

AGENDA
HISTORIC LANDMARK COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 NORTH MAIN STREET
Tuesday, May 02, 2023 - 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 DECLARATION

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)

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. [2023-407](#) THE MINUTES OF THE HISTORIC LANDMARK COMMISSION MEETING OF APRIL 4, 2023.

Attachments: [Official Meeting Minutes 23-0404](#)

5. REGULAR AGENDA:

5.A. [2023-402](#) CONSIDER THE DEMOLITION REQUEST FOR A STRUCTURE LOCATED AT 1022 EAST BLANCO ROAD (KAD 24309) (BOERNE BIBLE EVANGELICAL FREE CHURCH OF BOERNE).

Attachments: [Summary - 1022 East Blanco Rd](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Street View](#)

6. [2023-403](#) CONSIDER APPROVAL OF A HISTORIC DISTRICT IMPROVEMENT

PROGRAM (HDIP) APPLICATION FOR 128 WEST BLANCO ROAD
(KAD 19903) (THE KENDALL/ BIRD PROPERTIES LLC).

Attachments: [Summary - 128 W Blanco Rd](#)
[Att 1 - Aerial Map](#)
[Att 2 - Street View](#)
[Att 3 - The Kendall Pictures](#)

7. [2023-404](#) CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A WALL
SIGN LOCATED AT 342 NORTH MAIN STREET (KAD 23928) (KLEIN
SMOKEHAUS/KELLY MATTINGLY).

Attachments: [Summary - 342 N Main St](#)
[Att 1 - Aerial Map](#)
[Att 2 - Street View](#)
[Att 3 - Wall Sign Details](#)

8. [2023-405](#) CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A WALL
SIGN LOCATED AT 108 EAST SAN ANTONIO AVENUE (KAD 19945)
(GOOD TO GO BARBERSHOP/RONALD ENEQUE).

Attachments: [Summary - 108 E San Antonio Ave](#)
[Att 1- Aerial Map](#)
[Att 2 - Street View](#)
[Att 3 - Wall Sign](#)

9. [2023-409](#) CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A WALL
SIGN LOCATED AT 108 EAST SAN ANTONIO AVENUE (KAD 19945)
(GOOD TO GO BARBERSHOP/RONALD ENEQUE).

Attachments: [Summary - 108 E San Antonio Ave](#)
[Att 1 - Aerial Map](#)
[Att 2 - Street View](#)
[Att 3 - Wall Sign](#)

10. [2023-406](#) CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A
PROJECTING SIGN LOCATED AT 108 EAST SAN ANTONIO AVENUE
(KAD 19945) (GOOD TO GO BARBERSHOP/RONALD ENEQUE).

Attachments: [Summary - 108 E San Antonio Ave](#)
[Att 1 - Aerial Map](#)
[Att 2 - Street View](#)
[Att 3 - Projecting Sign](#)

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

12. ADJOURNMENT

s/s Laura Haning

Administrative Officer

CERTIFICATION

**I hereby certify that the above notice of meeting was posted on the 28th day of
April, 2023 at 5:00 p.m.**

s/s Ariel Morin

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.

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.



