



AGENDA ITEM SUMMARY

Agenda Date	December 2, 2025
Requested Action	Consider a certificate of appropriateness for a sign permit for a new sign located at 470 S Main Street (Shoe Groove).
Contact Person	Benjamin Simmons, Planner I (830) 248-1630, bsimmons@boerne-tx.gov
Background Information	<p>BACKGROUND:</p> <p>The business is owned by Cibolo 470 Group LLC, and the applicant is David Frias of Icarus Sign and Graphic Co.</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 for a new sign located at 470 S Main Street. <p>ANALYSIS:</p> <p>According to Historic District Survey records, the structure located at 470 S Main Street was constructed in 1916 by Walter Voges for use as a garage and later as a truck and automobile dealership. The façade is constructed of bricks with wood framed doors and fixed display type windows. Between 1924 and 1937 a one-story addition was constructed on the north side of the building that features a stepped parapet and steel frame awning windows.</p> <p>The applicant is proposing a new hanging sign panel for an existing business (Shoe Groove). The proposed hanging sign design features the</p>

	<p>following details:</p> <ul style="list-style-type: none">• Metal rectangular sign panel measuring 96” W x 24” H• White background with black, green, and blue lettering• Non-lit sign <p>The proposed sign design follows Historic District guidelines for signs:</p> <ul style="list-style-type: none">• Metal material• Illumination• Earth tone colors (maximum of four) <p>The proposed sign design does not follow the following Historic District guideline for signs:</p> <ul style="list-style-type: none">• Max 2 typefaces <p>FINDINGS:</p> <ul style="list-style-type: none">• Staff finds that the sign design meets Boerne’s UDC Chapter 9 sign regulations and the majority of Historic District Guidelines with the exception(s) noted above. <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 470 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 470 S Main Street. (The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC).</p>
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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</p> <p>Attachment 2 – Zoning View</p> <p>Attachment 3 – Proposed Signs</p>