



AGENDA ITEM SUMMARY

Agenda Date	March 3, 2026
Requested Action	Consider a certificate of appropriateness for a sign permit located at 616 N. Main St. (Selah Café Coffee & Market)
Contact Person	Anne Bransford – Planning Intern (830) 248-1501 ext. 1107, abransford@boerne-tx.gov
Background Information	<p>BACKGROUND:</p> <p>The subject property at 616 N. Main St. is a circa 1925 one-and-a-half story Craftsman style bungalow known as the Bierschwale House. The structure is largely original, featuring a gabled front porch, solid wood doors, and flared foundational corners. It is historically significant for having been owned by several of Boerne’s founding families, including the Bierschwales, Toepperweins, and Ebensbergers.</p> <p>The property is owned by Dustin Dacy; the applicant is Stephen Gimenez.</p> <p>The property is zoned C2 - Transitional Commercial and is located inside the Historic Overlay District.</p> <p>The structure is considered a contributing structure within the Historic District.</p> <p>The applicant is proposing a new 19.5 SF sign panel for an existing legally nonconforming decorative post and panel sign structure. The existing wood posts are painted black and the address panel at the top reads “616 NORTH MAIN STREET” in black with white highlights and a tan background. The sign structure is 8 ft 3 in tall and 5 ft 6 in wide, set back 12 ft from the back of the curb, and non-illuminated.</p> <p>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)</p>

REQUEST:

1. The applicant is requesting a Certificate of Appropriateness (COA) for a new sign permit at 616 N. Main St.

ANALYSIS:

The applicant is proposing one replacement sign panel featuring the following details:

- 19.5 SF (48 in by 58.5 in)
- Text reading “selah café COFFEE & MARKET” in serif font
- White text and white round emblem on green background
- ½ in MDO plywood material printed on both sides
- No illumination
- New painted posts to match existing address panel at top

The proposed signs’ designs follow Historic District guidelines for signs:

- Metal or wood material
- Maximum 2 typefaces
- Certain types of illumination
- Earth tone colors

FINDINGS:

- Staff finds that the proposed sign design meets Boerne’s UDC Chapter 9 sign regulations and Historic District Guidelines.

RECOMMENDATION:

The Historic Landmark Commission should determine if the request meets the requirements of UDC section 3-11, UDC Section 9, and the Historic District Guidelines.

MOTIONS FOR CONSIDERATION:

I move that the Historic Landmark Commission accept the findings and **APPROVE** the Certificate of Appropriateness for a new sign permit located at 616 N. Main St.

OR

I move that the Historic Landmark Commission **DENY** the Certificate of Appropriateness for a new sign permit at 616 N. Main St.

Strategic Alignment	N/A
Financial Considerations	N/A
Citizen Input/Board Review	N/A
Legal Review	N/A
Alternative Options	N/A
Supporting Documents	Attachment 1 – Aerial Map Attachment 2 – Zoning Map Attachment 3 – Proposed Sign Attachment 4 – Street View