

**AGENDA**  
**HISTORIC LANDMARK COMMISSION MEETING**  
**BOERNE CITY HALL**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 North Main Street**  
**Tuesday, March 07, 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 DECLARATION
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. [2023-249](#) THE MINUTES OF THE HISTORIC LANDMARK COMMISSION MEETING OF FEBRUARY 23, 2023.  
  
**Attachments:** [Official Meeting Minutes 23-0223](#)
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

**Attachments:** [Summary - 320 N Esser](#)  
[Att 1 - Location Map](#)  
[Att 2 - Aerial Map](#)  
[Att 3 - Street View](#)  
[Att 4 - Topographic Survey](#)  
[Att 5 - Site Pictures](#)

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

**Attachments:** [Summary - 195 S Main St](#)  
[Att 1 - Aerial Map](#)  
[Att 2 - Street View](#)  
[Att 3 - Awning Sign](#)

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

**Attachments:** [Summary - 195 S Main St](#)  
[Att 1 - Aerial Map](#)  
[Att 2 - Street View](#)  
[Att 3 - Projecting Sign](#)

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

**Attachments:** [Summary - 195 S Main St](#)  
[Att 1 - Aerial Map](#)  
[Att 2 - Street View](#)  
[Att 3 - Wall Sign](#)

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).

**Attachments:** [Summary - 195 S Main St](#)  
[Att 1 - Aerial Map](#)  
[Att 2 - Street View](#)  
[Att 3 - Trim Color](#)

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).

**Attachments:** [Summary - 233 S Main St Ste H](#)  
[Att 1 - Aerial Map](#)  
[Att 2 - Street View](#)  
[Att 3 - Wall Sign Details](#)

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).

**Attachments:** [Summary - 233 S Main St Ste H](#)  
[Att 1 - Aerial Map](#)  
[Att 2 - Street View](#)  
[Att 3 - Monument Sign Details](#)

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).

**Attachments:** [Summary - 233 S Main St Ste H](#)  
[Att 1 - Aerial Map](#)  
[Att 2 - Street View](#)  
[Att 3 - Rooftop Details](#)

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

**Attachments:** [Summary - 248 N Main St](#)  
[Att 1 - Aerial Map](#)  
[Att 2 - Street View](#)  
[Att 3 - Fence Details](#)

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).

**Attachments:** [Summary - 248 N Main St](#)  
[Att 1 - Aerial Map](#)  
[Att 2 - Street View](#)  
[Att 3 - Fence Color](#)

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).

**Attachments:** [Summary - 248 N Main St](#)  
[Att 1 - Aerial Map](#)  
[Att 2 - Street View](#)  
[Att 3 - Sign Details Post and Panel](#)

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

17. ADJOURNMENT

s/s Laura Haning

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Administrative Officer

**CERTIFICATION**

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



s/s Ariel Morin

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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.

**MINUTES**  
**SPECIAL CALLED HISTORIC LANDMARK COMMISSION MEETING**  
**BOERNE CITY HALL**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 North Main Street**  
**Thursday, February 23, 2023 - 5:30 PM**

Minutes of the Historic Landmark Commission Meeting of February 23, 2023, at 5:30 p.m.

**Present: 4-** Chairman Ben Adam, Commissioner Justin Boerner, Commissioner Michael Nichols, Commissioner Patti Mainz

**Late: 1-** Commissioner Sally Pena

**Absent: 2-** Commissioner Cesar Hance, Commissioner Cali Redd

**Staff Present:** Laura Haning, Sara Bennett, Nathan Crane, Krystal Brown, Ariel Morin

**Recognized/ Registered Guests:** Ashley Ermis, Nikki Marone

**1. CALL TO ORDER – 5:30 PM**

Chairman 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.

Commissioner Pena arrived at 5:33 p.m.

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.**     [2023-206](#)        THE MINUTES OF THE HISTORIC LANDMARK COMMISSION  
MEETING OF JANUARY 03, 2023.

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

**YEA: 4-** COMMISSIONER NICHOLS, COMMISSIONER BOERNER,  
COMMISSIONER MAINZ, COMMISSIONER PENA

**NAY: 0**

**APPROVED: 4-0**

5. REGULAR AGENDA:

**5.A.**     [2023-207](#)        TO CONSIDER THE DEMOLITION REQUEST FOR STRUCTURES  
LOCATED AT 302 LIVE OAK STREET (KAD 25995) (BISD/MARK  
STAHL).

I. STAFF PRESENTATION

II. PUBLIC HEARING

III. MAKE RECOMMENDATION

Ms. Ariel Morin, City Planning Technician, presented the request for  
demolition of a structure located at 302 Live Oak St. 2 responses  
received, both in favor.

Chairman Adam opened the public hearing at 5:36 p.m.

No comments were received.

Chairman Adam closed the public hearing at 5:36 p.m.

Commissioner Boerner shared his findings from the site visit.

Chairman Adam shared his findings from the site visit.

Commissioner Pena shared her findings from the site visit.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER PENA, TO APPROVE THE DEMOLITION REQUEST FOR A STRUCTURE LOCATED ON 302 LIVE STREET (KAD 25995) (BISD/MARK STAHL). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 4-** COMMISSIONER BOERNER, COMMISSIONER PENA, COMMISSIONER NICHOLS, COMMISSIONER MAINZ

**NAY: 0**

**APPROVED: 4-0**

6. [2023-208](#) TO CONSIDER A BUILDING PERMIT FOR EXTERNAL RENOVATIONS FOR A BUILDING LOCATED AT 123 JOHNS ROAD (PART OF KAD 24155) (BOERNE ISD ADMINISTRATION BUILDING).

Ms. Sara Bennett, City Planner II, presented the proposed certificate of appropriateness for items 6. and 7. it is a two part approval.

Ms. Nikki Marone, with Alamo Architects, presented the concept plan for BISD Academy & BISD Alternative Adult Center. Material and color samples proposed to be on the building were shared with the commission.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER BOERNER, TO CONSIDER A BUILDING PERMIT FOR EXTERNAL RENOVATIONS FOR A BUILDING LOCATED AT 123 JOHNS ROAD (PART OF KAD 24155) (BOERNE ISD ADMINISTRATION BUILDING) THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 4-** COMMISSIONER BOERNER, COMMISSIONER NICHOLS,

COMMISSIONER MAINZ, COMMISSIONER PENA

**NAY: 0**

**APPROVED: 4-0**

7. [2023-209](#) TO CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR PAINT COLORS FOR A BUILDING LOCATED AT 123 JOHNS ROAD (PART OF KAD 24155) (BOERNE ISD ADMINISTRATION BUILDING).

Ms. Sara Bennett, City Planner II, presented the proposed certificate of appropriateness for items 6. and 7. it is a two part approval.

Chairman Adam requested to see the swatches of the paint colors as previously presented.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER MAINZ, TO CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR PAINT COLORS FOR A BUILDING LOCATED AT 123 JOHNS ROAD (PART OF KAD 24155) (BOERNE ISD ADMINISTRATION BUILDING).THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 4-** COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER MAINZ, COMMISSIONER PENA

**NAY: 0**

**APPROVED: 4-0**

8. [2023-210](#) TO CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR AN AWNING SIGN LOCATED AT 136 SOUTH MAIN STREET (KAD 50621) (JOLI BOUTIQUE/ASHLEY ERMIS).

Ms. Sara Bennett, City Planner II, presented the proposed certificate of appropriateness for items 8. and 9. it is a two part approval.

Chairman Adam clarified that this item is only considering the awning itself.

The Commission questioned the number of signs at the location and the materials of the sign.

Ms. Sara Bennett, City Planner II, expressed there is another sign above the awning and that sign was vinyl over wood.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER PENA, TO CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR AN AWNING SIGN LOCATED AT 136 SOUTH MAIN STREET (KAD 50621) (JOLI BOUTIQUE/ASHLEY ERMIS)THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 4-** COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER MAINZ, COMMISSIONER PENA

**NAY: 0**

**APPROVED: 4-0**

9. [2023-211](#) TO CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A PROJECTING SIGN LOCATED AT 136 SOUTH MAIN STREET (KAD 50621) (JOLI BOUTIQUE/ASHLEY ERMIS).

Ms. Sara Bennett, City Planner II, presented the proposed certificate of appropriateness for items 8. and 9. it is a two part approval.

Chairman Adam explained that this item is for the same location 136 South Main Street and it is for a projecting sign.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER MAINZ, TO CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A PROJECTING SIGN LOCATED AT 136 SOUTH MAIN STREET (KAD 50621) (JOLI BOUTIQUE/ASHLEY ERMIS)THE MOTION

CARRIED BY THE FOLLOWING VOTE:

**YEA: 4-** COMMISSIONER BOERNER, COMMISSIONER NICHOLS,  
COMMISSIONER  
MAINZ, COMMISSIONER PENA

**NAY: 0**

**APPROVED: 4-0**

10. DISCUSSION ITEM:

10.A. DEMOLITION REQUEST APPROVAL BY HISTORIC LANDMARK COMMISSION

Ms. Laura Haning, Director of Planning, presented the discussion item for the demolition approval by historic landmark commission.

The Commission discussed the demolition approval process and historic landmarks.

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

No comments were recieved.

12. ADJOURNMENT

Chairman Adams adjourned the Historic Landmark Commission at 6:15 p.m.

s/s Laura Haning

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Administrative Officer

**CERTIFICATION**

**I hereby certify that the above notice of meeting was posted on the 2nd day of  
March, 2023 at 5:00 p.m.**

s/s Ariel Morin

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Secretary

**NOTICE OF ASSISTANCE AT THE PUBLIC MEETING**

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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.





