

AGENDA
HISTORIC LANDMARK COMMISSION MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 NORTH MAIN STREET
Tuesday, July 1, 2025 - 5:30 PM

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. [2025-298](#) OATHS OF OFFICE: Administer Oath of Office to Ashley Maytum

Attachments: [AIS - OATHS OF OFFICE](#)

4. 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)

5. 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.

A. [2025-293](#) CONSIDER APPROVAL OF THE MINUTES OF THE HISTORIC LANDMARK COMMISSION MEETINGS OF JUNE 3, 2025 AND JUNE 9, 2025.

Attachments: [HLC Minutes 25-0603](#)
 [HLC Minutes 25-0609](#)

6. REGULAR AGENDA:

- A. [2025-291](#) HOLD A PUBLIC HEARING AND CONSIDER A REQUEST FOR A DEMOLITION PERMIT FOR THE STRUCTURE (S) LOCATED AT 110 YOALANA STREET.

Attachments: [AIS 110 Yoalana Final](#)
[Public Hearing - HLC Demo](#)
[Attachment 1 - Aerial View](#)
[Attachment 2 - Street View](#)
[Attachment 3 - Site Visit Photos](#)
[Attachment 4 - Public Notice Response](#)

- B. [2025-292](#) CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A BUILDING PERMIT FOR A NEW ACCESSORY STRUCTURE AND ASSOCIATED DEMOLITION WORK LOCATED AT 342 N MAIN STREET (KLEIN SMOKEHAUS).

Attachments: [AIS-Final 342 N Main Kleins smokehouse COA Building Permit Request](#)
[Attachment 1- Ariel View](#)
[Attachment 2- Street View and Current Photos](#)
[Attachment 3- Existing Conditions and Proposed Site Plan](#)
[Attachment 4- Proposed Elevation](#)
[Attachment 5- Materials](#)

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

8. ADJOURNMENT

S/S Francesca “Franci” Linder

Administrative Officer

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 27 day of June
,2025 at 11:45 a.m.

s/s Kylie Nettles

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.



AGENDA ITEM SUMMARY

Agenda Date	July 1, 2025
Requested Action	Administer Oath of Office to Ashley Maytum
Contact Person	Francesca Linder, Assistant Planning Director
Background Information	<p>On May 27, 2025, the Boerne City Council voted to approved the following mayoral re-appointment/appointment to the Historic Landmark Commission:</p> <ul style="list-style-type: none">• Chairman Sally Pena• Commissioner Cesar Hance• Commissioner Sharon Wright• Commissioner Ashley Maytum
Strategic Alignment	C3 - Collaborating with community partners to enhance quality of life
Financial Considerations	None
Citizen Input/Board Review	None
Legal Review	This action is needed to meet statutory requirements.
Alternative Options	None
Supporting Documents	None

MINUTES
HISTORIC LANDMARK COMMISSION MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 NORTH MAIN STREET
Tuesday, June 3, 2025 - 5:30 PM

Minutes of the Historic Landmark Commission Meeting of June 3, 2025,
at 5:30 p.m.

Present: 4 - Chair Sally Pena, Commissioner Patti Mainz, Commissioner Cesar Hance, Commissioner Michael Nichols

Absent: 1 - Commissioner Lynnese Graves

Staff Present: Nathan Crane, Francesca "Franci" Linder, Jo-Anmarie Andrade, Heather Wood, Ryan Lewis, Maria Garcia, Elizabeth "Liz" Huvalla

1. CALL TO ORDER – 5:30 PM

Chair Sally Pena called the Historic Landmark Commission to order at 5:30 p.m.

2. CONFLICT OF INTEREST

Commissioner Patti Mainz declared conflicts with items 6.C., 6.D., and 6.E.

3. OATHS OF OFFICE: Administer oaths of office

3.A. [2025-244](#) OATHS OF OFFICE

Elizabeth "Liz" Huvalla, Development Coordinator, gave the oaths of office to reappointed Commissioners Sally Pena and Cesar Hance.

4. PUBLIC COMMENTS

Chair Pena opened public comments at 5:33 p.m.

No comments were received.

Chair Pena closed public comments at 5:33 p.m.

5. CONSENT AGENDA

- 5.A. [2025-243](#) Consider approval of the minutes of the Historic Landmark Commission meeting of May 6, 2025.

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

Yea 4 - Commissioner Mainz, Commissioner Nichols, Chairman Pena, and Commissioner Hance

6. REGULAR AGENDA:

- 6.A. [2025-245](#) Consider a request for a demolition permit for the structure(s) located at 310 West Theissen Street.

Planning intern Foster Simonsen presented the proposed demolition request.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER HANCE, TO APPROVE A REQUEST FOR A DEMOLITION PERMIT FOR THE STRUCTURE(S) LOCATED AT 310 WEST THEISSEN STREET. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yea 4 - Commissioner Mainz, Commissioner Nichols, Chairman Pena, and Commissioner Hance

- 6.B. [2025-246](#) Consider a certificate of appropriateness for a sign located at 701 S. Main Street. (BioworX)

Planning intern Foster Simonsen presented the proposed certificate of appropriateness.

A MOTION WAS MADE BY COMMISSIONER MAINZ, SECONDED BY COMMISSIONER HANCE, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A SIGN LOCATED AT 701 S. MAIN STREET. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yea 4 - Commissioner Mainz, Commissioner Nichols, Chairman Pena, and Commissioner Hance

- 6.C.** [2025-247](#) Consider a certificate of appropriateness for a new sign (1 of 3) located at 101 S. Main Street, Suite C. (Mainz Meat Market)

This item was postponed until the next meeting.

No action taken.

- 6.D.** [2025-248](#) Consider a certificate of appropriateness for a new sign (2 of 3) located at 101 S. Main Street, Suite C. (Mainz Meat Market)

This item was postponed until the next meeting.

No action taken.

- 6.E.** [2025-249](#) Consider a certificate of appropriateness for a new sign (3 of 3) located at 101 S. Main Street, Suite C. (Mainz Meat Market)

This item was postponed until the next meeting.

No action taken.

- 6.F.** [2025-250](#) Consider a certificate of appropriateness for a building permit for a rear addition, exterior update(s), and new structure(s) located at 265 N Main Street. (Hill & Bach Cellars).

Francesca "Franci" Linder, Assistant Planning Director, presented the proposed certificate of appropriateness.

Commission discussion ensued regarding various aspects of the presented design.

Frank Valadez, the project's architect, emphasized their intention to honor the original house; they plan to clean and pressure wash the stone while also monitoring the health of the onsite tree. He mentioned that the shiplap would be matched to resemble the example presented. Valadez noted that the arch in the design is not yet finalized and mentioned a preference for a more modern railing for the deck, which could be constructed from either metal or wood, with metal likely

providing greater structural integrity. Additionally, he indicated that the fireplace design would be larger and higher to prevent smoke from descending onto patrons, and confirmed that the rear chimney would be designed for functional use.

