

Chapter 2. – Procedures

Remove section 2.11.B.9 Historic Preservation Tax Exemption as follows.

Section 2.11. – Historic Preservation

~~9.I Historic preservation tax exemption:~~

~~a. Authorization of partial exemption:~~

~~In accordance with section 11.24 of the Texas Tax Code, the owner of a building or structure~~

~~(1) which is a designated historic landmark or which is located within an historic district,~~

~~(2) which the city council has designated as a historically significant site in need of tax relief to encourage its preservation, and~~

~~(3) which has been substantially rehabilitated and/or restored as approved by the landmark commission, may apply to city council for a tax exemption yearly.~~

~~Upon approval by city council, the assessed value of the property for ad valorem taxation shall be equal to the assessed value prior to the substantial rehabilitation or restoration, for a period not to exceed ten (10) consecutive years. This exemption shall begin on the first day of the first tax year after the completion of the rehabilitation or restoration. The deed, grant, sale, bequest, devise or other transfer of ownership of the property shall not cause the exemption provided herein to terminate.~~

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~~b. Application for exemption:~~

~~An application for a historic preservation tax exemption shall be filed with the landmark commission:~~

~~If approved by the landmark commission, the commission shall forward the application to the city council. Each application shall be signed and sworn to by the owner of the property and shall:~~
~~i. State the legal description of the property proposed for exemption;~~
~~ii. Include an affidavit by the owner describing the historic significance of the historic landmark in need of tax relief;~~
~~iii. Include a final complete set of plans for the historic landmark's restoration or rehabilitation;~~
~~iv. Include a statement of costs for the restoration or rehabilitation;~~
~~v. Include a projection of the estimated construction time and predicted completion date of the restoration or rehabilitation;~~
~~vi. Authorize the members of the landmark commission, the city tax assessor/collector, and other city officials to visit and inspect the property as necessary to certify that the property in question is in substantial need of restoration or rehabilitation;~~
~~vii. Include a~~

detailed statement of the proposed use for the property; and viii. Provide any additional information to the landmark commission which the owner deems relevant or useful, such as the history of the structure or proposed access to the structure by the public.

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c. Removal of exemption:

The landmark commission shall review annually all those properties which have been granted tax exemptions. If, in the opinion of the landmark commission, a property which has been granted an exemption is no longer being maintained in an acceptable state of repair, the commission shall contact the owners of the property and discuss the commission's concerns with them. Following such discussion, the landmark commission shall make a report to the city council either recommending that the tax exemption be terminated on the last day of the tax year for that property or outlining the steps the owner must take to bring the property up to acceptable standards. City council, upon receipt of the report of the landmark commission, and after such notice as may be required by law, may remove the tax exemption if it deems such action appropriate.

Chapter 3. – Overlay Districts

Amend the Historic District Overlay as related to [freeway pylon signs and](#) pole signs, as follows.

Section 3.11. – Historic Districts

G. Signage.

1. Sign types.

a. Prohibited sign types. The following sign types are prohibited in the Historic District:

- i. Detached canopy signs;
- ii. Perimeter wall signs, except for inset or engraved markers, such as building names and/or addresses;
- iii. Freestanding entry feature signs;
- iv. Portable changeable message board signs.

y. FREEWAY PYLON SIGNS.

vi. Pole signs unless already existing. Existing poles may be reused for pole signs provided that:

- (a) They are not damaged;
- (b) They have not been removed from their location; and
- (c) They do not increase the existing sign square footage or pole height.

https://library.municode.com/tx/boerne/codes/unified_development_code?nodeId=UNDECOTBOTE_CH3_ZO_S3-11HIDI

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