AGENDA ITEM SUMMARY

District Impacted

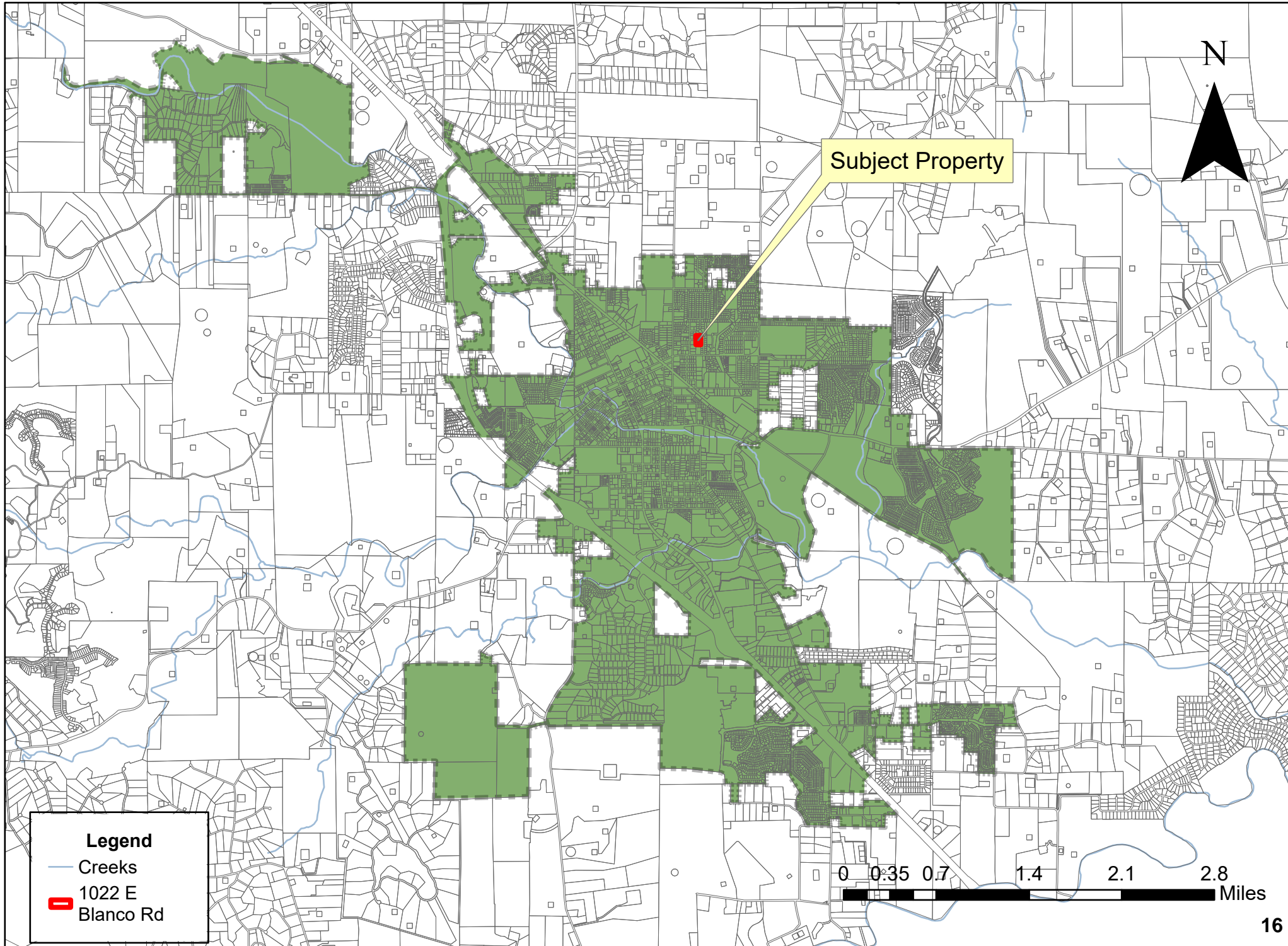
- 1 = Wolosin
- 2 = Woolard
- 3 = Scott
- 4 = Boddie
- 5 = Macaluso
- All

