

**AGENDA**  
**HISTORIC LANDMARK COMMISSION MEETING**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 NORTH MAIN STREET**  
**Tuesday, July 2, 2024 - 5:30 PM**

**A quorum of the Historic Landmark Commission will be present during the meeting at: 447 N. Main, Boerne, TX 78006.**

EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE: THE HISTORIC LANDMARK COMMISSION MAY, AS PERMITTED BY LAW, ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY MATTER LISTED BELOW AS AUTHORIZED BY GOVERNMENT CODE §551.071 (CONSULTATION WITH ATTORNEY)

1. CALL TO ORDER – 5:30 PM
2. CONFLICT OF INTEREST
3. PUBLIC COMMENTS: This is the opportunity for visitors and guests to address the Historic Landmark Commission on any issue. The Historic Landmark Commission may not discuss any presented issue, nor may any action be taken on any issue at this time. (Attorney General opinion – JC-0169)
4. CONSENT AGENDA: All items listed below within the Consent Agenda are considered routine by the Historic Landmark Commission and may be enacted with one motion. There will be no separate discussion of items unless a Commission Member or citizen so requests, in which event the item may be moved to the general order of business and considered in its normal sequence.

- 4.A.**     [2024-327](#)             Consider approval of the minutes of the Historic Landmark Commission meeting of June 4, 2024.

**Attachments:**     [HLC Official Meeting Minutes 24-0604](#)

5. REGULAR AGENDA:

- 5.A.**     [2024-328](#)             Consider a demolition request for the structure at 812 N Main Street (KAD 286807) (Bella Sera of Boerne Inc - Applicant is John Villarreal)

- I. Staff Presentation
- II. Public Hearing

III. Action

**Attachments:** [AIS - 812 North Main Street - Demolition](#)  
[Att 1 - Location Map](#)  
[Att 2- Street View](#)  
[Att 3 - 812 N Main\\_ Bella Sera Site Visit 20240606](#)

5.B. [2024-330](#) Consider a request for a certificate of appropriateness, for a proposed exterior building renovation and building addition located at 262 S Main St (applicant is Andiamo Builders LLC, on behalf of Terra Fortuna Properties LLC).

**Attachments:** [AIS - Tutus Garden 07022024](#)  
[Att 1 - Location Map](#)  
[Att 2 - Street View](#)  
[Att 3 - Site Plan Elevations Tutu's Garden](#)

5.C. [2024-329](#) Consider the proposed amendments to the Unified Development Code adopted on November 24, 2020, including but not limited to:

- Section 2.11.B.9 (Historic Preservation Tax Exemption)
- Section 3.11.G.1.a (Historic District Prohibited Sign Types)

- I. Staff Presentation
- II. Public Hearing

**Attachments:** [AIS - 2024 UDC Amendments HLC 20240702](#)  
[Attachment 1- Proposed UDC Updates - Historic District and Historic Lanc](#)  
[Attachment 2- HDIP application.draft revision](#)

6. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF – No discussion or action may take place.

7. ADJOURNMENT

s/s Nathan Crane

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Administrative Officer

**CERTIFICATION**

I hereby certify that the above notice of meeting was posted on the 28th day of  
June, 2024 at 5:00 p.m.

s/s Heather Wood

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Secretary

**NOTICE OF ASSISTANCE AT THE PUBLIC MEETING**

**The City Hall Complex is wheelchair accessible. Access to the building and special parking is available at the front entrance of the building. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the by calling the Planning and Community Development Office at 830-249-9511.**

Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to section 30.07 Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.