## AGENDA ITEM SUMMARY

### District Impacted

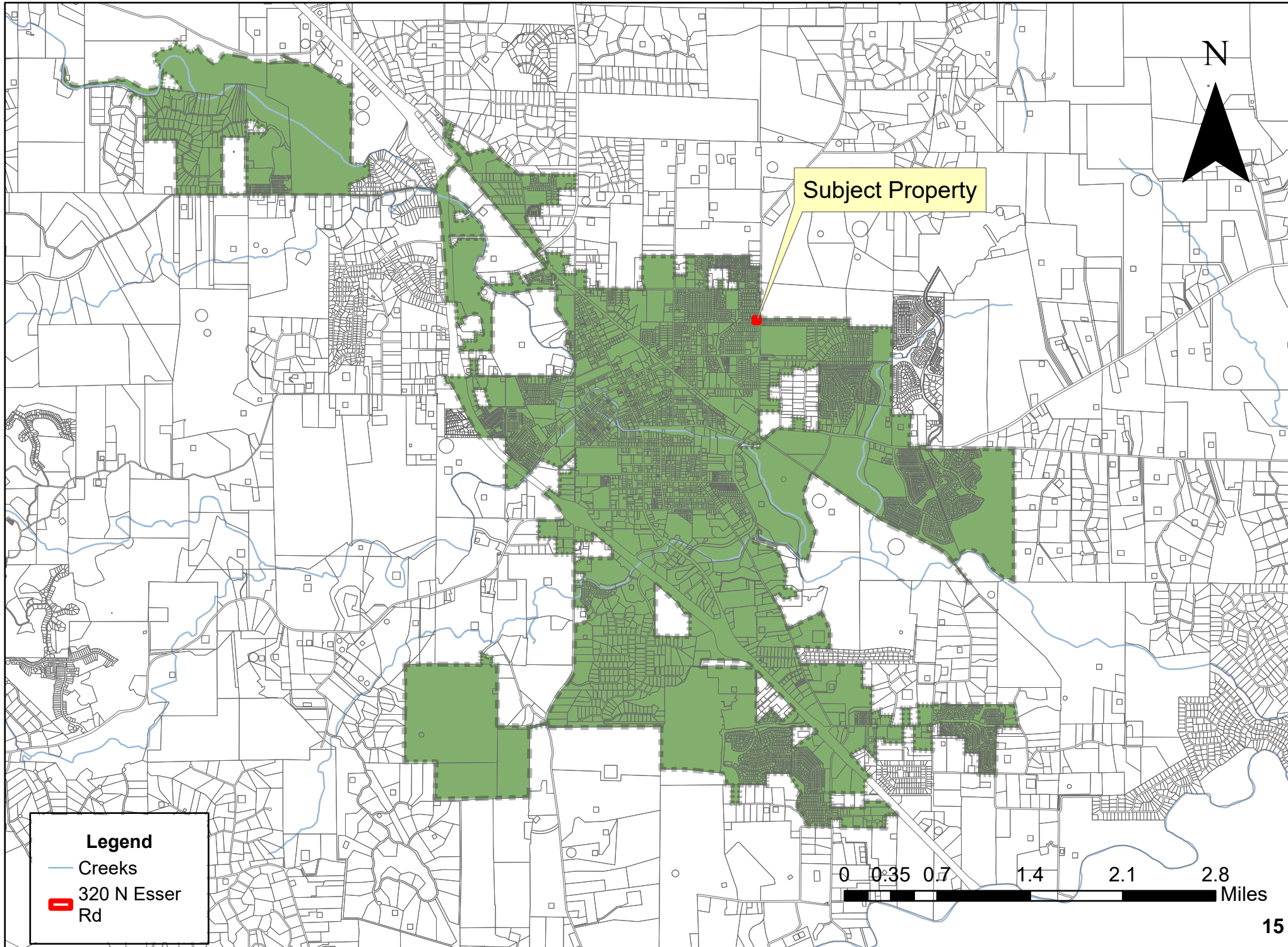
- ☒ 1 = Wolosin
- ☐ 2 = Woolard
- ☐ 3 = Scott
- ☐ 4 = Boddie
- ☐ 5 = Macaluso
- ☐ All

<b>Agenda Date</b>	March 07, 2023												
<b>Requested Action</b>	<p>Consider the Demolition Request for a Structure located at 320 North Esser Road (KAD 14132) (Howard Klein Jr.).</p> <ul style="list-style-type: none"> <li>I. Staff Presentation</li> <li>II. Public Hearing</li> <li>III. Make Recommendation</li> </ul>												
<b>Contact Person</b>	Sara Serra-Bennett, Planner II, Planning and Community Development Department												
<b>Background Information</b>	HLC Case Number: 2023-02-005A												
	Zoning: R1-M, Medium Density Residential												
	Contribution/ Integrity: N/A												
	<p>The property is not part of the Historic District, but structures inside the City limits older than 50 years that request a demolition permit need to receive approval from the Historic Landmark Commission.</p> <p>Based on the appraisal district information, the main structure was built in 1952, and some of the accessory structures were added recently. The property owner initially considered preserving the building, but after further considerations decided that removing it will improve his plans to develop the site.</p> <p>A group of Commissioners visited the site and may share more details of the site.</p>												
<b>Item Justification</b>	<table border="0"> <tr> <td><input type="checkbox"/> Legal/Regulatory Obligation</td> <td><input type="checkbox"/> Infrastructure Investment</td> </tr> <tr> <td><input type="checkbox"/> Reduce Costs</td> <td><input checked="" type="checkbox"/> Customer Demand</td> </tr> <tr> <td><input type="checkbox"/> Increase Revenue</td> <td><input type="checkbox"/> Service Enhancement</td> </tr> <tr> <td><input type="checkbox"/> Drive Down Risk</td> <td><input type="checkbox"/> Process Efficiency</td> </tr> <tr> <td><input type="checkbox"/> Master Plan</td> <td><input type="checkbox"/> Other: _____</td> </tr> <tr> <td>Recommendation</td> <td>_____</td> </tr> </table>	<input type="checkbox"/> Legal/Regulatory Obligation	<input type="checkbox"/> Infrastructure Investment	<input type="checkbox"/> Reduce Costs	<input checked="" type="checkbox"/> Customer Demand	<input type="checkbox"/> Increase Revenue	<input type="checkbox"/> Service Enhancement	<input type="checkbox"/> Drive Down Risk	<input type="checkbox"/> Process Efficiency	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Other: _____	Recommendation	_____
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<input type="checkbox"/> Master Plan	<input type="checkbox"/> Other: _____												
Recommendation	_____												
<b>Financial Considerations</b>													
<b>Citizen Input/Board Review</b>	State regulation requires notifications to be sent to property owners within 200 ft of the subject property. A notice of this action was also published in a newspaper of general circulation.												

<b>Legal Review</b>	
<b>Alternative Options</b>	
<b>Supporting Documents</b>	Supporting documentation is attached.

# LOCATION MAP

320 North Esser Road (KAD 14132)





**SUBJECT PROPERTY**  
320 North Esser Road (KAD 14132)



**Legend**

 320 N Esser Rd













**STREET VIEW**

**320 NORTH ESSER ROAD (KAD 14132) (HOWARD KLEIN JR.).**

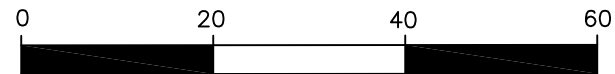


LEGEND:

-  ELECTRICAL METER
-  GAS METER
-  CLEANOUT
-  SPEED LIMIT SIGN
-  WATER VALVE
-  FIRE HYDRANT
-  POWER POLE
-  OVERHEAD UTILITIES
-  WIRE FENCE
-  WOOD FENCE

NORTH

SCALE: 1" = 20'



TREE LEGEND:

- 1000 13" COTTONWOOD
- 1001 13" POST OAK
- 1002 12" PECAN
- 1003 23" LIVE OAK
- 1004 22" LIVE OAK
- 1005 19" LIVE OAK
- 1006 18" LIVE OAK
- 1007 22" HACKBERRY
- 1008 13" PECAN
- 1009 14" LIVE OAK
- 1010 18" LIVE OAK
- 1011 16" LIVE OAK
- 1012 14" LIVE OAK
- 1013 11" LIVE OAK
- 1014 13" LIVE OAK
- 1015 17" LIVE OAK
- 1016 15" LIVE OAK
- 1017 15" LIVE OAK
- 1018 12" LIVE OAK
- 1019 15" LIVE OAK
- 1020 15" LIVE OAK
- 1021 16" LIVE OAK
- 1022 18" LIVE OAK
- 1023 32" HACKBERRY
- 1024 13" PECAN

LOT 5  
BLOCK 1

HIDDEN OAKS SUBDIVISION  
VOLUME 2 PAGES 361-362  
PLAT RECORDS

LOT 6  
BLOCK 1

HIDDEN OAKS SUBDIVISION  
VOLUME 2 PAGES 361-362  
PLAT RECORDS

LOT 3  
BLOCK 1

HIDDEN OAKS SUBDIVISION  
VOLUME 2 PAGES 361-362  
PLAT RECORDS

LOT 2  
BLOCK 1

HIDDEN OAKS SUBDIVISION  
VOLUME 2 PAGES 361-362  
PLAT RECORDS

LOT 1  
BLOCK 1

HIDDEN OAKS SUBDIVISION  
VOLUME 2 PAGES 361-362  
PLAT RECORDS

1.008 ACRES

HERBERTO RENDON, JR. AND GLORIA S. RENDON  
VOLUME 1548 PAGES 462-466  
OFFICIAL RECORDS  
1.010 ACRES RECORD

M.I. LEAL  
SURVEY NO. 180  
ABSTRACT NO. 298

LOT 15

CHAPARRAL CREEK ADDITION UNIT II  
VOLUME 1 PAGES 331-332  
PLAT RECORDS

LOT 14

CHAPARRAL CREEK ADDITION UNIT II  
VOLUME 1 PAGES 331-332  
PLAT RECORDS

LOT 13

CHAPARRAL CREEK ADDITION UNIT II  
VOLUME 1 PAGES 331-332  
PLAT RECORDS

GENERAL NOTES:

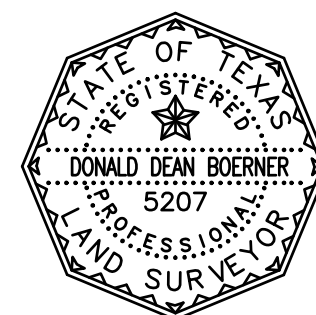
1) BEARINGS AND DISTANCES SHOWN HEREON AS RECORD ARE BASED ON DEED RECORDED IN VOLUME 1548, PAGES 462-466, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS.