Agenda Date	<i>May 02, 2023</i>		
Requested Action	<p>Consider the Demolition Request for a Structure located at 1022 East Blanco Road (KAD 24309) (Boerne Bible Evangelical Free Church of Boerne).</p> <ol style="list-style-type: none"> I. Staff Presentation II. Public Hearing III. Make Recommendation 		
Contact Person	Sara Serra-Bennett, Planner II, Planning and Community Development Department		
Background Information	HLC Case Number: 2023-05-005A		
	Zoning: R1-M, Medium Density Residential		
	Contribution/ Integrity: N/A		
	<p>The property is not part of the Historic District, but structures inside the City limits older than 50 years that request a demolition permit need to receive approval from the Historic Landmark Commission.</p> <p>The structures being demolished are on a lot behind the church (see the demo aerial map). The church is on a separate lot that fronts Blanco Road and in the future, they plan to remodel and expand that building. Based on the appraisal district information, the structure being demolished was built in 1904.</p> <p>A group of Commissioners visited the site and may share more details about the site.</p>		
Item Justification	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan <input type="checkbox"/> Recommendation </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ </td> </tr> </table>	<input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan <input type="checkbox"/> Recommendation	<input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____
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Financial Considerations			
Citizen Input/Board Review	State regulation requires notifications to be sent to property owners within 200 ft of the subject property. A notice of this action was also published in a newspaper of general circulation.		

Legal Review	
Alternative Options	
Supporting Documents	Supporting documentation is attached.

LOCATION MAP

1022 East Blanco Road (KAD 24309)



Legend

- Creeks
- ▭ 1022 E Blanco Rd

0 0.35 0.7 1.4 2.1 2.8 Miles



STREET VIEW
1022 EAST BLANCO ROAD (KAD 24309)



(view of the structure from Cedar Street)





AGENDA ITEM SUMMARY

District Impacted

- 1 = Wolosin
- 2 = Woolard
- 3 = Scott
- 4 = Boddie
- 5 = Macaluso
- All

Agenda Date	<i>May 02, 2023</i>										
Requested Action	Consider approval of a Historic District Improvement Program (HDIP) application for 128 West Blanco Road (KAD 19903) (The Kendall/ Bird Properties LLC).										
Contact Person	Sara Serra-Bennett, Planner II, Planning and Community Development Department										
Background Information	HLC Case Number: 2023-05-006										
	Zoning: C-3, Community Commercial District, Historic District										
	Contribution/ Integrity: Contributing/ High										
	Related Case NO's: 2019-09-011 – Awning 2019-09-012 – Awning Sign 2018-08-001 – Shade Structure 2016-09-007 – Free-Standing Sign										
	<p>HDIP applications are taken on a first-come, first-serve basis. This is the first HDIP application for the current fiscal year. Presently the program is allocated \$35,000 annually. This property scored 30 points on the program scoring criteria which is the highest score available.</p> <p>The work proposed to be done is considered ordinary repair and maintenance. Wood porch decking and porch ceiling will be replaced at various locations around the perimeter of The Kendall. The wood will be painted to match existing colors of the decking and porch ceiling. The total estimated cost of labor and material for the repair and maintenance work is estimated to cost \$103,373.43.</p> <p>The HDIP application submitted is administratively complete. At this time, the applicant, Bird Properties, LLC, is requesting matching reimbursement funds through the HDIP for an amount not to exceed \$14,500.</p>										
Item Justification	<table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> Legal/Regulatory Obligation</td> <td><input type="checkbox"/> Infrastructure Investment</td> </tr> <tr> <td><input type="checkbox"/> Reduce Costs</td> <td><input checked="" type="checkbox"/> Customer Demand</td> </tr> <tr> <td><input type="checkbox"/> Increase Revenue</td> <td><input type="checkbox"/> Service Enhancement</td> </tr> <tr> <td><input type="checkbox"/> Drive Down Risk</td> <td><input type="checkbox"/> Process Efficiency</td> </tr> <tr> <td><input type="checkbox"/> Master Plan</td> <td><input type="checkbox"/> Other: _____</td> </tr> </table>	<input type="checkbox"/> Legal/Regulatory Obligation	<input type="checkbox"/> Infrastructure Investment	<input type="checkbox"/> Reduce Costs	<input checked="" type="checkbox"/> Customer Demand	<input type="checkbox"/> Increase Revenue	<input type="checkbox"/> Service Enhancement	<input type="checkbox"/> Drive Down Risk	<input type="checkbox"/> Process Efficiency	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Other: _____
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<input type="checkbox"/> Drive Down Risk	<input type="checkbox"/> Process Efficiency										
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Other: _____										

	Recommendation _____
Financial Considerations	
Citizen Input/Board Review	State regulation requires notifications to be sent to property owners within 200 ft of the subject property. A notice of this action was also published in a newspaper of general circulation.
Legal Review	
Alternative Options	
Supporting Documents	Supporting documentation is attached.

