



AGENDA ITEM SUMMARY

Agenda Date	July 7, 2026
Requested Action	Consider a certificate of appropriateness for sign permit(s) located at 112 East San Antonio Avenue. (Devino Cellars)
Contact Person	William Willingham – Planner II (830) 248-1628, wwillingham@boerne-tx.gov
Background Information	<p>BACKGROUND:</p> <p>The subject property at 112 East San Antonio Avenue is a one-story brick structure with a hip roof made of metal that extends over the front entry to create an awning. The building was constructed circa 1920 known as the Telephone Exchange Building as it housed the telephone switchboards systems of Boerne.</p> <p>The applicant is Luke Kersh.</p> <p>The property is zoned C3- Community Commercial and is located within the Historic Overlay District.</p> <p>The structure is considered a contributing structure within the Historic Overlay district.</p> <p>The applicant is proposing to place a non-illuminated wall sign at the rear of the building. The area of the wall the sign is located is 231 square feet. The sign measures 2 feet by 7 feet or 14 square feet and is 6% of the wall area. The sign will be printed onto MaxMetal composite aluminum material and will use UV treated ink.</p> <p>The applicant is also proposing to replace the previous hanging sign. The previous sign is fixed below the front entry awning and measures 1.5 feet by 4 feet or 6 square feet with a clearance of 8 feet. The applicant is not proposing to alter the signs suspension or dimensions. The sign will be double faced and use UV treated ink to replace the existing sign design.</p> <p>The replacement signs feature the following colors:</p> <ol style="list-style-type: none">1. Brown2. Tan

3. White

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)

REQUEST:

1. Consider a certificate of appropriateness for sign permit(s) located at 112 East San Antonio Avenue. (Devino Cellars)

ANALYSIS:

The applicant is proposing a wall sign which features the following details:

- 14 square feet
- Brown background with white lettering
- Tan accents
- Two type faces
- Material: MaxMetal Aluminum Composite
- No illumination

The applicant is also proposing a hanging sign which features the following details

- 6 square feet
- Brown background with white lettering
- Tan accents
- Two type faces
- Height above grade: approximately 8 feet to the lowest edge of the sign
- Material: MaxMetal Aluminum Composite
- No illumination

The proposed sign designs follow the Historic District guidelines for signs:

- Metal or wood material
- Max 2 typefaces
- Illumination
- Earthtone colors

FINDINGS:

- Staff finds that the exterior improvements meet Boerne's UDC regulations and Historic District Guidelines.

	<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>I move that the Historic Landmark Commission accept the findings and APPROVE the Certificate of Appropriateness for 112 East San Antonio Avenue.</p> <p>OR</p> <p>I move that the Historic Landmark Commission DENY the Certificate of Appropriateness for 112 East San Antonio Avenue.</p>
Strategic Alignment	
Financial Considerations	N/A
Citizen Input/Board Review	N/A
Legal Review	N/A
Alternative Options	N/A
Supporting Documents	<p>Attachment 1 – Aerial Exhibit</p> <p>Attachment 2 – Zoning Map</p> <p>Attachment 3 – Street View</p> <p>Attachment 4 – Proposed Sign Design</p>