A MOTION WAS MADE BY COMMISSIONER MAINZ, SECONDED BY COMMISSIONER NICHOLS, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A BUILDING PERMIT FOR A REAR ADDITION, EXTERIOR UPDATE(S), AND NEW STRUCTURE(S) LOCATED AT 265 N MAIN STREET. (HILL & BACH CELLARS). THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yea 4 - Commissioner Mainz, Commissioner Nichols, Chairman Pena, and Commissioner Hance

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

No comments.

8. ADJOURNMENT

Chair Pena adjourned the Historic Landmark Commission at 6:27 p.m.

Chair

Vice Chair

Monday, June 9, 2025 - 5:30 PM

Chairman Peña called on Jo-Anmarie Andrade, Planner II, to present Agenda Items 5A through 5C together, as they are related. Ms. Andrade began by reviewing the sign review process and the approval steps required. She explained that if the commission approves the proposed signage this evening, the request would then move forward to the Design Review Committee for final consideration.

The applicant is requesting approval for a hanging sign, a canopy sign, and a wall sign. Ms. Andrade presented a map showing the location and a photo of the building. She also displayed renderings of the proposed signage and explained the variance request, noting that the proposal exceeds the Unified Development Code (UDC) limits for both sign area and projection.

Mason Mainz, the business owner, addressed the commission, clarifying that the large wall sign will be painted directly onto the stucco surface. He shared photos of nearby businesses with similar hanging signage-many of which exceed the 60% coverage limit-and noted these were previously approved by the Historic Landmark Commission (HLC). Staff confirmed that the calculation of the painted wall sign is the same as if it were a wooden sign hung on the building.

Assistant Planning Director Linder stated that a letter from Mr. Mainz was placed at the dais for each of the Commissioners.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY VICE CHAIR GRAVES, TO APPROVE A CERTIFICATE OF APPROPRIATENESS AND RECOMMEND APPROVAL OF THE SIGN VARIANCE TO THE DESIGN REVIEW COMMITTEE FOR A NEW HANGING SIGN LOCATED AT 101 S. MAIN STREET, SUITE C. (MAINZ MEAT MARKET). THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Vice Chair Graves, Commissioner Hance, Commissioner Nichols, and Commissioner Wright

Absent: 2 - Commissioner Mainz and Commissioner Maytum

5.B. Consider a certificate of appropriateness and variance recommendation for a new sign (2 of 3) located at 101 S. Main Street, Suite C. (Mainz Meat Market)

A MOTION WAS MADE BY COMMISSIONER WRIGHT, SECONDED BY VICE CHAIR GRAVES, TO APPROVE A CERTIFICATE OF APPROPRIATENESS AND RECOMMEND APPROVAL OF THE SIGN VARIANCE TO THE DESIGN REVIEW COMMITTEE FOR A CANOPY SIGN LOCATED AT 101 S. MAIN STREET, SUITE C. (MAINZ MEAT MARKET). THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Vice Chair Graves, Commissioner Hance, Commissioner Nichols, and Commissioner Wright

Absent: 2 - Commissioner Mainz and Commissioner Maytum

5.C. Consider a certificate of appropriateness and variance recommendation for a new sign (3 of 3) located at 101 S. Main Street, Suite C. (Mainz Meat Market)

A MOTION WAS MADE BY VICE CHAIR GRAVES, SECONDED BY COMMISSIONER WRIGHT, TO APPROVE A CERTIFICATE OF APPROPRIATENESS AND RECOMMEND APPROVAL OF THE SIGN VARIANCE TO THE DESIGN REVIEW COMMITTEE FOR A WALL SIGN LOCATED AT 101 S. MAIN STREET, SUITE C. (MAINZ MEAT MARKET). THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Vice Chair Graves, Commissioner Hance, Commissioner Nichols, and Commissioner Wright

Absent: 2 - Commissioner Mainz and Commissioner Maytum

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

Assistant Director Linder expressed appreciation to the Commissioners for attending the special called meeting.

Commissioner Wright expressed appreciation to the applicant for providing photos of signs that were similar in size to his request.

7. ADJOURNMENT

Chairman Pena adjourned the Historic Landmark Commission at 5:52 p.m.

Approved:

Chairman

Attest:

Administrative Assistant



AGENDA ITEM SUMMARY

Agenda Date	July 1, 2025
Requested Action	Consider a request for a demolition permit for the structure(s) located at 110 Yoalana Street
Contact Person	Foster Simonsen, Planning Intern 830-248-1501, fsimonsen@boerne-tx.gov
Background Information	<p>BACKGROUND:</p> <p>The primary structure located at 110 Yoalana Street was built in 1963 as a single-family residence. Porch extensions were built in 1999, and an accessory structure and further porch extensions were built in 2008.</p> <p>This property is owned by James Brown. It is located within city limits and is zoned R2-M. (Moderate Density Residential). It is not located within the Historic District.</p> <p>REQUEST:</p> <ol style="list-style-type: none"> 1. The applicant is requesting a demolition permit for the structure(s) located at 110 Yoalana Street. <p>ANALYSIS:</p> <p>The primary structure located at 110 Yoalana Street was built in 1963. The property is currently under contract to be purchased; the applicant is proposing to demolish all structures and remove all rubbish from the site.</p> <p>The Boerne Public Library was initially contacted to determine if there was any historical information about the structure(s) located at 110 Yoalana Street; however, they did not have any historical information related to the structure(s).</p> <p>A site visit was conducted on June 18th, 2025, to gather additional information on the existing structure(s). Two commissioners were present for the site visit. The findings are summarized as follows:</p> <ul style="list-style-type: none"> • The property has several accessory structures and miscellaneous items (i.e., boats) that will be removed.

	<ul style="list-style-type: none"> • The primary structure appears to have foundation damage. • The property has multiple fencing types that are not allowed under the current UDC. • The property is overgrown, with trees and other plants growing beyond the property line. <p>FINDINGS:</p> <ul style="list-style-type: none"> • Staff finds that the property is not a historic landmark, and does not appear to have architectural, cultural, or educational value, as per review criteria outlined in section 2.11 of the UDC. <p>RECOMMENDATION:</p> <p>Based on its alignment with the Comprehensive Master Plan and UDC Chapter 2.11 Historic Preservation, staff recommends that the Historic Landmark Commission APPROVE a request for a demolition permit for the structure(s) located at 110 Yoalana Street with the following stipulation(s):</p> <ol style="list-style-type: none"> 1. All chain link, siding, sheet metal, etc. fence should be removed as part of the demolition. <p>MOTIONS FOR CONSIDERATION:</p> <p>The following motions are provided to assist the Commission’s decision.</p> <p>I move that the Historic Landmark Commission accepts the findings and APPROVE a demolition permit request for the structure(s) located at 110 Yoalana Street with staff stipulation(s).</p> <p>OR</p> <p>I move that the Historic Landmark Commission rejects the findings and DENY a demolition permit request for the structure(s) located at 110 Yoalana St. (The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC).</p>
Strategic Alignment	C3 – Collaborate with community partners to enhance quality of life.
Financial Considerations	N/A
Citizen Input/Board Review	<p>A public notification of the demolition request was mailed to 20 neighboring residents on June 18th, 2025, and published in the Boerne Star on June 15th, 2025.</p> <ul style="list-style-type: none"> • Three (3) responses were received in favor of the demolition

	request.
Legal Review	Section 2.11 of the UDC requires that the HLC review demolition permit requests for historic properties.
Alternative Options	The Commission must approve, approve with conditions, extend the review, or deny the request. Each condition or reason for denial must be directly related to requirements of city regulations and may not be arbitrary.
Supporting Documents	Public Hearing Notice Attachment 1 – Aerial Map Attachment 2 – Street View Attachment 3 – Site Visit Photos Attachment 4 – Public notice Responses

THE BOERNE STAR

CLASSIFIEDS

Wednesday online edition, 11 a.m. on Monday;
Weekend issue, 11 a.m. on Thursday.
Call 830-249-2441 and ask for Sonya.

