

**MINUTES**  
**HISTORIC LANDMARK COMMISSION MEETING**  
**BOERNE POLICE AND MUNICIPAL COURT COMPLEX, 124 OLD SAN ANTONIO ROAD**  
**Tuesday, June 5th, 2018 - 5:30 PM**

HLC Members Present: Cesar Hance, Justin Boerner, Ben Adam, Mike Nichols, Stephen Kerr, Tabitha Cuevas, Robert Newey, Sherri Jo Adams

HLC Members Absent: Shanna Bergmann

City Staff Present: Barrett Squires, (IT Services), Laura Talley (Planning Director), Susana Ramos (Planner III), Stephanie Kranich (Planning Assistant)

Guests: Liz Payne, Isabel Vega, Sally Lambert, Josh Majors, John Rhodes, Travis Prvett, Floyd Schexnayder, Craig Slaughter

**CALL TO ORDER – 5:30 PM**

Chairman Adam called the Historic Landmark Commission meeting to order at 5:32 P.M.

**PUBLIC COMMENTS:**

There were none.

**CONFLICT OF INTEREST DECLARATION**

There were none.

**APPROVAL OF MINUTES**

[2018-404](#) Request for approval of the Historic Landmark Commission meeting minutes of May 1, 2018.

**COMMISSIONER KERR MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL OF THE HISTORIC LANDMARK COMMISSION MEETING MINUTES OF MAY 1, 2018. COMMISSIONER NICHOLS SECONDED THE MOTION. THE MOTION CARRIED 7-0.**

**ACTION ITEMS:**

1. [2018-405](#) Request for approval for a Certificate of Appropriateness of a 6' x 6' 7 7/8" monument sign located at 116 W. Blanco (Boerne Mercantile). Take necessary action.

Ms. Susana Ramos described the request for a monument sign. The business owner is proposing an illuminated sign with paint selection of Sherwin Williams color Folkstone. The front will be the same on all of the tenant panels. The sign cabinet is made of aluminum, stone and plastic.

Mr. Craig Slaughter, representative for the property owner, described the design of the new sign as more modern, to not look so out dated.

Commissioner Nichols stated the current signage has character to it, however the proposed signage request is very modern and angular with nothing leaning towards a historic feel. Commissioner Nichols suggested an arch be added to the top of the new design to bring more of a historic look possibly with an arched top and a different font and move the sign's side print of Boerne Mercantile to the top of the arch.

**COMMISSIONER NICHOLS MADE A MOTION TO DENY THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS OF A 6' X 6' 7 7/8" MONUMENT SIGN LOCATED AT 116 W. BLANCO (BOERNE MERCANTILE). COMMISSIONER ADAMS SECONDED THE MOTION. THE MOTION CARRIED 7-0.**

2. [2018-406](#) Request for approval for a Certificate of Appropriateness of a 15" x 61" free-standing sign located at 216 E. Blanco Road (Price Trailer Sales & Leasing). Take necessary action.

Ms. Susana Ramos described the request for a free-standing sign. The sign will be double-faced and made out of MDO material. Staff is supportive.

Ms. Liz Paine, representative for Price Trailer Sales, described the sign.

**COMMISSIONER NICHOLS MADE A MOTION TO APPROVE THE REQUEST FOR APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS OF A 15" X 61" FREE-STANDING SIGN LOCATED AT 216 E. BLANCO ROAD (PRICE TRAILER SALES AND LEASING). COMMISSIONER BOERNER SECONDED THE MOTION. THE MOTION CARRIED 7-0.**

## DISCUSSION ITEMS:

## a. Proposed CVS Pharmacy - 491 S. Main Street

Ms. Susana Ramos explained the proposed development for CVS. Currently there is a closed gas station in the location. Ms. Ramos described the site plan and elevations. Ms. Laura Talley stated they modeled the building after the old Sach's garage across the street. They are seeking input from the Commission regarding exterior elevations and wall signage and will come back in the future for HLC approval.

Mr. John Rhodes, civil engineer, and Mr. Floyd Schexnayder, Genesis Design Group, and Ms. Isabel Vega, representative from CVS, described the exterior of the building as a light colored brick, with possible awnings and they were open to discussion on the signage. There will be lighting located in the parking lot.

Commissioner Nichols asked what the height restrictions would be in a B-3 , and suggested perhaps altering the direction of the brick placement in the exterior of the building. Commissioner Nichols stated the height of two stories so close to the sidewalk and River Road would make for a considerably large size of the building. Commissioner Boerner asked what the historical value would be in terms of exterior design. Commissioner Boerner suggested down lighting rather than having bright red illuminated signage.

## ADJOURNMENT

**COMMISSIONER KERR MADE A MOTION TO ADJOURN THE MEETING.  
COMMISSIONER NICHOLS SECONDED THE MOTION. THE MOTION CARRIED  
7-0.**

**THE MEETING ADJOURNED AT 6:29 P.M.**

---

HLC Chairman

\_\_\_\_\_  
HLC Secretary