

**AGENDA**  
**HISTORIC LANDMARK COMMISSION MEETING**  
**BOERNE CITY HALL**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 NORTH MAIN STREET**  
**Tuesday, January 4, 2022 - 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. [2022-107](#) THE MINUTES OF THE HISTORIC LANDMARK COMMISSION MEETING OF OCTOBER 5, 2021.

**Attachments:** [Official Meeting Minutes 21-1005](#)

4.B. [2022-108](#) THE MINUTES OF THE HISTORIC LANDMARK COMMISSION MEETING OF DECEMBER 7, 2021.

**Attachments:** [Official Meeting Minutes 21-1207](#)

5. [2022-109](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A FENCE LOCATED AT 249 NORTH MAIN STREET (KAD 19930) (DAVID SPENCER)

**Attachments:** [Summary - 249 N. Main St](#)  
[Att 1 - Aerial Map](#)  
[Att 2 - Street View](#)  
[Att 3 - Survey Showing Proposed Stone Fence](#)  
[Att 4 - Proposed Fence](#)

6. [2022-110](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR COLORS TO BE USED ON THE EXTERIOR OF A STRUCTURE LOCATED AT 604 SOUTH MAIN STREET (KAD 21609) (SAM MCGEE)

**Attachments:** [Summary - 604 S. Main St](#)  
[Att 1 - Location Map](#)  
[Att 2 - Street View](#)  
[Att 3 - Proposed Colors](#)

7. [2022-111](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A SIGN 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 - Proposed Sign With Details](#)

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

9. 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 30th day of  
December, 2021 at 4:00 p.m.

s/s Krystal Brown

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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**  
**HISTORIC LANDMARK COMMISSION MEETING**  
**BOERNE CITY HALL**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 N. MAIN STREET**  
**Tuesday, October 5, 2021 - 5:30 PM**

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

**Present:** 5- Chairman Ben Adam, Commissioner Cesar Hance, Commissioner Michael Nichols, Commissioner Cali Redd, Commissioner Patti Mainz

**Late:** 1- Commissioner Sally Pena

**Absent:** 1- Commissioner Justin Boerner

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

**Recognized/ Registered Guests:** Christina Ryrholm, Zachary-Taylor Wright, John Young, Sandra Lopez, Fredrikes Steller, Tanya Fernandez, Beth Adam

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 TEXAS GOVERNMENT CODE §551.071 (CONSULTATION WITH ATTORNEY)

1. CALL TO ORDER – 5:30 PM

There is no audio from 0:00 to 3:46 due to some technical difficulties. The full video recording is available.



Chairman Ben Adam called the Historic Landmark Commission to order at 5:30 p.m.

Commissioner Sally Pena joined the meeting at 5:33 p.m.

2. CONFLICTS OF INTEREST:

Chairman Ben Adam declared a conflict of interest with items 11 and 12.

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. REGULAR AGENDA:

4.A. [2021-834](#) TO CONSIDER THE DEMOLITION REQUEST FOR A STRUCTURE LOCATED AT 612 GRAHAM STREET (IRONS & GRAHAMS ADDITION LOT 88 & 89, 0.344 ACRES, KAD 23524) (JOHN YOUNG).

I. STAFF PRESENTATION

II. PUBLIC HEARING

III. MAKE RECOMMENDATION

Ms. Sara Serra-Bennett, City Planner II, presented the demolition request for a structure located at 612 Graham St.

Mr. John Whitaker, resident at 305 S. School St, expressed concern regarding an oak tree in his backyard that canopy's over on to this property. He wanted to make sure this tree would be preserved.

Ms. Serra-Bennett mentioned that 16 notifications were mailed out to property owners within 200 ft. We received 5 notifications which were in favor of the demolition. She also added how City has strict tree removal regulations in an effort to preserve more trees.

Chairman Ben Adam spoke on his findings from the site visit and the history of the structure.

