

## **PUBLIC NOTICE**

**City of Lockhart  
Historical Preservation Commission  
5:30 p.m. Wednesday, April 1, 2026  
Municipal Building – Glosserman Room  
308 West San Antonio Street**

### **AGENDA**

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the minutes of the March 4, 2026 meeting.
4. CFA-26-04. Consider a request by Yolanda Dunkin for approval of a Certificate for Alteration for a window sign and door glass sign 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 St.
5. Discuss incentives for properties with a Historic District or Historic Landmark designation.
6. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
7. Adjournment.

**Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 1:00 p.m. on the 26<sup>th</sup> day of March, 2026.**

**City of Lockhart**  
**Historical Preservation Commission**  
**March 4, 2026**

**MINUTES**

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

Members Absent: Kevin Thuerwaechter, Ron Faulstich

Staff Present: Kevin Waller, Betzy Torres, David Fowler, Fatema Akter

Public Present: Don O'Neil (applicant, Agenda Item 4) Terry Black (applicant, Agenda Item 5)

1. Call meeting to order. Vice-Chair Ohlendorf called the meeting to order at 5:31 p.m.

2. Citizen comments not related to an agenda item.

Len Gabbay of 420 W. Prairie Lea St., Lockhart, introduced his version of a conceptual CBD-2 overlay district, as well as redevelopment plans, and how the growth meets the community needs. Mr. Gabbay presented a signed petition from residents to show their support and to consider the residents as they continue to make these changes downtown.

3. Consider the minutes of the February 4, 2026, meeting.

*Commissioner Haug moved to approve the minutes as presented. Commissioner Gomillion seconded; the motion passed by a vote of 5-0.*

4. CFA-26-02. Consider a request by Don O'Neil for approval of a Certificate for Alteration for a window sign on part of Lot 4, Block 22, Original Town of Lockhart, on property zoned CCB (Commercial Central Business), and located at 119 North Main St.

Planning Staff Kevin Waller came forward to present the staff report to the Commission. The report included case maps and photos of the subject property. He explained that a vinyl window sign was installed at The Attic before obtaining the required Sign Permit and Certificate for Alteration approval. The sign, placed at the top of the main display window, features gold all-caps lettering on a black background reading "ART+ FASHION+ ANTIQUES+ UNIQUE FINDS." Previously approved exterior changes (CFA-25-12, May 2025) included other signage, a new front door, and covered clerestory windows. Staff believes that the sign is compatible with the character of the Courthouse Square Historic District, and consistent with other approved signage on the building which was constructed in 1900. While the sign meets the Sign Ordinance requirements, the Sign Permit will incur a double fee because it was installed prior to approval.

Vice-Chair Ohlendorf asked if the Commissioners had any questions for Staff or the applicant. There were no questions.

*Commissioner Gomillion moved to approve CFA-26-02. Commissioner Ramsey seconded; the motion passed by a vote of 5-0.*

5. CFA-26-03. Consider a request by Terry Black for approval of a Certificate for Alteration for various exterior improvements as revisions to previously-approved improvements on part of Lot 6, Block 19, Original Town of Lockhart, on property zoned CCB (Commercial Central Business), and located at 119 South Main St.

Mr. Waller came forward to present the staff report to the Commission. The report included case maps and photos of the subject property. He explained that the applicant for Big Bob's Bowling & Billiards proposes multiple revisions to previously approved exterior improvements (CFA-24-13 and CFA-25-29), including significant color changes, modified window treatments, an altered awning design, and door relocation. Many of the changes, such as repainting facades teal, adding orange and pink accents, installing red-and-clear checkerboard glass block, and revising the awning to multicolor stripes have already been completed or are near completion without prior approval. Staff determined that several of the proposed changes are incompatible with the character of the Courthouse Square Historic District, particularly the teal, orange, and pink color scheme; the patterned glass block; and the revised awning design; and recommends denial of those elements, and to revert back to the original approved colors. However, Staff recommends approval of other revisions, including painting part of the Main Street facade dark red, filling an archway with brick, relocating the rear door and "Smoko Loco" sign, and using a brown door frame along the West Market Street facade. All revisions remain subject to approval of the Certificate for Alteration and any required building permits.

Vice-Chair Ohlendorf asked if the Commissioners had any questions for Staff or the applicant.

Commissioner Proctor asked if the teal coloring on the Market Street window tiles is among those project elements recommended for denial.

Mr. Waller replied that the teal-colored tiles are among those elements recommended for denial.

