

AGENDA
HISTORIC LANDMARK COMMISSION MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 NORTH MAIN STREET
Tuesday, July 7, 2026 - 5:30 PM

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.

[2026-294](#) Consider approval of the Minutes for the Historic Landmark Commission Meeting of June 2, 2026.

Attachments: [MeetingMinutes-Jun-2-2026](#)

5. REGULAR AGENDA:

[2026-282](#) Hold a Public Hearing and consider a request for a demolition permit for the structure(s) located at 305-323 North Main Street.

Attachments: [AIS 305 - 323 North Main Street Demolition Request](#)
[Attachment 1 - Aerial Map](#)
[Attachment 2 - Zoning Map](#)
[Attachment 3 - Street View](#)
[Attachment 4 - Site Visit Photos flat](#)
[Attachment 5 - Notice Response](#)
[Attachment 6 – Patrick Heath Public Library Records](#)
[Attachment 7 – Boerne Historic District Survey \(1999\)](#)
[Attachment 8 - Park Plaza Development](#)

[2026-281](#) Consider a Certificate of Appropriateness for new commercial building(s) located at 305 - 323 North Main Street.

Attachments: [305-323 North Main - COA New Commercial Buildings](#)
[Attachment 1 - Aerial Map](#)
[Attachment 2 - Zoning Map](#)
[Attachment 3 - Street View](#)
[Attachment 4 - Proposed Development \(new submittal\)](#)
[Attachment 5 - Ziegler Building \(Design Inspiration\)](#)

[2026-300](#) Consider A Certificate Of Appropriateness for a new commercial building(s) and site development located at 701 North Main Street.

Attachments: [701 North Main - COA New Commercial Building and Site Development](#)
[Attachment 1 - Aerial Map](#)
[Attachment 2 - Zoning Map](#)
[Attachment 3 - Street View](#)
[Attachment 4 - Proposed project](#)

[2026-274](#) Consider a certificate of appropriateness for sign permit(s) located at 112 East San Antonio Avenue. (Devino Cellars)

Attachments: [AIS 112 E San Antonio St](#)
[Attachment 1- Aerial Exhibit 112 E San Antonio](#)
[Attachment 2- Zoning Exhibit 112 E San Antonio](#)
[Attachment 3- Street View](#)
[Attachment 4- Proposed Sign Design](#)

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

7. DISCUSSION

[2026-279](#) 2026 Historic Landmark Commission Calendar

Attachments: [AIS - 2026 PZ Meeting Dates](#)
[Attachment 1 - Revised 2026-Planning Calendar HLC New Meeting Updat](#)

[2026-275](#) Discuss Historic Landmark Commission rules and new duties.

8. ADJOURNMENT

s/s Francesca "Franci" Linder

Administrative Officer

CERTIFICATION

**I hereby certify that the above notice of meeting was posted on the 30th day of
June, 2026 at 5:00 p.m.**

s/s Misti Rains

Executive Assistant

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.

MINUTES
HISTORIC LANDMARK COMMISSION MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 NORTH MAIN STREET
Tuesday, June 2, 2026 - 5:30 PM

Minutes of the regular called Historic Landmark Commission Meeting of June 2, 2026.

Present: 6 - Chairman Sally Pena, Commissioner Patti Mainz, Commissioner Cesar Hance, Commissioner Mike Nichols, Commissioner Sharon D. Wright, and Commissioner Ashley Maytum

Absent: 1 - Vice Chair Lynnese Graves

Commissioner Sharon Wright arrived at 5:38 p.m.

Staff present: Sarah Riggs, Francesca "Franci" Linder, Ben Simmons, Misti Rains, William Willingham

Registered/Guest Speakers: Mike Shultz, Richard Lee, Frank Valdez, Nancy Zinsmeister, Merideth Henkel-Green, John Green, Randy Stumm

1. CALL TO ORDER - 5:30 PM

Chairman Sally Pena called the meeting to order at 5:32 p.m.

2. CONFLICT OF INTEREST

No conflicts were declared.

3. PUBLIC COMMENTS

No public comments declared.

4. CONSENT AGENDA

[2026-202](#) Consider approval of the Minutes for the Historic Landmark Commission Meeting of May 5, 2026.

THE MINUTES WERE APPROVED

A MOTION WAS MADE BY COMMISSIONER HANCE, SECONDED BY COMMISSIONER MAYTUM, TO APPROVE THE MINUTES FOR THE HISTORIC LANDMARK COMMISSION MEETING OF MAY 5, 2026. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 5 - Chairman Pena, Commissioner Mainz, Commissioner Hance, Commissioner Nichols, and Commissioner Maytum

5. REGULAR AGENDA

[2026-205](#) Consider a certificate of appropriateness for exterior improvements to a structure located at 130 South Main Street.
(AAPP)

Ben Simmons, Planner I, presented the request for Certificate of Appropriateness (COA) for exterior improvements. The property is located at 130 South Main Street, zoned C-3 Community Commercial, non-contributing structure, located within Historic District, subject to Historic District Guidelines and the applicant is Katrina Ansell. Current use is commercial base/storage.

The existing structure is a one-story stone and wood commercial storage, consists of two tenant spaces and the applicant is only utilizing one of the spaces. Design Guideline Review criteria is Historical appropriateness, Compatible architectural design, Streetscape objectives and Overall enhancement for the Historical District.

The applicant requested approval to replace four of the building's six existing windows that are currently boarded closed along with two doors. The proposed replacement windows will feature black frames and measure approximately 29.5 inches by 47.5 inches to fit fixed existing openings.

During the presentation, a site view of the property was provided due to unique orientation of building. The proposed door replacements include one set of double doors and one single door installed in the current fixed openings. Single door will be a metal prefababed design similar to the existing door. Double door will be glass and metal.

Staff reviewed the request and found that the proposed improvements are consistent with the Unified Development Code (UDC) regulations and Historic District Guidelines.

Clarification was made by Simmons regarding current state of windows for the Commission stating that the windows are similar to metal plates or placeholders rather where the windows had been in the past.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER MAINZ, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR IMPROVEMENTS TO A STRUCTURE LOCATED AT 130 SOUTH MAIN STREET. (AAPP). THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeas: 5 - Chairman Pena, Commissioner Mainz, Commissioner Hance, Commissioner Nichols, and Commissioner Maytum

[2026-204](#) Consider a certificate of appropriateness for a sign permit located at 129 South Main Street. (Custumm on Main)

William Willingham, Planner II, presented a request for a Certificate of Appropriateness (COA) for a sign permit at 129 South Main Street. The applicant is Randy Stumm.

The property, known as the Gilliat Building, was constructed in 1908 by Elmer Watts for Boerne businessman Alfred Gilliat. It is zoned C-3 Community Commercial, located within the Historic District, and is classified as a contributing structure subject to the Historic District Design Guidelines. The building reflects an early 20th-century architectural style and was formerly occupied by Pixie. The current use of the property is retail.