A MOTION WAS MADE BY COMMISSIONER HANCE, SECONDED BY COMMISSIONER MAINZ, TO APPROVE THE DEMOLITION REQUEST FOR A STRUCTURE LOCATED AT 612 GRAHAM STREET (IRONS & GRAHAMS ADDITION LOT 88 & 89, 0.344 ACRES, KAD 23524) (JOHN YOUNG). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 5-** COMMISSIONER PENA, COMMISSIONER HANCE, COMMISSIONER NICHOLS, COMMISSIONER REDD AND COMMISSIONER MAINZ

**Approved: 5-0**

5. [2021-835](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 911 S. MAIN STREET (KAD 23875, KERNAGHAN ADDITION BLK 1 LOT PT 41 & PT 42, .666 ACRES). (SANDRA LOPEZ/ SANDRA'S BEAUTY SALON).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for a wall sign located at 911 S. Main St. The sign would include 2 fonts and 3 colors.

A MOTION WAS MADE BY COMMISSIONER HANCE, SECONDED BY COMMISSIONER PENA, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 911 S. MAIN STREET (KAD 23875, KERNAGHAN ADDITION BLK 1 LOT PT 41 & PT 42, .666 ACRES). (SANDRA LOPEZ/ SANDRA'S BEAUTY SALON). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 4-** COMMISSIONER PENA, COMMISSIONER HANCE, COMMISSIONER NICHOLS AND COMMISSIONER MAINZ

**NAY: 1-** COMMISSIONER REDD

**Approved: 4-1**

6. [2021-836](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 911 S. MAIN STREET (KAD 23875, KERNAGHAN ADDITION BLK 1 LOT PT 41 &

PT 42, .666 ACRES). (SANDRA LOPEZ/ SANDRA'S BEAUTY SALON).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for a wall sign located at 911 S. Main St. The sign would be located between two windows facing Main St. It would be 42" x 48" and would include 2 fonts and 3 colors.

Commissioner Mainz shared her opinion regarding the appearance of the fonts.

Ms. Sandra Lopez, the applicant, spoke on the sign design and her transition from the previous larger location to this smaller location.

A MOTION WAS MADE BY COMMISSIONER HANCE, SECONDED BY COMMISSIONER PENA, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 911 S. MAIN STREET (KAD 23875, KERNAGHAN ADDITION BLK 1 LOT PT 41 & PT 42, .666 ACRES). (SANDRA LOPEZ/ SANDRA'S BEAUTY SALON). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 5-** COMMISSIONER PENA, COMMISSIONER HANCE, COMMISSIONER NICHOLS, COMMISSIONER REDD AND COMMISSIONER MAINZ

**Approved: 5-0**

7. [2021-837](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A COMMERCIAL COMPLEX 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 a commercial complex sign located at 615 S. Main St. The sign would include 2 colors and 1 font.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER MAINZ, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A COMMERCIAL COMPLEX 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 PENA, COMMISSIONER HANCE, COMMISSIONER NICHOLS, COMMISSIONER REDD AND COMMISSIONER MAINZ

**Approved: 5-0**

8. [2021-838](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A WALL 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 sign would include 4 colors and 1 font.

The Commissioners expressed their concerns regarding the sign design. They were not in favor of the shape and felt it was incompatible with the proposed location.

Mr. Fredrikes Steller, the applicant, spoke on how he tried changing the sign design. He was not opposed to Chairman Ben Adam's suggestion of an oval-shaped sign.

Commissioner Nichols shared his opinions on a more round-shaped sign and gave some design suggestions. He suggested denying this request so the applicant can present a new sign design.

The Commissioners were in favor of Chairman Ben Adam's oval-shaped sketch.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER PENA, TO DENY A CERTIFICATE OF APPROPRIATENESS FOR A WALL 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 PENA, COMMISSIONER HANCE, COMMISSIONER NICHOLS, COMMISSIONER REDD AND COMMISSIONER MAINZ

**Denied: 5-0**

9. [2021-839](#) 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 wall sign located at 615 S. Main St. The sign would be 30" x 80" and located at the side entrance. It would include 4 colors and 1 font. It would also include detailed dance information and contact information.

A MOTION WAS MADE BY COMMISSIONER MAINZ, SECONDED BY COMMISSIONER NICHOLS, 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 PENA, COMMISSIONER HANCE, COMMISSIONER NICHOLS, COMMISSIONER REDD AND COMMISSIONER MAINZ

**Approved: 5-0**

10. [2021-840](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 262 SOUTH MAIN STREET (KAD 19870, BOERNE ORIGINAL TOWN LOT PT 29, 0.97 ACRES) (TANYA FERNANDEZ/ CASA ALONDRA).

