



AGENDA ITEM SUMMARY

Agenda Date	April 7, 2026
Requested Action	Consider a certificate of appropriateness for a new sign permit located at 401 East Blanco Road. (Ablaze Ministries)
Contact Person	Francesca "Franci" Linder, AICP, Assistant Planning Director (830)-248-1528, flinder@boerne-tx.gov
Background Information	<p>BACKGROUND:</p> <p>The subject property is the Henry Theis Smokehouse. The one-story smokehouse was constructed circa 1876 and was added on to prior to 1937 in order to be rented out. The subject property is a contributing structure in the historic district.</p> <p>The applicant is PJ Lozano.</p> <p>The property is zoned C3 - Community Commercial and is located inside the Historic Overlay District.</p> <p>The applicant is proposing a 15.25 SF non-illuminated post and panel sign made of an aluminum composite material. The sign will utilize the existing black sign frame. The sign design features a white and red color scheme and two fonts for the lettering.</p> <p>The UDC requires that any activity requiring a certificate of appropriateness inside of the Historic District must be approved by the Historic Landmark Commission and will be subject to the historic design guidelines. (UDC Sec. 3-11.B.8)</p> <p>REQUEST:</p> <ol style="list-style-type: none">1. The applicant is requesting a Certificate of Appropriateness (COA) for a new sign permit at 401 East Blanco Road. <p>ANALYSIS:</p> <p>The applicant is proposing one post and panel sign that features the</p>

	<p>following details:</p> <ul style="list-style-type: none"> • 15.25 Square Feet • Red and white color scheme • Material: aluminum composite • No illumination <p>The proposed signs’ designs follow Historic District guidelines for signs:</p> <ul style="list-style-type: none"> • Metal or wood material • Max 2 typefaces • Illumination • Earth tone colors <p>FINDINGS:</p> <ul style="list-style-type: none"> • Staff finds that the sign design meets Boerne’s UDC Chapter 9 sign regulations and Historic District Guidelines. <p>RECOMMENDATION:</p> <p>The Historic Landmark Commission should determine if the request meets the requirements of UDC section 3-11, UDC Section 9, and the Historic District Guidelines.</p> <p>MOTIONS FOR CONSIDERATION:</p> <p>I move that the Historic Landmark Commission accept the findings and APPROVE the Certificate of Appropriateness for a new sign permit located at 401 East Blanco Road.</p> <p>OR</p> <p>I move that the Historic Landmark Commission DENY the Certificate of Appropriateness for a new sign permit at 401 East Blanco Road.</p>
Strategic Alignment	
Financial Considerations	N/A
Citizen Input/Board Review	N/A

Legal Review	N/A
Alternative Options	N/A
Supporting Documents	Attachment 1 – Aerial Map Attachment 2 – Zoning Map Attachment 3 – Proposed Sign Design Attachment 4 – Street View