2) BASIS OF BEARING WAS ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

PLAT SHOWING: Topographic Survey for a 1.008 acre tract of land out of the M.I. Leal Survey No. 180, Abstract No. 298, Kendall County, Texas and being that certain 1.010 acre tract conveyed to Herberto Rendon Jr. and Gloria S. Rendon by deed recorded in Volume 1548, Pages 462-466, Official Records, Kendall County, Texas.

DONNIE BOERNER SURVEYING COMPANY L.P.  
228 HOLIDAY ROAD  
COMFORT, TEXAS 78013  
PH: 830-377-2492

FIRM NO. 10193963



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS TOPOGRAPHIC SURVEY.

*Donald Dean Boerner*  
DONALD DEAN BOERNER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207  
DATE 03-07-2022 JOB NO: 22-226

ESSER ROAD / F.M. 474

RIGHT-OF-WAY VARIES  
PER THE TEXAS DEPARTMENT  
OF TRANSPORTATION MAPS












	<div style="text-align: center;"> <h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> </div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p style="text-align: center; margin: 0;"><b>District Impacted</b></p> <p> <input type="checkbox"/> 1 = Wolosin  <input checked="" type="checkbox"/> 2 = Woolard  <input type="checkbox"/> 3 = Scott  <input type="checkbox"/> 4 = Boddie  <input type="checkbox"/> 5 = Macaluso  <input type="checkbox"/> All         </p> </div>		
<b>Agenda Date</b>	<i>March 07, 2023</i>		
<b>Requested Action</b>	Consider a Certificate of Appropriateness for an Awning Sign located at 195 South Main Street (KAD 26011) (The Sanctuary/Karen Mathison).		
<b>Contact Person</b>	Sara Serra-Bennett, Planner II, Planning and Community Development Department		
<b>Background Information</b>	HLC Case Number: 2023-03-006		
	Zoning: C-3 Community Commercial, Historic District		
	Contribution/ Integrity: Contributing/ High		
	Related Case NO's: 2017-06-001 – Sign 2017-05B-005-008 - signs 2017-05B-009 – exterior colors 2019-04-010 – Sidewalk Sign		
	<p>The applicant has requested the installation of an awning sign. The sign will be 14" x 42", and will be placed under the existing awning.</p> <p>The proposed sign will have one font and five colors, as multiple shades of blue and green are used for the wings.</p>		
<b>Item Justification</b>	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Legal/Regulatory Obligation  <input type="checkbox"/> Reduce Costs  <input type="checkbox"/> Increase Revenue  <input type="checkbox"/> Drive Down Risk  <input type="checkbox"/> Master Plan  <input type="checkbox"/> Recommendation         </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Infrastructure Investment  <input checked="" type="checkbox"/> Customer Demand  <input type="checkbox"/> Service Enhancement  <input type="checkbox"/> Process Efficiency  <input type="checkbox"/> Other: _____         </td> </tr> </table>	<input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan <input type="checkbox"/> Recommendation	<input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____
<input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan <input type="checkbox"/> Recommendation	<input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____		
<b>Financial Considerations</b>			
<b>Citizen Input/Board Review</b>			
<b>Legal Review</b>			
<b>Alternative Options</b>			
<b>Supporting Documents</b>	Supporting documentation is attached.		

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**SUBJECT PROPERTY**  
195 South Main Street (KAD 26011)





## STREET VIEW

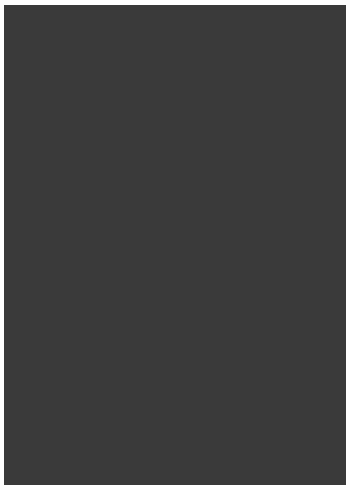
195 SOUTH MAIN STREET (KAD 26011)



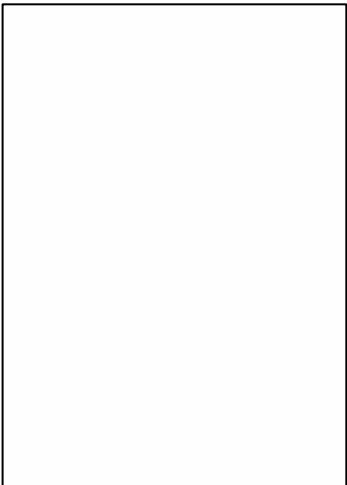
Proposed 14"x42" Sign



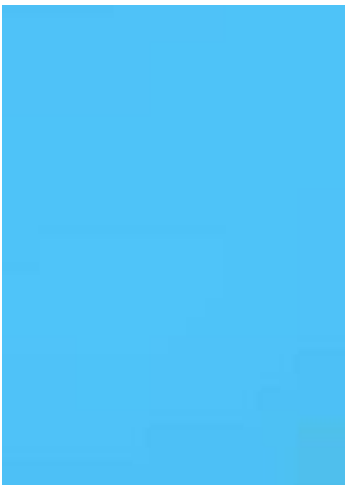
Color Sample



MQ5-05 (Limousine  
Leather)



BWC 06 (Solid Opal)



P470-4 (Paradise Sky)




M450-5 (Aqua Rapids)



M450-4 (Undine)

## Proposed Sign Location



	<div style="text-align: center;"> <h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> </div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p style="text-align: center; margin: 0;"><b>District Impacted</b></p> <p> <input type="checkbox"/> 1 = Wolosin  <input checked="" type="checkbox"/> 2 = Woolard  <input type="checkbox"/> 3 = Scott  <input type="checkbox"/> 4 = Boddie  <input type="checkbox"/> 5 = Macaluso  <input type="checkbox"/> All         </p> </div>			
<b>Agenda Date</b>	<i>March 07, 2023</i>			
<b>Requested Action</b>	Consider a Certificate of Appropriateness for a Projecting Sign located at 195 South Main Street (KAD 26011) (The Sanctuary/Karen Mathison).			
<b>Contact Person</b>	Sara Serra-Bennett, Planner II, Planning and Community Development Department			
<b>Background Information</b>	HLC Case Number: 2023-03-007			
	Zoning: C-3 Community Commercial, Historic District			
	Contribution/ Integrity: Contributing/ High			
	Related Case NO's: 2017-06-001 – Sign 2017-05B-005-008 - signs 2017-05B-009 – exterior colors 2019-04-010 – Sidewalk Sign			
	<p>The applicant has requested the installation of a projecting sign. The sign will be 28" x 65" and will be added to the existing structure in front of the building replacing the existing projecting sign, as shown in the attached documents.</p> <p>The proposed sign will have one font and five colors, as multiple shades of blue and green are used for the wings.</p>			
<b>Item Justification</b>	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Legal/Regulatory Obligation  <input type="checkbox"/> Reduce Costs  <input type="checkbox"/> Increase Revenue  <input type="checkbox"/> Drive Down Risk  <input type="checkbox"/> Master Plan  <input type="checkbox"/> Recommendation         </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Infrastructure Investment  <input checked="" type="checkbox"/> Customer Demand  <input type="checkbox"/> Service Enhancement  <input type="checkbox"/> Process Efficiency  <input type="checkbox"/> Other: _____         </td> </tr> </table>		<input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan <input type="checkbox"/> Recommendation	<input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____
<input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan <input type="checkbox"/> Recommendation	<input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____			
<b>Financial Considerations</b>				
<b>Citizen Input/Board Review</b>				
<b>Legal Review</b>				
<b>Alternative Options</b>				
<b>Supporting Documents</b>	Supporting documentation is attached.			

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**SUBJECT PROPERTY**  
195 South Main Street (KAD 26011)



## STREET VIEW

195 SOUTH MAIN STREET (KAD 26011)

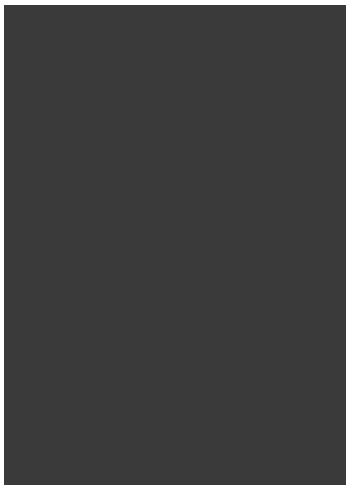




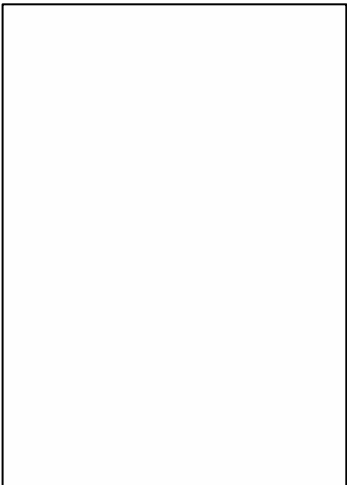
Proposed 28"x 65" Sign



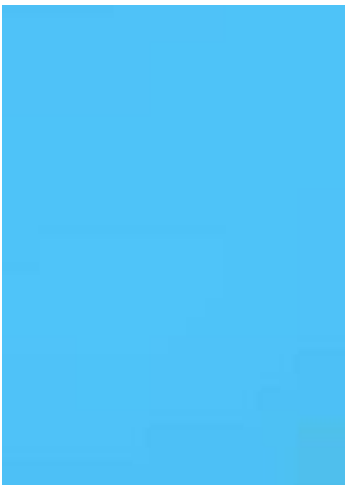
Color Sample



MQ5-05 (Limousine  
Leather)