Ms. Sara Serra-Bennett presented the request for a max metal wall sign located at 262 S. Main St. The sign would be 39" x 73", and it would include 3 colors and 2 fonts.

A MOTION WAS MADE BY COMMISSIONER MAINZ, SECONDED BY COMMISSIONER REDD, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 262 SOUTH MAIN STREET (KAD 19870,

BOERNE ORIGINAL TOWN LOT PT 29, 0.97 ACRES) (TANYA FERNANDEZ/CASA ALONDRA). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 5-** COMMISSIONER PENA, COMMISSIONER HANCE, COMMISSIONER NICHOLS, COMMISSIONER REDD AND COMMISSIONER MAINZ

**Approved: 5-0**

Chairman Ben Adam recused himself from the dais at 6:11 p.m.

Commissioner Hance assumed the chair.

11. [2021-841](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR A BUILDING PERMIT FOR 508 NORTH MAIN STREET (KAD 25982, SANSOM ADDITION LOT 5 AND 6, 0.6283 ACRES) (ST. HELENA'S CHURCH/ BETH ADAM).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for a building permit for 508 N. Main St. The request is to expand the existing open sided pole barn and add an enclosed storage space. This addition will pay homage to the original church from the 1800's by repurposing some of the materials.

A MOTION WAS MADE BY COMMISSIONER MAINZ, SECONDED BY COMMISSIONER PENA, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A BUILDING PERMIT FOR 508 NORTH MAIN STREET (KAD 25982, SANSOM ADDITION LOT 5 AND 6, 0.6283 ACRES) (ST. HELENA'S CHURCH/ BETH ADAM). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 5-** COMMISSIONER PENA, COMMISSIONER HANCE, COMMISSIONER NICHOLS, COMMISSIONER REDD AND COMMISSIONER MAINZ

**Approved: 5-0**

12. [2021-845](#) TO CONSIDER APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS FOR PAINT COLORS TO BE USED IN A NEW BUILDING AT 508 NORTH MAIN STREET (KAD 25982, SANSOM ADDITION LOT 5 AND 6, 0.6283 ACRES) (ST. HELENA'S CHURCH/

BETH ADAM).

Ms. Sara Serra-Bennett presented the request for a certificate of appropriateness for paint colors to be used on a new building at 508 N. Main St. The shade "Canvad Tan" would be used on the walls. The shade "Neutral Ground" would be used on the trim. The shade "Cityscape" would be used on accent trim for the side doors.

A MOTION WAS MADE BY COMMISSIONER PENA, SECONDED BY COMMISSIONER MAINZ, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR PAINT COLORS TO BE USED IN A NEW BUILDING AT 508 NORTH MAIN STREET (KAD 25982, SANSOM ADDITION LOT 5 AND 6, 0.6283 ACRES) (ST. HELENA'S CHURCH/ BETH ADAM). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 5-** COMMISSIONER PENA, COMMISSIONER HANCE, COMMISSIONER NICHOLS, COMMISSIONER REDD AND COMMISSIONER MAINZ

**Approved: 5-0**

Chairman Ben Adam rejoined the dais at 6:17 p.m.

**13. [2021-844](#) DISCUSSION ITEM - WATERWORKS TERRACE FEASIBILITY.**

Mr. Paul Barwick, City Special Projects Director, presented the Waterworks Terrace Feasibility study. The intent of this study is to make improvements to the west end of Main Plaza. He shared several elements from 3 potential concepts for the proposed project.

This will be presented at the next City Council meeting. Once a final concept is chosen, it will be presented to the Historic Landmark Commission.

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

No comments were received.

**15. ADJOURNMENT**

Chairman Ben Adam adjourned the Historic Landmark Commission at 6:34 p.m.

