

**Minutes**  
**HISTORIC LANDMARK COMMISSION MEETING**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 NORTH MAIN STREET**

**Tuesday, November 4, 2025 - 5:30 PM**

**Present:** 5 - Chairman Sally Pena, Vice Chair Lynnese Graves,  
Commissioner Mike Nichols, Commissioner Sharon D. Wright,  
and Commissioner Ashley Maytum

**Absent:** 2 - Commissioner Patti Mainz, and Commissioner Cesar Hance

**Staff Present:** Franci Linder, Ben Simmons, Sarah Riggs, and Siria Arreola.

**Recognized/Registered Guest:** Ben Adams

**1. CALL TO ORDER – 5:30 PM**

Chair Pena called the meeting to order at 5:30 p.m.

**2. CONFLICT OF INTEREST**

No conflicts of interest were declared.

**3. PUBLIC COMMENTS:**

No public comments were received.

**4. CONSENT AGENDA:**

A MOTION WAS MADE BY VICE CHAIR GRAVES, SECONDED BY COMMISSIONER WRIGHT, TO APPROVE THE CONSENT AGENDA AS PRESENTED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 5 - Chairman Pena, Vice Chair Graves, Commissioner Nichols,  
Commissioner Wright, and Commissioner Maytum

**Absent:** 2 - Commissioner Mainz, and Commissioner Hance

**A. [2025-562](#) CONSIDER APPROVAL OF THE MINUTES OF THE HISTORIC LANDMARK COMMISSION MEETING OF OCTOBER 7, 2025.**

**5. REGULAR AGENDA:****A. [2025-566](#) HOLD A PUBLIC HEARING AND CONSIDER A REQUEST FOR A DEMOLITION PERMIT FOR THE STRUCTURE(S) LOCATED AT 604 OGRADY ST.**

Chair Pena opened the public hearing at 5:33 p.m.

Assistant Planning Director, Franci Linder presented the request to demolish the residence located at 604 O'Grady. The structure, built in 1963, is located outside the Historic District but is older than 50 years, which is why it is under consideration. The applicant, MRCL Flatiron LLC, is requesting demolition of the single-family residence and the accessory dwelling structure. Staff determined that the property does not possess architectural, cultural, or educational significance.

A site visit was conducted, and photos showing the extent of the damage were presented. It was noted that the home has been expanded several times over the years.

Ms. Linder reported that 84 notifications were mailed to properties within 500 feet, a notice was published in the Boerne Star, and 13 written responses were received in favor of the demolition.

No comments were received during the public hearing, which was closed at 5:35 p.m.

A MOTION WAS MADE BY COMMISSIONER WRIGHT, SECONDED BY COMMISSIONER MAYTUM, TO ACCEPT THE FINDINGS AND APPROVE THE DEMOLITION PERMIT FOR THE STRUCTURE(S) LOCATED AT 604 OGRADY ST. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 5 - Chairman Pena, Vice Chair Graves, Commissioner Nichols, Commissioner Wright, and Commissioner Maytum

**Absent:** 2 - Commissioner Mainz, and Commissioner Hance

**B. [2025-565](#) HOLD A PUBLIC HEARING AND CONSIDER A REQUEST FOR A**

**DEMOLITION PERMIT FOR THE STRUCTURE(S) LOCATED AT 144 GARDEN ST.**

Assistant Planning Director Franci Linder presented a map and photos of the property. The property is owned by Stacey and Russell Noll and represented by Ben Adams. The single-family residence, constructed in 1956, includes two sheds, which will be relocated off site. It was noted that the property owner intends to retain the little library.

Ms. Linder reported that 48 notifications were mailed, and 7 responses were received in favor of the demolition. She stated that the property is not located in the Historic District and does not have architectural, cultural, or educational value.

A site visit was conducted. Chair Pena noted that the chain-link fence will also need to be removed to comply with new regulations.

No public comments were received, and the public hearing was closed at 5:40 p.m.

VICE CHAIR GRAVES MADE A MOTION, SECONDED BY COMMISSIONER NICHOLS TO ACCEPT THE FINDINGS AND APPROVE THE DEMOLITION PERMIT FOR THE STRUCTURE(S) LOCATED AT 144 GARDEN ST. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 5 - Chairman Pena, Vice Chair Graves, Commissioner Nichols, Commissioner Wright, and Commissioner Maytum

**Absent:** 2 - Commissioner Mainz, and Commissioner Hance

**6. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF .**

Ms. Linder reminded the Commission that the Annual Boards and Commissions Open House will be held next week at City Hall.

**7. ADJOURNMENT**

The meeting was adjourned at 5:41 p.m.

COMMISSIONER NICHOLS MADE A MOTION, SECONDED BY VICE CHAIR GRAVES, TO ADJOURN THE HISTORIC LANDMARK COMMISSION.

**Yeah:** 5 - Chairman Pena, Vice Chair Graves, Commissioner Nichols, Commissioner Wright, and Commissioner Maytum

**Absent:** 2 - Commissioner Mainz, and Commissioner Hance

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Chair

ATTEST:

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Administrative Assistant