Applicant Terry Black of 1409 Connolly Cr., Lockhart, came forward and apologized for having to come back, he explained the disconnect was with the engineer changes. The blue change to maroon was for the Lockhart Lions, as was the checkered red and glass blocks fitting to the retro fit they are going for. He would like to leave it as is due to the expense of the glass blocks. The teal color was on the engineer color printers that caused that issue.

Project Manager Scott Wieland of 117 San Cuero, Blanco, shared that the rear facade door had to be moved to be able to fit the bowling equipment, and echoed the error with the teal color due to the printers.

Vice-Chair Ohlendorf shared that she was against the painting of the brick when originally approved in 2024. The expectations of the approved colors not being met puts the Commission in a hard spot with the community and other downtown business owners. The Commission understands that the changes were made and money was spent prior to approval, but there is awareness of the processes, and for the color to not match what was presented and approved does not sit well. She understands that technology may have been at fault, but would like a paint sample in the form of a color chip or color number going forward.

Mr. Wieland stated that the paint can be removed and repainted or painted over.

Commissioner Proctor asked for the distance from the free-standing planters to the building, and if they will be located within the right-of-way.

Mr. Wieland replied that the planters will not be in the right-of-way, and are about 2 feet from the building.

Mr. Black stated that they did get approval for the planters from the Public Works Department.

*Commissioner Proctor moved to approve CFA-26-03 to include the Staff recommendations of approval for certain project elements, and denial for other elements, to also include the retention of the red and white checkerboard glass blocks, revert back to the originally approved dark green or gray for the lower window tiles on the Market Street façade, and changing the color of the planter boxes from the currently proposed teal color to the same dark green color approved for the wall facades. Commissioner Gomillion seconded; the motion passed by a vote of 5-0.*

6. Discuss the Request for Proposals for the proposed repair or restoration project to the exterior of the Eugene Clark Library.

Assistant City Manager Roque Salinas explained that the library restoration project will be using ARPA funds, with the exact project scope to be determined based upon the funds allocated. No color changes are proposed; the project will instead include needed repairs and feature upgrades. Specific project components include the repainting of the library's exterior, including doors, window frames, trim, and other designated features as identified by the City. Interior repainting will include walls, ceilings, doors, trim, and other designated features as identified by the City. New energy-efficient LED lighting will replace the existing lighting on the building's exterior, which includes façade lighting. A Certificate for Alteration will be required for the new lighting.

Commissioner Proctor asked if the dome would be restored and if the leaks will be addressed.

Mr. Salinas replied that the exterior would be repainted. They have found the issue of the leak and will plan to fix it depending on the cost of repair.

Commissioner Proctor also asked if there will be testing for mold.

Mr. Salinas understands that the exterior is priority, but mold testing will be addressed once they have the budget for this project.

Commissioner Proctor would like the future contractor to be asked if they have any experience in historic buildings, and to also not allow them to power wash the brick.

Commissioner Gomillion added that whoever is awarded the project bid should follow the Secretary of the Interior's Standards for Rehabilitation.

7. Presentation and discussion on the West End Strategic Development Initiative.

Andrew Douglas with TBA Douglas, working closely with the City and funded under the Economic Development Department, explained that this is a City-initiated, proactive, density-driven infill development plan that aligns with community goals. Analysis is in progress and now in phase 3. Mr. Douglas also shared the meeting topics that were discussed with the community in the initial phases. He shared map views of the areas that would be used for the development.

Jeff Blide with TBA Douglas shared development standards. Design that draws upon the fundamental similarities among older buildings in the area and emphasis on the brick, stone, and overall architectural facades.

Vice-Chair Ohlendorf shared that this project came about when the Baptist Church came up for sale, and wants to understand how this will enhance the downtown Central Business District.

Mr. Douglas explained how this can be successful and strengthen the community economically, adding complimentary attractiveness to our historic downtown, allowing visitors to have a nearby place to stay, and within walking distance to all the downtown businesses.

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

Mr. Waller stated that next regularly scheduled meeting will be held on April 1<sup>st</sup>, 2026, with one agenda item for that meeting to date.