The building features red and buff-colored brick with stone detailing inspired by Classical and Gothic architecture. Architectural elements include large display windows, semi-circular windows, and red brick pilasters that frame the façade.

The proposed sign is constructed of aluminum composite material with UV-printed graphics in medium red-brown, dark brown, light tan, and

deep red-brown earth-tone colors. The sign dimensions will remain unchanged from the existing sign at 15 inches by 75 inches (1.25 feet by 6.25 feet). The sign will be suspended from the existing mounting hooks with approximately 9.5 feet of ground clearance.

Staff found that the proposed sign complies with the Unified Development Code (UDC) and the Historic District Design Guidelines. The proposal meets the requirements for approved materials, utilizes no more than two typefaces, includes no illumination, and incorporates appropriate earth-tone colors.

Commissioner Michael Nichols commented that he appreciated the applicant's attention to the architectural details reflected in the sign design.

The Commission expressed appreciation for the appropriateness of the proposed sign and the applicant's thoughtful consideration of the building's historic character.

A MOTION WAS MADE BY COMMISSIONER MAINZ, SECONDED BY COMMISSIONER NICHOLS, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A SIGN PERMIT LOCATED AT 129 SOUTH MAIN STREET. (CUSTUMM ON MAIN). THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 6 - Chairman Pena, Commissioner Mainz, Commissioner Hance, Commissioner Nichols, Commissioner Wright, and Commissioner Maytum

[2026-203](#) Consider a request to amend the certificate of appropriateness for 265 N Main Street. (Hill & Bach Cellars)

Francesca "Franci" Linder, Planner II, presented the request for 265 N. Main Street. The applicant is Frank Valadez of SA Partnership Architects, representing Flying Pig Enterprises, LLC. The property owner is Richard Lee.

Linder explained that the property previously appeared before the Commission in March 2026 for an amendment to the original Certificate of Appropriateness (COA), which was approved on June 3, 2025. This

request represents the second amendment to the original COA.

A street-view image of the property prior to construction was presented. Linder noted that the property, known as the Carstenjen-Luckenback House, was constructed in 1870 in the Texas German vernacular style and is recognized as a historic property. The current proposal includes a side-yard fence constructed of galvanized cattle panel fencing with a stone retaining wall at its base.

Linder reviewed the Historic District Design Guideline criteria, including historical appropriateness, compatible architectural design, streetscape objectives, and overall enhancement of the Historic District.

A rendering of the proposed improvements was presented. Linder explained that the property previously featured an existing wood fence. Approved project colors include Moderate White and Urbane Bronze, with the fence finished in Bear Padre Brown. The proposed fence measures slightly over six feet in height, and a fence legend was also presented.

Linder stated that wood privacy fencing is not permitted along Main Street. The proposed fence design was determined to be consistent with the Historic District Guidelines, necessitating the current amendment request. She further explained that the property includes a stone wall along Main Street, while the interior fence incorporates a three-tier design with a stone base.

Staff found that the proposed improvements comply with the Unified Development Code (UDC) regulations and the Historic District Design Guidelines.

Commissioner Mike Nichols commented that, while he supported the overall fencing design, he was not in favor of the proposed cattle panel fencing on the north and south sides of the property. He stated that the design appeared too modern and suggested that a more appropriate alternative might be available.

In response, Frank Valadez asked if an additional rendering showing the proposed vegetation could be displayed. He explained that the fence is intended to support a living green wall of flowering cross vines, separated by an easement. Because the fence is currently under construction, it is in its unfinished state and will appear significantly different once the vegetation is established. Although the planting is not included in the current landscape plan, it will be addressed during the next phase of the project.

Valadez explained that the original vision for the property included a flowering green wall designed to soften and screen portions of the adjacent building. He stated that fig ivy is proposed because it remains evergreen throughout the year. The detailed landscape plan, including plantings, will be submitted as part of a future project phase.

Valadez further stated that the fence will be constructed of galvanized steel, which is resistant to rust and designed to withstand weather without bending or flexing. The fencing will match the style used on the south side of the property.

He added that the vines will be trained to grow on the fence and noted that property owner Richard Lee is committed to quality design and maintenance. He stated that the vegetation should become established within a relatively short period.

Responding to Commissioner Patti Mainz, Valadez explained that the neighboring property at 305 has a higher elevation. Although the proposed fence will appear lower because of the site's grade, the stone wall will remain at a consistent height.

Commissioner Ashley Maytum asked whether planter boxes would be used to establish the vines. Valadez replied that the vines will be planted directly into the ground and trained onto the fence, explaining that planter boxes would deteriorate over time. Richard Lee added that the planting plan includes English ivy along with a flowering vine,

installed in one-gallon containers every few feet. The plantings will be fertilized and supported by a one-inch drip irrigation system during the initial growing seasons. He also noted that the fence appears approximately four feet tall from the front but appears taller toward the rear due to the property's downward grade.

Commissioner Nichols asked whether the wrought iron shown in the rendering represented the current design, and Valadez confirmed that it did. Nichols also asked whether minimizing the number of fence styles on the property had been considered.

Valadez responded that Mr. Lee's goal is for the property to become an asset along the Hill Country Mile while maintaining a consistent streetscape extending to 305. To help manage project costs, the design incorporates a three-rail configuration and lighting within each column. He explained that the intentional slope in the center of the fence discourages pedestrians from sitting on it. The front limestone wall also serves as a sound barrier from traffic along Main Street. Limestone elements will be carried throughout all three fence sections to maintain design continuity.

Commissioner Sharon Wright stated that the visibility through the courtyard created by the proposed fence design was appropriate and complemented the overall design of the property.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER WRIGHT, TO APPROVE THE CERTIFICATE OF APPROPRIATENESS AND CONSIDER A REQUEST TO AMEND THE CERTIFICATE OF APPROPRIATENESS FOR 265 N MAIN STREET. (HILL & BACH CELLARS). THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 5 - Commissioner Mainz, Commissioner Hance, Commissioner Nichols, Commissioner Wright, and Commissioner Maytum

Nay: 1 - Chairman Pena

[2026-206](#) Hold a Public Hearing and consider a request for a demolition permit for the structure(s) located at 612 N Main St.

Ben Simmons, Planner I, presented the request for 612 North Main

Street. The applicant, Yamizel Perez Cruz, and property owner, Tony Dacy, requested approval to demolish two accessory structures located on the property within the Historic District.

The property is zoned C-2 Transitional Commercial and is proposed for commercial use. The site was previously a single-family residence constructed in 1895 by Ringtail Rhino. Photographs of the two accessory structures proposed for demolition were presented to the Commission, and both were described as being in poor condition. One of the structures was formerly used as a chicken coop. The demolition request does not include the primary residence, the brick workshop/storage building, or the outhouse.

A total of fifty-five notifications were mailed to property owners within five hundred feet of the subject property, and a public notice was published in the Boerne Star newspaper.

Staff received five responses in favor of the demolition request and three responses in opposition. Those opposed expressed concerns about preserving the character of the neighborhood.

Staff's key findings concluded that the accessory structures are not designated historic landmarks and do not possess significant architectural, cultural, or educational value.