BWC 06 (Solid Opal)



P470-4 (Paradise Sky)




M450-5 (Aqua Rapids)



M450-4 (Undine)

## Proposed Sign Location



	<div style="text-align: center;"> <h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> </div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p style="margin: 0;"><b>District Impacted</b></p> <p style="margin: 0;"><input type="checkbox"/> 1 = Wolosin</p> <p style="margin: 0;"><input checked="" type="checkbox"/> 2 = Woolard</p> <p style="margin: 0;"><input type="checkbox"/> 3 = Scott</p> <p style="margin: 0;"><input type="checkbox"/> 4 = Boddie</p> <p style="margin: 0;"><input type="checkbox"/> 5 = Macaluso</p> <p style="margin: 0;"><input type="checkbox"/> All</p> </div>		
<b>Agenda Date</b>	<i>March 07, 2023</i>		
<b>Requested Action</b>	Consider a Certificate of Appropriateness for a Wall Sign located at 195 South Main Street (KAD 26011) (The Sanctuary/Karen Mathison).		
<b>Contact Person</b>	Sara Serra-Bennett, Planner II, Planning and Community Development Department		
<b>Background Information</b>	HLC Case Number: 2023-03-008		
	Zoning: C-3 Community Commercial, Historic District		
	Contribution/ Integrity: Contributing/ High		
	Related Case NO's: 2017-06-001 – Sign 2017-05B-005-008 - signs 2017-05B-009 – exterior colors 2019-04-010 – Sidewalk Sign		
	The applicant has requested the installation of a wall sign. The sign will be 60" x 60", made out of wood, and attached to the rock wall facing Main Street, above the existing bench. The proposed sign will have one font and five colors, as multiple shades of blue and green are used for the wings.		
<b>Item Justification</b>	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Legal/Regulatory Obligation  <input type="checkbox"/> Reduce Costs  <input type="checkbox"/> Increase Revenue  <input type="checkbox"/> Drive Down Risk  <input type="checkbox"/> Master Plan            Recommendation         </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Infrastructure Investment  <input checked="" type="checkbox"/> Customer Demand  <input type="checkbox"/> Service Enhancement  <input type="checkbox"/> Process Efficiency  <input type="checkbox"/> Other: _____         </td> </tr> </table>	<input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan Recommendation	<input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____
<input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan Recommendation	<input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____		
<b>Financial Considerations</b>			
<b>Citizen Input/Board Review</b>			
<b>Legal Review</b>			
<b>Alternative Options</b>			
<b>Supporting Documents</b>	Supporting documentation is attached.		

**SUBJECT PROPERTY**  
195 South Main Street (KAD 26011)





## STREET VIEW

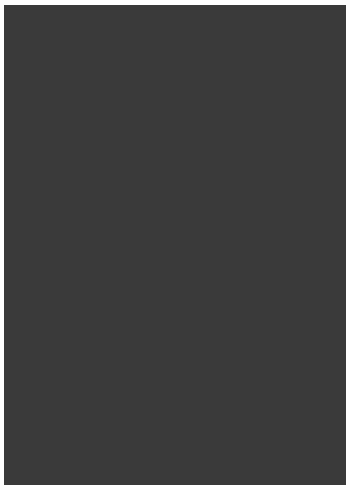
195 SOUTH MAIN STREET (KAD 26011)



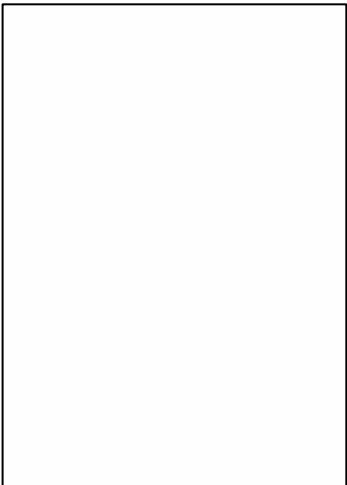
Proposed 60”x 60” Sign



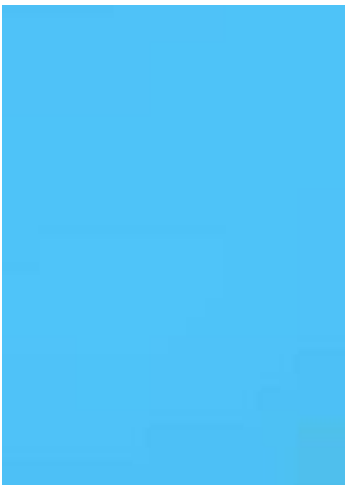
Color Sample



MQ5-05 (Limousine  
Leather)



BWC 06 (Solid Opal)



P470-4 (Paradise Sky)




M450-5 (Aqua Rapids)



M450-4 (Undine)



	<div style="text-align: center;"> <h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> </div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p style="text-align: center; margin: 0;"><b>District Impacted</b></p> <p> <input type="checkbox"/> 1 = Wolosin  <input checked="" type="checkbox"/> 2 = Woolard  <input type="checkbox"/> 3 = Scott  <input type="checkbox"/> 4 = Boddie  <input type="checkbox"/> 5 = Macaluso  <input type="checkbox"/> All         </p> </div>		
<b>Agenda Date</b>	<i>March 07, 2023</i>		
<b>Requested Action</b>	Consider a Certificate of Appropriateness for a color to be used at 195 South Main Street (KAD 26011) (The Sanctuary/Karen Mathison).		
<b>Contact Person</b>	Sara Serra-Bennett, Planner II, Planning and Community Development Department		
<b>Background Information</b>	HLC Case Number: 2023-03-009		
	Zoning: C-3 Community Commercial, Historic District		
	Contribution/ Integrity: Contributing/ High		
	Related Case NO's: 2017-06-001 – Sign 2017-05B-005-008 - signs 2017-05B-009 – exterior colors 2019-04-010 – Sidewalk Sign		
	The applicant has requested to paint the trim, posts and the edge of the awning with the presented black color.		
<b>Item Justification</b>	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Legal/Regulatory Obligation  <input type="checkbox"/> Reduce Costs  <input type="checkbox"/> Increase Revenue  <input type="checkbox"/> Drive Down Risk  <input type="checkbox"/> Master Plan            Recommendation         </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Infrastructure Investment  <input checked="" type="checkbox"/> Customer Demand  <input type="checkbox"/> Service Enhancement  <input type="checkbox"/> Process Efficiency  <input type="checkbox"/> Other: _____            _____         </td> </tr> </table>	<input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan Recommendation	<input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ _____
<input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan Recommendation	<input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ _____		
<b>Financial Considerations</b>			
<b>Citizen Input/Board Review</b>			
<b>Legal Review</b>			
<b>Alternative Options</b>			
<b>Supporting Documents</b>	Supporting documentation is attached.		

SUBJECT PROPERTY  
195 South Main Street (KAD 26011)





## STREET VIEW

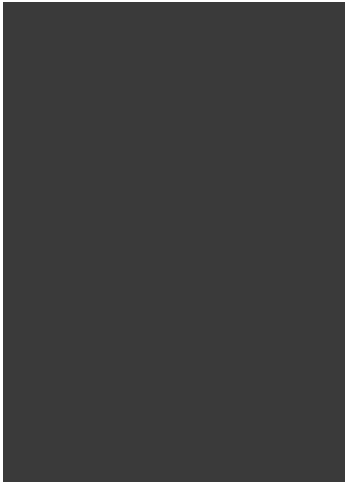
195 SOUTH MAIN STREET (KAD 26011)




Proposed trim color



Color Sample



MQ5-05 (Limousine  
Leather)

