

AGENDA
HISTORIC LANDMARK COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 NORTH MAIN ST

Tuesday, December 7, 2021 - 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. [2021-996](#) THE MINUTES OF THE HISTORIC LANDMARK COMMISSION MEETING OF NOVEMBER 2, 2021.

Attachments: [Official Meeting Minutes 21-1207](#)
5. REGULAR AGENDA:

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

- I. STAFF PRESENTATION
- II. PUBLIC HEARING
- III. MAKE RECOMMENDATION

Attachments: [Summary - 116 Bess St](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Street View](#)
[Att 4 - Pictures](#)

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

Attachments: [New AIS - 604 N. Main St](#)
[Att 1 - Aerial Map](#)
[Att 2 - Street View](#)
[Att 3 - Proposed Sign & Colors](#)

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

8. ADJOURNMENT

s/s Laura Haning

Administrative Officer

CERTIFICATION

**I hereby certify that the above notice of meeting was posted on the 3rd day of
December, 2021 at 6:30 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
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Tuesday, November 2, 2021 - 5:30 PM

Minutes of the Historic Landmark Commission meeting of November 2, 2021, at 5:30 p.m.

Present: 6- Chairman Ben Adam, Commissioner Cesar Hance, Commissioner Justin Boerner, Commissioner Michael Nichols, Commissioner Cali Redd, Commissioner Patti Mainz

Absent: 1- Commissioner Sally Pena

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

Recognized/ Registered Guests: Christina Ryrholm, Christopher Cavazos, Fredrikes Steller

EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE: THE HISTORIC LANDMARK COMMISSION MAY, AS PERMITTED BY LAW, ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY MATTER LISTED BELOW AS AUTHORIZED BY GOVERNMENT CODE §551.071 (CONSULTATION WITH ATTORNEY)

1. CALL TO ORDER – 5:30 PM

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

2. CONFLICT OF INTEREST DECLARATION

No conflicts were declared.

3. PUBLIC COMMENTS: This is the opportunity for visitors and guests to address the Historic Landmark Commission on any issue. The Historic Landmark Commission may not discuss any presented issue, nor may any action be taken on any issue at this time. (Attorney General opinion – JC-0169)

No comments were received.

4. CONSENT AGENDA: All items listed below within the Consent Agenda are considered routine by the Historic Landmark Commission and may be enacted with one motion. There will be no separate discussion of items unless a Commission Member or citizen so requests, in which event the item may be moved to the general order of business and considered in its normal sequence.

4.A. [2021-916](#) THE MINUTES OF THE HISTORIC LANDMARK COMMISSION
MEETING OF SEPTEMBER 7, 2021.

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

YEA: 5- COMMISSIONER HANCE, COMMISSIONER BOERNER,
COMMISSIONER NICHOLS, COMMISSIONER REDD, COMMISSIONER MAINZ

Approved: 5-0

5. REGULAR AGENDA:

5.A. [2021-918](#) TO CONSIDER THE DEMOLITION REQUEST FOR A STRUCTURE
LOCATED AT 25 CASCADE CAVERNS (MILLER'S SUBDIVISION BLK2
LOT 2 (REPLAT), 6.695ACRES, KAD 24323) (LOQ DEVELOPMENT
LLC).

Ms. Sara Serra-Bennett, City Planner II, presented the request for the demolition of a structure located at 25 Cascade Caverns Rd.

Chairman Ben Adam and Commissioner Boerner were present during the October 29th site visit. Both shared their observations and opinions about the condition of the structure. It was determined that the structure had no significant historical value.

Ms. Serra-Bennett mentioned that 19 notifications were mailed to

neighboring property owners within 200 ft. One reply was received which was in opposition of this demolition.