Chairman Sally Peña opened the public hearing at 6:09 p.m.

Mike Shultz spoke during the public hearing. He stated that the demolition notice generated concern within the neighborhood because it lacked specific details regarding what structures were proposed for demolition. He encouraged staff to provide more detailed information in future public notices to improve public understanding. Mr. Shultz stated that he supports the proposed improvements.

Chairman Peña closed the public hearing at 6:11 p.m.

A MOTION WAS MADE BY COMMISSIONER HANCE, SECONDED BY COMMISSIONER MAYTUM, TO HOLD A PUBLIC HEARING AND APPROVE AND CONSIDER A REQUEST FOR A DEMOLITION PERMIT FOR THE STRUCTURE(S) LOCATED AT 612 N MAIN ST. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 6 - Chairman Pena, Commissioner Mainz, Commissioner Hance, Commissioner Nichols, Commissioner Wright, and Commissioner Maytum

[2026-207](#) Hold a public hearing and consider a request for a demolition permit for the structure(s) at 305 - 323 North Main Street.

Francesca "Franci" Linder presented Item 5E regarding the property located at 305-323 North Main Street. The applicant is Frank Valadez, and the property owner is Richard Lee. The request was for approval of a demolition permit for a structure constructed in 1950, making it more than 50 years old. The building is approximately 9,640 square feet and includes four rear additions.

Linder stated that the primary structure is considered to be in fair condition, is not a contributing structure within the Historic District, and formerly operated as a feed store. Staff also determined that the freestanding sign is in fair condition. The 1999 Historic District Survey likewise identified the building as being in fair condition.

A historic photograph from 1954, obtained from the Boerne Library archives, was presented showing the building when it was occupied by BIGS Sporting Goods.

Linder noted that a site visit was conducted by Commissioner Lynnese Graves and Chairman Sally Pena on the same day as the previous demolition permit review. Photographs from the visit were presented to illustrate the building's condition, including visible deterioration and damage to the lower corner of the freestanding sign.

Linder explained that the item before the Commission was solely a request for approval of a demolition permit. A site plan and architectural renderings of the proposed redevelopment were presented

for informational purposes.

The proposed redevelopment includes a large commercial development. Staff mailed 30 notifications to property owners within 500 feet of the site and published notice in the Boerne Star. One public response was received in support of the demolition request.

Staff's key findings concluded that the structure is not a designated historic landmark and that the primary building does not possess significant architectural, cultural or educational value.

Staff recommended that the Historic Landmark Commission hold a public hearing to determine whether the request met the requirements of UDC Section 211 and whether the structure should be considered contributing. Staff further recommended including the following stipulation:

The Certificate of Appropriateness (COA) for construction of a new structure on the site must be approved prior to issuance of the demolition permit.

Linder reminded the Commission that the evening's agenda item was limited to the demolition request and did not include consideration of a COA for the proposed replacement structure. She reasoned with stating that the redevelopment proposal must still undergo City review to ensure compliance with Historic Landmark, zoning, drainage, parking, utility and other applicable code requirements before returning to the Commission for action.

Chairman Sally Pena opened the public hearing at 6:21 p.m. No speakers were present, and the public hearing was closed at 6:21 p.m.

Commissioner Michael Nichols asked whether a stipulation requiring prior COA approval had been applied to previous demolition requests and questioned why such a requirement was being introduced. Linder explained that the stipulation helps ensure that a replacement project

proceeds in a timely and appropriate manner after demolition. She added that the requirement also provides flexibility by allowing additional time for demolition due to public notice requirements.

Commissioner Mainz asked what would happen to the existing freestanding sign if the building were demolished. Applicant Frank Valadez addressed the Commission, explaining that the pet grooming tenant would be relocating at the end of lease. Richard Lee, owner had agreed to preserve and relocate the sign for the tenant and also intended to retain and repurpose the horseshoe feature as part of the new development.

Valadez stated that both the City and TxDOT were supportive of the proposed improvements. He explained that the existing site currently has a 139-foot driveway apron without curb or sidewalk. The proposed redevelopment would relocate parking to the rear of the property, creating a park-like retail environment. Proposed improvements include reconstruction of the public sidewalk and curb, enhanced storm water management, mature landscaping, two fountains to provide ambient sound, blended brick panels with wrought iron detailing designed to complement the adjacent building and architectural treatment on the rear elevation comparable to the front façade. An open courtyard is also in the plans. He continued adding that rear parking would improve access to Hill & Bach Cellars and Park Plaza through an easement, helping reduce traffic along Ryan Street. The development is intended to additionally provide lease opportunities for boutique retail or restaurant tenants.

Commissioner Nichols stated that he opposed including the COA stipulation, expressing that he believed it was unfair. He commented, "Scripture says to honor those who are due honor."

Valadez stated that Mr. Lee intended to begin asbestos abatement and then proceed with demolition once the permit was approved while continuing preparation of construction drawings.

Commissioner Nichols made a motion to approve the demolition request without the staff-recommended COA stipulation.

Commissioner Mainz commented that the proposed redevelopment appeared too modern for the downtown historic area. Valadez responded that the design incorporates a limestone base intended to reflect the nearby Luckenbach House and pays homage to German-Texas architecture. He stated that the height of the glass storefront sections were designed to be consistent with surrounding historic buildings and referenced the Richter project on Main Street as a similar example.

Commissioner Nichols suggested incorporating corner quoins as an architectural detail.

Commissioner Cesar Hance asked Commissioner Nichols to clarify whether his moved motion addressed preservation of the current sign on the property. Commissioner Nichols responded that the Commission was not voting on the sign itself and that the property owner retained the right to determine its future.

Commissioner Graves asked whether consideration had been given to retaining the sign on-site. Valadez responded that the sign was not compatible with the proposed building design however reiterated that Mr. Lee intended to preserve it and find an appropriate new location.

Commissioner Nichols then restated his motion to approve the demolition permit for the structures at 305-323 North Main Street, excluding the staff-recommended stipulation requiring approval of a Certificate of Appropriateness (COA) prior to issuance of the demolition permit. He further clarified that the demolition approval included the freestanding sign and that the owner may preserve and relocate the sign at their discretion.

Commissioner Hance seconded the motion.

Chairman Pena initially stated that the motion had failed before

correcting herself to indicate that the vote resulted in a tie. She requested that Linder clarify the Commission's voting requirements.

Following discussion regarding the voting procedures, Linder advised the Commission that three affirmative votes constituted the required majority for approval action on the item. Chairman Pena announced that the motion carried and stated that the minutes would reflect the action as approved.

