

**DRAFT - MINUTES
OF THE NEW BRAUNFELS HISTORIC LANDMARK COMMISSION
REGULAR MEETING OF TUESDAY, APRIL 14, 2026**

1. CALL TO ORDER

Chair Johnson called the meeting to order at 8:30 am.

2. ROLL CALL

The following Commissioners were present:

Commissioner Jillian Bliss
Commissioner Lynn Norvell
Commissioner Christi Sims
Vice-Chair Nathan Feingold
Chair Teresa Johnson

The following Commissioners were absent:

Commissioner Justin Ball
Commissioner Jesús Naja
Commissioner Susan Sonier
Commissioner Thomas Tumlinson

3. APPROVAL OF MINUTES

A) Approval of the regular HLC meeting minutes from March 10, 2026.

Motion by Commissioner Norvell, seconded by Vice-Chair Feingold, to approve the March 10, 2026 regular meeting minutes. Motion carried unanimously (5-0-0).

4. CITIZENS' COMMUNICATIONS

This time is for citizens to address the Historic Landmark Commission on issues and items of concerns not on this agenda. There will be no Historic Landmark Commission action at this time.

No one spoke.

5. INDIVIDUAL ITEMS FOR CONSIDERATION

Motion by Commissioner Bliss, seconded by Commissioner Norvell to move consideration of Item 5A) (DM2026-0262) to the end of Individual Items for Consideration in consideration of an absent applicant. Motion carried unanimously (7-0-0).

B) HLC Case HST26-116: Discuss and Consider a Certificate of

Alteration to restore original decorative supports and add support posts to the new awning for a building at 209 West San Antonio Street in the Downtown Historic District.

Commissioner Tumlinson and Commissioner Najjar arrived at 8:33am.

Katie Totman introduced the aforementioned item.

Chair Johnson asked if there were any questions for staff.

Discussion followed on lighting modifications, restoration of historic architectural features, canopy design adjustments, and exterior materials.

Chair Johnson invited the applicant to speak on the item.

Brett Davidson elaborated on the request discussing historic preservation requirements, column restoration, lighting enhancements, and awning modifications.

Discussion followed on rendering details, column design, paint finishes, and brickwork.

Chair Johnson opened the public hearing and asked if anyone present wished to speak on the item.

No one spoke.

Chair Johnson closed the public hearing.

Chair Johnson asked if there were any further discussion or motion to be made.

Discussion followed on project design details and historic compatibility.

Motion by Commissioner Norvell, seconded by Commissioner Tumlinson, to approve the item as presented. Motion carried (7-0-0).

C) HLC Case HST26-127: Discuss and consider a Certificate of Alteration to replace the existing static marquee with a digital marquee at the Brauntex Theatre located at 290 W San Antonio.

Katie Totman introduced the aforementioned item.

Chair Johnson invited the applicant to speak on the item.

Cheryl Fischer elaborated on the request discussing theater preservation efforts, public safety concerns, modernization needs, and the continued community use of the theater.

Discussion followed on historic preservation, maintenance challenges, sign functionality, and operational safety.

Chair Johnson opened the public hearing and asked if anyone present wished to speak on the item.

No one spoke.

Chair Johnson closed the public hearing.

Chair Johnson asked if there were any further discussion or motion to be made.

Discussion followed on balancing historic integrity with modernization, sign appearance, lighting impacts, and compatibility with the character of the theater.

Motion by Commissioner Sims, seconded by Vice-Chair Feingold, to approve the item. Motion carried (6-1-0), with Commissioner Bliss in opposition.

D) HLC Case HST26-126: Discuss and consider a Certificate of Alteration for the construction of a small garage building in the back yard of property addressed at 554 South Academy.

Katie Totman introduced the aforementioned item.

Chair Johnson invited the applicant to speak on the item.

Jason Owens elaborated on the request discussing the size of the proposed structure.

Chair Johnson opened the public hearing and asked if anyone present would like to speak on the item.

No one spoke.

Chair Johnson closed the public hearing.

Chair Johnson asked if there were any further questions or a motion to be made.

Motion by Commissioner bliss, seconded by Commissioner Tumlinson to approve the item as presented. Motion carried unanimously (7-0-0).

