

AGENDA
HISTORIC LANDMARK COMMISSION MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 NORTH MAIN STREET
Tuesday, December 5, 2023 - 5:30 PM

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
2. CONFLICT OF INTEREST
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)
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. [2023-825](#) THE MINUTES OF THE HISTORIC LANDMARK COMMISSION MEETING OF NOVEMBER 7, 2023.

Attachments: [HLC Minutes 23.1107](#)
5. REGULAR AGENDA:
 - 5.A [2023-824](#) Consider a certificate of appropriateness for a sign located at 615 South Main Street. (Boerne Post Haus)

Attachments: [AIS - 615 South Main Street - Sign](#)
[Att 1 - Location Map](#)
[Att 2 - Street View](#)
[Att 3 - Proposed Sign](#)
6. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF – No discussion or action may take place.

- 6.A. [2023-823](#) City of Boerne Boards and Commissions Appreciation Open House - December 7th at 6:00 p.m. - 8:00 p.m. at City Hall Lobby.

7. ADJOURNMENT

s/s Nathan Crane

Administrative Officer

CERTIFICATION

**I hereby certify that the above notice of meeting was posted on the 1st day of
December, 2023 at 9:30 a.m.**

s/s Heather Wood

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.

MINUTES
HISTORIC LANDMARK COMMISSION MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 NORTH MAIN STREET
Tuesday, November 7, 2023 - 5:30 PM

Minutes of the Regular Called Historic Landmark Commission Meeting.

Present: 4 Chairman Justin Boerner, Commissioner Michael Nichols, Commissioner Cesar Hance, and Commissioner Lynnese Graves.

Absent: 3 Vice Chair Sally Pena, Commissioner Julia Murphy, and Commissioner Patti Mainz.

Present: 3 - Chairman Justin Boerner, Commissioner Cesar Hance, and Commissioner Lynnese Graves

Absent: 3 - Commissioner Patti Mainz, Vice Chair Sally Pena, and Commissioner Julia Murphy

1. CALL TO ORDER – 5:30 PM

Chairman Boerner called the Historic Landmark Commission to order at 5:30 p.m.

2. CONFLICT OF INTEREST

No conflicts were declared.

3. PUBLIC COMMENTS:

No comments were received.

4. CONSENT AGENDA:

4.A Consider approval of the Minutes of the Special Called Historic Landmark Commission Meeting of July 18, 2023 (Ethics Training) and the Minutes of the Historic Landmark Commission Meeting

of October 3, 2023.

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

Yeah: 4 - Chairman Boerner, Commissioner Nichols, Commissioner Hance, and Commissioner Graves

Absent: 3 - Commissioner Mainz, Vice Chair Pena, and Commissioner Murphy

5. REGULAR AGENDA:

5.A. Consider a Certificate of Appropriateness for a Wall sign located at 189 South Main Street. (Before Your Eyes Interiors)

Chairman Boerner called on Ms. Sara Serra-Bennett. Ms. Bennett displayed the location of the property under consideration and the proposed size and color of the requested wall sign.

A MOTION WAS MADE BY COMMISSIONER HANCE, SECONDED BY COMMISSIONER NICHOLS, APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 189 SOUTH MAIN STREET. (BEFORE YOUR EYES INTERIORS). THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Chairman Boerner, Commissioner Nichols, Commissioner Hance, and Commissioner Graves

Absent: 3 - Commissioner Mainz, Vice Chair Pena, and Commissioner Murphy

5.B. Consider a Certificate of Appropriateness for colors to be used in the outside of the building located at 302 E Blanco Road. (Barefoot Hair Designs & Suite)

Ms. Bennett continued with a request for approval of building colors. The location of the property was displayed. Color swatches were provided to commissioners.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER HANCE, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR COLORS TO BE USED IN THE OUTSIDE OF THE BUILDING LOCATED AT 302 E BLANCO ROAD. (BAREFOOT HAIR DESIGNS & SUITE). THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Chairman Boerner, Commissioner Nichols, Commissioner Hance, and Commissioner Graves

Absent: 3 - Commissioner Mainz, Vice Chair Pena, and Commissioner Murphy

5.C. Consider a Certificate of Appropriateness for a post and panel sign located at 302 E Blanco Road (Barefoot Hair Designs & Suite)

Ms. Bennett continued with a request for a post and panel sign. She displayed the proposed sign.

