after the site visit.

The Commission departed at approximately 5:35 p.m. for a site visit to the subject property at 103 South Main St., and returned at 6:08 p.m.

Mr. Waller proceeded with the presentation. The estimated amount spent on the enhancements is \$145,400.00. Staff was informed by the applicant that the actual amount spent was \$159,420.00. A motion to approve the completed enhancements could stipulate that the actual expenditure amount is approved. A similar stipulation was made for the tax abatement approval for Ronda Regan's property at 112 N. Main St. in August 2024, in which

the Commission's approval included both the estimated amount as well as any higher amount that exceeded the estimate.

Mr. Waller noted that Staff was informed that the time to complete the approved enhancements exceeded the one-year timeframe specified in the approved Tax Abatement Agreement. Specifically, the construction was completed in February 2025, which is 5 months beyond the one-year timeframe. As a result, the extended timeframe for completion must be considered by the City Council for an extension. Staff suggests that the Commission vote on a recommendation to the Council to extend the one-year timeframe for completion of the enhancements at today's meeting. In addition, Staff suggests that the Commission also vote on a recommendation to City Council to remove the general one-year timeframe in Chapter 28, and replace it with a timeframe "as approved by City Council," which would allow flexibility depending on the scope of the project.

The Commission and Staff discussed the process for the approval of the time extension and the original submittal for the project.

Applicant Martin Spellerberg, 6312 Woodhue Dr., Austin, TX, responded to Commissioner Proctor's comment about the new rear, second story window.

Commissioner Faulstich moved to approve the completed enhancements of TA-23-01, in addition to the actual amount of money spent on the enhancements, and a recommendation to the City Council to approve the extended timeframe for completion of the enhancements. Commissioner Ohlendorf seconded; the motion passed by a vote of 6 - 0.

5. Consider a recommendation to the City Council for a text amendment to Chapter 28, Historic Districts and Landmarks, to replace the one-year timeframe requirement for completion of enhancements to an approved Tax Abatement application for historic preservation with an open-ended timeframe approved by City Council.

Mr. Waller explained that this would be an amendment to two sections of the ordinance, Sections 28-21(k) and 28-23, which point specifically to a one-year timeframe. The change would read "as approved by City Council", as opposed to a more limited, one-year timeframe. This would make the timeframe more flexible to the needs of the project, and provide the City Council with the ability to set a custom timeframe for each individual project.

The Commission and City Staff discussed how the Tax Abatement is funded and possible timeframes. Planning Director David Fowler clarified that with this change, applicants seeking the Tax Abatement would not have an open-ended timeframe. LHPC would impose a completion date based upon information the applicant provides. The timeframe would then be approved by City Council. Due to the potential for work delays, the applicant will need to come back to the Commission to report on delays and request an extension if needed.

Commissioner Gomillion moved to recommend approval to the City Council for a text amendment to Chapter 28, Historic Districts and Landmarks, Sections 28-21(k) and 28-23, to eliminate the one-year timeframe, to be replaced with a project-specific timeframe to be approved by City Council. Commissioner Faulstich seconded; the motion passed by a vote of 6 - 0.

6. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.

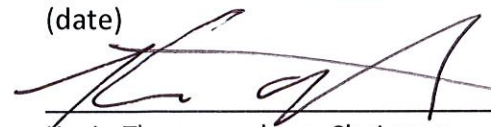
Staff introduced a possible second meeting, on April 16th or 23rd, which would consist of two applications including a presentation by the Fire Department.

7. Adjournment.

Commissioner Faulstich moved to adjourn the meeting, and Commissioner Thuerwaechter seconded. The motion passed by a vote of 6-0, and the meeting adjourned at 6:46 p.m.



Romy Brossman, Recording Secretary

Approved: 23 APR 2025
(date)


Kevin Thuerwaechter, Chairman