

MINUTES
HISTORIC LANDMARK COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Tuesday, March 07, 2023 - 5:30 PM

Minutes of the Historic Landmark Commission Meeting of March 07, 2023, at 5:30 p.m.

Present: 5 - Chairman Ben Adam, Commissioner Justin Boerner, Commissioner Cesar Hance, Commissioner Cali Redd, Commissioner Sally Pena

Absent: 2 - Commissioner Michael Nichols, Commissioner Patti Mainz

Staff Present: Laura Haning, Sara Bennett, Krystal Brown, Ariel Morin, Lesley Gastelum

Recognized/ Registered Guests: Lisa Lunsford, Karen Mathison, Debra Spachek

EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE: THE HISTORIC LANDMARK COMMISSION MAY, AS PERMITTED BY LAW, ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY MATTER LISTED BELOW AS AUTHORIZED BY GOVERNMENT CODE §551.071 (CONSULTATION WITH ATTORNEY)

1. CALL TO ORDER – 5:30 PM

Chairman Adam called the Historic Landmark Commission to order at 5:31 p.m.

2. CONFLICT OF INTEREST DECLARATION

No conflicts were declared.

3. PUBLIC COMMENTS: This is the opportunity for visitors and guests to address the Historic Landmark Commission on any issue. The Historic Landmark Commission may not discuss any presented issue, nor may any action be taken on any issue at this time. (Attorney General opinion – JC-0169)

No comments were received.

4. CONSENT AGENDA: All items listed below within the Consent Agenda are considered routine by the Historic Landmark Commission and may be enacted with one motion. There will be no separate discussion of items unless a Commission Member or citizen so requests, in which event the item may be moved to the general order of business and considered in its normal sequence.

**4.A. [2023-249](#) THE MINUTES OF THE HISTORIC LANDMARK COMMISSION
MEETING OF FEBRUARY 23, 2023.**

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY
COMMISSIONER HANCE, TO APPROVE THE CONSENT AGENDA AS
PRESENTED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 4- COMMISSIONER BOERNER, COMMISSIONER HANCE,
COMMISSIONER REDD, COMMISSIONER PENA

NAY: 0

APPROVED: 4-0

**A MOTION WAS MADE BY VICE CHAIR BOERNER, SECONDED BY
COMMISSIONER HANCE, THAT THIS MINUTES BE APPROVED THE MINUTES OF
THE HISTORIC LANDMARK COMMISSION MEETING OF FEBRUARY 23, 2023..
THE MOTION CARRIED BY THE FOLLOWING VOTE:**

5. REGULAR AGENDA:

**5.A. [2023-251](#) CONSIDER THE DEMOLITION REQUEST FOR A STRUCTURE
LOCATED AT 320 NORTH ESSER ROAD (KAD 14132) (HOWARD
KLEIN JR.).**

I. STAFF PRESENTATION

II. PUBLIC HEARING

III. MAKE RECOMMENDATION

Ms. Ariel Morin, City Planner I, presented the request for the demolition of a structure located at 320 N Esser Rd.

Chairman Adam opened the public hearing at 5:35 p.m.

Chairman Adam closed the public hearing at 5:35 p.m.

Commissioner Boerner shared his findings from the site visit.

Commissioner Pena shared her findings from the site visit.

Chairman Adam shared his findings from the site visit.

A MOTION WAS MADE BY COMMISSIONER HANCE, SECONDED BY COMMISSIONER PENA, TO APPROVE THE DEMOLITION REQUEST FOR A STRUCTURE LOCATED AT 320 NORTH ESSER ROAD (KAD 14132) (HOWARD KLEIN JR.).THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 4- COMMISSIONER BOERNER, COMMISSIONER HANCE, COMMISSIONER REDD, COMMISSIONER PENA

NAY: 0

APPROVED: 4-0

A MOTION WAS MADE BY COMMISSIONER HANCE, SECONDED BY CHAIRMAN PENA, THAT THIS MISC BE APPROVED CONSIDER THE DEMOLITION REQUEST FOR A STRUCTURE LOCATED AT 320 NORTH ESSER ROAD (KAD 14132) (HOWARD KLEIN JR.).

I. STAFF PRESENTATION

II. PUBLIC HEARING

III. MAKE RECOMMENDATION. THE MOTION CARRIED BY THE FOLLOWING VOTE:

6. [2023-252](#) CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR AN AWNING SIGN LOCATED AT 195 SOUTH MAIN STREET (KAD 26011) (THE SANCTUARY/KAREN MATHISON).