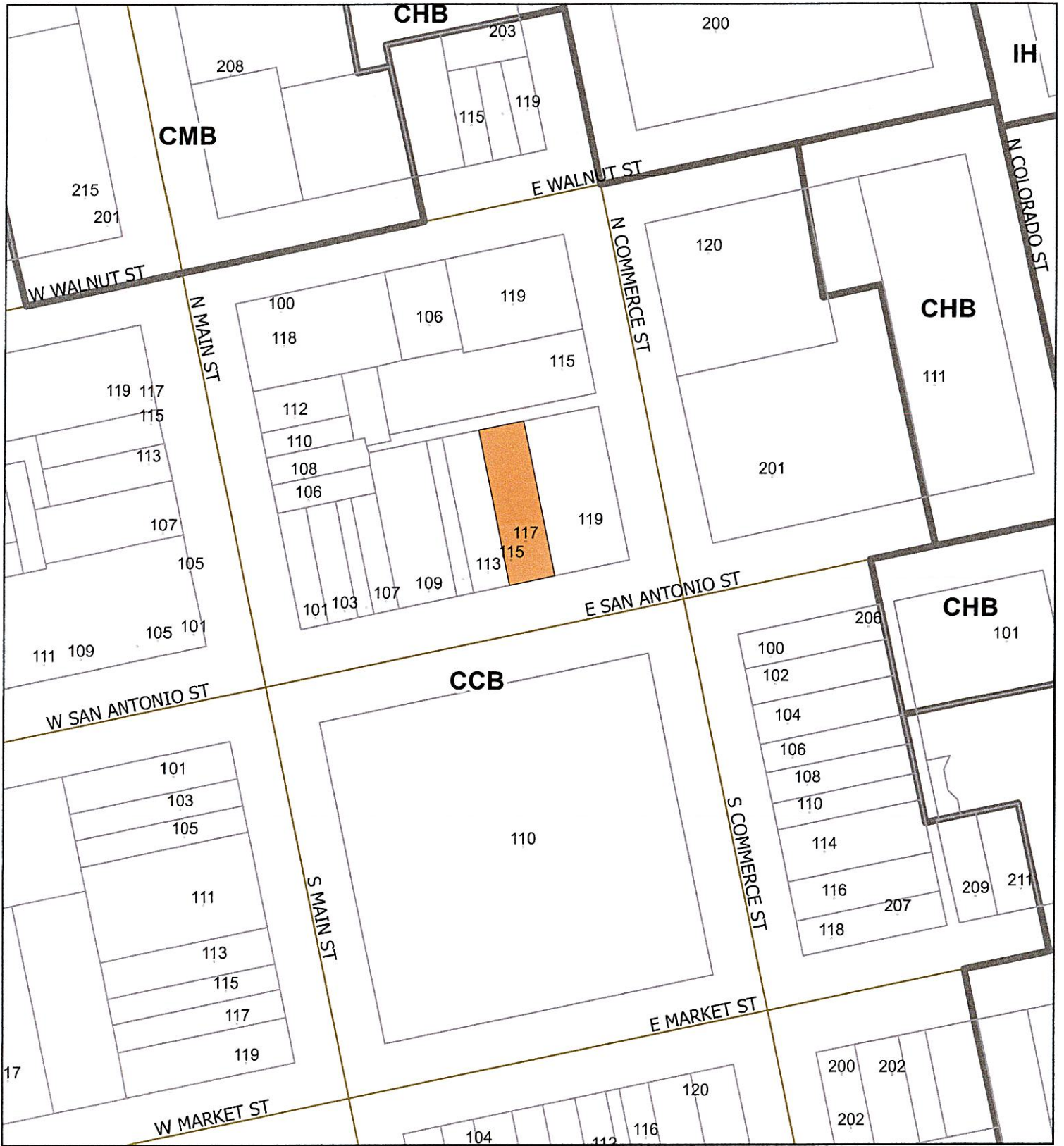
9. Adjournment.

*Commissioner Proctor moved to adjourn the meeting, and Commissioner Haug seconded. The motion passed by a vote of 5-0, and the meeting adjourned at 7:09 p.m.*

Approved: \_\_\_\_\_  
(date)

\_\_\_\_\_  
Betzy Torres, Recording Secretary

\_\_\_\_\_  
Kevin Thuerwaechter, Chairman



**CFA-26-04**

117 E SAN ANTONIO ST

WINDOW SIGN AND DOOR GLASS SIGN



**SUBJECT PROPERTY**



**ZONING BOUNDARY**

Scale 1" = 100'

# STAFF REPORT

# CERTIFICATE FOR ALTERATION

## CASE SUMMARY

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STAFF: Kevin Waller, Historical Preservation Officer/Senior Planner *KW*

CASE NUMBER: CFA-26-04

REPORT DATE: March 24, 2026

MEETING DATE: April 1, 2026

APPLICANT'S REQUEST: Window sign and door glass sign

STAFF RECOMMENDATION: **Approval**

CONDITIONS: None

## BACKGROUND DATA

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APPLICANT AND BUSINESS OWNER: Yolanda Dunkin

PROPERTY OWNER: Beverly Haug

SITE LOCATION: 117 E. San Antonio St.

