

AGENDA
HISTORIC LANDMARK COMMISSION MEETING
BOERNE CITY HALL
447 N MAIN ST
Tuesday, January 5, 2020 - 5:30 PM

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. [2020-756](#) Consider the Minutes of the Historic Landmark Commission meeting of December 01, 2020.

Attachments: [HLC Official Meeting Minutes 2020-1201](#)

5. ACTION ITEMS:

6. PUBLIC HEARING – to hear comments on the following:

6.A. [2020-753](#) Consider the demolition request for structures located at 502 School Street (KAD 14412, A10310 - Survey 178 A Lockmar, 4.83 acres) (Genevieve C. Jones).

- I. Staff Presentation
- II. Public Hearing
- III. Make Recommendation

Attachments: [Summary - 502 S School Street](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Images](#)
[Att 4 - Highlighted Survey](#)

7. [2020-754](#) Consider approval of a building permit to increase the covered area of the existing pavilion located at 448 S. Main Street (KAD 22827, Grahams Addition lot 6, .2204 acres) (Michael and Sonja Mazour).

Attachments: [Summary - 448 S Main St](#)
[Att 1 - Location Map](#)
[Att 2 - Street View](#)
[Att 3 - Site Plan & Other Docs.](#)

8. [2020-755](#) Consider approval of a building permit to renovate the façade of the building located at 437 S. Main Street (KAD 27895, Wendlers Addition Lot PT 14, .299 acres) (Michael and Sonja Mazour).

Attachments: [Summary - 437 S Main St](#)
[Att 1 - Location Map](#)
[Att 2 - Street View](#)
[Att 3 - Application Docs.](#)

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

10. 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 ABOVE AS AUTHORIZED BY CHAPTER 551 CODE §551.071 (CONSULTATION WITH ATTORNEY)

11. ADJOURNMENT

s/s Laura Talley

Administrative Officer

CERTIFICATION

**I hereby certify that the above notice of meeting was posted on the 30th day of
December, 2020 at 5:00 p.m.**

s/s Krystal Brown

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
BOERNE CITY HALL
447 N MAIN ST
Tuesday, December 1, 2020 - 5:30 PM

Minutes of the Regular Historic Landmark Commission meeting of December 1, 2020 at 5:30 p.m.

Present: 8- Chairman Ben Adam, Vice Chairman Justin Boerner, Commissioner Michael Nichols, Commissioner Cesar Hance, Commissioner Stephen Kerr, Commissioner Cali Redd, Commissioner Shanna Bergmann, Commissioner Patti Mainz

Staff Present: Laura Talley, Sara Serra-Bennett, Barbara Quirk, Heather Wood, Barrett Squires, Krystal Brown

Recognized/Registered Guests: Christina Ryrholm

1. CALL TO ORDER – 5:30 PM

Chairman Adam called the Historic Landmark Commission to order at 5:30p.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. [2020-693](#) Consider the Minutes of the Historic Landmark Commission meeting of November 03, 2020.

THE MINUTES WERE APPROVED.

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

YEAH: 7- COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER HANCE, COMMISSIONER KERR, COMMISSIONER BERGMANN, COMMISSIONER REDD AND COMMISSIONER MAINZ

Approved: 7-0

5. ACTION ITEMS:

6. PUBLIC HEARING – to hear comments on the following:

- 6.A. [2020-685](#) Consider the demolition of structures located at 313 East Theissen Street, KAD No. 23109 (Lisa Espelage).

I. Staff Presentation

II. Public Hearing

III. Make Recommendation

Ms. Sara Serra-Bennett presented demolition of structures located at 313 E Theissen St.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER BOERNER, TO APPROVE THE DEMOLITION OF

STRUCTURES LOCATED AT 313 E THEISSEN STREET(KAD 23109. (LISA ESPELAGE). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 7- COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER HANCE, COMMISSIONER KERR, COMMISSIONER BERGMANN, COMMISSIONER REDD AND COMMISSIONER MAINZ

Approved: 7-0

7. [2020-691](#) Request for a Certificate of Appropriateness for a projecting sign located at 152 S. Main Street (KAD 19894, Boerne Original Town Pt Lot 27 and Pt Lot 67, .3618 acres). (Michelle Edge/ Dang Sassy Boutique).

Ms. Sara Bennett presented request for a projecting sign. Previous business' sign will be removed from awning, the awning color will remain black.

Commissioner Nichols expressed concern over appearance of awning after sign is removed. Thought there may be some discoloration remaining.

Discussion ensued regarding basic maintenance requirements.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER NICHOLS, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A PROJECTING SIGN LOCATED AT 152 S. MAIN STREET (KAD 19894, BOERNE ORIGINAL TOWN PT LOT 27 AND PT LOT 67, .3618 ACRES). (MICHELLE EDGE/ DANG SASSY BOUTIQUE). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEAH: 7- COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER HANCE, COMMISSIONER KERR, COMMISSIONER BERGMANN, COMMISSIONER REDD AND COMMISSIONER MAINZ

Approved: 7-0

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

Ms. Laura Talley advised that the UDC has passed, and the edits will occur in March 2021. She also mentioned the Zoning Map which will be released on the City of Boerne website the following Friday.

9. 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 ABOVE AS AUTHORIZED BY CHAPTER 551 CODE §551.071 (CONSULTATION WITH ATTORNEY)

10. ADJOURNMENT

Chairman Ben Adam adjourned the Historic Landmark Commission meeting at 5:47PM.

THE CITY OF BOERNE HISTORIC LANDMARK COMMISSION RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY TEXAS GOVERNMENT CODE §551.071 (CONSULTATION WITH ATTORNEY).

Chairman


CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 24th day of November, 2020 at 5:00 p.m.

Secretary

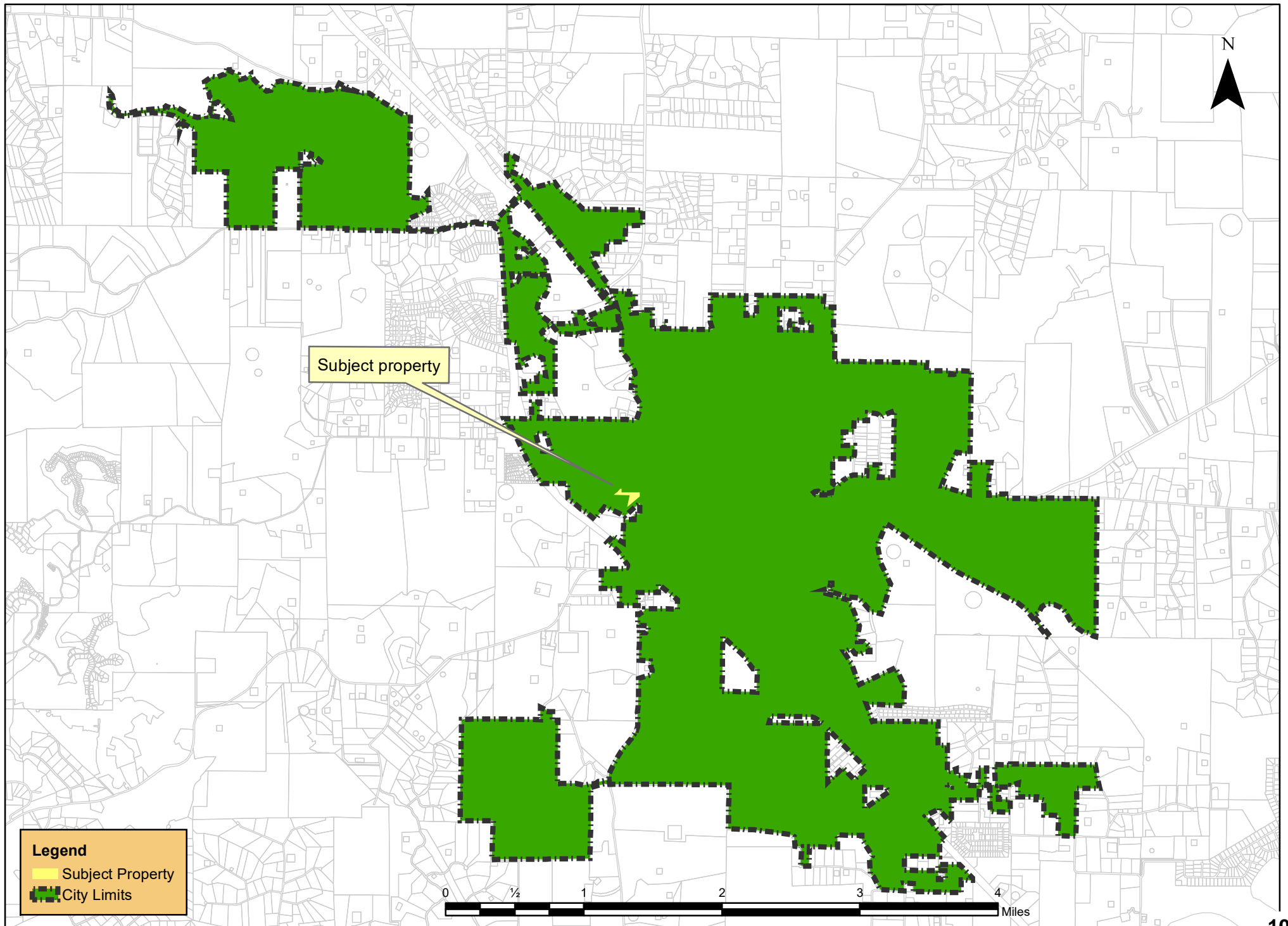
NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

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.

	<div style="text-align: center;"> <h2>AGENDA ITEM SUMMARY</h2> </div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p>District Impacted</p> <p><input type="checkbox"/> 1 = Wolosin</p> <p><input type="checkbox"/> 2 = Woolard</p> <p><input type="checkbox"/> 3 = Scott</p> <p><input checked="" type="checkbox"/> 4 = Boddie</p> <p><input type="checkbox"/> 5 = Macaluso</p> <p><input type="checkbox"/> All</p> </div>
Agenda Date	<i>January 05, 2021</i>
Requested Action	<p>To consider the demolition request for structures located at 502 School Street (KAD 14412, A10310 – Survey 178 A Lockmar, 4.83 acres) (Genevieve C. Jones).</p> <ul style="list-style-type: none"> I. Staff Presentation II. Public Hearing III. Make Recommendation
Contact Person	Sara Serra-Bennett, Planner II
Background Information	HLC Case Number: 2021-01-005
	Zoning: B-1 High-Density Residential and Neighborhood Commercial District
	Contribution/ Integrity: N/A
	<p>The property is not part of the Historic District, but structures inside the City limits that are older than 50 years and request a demolition permit need to receive approval from the Historic Landmark Commission to do so.</p> <p>The application is for the demolition of multiple structures located at 502 School Street. Attached is a survey with the highlighted structures being the ones considered for demolition. The Kendall County Appraisal indicates the main structure was built in 1945, but no information was found about the other structures.</p> <p>The main structure is a 1767 square foot, conventional structure, house. The accessory structures to be removed are a metal structure next to the existing garage, a one (1) story white brick building, a one (1) story brown tin building, a one (1) story wood deeding stable, and a one (1) story wood barn.</p> <p>On December 10th, Commissioners Cali Redd, Justin Boerner, and Ben Adam had the opportunity to do a site visit and evaluate the condition of the structures.</p>