Commissioner Mainz questioned how three affirmative votes constituted a majority given the evenly split vote. Linder explained that Commission rules require a minimum of three affirmative votes for approval and that the motion met that threshold. Commissioner Hance added that, because there were not four opposing votes, he understood that three affirmative votes were sufficient under the Commission's rules given the received statement of clarification from Linder.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER HANCE, TO HOLD A PUBLIC HEARING AND APPROVE A REQUEST FOR A DEMOLITION PERMIT FOR THE STRUCTURE(S) AT 305 - 323 NORTH MAIN STREET. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 3 - Commissioner Hance, Commissioner Nichols, and Commissioner Wright

Nay: 3 - Chairman Pena, Commissioner Mainz, and Commissioner Maytum

[2026-193](#) Consider and make a recommendation to the proposed amendment to the Unified Development Code adopted on January 14, 2025, including but not limited to:

- Chapter 1 - Historic Landmark Commission, Design Review Committee, Planning and Zoning Commission
- Chapter 2 - Design Review Committee and sign variances
- Chapter 3 - Design Review Committee and creative alternatives
- Chapter 9 - Design Review Committee
- Appendix A - Definitions - Design Review Committee

William Willingham, Planner I, presented Item 5F regarding proposed amendments to the Unified Development Code (UDC) to reassign the

duties of the Design Review Committee (DRC). He explained that the Planning and Zoning (P&Z) Commission would hold a public hearing on the item and provide a recommendation before it is considered by the City Council for final action.

Mr. Willingham stated that the proposed amendments would: (1) dissolve the Design Review Committee, (2) transfer sign approval and sign variance responsibilities to the Historic Landmark Commission (HLC), and (3) transfer responsibilities for creative alternatives to the Planning and Zoning Commission. He clarified that the amendments do not modify any development standards but only reassign oversight responsibilities to different commissions.

As background, Mr. Willingham explained that the proposal stems from changes made during the 2025 Texas Legislative Session through Texas Senate Bill 1883. The legislation revised impact fee advisory committee membership requirements, prohibiting members of the Planning and Zoning Commission from simultaneously serving on the impact fee advisory committee. Because several City commissions had overlapping memberships, the City determined that restructuring the roles and composition of certain commissions was necessary.

Mr. Willingham noted that the Design Review Committee was established in November 2021 with three primary responsibilities: sign approvals, sign variances, and creative alternatives. Since its inception, the DRC has held 22 monthly meetings and has reviewed and acted on 24 items.

The proposed UDC amendment would transfer sign approvals and sign variances to the Historic Landmark Commission and creative alternatives to the Planning and Zoning Commission. Staff anticipates that the HLC would receive approximately four additional cases annually, while the P&Z Commission would receive approximately one additional creative alternative request per year. Sign approval changes would apply only within overlay districts, and the Planning and Zoning Commission would consider requests for creative alternatives. Training for both

commissions is planned during the summer.

Commissioner Cesar Hance asked whether commission approval was required for the proposed changes. Mr. Willingham responded that approval was necessary because the proposal reassigns commission duties.

Chairman Peña and Francesca ("Franci") Linder discussed the differences between the current Design Review Committee responsibilities and the proposed reassignment of duties. They also discussed sign approvals, clarifying that signs located outside Historic Landmark Commission jurisdiction would continue to be reviewed administratively, while the HLC would review sign applications only within applicable overlay districts. Reader boards and administrative review procedures were also discussed.

Chairman Peña opened the public hearing at 7:07 p.m. As no one came forward to speak, the public hearing was closed at 7:07 p.m.

A MOTION WAS MADE BY COMMISSIONER HANCE, SECONDED BY COMMISSIONER MAYTUM, TO APPROVE AND MAKE A RECOMMENDATION TO THE PROPOSED AMENDMENT TO THE UNIFIED DEVELOPMENT CODE ADOPTED ON JANUARY 14, 2025, INCLUDING BUT NOT LIMITED TO:

- CHAPTER 1 - HISTORIC LANDMARK COMMISSION, DESIGN REVIEW COMMITTEE, PLANNING AND ZONING COMMISSION
- CHAPTER 2 - DESIGN REVIEW COMMITTEE AND SIGN VARIANCES
- CHAPTER 3 - DESIGN REVIEW COMMITTEE AND CREATIVE ALTERNATIVES
- CHAPTER 9 - DESIGN REVIEW COMMITTEE
- APPENDIX A - DEFINITIONS - DESIGN REVIEW COMMITTEE. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 5 - Chairman Pena, Commissioner Mainz, Commissioner Hance, Commissioner Wright, and Commissioner Maytum

Nay: 1 - Commissioner Nichols

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

No comments were declared from the commission. Francesca 'Franci' Linder, Assistant Planning Director, reiterated on change over of duties that will be made along with Historic Landmark Commission change date. She stated this change will be presented to City Council and will go into effect July 9th with month of August start.

7. ADJOURNMENT

Chairman Sally Pena adjourned the meeting at 7:14 p.m.

Chairman

Executive Assistant



AGENDA ITEM SUMMARY

Agenda Date	July 7, 2026
Requested Action	Hold a public hearing regarding the demolition of the structure(s) at 305 – 323 North Main Street.
Contact Person	Francesca “Franci” Linder, AICP, Assistant Planning Director (830) 248-1528, flinder@boerne-tx.gov
Background Information	<p>PRIOR REVIEW:</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>BACKGROUND:</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"> • The primary structure is approximately 9,640 square feet. • The original area of the primary structure features a concrete foundation. • The primary structure has a standing seam metal roof. • The freestanding sign appears to be in fair condition. • Both structures appear to be in poor to fair condition. <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>FINDINGS:</p> <ul style="list-style-type: none"> • 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. <p>RECOMMENDATION:</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"> 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. <p>MOTIONS FOR CONSIDERATION:</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 APPROVE a demolition permit request.</p> <p>OR</p> <p>I move that the Historic Landmark Commission rejects the findings and DENY 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>Strategic Alignment</p>	

Financial Considerations	N/A
Citizen Input/Board Review	<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"> • 1 response was received in favor of the demolition request <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"> • 3 responses were received in favor of the demolition request • 1 response was received in opposition of the demolition request
Legal Review	Section 2.11 of the UDC requires that the HLC review demolition permit requests for historic properties.
Alternative Options	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.
Supporting Documents	<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>