LEGAL DESCRIPTION: Part of Lot 3, Block 23, Original Town of Lockhart

EXISTING USE OF PROPERTY: Commercial

PROPOSED USE OF PROPERTY: Same

ZONING CLASSIFICATION: CCB (Commercial Central Business)

## ANALYSIS OF ISSUES

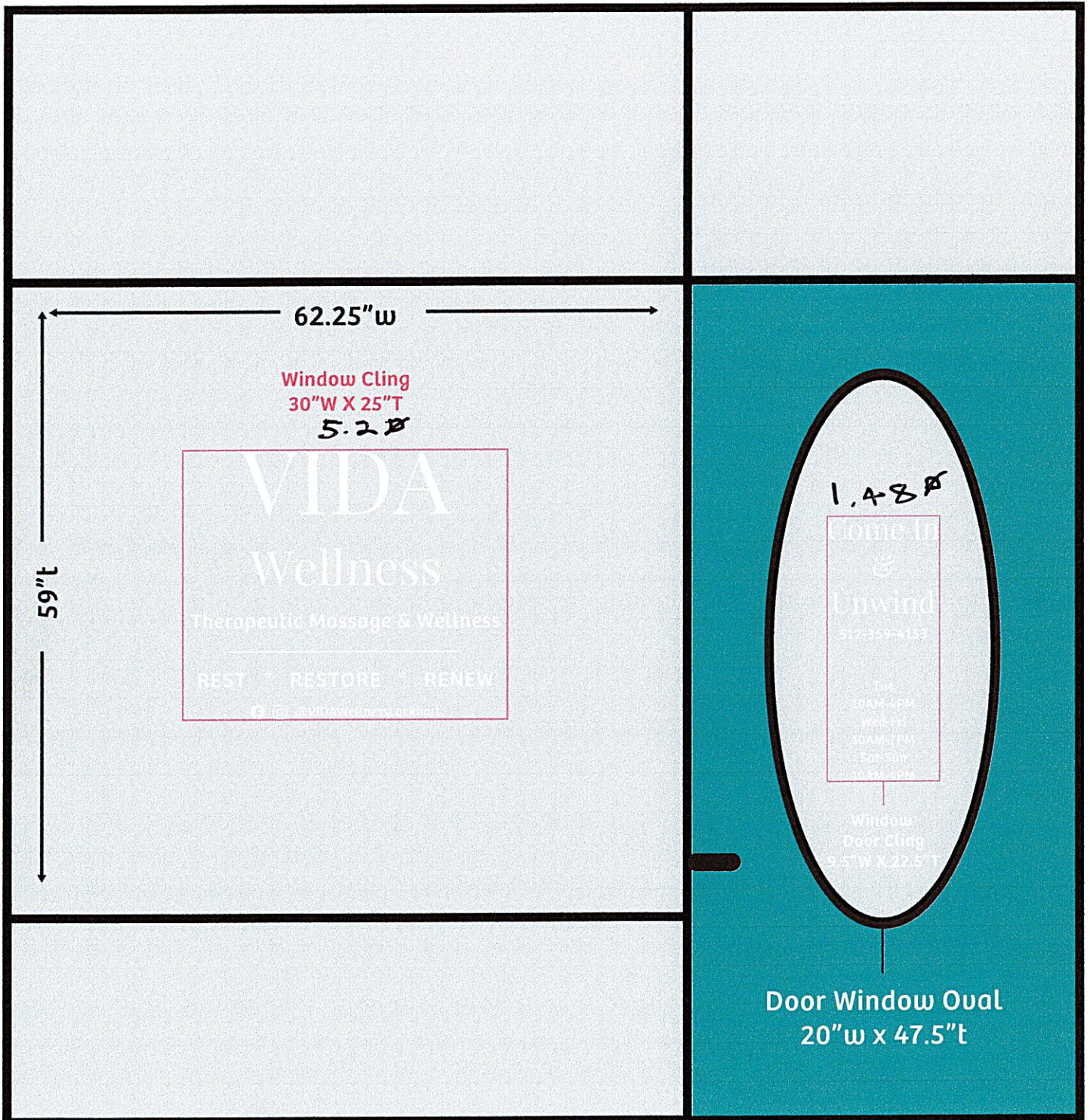
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PROJECT DESCRIPTION: Proposed are two window signs for the Vida Wellness massage center on the subject property. One sign will be located in the main display window, and the other on the glass of the front door entry. The sign on the main window will read "VIDA Wellness", with a line beneath reading "Therapeutic Massage & Wellness", and another line beneath this reading "REST \* RESTORE \* RENEW", with Facebook and Instagram logos at the bottom of the sign, along with "@VIDAWellnessLockhart", all in a white font. The sign on the door glass, also white in color, will read "Come In & Unwind", with a phone number contact beneath, and hours of operation beneath that. A sign for the door glass advertising Vida Wellness and a former business also on the property was previously approved by the Commission in September 2025 (CFA-25-18), along with a hanging sign. Since the other business, Osiris Skin Esthetics, is no longer located at the subject property, the new door glass sign is exclusive to Vida Wellness.