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Chairman

#### **CERTIFICATION**

**I hereby certify that the above notice of meeting was posted on the 1st day of October, 2021 at 12:00 p.m.**

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Secretary

#### **NOTICE OF ASSISTANCE AT THE PUBLIC MEETING**

**The City Hall Complex is wheelchair accessible. Access to the building and special parking is available at the front entrance of the building. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the by calling the Planning and Community Development Office at 830-248-1501.**

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 ST**  
**Tuesday, December 7, 2021 - 5:30 PM**

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

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

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

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

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

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

**1. CALL TO ORDER – 5:30 PM**

Chairman Ben Adam called the Historic Landmark Commission to order at 5:30 p.m.

**2. CONFLICT OF INTEREST DECLARATION**

No conflicts were declared.

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

No comments were received.

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

**4.A.**     [2021-996](#)           THE MINUTES OF THE HISTORIC LANDMARK COMMISSION  
MEETING OF NOVEMBER 2, 2021.

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

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

**Approved: 4-0**

5. REGULAR AGENDA:

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

I. STAFF PRESENTATION

II. PUBLIC HEARING

III. MAKE RECOMMENDATION

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

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

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

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

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

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

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

**Approved: 4-0**

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

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

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

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

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

**Approved: 4-0**

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

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

8. ADJOURNMENT

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

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Chairman

**CERTIFICATION**

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

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Secretary

**NOTICE OF ASSISTANCE AT THE PUBLIC MEETING**

The City Hall Complex is wheelchair accessible. Access to the building and special parking is available at the front entrance of the building. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the by calling the Planning and Community Development Office at 830-249-9511.

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

Pursuant to section 30.07 Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

	<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>January 04, 2022</i>												
<b>Requested Action</b>	To consider approval for a Certificate of Appropriateness for a fence located at 249 North Main Street (KAD 19930) (David Spencer)												
<b>Contact Person</b>	Sara Serra-Bennett, Planner II, Planning and Community Development Department												
<b>Background Information</b>	HLC Case Number: 2022-01-005												
	Zoning: C-3 Community Commercial District												
	Contribution/ Integrity: Contributing/ Medium												
	<p>The property owner recently received the approval to demolish the structures on-site and has been using a temporary fence to prevent people from entering the property and/or using the site for parking.</p> <p>The request is to build a fence that will follow the size, pattern, and color of the one used on the property next door (229 N Main Street) that also belongs to the applicant. The fence will be approximately 3.5 feet tall at the column and 3 feet at the remainder.</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 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 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>													
<b>Legal Review</b>													
<b>Alternative Options</b>													
<b>Supporting Documents</b>	Supporting documentation is attached.												

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# SUBJECT PROPERTY

249 N. Main Street (KAD 19930)





**Street View**  
**249 N. Main Street**



1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, 42N, NORTH AMERICAN DATUM (NAD) OF 1983.

2. PORTIONS OF REFERENCE PROPERTY ARE IN THE 90° RIGHT ANGLE, FETTERED TO BE OUTSIDE THE 3.2% ANNUAL CHARGE FLOODPLAIN AS INDICATED ON FEMA FLOOD MAP AND ACQUISITION, PANEL #15 OF DATE DECEMBER 17, 2001.

3. THE TRACT THIS HYDRAULIC MAP SUBJECT TO ALL CITY OF BOJONE AND KENDALL COUNTY ORDINANCES AND RESTRICTIONS.

4. METES AND BOUNDS WERE PREPARED FOR THIS SURVEY.

5. ONLY APPROPRIATE TOOLS WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, LOCATION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES, PLEASE CONSULT THE UTILITY LOCATOR. UNDERGROUND GAS AND WATER LINES WITHIN THIS ZONE ARE APPROPRIATE. SURVEYOR ADVISES CLIENT TO CONTACT UNDERGROUND UTILITY COMPANY TO IDENTIFY EXACT LOCATIONS BEFORE DIGGING.

6. FENCES ALONG BOUNDARY LINES INDICATOR.

7. TITLE COMMITMENT PROVIDED BY KANSAS TITLE INSURANCE COMPANY OF MO. 4375A, EFFECTIVE DATE MAY 24, 2021, ISSUED DATE MAY 27, 2021.