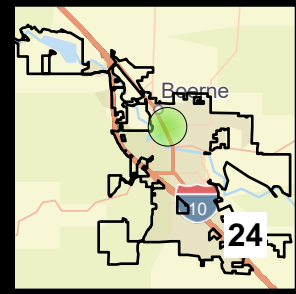


SUBJECT PROPERTY

305 N Main St

Legend

-  Parcels
-  SUBJECT PROPERTY












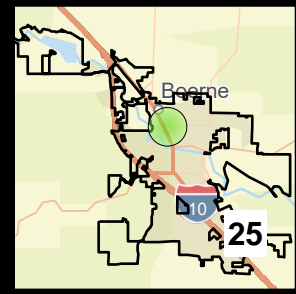
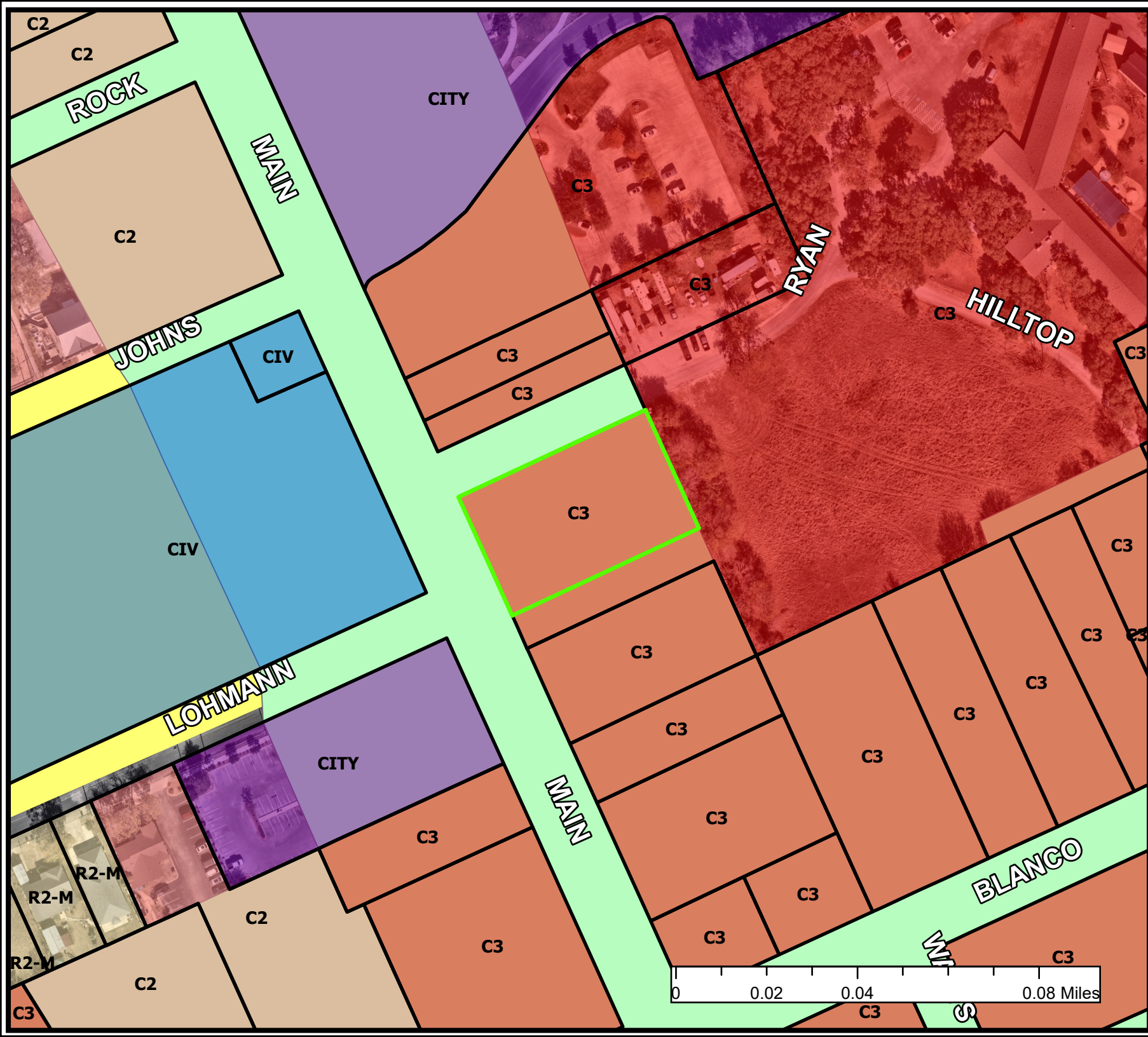


SUBJECT PROPERTY

305 N Main St

Legend

-  Parcels
-  SUBJECT PROPERTY
-  C2
-  C3
-  CITY
-  R2-M
-  CIV
-  Entrance Corridor
-  Historic District

























305 N. MAIN ST.
LATIGO







RED CREST

PET SHOP

KLEIN'S
SMALL BUSINESS
MEAT MARKET
DEER PROCESSING
BIRMINGHAM, ALABAMA
1950 TEXAS



TISDALE
330-910-5557

SAP
SOUTH AUSTIN PARTNERSHIP

Blue
Pest Control
330-249-2960

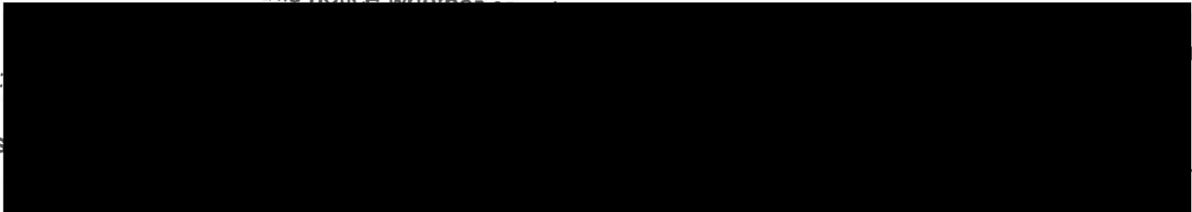


CASE: 305-323 North Main Street - Demolition (FL)
HLC - July 7, 2026

Please return this notice whether

Name:

Address:



Reason: Favor Oppose

It's part of old Boerne. Yes fix it up, but don't not it down. Sad to see them pushing Red Crest out of business.

INTEGRITY • COLLABORATION • RESPECT • SERVICE • EXCELLENCE

Planning Department: 447 N. Main St. | Boerne, TX 78006
Phone: 830-248-1630 Email: planning@boerne-tx.gov

CASE: 305-323 North Main Street – Demolition (FL)

HLC – July 7, 2026

Please return this notice whether or not you plan to attend the hearing. For further information,

Name

Address

Favor

Oppose

Reason: I favor the demolition.

Spencer
(510) 340-0116

INTEGRITY • COLLABORATION • RESPECT • SERVICE • EXCELLENCE

Planning Department: 447 N. Main St. | Boerne, TX 78006

Phone: 830-248-1630

Email: planning@boerne-tx.gov



Notice of Historic Landmark Commission Public Hearing

Case Manager: Franci Linder

☎: 830-248-1528

Email: flinder@boerne-tx.gov

The City of Boerne has received an application described below, and you are encouraged to attend the public hearing as an interested party. You will have the opportunity to express your opinion either in support or opposition to the request by mailing the response portion of this notice or emailing the case manager listed above. Please contact the case manager if you have questions or need further information. Your participation in this process is encouraged. You may watch the proceedings of this meeting by visiting the City's official webpage.

Meeting Location: **Boerne City Hall - City Council Chambers**
447 North Main Street
Boerne, TX – 78006

Date and Time: **Tuesday, July 7, 2026**
5:30 p.m.

Proposal: **Consider a request for a demolition permit for the structure(s) located at 305-323 North Main Street.**

Authorized Agent: **Frank Valadez**

CASE: 305-323 North Main Street – Demolition (FL)
HLC – July 7, 2026

Please return this notice whether or not you plan to attend the hearing. For further information, please call 830-248-1528 or email planning@boerne-tx.gov.