E) HLC Case HST26-128: Discuss and consider a Certificate of Alteration to increase the roof height of the existing garage on property addressed at 574 South Academy.

Katie Totman introduced the aforementioned item.

Chair Johnson asked if there were any questions for staff.

Discussion followed on roof pitch modifications, building height and scale, neighborhood compatibility, and previously approved design elements.

Chair Johnson invited the applicant to speak on the item.

Jason Owens elaborated on the request discussing the proposed roof height increase, garage and accessory structure design, site grading considerations, and project construction details.

Discussion followed on neighborhood impacts, visibility from adjacent properties, window placement, parking and apartment layout, and compliance with applicable ordinances.

Chair Johnson opened the public hearing and asked if anyone present wished to speak on the item.

1 individual spoke in opposition of the item.

Chair Johnson closed the public hearing.

Chair Johnson asked if there were any further discussion or motion to be made.

Discussion followed on building scale and massing, privacy concerns, compatibility with the historic neighborhood, and possible design

revisions through the design review subcommittee process.

Motion by Commissioner Norvell, seconded by Commissioner Tumlinson, to postpone consideration of the item to the May 12, 2026 regular meeting with the condition that the applicant meet with the Design Review Subcommittee prior to the next meeting. Motion carried unanimously (7-0-0).

F) Discuss and consider a recommendation to the Texas Historical Commission for an application for the National Register of Historic Places nomination for the Dittlinger Family Residential Historic District, including 372 Magazine Avenue and 581 West Coll Street.

Commissioner Bliss stepped away at 9:40am.

Katie Totman introduced the aforementioned item and recommended approval.

Brief discussion followed on the subject properties and the application process.

Chair Johnson asked if there were any further discussion or motion to be made.

Motion by Commissioner Norvell, seconded by Commissioner Sims to approve the item as presented. Motion carried unanimously (6-0) with Commissioner Bliss absent for the vote.

G) Discuss and consider creating a list of resources for historic property owners.

Commissioner Bliss returned to the meeting at 9:43am.

Katie Totman introduced the aforementioned item.

Discussion followed on historic resources available in other jurisdictions and the need for similar historic resources in New Braunfels.

Chair Johnson opened the public hearing and asked if anyone present would like to speak on the item.

1 individual spoke in favor of the item.

Chair Johnson closed the public hearing.

Chair Johnson asked if there were any further discussion or motion to be made.

Motion by Commissioner Sims, seconded by Commissioner Norvell, to approve the item as presented. Motion carried unanimously (7-0-0).

A) Case DM2026-0262: Discuss and consider local historic landmark eligibility and potential options for the property located at 533 North Houston Street in response to a demolition permit application.

KatieTotman introduced the aforementioned item.

Chair Johnson asked if there were any questions for staff.

Discussion followed on application timelines, demolition review procedures, historic landmark eligibility, designation implications, and Council review authority.

Chair Johnson asked if there were any further discussion or motion to be made.

Discussion followed on historic significance, designation authority, property restrictions, and future development implications.

Motion by Commissioner Tumlinson, seconded by Commissioner Sims, to recommend historic landmark designation for the property located at 533 N Houston. Motion carried unanimously (7-0-0).

6. CITY STAFF & CCHC UPDATES

A) Updates from the Downtown Board
Mandi Scott introduced the aforementioned update.

Discussion followed on recent and upcoming downtown events, public participation, event coordination, and community engagement efforts.

Mandi Scott elaborated on downtown improvement projects discussing facility upgrades, temporary art installations, anniversary banner initiatives, and ongoing partnership efforts.

Commissioner Sims left the meeting at 10:05 a.m.

Discussion followed on convention center expansion planning, arts and culture initiatives, project timelines, and public access to planning materials.

Commissioner Bliss left the meeting at 10:09 a.m.

B) Update on local historic resources survey project.

Katie Totman provided an update regarding historic survey progress and continued efforts.

C) Upcoming Federal & State Historic Tax Credit Workshop

Katie Totman provided details regarding the upcoming workshop.

D) General Updates from the Comal County Historical Commission

Chair Johnson provided an update on recent recipients of the Texas Treasure Business Award through the Texas Historical Commission

7. **ADJOURNMENT**

There being no further business Chair Johnson adjourned the meeting at 10:16am.