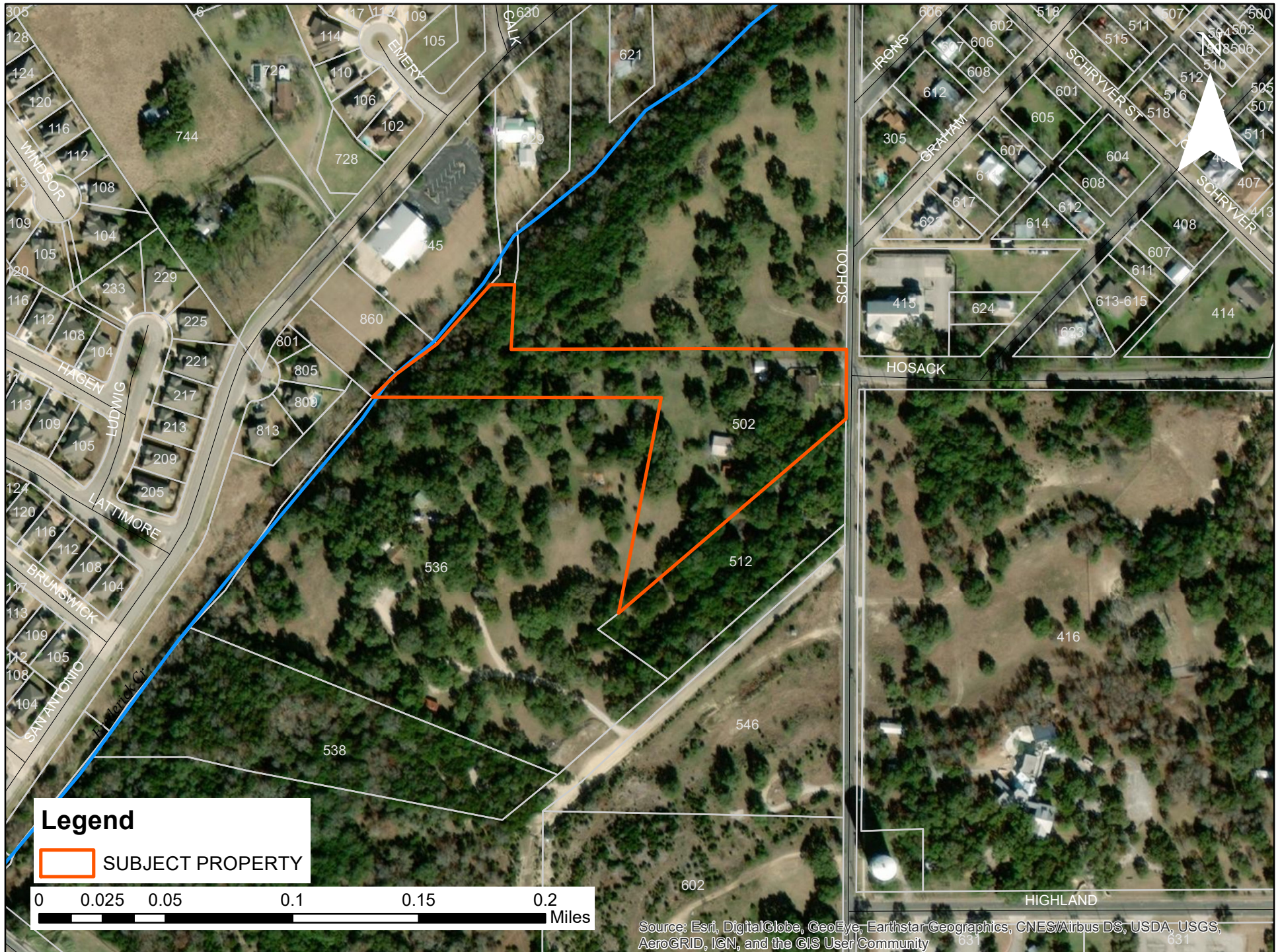
Item Justification	<div> <div> <input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan Recommendation </div> <div> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ </div> </div>
Financial Considerations	
Citizen Input/Board Review	As required by State regulation, notifications were sent to the property owners within 200 ft from the subject property.
Legal Review	
Alternative Options	
Supporting Documents	Supporting documentation is attached.

502 SCHOOL STREET



SUBJECT PROPERTY

502 SCHOOL STREET



Exterior View



Figure 1- Main Building



Figure 2 - Main Building

Exterior View



Figure 3 - Main Building



Figure 4 - Main Building

Exterior View

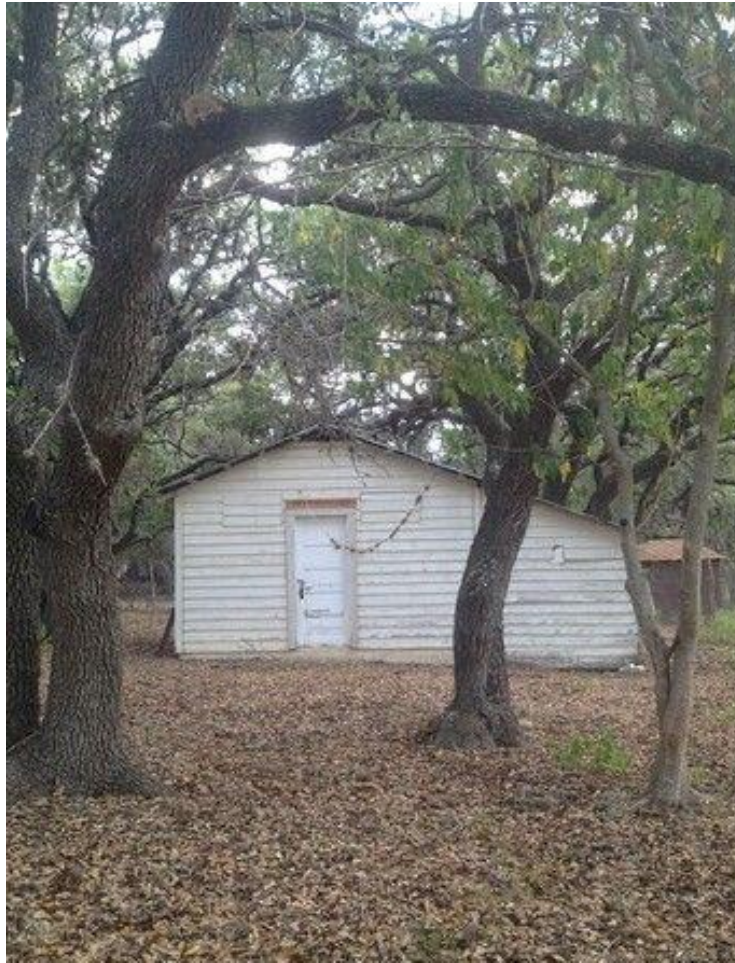


Figure 5 - Accessory Structure 01

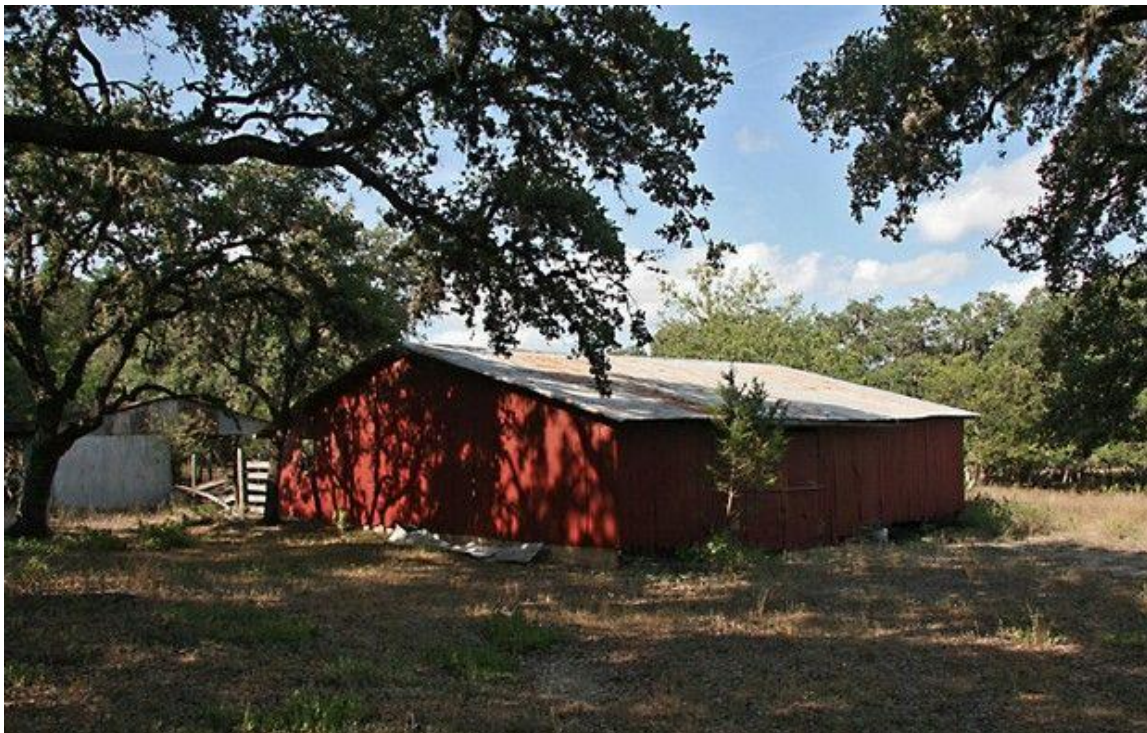


Figure 6 - Accessory Structure 02

Exterior View



Figure 7 - Accessory Structure 03



Figure 8 - Accessory Structure 04

11. ZONING REQUIREMENTS:

SOURCE OF ZONING INFORMATION: CITY OF BOERNE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT:
<http://BOERNE.MAPS.ARCGIS.COM/APPS/VIEWER/INDEX.HTML?APPID=FSF338272148F499328AA79FFD1945>

THE EFFECTIVE DATE OF THE CURRENT ZONING REQUIREMENTS IS 1/1/2015.

PER CITY OF BOERNE ZONING ORDINANCE, THE PROPERTY IS ZONED R-1 (MEDIUM-DENSITY SINGLE-FAMILY DISTRICT).