SUBJECT PROPERTY

128 W Blanco (KAD 19903)



Legend


 128 W Blanco Rd

0 0.01 0.01 0.03 0.04 0.06 Miles

STREET VIEW
128 WEST BLANCO ROAD (KAD 19903)





	<h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p style="text-align: center; margin: 0;">District Impacted</p> <p><input type="checkbox"/> 1 = Wolosin</p> <p><input checked="" type="checkbox"/> 2 = Woolard</p> <p><input type="checkbox"/> 3 = Scott</p> <p><input type="checkbox"/> 4 = Boddie</p> <p><input type="checkbox"/> 5 = Macaluso</p> <p><input type="checkbox"/> All</p> </div>		
Agenda Date	<i>May 02, 2023</i>		
Requested Action	Consider a Certificate of Appropriateness for a Wall Sign located at 342 North Main Street (KAD 23928) (Klein Smokehaus/Kelly Mattingly).		
Contact Person	Sara Serra-Bennett, Planner II, Planning and Community Development Department		
Background Information	HLC Case Number: 2023-05-007		
	Zoning: C-3 Community Commercial, Historic District		
	Contribution/ Integrity: District contributing, Medium integrity		
	Related Case NO's: 2015-07-001 – Sign/Mural 2015-06-002 – Exterior Paint 2015-06-003 – Exterior Building Alteration 2015-06-004 – HDRP grant		
Item Justification	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan Recommendation </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ _____ </td> </tr> </table>	<input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan Recommendation	<input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ _____
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Financial Considerations			
Citizen Input/Board Review			
Legal Review			
Alternative Options			
Supporting Documents	Supporting documentation is attached.		

SUBJECT PROPERTY
342 North Main Street (KAD 23928)