COMPATIBILITY: The proposed signs are not of a scale or design that would detract from the character of the Caldwell County Courthouse Historic District. Numerous window signs can be found on the Square, including on the same block as the subject property, such as at the Lisa & Co. salon, Jennifer Lindberg Studios, and The Culinary Room.

COMPLIANCE WITH STANDARDS: The signs comply with the Sign Ordinance, and the required Sign Permit is subject to approval of this Certificate for Alteration.

ALTERNATIVES: None necessary.



Note: the Pink border lines will not show on final print.  
It is the cut line of artwork. The gray background will not appear on the final print.



# Lockhart TEXAS

## CERTIFICATE FOR ALTERATION APPLICATION CFA-26.04

(512) 398-3461 • FAX (512) 398-3833  
P.O. Box 239 • Lockhart, Texas 78644  
308 West San Antonio Street

### APPLICANT / PROPERTY OWNER

APPLICANT NAME Yolanda Dunkin ADDRESS 117 E San Antonio St  
 DAY-TIME TELEPHONE 979.743.9371 Lockhart, TX 78644  
 E-MAIL yolanda@vidawellnesslockhart.com  
 OWNER NAME Beverly Haug ADDRESS 1320 Clearfork St  
 DAY-TIME TELEPHONE 512.995.8167 Lockhart, TX 78644  
 E-MAIL \_\_\_\_\_  
 PERSON DOING WORK Printing Solutions ESTIMATED COST 223.25 + tax

### PROPERTY

install decal-self  
 LEGAL DESCRIPTION Part of Lot 3 Block 23 Original Town of Lockhart  
 ADDRESS 117 E San Antonio St. Lockhart TX 78644 ZONING CLASSIFICATION CCB

### GENERAL INFORMATION

An approved Certificate for Alteration (CFA) is required by City Code for all signage, construction, alteration, or modification of property designated as Historic, if such activities will change the architecture, design, finishes, or outward appearance of a building, structure, object, site, area, or district, as viewed from the exterior (Ord. 93-19, Sec. 11 and 12). A CFA is also required for interior work affecting load-bearing walls. A City Sign Permit and/or City Building Permit may also be required by City Code. **Only fully completed applications will be accepted.**

### PROJECT DESCRIPTION AND ATTACHMENTS

PLEASE INCLUDE PHOTOS OF THE PROJECT AREA WITH THE APPLICATION, AS WELL AS A DIAGRAM(S) OF THE PROPOSED WORK WITH DIMENSIONS, MATERIALS, METHOD OF ATTACHMENT TO THE BUILDING (IF APPLICABLE), TECHNICAL SPECIFICATIONS, ETC. THE DIAGRAM MAY BE HAND-DRAWN. ALL ATTACHMENTS MUST BE IN 8.5" X 11" FORMAT. PROVIDE A DESCRIPTION OF THE PROPOSED WORK HERE:

window cling + door cling

**APPLICATION FEE OF \$50.00, payable to the City of Lockhart** Receipt Number: 201440137

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

APPLICANT SIGNATURE Yolanda Dunkin DATE 3.3.2016  
 PROPERTY OWNER SIGNATURE Beverly Haug DATE 2.27.2016  
 HISTORICAL PRESERVATION COMMISSION APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

## CERTIFICATE FOR ALTERATION- SCOPE OF WORK QUESTIONNAIRE

This form must be completed by the applicant for a Certificate for Alteration. The Lockhart Historical Preservation Officer (HPO) shall independently verify all information provided on the application and attached questionnaire. The HPO shall review the application and this questionnaire in an expedient manner and notify the applicant of the outcome of the review. Additional information may be needed to complete the application and review process. Final review and action on the application for the Certificate for Alteration by the Lockhart Historical Preservation Commission in a public meeting is required. Any required explanations to answers given shall be attached. The proposed improvements represented on this application will be the limit of construction and alteration work undertaken.

