

**MINUTES**  
**HISTORIC LANDMARK COMMISSION MEETING**  
**BOERNE CITY HALL**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 NORTH MAIN STREET**  
**Tuesday, April 04, 2023 - 5:30 PM**

Minutes of the Historic Landmark Commission Meeting of April 04, 2023, at 5:30 p.m.

**Present:** 5- Chairman Ben Adam, Commissioner Justin Boerner, Commissioner Cali Redd, Commissioner Patti Mainz, Commissioner Michael Nichols

**Late:** 1- Commissioner Ceasar Hance 5:42 p.m.

**Absent:**1- Commissioner Sally Pena

**Staff Present:** Laura Haning, Sara Bennett, Ariel Morin, Krystal Brown, Lesley Gastelum

**Present Virtually:** Mick McKamie

**Recognized/Registered Guests:** Jacqueline Blansfield, Matthew Mattingly, Lisa Lunsford

**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**

Chairman Adam called the Historic Landmark Commission to order at 5:30 p.m.

**2. CONFLICT OF INTEREST DECLARATION**

No conflicts were declared.

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)

No comments were received.

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.**     [2023-340](#)       THE MINUTES OF THE HISTORIC LANDMARK COMMISSION MEETING OF MARCH 7, 2023.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER NICHOLS, TO APPROVE THE CONSENT AGENDA AS PRESENTED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA:**    **4-**    COMMISSIONER    BOERNER,    COMMISSIONER    NICHOLS,  
COMMISSIONER REDD, COMMISSIONER MAINZ

**NAY: 0**

**APPROVED: 4-0**

5. REGULAR AGENDA:

**5.A.**     [2023-341](#)       CONSIDER THE DEMOLITION REQUEST FOR A STRUCTURE LOCATED AT 302 HICKMAN STREET (KAD 45338) (JACQUELINE BLANSFIELD).

- I. STAFF PRESENTATION
- II. PUBLIC HEARING
- III. MAKE RECOMMENDATION

Ms. Ariel Morin, City Planner I, presented the request for the demolition of a structure located at 320 Hickman Street.

Chairman Adam opened the Public Hearing at 5:36 p.m.

Ms. Jackie Blansfield, the applicant, spoke on the poor condition of the structure.

Chairman Adam closed the Public Hearing at 5:38 p.m.

Commissioner Mainz shared her findings from the site visit.

Commissioner Boerner shared his findings from the site visit.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER BOERNER, TO APPROVE THE DEMOLITION REQUEST FOR A STRUCTURE LOCATED AT 302 HICKMAN STREET (KAD 45338) (JACQUELINE BLANSFIELD). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 4-** COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER REDD, COMMISSIONER MAINZ

**NAY: 0**

**APPROVED: 4-0**

6. [2023-342](#) CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A PROJECTING SIGN LOCATED AT 705 SOUTH MAIN STREET (KAD 23848) (LOVORN LAW/CIRCLE H).

Ms. Sara Bennett, City Planner II, presented the proposed certificate of appropriateness for a projecting sign located at 705 South Main Street.

Commissioner Ceasar Hance arrived at 5:42 p.m.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER NICHOLS, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A PROJECTING SIGN LOCATED AT 705 SOUTH MAIN (KAD 23848) (LOVORN LAW/CIRCLE H). THE MOTION CARRIED BY

THE FOLLOWING VOTE:

**YEA: 5-** COMMISSIONER BOERNER, COMMISSIONER NICHOLS,  
COMMISSIONER HANCE, COMMISSIONER REDD, COMMISSIONER MAINZ

**NAY: 0**

**APPROVED: 5-0**

7. [2023-343](#) CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 189 SOUTH MAIN STREET (KAD 26012) (BEFORE YOUR EYES INTERIORS/HEATHER BATEMAN).

Ms. Sara Bennett, City Planner II, presented the proposed certificate of appropriateness for a wall sign located at 189 South Main Street.

The Commission had questions about the dimensions and scale of the sign.

A MOTION WAS MADE BY COMMISSIONER REDD, SECONDED BY COMMISSIONER MAINZ, TO TABLE THE CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 189 SOUTH MAIN (KAD 26012) (BEFORE YOUR EYES INTERIORS/HEATHER BATEMAN). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 5-** COMMISSIONER BOERNER, COMMISSIONER NICHOLS,  
COMMISSIONER HANCE, COMMISSIONER REDD, COMMISSIONER MAINZ

**NAY: 0**

**TABLED: 5-0**

8. [2023-344](#) CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A FASCIA SIGN LOCATED AT 211 SOUTH MAIN STREET (KAD 26008)

(VALERO/BRIAN LOHRI).

Ms. Sara Bennett, City Planner II, presented the proposed certificate of appropriateness for a fascia sign located at 211 South Main Street.

The Commission had concerns about the illumination, colors and branding of the signs in the Historic District.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER , TO DENY THE CERTIFICATE OF APPROPRIATENESS FOR A FASCIA SIGN LOCATED AT 211 SOUTH MAIN (KAD ) (BEFORE YOUR EYES INTERIORS/HEATHER BATEMAN). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 5-** COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER HANCE, COMMISSIONER REDD, COMMISSIONER MAINZ

**NAY: 0**

**DENIED: 5-0**

9. [2023-345](#) CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A POLE SIGN LOCATED AT 211 SOUTH MAIN STREET (KAD 26008) (VALERO/BRIAN LOHRI).

