

City of Lockhart
Historical Preservation Commission
April 1, 2026

MINUTES

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

Member Absent: Kevin Thuerwaechter

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

Public Present: Yuliya Semak, Yolanda Dunkin (applicant, Agenda item 4)

1. Call meeting to order. Vice-Chair Ohlendorf called the meeting to order at 5:30 p.m.

2. Citizen comments not related to an agenda item.

Yuliya Semak of 121 N. Blanco St., Lockhart, TX, presented a picture and plaque she is gifting to the Lockhart Post Office. Ms. Semak is curious if the HPC would like the City of Lockhart to be included in the presentation. The Plaque includes a QR code that shares a website with a history of the building and an audio story.

The Commission requested that Staff add this topic to the next regularly scheduled meeting for further discussion.

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

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

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.

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 two window signs are proposed for Vida Wellness: one in the main window displaying the business name, services, slogan, and social media handle, and another on the front door with a welcoming message, contact number, and hours. The new door sign replaces a previously approved shared sign, as the former co-tenant is no longer there. Staff believes that the signs are compatible with the character of the Historic District and similar to others nearby, and comply with local sign regulations pending permit approval. Staff recommends approval.

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

Commissioner Ramsey moved to approve CFA-26-04. Commissioner Faulstich seconded; the motion passed by a vote of 6-0.

5. Discuss incentives for properties with a Historic District or Historic Landmark designation.

Mr. Waller explained that he researched incentives for historic properties in 17 peer cities beyond the tax credits already used in Lockhart. Staff found that the most common incentives were project grants and reduced or waived building/zoning fees, with more incentives generally available in Historic Districts than for individual landmarks. Residential districts were cited as often as, if not more than, commercial districts. The Certified Local Government designation Lockhart is pursuing would provide grants to the City (not property owners) to support preservation programs, while the Texas Historical Commission also offers project grants through its Texas Preservation Trust Fund. Overall, the findings are meant to inform of potential future preservation incentives the City could consider.

The Commission requested that Economic Development Director Holly Malish, along with the new Downtown Tourism Director, attend a future LHPC meeting to deliver a presentation. The presentation should include an overview of the types of grants and funding available for projects within the downtown Historic District, and how grant funds for the downtown district are allocated.

The Commission also requested that plaque designs for historic landmarks be presented at an upcoming meeting.

The Commission also requested information on revenue generated from Certificates for Alteration (CFA) and building permits within the Historic District.

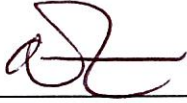
6. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.

Commissioner Proctor requested that Assistant City Manager Roque Salinas be brought back to the next meeting to provide updates on the library project, including more information on the leak that should take priority over the repainting.

Mr. Waller stated that the next regularly scheduled meeting will be held on May 6th, 2026, with one item submitted for that agenda to date.

7. Adjournment.

Commissioner Faulstich moved to adjourn the meeting, and Commissioner Proctor seconded. The motion passed by a vote of 6-0, and the meeting adjourned at 6:26 p.m.



Betsy Torres, Recording Secretary

Approved: 5/6/2026
(date)



~~Kevin Thuerwaechter, Chairman~~
Christine Ohlendorf, Vice President