



AGENDA ITEM SUMMARY

Agenda Date	October 7, 2025
Requested Action	Consider a certificate of appropriateness for a sign permit for a new hanging sign located at 615 S Main Street (Ministry of Dance)
Contact Person	Benjamin Simmons, Planner I (830) 248-1630, bsimmons@boerne-tx.gov
Subject Property	615 S Main Street
Background Information	BACKGROUND: The subject property is the First Baptist Church of Boerne; a one-story structure built in 1923. The subject property is a contributing structure in the historic district. The business is owned by Fredrikes Stiehler, and the applicant is Kelly Mattingly 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) The property is zoned C2 - Transitional Commercial and is located inside the Historic Overlay District. REQUEST: The property owner is requesting: 1. A certificate of appropriateness for a sign permit for a new hanging sign located at 615 S Main Street (Ministry of Dance) ANALYSIS: According to Historic District Survey records, the structure located at 615 S Main St was originally built in 1923 as a church in the American Vernacular style. It features a wood paneling and limestone façade, with a gable style roof over the front porch. The porch features wood

	posts with decorative corbels. There is an existing limestone and metal multi-tenant sign located in front of the structure. The applicant is proposing to add a tenant sign panel for their business Ministry of Dance. The proposed sign design features the following details: • Metal rectangular sign panel measuring 114” wide and 30” tall • Black background with white lettering and gold accents • Non-lit sign The proposed sign design follows several Historic District guidelines for signs: • Metal material • Max 2 typefaces • Illumination • Earth colors FINDINGS: • Staff finds that the sign design meets Boerne’s UDC Chapter 9 sign regulations and Historic District Guidelines RECOMMENDATION: 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. MOTIONS FOR CONSIDERATION: The following motions are provided to assist the Commission’s decision. I move that the Historic Landmark Commission accepts the findings and APPROVE a certificate of appropriateness for a new sign permit located at 615 S Main Street. OR I move that the Historic Landmark Commission rejects the findings and DENY a certificate of appropriateness for a new sign permit located at 615 S Main Street. (The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC).
--	---

Strategic Alignment	
Financial Considerations	N/A
Citizen Input/Board Review	N/A
Legal Review	Section 3.11 of the UDC requires the review of signs located within the Historic District for compliance with Historic District Guidelines.
Alternative Options	The Commission may consider the request for COA for sign permit: • Approved; or • Approved with conditions; or • Denied; or • Denied in part.
Supporting Documents	Attachment 1 – Aerial Map Attachment 2 – Zoning View Attachment 3 – Proposed Sign Attachment 4 – Street View