



AGENDA ITEM SUMMARY

Agenda Date	March 3, 2026
Requested Action	Consider a certificate of appropriateness for a new sign permit located at 152 S Main Street. (La Te Da)
Contact Person	Benjamin Simmons – Planner I (830) 248-1630, bsimmons@boerne-tx.gov
Background Information	BACKGROUND: The subject property at 152 S Main Street is a circa 1910 one-story structure composed of structural clay tile with a brick façade and a structural clay tile addition to the rear of the building. The structure features natural red brick color with fixed storefront display windows and double wood panel doors. The structure also features a contemporary metal frame fabric covered awning and a wall mounted hanging sign. This structure was likely built by Eddie John Vogt and originally operated as a general merchandising business until 1945 and has been home to several commercial businesses since. The property is owned by James Schuepbach, and the applicant is Brandi Sees. The property is zoned C3 - Community Commercial and is located inside the Historic Overlay District. The structure is considered a highly contributing structure within the Historic District. The applicant is proposing a 24 SF non-illuminated hanging sign made of an aluminum composite material. The sign design features a white background with black lettering and aquamarine and gold accents. 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)

	REQUEST: 1. The applicant is requesting a Certificate of Appropriateness (COA) for a new sign permit at 152 S Main Street. ANALYSIS: The applicant is proposing one hanging sign that features the following details: • 24 Square Feet • White background with black lettering • Aquamarine and gold accents • Height above grade: ~11.5 ft to lowest edge of sign. • Material: aluminum composite • No illumination The proposed signs’ designs follow Historic District guidelines for signs: • Metal or wood material • Max 2 typefaces • Illumination • Earth tone colors FINDINGS: • Staff finds that the 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 152 S. Main Street. OR I move that the Historic Landmark Commission DENY the Certificate of Appropriateness for a new sign permit at 152 S. Main Street.
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Strategic Alignment	
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 Design Attachment 4 – Alternative Sign Design Attachment 5 – Street View