

**MINUTES**  
**HISTORIC LANDMARK COMMISSION MEETING**  
**BOERNE CITY HALL**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 NORTH MAIN ST**  
**Tuesday, December 7, 2021 - 5:30 PM**

Minutes of the Historic Landmark Commission meeting of December 7, 2021, at 5:30 p.m.

**Present: 4-** Chairman Ben Adam, Commissioner Sally Pena, Commissioner Justin Boerner, Commissioner Michael Nichols

**Absent: 3-** Commissioner Cesar Hance, Commissioner Cali Redd, Commissioner Patti Mainz

**Staff Present:** Sara Serra-Bennett, Veronika Vasquez, Barbara Quirk, Krystal Brown

**Recognized/ Registered Guests:** Christina Ryrholm, Lori Rodrigues

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 Ben Adam called the Historic Landmark Commission to order at 5:30 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.**     [2021-996](#)            THE MINUTES OF THE HISTORIC LANDMARK COMMISSION  
MEETING OF NOVEMBER 2, 2021.

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

**YEA: 4-** CHAIRMAN ADAM, COMMISSIONER PENA, COMMISSIONER BOERNER, COMMISSIONER NICHOLS

**Approved: 4-0**

5. REGULAR AGENDA:

**5.A.**     [2021-1000](#)            TO CONSIDER THE DEMOLITION REQUEST FOR A STRUCTURE  
LOCATED AT 116 BESS STREET (DIETERT ADDITION LOT 20, PT 22,  
2 ACRES, KAD 21648) (BESS STREET HOLDINGS LLC).

I. STAFF PRESENTATION

II. PUBLIC HEARING

III. MAKE RECOMMENDATION

Ms. Sara Serra-Bennett, City Planner II, presented the request for the demolition of a structure located at 116 Bess St.

Mr. Rusty McClure has lived across street from this property for 25 years. He spoke on how the property has been poorly maintained and was not in favor of the demolition.

Mr. Russell Noll, resident at 124A Oak Ln, shared that the new owner recently acquired the property about 2 months ago, so any deferred maintenance was due to the previous out-of-state owner. The structure had no historical significance in his opinion. Mr. Noll, who has a long history with the new owner, felt that the future plans would be a great addition to the community.

Commissioner Boerner and Chairman Adam shared their findings from the November 18th site visit. They did not see any historical value in the structure.

Ms. Serra-Bennett mentioned 19 notifications were mailed to neighboring property owners within 200 ft, and no replies were received.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER NICHOLS, TO APPROVE THE DEMOLITION REQUEST FOR A STRUCTURE LOCATED AT 116 BESS STREET (DIETERT ADDITION LOT 20, PT 22, 2 ACRES, KAD 21648) (BESS STREET HOLDINGS LLC). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA:** 4- CHAIRMAN ADAM, COMMISSIONER PENA, COMMISSIONER BOERNER AND COMMISSIONER NICHOLS

**Approved: 4-0**

6. [2021-1008](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A COMMERCIAL COMPLEX SIGN LOCATED AT 604 NORTH MAIN STREET (KAD 25984, SANSOM ADDITION LOT 9, PT 10, 0.39 ACRES) (LORI RODRIGUES).

Ms. Sara Serra-Bennett presented the certificate of appropriateness for a commercial complex sign located at 604 N. Main St. The sign would be 33"x70", and would include 3 colors and 2 fonts. The background would remain green, the frame would remain gold, and the letters would be white.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER PENA, TO APPROVE A CERTIFICATE OF APPROPRIATENESS

FOR A COMMERCIAL COMPLEX SIGN LOCATED AT 604 NORTH MAIN STREET (KAD 25984, SANSOM ADDITION LOT 9, PT 10, 0.39 ACRES) (LORI RODRIGUES). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 4-** CHAIRMAN ADAM, COMMISSIONER PENA, COMMISSIONER BOERNER AND COMMISSIONER NICHOLS

**Approved: 4-0**

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

Ms. Sara Serra-Bennett shared that updates are currently being made to the UDC.

8. ADJOURNMENT

Chairman Ben Adam adjourned the Historic Landmark Commission at 5:49 p.m.

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Chairman

**CERTIFICATION**

I hereby certify that the above notice of meeting was posted on the 3rd day of December, 2021 at 6:30 p.m.

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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.