

**MINUTES**  
**HISTORIC LANDMARK COMMISSION MEETING**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 NORTH MAIN STREET**

**Tuesday, February 3, 2026 - 5:30 PM**

Minutes of the regular called Historic Landmark Commission Meeting of February 3, 2026.

**Present:** 6 - Chairman Sally Pena, Vice Chair Lynnese Graves, Commissioner Patti Mainz, Commissioner Mike Nichols, Commissioner Sharon D. Wright, and Commissioner Ashley Maytum

**Absent:** 1 - Commissioner Cesar Hance

Commissioner Wright arrived at 5:37pm.

**Staff present:** Ben Simmons, Franci Linder, Misti Rains, Siria Arreola, Sarah Riggs

**1. CALL TO ORDER – 5:30 PM**

Chairman Pena called the meeting to order at 5:30pm.

**2. CONFLICT OF INTEREST**

No conflicts were declared.

**3. PUBLIC COMMENTS**

No public comments were received.

**4. CONSENT AGENDA**

A MOTION WAS MADE BY VICE CHAIR GRAVES, SECONDED BY COMMISSIONER NICHOLS TO APPROVE THE CONSENT AGENDA AS PRESENTED. A MOTION CARRIED BY THE FOLLOWING VOTE;

**Yeah:** 5 - Chairman Pena, Vice Chair Graves, Commissioner Mainz, Commissioner Nichols, and Commissioner Maytum

**Absent:** 2 - Commissioner Hance, and Commissioner Wright

**A. CONSIDER APPROVAL OF THE MINUTES OF THE HISTORIC LANDMARK COMMISSION MEETINGS OF JANUARY 6, 2026.**

MINUTES WERE APPROVED.

**5. REGULAR AGENDA:**

**A. CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR IMPROVEMENTS TO TWO STRUCTURES LOCATED AT 402 E BLANCO ROAD.**

Ben Simmons, Planner I, presented the proposed scope of work, including site visit photographs. The presentation focused on the two existing structures and included a map identifying the proposed window replacements. Windows will be replaced on a like-for-like basis. Paint colors will match the existing colors present on buildings, noting the main building trim color will revert from red to beige. A Historic District guideline review and analysis were performed, and key findings were identified.

Commissioner Nichols asked a clarifying question regarding window color, specifically whether all windows would be beige. Johnny Leach, property owner, elaborated and spoke on behalf of the project.

At 5:37 p.m., Commissioner Sharon Wright arrived.

Franci Linder, Assistant Planning Director, discussed the grant application process and timeline. Johnny Leach, property owner, was notified that he is eligible to apply for grant funds due to the project's scoring under the point system, and grant funding is still available.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER MAINZ, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR IMPROVEMENTS TO TWO STRUCTURES LOCATED AT 402 E BLANCO ROAD. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Present:** 6 - Chairman Sally Pena, Vice Chair Lynnese Graves, Commissioner Patti Mainz, Commissioner Mike Nichols, Commissioner Sharon D. Wright, and Commissioner Ashley Maytum

**Absent:** 1 - Commissioner Cesar Hance

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

Franci Linder introduced Misti Rains, new Executive Assistant to the Planning Director.

Commissioner Mainz spoke regarding publicizing grant opportunities to businesses on Main St. Franci Linder stated that the item will be added to a future agenda for additional input in March.

**7. ADJOURNMENT**

COMMISSIONER NICHOLS MADE A MOTION TO ADJOURN THE MEETING AT 5:51PM, SECONDED BY CHAIRMAN PENA, MOTION CARRIED BY THE FOLLOWING VOTE.

**Yeah:** 6 - Chairman Pena, Vice Chair Graves, Commissioner Mainz, Commissioner Nichols, Commissioner Wright, and Commissioner Maytum

**Absent:** 1 - Commissioner Hance

Approved:

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Chairman

Attest:

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Executive Assistant