A MOTION WAS MADE BY COMMISSIONER GRAVES, SECONDED BY COMMISSIONER HANCE, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A POST AND PANEL SIGN LOCATED AT 302 E BLANCO ROAD (BAREFOOT HAIR DESIGNS & SUITE). THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Chairman Boerner, Commissioner Nichols, Commissioner Hance, and Commissioner Graves

Absent: 3 - Commissioner Mainz, Vice Chair Pena, and Commissioner Murphy

5.D. Consider a Building Permit to enclose a front porch located at 607 N Main Street. (Security State Bank & Trust)

Ms. Bennett continued with a request for remodeling of Security State Bank located at 607 N. Main Street. The request is to enclose a portion of the porch with the entrance to remain in the same location. The construction has already began. Discussion ensued regarding adding stone to the street view of the building. Bryan D'Spain, Community President/Commercial Lender of Security State Bank stated that there is not a slab under that portion of the porch so they are unable to use stone. There will be lights on the existing porch and the colors of the building will remain the same.

A MOTION WAS MADE BY COMMISSIONER HANCE, SECONDED BY COMMISSIONER GRAVES, TO APPROVE A BUILDING PERMIT TO ENCLOSE A FRONT PORCH LOCATED AT 607 N MAIN STREET. (SECURITY STATE BANK & TRUST). THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 3 - Chairman Boerner, Commissioner Hance, and Commissioner Graves

Nay: 1 - Commissioner Nichols

Absent: 3 - Commissioner Mainz, Vice Chair Pena, and Commissioner Murphy

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

Ms. Bennett stated that there will not be any changes in meeting schedule for 2024.

Commissioner Hance expressed appreciation for the text reminder of the meeting.

7. ADJOURNMENT

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER GRAVES, TO ADJOURN THE MEETING AT 5:48 P.M. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Chairman Boerner, Commissioner Nichols, Commissioner Hance, and Commissioner Graves

Absent: 3 - Commissioner Mainz, Vice Chair Pena, and Commissioner Murphy

Approved:

Chairman

Attest:

