

AGENDA
HISTORIC LANDMARK COMMISSION MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 NORTH MAIN STREET
Tuesday, August 6, 2024 - 5:30 PM

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

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

1. CALL TO ORDER – 5:30 PM

2. CONFLICT OF INTEREST

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

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

4.A. [2024-410](#) Consider approval of the minutes of the Historic Landmark Commission meeting of July 2, 2024.

Attachments: [24-0702 Official Meeting Minutes](#)

5. REGULAR AGENDA:

5.A. [2024-411](#) Recognition of Justin Boerner for 15 years of serving on the Historic Landmark Commission.

5.B. [2024-412](#) Consider a demolition request for the structure at 302 Oak Park Drive (KAD 24705; Legal Description: Oak Forest Unit 1 Lot 5 & PT 6, .3809 ACRES) (Mr. Travis Roberson on behalf of Mr. Haviv Rahamin, Owner).

- I. Staff Presentation
- II. Public Hearing
- III. Action

Attachments: [AIS - 302 Oak Park - Demolition rev01](#)
[Att 1 - Location Map](#)
[Att 2 - Street View - 302 Oak Park Drive](#)
[Att 3 - Site Visit Photography Survey - 302 Oak Park Drive](#)

- 5.C. [2024-413](#) Consider a request for a certificate of appropriateness, for a proposed exterior building renovation and building addition located at 437 South Main Street (applicant is Ben Adam Architect LLC, on behalf of M-S-M Holdings LLC)

Attachments: [AIS - Hamby's 08062024 Rev01](#)
[Att 2 - Street View](#)
[Att 1 - Location Map](#)
[Att 3 - 437 S. Main Photos of Existing REAR of Bldg](#)
[Att 4 - 6.4.24 ISSUE Hamby's Addition 23-175CD 24x36 \(1\)](#)
[Att 5 - Zoning Map](#)

- 5.D. [2024-414](#) Consider a request for a Certificate of Appropriateness for:
- a building relocation from 470 S Main St (The Stand by The Dienger) to the parking lot at 210 N Main (The Dienger Trading Co.) (KAD 19902, Boerne Original Town Lot 70, 71, PT 69, PT 72, PT 73, PT 41, 0.9137 Acres).
 - an updated paint scheme for the building to be relocated to 210 N Main St
 - a new wall sign to be located on a façade of “The Stand” structure to be located at 210 N Main St
 - a new free-standing sign to be located at the Dienger property located at 210 N Main St

(applicant is Lisa Lunsford, owner is Manivi Properties)

Attachments: [AIS - 210 N Main - Proposed Stand Relocation and New Sign_rev01](#)
[Att 1- Relocation Map](#)
[Att 2- Street View Dienger](#)
[Att 3 - Site Plan - The Stand by The Dienger](#)
[Att 4- New Sign - On Building](#)
[Att 5 - New Sign - On Property](#)

5.E. [2024-415](#) Consider a certificate of appropriateness for a wall sign located at
607 North Main Street (Security State Bank & Trust)

Attachments: [AIS - 607 N Main - sign_rev01](#)
[Att 1 - Location Map](#)
[Att 2 - Street View](#)
[Att 3 - Wall Sign non lit letter rendering](#)

5.F. [2024-416](#) Consider the proposed amendments to the Unified Development
Code adopted on November 24, 2020, as follows:

1. Section 2.11.B.9 - Historic Preservation Partial Tax Exemption
 2. Section 3.11.G.1.a - Historic Overlay District Related to Signs
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- I. Staff Presentation
 - II. Public Hearing
 - III. Action

Attachments: [AIS - 2024 UDC Amendments HLC 20240702](#)
[Att 1 - Proposed UDC Updates - Historic District and Historic Landmark](#)
[Att 2- HDIP application.draft revision](#)

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

7. ADJOURNMENT

s/s Nathan Crane

Administrative Officer

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 2nd day of
August, 2024 at 5:00 p.m.

s/s Heather Wood

Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

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

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

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