Name: _____

Address: _____

Favor

Oppose

Reason: _____

INTEGRITY • COLLABORATION • RESPECT • SERVICE • EXCELLENCE

Planning Department: 447 N. Main St. | Boerne, TX 78006

Phone: 830 -248-1630

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Proposal: **Consider a request for a demolition permit for the structure(s) located at 305-323 North Main Street.**

Authorized Agent: **Frank Valadez**

CASE: 305-323 North Main Street – Demolition (FL)
HLC – July 7, 2026

Please return this notice whether or not you plan to attend the hearing. For further information, please call 830-248-1528 or email planning@boerne-tx.gov.

Name: _____

Address: _____

Favor

Oppose

Reason: _____

INTEGRITY • COLLABORATION • RESPECT • SERVICE • EXCELLENCE

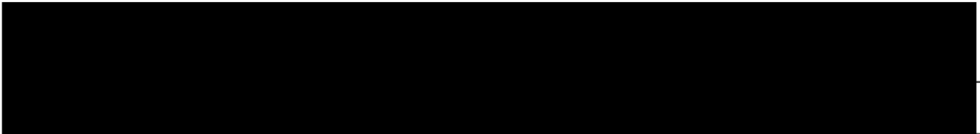
Planning Department: 447 N. Main St. | Boerne, TX 78006

Phone: 830 -248-1630

Email: planning@boerne-tx.gov

**CASE: 305-323 North Main Street – Demolition (BCS)
HLC – June 2, 2026**

Please return this notice whether or not you plan to attend the hearing. For further information,



Favor Oppose

Reason: _____

INTEGRITY • COLLABORATION • RESPECT • SERVICE • EXCELLENCE

Planning Department: 447 N. Main St. | Boerne, TX 78006

Phone: 830 -248-1630 Email: planning@boerne-tx.gov

BLDG NAME BIGS STORE

RECORD 19.2

LOCATION 323 N. MAIN

ADDITION

BLOCK

LOT NUMBER

CURRENT OWNER

DATE

BUILDER

STYLE/ PERIOD

HISTORICAL DESIGNATION

YEAR

CONDITION

ALTERED

PHOTOS

CONSTRUCTION

ROOF

WINDOWS

ORIGINAL USE

PRESENT USE

PREVIOUS OWNERS

DESCRIPTION

SIGNIFICANCE



BIGS OF BOERNE
319 N. Main
Library File #19.2

OWNERS: Archie & Alice Gerfers	ADDITION: Town Lot LOTS: #	DATE: c1954 Style/Period: Commercial
BUILDER:	CONSTRUCTED OF: Wood	DESCRIPTION: Rectangular, commercial building.

HISTORY: BIGS Grocery and Sporting Goods opened at this location in 1954. It was owned by Mrs. Gerfers until 1978. Mrs. Gerfers kept it open a several years after Mr. Gerfers' death, then she sold the business to Mrs. Donald (Diane Nagel) Backer. Later Johnny Pfeiffer took part of the building for a feed store. A pet shop occupies the other part of the building.

Source: Boerne Public Library files.- May, 1999

[Back to Kendall County Main Page](#)

□

Thursday, Aug. 30, 1951

Attention Farmers & Ranchers

We are the Authorized Cream Station for

Rio Vista Dairy

CREAM PICKED UP EVERY MORNING

HIGHEST MARKET PRICES PAID

Bigs Ice Service

ON MAIN STREET

1957
Business Review



Mr. and Mrs. Archie Gerfers shown with a display of guns and sporting goods at their store, Bigs of Boerne.

**Bigs of Boerne Has
Complete Grocery,
Sportings Goods Stock**

BIGS of Boerne will mark their seventh year in business on Easter Sunday next month.

Starting in 1950 with a few groceries and beer, BIGS has become the sportsmen's center of Boerne, as well as carrying a full line of groceries.

Owned by Archie and Alice Gerfers, BIGS carries the largest stock of camping, fishing and hunting equipment in the Hill Country.

An ice house is also maintained by BIGS. Scott-Atwater outboard motors are stocked by the Boerne firm which is located on Main Street.

Archie Gerfers says if you don't find what you want in his large stock, he'll be glad to get it for you.

Make BIGS of Boerne your regular stopping place for groceries and sporting goods.

VF - Grocery Trade
Bigs Assoc.

Bigs of Boerne 319 N. Main (Herfur 1950-1978)



AUGUST 15, 1968



The subject of this week's "HATS OFF" column is a woman who has been active in civic work in Boerne for many years. Her name is ALICE GERFERS, and she is the owner of BIGS Grocery and Sporting Goods Store in Boerne.

ALICE and her late husband, Archie, started their business here in May of 1950. The name of the business came about quite simply, when the couple realized that the products they would be selling (Beverages, Ice, Groceries and Sporting Goods) spelled out the word BIGS. The store has long been a center for hunting and fishing supplies in the Boerne area.

As Alice put it, it is hard to separate the things that she has taken an interest in from those of her husband, as the couple worked together so closely on all civic endeavors. Both were very active in the activities of the Kendall County Fair Association, of which Archie was president for seven years. They acted as Queen Chaperones for several years, and Alice has worked many times with the Queen's Contest, and Coronation. Both Alice and Archie worked diligently during the Golden Jubilee of the Fair in 1955. Alice has continued to be active in Fair activities.

For several years, Alice accompanied and worked with Archie as he served as chairman of Hill Country Day and the San Antonio Livestock Show. This is a day set aside to recognize all the people and products of the Hill Country area. Alice has been actively involved in setting up exhibits to display Hill Country products in the lobby of the coliseum. She is also a committee member of the Women's Division of the San Antonio Livestock Show.

She is a member of the Eastern Star, where she has served as Worthy Matron. She has also served as Mother Advisor to the Order of the Rainbow Girls here in Boerne, and has worked closely with these girls.

ALICE is a member of St. Helena's Episcopal Church, where she sings in the church choir. She is an active member of the Chamber of Commerce. She was a charter member of the board of directors of the Boerne Berges Fest. During this year's festival she was chairman of the concessions committee, and did a fine job. She has recently been reelected by the Chamber of Commerce to serve her second two-year term on this board. She is genuinely interested in the progress and growth of Boerne, and has always been willing to do her share to help with projects in the area.

"HATS OFF" to you, ALICE GERFERS, for the fine job you are doing for Boerne. It's people like you who make our town such a fine place to live!

Oct 12, 1978

THE BOERNE STAR

The "Bigs" Story



Alice Gerfers' decision to sell her 28-year-old business, one that she and her late husband, Archie, started in May of 1950, was not an easy one, but there are times when we all have to make decisions which alter our lives somewhat.

BIGS of Boerne was first owned by Archie and Alice and B.L. (Buster) and Anna Mae Rust, and first opened in the building at 325 S. Main (now Kutzer's Hill Country Sales) from which a "canopy" then extended to the street to shade the cars that stopped there. Soon the Gerfers' became the sole owners and after two years the store was moved to its present location at 319 N. Main.