Chairman Adam received two emails from property owners outside the City Limits that were also in opposition.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER HANCE, TO APPROVE THE DEMOLITION REQUEST FOR A STRUCTURE LOCATED AT 25 CASCADE CAVERNS (MILLER'S SUBDIVISION BLK2 LOT 2 (REPLAT), 6.695ACRES, KAD 24323) (LOQ DEVELOPMENT LLC). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 5- COMMISSIONER HANCE, COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER REDD AND COMMISSIONER MAINZ

Approved: 5-0

- 5.B. [2021-919](#) TO CONSIDER THE DEMOLITION REQUEST FOR A STRUCTURE LOCATED AT 6 NORTH STAR (MILLER'S SUBDIVISION BLK PT 3, 3.042ACRES, KAD 24324) (LOQ DEVELOPMENT LLC).

Ms. Sara Serra-Bennett presented the request for the demolition of a structure located at 6 North Star. There were seven notifications mailed to neighboring property owners within 200 ft. We received two replies which were in opposition of the demolition.

Chairman Ben Adam and Commissioner Boerner were present during the October 29th site visit. Both shared their observations and opinions about the condition of the structure. It was determined that the structure had no significant historical value.

A MOTION WAS MADE BY COMMISSIONER MAINZ, SECONDED BY COMMISSIONER NICHOLS, TO APPROVE THE DEMOLITION REQUEST FOR A STRUCTURE LOCATED AT 6 NORTH STAR (MILLER'S SUBDIVISION BLK PT 3, 3.042ACRES, KAD 24324) (LOQ DEVELOPMENT LLC). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 5- COMMISSIONER HANCE, COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER REDD AND COMMISSIONER MAINZ

Approved: 5-0

6. [2021-920](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A BUILDING PERMIT FOR 116 WEST BLANCO ROAD (KAD 47912, A10298 - SURVEY 180 M I LEAL, 1.176 ACRES) (NEEMA 7-11 LLC).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for a building permit for 116 W. Blanco Rd. The request is to install a door near the elevators. Ms. Serra-Bennett spoke with the Fire Department, and they approved the proposed dimensions. Their only request was to relocate the lock boxes so that they're easily accessible.

Ms. Laura Haning, Director of Planning and Community Development, explained that the applicant wanted to secure this area near the elevators due to some safety concerns.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER MAINZ, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A BUILDING PERMIT FOR 116 WEST BLANCO ROAD (KAD 47912, A10298 - SURVEY 180 M I LEAL, 1.176 ACRES) (NEEMA 7-11 LLC). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 5- COMMISSIONER HANCE, COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER REDD AND COMMISSIONER MAINZ

Approved: 5-0

7. [2021-921](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A COLOR TO BE USED ON THE FRAME AND DOOR INSTALLED AT 116 WEST BLANCO ROAD (KAD 47912, A10298 - SURVEY 180 M I LEAL, 1.176 ACRES) (NEEMA 7-11 LLC).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for a paint color to be used on the frame and door to be installed at 116 W. Blanco Rd. Both the frame and the door will be painted in the shade "Redwood".

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER MAINZ, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A COLOR TO BE USED ON THE FRAME AND DOOR INSTALLED AT 116 WEST BLANCO ROAD (KAD 47912, A10298 - SURVEY 180 M I LEAL, 1.176 ACRES) (NEEMA 7-11 LLC). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 5- COMMISSIONER HANCE, COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER REDD AND COMMISSIONER MAINZ

Approved: 5-0

8. [2021-922](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A COMMERCIAL COMPLEX SIGN LOCATED AT 711 NORTH MAIN STREET (KAD 19838, BOERNE ORIGINAL TOWN LOT PT 15, PT 16, 0.59 ACRES) (CHRISTOPHER CAVAZOS).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for a commercial complex sign located at 711 N. Main St. The max metal sign will include two fonts and three colors. It will be digitally printed and the same dimensions as the existing sign.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER MAINZ, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A COMMERCIAL COMPLEX SIGN LOCATED AT 711 NORTH MAIN STREET (KAD 19838, BOERNE ORIGINAL TOWN LOT PT 15, PT 16, 0.59 ACRES) (CHRISTOPHER CAVAZOS). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 5- COMMISSIONER HANCE, COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER REDD AND COMMISSIONER