LEGAL DESCRIPTION OF LAND:  
BEING LOT 109 IN THE CITY OF BOERNE, KENDALL COUNTY, TEXAS, AS SHOWN  
ON PLAT OF THE CITY OF BOERNE, RECORDED IN PAGE 112, OF THE  
TRANSCRIBED RECORDS OF COMAL COUNTY, TEXAS.

1. THIS EXCEPTION IS HEREBY DELETED.

2. VOLUME 377, PAGE 859, O.R. - APPLIES  
- UTILITY EASEMENT TO GTE SOUTHWEST - SHOWN HEREDIN

A 0.329 OF ONE ACRE TRACT OF LAND, LOCATED IN THE MARIA IBNACIO LEAL SURVEY NO. 180, ABSTRACT 298, KENDALL COUNTY, TEXAS AND LOT 109 IN THE CITY OF BOERNE, KENDALL COUNTY, TEXAS, AS SHOWN ON PLAT OF THE CITY OF BOERNE, RECORDED IN PAGE 112 OF THE TRANSCRIBED RECORDS OF COMAL COUNTY, TEXAS.

CALLED 9,242 ACRES  
 CHARLESTON PROPERTIES  
 OF BOERNE, LLC  
 (VOL. 1420, PG. 242, O.R.)

MARITIME CIOLEL SURVEY NO. 180  
ABSTRACT 284

CALLED 0.492 ACRES  
 LFFSTYLE MORTGAGE  
 INCORPORATED  
 (VOL. 150, PG. 239, O.P.R.)

LOTS 112 AND 113  
TOWN OF BOERN  
KENDALL COUNTY  
(PG. 112 D.B.)

LOT 108A  
DOERNE ORIGINAL TOWN  
LOTS 107 & 108  
ESTABLISHING LOT 108A  
(VOL. 8 PG. 378 D.P.R.)  
MANDELROT MAIN STREET, LLC  
(VOL. 14M, PG. 414, D.R.)

ADDRESS: 249 N. MAIN ST.,  
BOERNE, TEXAS, 78006

SCALE: 1"=20'

Age Group	Percentage
18-24	10%
25-34	15%
35-44	20%
45-54	25%
55-64	30%
65-74	35%
75-84	30%
85+	10%

P.O.B.	POINT OF BEGINNING
F.T.	FENCE TIE
T.R.	TRANSCRIBED RECORDS
●	FND. 12' IRON ROD
⊙	FND. PK. NAIL
⊖	WATER METER
⊕	GAS METER
⊗	ELECTRIC METER
⊘	UTILITY POLE
⌈	TELEPHONE PEDESTAL
⌊	CABLE TELEVISION PEDESTAL
⌋	ELECTRIC TRANSFORMER
⌌	SANITARY SEWER MANHOLE
⌍	GAS VALVE
— — — — —	WOOD FENCE
— — — — —	CHAIN-LINK FENCE
— — — — —	ELECTRIC (OVERHEAD)
— — — — —	ELECTRIC/TELEPHONE (OVERHEAD)
— — — — —	GENERAL OVERHEAD UTILITY

**ENGINEERING  
& SURVEYING**



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

KYLE L. PRESSLER DATE: JUNE 10, 2021  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6628  
KYLE.PRESSLER@NATION-HOOVER.COM  
JOS NO. 31-6526

## FIELD NOTES FOR A 0.329 OF ONE ACRE TRACT OF LAND

A **0.329 of one acre** tract of land, located in the Maria Ignacio Leal Survey No. 180, Abstract 298, Kendall County, Texas and being all of Lot 109 in the City Of Boerne, Kendall County, Texas, as shown on Plat of The City of Boerne, recorded in Page 112 of the Transcribed Records of Comal County, Texas. Said **0.329 acre** tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a found  $\frac{1}{2}$ " iron rod in the east right-of-way line of U.S. Highway 87, a.k.a. N. Main Street, for the southwest corner of a called 0.492 acre tract of land as described in Volume 559, Page 239 of the Official Public Records of Kendall, Texas, the northwest corner of said Lot 109 and the tract described herein;

