

**MINUTES**  
**HISTORIC LANDMARK COMMISSION MEETING**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 NORTH MAIN STREET**  
**Tuesday, February 4, 2025 - 5:30 PM**

Minutes of the Historic Landmark Commission Meeting of February 4, 2025, at 5:30 p.m.

**Present:** 7 - Chairman Justin Boerner, Vice Chair Sally Pena, Commissioner Michael Nichols, Commissioner Lynnese Graves, Commissioner Cesar Hance, Commissioner Joe Bateman, Commissioner Patti Mainz

**Staff Present:** Franci Linder, Sara Varvarigos, Heather Wood, Sheldon Cravey

1. CALL TO ORDER – 5:30 PM

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

2. CONFLICT OF INTEREST

No conflicts were declared.

3. PUBLIC COMMENTS

Chairman Boerner opened public comments at 5:30 p.m.

No comments were received.

Chairman Boerner closed public comments at 5:30 p.m.

4. CONSENT AGENDA

- 4.A.** [2025-039](#) Consider approval of the minutes of the Historic Landmark Commission meeting of January 7, 2025.

A motion was made by Commissioner Hance, seconded by Commissioner

Bateman, to approve the consent agenda as presented. The motion carried by the following vote:

**Approved: 6-0**

**Yea: 6 -** Chairman Mainz, Commissioner Pena, Commissioner Graves, Commissioner Nichols, Commissioner Hance, Commissioner Bateman

5. REGULAR AGENDA:

- 5.A. [2025-040](#) Consider a certificate of appropriateness for a monument sign located at 615 S Main Street. (Native Blend)

Sara Varvarigos, City Planner II, presented a certificate of appropriateness for a monument sign.

Commission discussion ensued regarding the color options being proposed, emphasizing the need for consistency with the other two tenant signs and the materials utilized.

A motion was made by Commissioner Nichols, seconded by Commissioner Mainz, to approve a certificate of appropriateness for a monument sign located at 615 S Main Street with the caveat that the colors be limited to black and white and that the material match that of the two existing signs, while allowing any font type. The motion carried by the following vote:

**Approved: 6-0**

**Yea: 6 -** Chairman Mainz, Commissioner Pena, Commissioner Graves, Commissioner Nichols, Commissioner Hance, Commissioner Bateman

- 5.B. [2025-041](#) Consider a certificate of appropriateness for an attached canopy sign located at 104 E Hosack Street. (Native Blend)

Sara Varvarigos, City Planner II, presented a certificate of appropriateness for an attached canopy sign.

Commission discussion raised concerns with approving the previous item with a black background and now allowing this second sign to have a brown background. Further dialogue highlighted the applicant's possible

need for consistency in their logo and branding, suggesting that the black background might not align with their needs.

Franci Linder, Assistant Planning Director, suggested a compromise solution of allowing the applicant to choose between a black or brown background color given the two signs distinct locations and sign types.

Commissioner Nichols stressed the importance of keeping the background color consistent with the previously approved black sign.

A motion was made by Commissioner Pena, seconded by Commissioner Mainz, to approve a certificate of appropriateness for an attached canopy sign located at 104 E Hosack Street as presented.

**Tied: 3-3**

**Yea: 3** - Commissioner Pena, Commissioner Mainz, Commissioner Graves

**Nay: 3** - Commissioner Bateman, Commissioner Hance, Commissioner Nichols

Chairman Boerner voiced a tie-breaker vote to deny the motion to approve as presented. Consequently, the motion failed.

A new motion was made by Commissioner Nichols, seconded by Commissioner Hance, to approve a certificate of appropriateness for an attached canopy sign located at 104 E Hosack Street with the caveat to change the background color to black, the font color to white and the font style as presented. The motion carried by the following vote:

**Approved with conditions: 4-2**

**Yea: 4** - Commissioner Hance, Commissioner Nichols, Commissioner Mainz, Commissioner Graves

**Nay: 2** - Commissioner Pena, Commissioner Bateman

5.C. [2025-042](#) Consider a certificate of appropriateness for an attached canopy

sign located at 231 S Main Street. (Texas Treasures Fine Jewelry LLC)

Sara Varvarigos, City Planner II, presented a certificate of appropriateness for new commercial wall sign.

The commission questioned a discrepancy in the agenda, where a canopy sign was mistakenly listed instead of the wall sign that was actually presented. Commissioner Nichols sought clarification on the meaning of the UV Lamination noted in the wall sign design. Commissioner Bateman questioned whether "jewelry" is part of the business name or merely indicative of the industry, questioning its permissibility.

Franci Linder clarified that the error on the agenda item for a canopy sign was simply a scrivener's error and the item is allowed to proceed for a vote as the wall sign presented by staff, with a note to be made regarding the error in the motion.

Sara Varvarigos added that the city does not regulate the content of commercial signs unless deemed inappropriate or offensive, confirming that "jewelry" qualifies as a message. Regarding UV Lamination, she stated it serves as a protective clear coating to protect the sign's pigment.

A motion was made by Commissioner Mainz, seconded by Commissioner Hance, to approve a certificate of appropriateness for a wall sign located at 231 S Main Street as presented. The motion carried by the following vote:

**Approved: 6-0**

**Yea:** 6 - Commissioner Hance, Commissioner Nichols, Commissioner Mainz, Commissioner Graves, Commissioner Pena, Commissioner Bateman

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

There were no additional comments.

7. ADJOURNMENT

Chairman Boerner adjourned the Historic Landmark Commission at 6:01 p.m.

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Chairman

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Vice Chair