12. FENCES MEANDER ALONG BOUNDARY LINES.

1

11



SYMBOL LEGEND

- FIR FOUND 1/2" IRON ROD OR AS N
- SIR SET 1/2" IRON ROD WITH A BLUE STAMPED "KFW SURVEYING"
- SIR-REF SET 1/2" IRON ROD WITH A PINK "KFW SURVEYING REFERENCE"

O.P.R. OFFICIAL PUBLIC RECORDS OF
PROPERTY OF KENDALL COUNTY




● PP POWER POLE

⦿ PPX POWER POLE WITH TRANSFORMER

	GUY	GUY
	LP	LIGHT POLE
	FLT	FLOOD LIGHT/GROUND LIGHT
	GM	GAS METER

	SSMH	SANITARY SEWER MANHOLE
	WM	WATER METER
	WV	WATER VALVE
	FH	FIRE HYDRANT

● CO CLEAN OUT
 ● WELL MONITORING WELL
 ○ P POST AS NOTED
 □ MB MAILBOX
 □ SCH SIGN AS NOTED

	SIGN	SIGN AS NOTED
	AC	AIR CONDITIONER
	COL	COLUMN
		GATE
		OVERHEAD UTILITY LINE
		CHAINLINK FENCE

— — — — —	WIRE FENCE
SLPT	SLOPE TOP / TOP OF BANK
WE	WATERS EDGE
FT	FENCE TIE
RCP	REINFORCED CONCRETE PIPE

EL	ELEVATION
WT	WALL TIE
RW	RETAINING WALL
P.O.B.	POINT OF BEGINNING

100

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING
12100 PARK 35 CIRCLE BLDG. A, SUITE 158 MC-230 AUSTIN, TX 78753

PHONE 512-238-5263, FAX 512-238-5253

Line Table		
LINE #	LENGTH	DIRECTION
L1	45.86	S89°46'09"W
L2	55.19	N43°22'03"E
L3	25.86	N56°15'05"E
L4	26.74	S89°59'51"E
L5	9.90	S89°59'51"E
L6	116.33	S00°10'11"E

A 4.69 ACRE TRACT OF LAND, SITUATED IN THE CITY OF BOERNE, OUT OF THE ANTON LOCKMAR SURVEY NO. 178, ABSTRACT 311, KENDALL COUNTY, TEXAS AND BEING ALL OF A CALLED 4.83 ACRE TRACT OF LAND AS CONVEYED TO THE EDWARD J. JONES AND GENEVIEVE C. JONES LIVING TRUST OF RECORD IN VOLUME 517 PAGE 67 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND X" IRON ROD IN THE WEST RIGHT-OF-WAY LINE OF SCHOOL STREET, FOR THE SOUTHEAST CORNER OF A CALLED 13.171 ACRE TRACT OF LAND AS CONVEYED TO IVA JULIA CANNON, TRUSTEE, OF RECORD IN VOLUME 1215 PAGE 366 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE 4.83 ACRE TRACT AND THE TRACT DESCRIBED

HEREIN:

THENCE: S 00° 10' 11" E, ALONG AND WITH THE WEST RIGHT-OF-WAY LINE OF SCHOOL STREET AND THE EAST LINE OF THE 4.83 ACRE TRACT, A DISTANCE OF 116.33 FEET TO A FOUND #6 CEDAR POST FOR THE NORTHEAST CORNER OF THE REMAINING PORTION OF A CALLED 2.6 ACRE TRACT OF LAND AS CONVEYED TO MARILEE LEE JEAN BARNETTE, LESSEE, BY A LAST WILL AND TESTAMENTARY DEED RECORDED IN VOLUME 1055 PAGE 56 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS AND DESCRIBED IN VOLUME 120 PAGE 114 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE 4.83 ACRE TRACT AND THE TRACT DESCRIBED HEREIN; THENCE SOUTH 97° 01' 00" WEST, ALONG THE RIGHT-OF-WAY LINE OF SCHOOL STREET TO THE NORTHWEST CORNER OF A CALLED 1.006 ACRE TRACT OF LAND, DESCRIBED AS AN INGRESS AND EGRESS EASEMENT OF RECORD IN VOLUME 1203 PAGE 977 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS AND FOR THE NORTH CORNER OF A CALLED 1.122 ACRE RECORDS OF LAND AS CONVEYED TO MAULEY-SUTTLE JOINT VENTURE BY RECORD IN VOLUME 1029 PAGE 626 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS BEARS, S 00° 15' 04" W, A DISTANCE OF 322.52 FEET;

THENCE: S 49° 31' 58" W, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SCHOOL STREET AND ALONG AND WITH THE SOUTHEAST LINE OF THE 4.83 ACRE TRACT AND THE NORTHWEST LINE OF THE 2.6 ACRE TRACT, A DISTANCE OF 67.45 FEET TO A FOUND 1/2" IRON ROD FOR AN EASTERLY EXTERIOR CORNER OF A CALLED 10.55 ACRE TRACT OF LAND AS CONVEYED TO ANITA LEWIS ASHER, ET AL, BY AN AFFIDAVIT OF HEIRSHIP OF RECORD IN VOLUME 1350 PAGE 30 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS AND DESCRIBED IN VOLUME 83 PAGE 209 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS AND THE MOST SOUTHERLY CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A POINT FOR THE NORTHWEST CORNER OF THE 2.6 ACRE TRACT AND AN INTERIOR CORNER OF THE 10.55 ACRE TRACT BEARS, S 49° 31' 58" W, A DISTANCE OF 54.00 FEET, FROM WHICH A FOUND 1/2" IRON ROD BEARS, S 67° 01' 31" E, A DISTANCE OF 0.24 FEET;

THENCE: ALONG AND WITH THE COMMON LINE BETWEEN THE 10.55 ACRE TRACT AND THE 4.83 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

1. N 11° 15' 06" E, A DISTANCE OF 458.76 FEET TO A FOUND IRON ROD SQUARE WITH A SQUARE BOLT HEAD FOR THE NORTHEAST CORNER OF THE 10.55 ACRE TRACT, AN INTERIOR CORNER OF THE 4.83 ACRE TRACT AND THE TRACT DESCRIBED HEREIN, AND

2. S 89° 49' 00" W, AT A DISTANCE OF 538.28 FEET PASSING A SET 5/8" IRON ROD WITH A PINK PLASTIC CAP STAMPED "KFW SURVEYING REFERENCE POINT" FOR A REFERENCE POINT AND CONTINUING A TOTAL DISTANCE OF 582.14 FEET TO A POINT IN THE CENTER LINE OF FREDERICKS CREEK AND FOR THE MOST WESTERLY CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE: ALONG AND WITH THE CENTER LINE OF FREDERICKS CREEK, THE FOLLOWING SIX (6) COURSES:

1. N 43° 22' 03" E, A DISTANCE OF 55.19 FEET TO A POINT FOR AN ANGLE OF THE TRACT DESCRIBED HEREIN,
2. N 53° 11' 01" E, A DISTANCE OF 91.44 FEET TO A POINT FOR AN ANGLE OF THE TRACT DESCRIBED HEREIN,
3. N 38° 11' 41" E, A DISTANCE OF 56.05 FEET TO A POINT FOR AN ANGLE OF THE TRACT DESCRIBED HEREIN,
4. N 47° 01' 21" E, A DISTANCE OF 50.15 FEET TO A POINT FOR AN ANGLE OF THE TRACT DESCRIBED HEREIN,
5. W 89° 11' 00" E, A DISTANCE OF 25.16 FEET TO A POINT FOR AN ANGLE OF THE TRACT DESCRIBED HEREIN, AND
6. N 35° 20' 48" E, A DISTANCE OF 57.67 FEET TO A POINT FOR A NORTHWEST EXTERIOR CORNER OF THE TRACT DESCRIBED HEREIN;

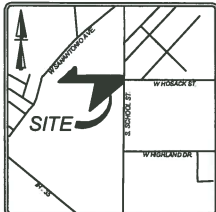
THENCE: S 89° 59' 51" E, DEPARTING THE CENTER LINE OF FREDERICKS CREEK AND ALONG AND WITH THE NORTH LINE OF THE 4.83 ACRE TRACT, AT A DISTANCE OF 36.74 FEET PASSING A SET X IRON ROD WITH A PINK PLASTIC CAP STAMPED "KFW SURVEYING REFERENCE POINT" FOR A REFERENCE POINT AND CONTINUING A TOTAL DISTANCE OF 36.64 FEET TO A SET X IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" IN THE WEST LINE OF THE 13.171 ACRE TRACT, FOR A NORTHEAST EXTERIOR CORNER OF THE 4.83 ACRE TRACT, TO THE TRACT DESCRIBED HEREIN.

THENCE: S 01° 53' 03" W., ALONG AND WITH AN EASTERLY LINE OF THE 4.83 ACRE TRACT, A DISTANCE OF 135.35 FEET TO A FOUND 1/2" IRON ROD FOR THE SOUTH-WEST CORNER OF THE 13.171 ACRE TRACT, AN INTERIOR CORNER OF THE 4.83 ACRE TRACT AND THE TRACT DESCRIBED HEREIN.

THENCE: ALONG AND WITH THE COMMON LINE BETWEEN THE 13.171 ACRE TRACT AND THE 4.83 ACRE TRACT, THE FOLLOWING TWO (2)

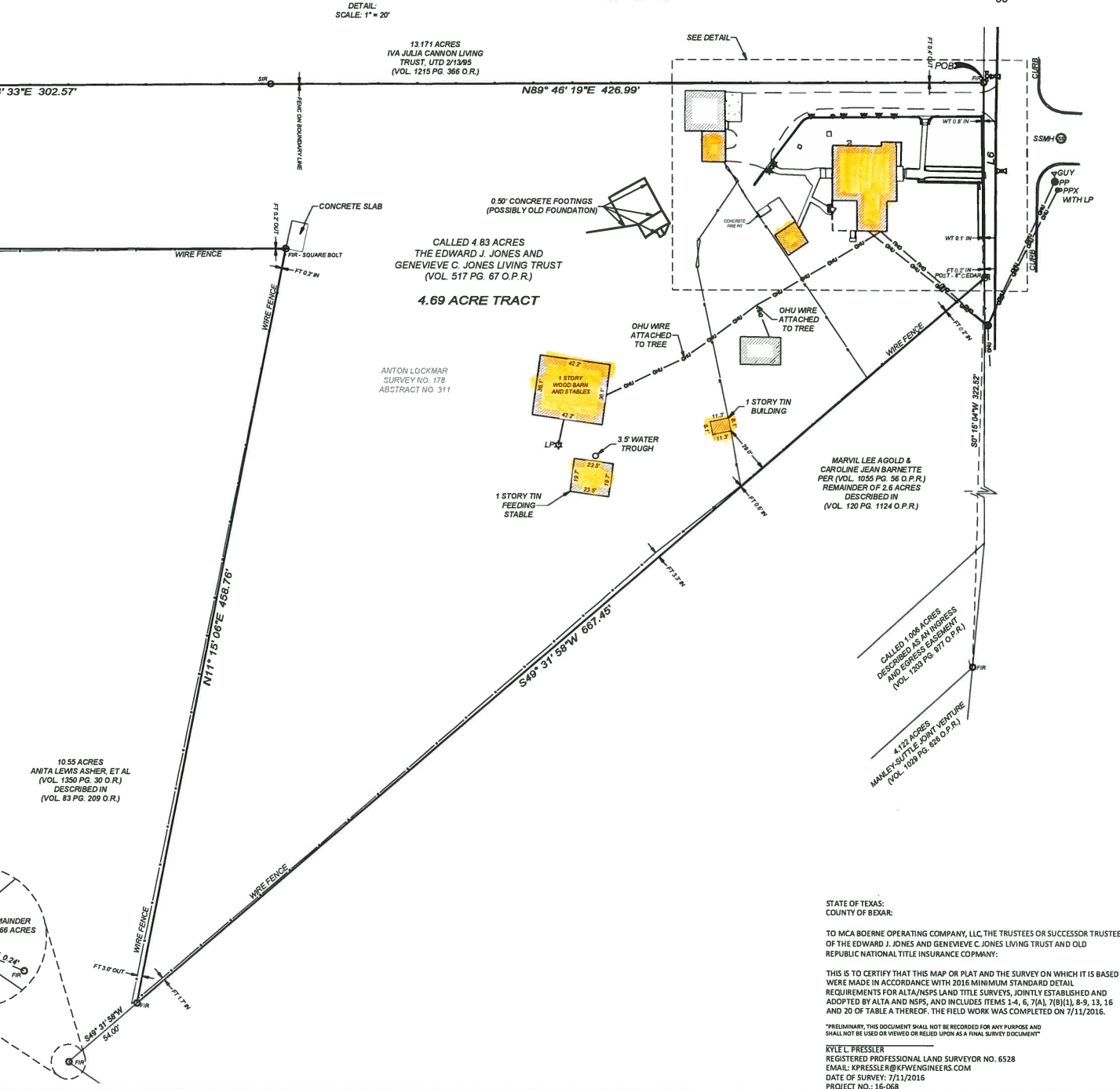
COURSES:
1. N 89° 54' 33" E, A DISTANCE OF 302.57 FEET TO A SET "X" IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" FOR AN ANGLE OF THE TRACT DESCRIBED HEREIN, AND
2. N 89° 46' 19" E, A DISTANCE OF 426.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.69 ACRES, MORE OR LESS, IN THE CITY OF BOERNE, KENDALL COUNTY, TEXAS, SAID TRACT BEING DESCRIBED IN ACCORDANCE WITH A SURVEY PREPARED BY KFW SURVEYING, BOERNE, TEXAS, AND RECORDED IN PUBLIC RECORDS OF KENDALL COUNTY, TEXAS, THIS COURSE BEING THE SOUTHERLY COURSE OF THE TRACT.