Secretary



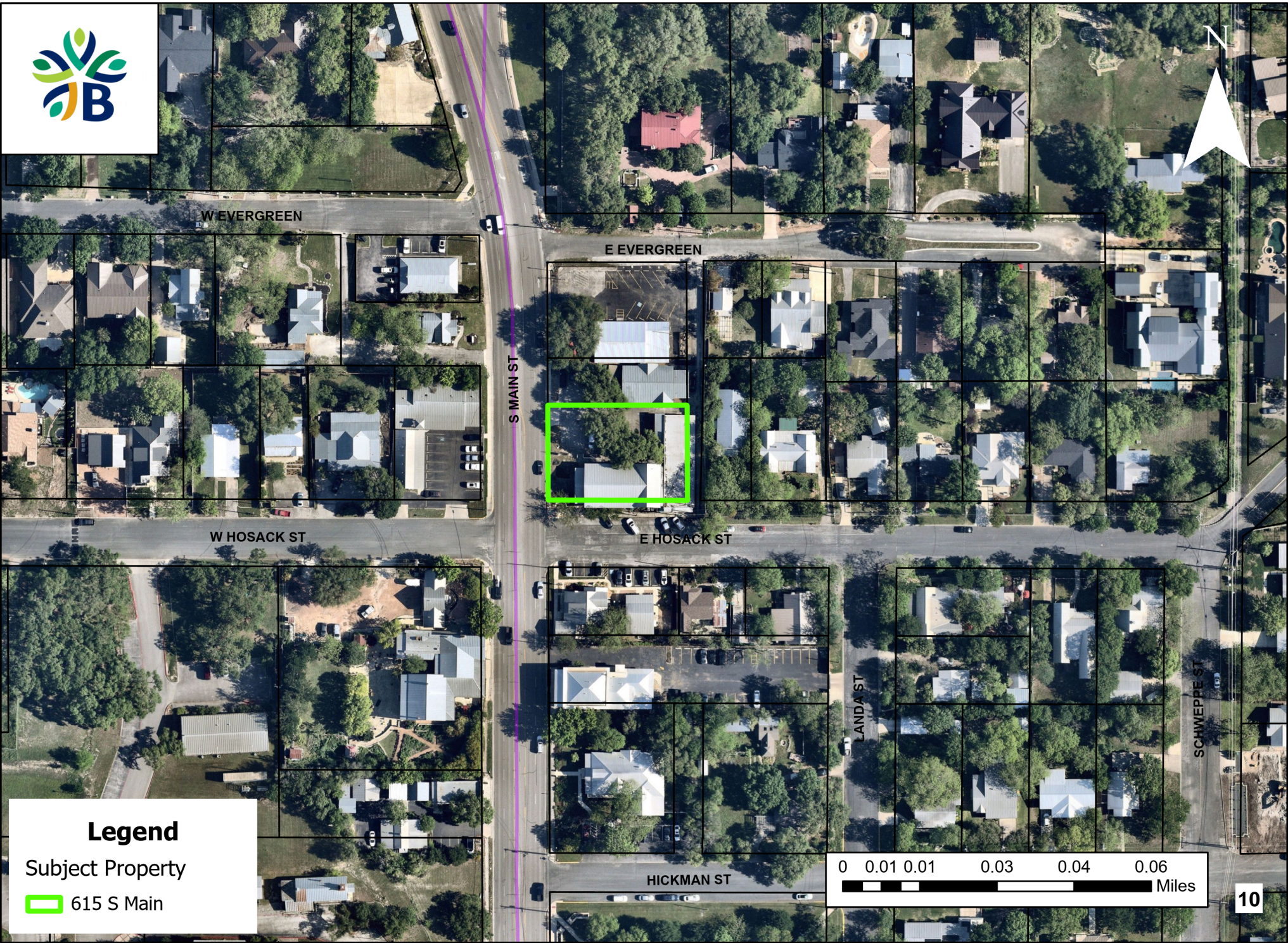
AGENDA ITEM SUMMARY

Agenda Date	December 05, 2023
Requested Action	Consider a certificate of appropriateness for a sign located at 615 South Main Street (Boerne Post Haus)
Contact Person	Sara Serra-Bennett, Planner II, Planning Department
Background Information	HLC case Number: 2023-12-005A
	Contribution/ Integrity: Contributing/ medium
	Related Case: 2021-11-009: sign 2021-10-007-009: signs 2019-10-005: exterior features 2019-09-013-018: signs and exterior paint 2018-12-002: fence 2018-04-003-006: signs
	The applicant is requesting to install a new sign panel to the existing non-conforming free-standing sign structure. The new sign will match the existing ones in color and style. It will have two colors and one font, measuring 8'x 1' , made of premium 3mm ACP, double-sided, and digitally printed with laminate.
Item Justification	<div> <input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Infrastructure Investment </div> <div> <input type="checkbox"/> Reduce Costs <input checked="" type="checkbox"/> Customer Pull </div> <div> <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Service Enhancement </div> <div> <input type="checkbox"/> Mitigate Risk <input type="checkbox"/> Process Efficiency </div> <div> <input type="checkbox"/> Master Plan Recommendation <input type="checkbox"/> Other: </div>
Strategic Alignment	C2 – Seeking customer-driven feedback. C3 – Collaborating with community partners to enhance quality of life. F3 – Maintaining a balanced and diversified economy.
Financial Considerations	
Citizen Input/Board Review	

Legal Review	
Alternative Options	
Supporting Documents	Att 1 – Location Map – 615 S Main Att 2 – Street View – 615 S Main Att 3 – Proposed Sign – 615 S Main


Subject Property

615 South Main Street



Legend

Subject Property

 615 S Main

0 0.01 0.01 0.03 0.04 0.06 Miles

STREET VIEW
615 South Main Street



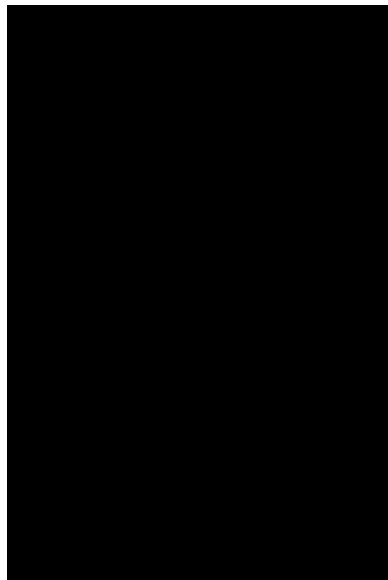
Proposed New Sign

8 ft

1 ft



Colors (CMYK)



0, 0, 0, 100



0, 0, 0, 0

Proposed Sign location

