

AGENDA
HISTORIC LANDMARK COMMISSION MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 NORTH MAIN STREET
Tuesday, October 1, 2024 - 5:30 PM

A quorum of the Historic Landmark Commission will be present during the meeting at:
447 N. Main, Boerne, TX 78006.

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. [2024-504](#) Consider approval of the minutes of the Historic Landmark Commission meeting of September 3, 2024.

Attachments: [HLC Official Meeting Minutes 24-0903](#)

5. REGULAR AGENDA:

5.A. [2024-505](#) Consider a roof replacement permit request for the structure located at 723 N Main Street. The applicant is Kimberly Lopez (Kendall County Roofing) on behalf of Zorro Oro LLC, Owner.

Attachments: [AIS - 723 North Main Street - COA Roof Replacement](#)
[Attachment 1 - Location Map](#)
[Attachment 2 - Existing and Proposed Roof](#)

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

7. ADJOURNMENT

s/s Francesca "Franci" Linder

Administrative Officer

CERTIFICATION

**I hereby certify that the above notice of meeting was posted on the 26th day of
September, 2024 at 5:00 p.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, September 3, 2024 - 5:30 PM

Present: 4 - Chairman Justin Boerner, Commissioner Patti Mainz, Vice Chair Sally Pena, and Commissioner Joe Bateman

Absent: 3 - Commissioner Cesar Hance, Commissioner Lynnese Graves, and Chairman Mike Nichols

Minutes of the Historic Landmark Commission Meeting of September 3, 2024, at 5:30 p.m.

Staff Present: Nathan Crane, Franci Linder, Sara Varvarigos, Tyler Cain, Heather Wood, Lesley Gastelum

Recognized/Registered Guests: Wayne Seawald, Jennifer Finch, Betsy Sueltenfuss, Alan Cook, Donna Cook, James Sanduig, Trerry Adams, Bobby Lane, Liz Lane, Lauren Watson, Reagan Harris

1. CALL TO ORDER – 5:30 PM

Chairman Boerner called the Historic Landmark Commission to order at 5:31 p.m.

2. CONFLICT OF INTEREST

No conflicts were declared.

3. PUBLIC COMMENTS

Chairman Boerner opened public comments at 5:31 p.m.

No comments were received.

Chairman Boerner closed public comments at 5:32 p.m.

4. CONSENT AGENDA

A motion was made by Commissioner Bateman, seconded by Vice Chair Pena, to approve the consent agenda as presented.

The motion carried by the following vote:

Yea: 4 - Chairman Boerner, Vice Chair Pena, Commissioner Mainz, Commissioner Bateman

- 4.A.** [2024-457](#) Consider approval of the minutes of the Historic Landmark Commission meeting of August 6, 2024.

5. REGULAR AGENDA:

- 5.C.** [2024-460](#) Consider a demolition request for the structure located at 262 South Main Street (KAD 19870). The applicant is Mr. Larry Pipkin (Andiamo Builders LLC on behalf of Terra Fortuna LLC, Owner)
- I. Staff Presentation
 - II. Public Hearing
 - III. Action

Chairman Boerner requested to move item 5.C. ahead of item 5.A. on the agenda. All commissioners were in favor.

Sara Varvarigos, City Planner II, presented the proposed demolition; staff recommendation is to approve the demolition request.

Chairman Boerner opened the public hearing at 5:43 p.m.

Reagan Harris, neighboring business owner of Pearl Antler, spoke in opposition of demolition/construction at this location. She expressed concerns with traffic, noise, demolition happening during the holidays and negatively impacting local businesses nearby. Their business has been struggling with the economy. She questioned the timeline for construction.

Lauren Watson, neighboring business owner of Under the Fig Tree Boutique, spoke in opposition of demolition/construction at this location. She expressed concerns with noise, trucks and debris, and the overall construction being devastating to local businesses nearby. She questioned the timeline of the demolition/construction of new project.

Larry Pipkin, with Andiamo Builders LLC, explained that the demolition and construction of new structure(s) will be done in a timely and clean manner. Their intent is to be low-key as possible, being respectful to neighbors.

Chairman Boerner closed the public hearing at 5:50 p.m.

Chairman Boerner and Commissioner Bateman gave a brief overview of their recent site visit to the property; there were some safety concerns with the structure's current condition, and no significant historic value was noted.

Larry Pipkin provided further details on the timeline and process. Their intention is to have the demolition of the existing structure completed and the building gone by the end of October 2024. This will then allow them to move forward with the rebuilding phase, which he estimated around a year to complete, with construction anticipated to begin in late February or mid-March of 2025. He explained that there are numerous steps they must coordinate with the city in order to properly move this project forward, including securing the necessary permits and approvals. He further noted that all the workers involved in the rebuilding of the structure will be local, providing opportunities within the community.

