



AGENDA ITEM SUMMARY

Agenda Date	August 13, 2026
Requested Action	CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A FENCE PERMIT LOCATED AT 402 EAST BLANCO ROAD (CRESTMONT PREPARATORY).
Contact Person	William Willingham – Planner II (830) 248-1628, wwillingham@boerne-tx.gov
Subject Property	402 East Blanco Road
Background Information	BACKGROUND: The subject property at 402 East Blanco Road was constructed in 1910 and is known as the Boerne Public School Building Alfred Giles. It is constructed in the Renaissance Revival style but with simplified classical features to resemble a Prairie school. The building features rusticated limestone walls and wide eave overhangs. The building was originally the schoolhouse for the Boerne Community then later became the Boerne City Hall in 1951. The building is a highly contributing structure to the Historic District. The Historic Landmark Commission previously approved a Certificate of Appropriateness for window replacements on February 3, 2026, followed by a Certificate of Appropriateness for a Post and Panel Sign on April 7, 2026, for the subject property. The property is zoned C3- Community Commercial and is located within the Historic Overlay District. The applicant is Johnny Leach on behalf of Crestmont Preparatory School. 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) REQUEST: The applicant is requesting consideration of:

	1. A certificate of appropriateness for a new fence permit located at 402 East Blanco Road. ANALYSIS: The applicant is proposing a 6-foot-tall black wrought iron fence with vertical pickets. The fence will be in two locations, on the eastern side of the building and the western side of the building. The fences will adjoin the building creating two enclosed yards adjacent to the structure which will be used as playground areas for the future home of Crestmont Preparatory School. The Historic District Guidelines state that iron fences for buildings constructed in the late 19th and early 20th century are appropriate. This property adheres to these guidelines as the applicant is proposing a wrought iron fence for a building constructed in 1910. FINDINGS: • Staff finds that the fence design meets Boerne’s UDC regulations and Historic District Guidelines. RECOMMENDATION: The Historic Landmark Commission should determine if the request meets the requirements of the UDC 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 fence permit located at 402 East Blanco Road OR I move that the Historic Landmark Commission rejects the findings and DENY a certificate of appropriateness for a new sign permit located at 402 East Blanco Road (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	
Alternative Options	The Commission may consider the request for COA for fence permit: • Approved; or • Approved with conditions; or • Denied; or • Denied in part.
Supporting Documents	Attachment 1 – Aerial Map Attachment 2 – Zoning View Attachment 3 – Street View Attachment 4 – Proposed Fence