**THENCE: N 65° 44' 46" E**, departing said right-of-way line, with the south line of said 0.492 acre tract and the north line of said Lot 109, a distance of **207.01 feet** to a found  $\frac{1}{2}$ " iron rod for the southwest corner of a called 9.242 acre tract of land as described in Volume 1420 Page 242 of the Official Records of Kendall County, Texas, the northwest corner of Lot 110 of said Plat of the City of Boerne, the southeast corner of said 0.492 of one acre tract, the northeast corner of said Lot 109 and the tract described herein;

**THENCE: S 26° 08' 49" E**, with the west line of said Lot 110 and the east line of said Lot 109, a distance of **68.41 feet** to a found  $\frac{1}{2}$ " iron rod for the northeast corner of Lot 108A of the Boerne Original Town Lots 107 & 108 Establishing Lot 108A Subdivision Plat as recorded in Volume 8, Page 378 of the Deed and Plat Records of Kendall County, Texas, the southeast corner of said Lot 109 and the tract described herein;

**THENCE: S 65° 27' 06" W**, with the north line of said Lot 108A and the south line of said Lot 109, a distance of **208.92 feet** to a found pk nail in said right-of-way line of U.S. 87, a.k.a. N. Main Street, for the northwest corner of said Lot 108A, the southwest corner of said Lot 109 and the tract described herein;

**THENCE: N 24° 32' 24" W**, with the said east right-of way line of U.S. 87, a.k.a. N. Main Street and the west line of said Lot 109, a distance of **69.45 feet** to the **POINT OF BEGINNING** and containing **0.329 of one acre** tract of land situated in Kendall County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document. Field work completed on June 7, 2021.