The name BIGS was ingeniously arrived at by combining the first letters of the store's merchandise—Beverages, Ice, Groceries, and Sporting Goods! There are many features which set BIGS apart from the typical "convenience store" and give it a character all its own. One of these is the sale of block ice—Bigs is the only store in Boerne that sells it.

"In the early '50's, we delivered ice by truck on a morning route to people who still had 'ice boxes' in their homes," Alice reported. "But we quit delivering when we moved to our present location." Happily, she recalled the year they sold over a **million** lbs. of ice—it was in 1951...

Bigs has long been a center for hunting and fishing supplies, including the most complete line of cast iron ware anywhere in the area. Hunters from all over Texas as well as Louisiana and Kentucky came regularly from year to year to shop and visit with Alice and Archie, who loved people and

were blessed with many friends. For many years, the store served as a "meeting place" for friends and out-of-town visitors, as the Gerfers' were involved in a number of activities involving out-of-towners.

Archie became President of the Kendall County Fair Association in 1951 and served until 1958, during which time the 50th "Golden Jubilee" Fair was held. He also served on the City Council and as Chairman of "Hill Country Day" at the San Antonio Livestock Show. Alice worked alongside her husband and served for a number of years on the Women's Division of the Livestock Show and as hostess during the show.

In 1954-1955, Alice served as Mother Advisor to the Boerne Assembly of the Order of the Rainbow for Girls, and in 1956-1957 she became Worthy Matron of Eastern Star, the same year Archie was Master of the Kendall Lodge.

Since Archie passed away suddenly in April, 1966, Alice has continued to be active in various capacities with the Fair Association and in 1976 was presented with a plaque naming her their "Official Goodwill Ambassador."

She was on the Board of Directors of Berges Fest when it organized in 1967, and served for 7 years. "In those first years it was held on the plaza," reported Alice. "And some real dignitaries, such as the Consul General of Germany from Houston, the beloved Mayor Emeritus McAllister from San Antonio and several Potentates of the Alzafar Shrine, came as special guests."

In 1970, Alice helped organize the Boerne Area Historical Preservation Society with which she has been active ever since. In 1972 she was invited to be Boerne's Ambassador for

the Texas Folklife Festival, and is still serving in that capacity along with Alvin Sueltenfuss.

Alice has served on the Chamber of Commerce, is a life member of the Boerne Turn Verein, a member of Daughters of the Nile and has sung in St. Helena's choir for the past 18 years.

With the help of Hollie Ramey, who has worked in the store since 1965, Alice has kept the business going since the death of her husband. "The time has flown," she said, "because of the stimulation of the people."

Through the glass that encloses the front of her store, Alice observed almost 3 decades of growth in Boerne, and was an integral part of much of that growth. "And what gives me the most pleasure," she smiled, "is seeing that, whatever happens to people, they just pick up and keep going."

When asked what she plans to do with herself now, Alice replied that she plans "to get organized." After that, she says she's just going to "let things fall into place."

Bigs To Carry On Under New Ownership



The new face at Bigs is one that is familiar to most Boerne residents. It belongs to Diana Backer, formerly Diana Nagel, daughter of Ernst Nagel of Boerne and the late Elsie Marquardt of Sisterdale. Diana will manage the store along with her father Ernst, father-in-law Don R. Backer and her sons Don, a BHS senior, and Doug, a freshman. Diana is the wife of Don E. Backer, manager of Community Savings and Loan in Boerne.

FRIENDLY ATMOSPHERE

Although some gradual improvements are planned, the Backers hope to keep the "friendly General Store atmosphere," so well established by the Gerfers', going.

DEER STORAGE

Hunters will be happy to learn that Bigs' locker will be available for deer storage this hunting season. It is the only storage facility in Boerne.

SPORTING GOODS

The Backers hope to increase the sporting goods and at the same time maintain the other lines that Bigs has been known for such as hunting and fishing licenses, groceries, beverages, block ice and bag ice and cast iron ware. The Fishing Department promises to be the largest in the Hill Country.

"If we don't have items that customers want, we'll get them," said Diana. "We appreciate being told what they would like to see in stock."

THURSDAY, FEBRUARY 8, 1979

Bigs Of Boerne

249-2646

319 N. Main

•Beverages •Ice •Groceries •Sporting Goods

•Gift Certificates •Jerky

Open 7 Days A Week

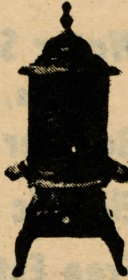
8:00 A.M.— 8:00 P.M.

WOOD STOVES

CAST IRON

CROCKERY

SCHRADE KNIVES



HUNTING

FISHING

CAMPING

LICENSE & EQUIPMENT



Metal Sculpture By "Hack" Coffee



Muzzle Loading Headquarters

Established In 1950

Diana Backer, Owner

Bigs To Remain A General Store

In keeping with the spirit that Bigs has maintained throughout the years, the new owners, Bob and Carole Buendia, have despite some of the new additions, promised to maintain Bigs as "come by and visit store."

Bob, who hails from San Antonio, and Carole, who calls the Longhorn city of Austin a part of her history, and their three sons, Perry, Rob and Jerry, took over the ownership of Bigs on August 8, 1980.

Bob is experienced in hunting and fishing and plans to keep all the latest equipment available. He is also able to repair guns and fishing equipment.

Carole, who has been in management for the past twenty three years, wants everyone to know that she will still be stocking these unusual gift items, such as cast iron cookware, crockery, and large wash pots.

For the hunting and



fishing enthusiasts, Bob also lists some unusual supplies, such as rifles, pistols and all accessories for the "Black Powder Shooter", including pyrodez replica black powder.

Also for your enjoyment, the Buendia's have installed a family game room including pool tables, foos ball and pin ball.

Everyone is invited to stop by and visit and see the large

selection of everything from A to Z at BIGS...It's bigger and better now than ever... and speaking of big...the Texas size jelly beans are something you have got to taste to believe!

PropertyID 19826 Subdivision S15065 - Boerne Original Block Lot 9, Survey # 33 BPL 19.2

Historic Name

Common Name Biggs Store

305-323 N Main St
Boerne Texas 78006

USGS Quad Extant

Date 1960 Est.

Style Vernacular

Architect

Builder

Historic Current commerce/trade

GIS Long -98.73253056 Lat 29.79553333

Zoning



Historic Designation:

Eligible:

Historic District:

Level of Significance

Period

Threats neglect

Significance:

Although the date of construction is not known, the construction and use of materials, such as stone veneer and fixed metal storefront windows, indicate that this structure is less than 50 years old and was most likely constructed between 1960 and 1980, as were many commercial buildings north of Blanco Road on Main Street.

