



## AGENDA ITEM SUMMARY

**Agenda Date**

July 7, 2026

**Requested Action**

Consider a certificate of appropriateness for new commercial building(s) located at 305-323 North Main Street.

**Contact Person**

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**Background Information****BACKGROUND:**

The subject property at 305-323 North Main Street is located in the Historic Overlay District and zoned C3 (Community Commercial).

While there is an existing structure occupying the site, it is not considered a contributing structure to the Historic District. The Historic Landmark Commission is scheduled to hold a public hearing to consider a Certificate of Appropriateness for the demolition of existing structures.

The applicant, Frank Valadez of SA Partnership Architects, has submitted a request on behalf of the property owner, Hill Country Brothers Development LLC, to demolish the existing structures and construct two new commercial buildings totaling approximately 11,400 square feet (approximately 5,700 square feet each).

This Certificate of Appropriateness is only for the architectural design of the new structures. Site development elements including site plan, fences, signage, and other improvements will require separate Certificates of Appropriateness, which must also be approved by the Historic Landmark Commission.

The UDC requires that any activity requiring a certificate of appropriateness inside of the Historic District must be approved by the Historic Landmark Commission and will be subject to the historic design guidelines. (UDC Sec. 3-11.B.8)

**REQUEST:**

1. The applicant is requesting a Certificate of Appropriateness (COA) for the architecture of new commercial building(s) located at 305-323 North Main Street. It does not include the site

development, fences, signage, etc.

**ANALYSIS:**

Criteria for the HLC review process include:

- Historical appropriateness:
- Compatible architectural design
- Streetscape objectives
- Overall enhancement of the Historic District

The subject property is surrounded by diverse architectural styles and uses. To the north, across Ryan Street, is Kleins Smokehouse, a commercial structure featuring painted cinder block. Across North Main Street to the west a BISD athletic field and the Visit Boerne Center, a recent construction featuring limestone construction with a limestone fence. Immediately south of the subject property is the Luckenbach House, a highly contributing structure which features limestone on the main building and fence.

Direction	Property	Construction Material
North	Kleins Smokehouse	Painted cinder block
West	Visit Boerne Center	Limestone with limestone fence
South	Luckenbach House	Limestone with limestone fence

**Historical Appropriateness:**

The historic design guidelines state that new construction buildings should blend with historic properties already in place within the district. The proposed design utilizes brick and stone as primary exterior materials, which is consistent with existing historic structures in the greater downtown Boerne area. The buildings are proposed as single-story structures. The design incorporates traditional architectural elements including defined storefronts with facade separation and vertical divisions. The storefronts feature glass and metal framed entrances with materials appropriate to new construction (metal with white finish). Windows are depicted with visible vertical divisions and multiple panes consistent with historic window character. The masonry wall surfaces utilize brick and stone materials as primary construction elements.

**Compatible Architectural Design:**

The guidelines establish specific standards for new commercial construction. Buildings should be compatible in height with adjacent structures; the proposed single-story design aligns with commercial

area standards. Exterior wall construction should utilize materials consistent with the area such as brick and limestone rather than less appropriate materials like raw wood or glass; the proposal features brick and stone facades. Windows should be in character with historic buildings, preferably of wood construction or aluminum with anodized or baked-on enamel finish rather than raw aluminum. Storefronts should include appropriate materials such as wood or brick with bulkheads, display windows, and transoms; the proposal depicts brick bulkheads, large display windows, and transom areas.

**Streetscape Objectives:**

The guidelines emphasize that storefronts are representatives of towns and the pulse of the city. New commercial buildings should be oriented toward the primary street on which they are sited. The proposed site plan shows both buildings oriented toward North Main Street. Where feasible, buildings should fill the lot area to form a continuous street façade; the rendering depicts buildings filling the lot with continuous street frontage

**Overall Enhancement of the Historic District:**

New construction should contribute positively to the character and cohesion of the Historic District through design compatibility, appropriate materials and scale, and streetscape engagement. The proposed designs presents new construction intended to be compatible with the historic character of the district. The specific details regarding window profiles, mortar for masonry, storefront materials specifications, colors, and hardware details are not fully specified in the current renderings provided.

**FINDINGS:**

- Staff finds that the exterior improvements meet Boerne’s UDC regulations and Historic District Guidelines.

**RECOMMENDATION:**

The Historic Landmark Commission should determine if the request meets the requirements of the UDC and the Historic District Guidelines and consider issuing a Certificate of Appropriateness.

**MOTIONS FOR CONSIDERATION:**

I move that the Historic Landmark Commission accept the findings and **APPROVE** the Certificate of Appropriateness new commercial building(s) located at 305-323 North Main Street.

	OR I move that the Historic Landmark Commission <b>DENY</b> the Certificate of Appropriateness new commercial building(s) located at 305-323 North Main Street.
<b>Strategic Alignment</b>	
<b>Financial Considerations</b>	N/A
<b>Citizen Input/Board Review</b>	N/A
<b>Legal Review</b>	N/A
<b>Alternative Options</b>	N/A
<b>Supporting Documents</b>	Attachment 1 – Aerial Map Attachment 2 – Zoning Map Attachment 3 – Street View and Adjacent Developments Attachment 4 – Proposed Development Attachment 5 – Ziegler Building (Design Inspiration)