



AGENDA ITEM SUMMARY

Agenda Date	May 6, 2025
Requested Action	Consider a certificate of appropriateness for a sign located at 302 E Blanco. (Happy Nails)
Contact Person	Sara Varvarigos, AICP, Planner II & Staff Liaison to the Historic Landmark Commission (830) 248-1630, svarvarigos@boerne-tx.gov
Subject Property	302 E Blanco Rd
Background Information	BACKGROUND: The subject property is a low-contributing structure within the Historic District that was built circa 1960 (Attachment 1 & 2). The property is owned by Mr. Tim Barefoot, and the applicant is Mrs. Tammy Nguyen. The property is zoned C3-Community Commercial, Historic Overlay District. REQUEST: The property owner is requesting consideration of: 1. A certificate of appropriateness for a new sign permit (Attachment 3). ANALYSIS: According to Historic District Survey records, the structure located at 302 E Blanco was built circa 1960 and incorporates several architectural styles: German Vernacular style limestone, Queen Anne style wraparound porches, and Craftsman Style gabled roofs. The wraparound porch features wood posts that are stained in a walnut wood color. The applicant is requesting a certificate of appropriateness for a wall sign for a business (Happy Nails). The sign design features the following

	details: • Metal rectangular sign panel measuring approximately 3 ft H x 2 ft W • Pink background fading into blue background • Floral accents featuring a darker pink and grey/green leaf color on the top right and lower left sign corners • 2 Black sans-serif graphic fonts • Non-lit sign The proposed sign design follows several Historic District guidelines for signs: • Rectangular sign face • Metal material • Max 2 fonts, in a sans serif style, which is appropriate for a building from the later half of the 20th century • Non-lit signs However, the sign does not meet two (2) Historic District Guidelines including using more than 4 different colors and using colors that are not earth tone. It should be noted that section 3.11.B.7.a of the UDC does allow for the Historic District Guidelines to be applied with more flexibility for non-contributing structures, like this one. Additionally, the location and orientation of this sign is atypical and should be considered. This wall sign is located on the eastern façade of the structure toward the rear of the building. It is not visible from E Blanco Rd, only Hilltop Rd which is a small local street that turns into a private drive. FINDINGS: • Staff finds that the sign design meets Boerne’s UDC Chapter 9 sign regulations and Historic District Guidelines except for sign colors. • Staff finds that since the sign will not be visible from E Blanco Rd and that it is a low-contributing structure, the intent of the Historic guidelines are upheld and flexibility in their application is appropriate. RECOMMENDATION: Based on its alignment with the Comprehensive Master Plan, UDC Chapter 9, and the intent of the Historic District Design Guidelines, staff recommends that the Historic Landmark Commission APPROVE a
--	---

	certificate of appropriateness for a sign at 302 E Blanco. MOTIONS FOR CONSIDERATION: The following motions are provided to assist the Commission’s decision. I move that the Historic Landmark Commission accepts the findings and APPROVE a certificate of appropriateness for a sign. OR I move that the Historic Landmark Commission rejects the findings and DENY a certificate of appropriateness for a sign. (The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC).
Strategic Alignment	C2 – Seeking customer-driven feedback. C3 – Collaborate with community partners to enhance quality of life.
Financial Considerations	N/A
Citizen Input/Board Review	N/A
Legal Review	Section 3.11 of the UDC requires the review of signs located within the Historic District for compliance with Historic District Guidelines.
Alternative Options	The Commission may consider the request for COA for sign permit: • Approved; or • Approved with conditions; or • Denied; or • Denied in part.
Supporting Documents	Attachment 1 – Aerial Map Attachment 2 – Street View Attachment 3 – Proposed sign