



AGENDA ITEM SUMMARY

Agenda Date	August 13, 2026
Requested Action	CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A NEW SIGN PERMIT(S) LOCATED AT 404 SOUTH MAIN STREET (QUEEN BEE CONSIGNMENT).
Contact Person	Benjamin Simmons – Planner I (830) 248-1630, bsimmons@boerne-tx.gov
Background Information	BACKGROUND: The subject property at 404 South Main Street is a 1992 one story contemporary commercial building known as The Landmark. The structure features several historically contextual features such as Fachwerk (timber frame) and an Alamo inspired parapet. Additionally, the building has a shed porch. The applicant is Jeannine Quesada, on behalf of Queen Bee consignment. The property is zoned C3- Community Commercial and is located within the Historic Overlay District. The structure is considered a non-contributing structure within the Historic Overlay district. The applicant is proposing to replace the previous wall signs with a single sign consisting of two panels. The previous signs were wall mounted on the parapet above the shed porch measuring approximately 3'x10' (30 SF) each. The applicant is proposing to replace the existing signs with two panels, creating a single sign measuring 3'x20' (60 SF). The proposed sign will feature metal sign panels with digitally printed UV lamination. The sign will not be illuminated. The replacement sign features two typefaces (cursive and block letter), bee themed logos/imagery and an ombre or marbled color palette. The color palette for the sign consists of the following colors: 1. Gold 2. Brown 3. Blue

	4. White 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 located at 404 South Main Street. (Queen Bee Consignment). ANALYSIS: The applicant is proposing one wall mounted sign consisting of two panels that feature the following details: • 60 Square feet (two 3’x10’ panels) • White Background with blue, gold, and brown accents • Metal Material • No Illumination The Proposed sign’s design follows the Historic District guidelines for signs: • Metal or wood material • Max 2 typefaces • Illumination • Earthtone colors FINDINGS: • Staff finds that the exterior improvements meet Boerne’s UDC 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
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	APPROVE the Certificate of Appropriateness for 404 South Main Street. OR I move that the Historic Landmark Commission DENY the Certificate of Appropriateness for 404 South Main Street.
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 View Map Attachment 2 – Zoning Map Attachment 3 – Street View Attachment 4 –Proposed Sign Design