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FULL TIME

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Caregivers Needed! Please call 830-331-8496 or apply online at 155.axiscare.com

Winery Cellar Technician - Comfort winery is seeking a cellar technician with forklift experience. Email jen@bendingbranch.com.

RENTALS

Two RV spots in country, \$450/500 per month plus electric. Quiet, long-term tenants, text 210-414-9409

Home to share in country \$850/mo, text 210-414-9409

EMPLOYMENT WANTED

Overnight caregiver available. Experienced, mature, excellent references Wendy 830-331-0904

HORSES

25-years in business, Mark Lamb 210-771-6097, Boerne and surround area.

FOR SALE

FOR SALE: 55 gallon ink drums \$10, wood pallets \$5 and end rolls \$10. Call Granite Printing, 512-352-3687, or come by 2675 CR 374, Circleville, TX.

BUSINESS OPPORTUNITY

Please carefully consider the value or benefits before you purchase a product or service. Publication of products or services does not indicate endorsement by the Boerne Star. If you feel you have been the victim of fraud, please contact the Attorney General's Office and/or the Better Business Bureau.

MUSICAL INSTRUMENTS

ATTENTION FORMER BAND STUDENTS AND PARENTS! Did you know that you can donate used band instruments to SAM'S Kids and count it as a tax deduction? SAM'S Kids needs used band instruments for BISD students. For more information, please contact Janet D'Spain at BISD, 830-357-2006

SERVICES

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination.

We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.



THE STATE OF TEXAS

CITATION BY PUBLICATION

CAUSE NO. 25-107-PR

IN THE COUNTY COURT OF KENDALL COUNTY, TEXAS

TO ALL UNKNOWN OR MISSING HEIRS

OF THE ESTATE OF SUZANNE MARY VALYS, DECEASED


Susan Valys Gonzalez, in the above numbered and entitled estate, filed on **June 10, 2025** an **APPLICATION TO DETERMINE HEIRSHIP** in the estate of **Suzanne Mary Valys, Deceased**, requesting that **the Court determine who are the heirs and only heirs of Suzanne Mary Valys, Deceased, and their respective shares and interests in said estate.**


The Court may act on said Application and any opposition at any call of the docket on or after 10 o'clock A.M. on the first Monday next after the expiration of ten (10) days from date of publication of this citation, at the **Kendall County Courthouse, 201 E. San Antonio Ave., Boerne, Texas 78006 in Kendall County, Texas.**

All UNKNOWN OR MISSING HEIRS of this estate are hereby cited to appear before said Honorable Court **by filing a written contest or answer** to said Application before the above stated time and date **should you desire to do so. To ensure its consideration, you or your attorney must file any contest, objection, intervention, or response in writing** with the County Clerk of Kendall County, Texas, **on or before the above noted date and time.**

Given under my hand and the seal of said Court at office in Boerne, Texas, on June 10, 2025.

Denise Maxwell, COUNTY CLERK
Kendall County, Texas
201 E. San Antonio Ave., Ste. 127 Boerne, Texas 78006

By: 
Harriet Seidensticker, Deputy



Attorney:
Robert E. Walsh
Law Office of Robert E. Walsh
16601 North Blanco, Suite 200
San Antonio, Texas 78232
(210)999-5674

REQUEST FOR PROPOSALS FOR VOIP

TELEPHONE AND BROADBAND SERVICES

Kendall County is seeking proposals for VoIP Telephone and Broadband services for Kendall County's various offices and buildings. Responses to this request will be accepted by Sharon Barter, Kendall County Purchasing Agent, at the Kendall County Purchasing Office, Kendall County Courthouse, 201 East San Antonio Avenue, Suite 113, Boerne, Texas 78006 or may be received by email to purchasing@co.kendall.tx.us. RESPONSES MUST BE RECEIVED NO LATER THAN 10:00am on TUESDAY, JULY 1, 2025 and will be opened in the purchasing office at that time. Proposals shall use unit pricing as specified in the proposal, payment by County will be in check format. No bond will be required. All late responses will be returned unopened. Specifications for this proposal may be obtained by emailing purchasing@co.kendall.tx.us or online at <https://www.co.kendall.tx.us/page/Open.Bids>

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of LORRAINE M. ADAMS, Deceased, were issued on June 11, 2025, in Cause No. 25-086-PR, pending in the County Court of KENDALL County, Texas, to: Tracie Diane Baker

All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law.

c/o: LASCA ARNOLD PENDLEY
Law Office of Lasca A. Arnold, PLLC
926 E. Blanco Rd.
Boerne, TX 78006

DATED the 11th day of June 2025

//s// *Lasca Arnold Pendley*

LASCA ARNOLD PENDLEY
Attorney for Tracie Diane Baker
State Bar No.: 24097320
926 E. Blanco Rd., Boerne, TX 78006
Telephone: (210) 996-3163
E-mail: lasca@lascaarnold.com

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of BEVERLY KISSLER, Deceased, were issued on June 11, 2025, in Cause No. 25-078-PR, pending in the County Court of KENDALL County, Texas, to: James Gregory Kissler and Richard William Weist

All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law.

c/o: LASCA ARNOLD PENDLEY
Law Office of Lasca A. Arnold, PLLC
926 E. Blanco Rd.
Boerne, TX 78006

DATED the 11th day of June 2025

//s// *Lasca Arnold Pendley*

LASCA ARNOLD PENDLEY
Attorney for James Gregory Kissler and Richard William Weist
State Bar No.: 24097320
926 E. Blanco Rd., Boerne, TX 78006
Telephone: (210) 996-3163
E-mail: lasca@lascaarnold.com

Thank You!

On behalf of our family we would like to offer a sincere thank you to all of our *Advertisers, Subscribers & Readers* for supporting their

HOMETOWN NEWS SOURCE!

Application has been made with the Texas Alcoholic Beverage Commission for a liquor license by Parker's Ice Creams dba Parker's Ice Creams, to be located at 8000 Fair Oaks Parkway, Fair Oaks Ranch, Bexar County Texas 78015. Officers of said corporation are Richard Thorp, Andrea Thorp, Ken Kovats, and Hali Picciano.