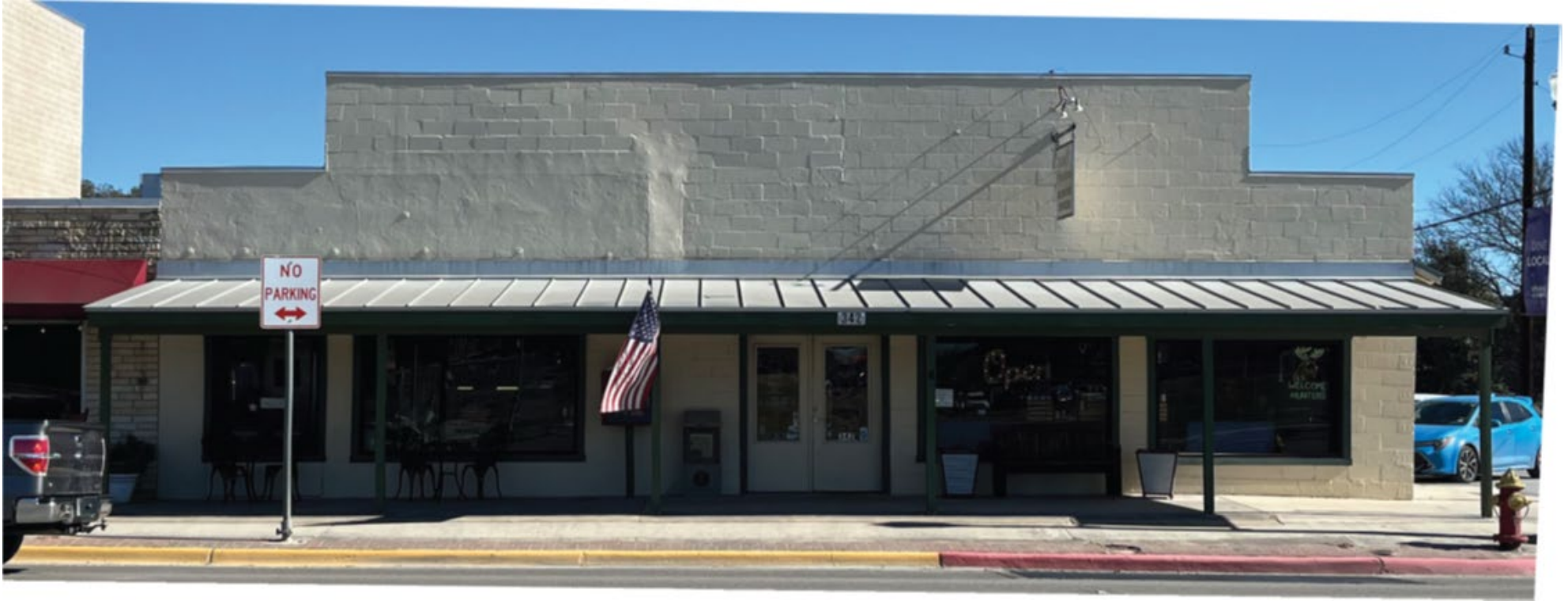


Legend

 342 N Main St

0 0.01 0.01 0.02 0.03 0.04 Miles

STREET VIEW
342 NORTH MAIN STREET (KAD 23928)



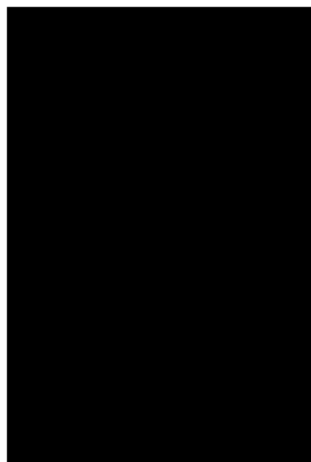
Proposed 14' -6" X 72.2" Wall Sign

KLEIN Smokehaus

Sign material: 1/4" thick flat-cut metal, painted black



Color Samples



(00, 00, 00)

Wall Sign Location





AGENDA ITEM SUMMARY

District Impacted

- 1 = Wolosin
- 2 = Woolard
- 3 = Scott
- 4 = Boddie
- 5 = Macaluso
- All

Agenda Date	<i>May 02, 2023</i>		
Requested Action	Consider a Certificate of Appropriateness for a Wall Sign located at 108 East San Antonio Avenue (KAD 19945) (Good to Go Barbershop/Ronald Eneque).		
Contact Person	Sara Serra-Bennett, Planner II, Planning and Community Development Department		
Background Information	HLC Case Number: 2023-05-008		
	Zoning: C-3 Community Commercial, Historic District		
	Contribution/ Integrity: District Contributing/Medium		
	Related Case NO's: 2019-02-003 – Wall Sign 2019-02-004 – Wall Sign 2019-02-005 – Wall Sign		
	The applicant has requested the installation of a wall sign. The sign will be 40" x 120", and will be made out of wood. The proposed sign will be located on the side of the building, utilizing the existing structure, and will have three colors and one font.		
Item Justification	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan <input type="checkbox"/> Recommendation </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ _____ </td> </tr> </table>	<input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan <input type="checkbox"/> Recommendation	<input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ _____
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Financial Considerations			
Citizen Input/Board Review			
Legal Review			
Alternative Options			
Supporting Documents	Supporting documentation is attached.		

