



AGENDA ITEM SUMMARY

Agenda Date	June 3, 2025
Requested Action	Consider a certificate of appropriateness for a sign located at 701 S. Main Street. (BioworX)
Contact Person	Foster Simonsen, Planning Intern 830-248-1501, fsimonsen@boerne-tx.gov
Background Information	<p>BACKGROUND:</p> <p>The structure is a low contributing structure within the Historic District that was built in circa 1866</p> <p>The property owner is North Boerne LTD and was previously operated as a pet shop. The applicant, BioworX Boerne, is requesting to continue using the existing pole sign which is considered a legal non-conforming sign.</p> <p>The UDC requires that any activity requiring a certificate of appropriateness inside of the Historical District must be approved by the Historical Landmark Commission and will be subject to historic design guidelines. (UDC Sec. 3-11.B.8)</p> <p>The property is located within city limits and zoned as C2 – Transitional Commercial and is located inside of the Historic District.</p> <p>REQUEST:</p> <ol style="list-style-type: none">1. The applicant is requesting a certificate of appropriateness for a sign permit <p>ANALYSIS:</p> <p>According to Historic District Survey records, the structure located at 701 S. Main Street was originally built around 1866 using a German Texas architectural style. The building has a traditional storefront with a façade featuring masonry and stucco as well as a metal roof supported by wooden posts and a storefront window mounted in masonry bases. There are 2 entryways, each facing S Main Street and E Hosack.</p>

	<p>The applicant is proposing to modify the existing pole sign for a new business (BioworX Boerne). The proposed sign design features the following details:</p> <ul style="list-style-type: none">• Internally illuminated sign with black background• White and green lettering• A sans serif font and a calligraphy font <p>The proposed sign design follows several Historic District guidelines for signs:</p> <ul style="list-style-type: none">• Less than 4 colors• No more than 2 fonts <p>However, the sign does not meet the Historic District guideline for illuminated signs. It should be noted that this sign was previously approved with internal illumination for the previous tenant and that the illumination followed our dark sky regulations.</p> <p>Additionally, the sign colors are a significant improvement from the previous sign and bring the sign into compliance with the guideline requirements for colors.</p> <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 except for sign illumination• Staff finds that since the sign will be brought into more compliance with our Historic District Guidelines in regards to earth tone colors, the intent of the Historic Guidelines are upheld and flexibility in their application is appropriate <p>RECOMMENDATION:</p> <p>Based on its alignment with the Comprehensive Master Plan, UDC Chapter 3.11 and 9, and Historic District Design Guidelines, staff recommends that the Historic Landmark Commission APPROVE a certificate of appropriateness for a pole sign at 701 S. Main Street.</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</p>
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	<p>APPROVE a certificate of appropriateness for a pole sign.</p> <p>OR</p> <p>I move that the Historic Landmark Commission rejects the findings and DENY a certificate of appropriateness for a pole sign. (The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC).</p>
Strategic Alignment	<p>C2 – Seeking customer-driven feedback.</p> <p>C3 – Collaborate with community partners to enhance quality of life.</p>
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	The Commission must approve, approve with conditions, extend the review, or deny the request. Each condition or reason for denial must be directly related to requirements of city regulations and may not be arbitrary.
Supporting Documents	<p>Attachment 1 – Aerial Map</p> <p>Attachment 2 – Street View</p> <p>Attachment 3 – Proposed sign</p>