NOTICE OF INTENTION TO ISSUE

CITY OF FAIR OAKS RANCH, TEXAS

CERTIFICATES OF OBLIGATION

NOTICE IS HEREBY GIVEN that the City Council of the City of Fair Oaks Ranch, Texas will convene at its regular meeting place in the Public Safety Training Room of the Police Station in Fair Oaks Ranch, Texas, at 6:30 P.M., Fair Oaks Ranch, Texas time on August 7, 2025, and, during such meeting, the City Council will consider the passage of an ordinance or ordinances and take such other actions as may be deemed necessary to authorize the issuance of one or more series of certificates of obligation in an aggregate principal amount not to exceed \$9,545,000 for the purpose or purposes of paying contractual obligations of the City to be incurred for making permanent public improvements and for other public purposes, to-wit: (1) designing, constructing, acquiring, purchasing, renovating, enlarging, and improving the City's utility system; (2) providing for drainage improvements, including designing, engineering, and construction costs related thereto; (3) the purchase of materials, supplies, equipment, land, and rights-of-way for authorized needs and purposes; and (4) payment for professional and employee services relating to the design, construction, project management, inspection, consultant services, and financing of the aforementioned projects. The certificates of obligation (the Certificates) will be payable from the levy of an annual ad valorem tax, within the limitations prescribed by law, upon all taxable property within the City and from a lien on and pledge of certain revenues derived by the City from the operation of the City's utility system. In accordance with Section 271.049, as amended, Texas Local Government Code, (i) the current principal amount of all of the City's outstanding public securities secured by and payable from ad valorem taxes is \$9,795,000.00; (ii) the current combined principal and interest required to pay all of the City's outstanding public securities secured by and payable from ad valorem taxes on time and in full is \$12,822,338.00; (iii) the estimated combined principal and interest required to pay the Certificates to be authorized on time and in full is \$14,321,638.00; (iv) the maximum interest rate for the Certificates may not exceed the maximum legal interest rate; and (v) the maximum maturity date of the Certificates to be authorized is February 1, 2050. The Certificates are to be issued, and this notice is given, under and pursuant to the provisions of the Certificate of Obligation Act of 1971, as amended, Texas Local Government Code Section 271.041 through Section 271.064, Chapter 1502, as amended, Texas Government Code and the City's Home Rule Charter.

/s/ Christina Picioccio
City Secretary,
City of Fair Oaks Ranch, Texas

CITY OF BOERNE 2025 STREET STRIPING

ADVERTISEMENT FOR BIDS

Sealed Bids for construction of the **City of Boerne 2025 Street Striping** will be received by the City of Boerne Engineering and Mobility Department, Attention: Victor Saenz, 447 N. Main St., Boerne, Texas 78006, until 2:00 PM local time on Tuesday, July 1, 2025, at which time Bids received will be publicly opened and read aloud. Bids received after this time will be returned unopened. The Project consists of all labor, equipment, traffic channeling and work for pavement markings on various streets within the City of Boerne.

Bidding Documents may be viewed at City of Boerne City Hall (Issuing Office) at 447 N. Main St., Boerne, TX 78006. Plans and specifications may be viewed or downloaded free of charge from <https://www.civcastusa.com>, Project ID "City of Boerne 2025 Street Striping". It is the bidder's responsibility to determine that a complete set of documents, as defined in the Agreement are received. Neither the Owner or Engineer are responsible for full or partial sets of Bidding Documents, including Addenda, obtained from sources other than the Issuing Office or civcastusa.com. Bids will be received for a single prime Contract. Bids shall be on a lump sum or unit price basis as indicated in the Bid Form. Bid, payment, and performance bonds are required. City of Boerne reserves the right to reject any or all bids or waive any informalities in the bidding. A pre-bid conference will be held at 2:00 pm local time on Tuesday, June 24, 2025 virtually on a teams meeting, with a link provided on CivCast. Attendance at the pre-bid conference is highly encouraged but is not mandatory. All technical questions shall be submitted via <https://www.civcastusa.com>. The deadline for questions is 5:00 PM on June 25, 2025. Answers to all written questions received prior to the deadline will be posted to <https://www.civcastusa.com> on June 26, 2025.

NOTICE OF PUBLIC HEARING ON AMENDMENT OF IMPACT FEES

DATE: Thursday, July 17, 2025
TIME: 6:30 PM
LOCATION: City of Fair Oaks Ranch
Public Safety Training Room
7286 Dietz Elkhorn Road
Fair Oaks Ranch, TX 78015

The purpose of this hearing is for the City of Fair Oaks Ranch City Council to consider amendments of the land use assumptions, capital improvements plans and impact fees that may be imposed for water and wastewater facilities. The maximum allowable impact fee per service unit equivalent is \$ 21,013.00 for water and \$9,943.00 for wastewater. The City Council may impose an impact fee per service unit equivalent that is less than or equal to the maximum allowable fee.

Any member of the public has the right to appear at the hearing and present evidence for or against the updated land use assumptions, capital improvements plans and impact fees for water and wastewater facilities. The draft Water and Wastewater Impact Fee Report is available for public review at City Hall or on the City's website at: <https://www.fairoaksranchtx.org/DocumentCenter/View/6432/2025-Water-and-Wastewater-Impact-Fee-Report-draft?bidId=>

For additional information, please contact the City of Fair Oaks Ranch Engineering Services Department at (210) 698-0900.

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Historic Landmark Commission of the City of Boerne, Texas, will hold a Public Hearing on **Tuesday, July 1, 2025, at 5:30 PM, in the City Council Chambers, located at the City Hall, 447 N. Main Street, Boerne, Texas, to discuss the following:**

Public hearing:

A. Consider a request for a demolition permit for the structure(s) located at 110 Yoalana Street.

B. Consider a request for a demolition permit for the structure(s) located at 402 Herff Road.

All interested parties are encouraged to attend.

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS
Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning Department At 830-248-1501.

