



## AGENDA ITEM SUMMARY

<b>Agenda Date</b>	July 7, 2026
<b>Requested Action</b>	Consider a Certificate Of Appropriateness for a new commercial building(s) and site development located at 701 North Main Street.
<b>Contact Person</b>	Francesca “Franci” Linder, AICP, Assistant Planning Director (830) 248-1528, <a href="mailto:flinder@boerne-tx.gov">flinder@boerne-tx.gov</a>
<b>Background Information</b>	<p><b>PRIOR REVIEW:</b></p> <p>The proposed development of this property was presented to the Historic Landmark Commission as a discussion item at the April 7, 2026, meeting.</p> <p><b>BACKGROUND:</b></p> <p>The subject property is located at 701 North Main Street. The property is 4.28 acres and is currently being replatted into 1 lot.</p> <p>It is zoned C3 (Community Commercial) is located in the Historic Overlay District.</p> <p>The property is owned by ABJM Boerne North Main LP and is represented by Daniel Long of CMP. The proposed project includes the construction of a new 2-story, approx. 50,000 square feet medical office building and approx. 218 vehicle parking spaces. This Certificate of Appropriateness addresses the new commercial building and the development of the site.</p> <p>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)</p> <p><b>REQUEST:</b></p> <ol style="list-style-type: none"><li>1. The applicant is requesting a Certificate of Appropriateness (COA) for a new commercial building and site development of 701 North Main Street.</li></ol> <p><b>ANALYSIS:</b></p>

Criteria for the HLC review process include:

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

The subject property is located on North Main Street in the historic downtown district and is adjacent to several contributing historic structures. The Foote House, located immediately to the north, is a local historic landmark and contributing structure to the Historic District, currently serving commercial uses while maintaining its historic residential character. Across North Main Street to the west are the Gus Wilke House and the Leesch-Harz House, both contributing historic structures that have been converted to commercial uses while preserving their historic architectural character. To the south is a vacant lot adjacent to the Town and Country Nursing and Rehabilitation Center. The subject property itself has remained vacant since at least 1999, creating a gap in the North Main Street streetscape. This infill development presents an opportunity to create continuity within the historic commercial corridor while being sensitive to and compatible with the adjacent contributing historic buildings that frame the site.

Direction	Property Name	Historic Status	Construction Style
North	Foote House	Contributing	Residential (Queen Anne)
West	Gus Wilke House	Contributing	Residential (Folk Victorian)
West	Leesch-Harz House	Contributing	Residential (Queen Anne)
South	Vacant	N/A	N/A

**Historical Appropriateness:**

The historic design guidelines require that new constructions blend with historic properties already in place within the district. The proposed 2-story medical office building (30 feet height) utilizes brick and stone as primary exterior materials. The material palette features warm-toned brick with stone detailing, trim, quoins, and cast stone

jambes and sills consistent with traditional masonry construction. The building incorporates traditional architectural elements including defined ground-floor entries with clear separation between ground floor and upper facades and visible vertical divisions across the building facades. The development will use the following finishes:

- Windows feature dark bronze frame detailing.
- Lighting sconces will be black oxide and dark sky compliant
- Brick will be French Vanilla with a vertical scratch
- Accent and Quoins will be French Vanilla velour
- Concrete panels will be Roycroft red (SW2839)
- Profiles/Trim will be Classical White (SW2829)
- Canopies/exposed steel will be Rookwood Jade (SW2812)

The site development plan includes a comprehensive landscape scheme with diverse plantings—deciduous and ornamental trees, shrubs, and groundcover—that complement the streetscape character and enhance the pedestrian experience. All exterior lighting has been designed to comply with City of Boerne dark sky ordinance requirements, including appropriate color temperature (maximum 2,700K), shielding, and placement to minimize light pollution and glare, ensuring that nighttime lighting enhances rather than detracts from the historic character of the district.

**Compatible Architectural Design:**

The building height of 2 stories at 30 feet is compatible with the downtown commercial context and with the adjacent contributing historic buildings—the Foote House to the north and the Gus Wilke House and Leesch-Harz House to the west, which are typical 2-story residential or converted residential structures. Buildings should be aligned with adjacent buildings and conform to existing setbacks; the site plan shows the building setback 45 feet from Main Street, while this is closer than the property to the North, it does align with development across Main Street. This alignment also creates human-scale streetscape characteristic of the downtown area. Site furnishings and hardscape materials are compatible with the historic character and pedestrian-oriented design of the downtown district.

**Streetscape Objectives:**

The guidelines emphasize that storefronts are representatives of towns and the pulse of the city. This infill development fills a long-standing vacancy and helps create continuity to the North Main Street streetscape. The building is oriented toward North Main Street with ground-floor medical office entries and windows facing the street.

	<p>The site plan features a pedestrian entry plaza with landscaping and a limestone retaining/seat wall along the streetscape. As well as all vehicular parking is to the side or rear of the building. The proposed landscape plan includes diverse plantings that soften the street edge while maintaining visibility to ground-floor entries and complementing the plantings visible at the adjacent contributing properties. Outdoor seating areas and pedestrian pathways encourage street-level activity and walkability. Exterior lighting has been designed with dark sky compliance in mind, utilizing appropriate color temperature, directional shielding, and placement to support the pedestrian experience without creating glare or light pollution.</p> <p><b>Overall Enhancement of the Historic District:</b>  New construction should contribute positively to the character and cohesion of the Historic District through design compatibility, appropriate materials and scale, and streetscape engagement. This infill development on this long-vacant site contributes to the revitalization of the North Main Street commercial corridor, extends the visual and functional continuity of the streetscape, and provides needed medical office space while maintaining comprehensive architectural and contextual compatibility with the historic character of the district and the adjacent contributing historic structures.</p> <p><b>FINDINGS:</b></p> <ul style="list-style-type: none"> <li>• Staff finds that the exterior improvements meet Boerne’s UDC regulations and Historic District Guidelines.</li> </ul> <p><b>RECOMMENDATION:</b></p> <p>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.</p> <p><b>MOTIONS FOR CONSIDERATION:</b></p> <p>I move that the Historic Landmark Commission accept the findings and <b>APPROVE</b> the Certificate of Appropriateness for 701 North Main St.</p> <p>OR</p> <p>I move that the Historic Landmark Commission <b>DENY</b> the Certificate of Appropriateness for 701 North Main St.</p>
<p><b>Strategic Alignment</b></p>	

<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 Attachment 4 – Proposed Project