Ms. Sara Serra-Bennett, City Planner II, presented the request for an awning sign located at 195 South Main Street.

Commissioner Boerner asked for the clearance height and material of

the sign.

Ms. Tabor, the applicant, agreed to change sign materials to max metal instead of wood.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER HANCE, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR AN AWNING SIGN LOCATED AT 195 SOUTH MAIN STREET (KAD 26011) (THE SANCTUARY/KAREN MATHISON). WITH THE CAVEAT THAT THE SIGN MATERIAL BE CHANGED TO METAL. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 4- COMMISSIONER BOERNER, COMMISSIONER HANCE, COMMISSIONER REDD, COMMISSIONER PENA

NAY: 0

APPROVED: 4-0

A MOTION WAS MADE BY VICE CHAIR BOERNER, SECONDED BY COMMISSIONER HANCE, THAT THIS MISC BE APPROVED CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR AN AWNING SIGN LOCATED AT 195 SOUTH MAIN STREET (KAD 26011) (THE SANCTUARY/KAREN MATHISON).. THE MOTION CARRIED BY THE FOLLOWING VOTE:

7. [2023-253](#) CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A PROJECTING SIGN LOCATED AT 195 SOUTH MAIN STREET (KAD 26011) (THE SANCTUARY/KAREN MATHISON).

Ms. Sara Serra-Bennett, City Planner II, presented the request for a projecting sign located at 195 South Main Street.

Ms. Tabor, the applicant, also agreed to change the material of this sign to max metal.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER HANCE, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A PROJECTING SIGN LOCATED AT 195 SOUTH

MAIN STREET (KAD 26011) (THE SANCTUARY/KAREN MATHISON). WITH THE CAVEAT THAT THE SIGN MATERIAL BE CHANGED TO MAX-METAL. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 4- COMMISSIONER BOERNER, COMMISSIONER HANCE, COMMISSIONER REDD, COMMISSIONER PENA

NAY: 0

APPROVED: 4-0

A MOTION WAS MADE BY VICE CHAIR BOERNER, SECONDED BY COMMISSIONER HANCE, THAT THIS MISC BE APPROVED CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A PROJECTING SIGN LOCATED AT 195 SOUTH MAIN STREET (KAD 26011) (THE SANCTUARY/KAREN MATHISON).. THE MOTION CARRIED BY THE FOLLOWING VOTE:

8. [2023-254](#) CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 195 SOUTH MAIN STREET (KAD 26011) (THE SANCTUARY/KAREN MATHISON).

Ms. Sara Serra-Bennett, City Planner II, presented the request for a wall sign located at 195 South Main Street.

Chairman Adam asked if the letters for the wall sign were individual or on a board.

The Commission discussed if the wings of the sign would be attached or painted to the wall of the building.

Ms. Tabor, the applicant, gave an explanation of the sign details.

A MOTION WAS MADE BY COMMISSIONER REDD, SECONDED BY COMMISSIONER PENA, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 195 SOUTH MAIN STREET (KAD 26011) (THE SANCTUARY/KAREN MATHISON).. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 3- COMMISSIONER HANCE, COMMISSIONER REDD, COMMISSIONER PENA

NAY: 1- COMMISSIONER BOERNER

APPROVED: 3-1

A MOTION WAS MADE BY COMMISSIONER REDD, SECONDED BY CHAIRMAN PENA, THAT THIS MISC BE APPROVED CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 195 SOUTH MAIN STREET (KAD 26011) (THE SANCTUARY/KAREN MATHISON).. THE MOTION CARRIED BY THE FOLLOWING VOTE:

9. [2023-255](#) CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR COLOR TO BE USED ON THE EXISTING TRIM LOCATED AT 195 S. MAIN STREET (KAD 26011) (THE SANCTUARY/KAREN MATHISON).

Ms. Sara Serra-Bennett, City Planner II, presented the request for color to be used on the existing trim located at 195 South Main Street.