Got something to sell? Do in the classifieds

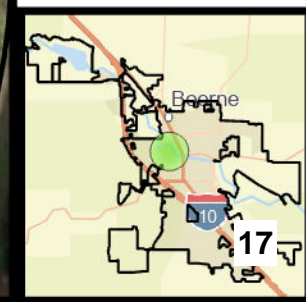
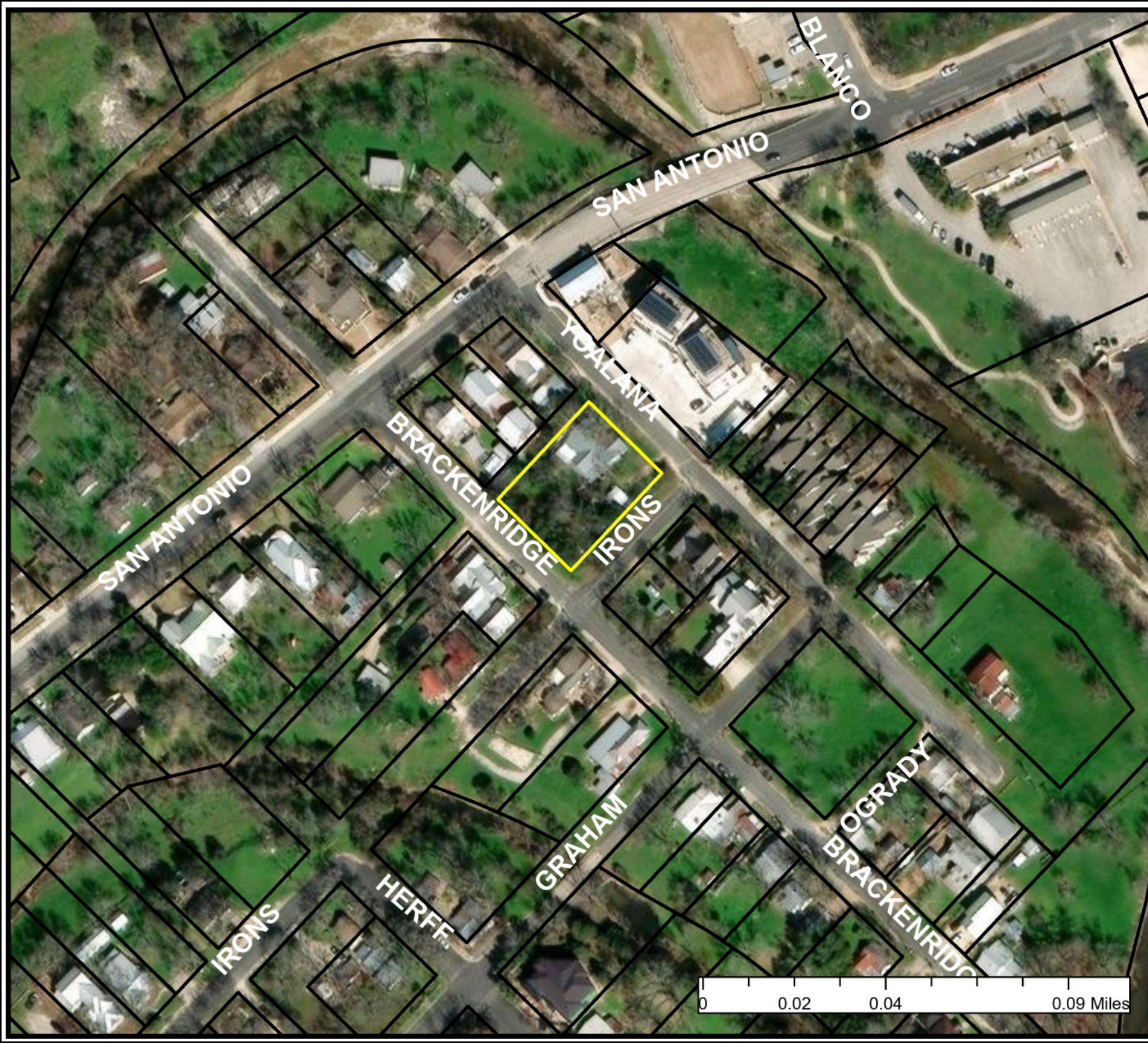


SUBJECT PROPERTY

110 Yoalana St.

Legend

-  Parcels
-  SUBJECT PROPERTY

















CASE: 110 Yoalana Street – Demolition (FS)

HLC – July 1, 2025

Please return this notice whether or not you plan to attend the hearing. For further information,
please call 830-248-1501 or email planning@boerne-tx.gov.

Name: _____

Address: _____

Reason: ☒ Favor ☐ Oppose

Clean up the lot and remove abandoned property.
The structure is a public hazard and attracts rodents.
Highest best use is redevelopment.

INTEGRITY • COLLABORATION • RESPECT • SERVICE • EXCELLENCE

Planning Department: 447 N. Main St. | Boerne, TX 78006

Phone: 830-248-1501

Email: planning@boerne-tx.gov

CASE: 110 Yoalana Street – Demolition (FS)

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Name: _____

Address: _____

Reason: ☒ Favor ☐ Oppose

The house is in terrible condition
eyesore -

INTEGRITY • COLLABORATION • RESPECT • SERVICE • EXCELLENCE

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CASE: 110 Yoalana Street – Demolition (FS)**HLC – July 1, 2025**

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Name: Address: ☒ Favor☐ OpposeReason: _____

_____**INTEGRITY • COLLABORATION • RESPECT • SERVICE • EXCELLENCE**

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AGENDA ITEM SUMMARY

Agenda Date	July 1, 2025
Requested Action	Consider a certificate of appropriateness for a building permit for a new accessory structure and associated demolition work located at 342 N Main Street (Klein Smokehaus).
Contact Person	Benjamin Simmons, Planner I (830)-248-1630, bsimmons@boerne-tx.gov
Background Information	<p>BACKGROUND:</p> <p>The primary structure located at 342 N Main Street (Klein Smokehaus) was built in 1947 and is a contributing commercial structure within the Historic District.</p> <p>The property owner is Barret J Klein, and the applicant is Alvin Peters of AP Architects.</p> <p>The property is zoned C3 – Community Commercial, in the Historic Overlay District.</p> <p>REQUEST:</p> <p>The property owner is requesting a certificate of appropriateness for a building permit for a 1,740 square foot accessory structure at 342 N. Main Street (Klein Smokehaus).</p> <p>ANALYSIS:</p> <p>According to Historic District Survey records and Kendall County Appraisal District records, the primary structure located at 342 N Main Street was built in 1947. The building features a block design that reflects the era it was built in. The building has a traditional storefront with double doors and a barn style addition in the rear. The building has a full shed porch with six wooden support columns and display type windows with a metal gabled roof.</p> <p>The applicant is proposing to demolish/relocate existing rear features including storage freezers, concrete slabs, a covered patio, and a storage container and to construct an accessory structure. The proposed accessory structure would account for 1,740 square feet at</p>