MAINZ

Approved: 5-0

9. [2021-923](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR AN AWNING SIGN LOCATED AT 615 SOUTH MAIN STREET (KAD 24149, LOE ADDITIONS LOT 5&6, 0.3214 ACRES) (FREDRIKES STELLER/ MINISTRY OF DANCE).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for an awning sign located at 615 S. Main St. The applicant had previously presented a square-shaped sign. The applicant has now proposed a round-shaped sign at the request of the Commission. The 43.88inx43.88in sign will include one font and six colors.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER REDD, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR AN AWNING SIGN LOCATED AT 615 SOUTH MAIN STREET (KAD 24149, LOE ADDITIONS LOT 5&6, 0.3214 ACRES) (FREDRIKES STELLER/ MINISTRY OF DANCE). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 5- COMMISSIONER HANCE, COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER REDD AND COMMISSIONER MAINZ

Approved: 5-0

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

Chairman Ben Adam notified the Commissioners of the mandatory Ethics Training to be held on November 10th at 4:00 p.m. in the City Council Chambers.

11. ADJOURNMENT

Chairman Ben Adam adjourned the Historic Landmark Commission at 6:05 p.m.

Chairman**CERTIFICATION**


**I hereby certify that the above notice of meeting was posted on the 29th day of
October, 2021 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.

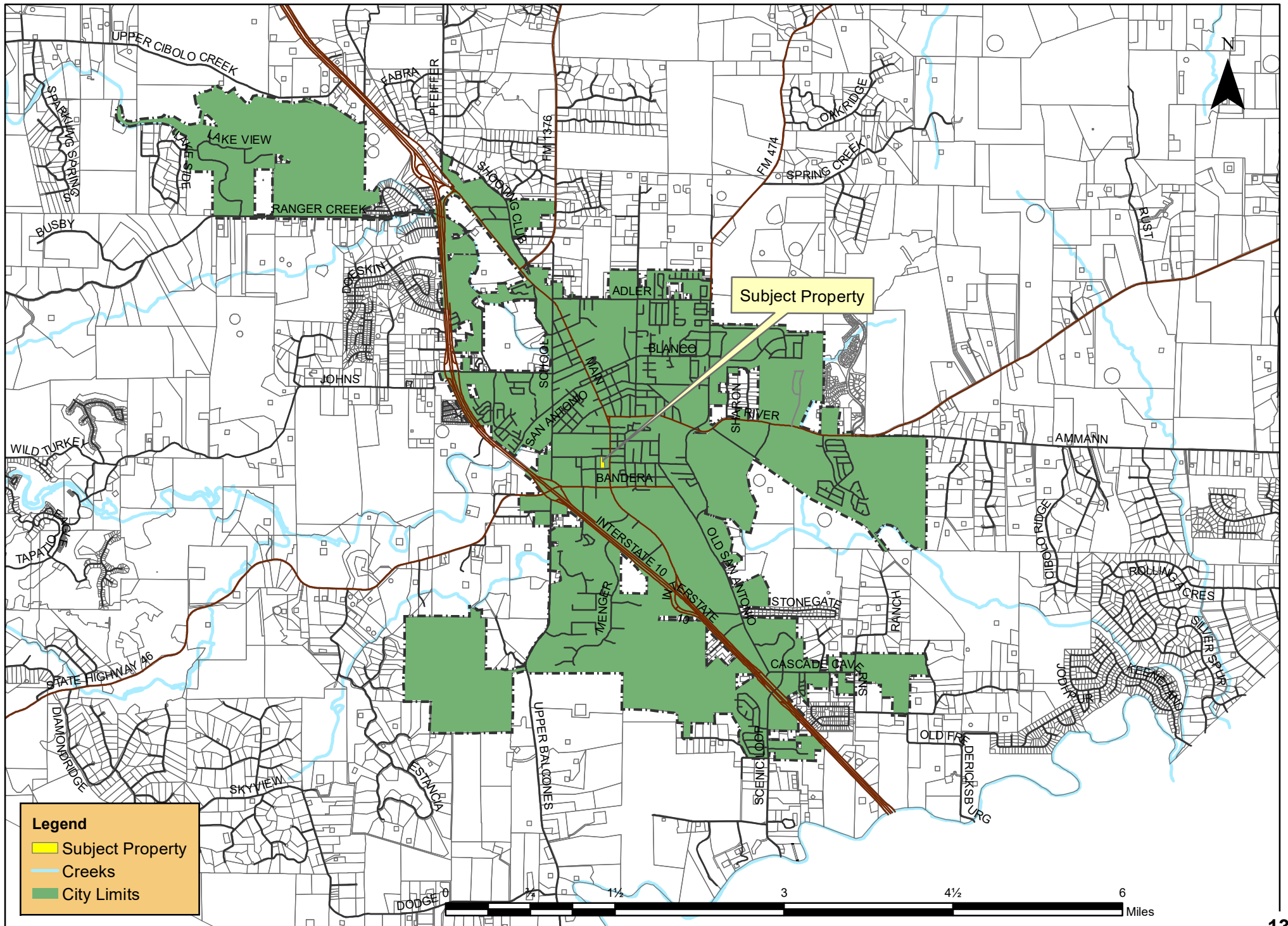
Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