Ms. Tabor, the applicant, clarified what is going to be painted.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER HANCE, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR COLOR TO BE USED ON THE EXISTING TRIM LOCATED AT 195 S. MAIN STREET (KAD 26011) (THE SANCTUARY/KAREN MATHISON). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 4- COMMISSIONER BOERNER, COMMISSIONER HANCE, COMMISSIONER REDD, COMMISSIONER PENA

NAY: 0-

APPROVED: 4-0

A MOTION WAS MADE BY VICE CHAIR BOERNER, SECONDED BY COMMISSIONER HANCE, THAT THIS BE APPROVED CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR COLOR TO BE USED ON THE EXISTING TRIM LOCATED AT 195 S. MAIN STREET (KAD 26011) (THE SANCTUARY/KAREN MATHISON).. THE MOTION CARRIED BY THE FOLLOWING VOTE:

10. [2023-256](#) CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 233 SOUTH MAIN STREET STE H (KAD 26005) (LONESTAR COUNTRY CREATIONS/DEBRA SPACHEK).

Ms. Sara Serra-Bennett, City Planner II, presented the request for a wall sign located at 233 South Main Street Suite H.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER HANCE, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 233 SOUTH MAIN STREET SUITE H (KAD 26005) (LONESTAR COUNTRY CREATIONS/DEBRA SPACHEK). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 4- COMMISSIONER BOERNER, COMMISSIONER HANCE, COMMISSIONER REDD, COMMISSIONER PENA

NAY: 0-

APPROVED: 4-0

A MOTION WAS MADE BY VICE CHAIR BOERNER, SECONDED BY COMMISSIONER HANCE, THAT THIS BE APPROVED CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 233 SOUTH MAIN STREET STE H (KAD 26005) (LONESTAR COUNTRY CREATIONS/DEBRA SPACHEK).. THE MOTION CARRIED BY THE FOLLOWING VOTE:

11. [2023-257](#) CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A COMMERCIAL COMPLEX SIGN LOCATED AT 233 SOUTH MAIN STREET SUITE H (KAD 26004) (LONESTAR COUNTRY CREATIONS/DEBRA SPACHEK).

Ms. Sara Serra-Bennett, City Planner II, presented the request for a

commercial complex sign located at 233 South Main Street Suite H.

Commissioner Boerner questioned the material of the sign.

Ms. Spachek, the applicant, agreed to change the material of the sign to max metal.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER PENA, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A COMMERCIAL COMPLEX SIGN LOCATED AT 233 SOUTH MAIN STREET SUITE H (KAD 26004) (LONESTAR COUNTRY CREATIONS/DEBRA SPACHEK). WITH THE CAVEAT THAT THE SIGN MATERIAL BE CHANGED TO MAX-METAL. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 4- COMMISSIONER BOERNER, COMMISSIONER HANCE, COMMISSIONER REDD, COMMISSIONER PENA

NAY: 0-

APPROVED: 4-0

A MOTION WAS MADE BY VICE CHAIR BOERNER, SECONDED BY CHAIRMAN PENA, THAT THIS MISC BE APPROVED CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A COMMERCIAL COMPLEX SIGN LOCATED AT 233 SOUTH MAIN STREET SUITE H (KAD 26004) (LONESTAR COUNTRY CREATIONS/DEBRA SPACHEK).. THE MOTION CARRIED BY THE FOLLOWING VOTE:

12. [2023-258](#) CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A ROOF SIGN LOCATED AT 233 SOUTH MAIN STREET STE H (KAD 26005) (LONESTAR COUNTRY CREATIONS/DEBRA SPACHEK).

Ms. Sara Serra-Bennett, City Planner II, presented the request for a roof sign located at 233 South Main Street Suite H.

Discussion ensued regarding roof signs and how this one would be attached.

A MOTION WAS MADE BY COMMISSIONER HANCE, SECONDED BY COMMISSIONER PENA, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A ROOF SIGN LOCATED AT 233 SOUTH MAIN STREET SUITE H (KAD 26005) (LONESTAR COUNTRY CREATIONS/DEBRA SPACHEK). WITH THE CAVEAT THAT IF TURNED DOWN BY THE DESIGN REVIEW COMMITTEE, IT WILL BE APPROVED AS A MOUNTED SIGN. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 4- COMMISSIONER BOERNER, COMMISSIONER HANCE, COMMISSIONER REDD, COMMISSIONER PENA

NAY: 0-

APPROVED: 4-0

A MOTION WAS MADE BY COMMISSIONER HANCE, SECONDED BY CHAIRMAN PENA, THAT THIS MISC BE APPROVED CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A ROOF SIGN LOCATED AT 233 SOUTH MAIN STREET STE H (KAD 26005) (LONESTAR COUNTRY CREATIONS/DEBRA SPACHEK).. THE MOTION CARRIED BY THE FOLLOWING VOTE:

13. [2023-259](#) CONSIDER A BUILDING PERMIT FOR A FENCE SIGN LOCATED AT 248 NORTH MAIN STREET (KAD 19905) (DIENGER TRADING COMPANY/LISA LUNSFORD).

