

**MINUTES**  
**HISTORIC LANDMARK COMMISSION MEETING**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 NORTH MAIN STREET**

**Tuesday, March 3, 2026 - 5:30 PM**

**Present:** 5 - Chairman Sally Pena, Vice Chair Lynnese Graves, Commissioner Cesar Hance, Commissioner Sharon D. Wright, and Commissioner Ashley Maytum

**Absent:** 2 - Commissioner Patti Mainz, and Commissioner Mike Nichols

Commissioner Maytum arrived at 5:45 p.m.

**Staff Present:** Jo-Anmarie Andrade, Ben Simmons, Franci Linder, Lori Carroll, Sarah Riggs, Misti Rains, Ann Bransford.

**Recognized/Registered Guests:** Brandi Sees, Frank Valadez, Jeanan Wauace, Lauren Belz, Robert Belz, Michael Belz, Richard Lee, Becky Minister, Josh Mazour.

**1. CALL TO ORDER – 5:30 PM**

Chairman Pena called the meeting to order at 5:30 p.m.

**2. CONFLICT OF INTEREST**

No conflicts of interest declared.

**3. PUBLIC COMMENTS:**

No public comments declared.

**4. CONSENT AGENDA:**

- A. [2026-028](#) Consider the approval of the Historic Landmark Commission Meeting of February 3, 2026.

**A MOTION WAS MADE BY COMMISSIONER WRIGHT, SECONDED BY COMMISSIONER HANCE, TO APPROVE THE CONSENT AGENDA ITEM 4A . THE MOTION CARRIED BY THE FOLLOWING VOTE:**

**Yeah:** 4 - Chairman Pena, Vice Chair Graves, Commissioner Hance, and Commissioner Wright

Minutes were approved.

**5. REGULAR AGENDA:**

- A. [2026-058](#) Hold a Public Hearing and consider a request for a demolition permit for the structure(s) located at 203 E Theissen Street.

Ben Simmons, Planner I, presented the item 5A. He explained that the applicant, Jean Ann Wallace, on behalf of First United Methodist Church of Boerne, is requesting a Certificate of Appropriateness for the demolition of a 1968 structure located on the subject property, which lies outside of the Historic District.

The property is a single-family structure of approximately 1,442 square feet that is currently being used by the church for storage. The building features a pier-and-beam foundation and an asphalt shingle roof and is generally in poor condition. The property is owned by C3 Commercial and is located within the Downtown Community Overlay District.

A site visit was conducted on February 24, 2026, and photos taken during the visit were shared for public input. Notice of the demolition request was published in the Boerne Star and mailed to property owners within 500 feet of the subject property. Simmons stated that the Planning Department received five responses in favor of the demolition.

Key findings from staff indicate that the structure is not a historic

landmark and does not possess significant architectural, cultural, or educational value. Staff recommended that the Historic Landmark Commission hold a public hearing to determine whether the request meets the requirements of UDC Section 2-11 and whether the structure should be considered contributing.

The public hearing was opened by Commissioner Pena at 6:01 p.m. and closed at 6:02 p.m., as no public comments were declared.

**A MOTION WAS MADE BY COMMISSIONER HANCE, SECONDED BY COMMISSIONER WRIGHT, TO HOLD A PUBLIC HEARING REGARDING THE DEMOLITION OF THE STRUCTURE(S) AT 203 E. THEISSEN ST. AND APPROVE A DEMOLITION PERMIT REQUEST FOR SAID PROPERTY. THE MOTION CARRIED BY THE FOLLOWING VOTE:**

**Yeah:** 4 - Chairman Pena, Vice Chair Graves, Commissioner Hance, and Commissioner Wright

- B.** [2026-059](#) Consider a certificate of appropriateness for exterior improvements to a structure located at 225 & 227 S Main Street. (ART Spa House)

Jo-Anmarie Andrade, Planner II, presented on 5B. Applicant, Lauren Belz, is requesting a Certificate of Appropriateness for exterior improvements located at 225 & 227 S. Main St.

The proposed scope of work includes replacing all three awnings with solid black matte fabric while retaining the existing frames, removing shutters, and replacing two 8-inch LED wall sconce fixtures with a flat mounting plate. All conduit and electrical boxes will be painted to match the exterior, and the lighting will be Dark Sky compliant.

Commissioner Wright asked if the landscape upgrades, shown to be more elevated in comparison to past, will be Texas native or drought resistant. Belz responded that the plants are fake as all other landscape included in the design, and awnings are sun fade resistant material.

**A MOTION WAS MADE BY COMMISSIONER WRIGHT, SECONDED BY COMMISSIONER HANCE, TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR IMPROVEMENTS TO A STRUCTURE LOCATED AT 225 & 227 S MAIN STREET (ART SPA HOUSE). THE MOTION CARRIED BY THE FOLLOWING VOTE:**

**Yeah:** 5 - Chairman Pena, Vice Chair Graves, Commissioner Hance, Commissioner Wright, and Commissioner Maytum

**Absent:** 2 - Commissioner Mainz, and Commissioner Nichols

- C. [2026-060](#) Consider a certificate of appropriateness for a sign permit located at 225 & 227 S Main Street. (ART Spa House)

Jo-Anmarie, Planner II, presented Item 5C regarding a sign permit located at 225-227 S. Main St. The property is zoned C3 - Community Commercial and is designated as a non-contributing structure within the Historic District. As such, it is subject to the Historic District Design Guidelines for commercial properties.

The property is owned by Jerry E & Grace Wormington, the applicant is Lauren Belz.

The building, constructed in 1955, is a one-story mid-20th-century commercial infill structure made of concrete block with elongated brick facing. In conjunction to this property, A Certificate of Appropriateness was approved at the January 6 HLC meeting and included exterior improvements consisting of replacement of two windows and two doors, repainting of the building's exterior, and installation of a non-illuminated wall sign.

The applicant is proposing a 17.5 square foot, non-illuminated wall sign consisting of individual aluminum channel letters spelling "ART SPA HOUSE." The letters will be 14 inches in height, with an overall sign length of approximately 15 feet, and will be finished in black to coordinate with the approved trim color. The sign is proposed for installation on the side elevation of the building, near the front corner. The sign will remain visible from the public right-of-way due to its placement near the front of the building.

**A MOTION WAS MADE BY COMMISSIONER WRIGHT, SECONDED BY COMMISSIONER HANCE, TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR IMPROVEMENTS TO A STRUCTURE LOCATED AT 225 & 227 S MAIN STREET (ART SPA HOUSE). THE MOTION CARRIED BY THE FOLLOWING VOTE:**

**Yeah:** 5 - Chairman Pena, Vice Chair Graves, Commissioner Hance, Commissioner Wright, and Commissioner Maytum

**Absent:** 2 - Commissioner Mainz, and Commissioner Nichols

- D.** [2026-061](#) Consider a certificate of appropriateness for a sign permit located at 616 N Main Street. (Selah Café Coffee & Market)

Ann Bransford, Planning Intern, presented Item 5D. The applicant, Stephen Gimenez, is proposing the installation of a new 19.5 square foot sign to be mounted on existing posts.

The building is a 1925 one-and-a-half-story Craftsman-style bungalow that retains many of its original architectural features. Historically, it has been owned by several of Boerne's founding families, including the Bierschwales, Toepperweins, and Ebensbergers.

The property is zoned C2 - Transitional Commercial and is designated as a contributing structure within the Historic District Overlay, making it subject to the Historic District Design Guidelines.

The proposed sign will feature white text and a white round emblem, printed on both sides of a plywood panel with no illumination. The sign posts will be painted tan to match the existing address panel. Key findings indicate that the proposed sign is consistent with the Historic District Design Guidelines.

**A MOTION WAS MADE BY COMMISSIONER HANCE, SECONDED BY VICE CHAIR GRAVES, TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR A SIGN PERMIT LOCATED AT 616 N MAIN STREET (SELAH CAFÉ COFFEE & MARKET). THE MOTION CARRIED BY THE FOLLOWING VOTE:**

**Yeah:** 5 - Chairman Pena, Vice Chair Graves, Commissioner Hance, Commissioner Wright, and Commissioner Maytum

- E. [2026-067](#) Consider a certificate of appropriateness for exterior improvement to a structure located at 152 S Main Street. (La Te Da)

Ben Simmons, Planner I, presented Item 5E. The applicant, Brandi Sees, is requesting a Certificate of Appropriateness (COA) for exterior improvements involving awning replacement at the property located at 152 S. Main St.

The building was constructed in 1910 by Eddie John Vogt and originally operated as a general merchandising business until 1945. Since then, it has been used for a variety of commercial businesses.

The property is zoned C3 - Community Commercial and is designated as a highly contributing structure within the Historic District. Existing features include structural clay tile construction, a brick façade, storefront display windows, double wood panel doors, and a contemporary metal-frame fabric-covered awning.

The applicant proposes replacing the awning fabric with a black main body, adding aquamarine trim, and incorporating Sunbrella acrylic braid fabric for the new signage. Key findings indicate that the proposed exterior improvements comply with Boerne's Unified Development Code (UDC) and meet the Historic District Design Guidelines.

**A MOTION WAS MADE BY COMMISSIONER HANCE, SECONDED BY COMMISSIONER MAYTUM, TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR IMPROVEMENT TO A STRUCTURE LOCATED AT 152 S MAIN STREET (LA TE DA). THE MOTION CARRIED BY THE FOLLOWING VOTE:**

**Yeah:** 5 - Chairman Pena, Vice Chair Graves, Commissioner Hance, Commissioner Wright, and Commissioner Maytum

- F. [2026-062](#) Consider a certificate of appropriateness for a sign permit located at 152 S Main Street. (La Te Da)

Ben Simmons, Planner I, presented Item 5F. The applicant, Brandi Sees, is requesting a Certificate of Appropriateness (COA) for a new hanging at the property located at 152 S. Main St.

This non-illuminated sign includes the name of the business, LA TE DA, will have a white background with black lettering, aquamarine and gold accents. Sign is 24 square feet and 11 1/2 above grade. This is an alternative design proposed by the applicant which has the same dimensional details, different color scheme.

Key findings they both sign options meet UDC and Historic District requirements.

Commissioner Wright states 2nd one blends better with brick and awning. She asked for different directional view. Commissioner Hance stated that there seems to be a lot of color in one spot. Wright speaks on first sign saying the first sign tracks nicely with building with Chairman Pena stating will be too much with second.

**A MOTION WAS MADE BY VICE CHAIR GRAVES, SECONDED BY COMMISSIONER MAYTUM, TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR A SIGN PERMIT LOCATED AT 152 S MAIN STREET. (LA TE DA). THE MOTION CARRIED BY THE FOLLOWING VOTE:**

**Yeah:** 5 - Chairman Pena, Vice Chair Graves, Commissioner Hance, Commissioner Wright, and Commissioner Maytum

- G.** [2026-066](#) Consider a request to amend the certificate of appropriateness for 265 N Main Street.

Franci Linder, Assistant Planning Director, presented on item 5G for 265 N. Main St.

The applicant, Frank Valadez of SA Partnership Architects, is requesting an amendment to the Certificate of Appropriateness (COA) that was approved June 2025 on behalf of Flying Pig Enterprises, LLC.

The applicant is proposing several changes to the previously approved

design for the 1870 structure, including changing the roof color from galvanized silver to Dark Urbane Bronze, modifying the wall color from Roycroft Brass to Moderate White, and adding an awning. Previously approved renderings from the June approval were shown during the presentation, followed by the amended proposal that includes the new awning.

Detailed drawings of the proposed entry gate and perimeter fence were also presented. When the project was previously reviewed in June, these elements did not include the level of detail now provided.

Staff's key findings indicate that the proposed amendments meet Boerne's Unified Development Code (UDC) requirements and the Historic District Design Guidelines.

Commissioner Peña requested to view the detailed image of the proposed fence and asked about the cedar column finish. Applicant Frank Valadez responded, along with property owner Richard Lee. Valadez explained that the gate concept was designed to function as a portal or gateway to the Hill Country Mile, inviting visitors through the entry. He noted that grape elements are incorporated into the gate design to reflect the wine tasting use of the site, which Lee indicated will feature up to 12 wine lines.

Valadez further explained that the iron gate will incorporate materials historically associated with the Luckenbach property, including wood, stone, and steel. In response to Commissioner Peña's question regarding the columns, Valadez stated that the columns will consist of 8x8 solid timber routed at the center, trimmed out, smoothed on all four sides, and stained to match the appropriate finish.

The arch will be a segmented design carved from solid timber pieces, joined together and stained, with a total of four pieces forming the arch. The "Hill & Bach" handcrafted lettering will be made from quarter-inch steel and will not be illuminated. The main signage will total 7.8 square feet, and the suspended "Cellars" wood sign with custom framework will

measure 1.7 square feet.

Commissioner Graves asked to revisit the paint colors and inquired about the proposed change from the previously approved scheme. Valadez explained that the original design referenced wood-shaped shingles, but the shift to a brown metal roof required a lighter wall color to better complement the limestone, making Moderate White a more appropriate choice alongside the stained columns.

Commissioner Graves also requested to review the elevation slide. Valadez referenced elements such as the freestanding outdoor fireplace, stone materials, texture, and the awning. The Commission acknowledged that the addition of the awning was appropriate, particularly given that the windows face west, as noted by owner Richard Lee.

Commissioner Wright commented that the design was very thoughtfully developed. Valadez responded that he takes pride in the design and hopes to continue the positive momentum of the project.

Commissioner Hance asked about the relationship to South Main. and Valadez responded by discussing the historical context of some of his earlier work in Kendall County and referenced local history, including Jorge Kendall and the construction of the first Catholic church in the area, St. Peter's, which Kendall built for his wife Mrs. Kendall.

**A MOTION WAS MADE BY COMMISSIONER HANCE, SECONDED BY COMMISSIONER WRIGHT, TO APPROVE THE REQUEST TO AMEND THE CERTIFICATE OF APPROPRIATENESS FOR 265 N MAIN STREET. THE MOTION CARRIED BY THE FOLLOWING VOTE:**

**Yeah:** 5 - Chairman Pena, Vice Chair Graves, Commissioner Hance, Commissioner Wright, and Commissioner Maytum

## 6. DISCUSSION ITEMS:

- A. [2026-065](#) Park Plaza Retail Development at 305-323 S Main.

Franci Linder, Assistant Planning Director, introduced Item 6A as a discussion item. Frank Valadez of SA Partnership Architects then presented alongside Mr. Richard Lee. Valadez explained that Mr. Lee has a contract for the properties at 305-323 N. Main, the former site of a pet store. This site is adjacent to Mr. Lee's Hill and Bach Cellars property, which is currently undergoing renovations, and will be the next focus of development.

Mr. Lee's vision is to transform the property into a walkable, pedestrian-friendly, and safe environment. Currently, the site includes a 130-foot asphalt driveway running from the north to the south end of the property.

Valadez indicated that, toward the end of 2026, they plan to return to seek a Certificate of Appropriateness, including a demolition permit. The proposal includes extending the existing sidewalk, adding a new one-story, 12,000-square-foot retail center designed to attract high-quality restaurants and shops, and incorporating landscaping features along with a central water fountain (pending approval). This concept is intended to align with and extend the Park Plaza on Main Street, supporting the continued northward expansion of the Hill Country Mile.

Valadez also noted that the existing driveway does not meet current Texas code requirements. Proposed improvements include adding a landscaped buffer and creating a park plaza atmosphere. The water fountain would be turned off during the holiday season.

During Christmas, the fountain would be replaced with a platform for a Christmas tree, accompanied by seasonal lighting. The overarching goal is to enhance Main Street's walkability and encourage pedestrian movement further north.

Commissioner Graves inquired about the location and expressed strong support for the concept. She also mentioned her work teaching green building practices and commented positively on the inclusion of water

capture strategies. Mr. Lee added that permeable pavers would be used in the plaza area to allow rainwater to percolate into the ground.

The existing building, which is approximately 9,000 square feet under a tin roof, is planned for upgrades. Valadez discussed design considerations such as window scale and shading, noting the importance of adapting to environmental conditions while preserving the charm and Hill Country architectural character of Boerne.

Commissioner Wright commented that she frequently visits North Main and believes the project would serve as a strong transition for the area. Commissioner Hance expressed support for the concept sketch and raised no concerns. Valadez stated that additional details, including right-of-way information, would be submitted at a later date.

Mr. Lee concluded by expressing his appreciation for the commission's positive feedback and interest in the project. Commissioner Graves also reiterated her appreciation for the vision presented.

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

Franci Linder, Assistant Planning Director, stated that last month in meeting there was mention of having a discussion item during the March 3rd HLC meeting regarding promotional items for the store grant, and that the Planning team has worked on this, however, due to the amount of March 3rd agenda items, it was decided to be pushed to next month's meeting.

#### **8. ADJOURNMENT**

Meeting was adjourned by Commissioner Hance at 6:23 p.m.

Approve:

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Chairman

Attest:

\_\_\_\_\_

Executive Assistant