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.

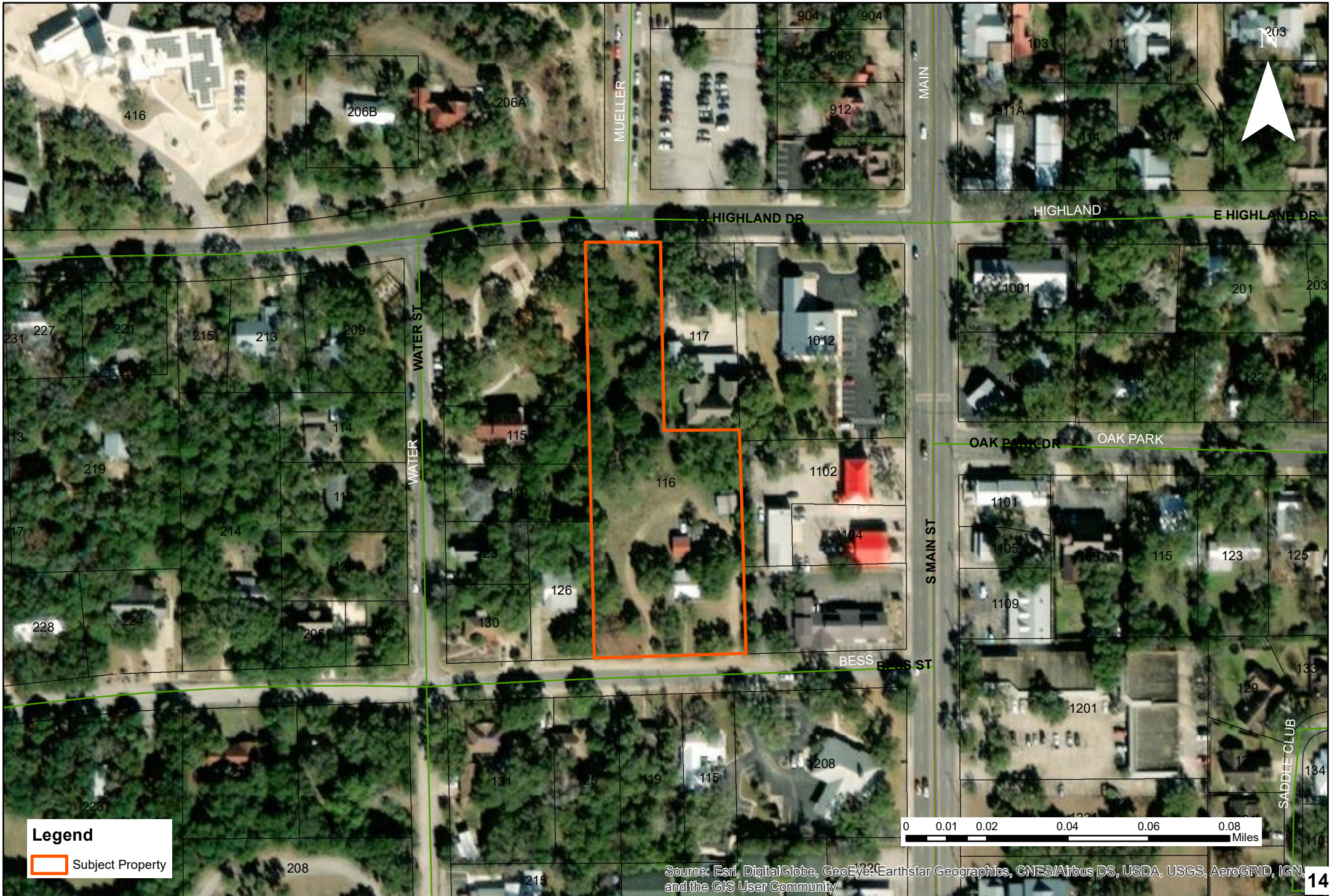
	<div style="text-align: center;">AGENDA ITEM SUMMARY</div> <div style="border: 1px dashed purple; padding: 5px; float: right; margin-top: 10px;"> District Impacted <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input type="checkbox"/> 3 = Scott <input checked="" type="checkbox"/> 4 = Boddie <input type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div>		
Agenda Date	<i>December 07, 2021</i>		
Requested Action	<p>To consider the demolition request for a structure located at 116 Bess Street (Dietert Addition Lot 20, Pt 22, 2 acres, KAD 21648) (Bess Street Holdings LLC)</p> <p style="margin-left: 40px;">I. Staff Presentation II. Public Hearing III. Make Recommendation</p>		
Contact Person	Sara Serra-Bennett, Planner II, Planning and Community Development Department		
Background Information	HLC Case Number: 2021-12-005A		
	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>According to the Kendall County Appraisal District, the structure was built in 1953, and no other official information was found about the site.</p> <p>On November 18, a group of Commissioners had the opportunity to visit the site and evaluate the structure under consideration. During the site visit, we could identify multiple additions made to the main structure over the years. The original building appears to be CMU block, and the roof was installed around the WWII era. They determine that the structure holds no historical significance.</p>		
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 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: _____		
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.