	<p>the rear of the building and will house two freezer containers currently on site.</p> <p>The impact of this proposed change is evaluated according to UDC Section 2.11.B.5.d criteria listed below.</p> <p><u><i>Appropriateness of Publicly Visible Exterior Features</i></u></p> <p>The historic portion of the structure will not be altered; including the front façade along N Main Street and the side façade along Ryan Street. The structure being removed and the new structure replacing it will be placed at the rear of the property, tucked behind the side façade. Due to its location, it will not be visible from Main Street or the public portion of Ryan Street.</p> <p><u><i>Design, Materials, and Compatibility with Surrounding Context</i></u></p> <p>The applicant is proposing to build the accessory structure using materials that will match those of the existing addition.</p> <p>The proposed paint scheme and masonry work aligns with the existing structure:</p> <ul style="list-style-type: none"> • Roof, Wall Panels, Trim: (26-gauge galvalume) matching existing addition • Exterior Stone: (Chopped white) matching existing addition <p><u><i>Considerations for Partial Inclusion within a Historic District</i></u></p> <p>The Historic Design Guidelines, provisions, and regulations contained in the UDC apply to all property which is fully or partially within the locally designated Historic District and may be applied more flexible to non-contributing buildings. While the primary structure on this site is a contributing structure, the proposed accessory structure is freestanding and not visible from the public right of way.</p> <p><u><i>Impact on Area Historical, Cultural, and Architectural Character and Adjacent Structures</i></u></p> <p>The proposed accessory structure will not be visible from the public right of way and will be consistent with the existing addition. The historic value of the existing structure and surrounding structures will not be diminished by this change.</p> <p><u><i>The value of the historic district or historic landmark as an area or Preservation of Historic District or Landmark Value</i></u></p>
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	<p>The project scope involves no changes to the front façade or side façade. The new accessory structure will reflect the exterior features of the existing addition and not be visible from Main Street or Ryan Street. The historic value of the structure will not be diminished by this addition.</p> <p><u><i>Harmony with adjacent buildings and structures in terms of scale, height, and mass</i></u></p> <p>As previously mentioned, the proposed accessory structure will add 1,740 square feet to the property. The structure will not alter the height of the building but will increase both the scale and the mass. Nearby buildings have a similar scale and mass and the increase in scale and mass from this accessory structure would not significantly impact the harmony of this area or the historic district.</p> <p>FINDINGS:</p> <ul style="list-style-type: none">• Staff finds that the proposed accessory structure is consistent with Historic District Design Guidelines and UDC section 2.11 and 3.11. <p>RECOMMENDATION:</p> <p>Staff finds that the proposed accessory structure and associated demolition work is consistent with review criteria outlined in the UDC section 2.11 and 3.11 and the Historic District Guidelines. Staff recommends that the Historic Landmark Commission APPROVE the requested certificate of appropriateness for a building permit for an accessory structure at 342 N Main Street</p> <p>MOTIONS FOR CONSIDERATION:</p> <p>The following motions are provided to assist the Commission’s decision.</p> <p>I move that the Historic Landmark Commission accepts the findings and APPROVE a certificate of appropriateness for a building permit at 342 N Main Street.</p> <p>OR</p> <p>I move that the Historic Landmark Commission rejects the findings and DENY a certificate of appropriateness for a building permit at 342 N Main Street. (The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC).</p>
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Strategic Alignment	C1- Offering quality customer experiences. C3- Collaborate with community partners to enhance quality of life.
Financial Considerations	N/A
Citizen Input/Board Review	N/A
Legal Review	Section 3.11 of the UDC requires the review of any building permit for exterior improvements for structures located within the Historic District.
Alternative Options	The Commission may consider the request for COA for building permit: <ul style="list-style-type: none"> • Approved; or • Approved with conditions; or • Denied; or • Denied in part.
Supporting Documents	Attachment 1- Ariel Map Attachment 2- Street View and Current Photos Attachment 3- Existing Conditions and Proposed Site Plan Attachment 4- Proposed Site Elevation Attachment 5- Materials

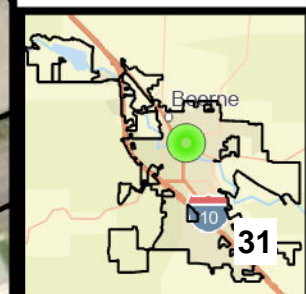


SUBJECT PROPERTY

342 N Main Street

Legend

-  Parcels
-  SUBJECT PROPERTY





Street View from Main Street



Street View at Main Street and Ryan Street looking North



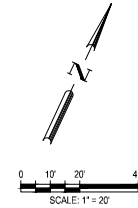
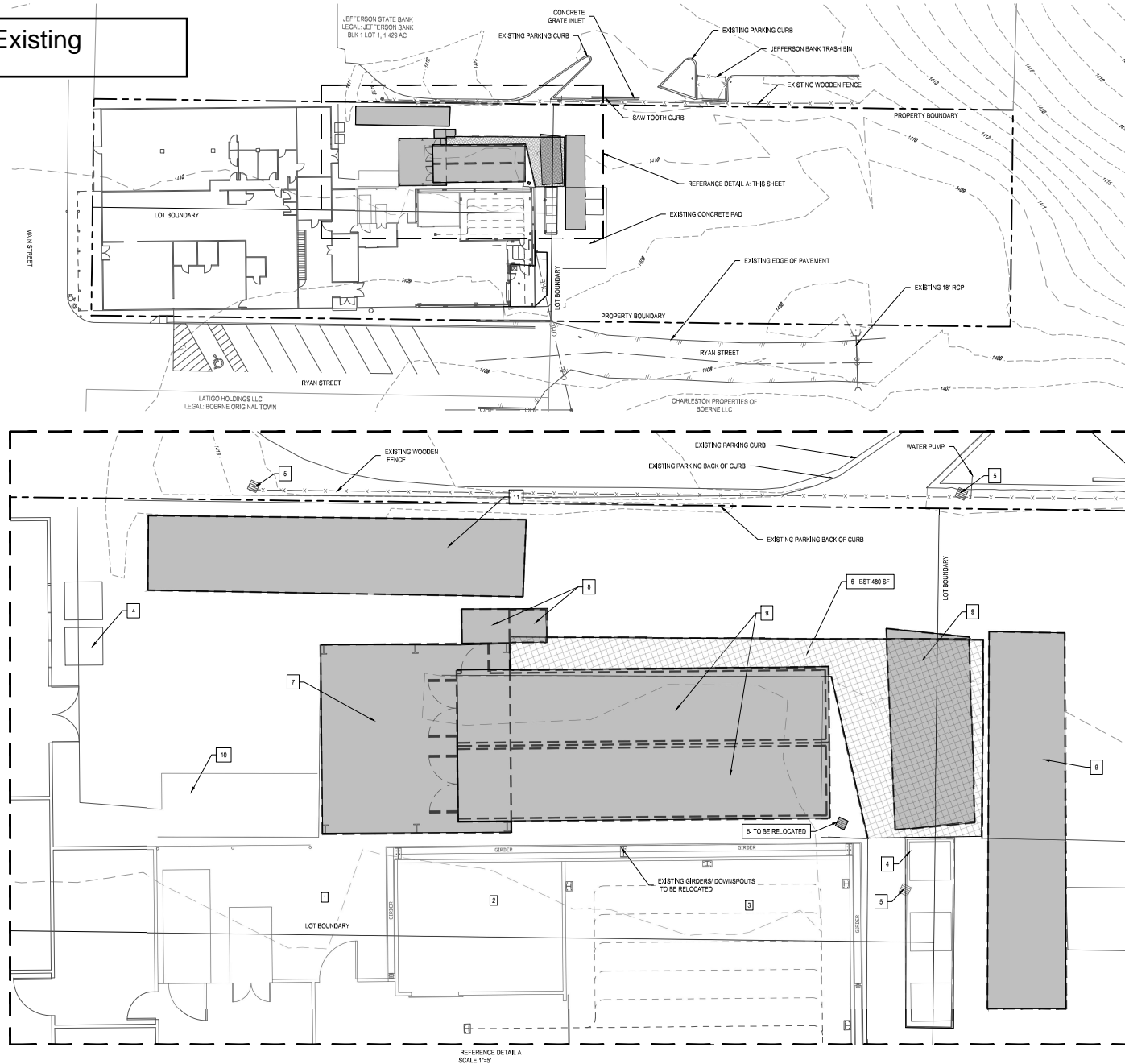
Street View at Main Street and Ryan Street looking East



