Excerpt of the Minutes
April 1, 2024
Planning and Zoning Commission Meeting

Present: Chairman Tim Bannwolf
                   Vice Chair Lucas Hiler
                   Commissioner Bill Bird
                   Commissioner Susan Friar
                   Commissioner Carlos Vecino
                   Commissioner Terry Lemoine

Absent: Commissioner Bob Cates

5.B. Consider an application for a Historic Landmark Designation for 717 Main Street

Sara Varvarigos, City Planner II., presented the proposed Historic Landmark Designation application.

Commission discussion ensued regarding the lack of requests seen by the commission for historic landmark designations. They questioned why this historic structure has not been brought forth for this type of designation prior to now.

Sara Varvarigos clarified that the structure is already a part of the city's historic district and identified as a significant structure to the district.

She further explained that it is up to individual property owners to request this type of historic designation.

Commission discussion continued regarding this designation allowing for more government oversight (more stringent requirements), benefits of tax abatements, and possible processes for revoking the designation.

Sara further clarified that if the current owner can prove an economic hardship to city council there could be the potential to revoke the designation and the city can also initiate revocation.

Shawn and Lori Franke, property owners, made themselves available for questions and explained their reasons for the request and their desire to preserve the structure; the

historic designation would allow them to fall under International Existing Building Code rules and allow them to apply for future tax abatement.

A motion was made by Commissioner Vecino, seconded by Commissioner Hiler, to recommend approval to Boerne City Council for the request of a Historic Landmark Designation for 717 North Main Street. The motion carried by the following vote:

Yea: Chairman Bannwolf, Commissioner Lemoine, Commissioner Bird, Commissioner Friar, Commissioner Vecino, Commissioner Hiler