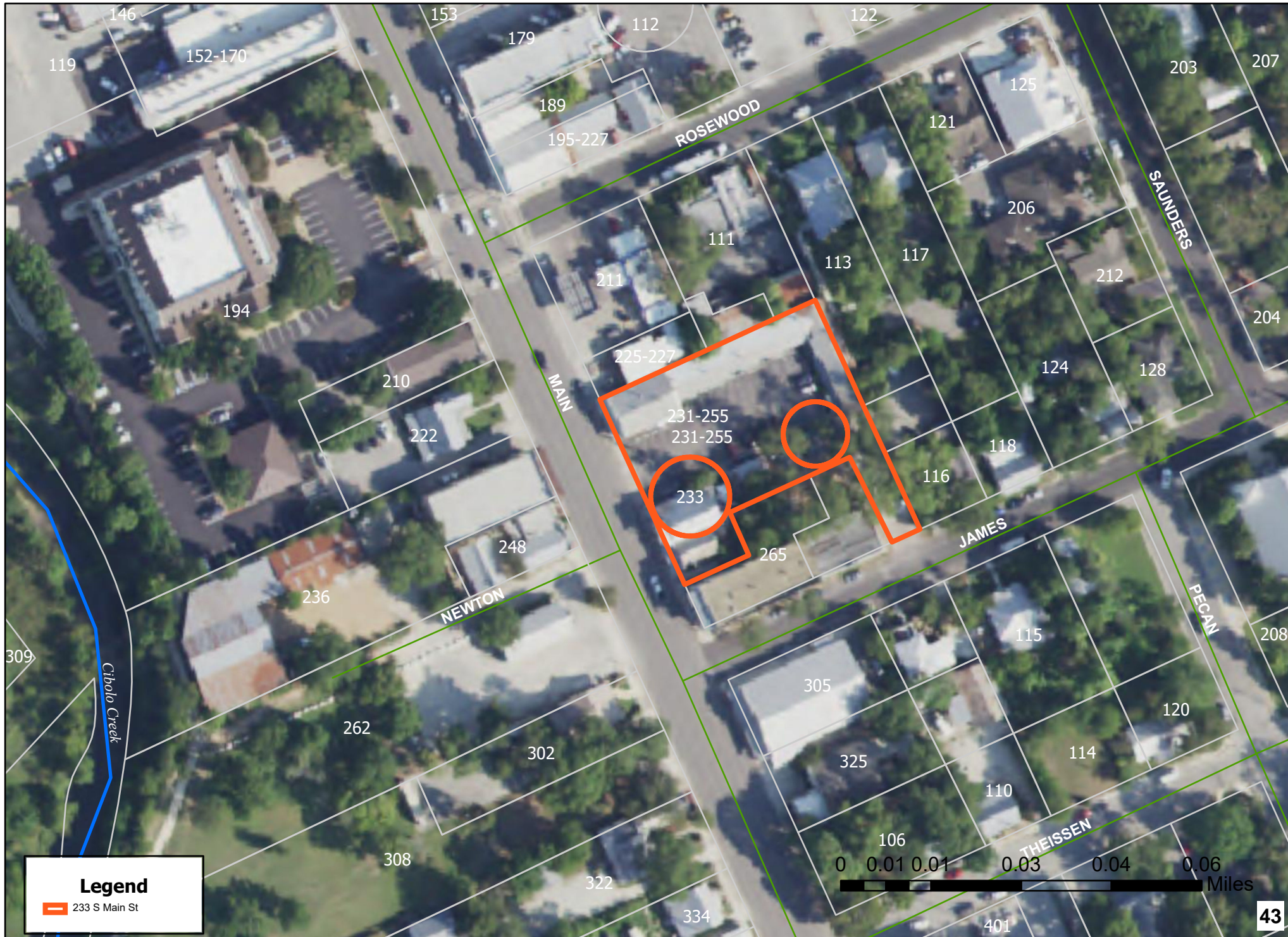
	<div style="text-align: center;"> <h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> </div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p style="text-align: center; margin: 0;"><b>District Impacted</b></p> <p> <input type="checkbox"/> 1 = Wolosin  <input checked="" type="checkbox"/> 2 = Woolard  <input type="checkbox"/> 3 = Scott  <input type="checkbox"/> 4 = Boddie  <input type="checkbox"/> 5 = Macaluso  <input type="checkbox"/> All         </p> </div>		
<b>Agenda Date</b>	<i>March 07, 2023</i>		
<b>Requested Action</b>	Consider a Certificate of Appropriateness for a Wall Sign located at 233 South Main Street Suite H (KAD 26005) (Lonestar Country Creations/Debra Spachek).		
<b>Contact Person</b>	Sara Serra-Bennett, Planner II, Planning and Community Development Department		
<b>Background Information</b>	HLC Case Number: 2023-03-010		
	Zoning: C-3 Community Commercial, Historic District		
	Contribution/ Integrity: Contributing/ High		
	Related Case NO's: 2022-12-006-007 – Sign 2022-10-009 – Sign 2022-10-011 – Exterior Colors 2022-07-007 – Sign 2020-01-007 – Roof Sign 2020-01-008 – Commercial Complex Sign		
	<p>The applicant has requested installation of a wall sign. The sign will be 36" x 48", maxmetal sign located on the exterior of the building as shown on the exhibit.</p> <p>The proposed sign will have four colors and two fonts.</p>		
<b>Item Justification</b>	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Legal/Regulatory Obligation  <input type="checkbox"/> Reduce Costs  <input type="checkbox"/> Increase Revenue  <input type="checkbox"/> Drive Down Risk  <input type="checkbox"/> Master Plan  <input type="checkbox"/> Recommendation         </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Infrastructure Investment  <input checked="" type="checkbox"/> Customer Demand  <input type="checkbox"/> Service Enhancement  <input type="checkbox"/> Process Efficiency  <input type="checkbox"/> Other: _____         </td> </tr> </table>	<input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan <input type="checkbox"/> Recommendation	<input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____
<input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan <input type="checkbox"/> Recommendation	<input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____		
<b>Financial Considerations</b>			
<b>Citizen Input/Board Review</b>			
<b>Legal Review</b>			
<b>Alternative Options</b>			
<b>Supporting Documents</b>	Supporting documentation is attached.		

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# SUBJECT PROPERTY

233 S Main St (KAD 26004)



## Legend

233 S Main St

0 0.01 0.01 0.03 0.04 0.06 Miles



**Street View**  
**233 South Main Street**





## Proposed 3'X4' Sign



Color Sample (RGB)



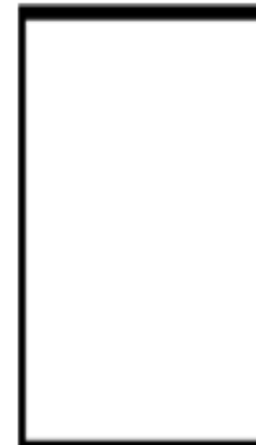
(249, 40, 38)



(36, 36, 180)




(132, 213, 255)



(255, 255, 255)

## Wall Sign Location



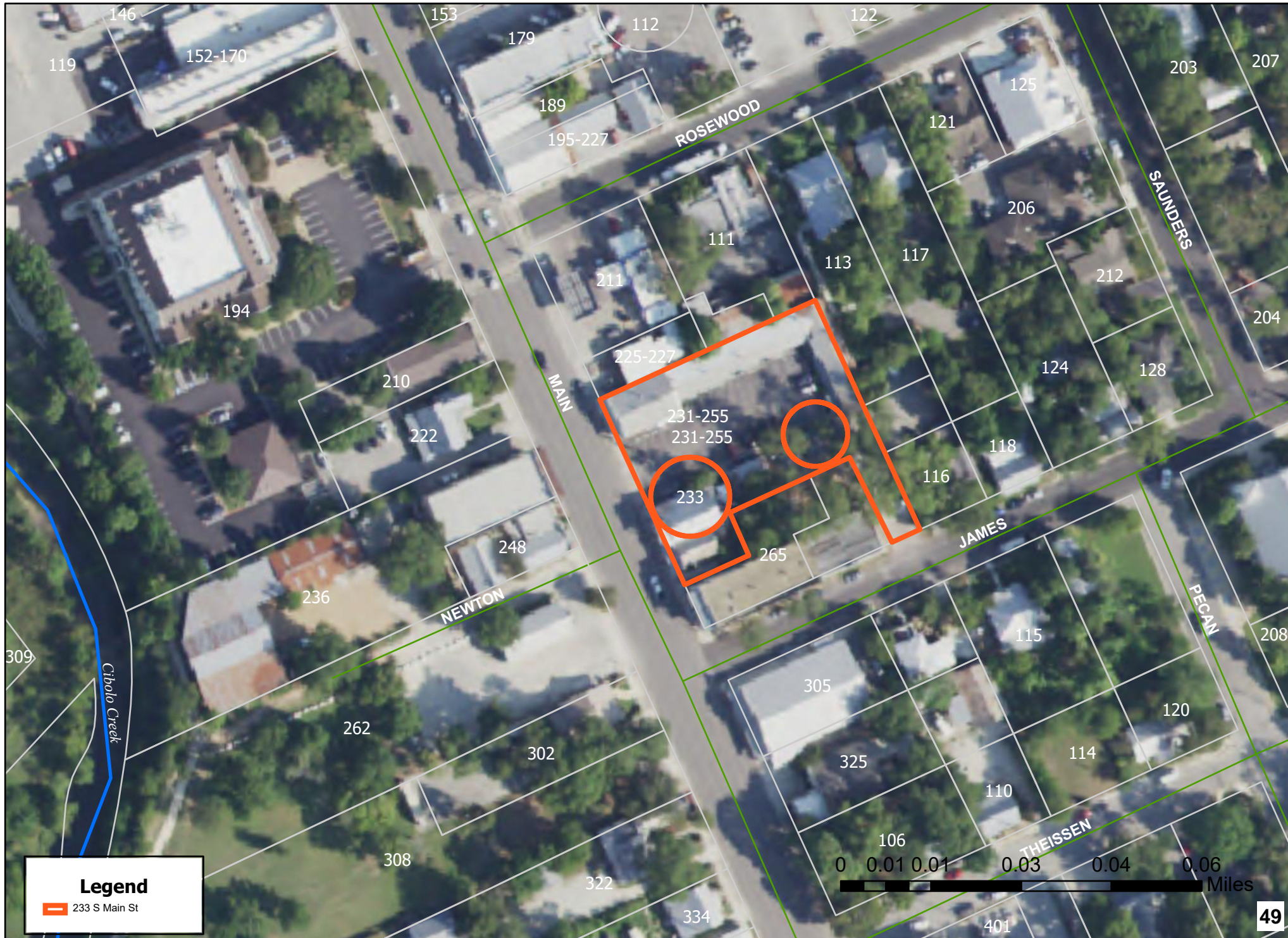
	<div style="text-align: center;"> <h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> </div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p style="text-align: center; margin: 0;"><b>District Impacted</b></p> <p> <input type="checkbox"/> 1 = Wolosin  <input checked="" type="checkbox"/> 2 = Woolard  <input type="checkbox"/> 3 = Scott  <input type="checkbox"/> 4 = Boddie  <input type="checkbox"/> 5 = Macaluso  <input type="checkbox"/> All         </p> </div>												
<b>Agenda Date</b>	<i>March 07, 2023</i>												
<b>Requested Action</b>	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).												
<b>Contact Person</b>	Sara Serra-Bennett, Planner II, Planning and Community Development Department												
<b>Background Information</b>	HLC Case Number: 2023-03-011												
	Zoning: C-3 Community Commercial, Historic District												
	Contribution/ Integrity: Contributing/ High												
	Related Case NO's: 2022-12-006-007 – Sign 2022-10-009 – Sign 2022-10-011 – Exterior Colors 2022-07-007 – Sign 2020-01-007 – Roof Sign 2020-01-008 – Commercial Complex Sign												
	<p>The applicant has requested installation of a 12"x 36" sign to the existing complex sign.</p> <p>The proposed sign will have four colors and two fonts.</p>												
<b>Item Justification</b>	<table border="0" style="width: 100%;"> <tr> <td><input type="checkbox"/> Legal/Regulatory Obligation</td> <td><input type="checkbox"/> Infrastructure Investment</td> </tr> <tr> <td><input type="checkbox"/> Reduce Costs</td> <td><input checked="" type="checkbox"/> Customer Demand</td> </tr> <tr> <td><input type="checkbox"/> Increase Revenue</td> <td><input type="checkbox"/> Service Enhancement</td> </tr> <tr> <td><input type="checkbox"/> Drive Down Risk</td> <td><input type="checkbox"/> Process Efficiency</td> </tr> <tr> <td><input type="checkbox"/> Master Plan</td> <td><input type="checkbox"/> Other: _____</td> </tr> <tr> <td colspan="2">Recommendation _____</td> </tr> </table>	<input type="checkbox"/> Legal/Regulatory Obligation	<input type="checkbox"/> Infrastructure Investment	<input type="checkbox"/> Reduce Costs	<input checked="" type="checkbox"/> Customer Demand	<input type="checkbox"/> Increase Revenue	<input type="checkbox"/> Service Enhancement	<input type="checkbox"/> Drive Down Risk	<input type="checkbox"/> Process Efficiency	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Other: _____	Recommendation _____	
<input type="checkbox"/> Legal/Regulatory Obligation	<input type="checkbox"/> Infrastructure Investment												
<input type="checkbox"/> Reduce Costs	<input checked="" type="checkbox"/> Customer Demand												
<input type="checkbox"/> Increase Revenue	<input type="checkbox"/> Service Enhancement												
<input type="checkbox"/> Drive Down Risk	<input type="checkbox"/> Process Efficiency												
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Other: _____												
Recommendation _____													
<b>Financial Considerations</b>													
<b>Citizen Input/Board Review</b>													
<b>Legal Review</b>													
<b>Alternative Options</b>													
<b>Supporting Documents</b>	Supporting documentation is attached.												