View of Rear of Building on Ryan Street

\\gisarcad1\TX\Projects\San Antonio Projects\1315-01-Klein Smokehaus\02_CADD\01_Site\01.00-EXISTING CONDITIONS AND DEMOLITION PLAN_PlanSet 5/21/2025 5:06:38 PM By: cadalen

Existing



LEGEND	
	PROPERTY BOUNDARY
	PARCEL LINE
	EASEMENT
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING WASTEWATER
	EXISTING WATER
	EXISTING STORM DRAIN
	EXISTING STRUCTURES TO BE REMOVED AND RELOCATED
	EXISTING PAVEMENT TO BE REMOVED
2	KEY MAP IDENTIFIER

NOTES:
1. EXISTING BUILDING LOCATIONS ARE ESTIMATED FROM ARCHITECT DRAWINGS. VERIFY BUILDING LOCATIONS ON-SITE.

SITE KEY NOTES	
1	ROOFED PORCH
2	TRIM STORAGE COOLER
3	CARCASS COOLER
4	BUILDING EQUIPMENT
5	ELECTRICAL POWER STRUCTURE
6	EXISTING PAVEMENT TO BE REMOVED
7	COVERED PATIO TO BE REMOVED
8	STRUCTURAL CONCRETE SLAB TO BE REMOVED
9	STORAGE FREEZER TO BE REMOVED
10	BUILDING OVERHANG
11	STORAGE CONTAINER TO BE REMOVED

KLEIN SMOKEHAUS

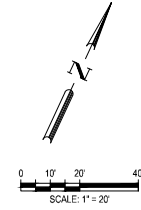
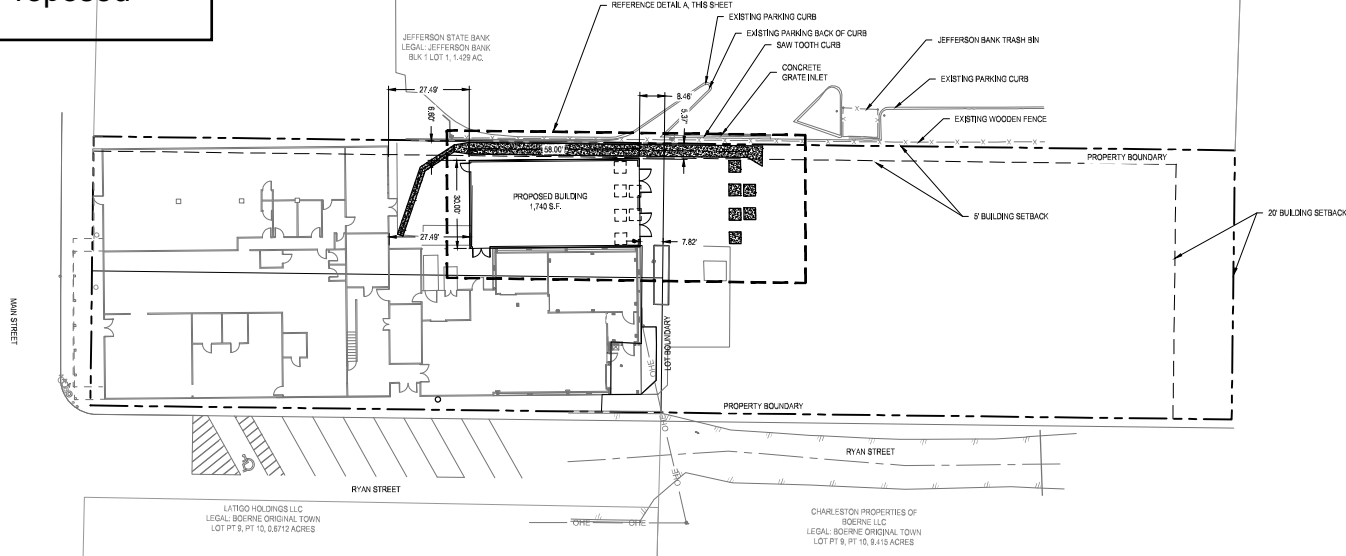
EXISTING CONDITIONS AND DEMOLITION PLAN



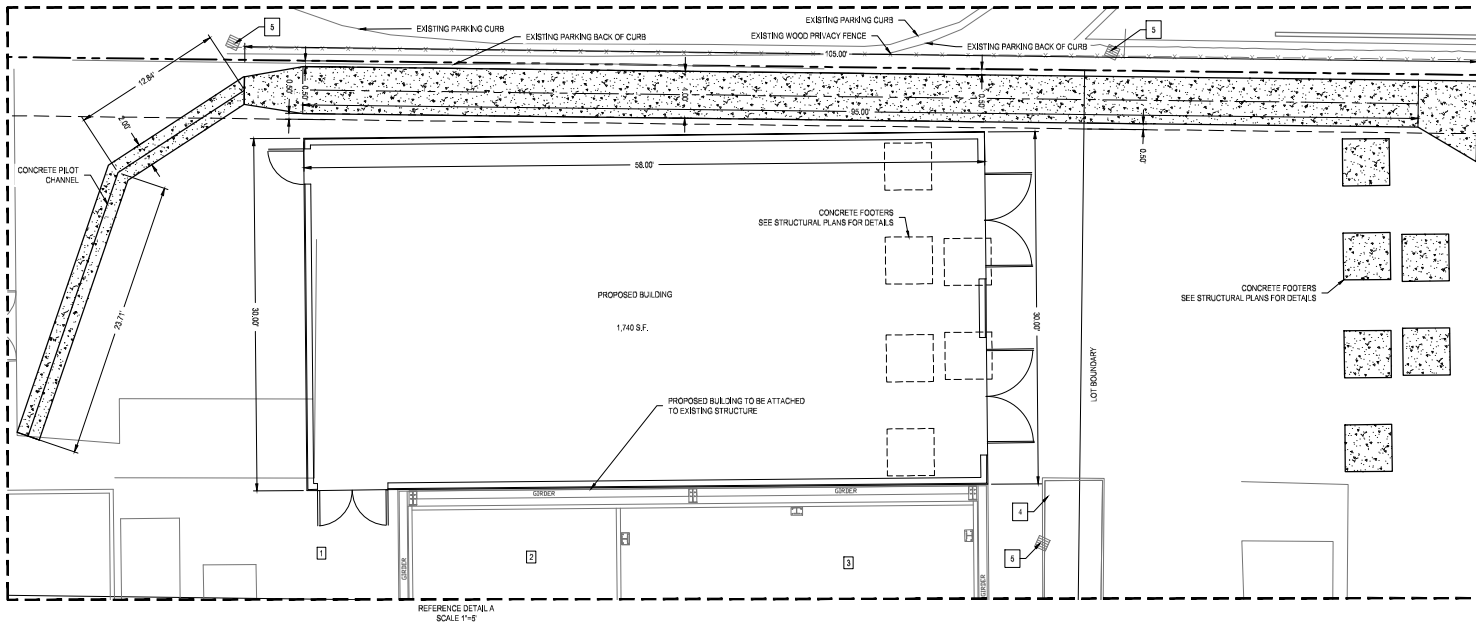
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\\gsplandm1\TXCD\Projects\San Antonio Projects\1315-00 - Klein Smokehaus\02_CADD\01 - DIMENSIONAL CONTROL PLAN.dwg Layout: DIMENSIONAL CONTROL AND SITE PLAN Plotted: 5/21/2023 4:22:18 PM By: Oronozquez

