



AGENDA ITEM SUMMARY

Agenda Date	August 5, 2025
Requested Action	Consider a certificate of appropriateness for a sign permit located at 170 S Main Street (1849).
Contact Person	Foster Simonsen, Planning Intern (830) 248-1501, fsimonsen@boerne-tx.gov
Subject Property	170 S Main Street
Background Information	<p>BACKGROUND:</p> <p>The subject property is the Crescent Quarters; a two-story structure built in 2005.</p> <p>The property is owned by Ramey Mainstreet LLC and the applicant is Kelly Mattingly. This property was previously operated as a hotel and utilized a mural with downlighting to advertise the business.</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> <p>The property is zoned C3 - Community Commercial and is located inside the Historic Overlay District.</p> <p>REQUEST:</p> <p>The property owner is requesting consideration of:</p> <ol style="list-style-type: none">1. A certificate of appropriateness for a new sign permit located at 170 S Main Street (Attachment 3). <p>ANALYSIS:</p> <p>According to Historic District Survey records, the Crescent Quarters building is listed as a non-contributing structure to the historic district. Constructed in 2005, the Crescent Quarters building was built in the New Orleans French Revival style. It is angled at the left corner to</p>

	<p>articulate its corner lot.</p> <p>The applicant is requesting a certificate of appropriateness for a wall sign for a business (1849). The sign design features the following details:</p> <ul style="list-style-type: none">• Metal lettering• No background• 1 Black sans-serif font• Halo-lit sign <p>The applicant will paint over the previous decals in line with the color of the exterior of the building as well as remove the light fixtures above the sign.</p> <p>The proposed sign design follows Historic District guidelines for signs:</p> <ul style="list-style-type: none">• Metal material• Max 2 typefaces• Illumination• Earth tone colors <p>FINDINGS:</p> <ul style="list-style-type: none">• Staff finds that the sign design meets Boerne’s UDC Chapter 9 sign regulations and Historic District Guidelines. <p>RECOMMENDATION:</p> <p>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.</p> <p>MOTIONS FOR CONSIDERATION:</p> <p>The following motions are provided to assist the Commission’s decision.</p> <p>I move that the Historic Landmark Commission accepts the findings and APPROVE a certificate of appropriateness for a new sign permit located at 170 S Main Street.</p> <p>OR</p> <p>I move that the Historic Landmark Commission rejects the findings and DENY a certificate of appropriateness for a new sign permit located at 170 S Main Street. (The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the</p>
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	UDC).
Strategic Alignment	
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	<p>The Commission may consider the request for COA for sign permit:</p> <ul style="list-style-type: none"> • Approved; or • Approved with conditions; or • Denied; or • Denied in part.
Supporting Documents	<p>Attachment 1 – Aerial Map Attachment 2 – Zoning View Attachment 3 – Proposed Sign Attachment 4 – Street View</p>