



## AGENDA ITEM SUMMARY

<b>Agenda Date</b>	July 7, 2026
<b>Requested Action</b>	Hold a public hearing regarding the demolition of the structure(s) at 305 – 323 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 demolition and redevelopment of this property was presented to the Historic Landmark Commission as a discussion item at the March 3, 2026, meeting.</p> <p>The Historic Landmark Commission held a public hearing on this item at the June 2, 2026 meeting. The Commission voted 3-3 on the motion to approve this request. While City Staff initially stated that the motion passed, the City Attorney later determined that a tie vote does not constitute approval and the motion did not pass. As such, the item has been re-noticed and scheduled for a new public hearing by the Historic Landmark Commission.</p> <p><b>BACKGROUND:</b></p> <p>The original multi-tenant, commercial structure located at 305-323 North Main Street was likely constructed circa 1950s. Since being developed, four rear additions have also been constructed. The structure is known as the BIGS building, named after a longtime business BIGS of Boerne that operated there from 1954 until it closed in the 1980s.</p> <p>This property is owned by Hill Country Brothers Development LLC, and the applicant is Frank Valadez (SA Partnership Architects). It is located within the City of Boerne limits and is older than 50 years.</p> <p>The property is zoned C3 (Community Commercial) and is within the Historic District. The commercial structure is not considered to be contributing to the historic district.</p>

**REQUEST:**

The property owner is requesting:

1. The Historic Landmark Commission hold a public hearing regarding the demolition of the structure(s) at 303-323 North Main Street.

**ANALYSIS:**

The BIGS building is a one-story vernacular frame structure with a stone veneer exterior. The original structure features a side-gabled roof clad in corrugated tin, a rectangular plan, and stucco and asbestos shingle wall cladding. The front facade is defined by fixed storefront windows, with aluminum sash windows on the right side and glazed metal doors at the entries. Over time, four additions were constructed off the rear of the original building — the first a side-gabled structure clad in asbestos shingles, the second a shed addition also in asbestos shingles, the third a side-gabled structure running perpendicular to the original and clad in corrugated metal, and the fourth a corrugated metal addition extending off the third. An asphalt parking lot comprises the built landscape surrounding the property.

BIGS of Boerne was established in May 1950 by Archie and Alice Gerfers, originally operating out of a different location on Main Street before relocating to this site. The business name was derived from the first letters of its core merchandise — Beverages, Ice, Groceries, and Sporting Goods. The building at the North Main location was constructed circa 1954. Archie Gerfers passed away in April 1966, after which Alice continued operating the business until 1978, after which, the business was sold several times. Ultimately, the building was divided between several tenants including Johnny Pfeiffer's feed store and Red Crest Pet Store. The latter, along with Boerne Grooming, are still operating at the site. The Historic District property survey, circa 1999, identifies the building in fair condition at the time of documentation.

The original freestanding BIGS sign, circa 1954, remains on the property today, currently displaying signage for the Red Crest Pet Shop, one of the building's most recent long-term tenants. The sign's distinctive mid-century form is still intact and represents one of the few remaining physical connections to the property's history as one of Boerne's most recognized commercial establishments on North Main Street.

A site visit was performed on Wednesday, May 19, 2026, to gather additional information on the structure(s). The findings are summarized as:

	<ul style="list-style-type: none"> <li>• The primary structure is approximately 9,640 square feet.</li> <li>• The original area of the primary structure features a concrete foundation.</li> <li>• The primary structure has a standing seam metal roof.</li> <li>• The freestanding sign appears to be in fair condition.</li> <li>• Both structures appear to be in poor to fair condition.</li> </ul> <p>Additionally, the Patrick Heath Public Library was contacted to check for any notable historic information related to this property; this information is an attachment.</p> <p><b>FINDINGS:</b></p> <ul style="list-style-type: none"> <li>• Staff finds that the primary structure(s) is not a historic landmark, and does not appear to have architectural, cultural, or educational value, as per criteria outlined in section 2.11 of the UDC.</li> </ul> <p><b>RECOMMENDATION:</b></p> <p>The Historic Landmark Commission should hold a public hearing to determine if the request meets the requirements of UDC Section 2-11 and should be considered a contributing structure. If the Historic Landmark Commission chooses to approve the demolition, staff recommends the inclusion of the following stipulation(s):</p> <ol style="list-style-type: none"> <li>1. A certificate of appropriateness for the construction of a new structure on this site must be approved prior to a demolition permit being issued.</li> </ol> <p><b>MOTIONS FOR CONSIDERATION:</b></p> <p>The following motions are provided to assist the Commission’s decision.</p> <p>I move that the Historic Landmark Commission accepts the findings and <b>APPROVE</b> a demolition permit request.</p> <p>OR</p> <p>I move that the Historic Landmark Commission rejects the findings and <b>DENY</b> a demolition permit request. (The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC).</p>
<p><b>Strategic Alignment</b></p>	

<b>Financial Considerations</b>	N/A
<b>Citizen Input/Board Review</b>	<p>A public notification of the demolition request was mailed to 30 neighboring residents on May 15, 2026, and published in the Boerne Star on May 17, 2026</p> <ul style="list-style-type: none"> <li>• 1 response was received in favor of the demolition request</li> </ul> <p>A public notification of the demolition request was mailed to 30 neighboring residents on June 17, 2026, and published in the Boerne Star on June 21, 2026</p> <ul style="list-style-type: none"> <li>• 3 responses were received in favor of the demolition request</li> <li>• 1 response was received in opposition of the demolition request</li> </ul>
<b>Legal Review</b>	Section 2.11 of the UDC requires that the HLC review demolition permit requests for historic properties.
<b>Alternative Options</b>	The Commission must approve, approve with conditions, extend the review, or deny the request. Each condition or reason for denial must be directly related to requirements of city regulations and may not be arbitrary.
<b>Supporting Documents</b>	<p>Attachment 1 – Aerial Map  Attachment 2 – Zoning Map  Attachment 3 – Street View  Attachment 4 – Site Visit Photos  Attachment 5 – Notice Response  Attachment 6 – Patrick Heath Public Library Records  Attachment 7 – Boerne Historic District Survey (1999)  Attachment 8 – Park Plaza Development (Proposed Redevelopment)</p>