

**MINUTES**  
**HISTORIC LANDMARK COMMISSION MEETING**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 NORTH MAIN STREET**  
**Tuesday, May 7, 2024 - 5:30 PM**

Minutes of the Historic Landmark Commission Meeting of May 7, 2024, at 5:30 p.m.

**Present: 5** - Vice Chair Sally Pena, Commissioner Patti Mainz, Commissioner Joe Bateman, Commissioner Lynnese Graves, Commissioner Michael Nichols

**Absent: 2** - Chairman Justin Boerner, Commissioner Caesar Hance

**Virtual: 1** - Mick McKamie

**Staff Present:** Nathan Crane, Sara Varvarigos, Heather Wood, Lesley Gastelum

**Recognized/Registered Guests:** Katherine Moltz, Ben Adam

1. CALL TO ORDER – 5:30 PM

Vice Chair Sally Pena called the Historic Landmark Commission to order at 5:30 p.m.

2. CONFLICT OF INTEREST

Commissioner Mainz declared a conflict with item 5.D. and Commissioner Bateman declared a conflict with item 5.E.

3. PUBLIC COMMENTS:

Vice Chair Sally Pena opened public comments at 5:30 p.m.

No comments were received.

Vice Chair Sally Pena closed public comments at 5:30 p.m.

## 4. CONSENT AGENDA:

A motion was made by Commissioner Graves, seconded by Commissioner Mainz, to approve the consent agenda as presented. The motion carried by the following vote:

**Yeah:** 5 - Commissioner Graves, Commissioner Pena, Commissioner Bateman, Commissioner Mainz, Commissioner Nichols

- 4.A. [2024-197](#) Consider approval of the minutes of the Historic Landmark Commission meeting of April 2, 2024.

## 5. REGULAR AGENDA:

- 5.A. [2024-222](#) Mayoral proclamation for Historic Preservation Month.  
Mayor Ritchie read the proclamation for Historic Preservation Month.

- 5.B. [2024-223](#) Consider a demolition request for the structure at 407 Frey Street (KAD 38973) (Travis Roberson - TR Real Co, LLC).

- I. Staff Presentation
- II. Public Hearing
- III. Action

Sara Varvarigos, City Planner II., presented the proposed demolition.

Commissioner Bateman reported back from a visit they went on to the proposed demolition site; nothing appeared to be of historic value.

Vice Chair Sally Pena opened the public hearing at 5:44 p.m.

No comments were received.

Vice Chair Sally Pena closed the public hearing at 5:44 p.m.

A motion was made by Commissioner Mainz, seconded by Commissioner Bateman, to approve a demolition request for the structure at 407 Frey Street (KAD 38973) (Travis Roberson - TR Real Co, LLC). The motion

carried by the following vote:

**Yeah: 5** - Commissioner Graves, Commissioner Pena, Commissioner Bateman, Commissioner Mainz, Commissioner Nichols

- 5.C.** [2024-224](#) Consider a certificate of appropriateness for a building permit for 448 S. Main. (Cibolo Creek Brewery)

Sara Varvarigos, City Planner II., presented the proposed certificate of appropriateness.

A motion was made by Commissioner Bateman, seconded by Commissioner Graves, to approve a certificate of appropriateness for a building permit for 448 S. Main. (Cibolo Creek Brewery). The motion carried by the following vote:

**Yeah: 5** - Commissioner Graves, Commissioner Pena, Commissioner Bateman, Commissioner Mainz, Commissioner Nichols

- 5.D.** [2024-225](#) Consider a certificate of appropriateness for a wall sign located at 103 North Main Street. (Tre's Pizzeria)

Sara Varvarigos, City Planner II., presented the proposed certificate of appropriateness.

Patti Mainz recused herself from item 5.D. and left the dais at 6:00 p.m.

A motion was made by Commissioner Nichols, seconded by Commissioner Bateman, to approve a certificate of appropriateness for a wall sign located at 103 North Main Street. (Tre's Pizzeria). The motion carried by the following vote:

**Yeah: 4** - Commissioner Graves, Commissioner Pena, Commissioner Bateman, Commissioner Nichols

**Recused: 1** - Commissioner Mainz

Patti Mainz did not vote and returned to the dais at 6:06 p.m.

- 5.E. [2024-226](#) Consider a certificate of appropriateness for a wall sign located at 189 South Main Street. (Before Your Eyes Interiors)

Sara Varvarigos, City Planner II., presented the proposed certificate of appropriateness.

Joe Bateman recused himself from item 5.E. and left the dais at 6:06 p.m.

No commission discussion.

Joe Bateman did not vote and returned to the dais at 6:10 p.m.

A motion was made by Commissioner Graves, seconded by Commissioner Nichols, to approve a certificate of appropriateness for a wall sign located at 189 South Main Street. (Before Your Eyes Interiors). The motion carried by the following vote:

**Yeah: 4** - Commissioner Graves, Commissioner Pena, Commissioner, Commissioner Mainz, Commissioner Nichols

**Recused: 1** - Commissioner Bateman

- 5.F. [2024-227](#) Consider a certificate of appropriateness for a wall sign, monument sign, and motor bank entrance sign located at 607 N Main Street. (Security State Bank & Trust)

Sara Varvarigos, City Planner II., presented the proposed certificate of appropriateness for three separate signs.

Commissioner Nichols questioned if the back lit motor bank sign being presented meets code requirements.

Sara Varvarigos clarified that the proposed back lit motor bank sign does meet dark sky regulations.

Representative Katheryn Moltz with Chandler Signs clarified that the applicant would like to get away from the initials SSB&T but there is a lack on the space for the wall sign to spell out "Security State Bank & Trust". She also clarified that the drive thru sign only the letters are back lit.

A motion was made by Commissioner Nichols, seconded by Commissioner Bateman, to approve a certificate of appropriateness for a monument sign, and motor bank entrance sign and approve a wall sign with the condition that the initials be changed to the full words "Security State Bank and Trust" similar to the monument sign without the logo of the deer (607 N Main Street - Security State Bank & Trust). The motion carried by the following vote:

**Yeah:** 5 - Commissioner Graves, Commissioner Pena, Commissioner Bateman, Commissioner Mainz, Commissioner Nichols

**5.G.** [2024-228](#) Consider a certificate of appropriateness for a door and pylon sign located at 265 North Main Street. (Tan Your Hide)

Sara Varvarigos, City Planner II., presented the proposed certificate of appropriateness.

A motion was made by Commissioner Nichols, seconded by Commissioner Mainz, to approve a certificate of appropriateness for a door and pylon sign (with black font) located at 265 North Main Street (Tan Your Hide). The motion carried by the following vote:

**Yeah:** 5 - Commissioner Graves, Commissioner Pena, Commissioner Bateman, Commissioner Mainz, Commissioner Nichols

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

Sara Varvarigos invited the commission to attend a historic workshop at the Patrick Heath Library on May 25, 2024 from 10 a.m. - 12:00 p.m. in the community room.

7. ADJOURNMENT

Vice Chair Sally Pena adjourned the Historic Landmark Commission at 6:37 p.m.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary