



## AGENDA ITEM SUMMARY

<b>Agenda Date</b>	April 7, 2025
<b>Requested Action</b>	Consider a certificate of appropriateness for a new sign permit located at 615 South Main Street. (Ministry of Dance)
<b>Contact Person</b>	Benjamin Simmons, Planner I (830) 248-1630, bsimmons@boerne-tx.gov
<b>Background Information</b>	<p><b>BACKGROUND:</b></p> <p>The subject property was originally constructed in 1923 as the First Baptist Church of Boerne and operated as such until the 1980s. In the years since, the one-story building has been home to a variety of commercial uses.</p> <p>The applicant is Kelly Mattingly.</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 C2 - Transitional Commercial and is located inside the Historic Overlay District.</p> <p><b>REQUEST:</b></p> <p>The property owner is requesting:</p> <ol style="list-style-type: none"><li>1. A certificate of appropriateness for a sign permit for a new wall sign located at 615 South Main Street (Ministry of Dance)</li></ol> <p><b>ANALYSIS:</b></p> <p>According to Historic District Survey records, the structure located at 615 South Main St was originally built in 1923 as a church in the American Vernacular style. It features a wood paneling and limestone façade, with a gable style roof over the front porch. The porch features wood posts with decorative corbels.</p>

	<p>The applicant is proposing to add a wall sign for their business Ministry of Dance. The proposed sign design features the following details:</p> <ul style="list-style-type: none"> <li>• Metal rectangular sign panel measuring 24” wide and 18” tall (3 square feet)</li> <li>• Brown background with gold lettering and silver accents</li> <li>• Non-lit sign</li> </ul> <p>The proposed sign design follows several Historic District guidelines for signs:</p> <ul style="list-style-type: none"> <li>• Metal material</li> <li>• Max 2 typefaces</li> <li>• Illumination</li> <li>• Earth colors</li> </ul> <p><b>FINDINGS:</b></p> <ul style="list-style-type: none"> <li>• Staff finds that the sign design meets Boerne’s UDC Chapter 9 sign regulations and Historic District Guidelines</li> </ul> <p><b>RECOMMENDATION:</b></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><b>MOTIONS FOR CONSIDERATION:</b></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 <b>APPROVE</b> a certificate of appropriateness for a new sign permit located at 615 South Main Street.</p> <p>OR</p> <p>I move that the Historic Landmark Commission rejects the findings and <b>DENY</b> a certificate of appropriateness for a new sign permit located at 615 South Main Street. (The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC).</p>
<b>Strategic Alignment</b>	

<b>Financial Considerations</b>	N/A
<b>Citizen Input/Board Review</b>	N/A
<b>Legal Review</b>	Section 3.11 of the UDC requires the review of signs located within the Historic District for compliance with Historic District Guidelines.
<b>Alternative Options</b>	The Commission may consider the request for COA for sign permit: <ul style="list-style-type: none"> <li>• Approved; or</li> <li>• Approved with conditions; or</li> <li>• Denied; or</li> <li>• Denied in part.</li> </ul>
<b>Supporting Documents</b>	Attachment 1 – Aerial Map Attachment 2 – Zoning View Attachment 3 – Proposed Sign Attachment 4 – Street View