SUBJECT PROPERTY
108 East San Antonio Ave (KAD 19945)



Legend
[Red Outline] 108 E San Antonio Ave

0 0 0.01 0.01 0.02 0.03 Miles

STREET VIEW
108 EAST SAN ANTONIO AVE (KAD 19945)



Proposed 40" X 120" Wall Sign



Color Samples



(172, 180, 181)




(232, 213, 66)



(00, 00, 00)

Wall Sign Location (side of the building)



	<p style="text-align: center;">AGENDA ITEM SUMMARY</p> <div style="border: 1px dashed purple; padding: 5px; width: fit-content; margin-left: auto;"> <p style="text-align: center; margin: 0;">District Impacted</p> <p style="margin: 0;"><input type="checkbox"/> 1 = Wolosin</p> <p style="margin: 0;"><input checked="" type="checkbox"/> 2 = Woolard</p> <p style="margin: 0;"><input type="checkbox"/> 3 = Scott</p> <p style="margin: 0;"><input type="checkbox"/> 4 = Boddie</p> <p style="margin: 0;"><input type="checkbox"/> 5 = Macaluso</p> <p style="margin: 0;"><input type="checkbox"/> All</p> </div>												
Agenda Date	May 02, 2023												
Requested Action	Consider a Certificate of Appropriateness for an Wall Sign located at 108 East San Antonio Avenue (KAD 19945) (Good to Go Barbershop/Ronald Eneque).												
Contact Person	Sara Serra-Bennett, Planner II, Planning and Community Development Department												
Background Information	<p>HLC Case Number: 2023-05-009</p> <p>Zoning: C-3 Community Commercial, Historic District</p> <p>Contribution/ Integrity: District Contributing/Medium</p> <p>Related Case NO's: 2019-02-003–Wall Sign 2019-02-004–Wall Sign 2019-02-005–Wall Sign</p> <p>The applicant has requested the installation of a wall sign. The sign will be 26.25” x 78”, and will be made out of wood. The proposed sign will be located on the back of the building, utilizing the existing structure, and will have three colors and one font.</p>												
Item Justification	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"><input type="checkbox"/> Legal/Regulatory Obligation</td> <td style="width: 50%; border: none;"><input type="checkbox"/> Infrastructure Investment</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Reduce Costs</td> <td style="border: none;"><input checked="" type="checkbox"/> Customer Demand</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Increase Revenue</td> <td style="border: none;"><input type="checkbox"/> Service Enhancement</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Drive Down Risk</td> <td style="border: none;"><input type="checkbox"/> Process Efficiency</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Master Plan</td> <td style="border: none;"><input type="checkbox"/> Other: _____</td> </tr> <tr> <td style="border: none; text-align: center;">Recommendation</td> <td style="border: none; text-align: center;">_____</td> </tr> </table>	<input type="checkbox"/> Legal/Regulatory Obligation	<input type="checkbox"/> Infrastructure Investment	<input type="checkbox"/> Reduce Costs	<input checked="" type="checkbox"/> Customer Demand	<input type="checkbox"/> Increase Revenue	<input type="checkbox"/> Service Enhancement	<input type="checkbox"/> Drive Down Risk	<input type="checkbox"/> Process Efficiency	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Other: _____	Recommendation	_____
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<input type="checkbox"/> Drive Down Risk	<input type="checkbox"/> Process Efficiency												
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Other: _____												
Recommendation	_____												
Financial Considerations													
Citizen Input/Board Review													
Legal Review													
Alternative Options													
Supporting Documents	Supporting documentation is attached.												