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# SUBJECT PROPERTY

233 S Main St (KAD 26004)





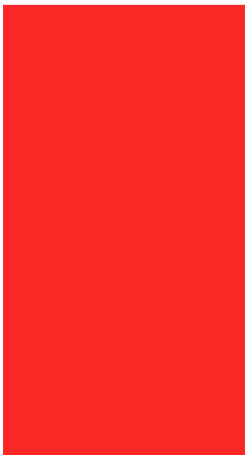
**Street View**  
**233 South Main Street**



## Proposed 1'X3' Sign



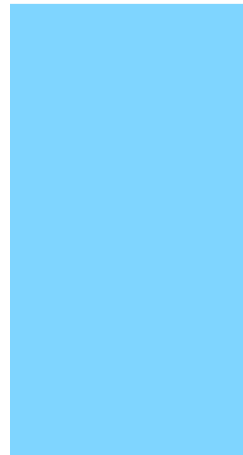
Color Sample (RGB)



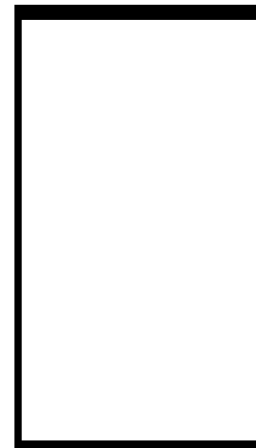
(249, 40, 38)



(36, 36, 180)



(132, 213, 255)




(255, 255, 255)

## Monument Sign Location

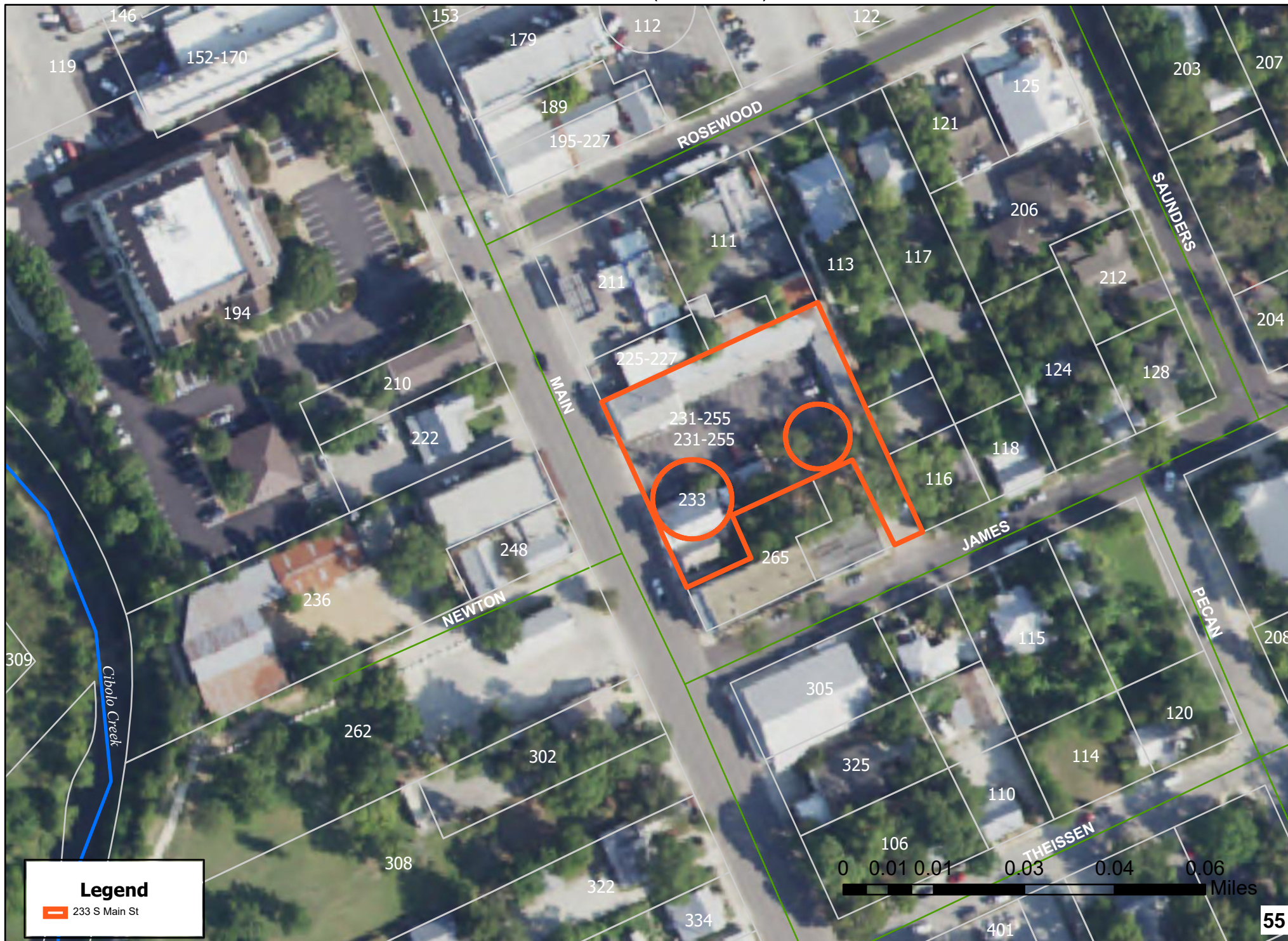




	<div style="text-align: center;"> <h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> </div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p style="text-align: center; margin: 0;"><b>District Impacted</b></p> <p> <input type="checkbox"/> 1 = Wolosin  <input checked="" type="checkbox"/> 2 = Woolard  <input type="checkbox"/> 3 = Scott  <input type="checkbox"/> 4 = Boddie  <input type="checkbox"/> 5 = Macaluso  <input type="checkbox"/> All         </p> </div>			
<b>Agenda Date</b>	<i>March 07, 2023</i>			
<b>Requested Action</b>	Consider a Certificate of Appropriateness for a Roof Sign located at 233 South Main Street Suite H (KAD 26004) (Lonestar Country Creations/Debra Spachek).			
<b>Contact Person</b>	Sara Serra-Bennett, Planner II, Planning and Community Development Department			
<b>Background Information</b>	HLC Case Number: 2023-03-012			
	Zoning: C-3 Community Commercial, Historic District			
	Contribution/ Integrity: Contributing/ High			
	Related Case NO's: 2022-12-006-007 - Sign 2022-10-009 – Sign 2022-10-011 – Exterior colors 2022-07-007 – Sign 2020-01-007 – Roof Sign 2020-01-008 – Commercial Complex Sign			
	<p>The applicant has requested to install a maxmetal roof sign measuring 48” x 96”. The proposed sign will have four colors and two fonts.</p> <p>This request will also need approval of a variance from the Design Review Committee before the applicant is allowed to install it because of the sign location. If the Commission so chooses to approve this sign, they would need to place that condition on the approval.</p>			
<b>Item Justification</b>	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Legal/Regulatory Obligation  <input type="checkbox"/> Reduce Costs  <input type="checkbox"/> Increase Revenue  <input type="checkbox"/> Drive Down Risk  <input type="checkbox"/> Master Plan            Recommendation         </div> <div> <input type="checkbox"/> Infrastructure Investment  <input checked="" type="checkbox"/> Customer Demand  <input type="checkbox"/> Service Enhancement  <input type="checkbox"/> Process Efficiency  <input type="checkbox"/> Other: _____         </div> </div> </td> <td style="width: 50%;"></td> </tr> </table>		<div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Legal/Regulatory Obligation  <input type="checkbox"/> Reduce Costs  <input type="checkbox"/> Increase Revenue  <input type="checkbox"/> Drive Down Risk  <input type="checkbox"/> Master Plan            Recommendation         </div> <div> <input type="checkbox"/> Infrastructure Investment  <input checked="" type="checkbox"/> Customer Demand  <input type="checkbox"/> Service Enhancement  <input type="checkbox"/> Process Efficiency  <input type="checkbox"/> Other: _____         </div> </div>	
<div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Legal/Regulatory Obligation  <input type="checkbox"/> Reduce Costs  <input type="checkbox"/> Increase Revenue  <input type="checkbox"/> Drive Down Risk  <input type="checkbox"/> Master Plan            Recommendation         </div> <div> <input type="checkbox"/> Infrastructure Investment  <input checked="" type="checkbox"/> Customer Demand  <input type="checkbox"/> Service Enhancement  <input type="checkbox"/> Process Efficiency  <input type="checkbox"/> Other: _____         </div> </div>				
<b>Financial Considerations</b>				
<b>Citizen Input/Board Review</b>				

<b>Legal Review</b>	
<b>Alternative Options</b>	
<b>Supporting Documents</b>	Supporting documentation is attached.

