

**City of Lockhart  
Historical Preservation Commission  
September 3, 2025**

**MINUTES**

Members Present: Jerry Haug, Kevin Thuerwaechter, Christine Ohlendorf, Ray Ramsey, Marcia Proctor, Frank Gomillion

Member Absent: Ron Faulstich

Staff Present: David Fowler, Kevin Waller, Christine Banda

Public Present: Winn Smith, Haddie Gray, Terry Black, Ray Ramsey (as applicant (Agenda Item 11))

1. Call meeting to order. Chair Thuerwaechter called the meeting to order at 5:30 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the minutes of the August 6, 2025, meeting.

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

4. TA-25-01. Consider a request by Charlie Tames of Gloria Group Partners, LP, for an initial on-site investigation and recommendation to City Council for approval of a Tax Abatement to include various improvements to a building in the Historic District on part of Lot 1, Block 22, Original Town of Lockhart, zoned CCB Commercial Central Business and located at 119 West San Antonio Street.

Chair Thuerwaechter opened the meeting to let the audience know that they would leave to visit the site to determine if it meets the tax abatement requirements for City Council.

The Commissioners left the building at 5:31 p.m.

The Commissioners returned to continue their meeting at 6:02 p.m.

Senior Planner, Kevin Waller approached to present the staff report. He continued with case maps of the subject property. He stated that the various improvements have significantly enhanced the building's appearance and integrates nicely with the character of the Courthouse Square Historic District. Mr. Waller showed photos of the building's improvements to the audience and Commissioners. He stated that Staff had determined that the submitted tax abatement application meets the guidelines set forth. Waller stated that if the tax abatement were approved, the property will have no assessed value for the City of Lockhart ad valorem taxation for a period of five tax years after the completion of the certified enhancement. Thereafter, the property shall be reappraised and assessed at a 50% rate for

an additional consecutive five-year period, which cannot exceed the owner's out-of-pocket cost of the approved enhancements.

*Commissioner Gomillion moved to recommend approval of TA-25-01 to the City Council. Commissioner Ohlendorf seconded; the motion passed by a vote of 6-0.*

5. **CFA-25-08. Consider a request by Winn Smith for approval of a revised Certificate for Alteration for the addition of illumination to two awning-mounted signs on Lots 1 and 2, Jack Pearce Subdivision, on property zoned CCB Commercial Central Business and located at 120 East Market Street.**

Mr. Waller came forward with his staff report. He explained that the new building will now have illuminated signage which the Commission needs to approve. It will affect the awning-mounted Countywide Realty and Westlake Dermatology signs that were approved already by the Commission. Waller stated that Staff recommends approval of the change from non-illuminated to illuminated for these two signs.

Applicant Winn Smith of 3901 Turkey Creek Dr., Austin, explained that the Commission did approve signage for this site about six weeks ago, and they have now decided to go with illumination. The letters would have internal lighting, which will not flash.

*Commissioner Ohlendorf moved to approve the revised CFA-25-08. Commissioner Thuerwaechter seconded; the motion passed by a vote of 6-0.*

6. **CFA-25-17. Consider a request by Gabriel Morey for approval of a revised Certificate for Alteration for additional illumination and an upper design change to a projecting wall sign, on Lot 5-A, Block 22, Original Town of Lockhart, on property zoned CCB Commercial Central Business District and located at 113 North Main Street.**

Mr. Waller presented the staff report which consisted of location maps and photos. The applicant is coming back because there was a change to the projecting wall sign that was previously approved by the Commission. This sign would now be completely illuminated with blue neon lighting, with the star on the top of the sign to be yellow neon, the star of which replaces the previously approved dollar sign symbol. Waller stated that Staff recommends approval.

*Commissioner Gomillion moved to approve the revised CFA-25-17. Commissioner Haug seconded; the motion passed by a vote of 6-0.*

7. **CFA-25-18. Consider a request by Yolanda Dunkin for approval of a Certificate for Alteration for window and hanging signs on part of Lot 3, Block 23, Original Town of Lockhart, on property zoned CCB Commercial Central Business and located at 117 East San Antonio Street.**

Mr. Waller presented the staff report which included case maps and photos of the front of the building. The applicant would like a sign hanging above the door and signage on the glass door panel. Staff recommends approval, with the condition that the hanging sign must have a seven-foot clearance above the public sidewalk.

*Commissioner Ohlendorf moved to approve CFA-25-18, with Staff's condition that the hanging sign must have a seven-foot clearance above the public sidewalk. Commissioner Ramsey seconded; the motion passed by a vote of 6-0.*

8. **CFA-25-19. Consider a request by Terry Black for approval of a Certificate for Alteration for new signage and various exterior improvements on part of Lot 5, Block 23, Original Town of Lockhart, on property zoned CCB Commercial Central Business and located at 106 East Walnut Street.**

Mr. Waller presented his staff report. There were case maps and photos of the front façade and the rear of building. He explained that the applicant is moving his existing signs at his current business location on North Main Street to the subject property. There would be some renovations to the front facade to include new windows and centering the front door. There is an existing sign bracket in place on the front façade where the hanging sign would be placed, if the bracket is determined to be functional. On the rear of the property which is accessed through a partial alley they will place another sign on that façade. They will install a new rear exit door on the far east end of the rear façade as well. Staff recommends approval of the renovations, with exception of the rear sign. Waller explained that this sign exceeds the allowed seven percent per wall façade for the CCB zoning district. He recommends that the applicant either propose a new sign that meets the seven percent standard, or decrease the size of the original sign to meet the standard.