**Construction shall not begin prior to authorization by the approval of the Certificate for Alteration.**

Yes No Verified

### SCOPE OF WORK QUESTIONS

#### Section One

- |     |     |      |   |
|-----|-----|------|---|
| ✓   | ___ | KW   | 1. Is this application for construction or alteration on or at a property which is in a Historic District or a City-designated Historic Landmark? What is its zoning designation? <u>CCB</u><br>Check one: Historic Landmark ___ Historic District <u>X</u> |
| ✓   | un  | KW   | 2. Is this application for any construction or alteration work that is <b>NOT</b> described or defined as ordinary maintenance of a historic property? Is it more than limited "Ordinary Maintenance"?  |
| ✓   | ___ | ___  | 3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?  |
| ___ | ___ | ✓ KW | 4. Will the construction or alteration covered by this application remove or physically change any structural elements of the property (i.e. interior or exterior load-bearing walls, columns, posts, foundations, footings, etc.)?                         |

#### Section Two

- |     |    |    |   |
|-----|----|----|---|
| ___ | ✓  | KW | 1. Is the construction or alteration covered by this application considered an emergency repair of sudden, accidental, or unforeseen property damage? When did damage occur? _____  |
| ___ | -  | KW | 2. Is the construction or alteration covered by this application considered necessary to correct a circumstance that endangers a building, business, owner, or the public?  |
| ✓   | un | KW | 3. Is the construction or alteration covered by this application considered permanent, to be in place more than 90 days? (A temporary construction or alteration is required to be removed within 90 days and the property is to be returned to the original or agreed upon condition.) |
| ___ | ✓  | KW | 4. Has a permit been issued for any of the proposed work? Date: _____ Permit No. _____<br>Has any work actually started? ___ Describe: _____  |

#### Section Three

- |     |     |    |   |
|-----|-----|----|---|
| un  | ✓   | KW | 1. Will the construction or alteration covered by this application make a physical change to any design elements, features, or finishes visible from the exterior of the property?                |
| ___ | ✓   | KW | 2. Will the construction or alteration covered by this application repair or replace an element of the building or property with a material different from the original material of that element? |
| ___ | ✓   | KW | 3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?  |
| ___ | -   | KW | 4. Does the construction or alteration covered by this application include demolition or removal of any part or element of the property visible from the exterior of the property?                |
| ✓   | ___ | KW | 5. Will the construction or alteration covered by this application make any change in the appearance of the property as viewed from the exterior of the property?                                 |

Scope of Work Questions Verified By: Kevin Waller

Date of Verification: 3/24/26

Certificate No. CFA-26-04 Date Submitted 3/3/26

**Please Note:** A Certificate for Alteration is valid for a period concurrent with the Building Permit granted for the proposed work, or a period not to exceed 18 months.

# SIGN PERMIT APPLICATION

SP # 26-

CITY OF

# Lockhart

TEXAS

(512) 398-3461

P.O. Box 239 Lockhart, Texas 78644

308 West San Antonio Street

## CONTRACTOR/OWNER

Property Owner

CONTRACTOR NAME Beverly Haug

LICENSE NO. \_\_\_\_\_

DAY-TIME TELEPHONE 512.995.8167

ADDRESS 1320 Clearfork St.

E-MAIL \_\_\_\_\_

Lockhart, TX 78644

Business

OWNER NAME Yolanda Dunkin

ADDRESS 117 E San Antonio St

DAY-TIME TELEPHONE 512.359.4153

Lockhart, TX 78644

E-MAIL yolanda@vidawellnesslockhart.com

## PROPERTY

ADDRESS OR GENERAL LOCATION 117 E San Antonio St Lockhart, TX

ZONING CLASSIFICATION Commercial CCB HISTORIC LANDMARK OR DISTRICT (Y/N) Y

NUMBER OF STREET FRONTAGES (Property lines abutting a public street) 1

PRINCIPAL USE OF LAND AND/OR BUILDINGS ON THE SITE business - massage office

NAME OF BUSINESS TO OWN OR USE PROPOSED SIGN VIDA Wellness

## REQUESTED PERMIT

PROPOSED CONSTRUCTION (Check all that apply)  ON-PREMISE  OFF-PREMISE

NEW SIGN  STRUCTURAL REPAIR  STRUCTURAL ALTERATION/RELOCATION

TYPE OF SIGN PROPOSED (Check all that apply)  window  WALL  MARQUEE

LOW PROFILE  MEDIUM PROFILE  HIGH PROFILE

INSTITUTIONAL  DEVELOPMENT ENTRANCE  RESIDENTIAL IDENTIFICATION

710 of 266.7 sq ft = 18.7 sq ft max. allowed sign area  
Existing sign = 5.3 sq ft Proposed Signage = 6.68 sq ft