Sara Varvarigos clarified that there will be collaboration between Mr. Pipkin and the city to work through construction to ensure guidelines of the historic district are met.

A motion was made by Commissioner Bateman, seconded by Commissioner Mainz, to approve a demolition request for the structure located at 262 South Main Street (KAD 19870). The applicant is Mr. Larry Pipkin (Andiamo Builders LLC on behalf of Terra Fortuna LLC, Owner)

The motion carried by the following vote:

Yea: 4 - Chairman Boerner, Vice Chair Pena, Commissioner Mainz, Commissioner Bateman

- 5.A. [2024-458](#) Consider a demolition request for the structure at 744 West San Antonio Avenue (KAD 14367; Legal Description: A10310 - SURVEY 178 A LOCKMAR 5.335 ACRES) (Mr. Colton Vader on behalf of Mr. Terry Adams, Owner)
- I. Staff Presentation
 - II. Public Hearing
 - III. Action

Tyler Cain, City Planner II, presented the proposed demolition and gave a staff recommendation to approve the requested demolition permit along with the following condition:

1. Heritage trees on the property shall be preserved according to City of Boerne environmental procedure. If there are Heritage trees that cannot be preserved to facilitate the successful demolition, the property owner shall apply for a Tree Removal Permit through the City of Boerne's Planning Department.

Chairman Boerner opened the public hearing at 6:03 p.m.

Lisa Clayton spoke in favor of the demolition request being granted.

Bobby and Liz Lane spoke regarding a mail in response they sent in opposition of the demolition, but since discovering a single family home is the proposed project, they are now in favor. (they were concerned that apartments were being proposed)

Chairman Boerner closed the public hearing at 6:05 p.m.

Chairman Boerner and Commissioner Bateman gave a brief overview of their recent site visit to the property; no significant historic value was noted.

Terry Adams, property owner, conveyed his intention to engage with the neighbors regarding his plans after the meeting. He noted that the property had been neglected and posed safety concerns. He explained that he does not have immediate plans for development. They intend to

preserve the smaller structure, which contains a well, and the future of the barn is contingent upon its condition post-cleanup. The demolition plans involve two out of the three existing structures.

A motion was made by Commissioner Bateman, seconded by Commissioner Mainz, to approve a demolition request for the structure at 744 West San Antonio Avenue (KAD 14367; Legal Description: A10310 - SURVEY 178 A LOCKMAR 5.335 ACRES) with the condition(s) outlined in staff memo.

The motion carried by the following vote:

Yea: 4 - Chairman Boerner, Vice Chair Pena, Commissioner Mainz, Commissioner Bateman

- 5.B.** [2024-459](#) Consider a demolition request for the structures located at 510 Live Oak Street (KAD 27495). The applicant/owner is Re-struction, LLC)
- I. Staff Presentation
 - II. Public Hearing
 - III. Action

Sara Varvarigos, City Planner II, presented the proposed demolition and gave a staff recommendation to approve the requested demolition permit for all structures with the following condition:

1. Heritage tree(s) on the property shall be preserved according to City of Boerne environmental procedure. If there are Heritage trees that cannot be preserved to facilitate the successful demolition, the property owner shall apply for a Tree Removal Permit through the City of Boerne's Planning Department.

Chairman Boerner opened the public hearing at 6:16 p.m.

Wayne Seawall, owner of the adjoining property to the south, spoke in favor of the demolition request and noted that the two adjacent neighbors, who were not present at the meeting, had also expressed they were in favor of the demolition.

Chairman Boerner closed the public hearing at 6:18 p.m.

Chairman Boerner and Commissioner Bateman gave a brief overview of their recent site visit to the property; no significant historic value was noted.

A motion was made by Commissioner Bateman, seconded by Commissioner Mainz, to approve a demolition request for the structures located at 510 Live Oak Street (KAD 27495) with the condition(s) outlined in staff memo.

The motion carried by the following vote:

Yea: 4 - Chairman Boerner, Vice Chair Pena, Commissioner Mainz, Commissioner Bateman

- 5.D.** [2024-461](#) Consider a certificate of appropriateness for a new business post and panel sign located at 322 South Main Street (Essence Chiro)

Sara Varvarigos, City Planner II, presented the proposed certificate of appropriateness and clarified that the request is specific to the sign face and does not involve replacing the sign post structure.

A motion was made by Vice Chair Pena, seconded by Commissioner Bateman, to approve a certificate of appropriateness for a new business post and panel sign located at 322 South Main Street (Essence Chiro).