233 S Main St (KAD 26004)





**Street View**  
**233 South Main Street**





## Proposed 4' X 8' Sign



Color Sample (RGB)



(249, 40, 38)



(36, 36, 180)



(132, 213, 255)



(255, 255, 255)

## Roof Top Sign Location





	<div style="text-align: center;"> <h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> </div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p style="text-align: center; margin: 0;"><b>District Impacted</b></p> <p><input type="checkbox"/> 1 = Wolosin</p> <p><input type="checkbox"/> 2 = Woolard</p> <p><input checked="" type="checkbox"/> 3 = Scott</p> <p><input type="checkbox"/> 4 = Boddie</p> <p><input type="checkbox"/> 5 = Macaluso</p> <p><input type="checkbox"/> All</p> </div>			
<b>Agenda Date</b>	<i>March 07, 2023</i>			
<b>Requested Action</b>	Consider a Building Permit for a Fence located at 248 North Main Street (KAD 19905) (Dienger Trading Company/Lisa Lunsford).			
<b>Contact Person</b>	Sara Serra-Bennett, Planner II, Planning and Community Development Department			
<b>Background Information</b>	HLC Case Number: 2023-03-013			
	Zoning: C-3 Community Commercial, Historic District			
	Contribution/ Integrity: Contributing/ High			
	Related Case NO's: 2019-01-002 – Demolition 2018-09-007 – Building Permit 2013-07-006 – Fence			
	<p>The applicant has requested installation of a 3' tall fence at the front south side and rear of the property. A few places along the fence will have gates: the driveway access, the pedestrian access thru the side walk, and a secondary access thru the parking lot.</p> <p>Standing just behind the gate that gives access to the parking lot, the applicant wishes to have a arbor installed. The structure will be a total of 89.6" tall, and 49" wide.</p>			
<b>Item Justification</b>	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Legal/Regulatory Obligation  <input type="checkbox"/> Reduce Costs  <input type="checkbox"/> Increase Revenue  <input type="checkbox"/> Drive Down Risk  <input type="checkbox"/> Master Plan  <input type="checkbox"/> Recommendation         </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Infrastructure Investment  <input checked="" type="checkbox"/> Customer Demand  <input type="checkbox"/> Service Enhancement  <input type="checkbox"/> Process Efficiency  <input type="checkbox"/> Other: _____         </td> </tr> </table>		<input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan <input type="checkbox"/> Recommendation	<input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____
<input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan <input type="checkbox"/> Recommendation	<input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____			
<b>Financial Considerations</b>				
<b>Citizen Input/Board Review</b>				
<b>Legal Review</b>				
<b>Alternative Options</b>				
<b>Supporting Documents</b>	Supporting documentation is attached.			



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SUBJECT PROPERTY  
248 North Main Street (KAD 19905)





**STREET VIEW**

**248 NORTH MAIN STREET (KAD 19905)**





## Proposed Fence – Front Yard

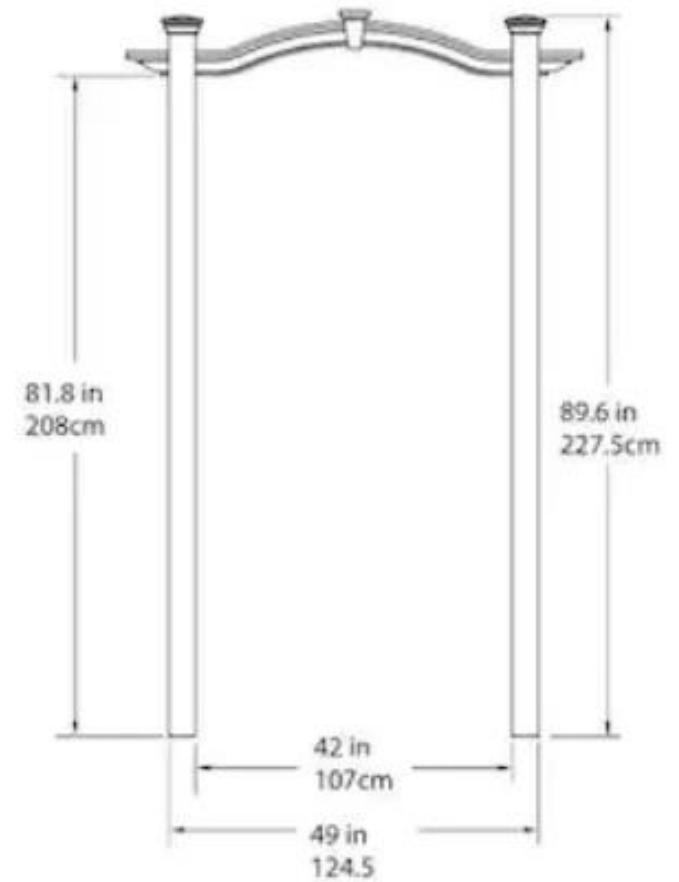
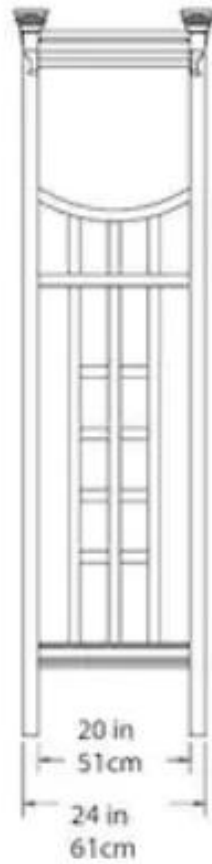
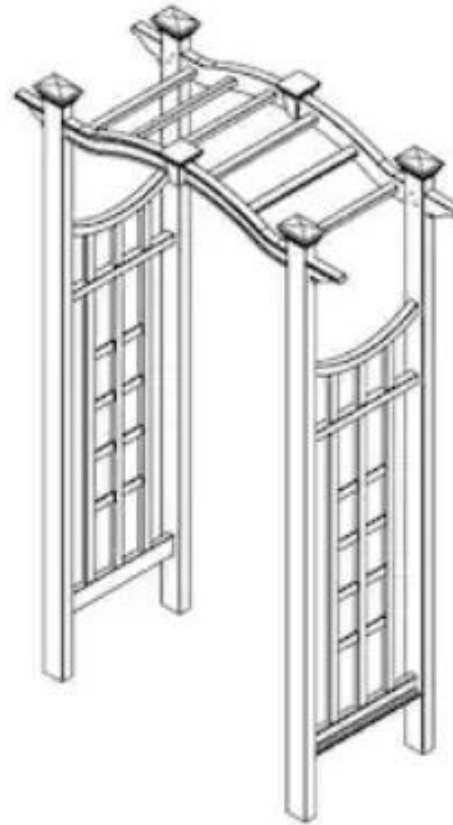


## Proposed Fence – Side Yard






## Arbor Details






	<div style="text-align: center;"> <h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> </div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p style="text-align: center; margin: 0;"><b>District Impacted</b></p> <p> <input type="checkbox"/> 1 = Wolosin  <input type="checkbox"/> 2 = Woolard  <input checked="" type="checkbox"/> 3 = Scott  <input type="checkbox"/> 4 = Boddie  <input type="checkbox"/> 5 = Macaluso  <input type="checkbox"/> All         </p> </div>
<b>Agenda Date</b>	March 07, 2023
<b>Requested Action</b>	Consider a Certificate of Appropriateness for a Fence Color located at 248 North Main Street (KAD 19905) (Dienger Trading Company/Lisa Lunsford).
<b>Contact Person</b>	Sara Serra-Bennett, Planner II, Planning and Community Development Department
<b>Background Information</b>	HLC Case Number: 2023-03-014
	Zoning: C-3 Community Commercial, Historic District
	Contribution/ Integrity: Contributing/ High
	Related Case NO's: 2019-01-002 – Demolition 2018-09-007 – Building Permit 2013-07-006 – Fence
	The applicant has requested that a new fence be installed and painted white, as presented in the attached material.
<b>Item Justification</b>	<div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Legal/Regulatory Obligation  <input type="checkbox"/> Reduce Costs  <input type="checkbox"/> Increase Revenue  <input type="checkbox"/> Drive Down Risk  <input type="checkbox"/> Master Plan  <input type="checkbox"/> Recommendation         </div> <div> <input type="checkbox"/> Infrastructure Investment  <input checked="" type="checkbox"/> Customer Demand  <input type="checkbox"/> Service Enhancement  <input type="checkbox"/> Process Efficiency  <input type="checkbox"/> Other: _____            _____         </div> </div>
<b>Financial Considerations</b>	
<b>Citizen Input/Board Review</b>	
<b>Legal Review</b>	
<b>Alternative Options</b>	
<b>Supporting Documents</b>	Supporting documentation is attached.