SUBJECT PROPERTY
108 East San Antonio Ave (KAD 19945)



Legend

 108 E San Antonio Ave

0 0 0.01 0.01 0.02 0.03 Miles

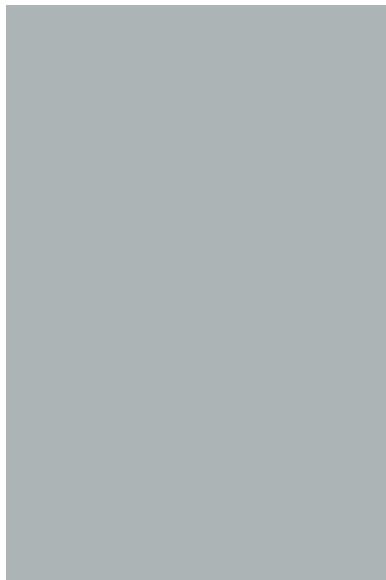
STREET VIEW
108 EAST SAN ANTONIO AVE (KAD 19945)



Proposed 26.25" X 78" Wall Sign



Color Samples



(172, 180, 181)




(232, 213, 66)



(00, 00, 00)

Wall Sign Location (back of the building)



	<h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p style="margin: 0;">District Impacted</p> <p style="margin: 0;"><input type="checkbox"/> 1 = Wolosin</p> <p style="margin: 0;"><input checked="" type="checkbox"/> 2 = Woolard</p> <p style="margin: 0;"><input type="checkbox"/> 3 = Scott</p> <p style="margin: 0;"><input type="checkbox"/> 4 = Boddie</p> <p style="margin: 0;"><input type="checkbox"/> 5 = Macaluso</p> <p style="margin: 0;"><input type="checkbox"/> All</p> </div>		
Agenda Date	<i>May 02, 2023</i>		
Requested Action	Consider a Certificate of Appropriateness for a Projecting Sign located at 108 East San Antonio Avenue (KAD 19945) (Good to Go Barbershop/Ronald Eneque).		
Contact Person	Sara Serra-Bennett, Planner II, Planning and Community Development Department		
Background Information	<p>HLC Case Number: 2023-05-010</p> <p>Zoning: C-3 Community Commercial, Historic District</p> <p>Contribution/ Integrity: District Contributing/Medium</p> <p>Related Case NO's: 2019-02-003–Wall Sign 2019-02-004–Wall Sign 2019-02-005–Wall Sign</p> <p>The applicant has requested the installation of a projecting sign. The sign will be 24” x 72”, and will be printed vinyl over metal. The proposed sign will be located at the front of the building, utilizing the existing structure, and will have three colors and one font.</p>		
Item Justification	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan <input type="checkbox"/> Recommendation </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ _____ </td> </tr> </table>	<input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan <input type="checkbox"/> Recommendation	<input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ _____
<input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan <input type="checkbox"/> Recommendation	<input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ _____		
Financial Considerations			
Citizen Input/Board Review			
Legal Review			
Alternative Options			
Supporting Documents	Supporting documentation is attached.		

SUBJECT PROPERTY
108 East San Antonio Ave (KAD 19945)



Legend
[Red Outline] 108 E San Antonio Ave

0 0 0.01 0.01 0.02 0.03 Miles

STREET VIEW
108 EAST SAN ANTONIO AVE (KAD 19945)



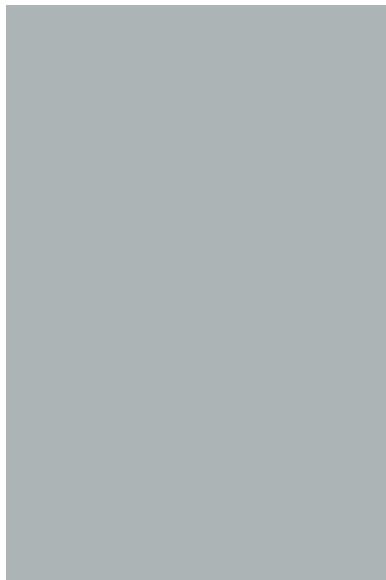
STREET VIEW
108 EAST SAN ANTONIO AVE (KAD 19945)



Proposed 24" X 72" Projecting Sign



Color Samples



(172, 180, 181)



(232, 213, 66)



(00, 00, 00)

Projecting Sign Location