ALL DISTANCES ARE IN FEET. DISTANCE ZONE 4294. DISTANCES RECORDED HEREIN ARE SURFACE DISTANCES USING AN AVERAGE COMBINED SCALE FACTOR OF 0.99986363642.



LOCATION MAP
NOT-TO-SCALE

ADDRESS: 502 SCHOOL ST.
BOERNE, TX



STATE OF TEXAS:
COUNTY OF BEGAR:

TO MCA BEBORG OPERATING COMPANY, LLC, THE TRUSTEES OR SUCCESSOR TRUSTEES OF THE EDWARD J. JONES AND GENEVIEVE C. JONES LIVING TRUST AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

IT IS TO BE CERTIFIED THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6, 7(A), 7(B)(1), 8-9, 13, 16 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/11/2016.

*[RELIANT]: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT


KYLE C. PRESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6528
EMAIL: KPRESSLER@KFWENGINEERS.COM
DATE OF SURVEY: 7/11/2016
PROJECT: BEB-16-008

ALTA/NSPS LAND TITLE SURVEY OF

A 4.69 ACRE TRACT OF LAND, SITUATED IN THE CITY OF BOERNE, OUT OF THE ANTON LOCKMAR SURVEY NO. 178, ABSTRACT 311, KENDALL COUNTY, TEXAS AND BEING ALL OF A CALLED A 4.83 ACRE TRACT OF LAND AS CONVEYED TO THE EDWARD J. JONES AND GENEVIEVE C. JONES LIVING TRUST OF RECORD IN VOLUME 517 PAGE 67 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS

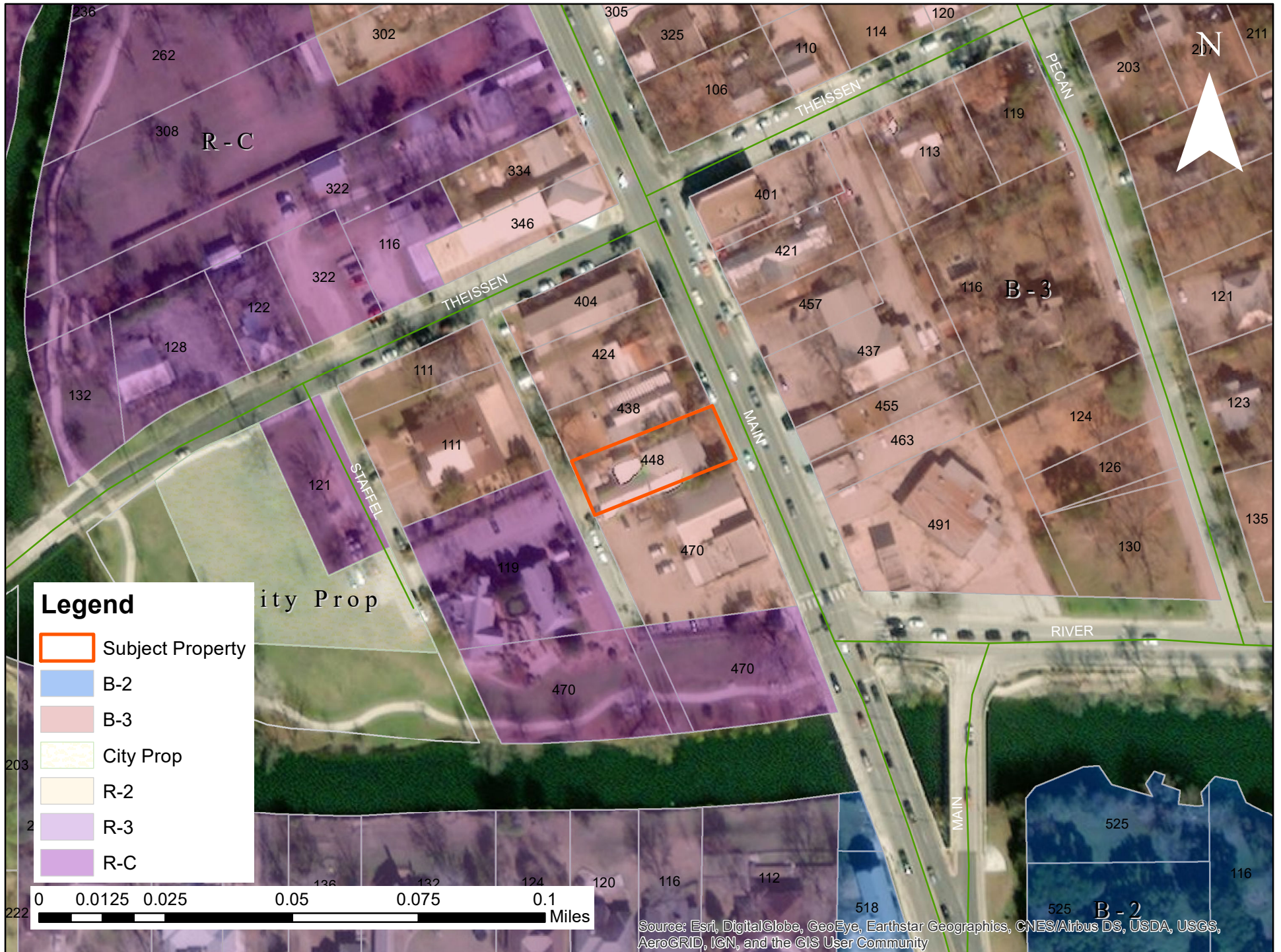
JOB NO. 16-068
DATE: 07/11/2016
DRAWN: MBO CHECKED: KLP
SHEET NUMBER:

1 of 1

	<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;">District Impacted</p> <p><input type="checkbox"/> 1 = Wolosin</p> <p><input type="checkbox"/> 2 = Woolard</p> <p><input type="checkbox"/> 3 = Scott</p> <p><input checked="" type="checkbox"/> 4 = Boddie</p> <p><input type="checkbox"/> 5 = Macaluso</p> <p><input type="checkbox"/> All</p> </div>												
Agenda Date	<i>January 05, 2021</i>												
Requested Action	<p>To consider approval of a building permit to increase the covered area of the existing pavilion located at 448 S. Main Street (KAD 22827, Grahams Addition lot 6, .2204 acres) (Michael and Sonja Mazour).</p>												
Contact Person	<p>Sara Serra-Bennett, Planner II</p>												
Background Information	<p>HLC Case Number: 2021-01-006</p>												
	<p>Zoning: B-3 Central Business District, Historic District</p>												
	<p>Contribution/ Integrity: District Contributing/ High Integrity</p>												
	<p>The owner is requesting a building permit for the expansion of the existing pavilion on the back of the property. The expansion will have the same architectural characteristics of the existing structure (wood structure and metal roof) and will be used as more seating area. The existing pavilion is approximately 240 square feet, and the proposed one is 228.</p> <p>The request complies with the City's current regulation.</p>												
Item Justification	<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 checked="" 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 style="text-align: center;">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 checked="" 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 checked="" 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	_____												
Financial Considerations													
Citizen Input/Board Review													
Legal Review													
Alternative Options													
Supporting Documents	<p>Supporting documentation is attached.</p>												

LOCATION MAP

448 South Main Street



Street View



Ben Adam, AIA
Architect
115 E. James
Boerne, TX 78006
T: 830-446-6444

PRELIMINARY

NOT FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION

Benedict M. Adam
Texas Reg. No. 13094

EXPIRES 8/31/2021

**EXPANDED
Pavilion
for
Cibolo Creek
Brewery**



448 S. Main
BOERNE, TX 78006

NOTES:

DATE	DESCRIPTION
06.13.2016	REVISED
11.05.2020	EXT. #1
11.09.2020	ENLARGED
11.16.2020	ADD EXIST

SHEET

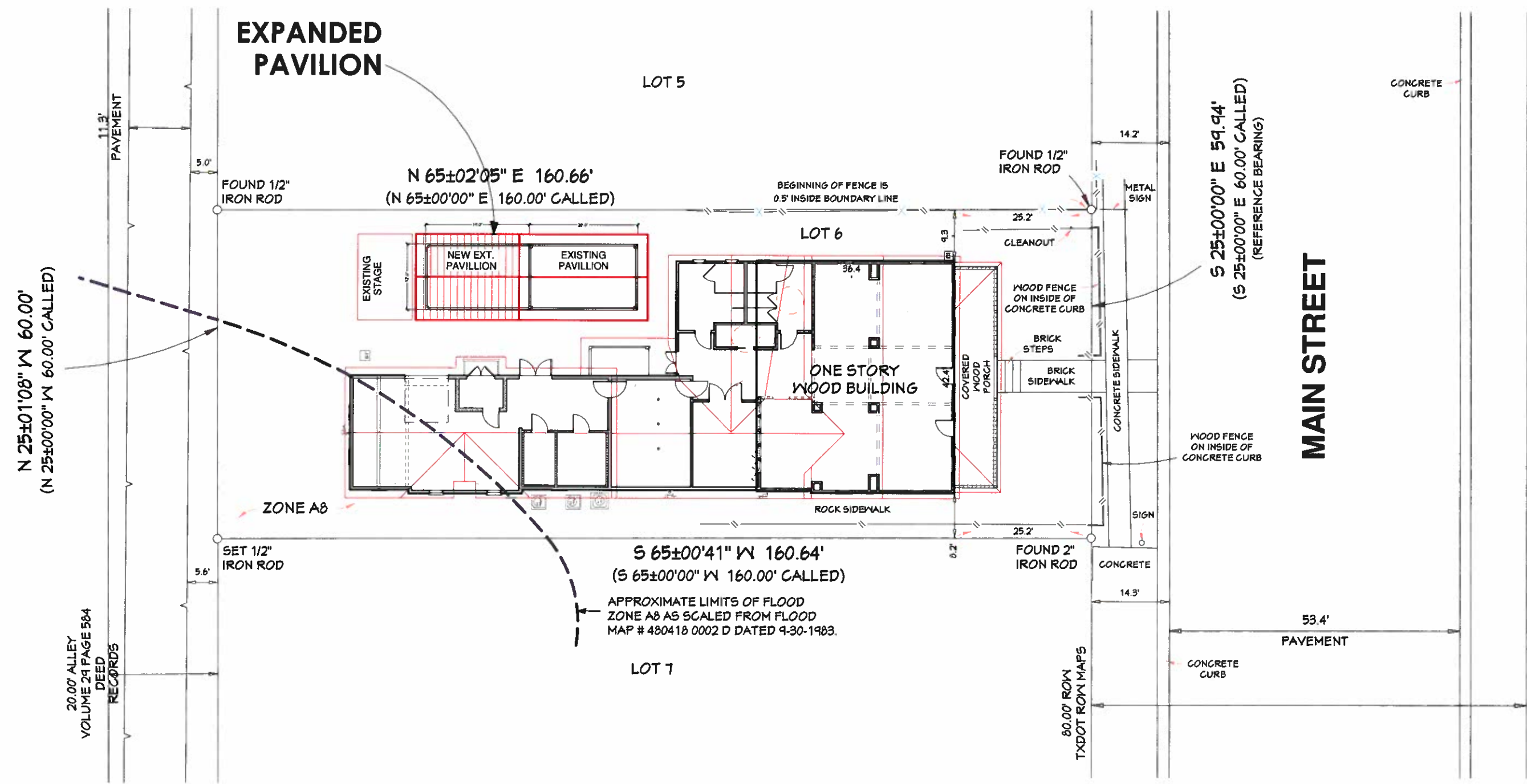
A-1

PRINTED 11/16/2020



**Expanded Pavilion for
Cibolo Creek Brewery**

EXPANDED PAVILION



ADDRESS:
448 S. MAIN STREET

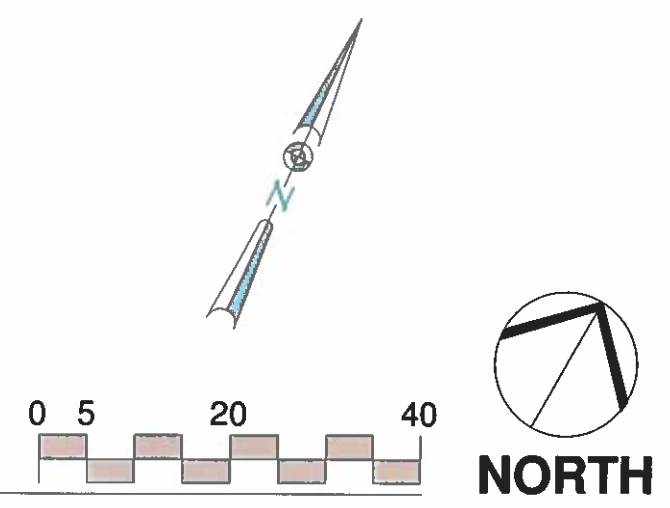
NOTE:
BASIS OF BEARING WAS ESTABLISHED FROM THE STREET BEARING ALONG MAIN STREET ON THE BELOW REFERENCED PLAT.

PLAT SHOWING LOT 6, GRAHAM'S ADDITION, RECORDED IN VOLUME 29, PAGE 584, DEED RECORDS, KENDALL COUNTY, TEXAS.

FLOOD NOTE:
A PORTION OF THIS LOT IS LOCATED WITHIN FLOOD ZONE A ACCORDING TO FEDERAL INSURANCE RATE MAP # 480418 0002 D DATED SEPTEMBER 30, 1983.

LEGEND

- ⓔ ELECTRIC METER
- Ⓦ WATER METER
- ⓖ GAS METER
- WOOD FENCE
- WIRE FENCE
- LIGHT
- EDGE OF PAVEMENT



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Texas Reg. No. 13094

EXPIRES 8/31/2021

EXPANDED Pavilion for Cibolo Creek Brewery



448 S. Main
BOERNE, TX 78006

NOTES:

DATE	DESCRIPTION
06.13.2016	REVISED
11.05.2020	EXT. #1
11.09.2020	ENLARGED
11.16.2020	ADD EXIST

SHEET

A-2

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PHOTOS OF EXISTING STRUCTURE

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Architect
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EXPIRES 8/31/2021

**EXPANDED
Pavilion
for
Cibolo Creek
Brewery**



448 S. Main
BOERNE, TX 78006

NOTES:

DATE	DESCRIPTION
06.13.2016	REVISED
11.05.2020	EXT. #1
11.09.2020	ENLARGED
11.16.2020	ADD EXIST

SHEET

A-3

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EXPIRES 8/31/2021

**EXPANDED
Pavilion
for
Cibolo Creek
Brewery**



448 S. Main
BOERNE, TX 78006

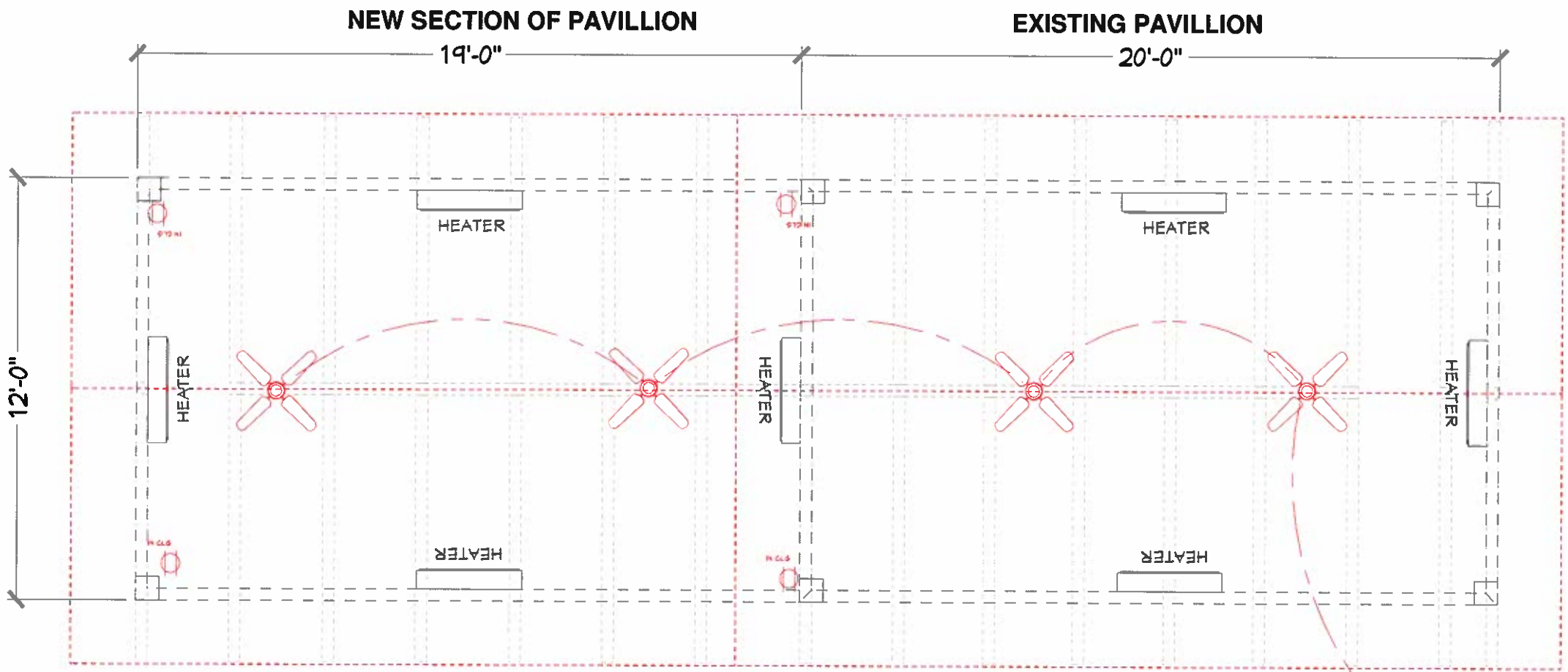
NOTES:

DATE	DESCRIPTION
06.13.2016	REVISED
11.05.2020	EXT. #1
11.09.2020	ENLARGED
11.16.2020	ADD EXIST

SHEET

A-4

PRINTED 11/16/2020



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



NORTH

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EXPIRES 8/31/2021

**EXPANDED
Pavilion
for
Cibolo Creek
Brewery**



448 S. Main
BOERNE, TX 78006

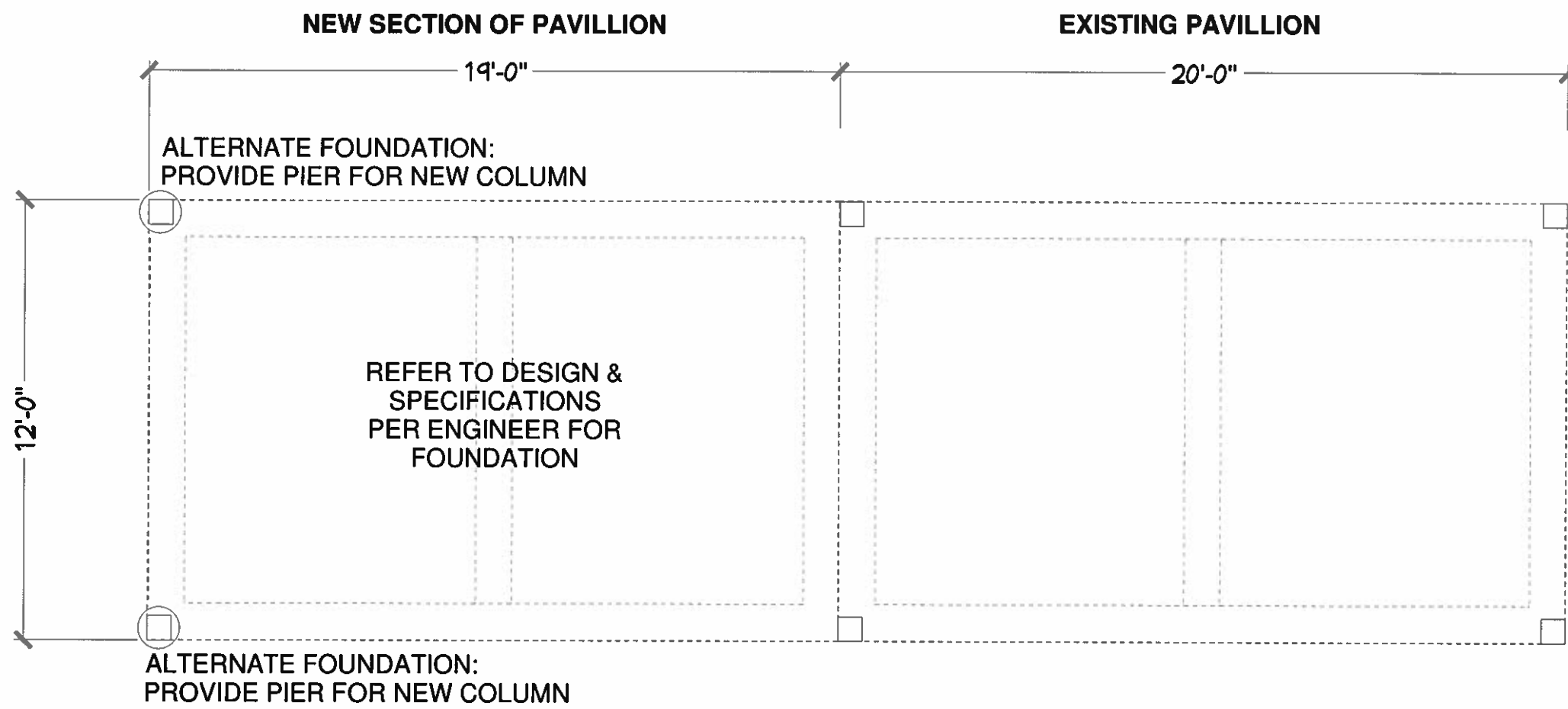
NOTES:

DATE	DESCRIPTION
06.13.2016	REVISED
11.05.2020	EXT. #1
11.09.2020	ENLARGED
11.16.2020	ADD EXIST

SHEET

A-5

PRINTED 11/16/2020



1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



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**EXPANDED
Pavilion
for
Cibolo Creek
Brewery**



448 S. Main
BOERNE, TX 78006

NOTES:

DATE	DESCRIPTION
06.13.2016	REVISED
11.05.2020	EXT. #1
11.09.2020	ENLARGED
11.16.2020	ADD EXIST

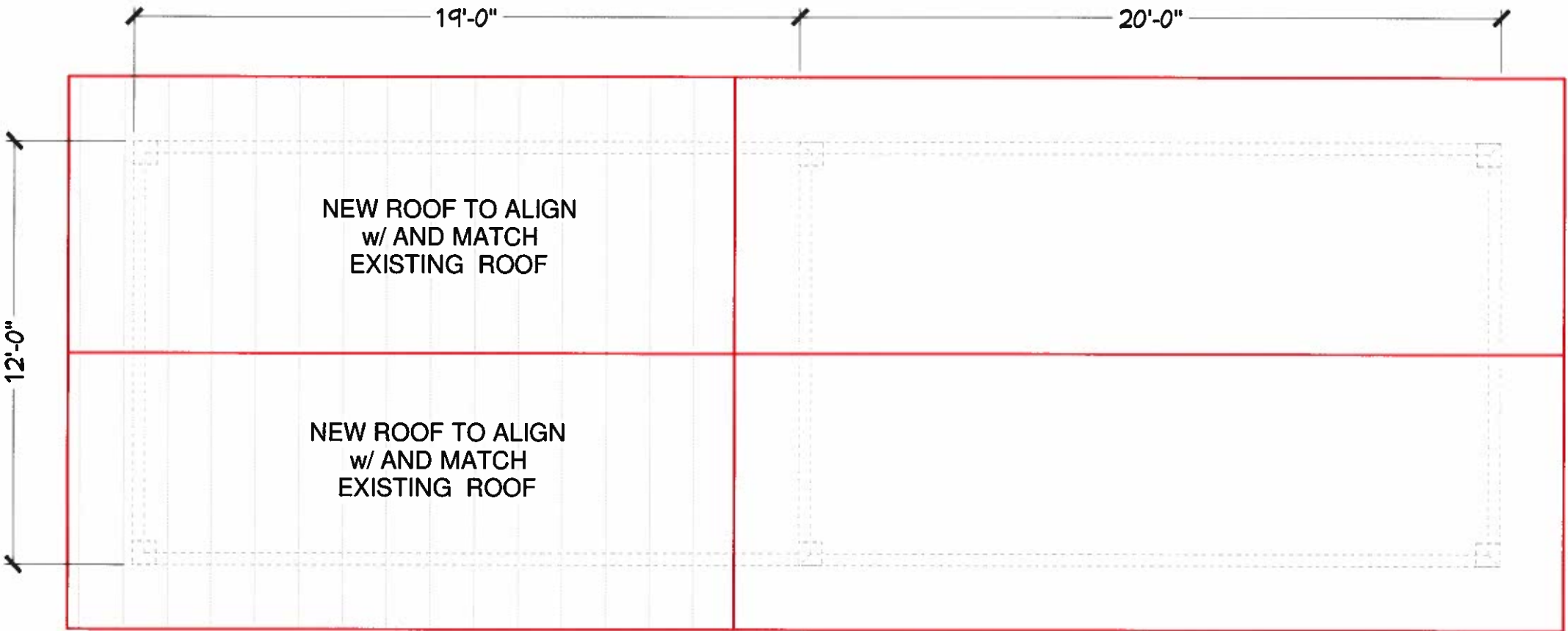
SHEET

A-6

PRINTED 11/16/2020

NEW SECTION OF PAVILLION

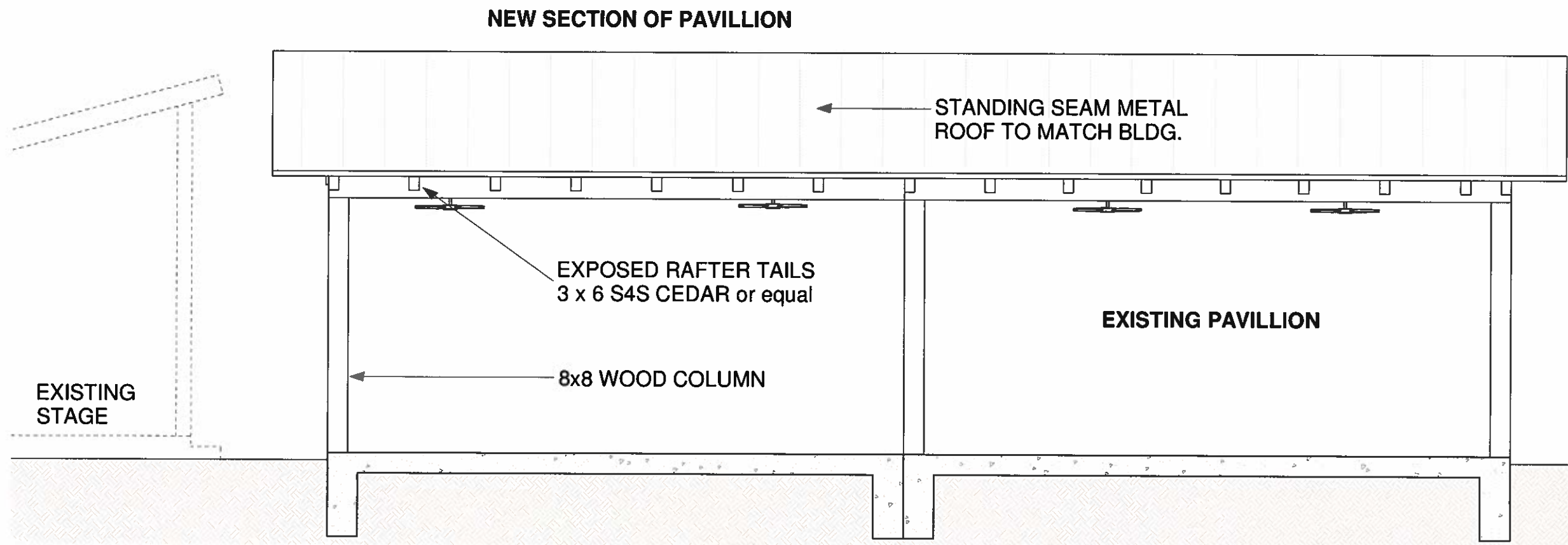
EXISTING PAVILLION



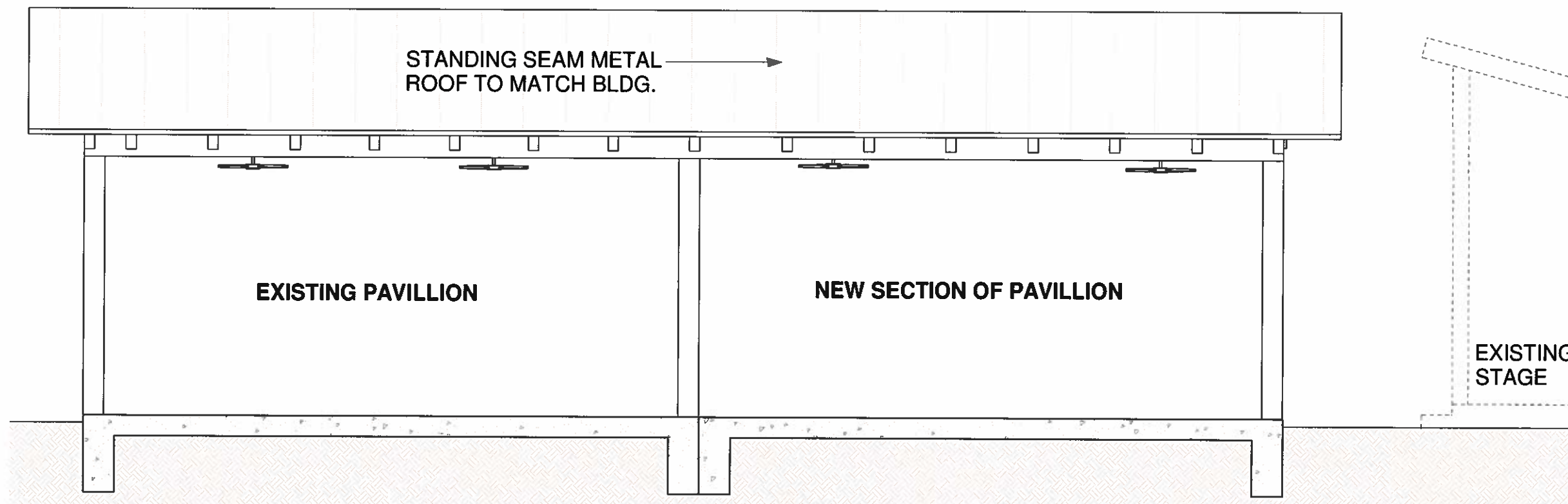
1 ROOF PLAN
SCALE: 1/4" = 1'-0"



NORTH



1 ELEVATION- SOUTH SIDE
SCALE: 1/4" = 1'-0"



2 ELEVATION- NORTH SIDE
SCALE: 1/4" = 1'-0"

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Texas Reg. No. 13094

EXPIRES 8/31/2021

EXPANDED
Pavilion
for
Cibolo Creek
Brewery



448 S. Main
BOERNE, TX 78006

NOTES:

DATE	DESCRIPTION
06.13.2016	REVISED
11.05.2020	EXT. #1
11.09.2020	ENLARGED
11.16.2020	ADD EXIST

SHEET

A-7

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 Texas Reg. No. 13094

EXPIRES 8/31/2021

**EXPANDED
 Pavilion
 for
 Cibolo Creek
 Brewery**



448 S. Main
 BOERNE, TX 78006

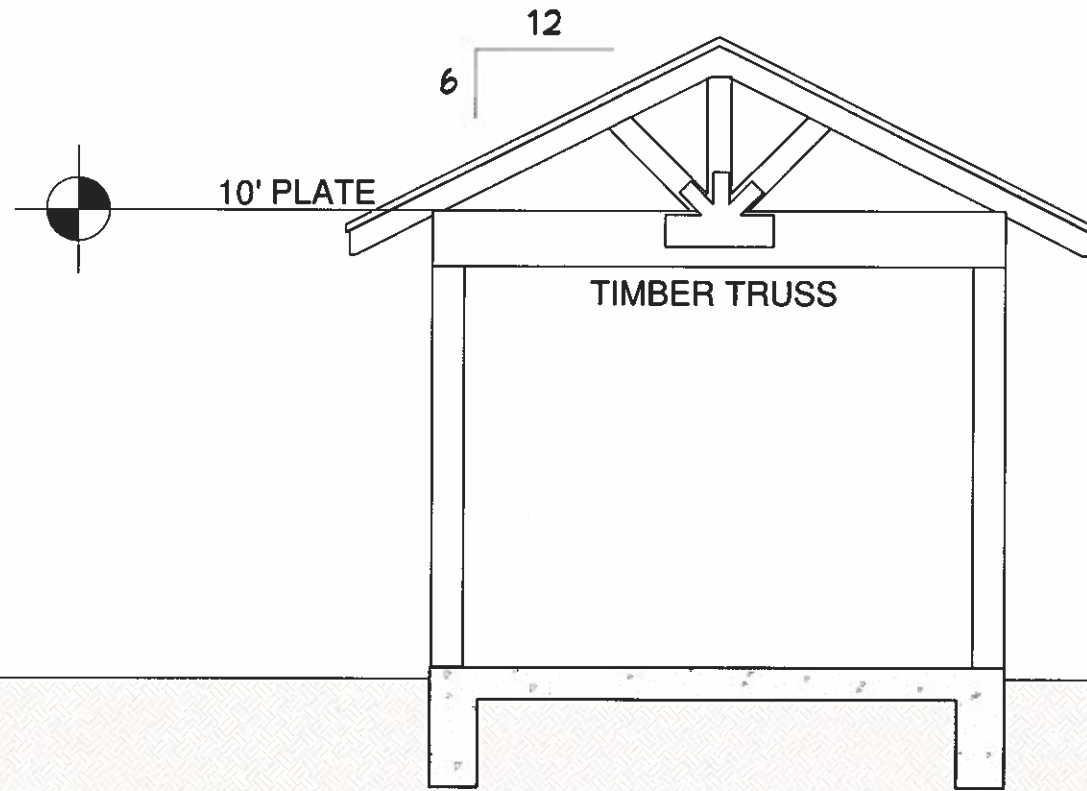
NOTES:

DATE	DESCRIPTION
06.13.2016	REVISED
11.05.2020	EXT. #1
11.09.2020	ENLARGED
11.16.2020	ADD EXIST

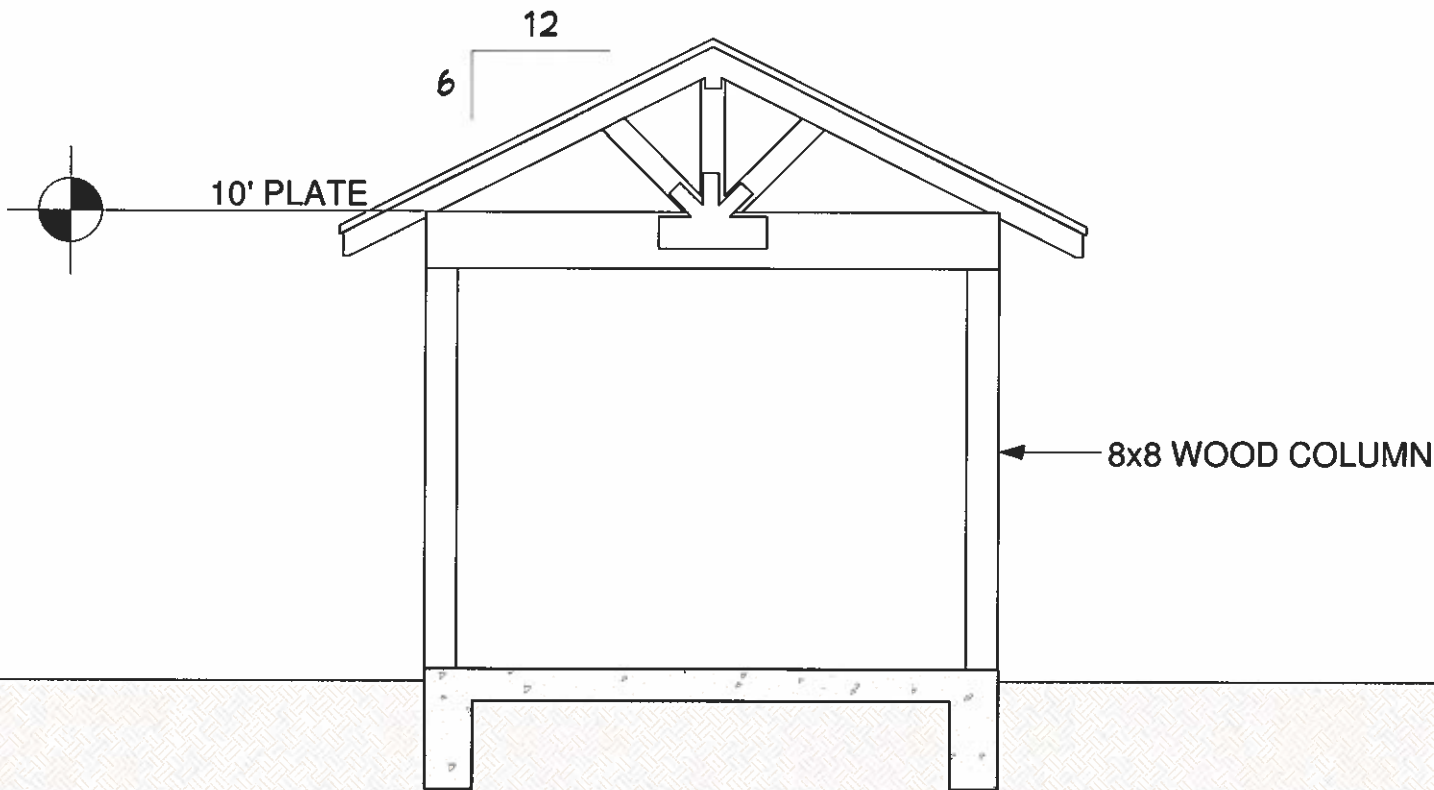
SHEET

A-8

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1 ELEVATION- WEST END
 SCALE: 3/16" = 1'-0"



2 ELEVATION- EAST END
 SCALE: 3/16" = 1'-0"



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Architect
115 E. James
Boerne, TX 78006
T: 830-446-6444

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Texas Reg. No. 13094

EXPIRES 8/31/2021

**EXPANDED
Pavilion
for
Cibolo Creek
Brewery**




448 S. Main
BOERNE, TX 78006

NOTES:

DATE	DESCRIPTION
06.13.2016	REVISED
11.05.2020	EXT. #1
11.09.2020	ENLARGED
11.16.2020	ADD EXIST

SHEET
A-9

	<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;">District Impacted</p> <p><input type="checkbox"/> 1 = Wolosin</p> <p><input type="checkbox"/> 2 = Woolard</p> <p><input type="checkbox"/> 3 = Scott</p> <p><input checked="" type="checkbox"/> 4 = Boddie</p> <p><input type="checkbox"/> 5 = Macaluso</p> <p><input type="checkbox"/> All</p> </div>		
Agenda Date	<i>January 05, 2021</i>		
Requested Action	To consider approval of a building permit to renovate the façade of the building located at 437 S. Main Street (KAD 27895, Wendlers Addition Lot PT 14, .299 acres) (Michael and Sonja Mazour).		
Contact Person	Sara Serra-Bennett, Planner II		
Background Information	HLC Case Number: 2021-01-007		
	Zoning: B-3 Central Business District, Historic District		
	Contribution/ Integrity: Non-Contributing		
	The property owner is requesting to make modifications to the existing façade to bring back the original design of the Hamby's building.		
Item Justification	<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 checked="" 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 checked="" 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 checked="" 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: _____ _____		
Financial Considerations			
Citizen Input/Board Review			
Legal Review			
Alternative Options			
Supporting Documents	Supporting documentation is attached.		

LOCATION MAP

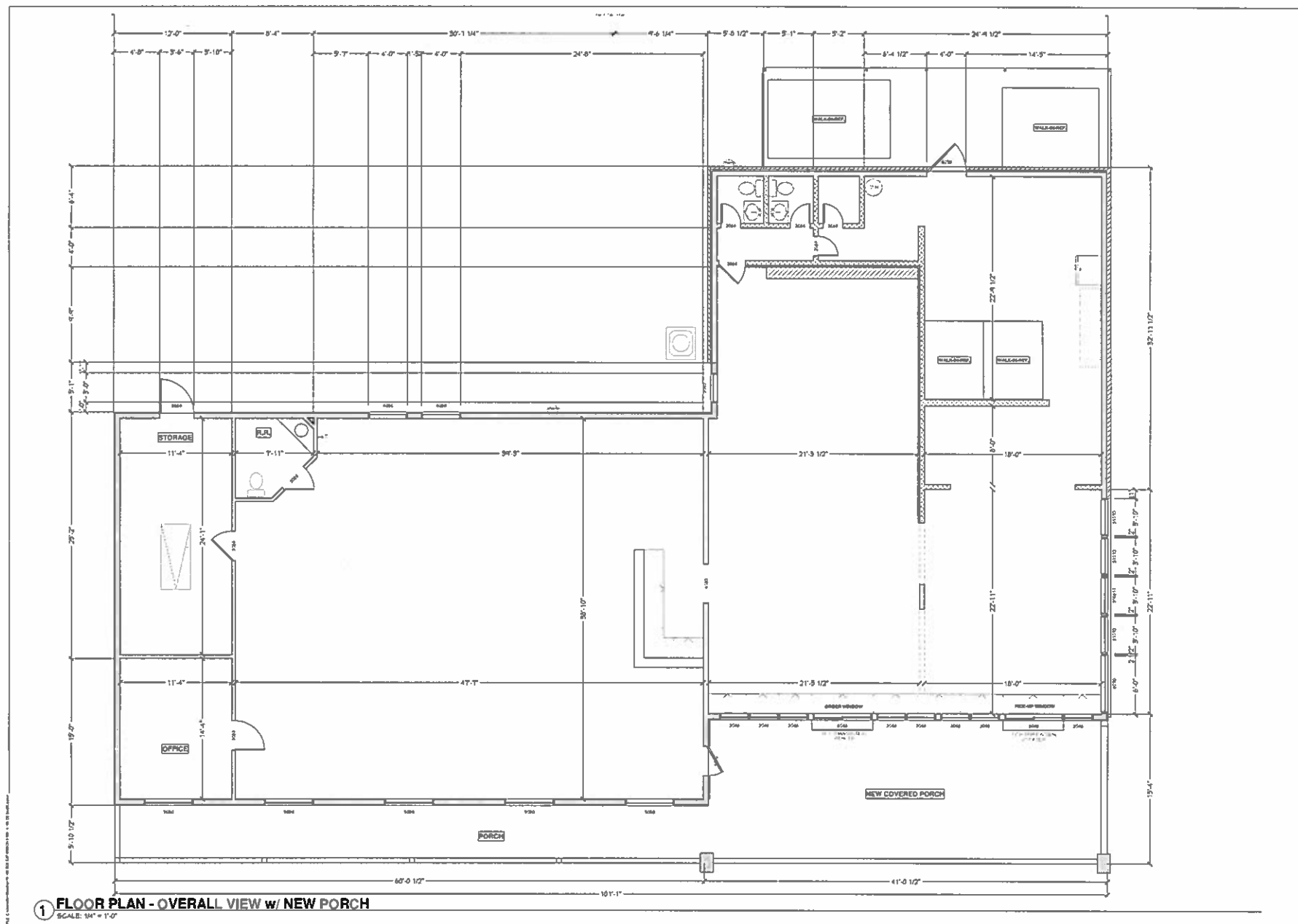
437 South Main Street



Street View
437 South Main Street







BENADAM, AIA
ARCHITECT

11824 WEST
5 PINE, TX 75060
W. H. M. M. M. M.

6. 2007. 12. 21

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APPROVAL PERMIT OR
CONSTRUCTION

Barrow, Alaska
Texas Reg No 15046

NOTICE

[illegible]

**REMODEL & ADDITION for
PROJECT 437 S. MAIN**

REVISIONS	
DATE	ISSUE
08/16/2010	001/10, 01/10
09/16/2010	002/10, 02/10, 03/10
09/24/2010	003/10, 04/10, 05/10
09/28/2010	004/10, 06/10
10/14/2010	005/10, 07/10