**CHARACTERISTICS OF SIGN**

IF ATTACHED SIGN, TOTAL AREA OF BUILDING FACADE ON WHICH LOCATED 266.7 SQ. FT.  
IF FREESTANDING SIGN, SETBACK FROM NEAREST STREET RIGHT-OF-WAY LINE \_\_\_\_\_ FT.  
HEIGHT TO TOP OF SIGN \_\_\_\_\_ FT. TOTAL SIGN FACE AREA (One side only) 6.68 SQ. FT.  
ILLUMINATION  NONE \_\_\_\_\_ INTERNAL \_\_\_\_\_ REFLECTED \_\_\_\_\_ BARE BULB

**SUBMITTAL REQUIREMENTS**

DRAWING, PREFERABLY SUBMITTED ON PAPER NO LARGER THAN 11" X 17", SHOWING: 1) The location of the proposed sign on the site or building, including dimensioned references to adjacent building features or nearest property line, as appropriate; 2) Dimensions of the sign and sign structure, including foundation or mounting details; 3) Material and electrical specifications; 4) Name of sign manufacturer, if applicable; and, 5) If the sign is to be freestanding and over six feet high, certification by a licensed engineer for structural compliance with the building code.

LIST OF SIGN FACE AREA OF ALL EXISTING SIGNS, IF ANY, ON THE SAME BUILDING FACADE (for attached signs) OR ALONG EACH STREET FRONTAGE OF THE PROPERTY (for freestanding signs).

COPY OF STATE PERMIT OR AUTHORIZATION IF APPLICATION IS FOR AN OFF-PREMISE SIGN.

COMPLETED APPLICATION FOR A CERTIFICATE OF ALTERATION IF SIGN IS IN HISTORIC DISTRICT OR ON HISTORIC LANDMARK PROPERTY.

PERMIT FEE OF \$100, PLUS \$1.00 PER EACH SQUARE FOOT, (applied to only one side of double-faced signs), APPLICATION FEE OF \$ 106.68  
PAYABLE TO THE CITY OF LOCKHART WHEN THE PERMIT IS ISSUED.

I HEREBY AFFIRM THAT IF I AM NOT OWNER OF THE PROPERTY UPON WHICH THE SIGN IS TO BE LOCATED, I AM AUTHORIZED BY THE PERSON, ORGANIZATION, OR BUSINESS ENTITY OWNING THE PROPERTY TO REPRESENT THEM IN THIS APPLICATION. TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT.

SIGNATURE Yolanda Dunkin DATE 3.3.2026  
PRINTED OR TYPED NAME Yolanda Dunkin

**NOTE: All freestanding signs require a pre-pour foundation inspection to verify the location and reinforcement of the sign. It is the contractor's responsibility to call for the inspection.**

*\*\*\*Where work for which a permit is required per Code is started or proceeded prior to obtaining said permit, the fees herein specified shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this Code in the execution of the work nor from any other penalties prescribed herein.\*\*\**

**OFFICE USE ONLY**

APPROVED BY [Signature] Planning \_\_\_\_\_ Building Inspection \_\_\_\_\_  
PERMIT NUMBER SP # 26- CERT. FOR ALTERATION NUMBER CFA - 26-09  
DATE \_\_\_\_\_ FEE \$106.68 RECEIPT # \_\_\_\_\_

**TO:** Lockhart Historical Preservation Commission

**FROM:** Kevin Waller, Historical Preservation Officer *KW*

**SUBJECT:** Historic District and Landmark Designation Incentives (Agenda Item 6)

**DATE:** March 13, 2026

Agenda Item 6: Discuss incentives for properties with a Historic District or Historic Landmark designation.

Staff recently analyzed the various incentives and benefits for properties with a historic designation in peer cities, including both those within a Historic District and City-designated Historic Landmarks. The study assessed those benefits beyond State historic preservation tax credits and local tax abatements, which are already utilized in Lockhart. Such incentives include grants, zero-percent or low-interest loans, private capital funding, building and/or zoning fee waivers or discounts, expedited building permit review, setback reductions, impervious cover bonuses, buffer bonuses, and energy code exemptions. Among the 17 peer cities analyzed (see attached spreadsheet), project grants were the most common incentive, with waived or reduced building and zoning fees the next most frequent. We also noted that incentives are more commonly found for Historic Districts than Historic Landmarks. Residential historic districts were cited about as frequently, if not more so, than commercial districts. It should be noted that the Certified Local Government designation that Lockhart is pursuing does not offer grants to individual property owners, but, according to the Texas Historical Commission's website, to the City "...to develop and sustain an effective local preservation program critical to preserving local historic resources." In addition, the Texas Historical Commission, through its Texas Preservation Trust Fund program, awards grants for preservation projects to historic structures and significant archaeological sites; see attached document for further information. In summary, the information presented above is intended merely to inform the Commission as to historic incentives found in other cities and at the State level, aside from tax incentives, and could serve as a springboard for opportunities the City might like to explore/promote in the future.