Ms. Sara Serra-Bennett, City Planner II, presented the request for a building permit for a fence located at 248 North Main Street.

Ms. Sara Bennett clarified the building permit is for a fence, not a fence sign.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER HANCE, TO APPROVE A BUILDING PERMIT FOR A FENCE LOCATED AT 248 NORTH MAIN STREET (KAD 19905) (DIENGER TRADING COMPANY/LISA LUNSFORD). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 4- COMMISSIONER BOERNER, COMMISSIONER HANCE,
COMMISSIONER REDD, COMMISSIONER PENA

NAY: 0-

APPROVED: 4-0

**A MOTION WAS MADE BY VICE CHAIR BOERNER, SECONDED BY
COMMISSIONER HANCE, THAT THIS MISC BE APPROVED CONSIDER A
BUILDING PERMIT FOR A FENCE SIGN LOCATED AT 248 NORTH MAIN STREET
(KAD 19905) (DIENGER TRADING COMPANY/LISA LUNSFORD).. THE MOTION
CARRIED BY THE FOLLOWING VOTE:**

- 14.** [2023-260](#) CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A FENCE
COLOR LOCATED AT 248 NORTH MAIN STREET (KAD 19905)
(DIENGER TRADING COMPANY/LISA LUNSFORD).

Ms. Sara Serra-Bennett, City Planner II, presented the request for a fence
color located at 248 North Main Street.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY
COMMISSIONER PENA, TO APPROVE A CERTIFICATE OF APPROPRIATENESS
FOR A FENCE COLOR LOCATED AT 248 NORTH MAIN STREET (KAD 19905)
(DIENGER TRADING COMPANY/LISA LUNSFORD).THE MOTION CARRIED BY
THE FOLLOWING VOTE:

YEA: 4- COMMISSIONER BOERNER, COMMISSIONER HANCE,
COMMISSIONER REDD, COMMISSIONER PENA

NAY: 0-

APPROVED: 4-0

A MOTION WAS MADE BY VICE CHAIR BOERNER, SECONDED BY CHAIRMAN PENA, THAT THIS MISC BE APPROVED CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A FENCE COLOR LOCATED AT 248 NORTH MAIN STREET (KAD 19905) (DIENGER TRADING COMPANY/LISA LUNSFORD).. THE MOTION CARRIED BY THE FOLLOWING VOTE:

15. [2023-261](#) CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A POST AND PANEL SIGN LOCATED AT 248 NORTH MAIN STREET (DIENGER TRADING COMPANY/LISA LUNSFORD).

Ms. Sara Serra-Bennett, City Planner II, presented the request for a post and panel sign located at 248 North Main Street.

A MOTION WAS MADE BY COMMISSIONER HANCE, SECONDED BY COMMISSIONER BOERNER, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A POST AND PANEL SIGN LOCATED AT 248 NORTH MAIN STREET (DIENGER TRADING COMPANY/LISA LUNSFORD). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 4- COMMISSIONER BOERNER, COMMISSIONER HANCE, COMMISSIONER REDD, COMMISSIONER PENA

NAY: 0-

APPROVED: 4-0

A MOTION WAS MADE BY COMMISSIONER HANCE, SECONDED BY VICE CHAIR BOERNER, THAT THIS MISC BE APPROVED CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A POST AND PANEL SIGN LOCATED AT 248 NORTH MAIN STREET (DIENGER TRADING COMPANY/LISA LUNSFORD).. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

No comments were received.

17. ADJOURNMENT

Chairman Adam adjourned the Historic Landmark Commission at 6:13

p.m.

Chairman

CERTIFICATION

**I hereby certify that the above notice of meeting was posted on the 3rd day of
March, 2023 at 5:00 p.m.**

Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

The City Hall Complex is wheelchair accessible. Access to the building and special parking is available at the front entrance of the building. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the by calling the Planning and Community Development Office at 830-249-9511.

Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to section 30.07 Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.