SUBJECT PROPERTY  
248 North Main Street (KAD 19905)



**Legend**

 248 N Main St



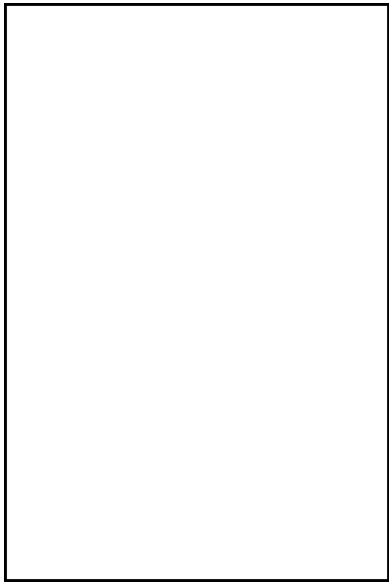
**STREET VIEW**

**248 NORTH MAIN STREET (KAD 19905)**





## Proposed Fence Color




(225, 255, 255)

White

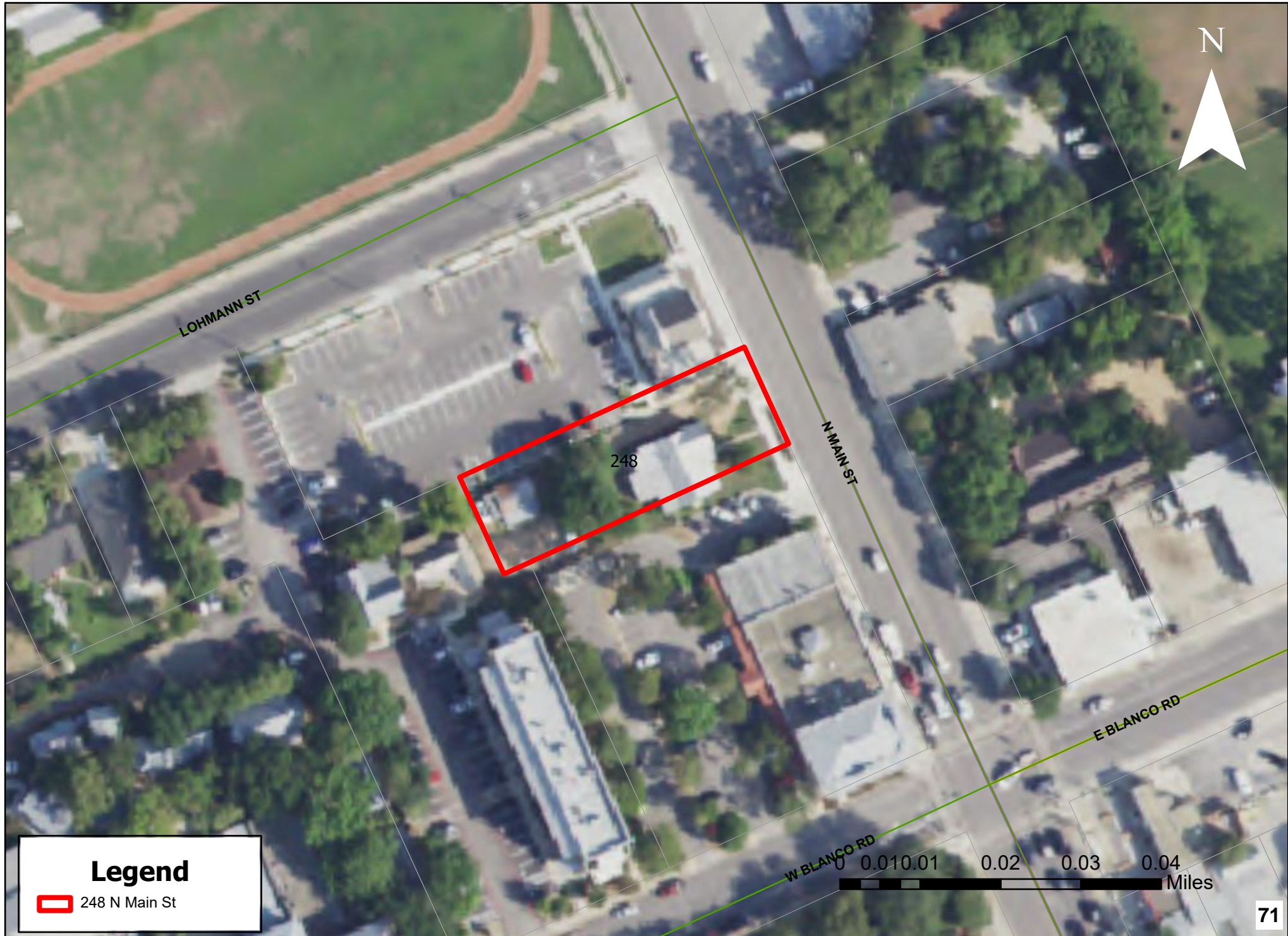





	<div style="text-align: center;"> <h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> </div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p style="text-align: center; margin: 0;"><b>District Impacted</b></p> <p> <input type="checkbox"/> 1 = Wolosin  <input type="checkbox"/> 2 = Woolard  <input checked="" type="checkbox"/> 3 = Scott  <input type="checkbox"/> 4 = Boddie  <input type="checkbox"/> 5 = Macaluso  <input type="checkbox"/> All         </p> </div>
<b>Agenda Date</b>	March 07, 2023
<b>Requested Action</b>	Consider a Certificate of Appropriateness for a Post and Panel Sign located at 248 North Main Street (KAD 19905) (Dienger Trading Company/Lisa Lunsford).
<b>Contact Person</b>	Sara Serra-Bennett, Planner II, Planning and Community Development Department
<b>Background Information</b>	HLC Case Number: 2023-03-015
	Zoning: C-3 Community Commercial, Historic District
	Contribution/ Integrity: Contributing/ High
	Related Case NO's: 2019-01-002 – Demolition 2018-09-007 – Building Permit 2013-07-006 – Fence
	<p>The applicant has requested to replace the existing sign with a post and panel one. The sign will be 24" x 36", with two colors and two fonts.</p> <p>The new sign will utilize one of the existing polls, and the other one will be removed. A structure will be added to support the new sign, which will face the same direction as the existing one. The pole will stay the same color (black).</p>
<b>Item Justification</b>	<div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Legal/Regulatory Obligation  <input type="checkbox"/> Reduce Costs  <input type="checkbox"/> Increase Revenue  <input type="checkbox"/> Drive Down Risk  <input type="checkbox"/> Master Plan  <input type="checkbox"/> Recommendation         </div> <div> <input type="checkbox"/> Infrastructure Investment  <input checked="" type="checkbox"/> Customer Demand  <input type="checkbox"/> Service Enhancement  <input type="checkbox"/> Process Efficiency  <input type="checkbox"/> Other: _____         </div> </div>
<b>Financial Considerations</b>	
<b>Citizen Input/Board Review</b>	
<b>Legal Review</b>	
<b>Alternative Options</b>	
<b>Supporting Documents</b>	Supporting documentation is attached.

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SUBJECT PROPERTY  
248 North Main Street (KAD 19905)



**Legend**

 248 N Main St

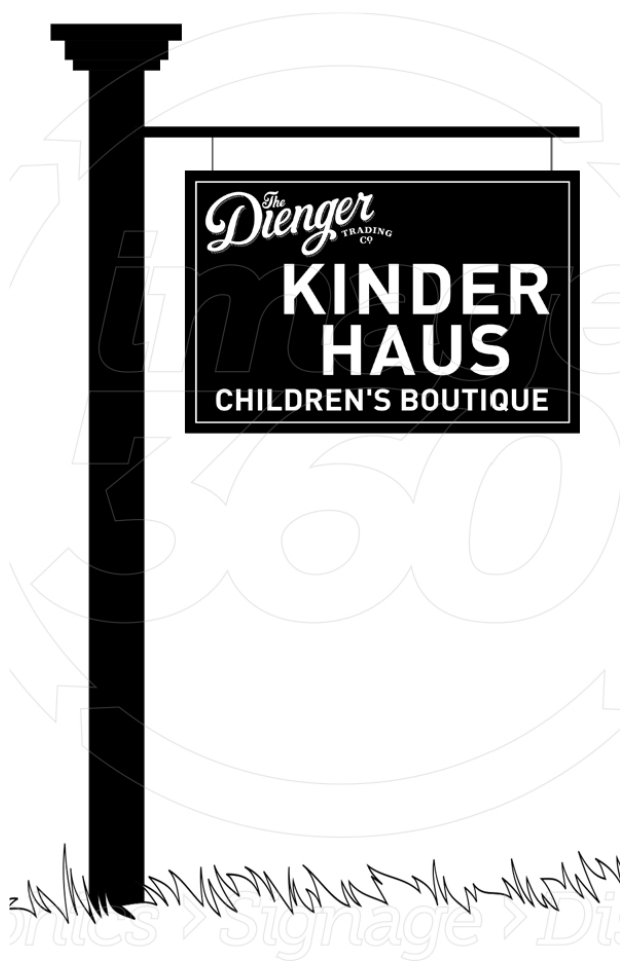


**STREET VIEW**

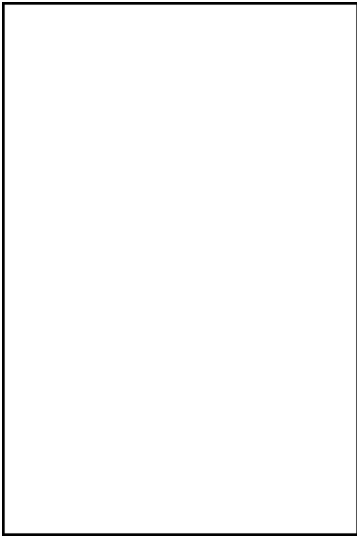
**248 NORTH MAIN STREET (KAD 19905)**



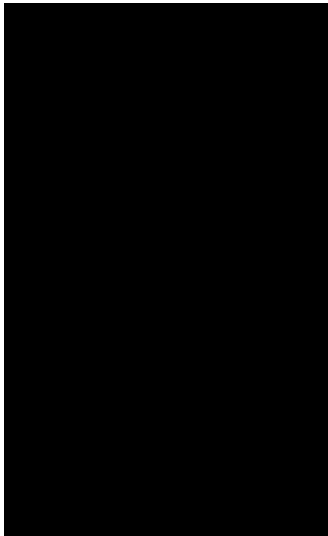
Proposed Sign



Color Sample (RGB)



(225, 255, 255)



( 00, 00, 00)



**Location for the proposed sign**