Job # 21-4079

Date: June 10, 2021



**Proposed Fence**  
**249 N. Main Street**

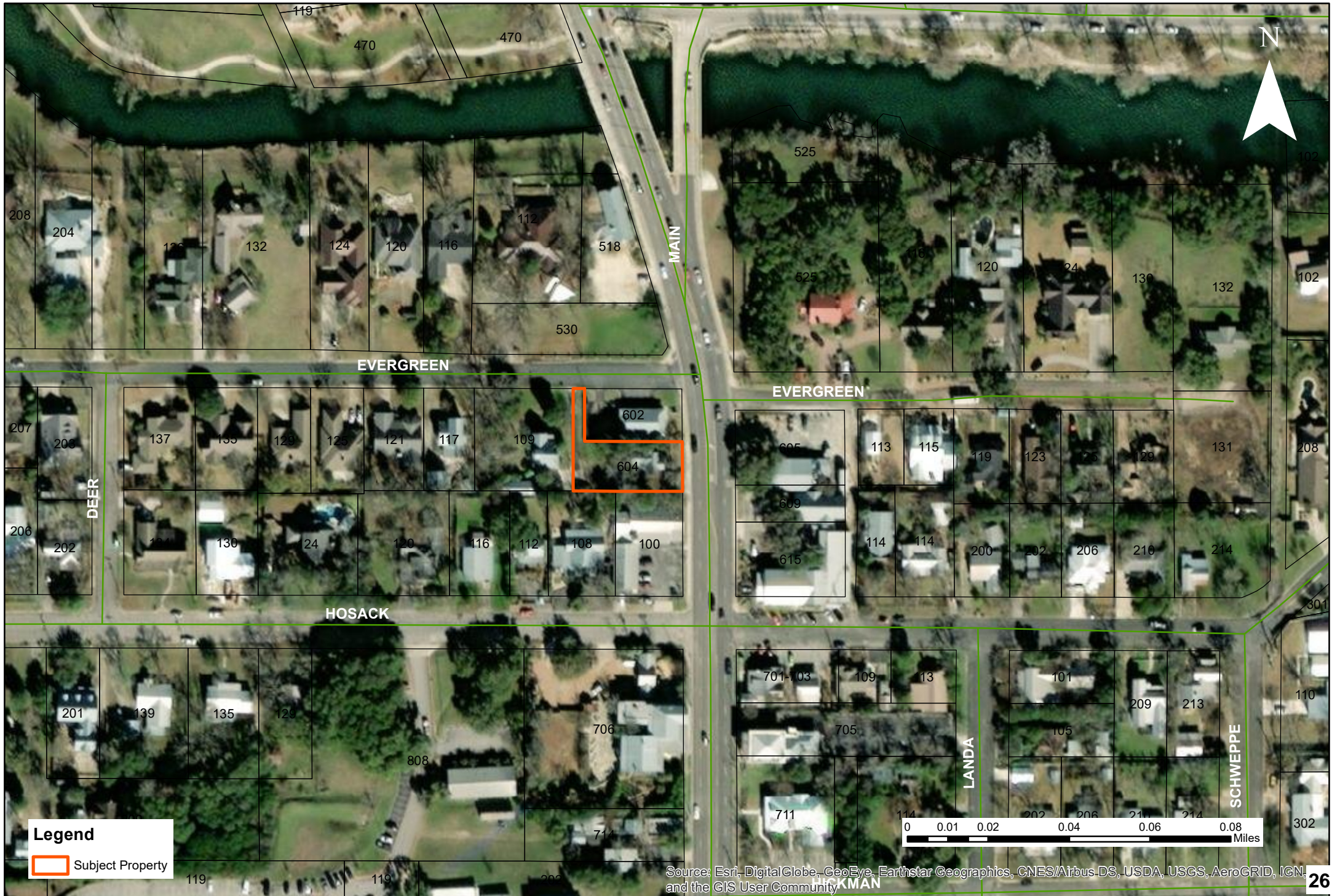


	<h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <b>District Impacted</b>  <input type="checkbox"/> 1 = Wolosin  <input type="checkbox"/> 2 = Woolard  <input type="checkbox"/> 3 = Scott  <input checked="" type="checkbox"/> 4 = Boddie  <input type="checkbox"/> 5 = Macaluso  <input type="checkbox"/> All </div>
<b>Agenda Date</b>	January 04, 2022
<b>Requested Action</b>	To consider approval for a Certificate of Appropriateness for colors to be used on the exterior of a structure located at 604 South Main Street (KAD 21609) (Sam McGee)
<b>Contact Person</b>	Sara Serra-Bennett, Planner II, Planning and Community Development Department
<b>Background Information</b>	HLC Case Number: 2022-01-006
	Zoning: C-2 General Commercial, Historic District
	Contribution/ Integrity: Contributing/ High
	The request is to have the existing structure repainted where the fascia, and the door on the right will be painted “Iron Ore”. The rest of the structure will be painted “Pure White”, as presented in the attached documents.
<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

604 South Main Street (KAD 21609)





**Street View**  
**604 S. Main Street**





SW 7069  
**Iron Ore**  
Interior / Exterior  
Location Number: 251-C7

Iron Ore

SW 7005  
**Pure White**  
Interior / Exterior  
Location Number: 255-C1

Pure White





SW 7069  
**Iron Ore**  
Interior / Exterior  
Location Number: 251-C7

Iron Ore

SW 7005  
**Pure White**  
Interior / Exterior  
Location Number: 255-C1

Pure White






SW 7069  
**Iron Ore**  
Interior / Exterior  
Location Number: 251-C7

Iron Ore



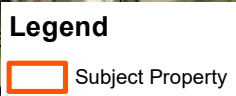
Pure White

SW 7005  
**Pure White**  
Interior / Exterior  
Location Number: 255-C1

	<div style="text-align: center;"><b>AGENDA ITEM SUMMARY</b></div> <div style="border: 1px dashed purple; padding: 5px; float: right; margin-top: 10px;"> <b>District Impacted</b>  <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>
<b>Agenda Date</b>	January 04, 2022
<b>Requested Action</b>	To consider approval for a Certificate of Appropriateness for a sign located at 437 S. Main Street (KAD 27895, Wendlers Addition Lot PT 14, .299 acres) (Michael and Sonja Mazour).
<b>Contact Person</b>	Sara Serra-Bennett, Planner II
<b>Background Information</b>	HLC Case Number: 2022-01-007
	Zoning: B-3 Central Business District, Historic District
	Contribution/ Integrity: Non-Contributing
	The property is being renovated, and the applicant intends to open the restaurant soon. The request is to install a sign measuring 62.34" x 41.36". The sign will have two colors and one font. The sign will be halo-lit, as presented in the details.
<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 checked="" 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.