116 Bess Street (KAD 21648)



SUBJECT PROPERTY
116 Bess Street (KAD 21648)




Street View
116 Bess Street







	<div style="text-align: center;">AGENDA ITEM SUMMARY</div> <div style="border: 1px dashed purple; padding: 5px; float: right; margin-top: 10px;"> District Impacted <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 </div>
Agenda Date	December 07, 2021
Requested Action	To consider approval for a Certificate of Appropriateness for a commercial complex sign located at 604 North Main Street (KAD 25984, Sansom Addition Lot 9, pt 10, 0.39 acres) (Lori Rodrigues).
Contact Person	Sara Serra-Bennett, Planner II, Planning and Community Development Department
Background Information	HLC Case Number: 2021-12-006
	Zoning: C-2 Transitional Commercial District, Historic District
	Contribution/ Integrity: District Contributing/ High
	Related Case NO's: 2020-07-014: commercial complex sign 2018-12-004-005: signs 2015-05-007: sign
	The request is to install a 33" x 70" commercial complex sign. The sign will be wood with digital printed face, with two fonts and three colors. It will replace the two bottom signs and keep the same pattern: dark green background, white letters, and yellow trim.
Item Justification	<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>
Financial Considerations	
Citizen Input/Board Review	
Legal Review	
Alternative Options	
Supporting Documents	Supporting documentation is attached.

604 N MAIN ST



STREET VIEW
604 N. MAIN STREET



Existing Sign Location

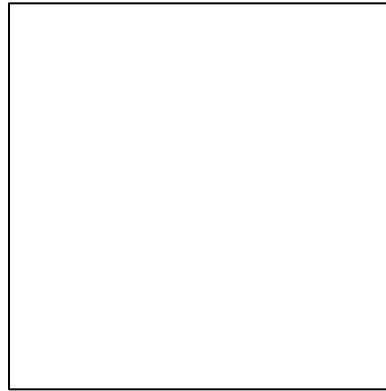


Proposed Sign Design

Colors (CMYK)



50, 0, 65, 81



0, 0, 0, 0



0, 31, 72, 12