Haddie Gray of 5508 Samuel Huston Ave., Austin, explained to the Commission what improvements were to be made to the front and rear facades. They are keeping the wood windows in the front, adding some brick to match existing and for the rear exterior they are using one window area to create a rear exit door.

Terry Black, the owner of the property, explained that he is working with adjacent property owner Cindy Alvarez about using the rear area to park and share access. He does not agree with Staff's interpretation of the rear signage. Mr. Black believes that the sign falls under Sec. 46-7(25) of the Sign Ordinance being exempt because it is not visible from a public right-of-way. He stated that the rear sign could be made smaller, but would rather not have to do that.

The Commission had discussion with Mr. Black and Staff about the rear signage.

*Commissioner Proctor moved to approve CFA-25-19, with the condition to allow the existing sign to be placed on the rear façade with no modifications. Commissioner Ramsey seconded; the motion passed by a vote of 6-0.*

9. **CFA-25-20. Consider a request by Paul Farley for approval of a Certificate for Alteration for signage and window film on parts of Lots 4 and 5, Block 12, Original Town of Lockhart, on property zoned CCB Commercial Central Business and located at 205 South Main Street.**

Mr. Waller presented the staff report. He explained that the applicant wants to relocate an existing bulletin board from the rear of the building to the front, add a new sign to the front façade, and relocate the existing hanging sign from the south end of the front façade to the center, above the double-door entry. Waller noted that a sample of the film the applicant

would like to add to the front windows for more privacy was included in the agenda packets, which is like the film being used by the Allstate insurance business. Staff recommends approval, with the condition that the mounting of the new wall sign and announcement board be through the mortar joints only and not through the brick.

*Commissioner Gomillion moved to approve CFA-25-20, with Staff's condition that the mounting of the new wall sign and announcement board be through the mortar joints only and not through the brick. Commissioner Ohlendorf seconded; the motion passed by a vote of 6-0.*

10. **CFA-25-21.** Consider a request by Nina Sells for approval of a Certificate for Alteration for a new roof, gutters, and air conditioning condensers on part of Lot 2, Block 14, Original Town of Lockhart, on property zoned CCB Commercial Central Business and located at 208 and 210 South Commerce Street.

Mr. Waller presented the staff report which included a case map and photos of the roof and the east wall of the building. The applicant would like to install a new roof with two new roof-mounted air conditioning condensers at Smitty's Market. The two new condensers would replace the old ones which are the same size and positioned at the same location on the roof. A new gutter system would also be put on the roof's edge. Waller stated that Staff recommends approval.

*Commissioner Gomillion moved to approve CFA-25-21. Commissioner Proctor seconded; the motion passed by a vote of 6-0.*

11. **CFA-25-22.** Consider a request by Wendy Ramsey for approval of a Certificate for Alteration for new signage and the repainting of the front façade to a different color on part of Lot 6, Block 20, Original Town of Lockhart, on property zoned CCB Commercial Central Business and located at 211 West Market Street.

Commissioner Ramsey recused himself from this case so he could represent his wife, Wendy Ramsey.

Mr. Waller presented the staff report. He stated that the subject property is located next door to fire station number one. The applicant proposes a hanging sign, window sign, sign on the front door glass, and the repainting of the front façade with a different color. Waller stated that Staff recommends approval, with the condition that the hanging sign have a seven-foot clearance over the public sidewalk.

Ray Ramsey of 411 South Main Street explained that the front façade would have a pink color above and below the windows, surrounding the front doors, and be a brighter shade of white for the remaining façade. The hanging sign had to be made smaller to accommodate the seven-foot clearance over the public sidewalk. Mr. Ramsey stated that his wife would like to open on October 1<sup>st</sup>.

*Commissioner Thuerwaechter moved to approve CFA-25-22, with Staff's condition that the hanging sign have a seven-foot clearance over the public sidewalk. Commissioner Gomillion seconded; the motion passed by a vote of 5-0.*

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

Mr. Waller stated that the next regularly scheduled meeting would be held on October 1<sup>st</sup>, with two items submitted to date.

There was discussion among Staff and the Commissioners if there was a way to vote by proxy if a quorum was not attainable.


Planning Director David Fowler explained that voting by proxy was only allowed during Covid.

Commissioner Proctor asked the other members if they would be willing to have a special workshop to review the historic ordinance for any necessary updates. The members agreed but there was no date set.

13. Adjournment.

*Commissioner Ohlendorf moved to adjourn the meeting, and Commissioner Ramsey seconded. The motion passed by a vote of 6-0, and the meeting adjourned at 7:14 p.m.*

  
Christine Banda, Recording Secretary

Approved: 17 SEP 2025  
(date)  
  
Kevin Thuerwaechter, Chairman