437 South Main Street (KAD 27895)





**Street View**  
**437 S. Main Street**

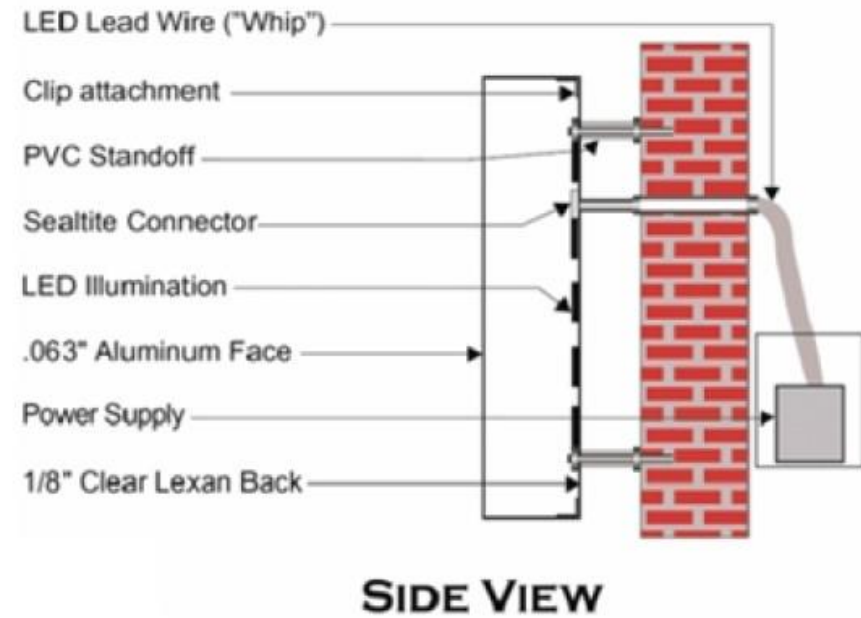
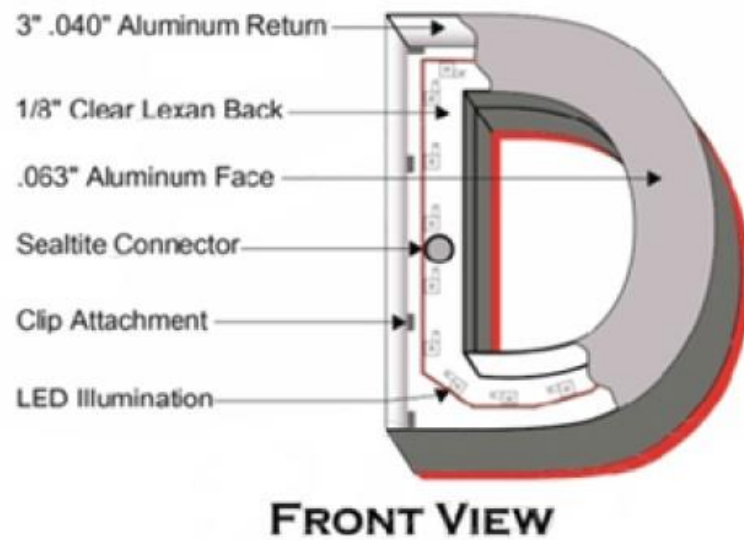


## Proposed Sign



## Details

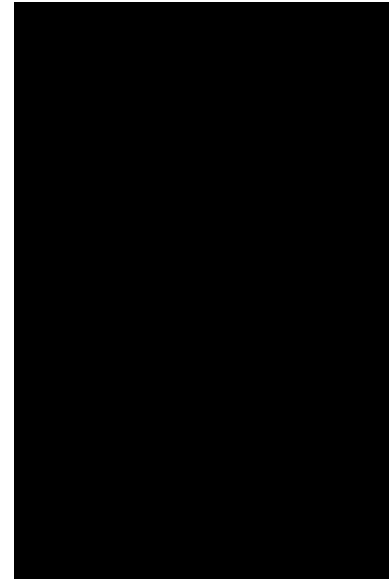
### Reverse Lit Channel Letters



**Color Samples  
(CMYK)**



**(00, 45, 83, 32)**



**(100, 100, 100, 100)**



## Proposed Location