The motion carried by the following vote:

Yea: 4 - Chairman Boerner, Vice Chair Pena, Commissioner Mainz, Commissioner Bateman

- 5.E.** [2024-462](#) Review of HLC Refresher Training

Sara Varvarigos, City Planner II, gave a brief refresher over rules regarding governing of signage in the historic district.

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

No comments

7. ADJOURNMENT

Chairman Boerner adjourned the Historic Landmark Commission at 6:43 p.m.

Chairman

Secretary



AGENDA ITEM SUMMARY

Agenda Date	October 1, 2024
Requested Action	Consider a roof replacement permit request for the structure located at 723 N Main Street. The applicant is Kimberly Lopez (Kendall County Roofing) on behalf of Zorro Oro LLC, Owner.
Contact Person	Sara Varvarigos, Planner II, Staff Liaison to the Historic Landmark Commission (830) 248-1630, svarvarigos@boerne-tx.gov
Case Number	2024-10-005A
Subject Property	723 N Main Street (commercial structure)
Background Information	<p>BACKGROUND:</p> <ul style="list-style-type: none"> • Historic District Status: The subject property is a non-contributing structure within the historic district. • Applicant/owner: Kimberly Lopez (Kendall County Roofing) on behalf of Zorro Oro LLC, Owner. The structure was previously occupied by Shwartz Land Surveying and Development and was sold to Zorro Oro LLC in 2024. • Zoning: C3- Transitional Commercial, Historic Overlay District. <p>REQUEST:</p> <ol style="list-style-type: none"> 1. The property owner is requesting a roofing permit to replace the roofing of the structure located at 723 N Main St. (Attachments 1 & 2). <p>ANALYSIS:</p> <p>According to Historic District Survey records, the property located at 723 N Main St was built in 1983 in a Folk Victorian Revival Architectural style.</p> <p>The building features off-white clapboard siding with a standing seam metal roof in a galvanized steel color. There are also tan and burgundy-</p>

	<p>toned accent colors on the structure (refer to attachment 2).</p> <p>The proposed updated roof material and color is a standing seam metal roof that will be painted Patina Green (refer to attachment 2). This is an appropriate color choice and architectural style for the structure.</p> <p>STAFF RECOMMENDATION:</p> <p>Staff finds that the proposed roof replacement for the structure located 723 N Main St is of an appropriate architectural style and color. Therefore, staff recommends that the Historic Landmark Commission APPROVE the requested roof permit.</p> <p>MOTIONS FOR CONSIDERATION:</p> <p>The following motions are provided to assist the Commission’s decision.</p> <p>I move that the Historic Landmark Commission accept staff findings and APPROVE the roof replacement permit request for the structure located at 723 N Main St.</p> <p>OR</p> <p>I move that the Historic Landmark Commission accept the findings and DENY the roof replacement permit request for the structure located at 723 N Main St. (The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC).</p>
Item Justification	<div> <div> <input checked="" type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Mitigate Risk <input type="checkbox"/> Master Plan Recommendation </div> <div> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Pull <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: </div> </div>
Strategic Alignment	<p>C2 – Seeking customer-driven feedback.</p> <p>C3 – Collaborate with community partners to enhance quality of life.</p>
Financial Considerations	N/A
Citizen Input/Board Review	N/A

Legal Review	Section 3.11 of the UDC requires the review of any building permit for exterior improvements for structures located within the Historic District.
Alternative Options	<p>The Commission may consider the request for roof permit:</p> <ul style="list-style-type: none"> • Approved; or • Approved with conditions; or • Denied; or • Denied in part.
Supporting Documents	<p>Attachment 1 – Location Map</p> <p>Attachment 2 – Street View and Existing & Proposed Roof</p>

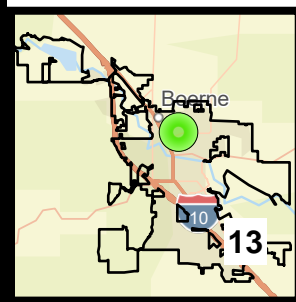
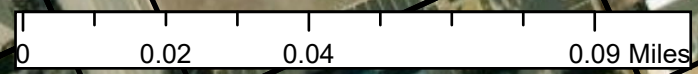


SUBJECT PROPERTY

723 N MAIN

Legend

-  Parcels
-  SUBJECT PROPERTY



1. Current bldg. – front view



2. Front/side view



3. Roof view



723 N. Main, Boerne, TX 78006

4. – 6. Sample of 24 gauge, double lock, standing seam to be painted in option #1 – Patina Green