### Historic District Incentives by City, beyond tax credits and abatements (March 2026)

|                  | Grants | 0% / Low-Interest Loan Program | Building / Zoning Fee Waivers or Discounts | Private Capital Funds | Impervious Cover Bonus | Buffer Bonus | Setback Reductions |
|------------------|--------|--------------------------------|--|-----------------------|------------------------|--------------|--------------------|
| Austin           | X      |                                |  |                       |                        |              |                    |
| Beaumont         |        | X                              |  |                       |                        |              |                    |
| Brownsville      |        |                                | X  | X                     |                        |              |                    |
| Dripping Springs | X      |                                | X  |                       | X                      | X            | X                  |
| Elgin            | X      |                                |  |                       |                        |              |                    |
| Fredericksburg   | X      |                                |  |                       |                        |              |                    |
| Garland          | X      |                                |  |                       |                        |              |                    |
| Grapevine        | X      |                                |  |                       |                        |              |                    |
| Houston          |        |                                | X  |                       |                        |              |                    |
| Hutto            | X      |                                | X  |                       |                        |              |                    |
| Killeen          | X      |                                |  |                       |                        |              |                    |
| Longview         | X      |                                |  |                       |                        |              |                    |
| Luling           | X      |                                |  |                       |                        |              |                    |
| Marshall         | X      |                                |  |                       |                        |              |                    |
| Schertz          | X      |                                |  |                       |                        |              |                    |
| Texarkana        | X      | X                              |  |                       |                        |              |                    |
| Wichita Falls    | X      |                                |  |                       |                        |              |                    |

Energy Code Exemption

Expedited Building Permit Review

DRIPPING  
SPRINGS

X

HOUSTON

X

**Historic Landmark Incentives by City, beyond tax credits and abatements (March 2026)**

|                  | Grants | 0% / Low-Interest Loan Program | Building / Zoning Fee Waivers or Discounts | Private Capital Funds | Impervious Cover Bonus | Buffer Bonus | Setback Reductions |
|------------------|--------|--------------------------------|--|-----------------------|------------------------|--------------|--------------------|
| Austin           | X      |                                |  |                       |                        |              |                    |
| Beaumont         |        | X                              |  |                       |                        |              |                    |
| Brownsville      |        |                                |  | X                     |                        |              |                    |
| Dripping Springs | X      |                                | X  |                       |                        |              |                    |
| Elgin            |        |                                |  |                       |                        |              |                    |
| Fredericksburg   | X      |                                |  |                       |                        |              |                    |
| Garland          |        |                                |  |                       |                        |              |                    |
| Grapevine        |        |                                |  |                       |                        |              |                    |
| Houston          |        |                                | X  |                       |                        |              |                    |
| Hutto            |        |                                |  |                       |                        |              |                    |
| Killeen          |        |                                |  |                       |                        |              |                    |
| Longview         | X      |                                | X  |                       |                        |              |                    |
| Luling           |        |                                |  |                       |                        |              |                    |
| Marshall         |        |                                |  |                       |                        |              |                    |
| Schertz          | X      |                                |  |                       |                        |              |                    |
| Texarkana        | X      | X                              |  |                       |                        |              |                    |
| Wichita Falls    |        |                                |  |                       |                        |              |                    |

Energy Code Exemption

Expedited Building Permit Review

DRIPPING-  
SPRINGS

X

HOUSTON

X



The TPTF grant program application process is a two-step process. All applicants are required to submit an application form to the THC for review. The THC selects the highest-priority projects from the initial applications and invites those applicants to move forward to the second step.

- Grant awards are typically in the \$10,000-\$50,000 range.
- To be eligible for grant assistance, applicants must provide a minimum of \$1 in cash to match each state dollar of approved project costs. For every \$2 spent, \$1 is reimbursed, up to the grant amount.
- Grant applications are scored in four areas: endangerment, significance, project viability, and special considerations.

The Texas Preservation Trust Fund Grant Program is your opportunity to save and protect Texas' threatened historic structures and significant archeological sites. Grant awards may be used for restoration work, architectural planning, archeological investigation, archeology curatorial, preservation planning, resource survey, and heritage education training.

By submitting an application, you are notifying our office of heritage education needs in your community and advising us of endangered historic properties and archeological sites that may soon be lost if this valuable assistance is not provided. We encourage you to submit an application so we may continue to demonstrate the need for our efforts.