Ms. Sara Bennett, City Planner II, presented the proposed certificate of appropriateness for a pole sign located at 211 South Main Street.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER BOERNER, TO DENY THE CERTIFICATE OF APPROPRIATENESS FOR A POLE SIGN LOCATED AT 211 SOUTH MAIN (KAD 26008) (VALERO/BRIAN LOHRI). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 4-** COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER HANCE, COMMISSIONER REDD

**NAY: 1-** COMMISSIONER MAINZ

**DENIED: 4-1**

10. [2023-346](#) CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A SPENDRAL SIGN LOCATED AT 211 SOUTH MAIN STREET (KAD 26008) (VALERO /BRIAN LOHRI).

Ms. Sara Bennett, City Planner II, presented the proposed certificate of appropriateness for a spendral sign located at 211 South Main Street.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER MAINZ, TO DENY THE CERTIFICATE OF APPROPRIATENESS FOR A SPENDRAL SIGN LOCATED AT 211 SOUTH MAIN (KAD 26008) (VALERO/BRIAN LOHRI). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 5-** COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER HANCE, COMMISSIONER REDD, COMMISSIONER MAINZ

**NAY: 0**

**DENIED: 5-0**

11. [2023-347](#) CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A COMMERCIAL COMPLEX SIGN LOCATED AT 322 SOUTH MAIN STREET (KAD 19869) (THE PEARL ANTLER/KELLY MATTINGLY).

Ms. Sara Bennett, City Planner II, presented the proposed certificate of appropriateness for a commercial complex sign located at 322 South Main Street.

Commissioner Boerner had questions about the sign material.

Mr. Matthew Mattingly, the applicant, agreed to change the sign material to Max-metal.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER MAINZ, TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR A COMMERCIAL COMPLEX SIGN LOCATED AT 322

SOUTH MAIN STREET (KAD 19869) (THE PEARL ANTLER/KELLY MATTINGLY). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA:** 5- COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER HANCE, COMMISSIONER REDD, COMMISSIONER MAINZ

**NAY: 0**

**APPROVED: 5-0**

12. [2023-348](#) CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 322 SOUTH MAIN STREET (KAD 19869) (THE PEARL ANTLER/KELLY MATTINGLY).

Ms. Sara Bennett, City Planner II, presented the proposed certificate of appropriateness for a wall sign located at 322 South Main Street.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER REDD, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 322 SOUTH MAIN (KAD 19869) (THE PEARL ANTLER/KELLY MATTINGLY). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 5-** COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER HANCE, COMMISSIONER REDD, COMMISSIONER MAINZ

**NAY: 0**

**APPROVED: 5-0**

13. [2023-349](#) CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 322 SOUTH MAIN STREET (KAD 19869) (THE

PEARL ANTLER/KELLY MATTINGLY).

Ms. Sara Bennett, City Planner II, presented the proposed certificate of appropriateness for a wall sign located at 322 South Main Street.

The Commission had questions about the QR code presented on the sign.

Mr. Matthew Mattingly, the applicant, agreed to remove the words "scan here" and move the QR Code on the sign.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER REDD, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 322 SOUTH MAIN (KAD 19869) (THE PEARL ANTLER/KELLY MATTINGLY). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 5-** COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER HANCE, COMMISSIONER REDD, COMMISSIONER MAINZ

**NAY: 0**

**APPROVED: 5-0**

14. [2023-350](#) CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 248 NORTH MAIN STREET (KAD 19905) (BEE PINK BOUTIQUE/LISA LUNSFORD).

Ms. Sara Bennett, City Planner II, presented the proposed certificate of appropriateness for a wall sign located at 248 North Main Street.

A MOTION WAS MADE BY COMMISSIONER MAINZ, SECONDED BY COMMISSIONER NICHOLS, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 248 NORTH MAIN STREET (KAD 19905) (BEE PINK BOUTIQUE/LISA LUNSFORD). THE MOTION CARRIED BY THE FOLLOWING VOTE:



**YEA: 5-** COMMISSIONER BOERNER, COMMISSIONER NICHOLS,  
COMMISSIONER HANCE, COMMISSIONER REDD, COMMISSIONER MAINZ

**NAY: 0**

**APPROVED: 5-0**

15. [2023-351](#) CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A POST AND PANEL SIGN LOCATED AT 248 NORTH MAIN STREET (KAD 19905) (BEE PINK BOUTIQUE/LISA LUNSFORD).

Ms. Sara Bennett, City Planner II, presented the proposed certificate of appropriateness for a post and panel sign located at 248 North Main Street.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER MAINZ, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A POST AND PANEL SIGN LOCATED AT 248 NORTH MAIN STREET (KAD 19905) (BEE PINK BOUTIQUE/LISA LUNSFORD). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 5-** COMMISSIONER BOERNER, COMMISSIONER NICHOLS,  
COMMISSIONER HANCE, COMMISSIONER REDD, COMMISSIONER MAINZ

**NAY: 0**

**APPROVED: 5-0**

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

Ms. Laura Haning, Planning Director, announced the new City of Boerne Chief Building Official.

Staff and the Commission had discussion about changing meeting dates for the July meeting.

17. ADJOURNMENT

Chairman Ben Adam adjourned the Historic Landmark Commission at 6:34 p.m.

\_\_\_\_\_  
Chairman

**CERTIFICATION**

**I hereby certify that the above notice of meeting was posted on the 31st day of March, 2023 at 5:00 p.m.**

\_\_\_\_\_  
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.