Proposed



LEGEND	
	PROPERTY BOUNDARY
	PARCEL BOUNDARY
	BUILDING SETBACK
	PROPOSED STRUCTURE
	EXISTING STRUCTURE
	EXISTING FENCE
	KEY MAP IDENTIFIER
	CONCRETE FLATWORK



GENERAL SITE PLAN NOTES

1. THIS DEVELOPMENT SHALL COMPLY WITH THE CITY OF BOERNE STANDARDS AND SPECIFICATIONS MANUAL AND THE DEVELOPMENT MANUAL.
2. THIS SITE PLAN SHALL MEET THE CITY OF BOERNE STORM WATER REQUIREMENTS.
3. WATER SERVICE IS TO BE PROVIDED BY CITY OF BOERNE.
4. ELECTRIC SERVICE TO BE PROVIDED BY CITY OF BOERNE.
5. SANITARY SEWER SERVICE IS TO BE PROVIDED CITY OF BOERNE.
6. NO PORTION OF THIS SUBDIVISION IS WITHIN SPECIAL FLOOD HAZARD ZONE AS DELINEATED ON THE FLOOD INSURANCE MAP (FIRM) FOR CITY OF BOERNE.
7. MAINTENANCE OF DRAINAGE EASEMENTS DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF ANY EASEMENT OR ANY PORTION OF IT INCLUDING LANDSCAPING OR DRAINAGE FEATURES IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS OF IN THE EASEMENT. MUST NOT ENCUMBER OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO THE UTILITIES. ITS SUCCESSORS AND ASSIGNS AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF HAYS COUNTY OR ANY OTHER GOVERNING BODY. THE PROPERTY OWNER MUST OBTAIN, IN ADVANCE, WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT, OR ANY PART OF IT.

UTILITIES

- WATER PROVIDED BY: CITY OF BOERNE
- WASTEWATER: CITY OF BOERNE
- ELECTRIC: CITY OF BOERNE

OWNER

BARRETT J KLEIN
622 SISTERDALE ROAD
BOERNE, TX 78006-6416
PHONE: (210) 827-7981

ENGINEER

BCE INC.
7330 SAN PEDRO AVENUE, SUITE 202
SAN ANTONIO, TX 78216
PHONE: 210-581-3800

TOTAL ACREAGE: 0.78 ACRES

*CITY OF BOERNE TO REVIEW FOR BUILDING CONSTRUCTION PERMIT

NOTE: REFERENCE C01.00 FOR REPORT INFORMATION AND ADDITIONAL NOTES.

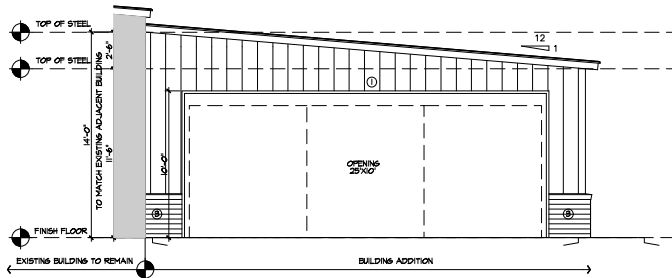
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KLEIN SMOKEHAUS

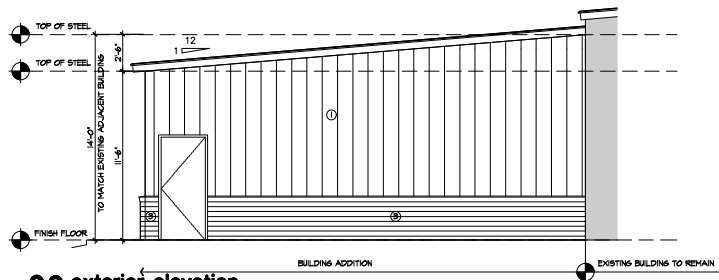
DIMENSIONAL CONTROL AND SITE PLAN



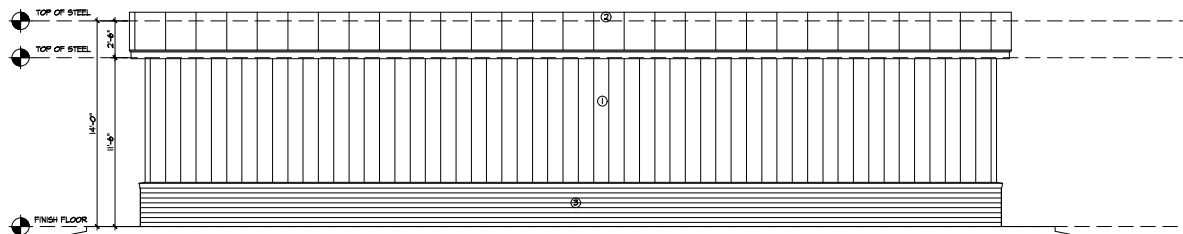
SHEET
C02.00



01 exterior elevation
SCALE: 1/4" = 1'-0"



02 exterior elevation
SCALE: 1/4" = 1'-0"



03 exterior elevation
SCALE: 1/4" = 1'-0"

- ELEVATION KEY NOTES**
- ① CORRUGATED METAL SIDING - GALVALUME FINISH 26 GA.
 - ② 26 GA. GALVALUME STANDING SEAM METAL ROOFING ON STEEL FRAMING
 - ③ 4" MASONRY



Architecture
Planning
Project Management

1016 State Highway 46 East
Boerne, Texas 78006
www.aparchitects.weebly.com
210.586.0218
Alvin G. Peters, Architect #15199

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Alvin G. Peters

04.21.2025

**KLEIN
SMOKEHOUSE
ADDITION**

342 N. Main St.
Boerne, TX
78006

permit set

REVISIONS: 04/21/2025

PROJECT No: 10/2020
DATE: 04/21/2025
SHEET: 04

exterior
elevations

A4.1



Example of Materials Used on Existing Addition



Example Materials on Historic Portion of Building