Circumstance	Percentage of Respondents (%)
Self-defense	85
To protect others	75
To protect property	65
To protect the community	55
To protect the environment	45

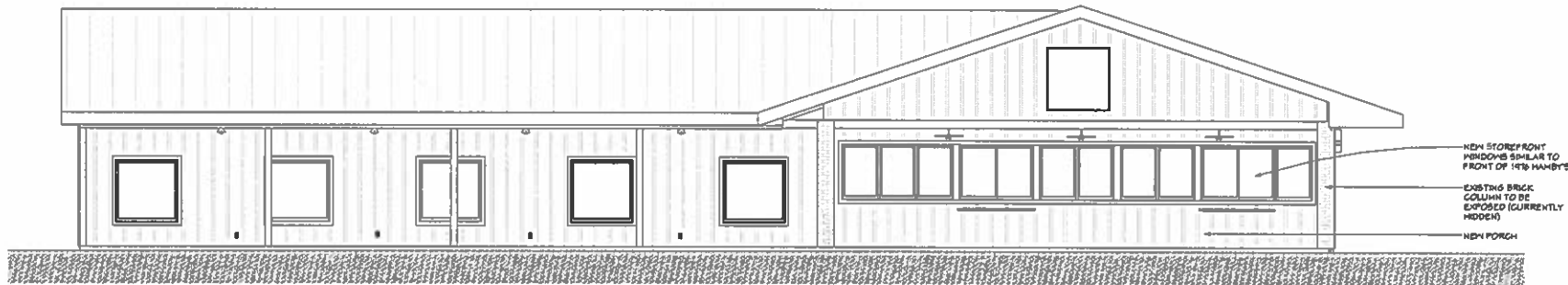
JOB NO.: 1B-100
DRAWN BY: PKK,
DMA

AREA SUMMARY

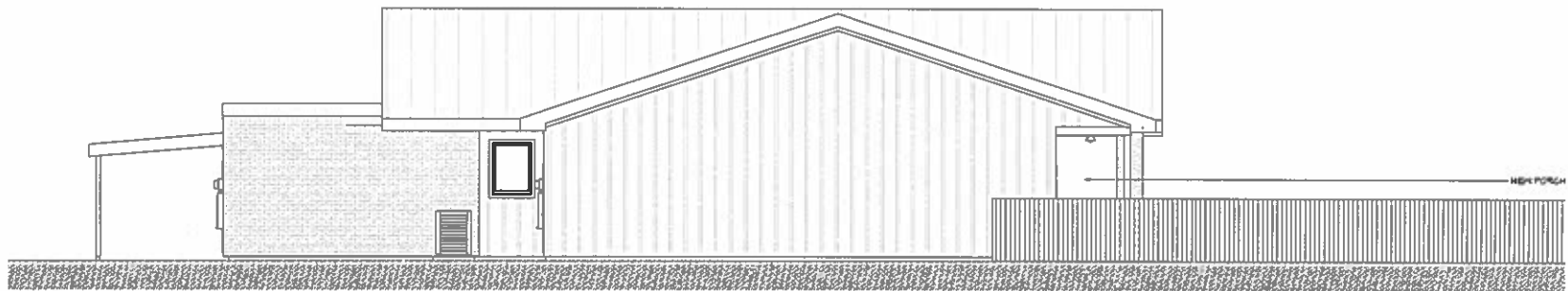
SHEET NAME
FLOOR PLAN
NEW PORCH

NEW FORCH

A-3



1 ELEVATION - FRONT VIEW
SCALE: 1/4" = 1'-0"



2 ELEVATION - LEFT SIDE
SCALE: 1/4" = 1'-0"



PRELIMINARY

NOT FOR CONSTRUCTION
APPROVAL PERMIT DE
CONSTRUCTION
Submitted at 4 am
Trans Reg No. 1006

NOTICE

THIS SET OF PLANS AND SPECIFICATIONS IS PRELIMINARY AND NOT FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT DOES NOT WARRANT OR GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS SET OF PLANS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SET OF PLANS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DAMAGES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR INTERRUPTIONS IN THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CHANGES IN THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY COSTS OR FEES INCURRED BY THE ARCHITECT OR THE CLIENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY RISKS OR LIABILITIES INCURRED BY THE ARCHITECT OR THE CLIENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INJURIES OR DAMAGES TO PERSONS OR PROPERTY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY OTHER MATTERS NOT SPECIFICALLY MENTIONED IN THIS SET OF PLANS AND SPECIFICATIONS.

REMODEL & ADDITION for PROJECT 437 S. MAIN

REVISIONS	DATE	ISSUE
01	01/15/2021	ISSUED FOR PERMIT
02	01/15/2021	ISSUED FOR PERMIT
03	01/15/2021	ISSUED FOR PERMIT
04	01/15/2021	ISSUED FOR PERMIT
05	01/15/2021	ISSUED FOR PERMIT
06	01/15/2021	ISSUED FOR PERMIT
07	01/15/2021	ISSUED FOR PERMIT
08	01/15/2021	ISSUED FOR PERMIT
09	01/15/2021	ISSUED FOR PERMIT
10	01/15/2021	ISSUED FOR PERMIT

JOB NO. 15-155
DRAWN BY: PKK,
DMA

AREA SUMMARY

SHEET NAME
EXTERIOR
ELEVATIONS

SHEET
A-4



PRELIMINARY
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CONSTRUCTION
Burmah of Adams
Texas Reg. No. 13096

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**REMODEL & ADDITION for
PROJECT 437 S. MAIN**
437 S. MAIN
DENVER, TEXAS 76011
DALLAS COUNTY

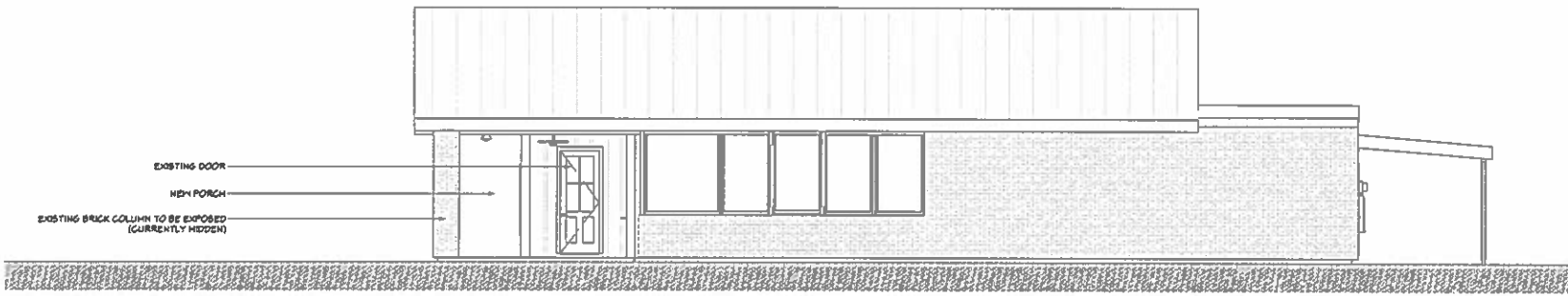
REVISIONS	DATE	ISSUE
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02	01/15/2020	ISSUED FOR PERMIT
03	01/15/2020	ISSUED FOR PERMIT
04	01/15/2020	ISSUED FOR PERMIT
05	01/15/2020	ISSUED FOR PERMIT

JOB NO: 19-188
DRAWN BY: PKC,
DHA

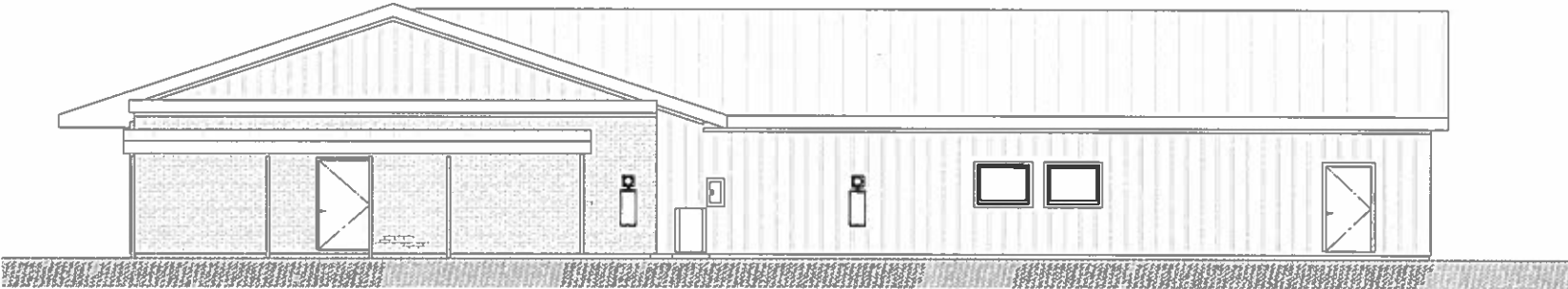
AREA SUMMARY

SHEET NAME
**EXTERIOR
ELEVATIONS**

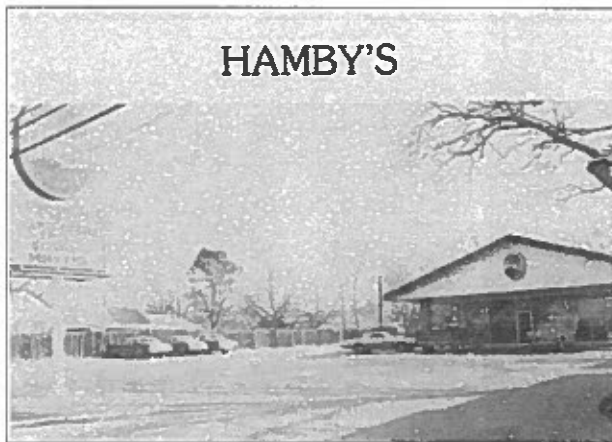
SHEET
A-5



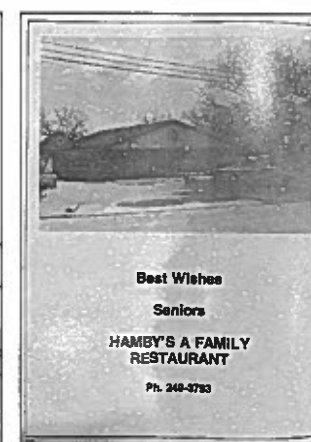
1 ELEVATION - RIGHT SIDE
SCALE: 1/4" = 1'-0"



2 ELEVATION: REAR VIEW
SCALE: 1/4" = 1'-0"



HAMBY'S



Best Wishes
Seniors
HAMBY'S A FAMILY
RESTAURANT
Ph. 248-8793

1977 BHS GREYHOUND AD



REV ADAM AIA
ARCHITECT

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APPROVAL. PERMIT OR
CONSTRUCTION

NOTICE

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Seniors
HAMBY'S A FAMILY
RESTAURANT
Ph. 248-8793

REMODEL & ADDITION for
PROJECT 437 S. MAIN

REVISIONS	DATE
1.0	01/15/18
2.0	01/15/18
3.0	01/15/18
4.0	01/15/18
5.0	01/15/18

JOB NO: 18-186
DRAWN BY: PKC,
CHA

AREA SUMMARY

SHEET NAME
PERSPECTIVE
VIEWS

SHEET
A-6