Integrity n/a **Condition** fair

Additions 4 rear additions

Roof gable - side

Plan rectangle

Stories 1

Roof metal - corrugated

Walls stucco

asbestos shingle

Porch none

Built Landscape parking lot - asphalt

Natural Landscape

Description:

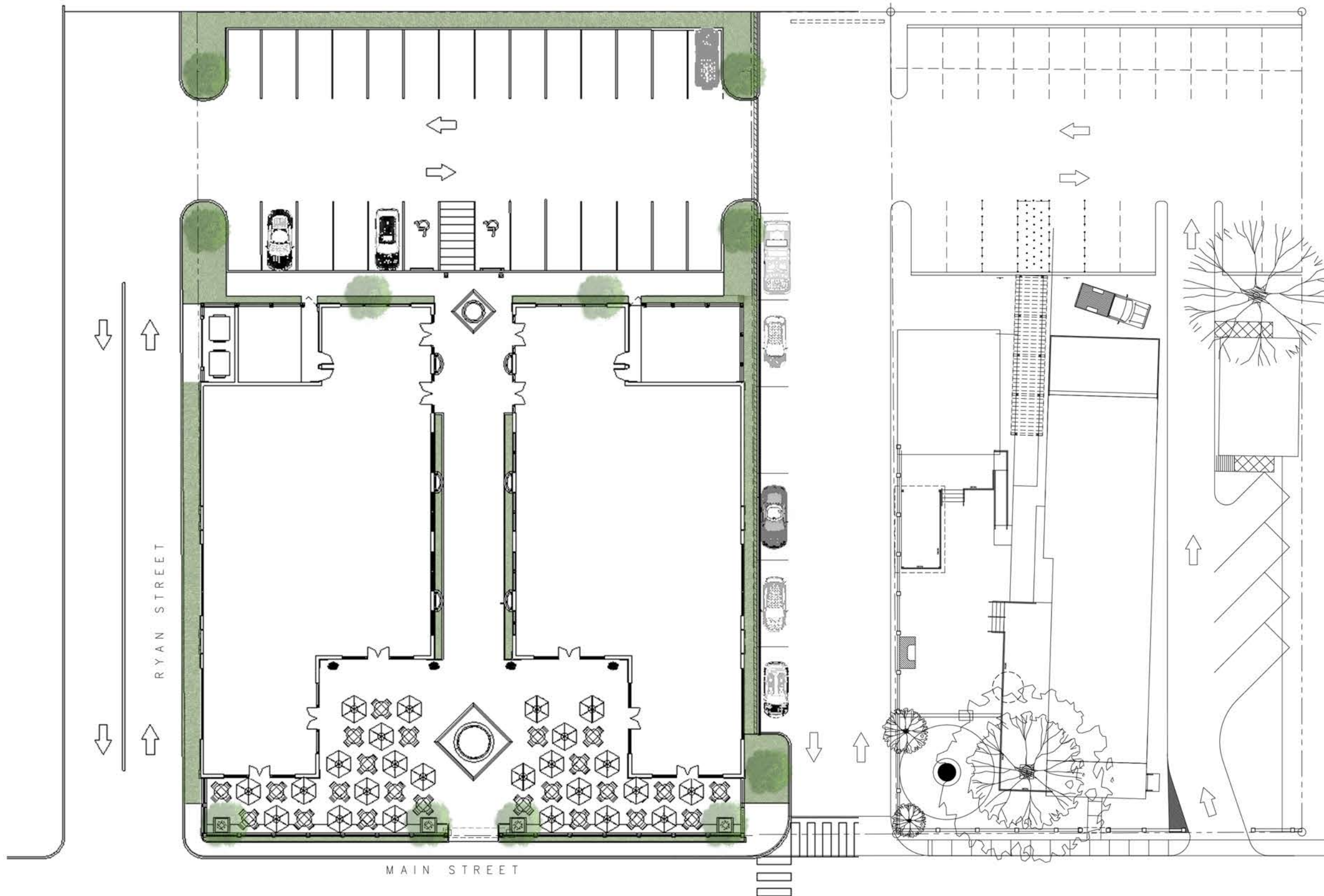
This vernacular frame structure has a stone veneer. The original structure has a side-gabled roof clad in corrugated tin.

The building has four additions in the rear. The first is also a side-gabled structure which is clad in asbestos shingles. The second is a shed addition clad in asbestos shingles as well. The third is a side-gabled structure running perpendicular to the original structure and is clad in corrugated metal. The fourth addition is also of corrugated metal and extends off of the third addition.

The building features fixed storefront windows on the front facade and aluminum sash windows on the right facade of the original structure and on the asbestos shingled additions. The doors in the structure are metal and those on the front facade are glazed.

It is currently occupied by long time tenants Johnny's Feed & Supply and The Red Crest Pet Store.

Notes Current occupant: Johnny's Feed/Red Crest Pet Shop



BOERNE
TEXAS

PARK PLAZA RETAIL DEVELOPMENT

HILL COUNTRY MILE
BOERNE, TEXAS



06.19.26



OPTION 2



BOERNE
TEXAS

PARK PLAZA RETAIL DEVELOPMENT

HILL COUNTRY MILE
BOERNE, TEXAS



06.19.26



OPTION 2



BOERNE
TEXAS

PARK PLAZA RETAIL DEVELOPMENT

HILL COUNTRY MILE
BOERNE, TEXAS

06.19.26





OPTION 2



BOERNE
TEXAS

PARK PLAZA RETAIL DEVELOPMENT

HILL COUNTRY MILE
BOERNE, TEXAS



06.19.26



OPTION 2



BOERNE
TEXAS

PARK PLAZA RETAIL DEVELOPMENT

HILL COUNTRY MILE
BOERNE, TEXAS





OPTION 2



PARK PLAZA RETAIL DEVELOPMENT

HILL COUNTRY MILE

BOERNE, TEXAS





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	Francesca “Franci” Linder, AICP, Assistant Planning Director (830) 248-1528, flinder@boerne-tx.gov
Background Information	<p>BACKGROUND:</p> <p>The subject property at 305-323 North Main Street is located in the Historic Overlay District and zoned C3 (Community Commercial).</p> <p>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.</p> <p>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).</p> <p>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.</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>REQUEST:</p> <ol style="list-style-type: none"> 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 DENY the Certificate of Appropriateness new commercial building(s) located at 305-323 North Main Street.
Strategic Alignment	
Financial Considerations	N/A
Citizen Input/Board Review	N/A
Legal Review	N/A
Alternative Options	N/A
Supporting Documents	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)

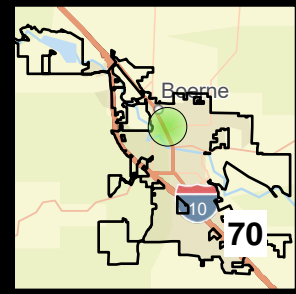


SUBJECT PROPERTY

305 N Main St

Legend

-  Parcels
-  SUBJECT PROPERTY












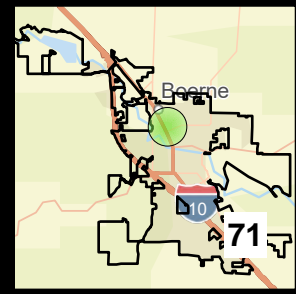
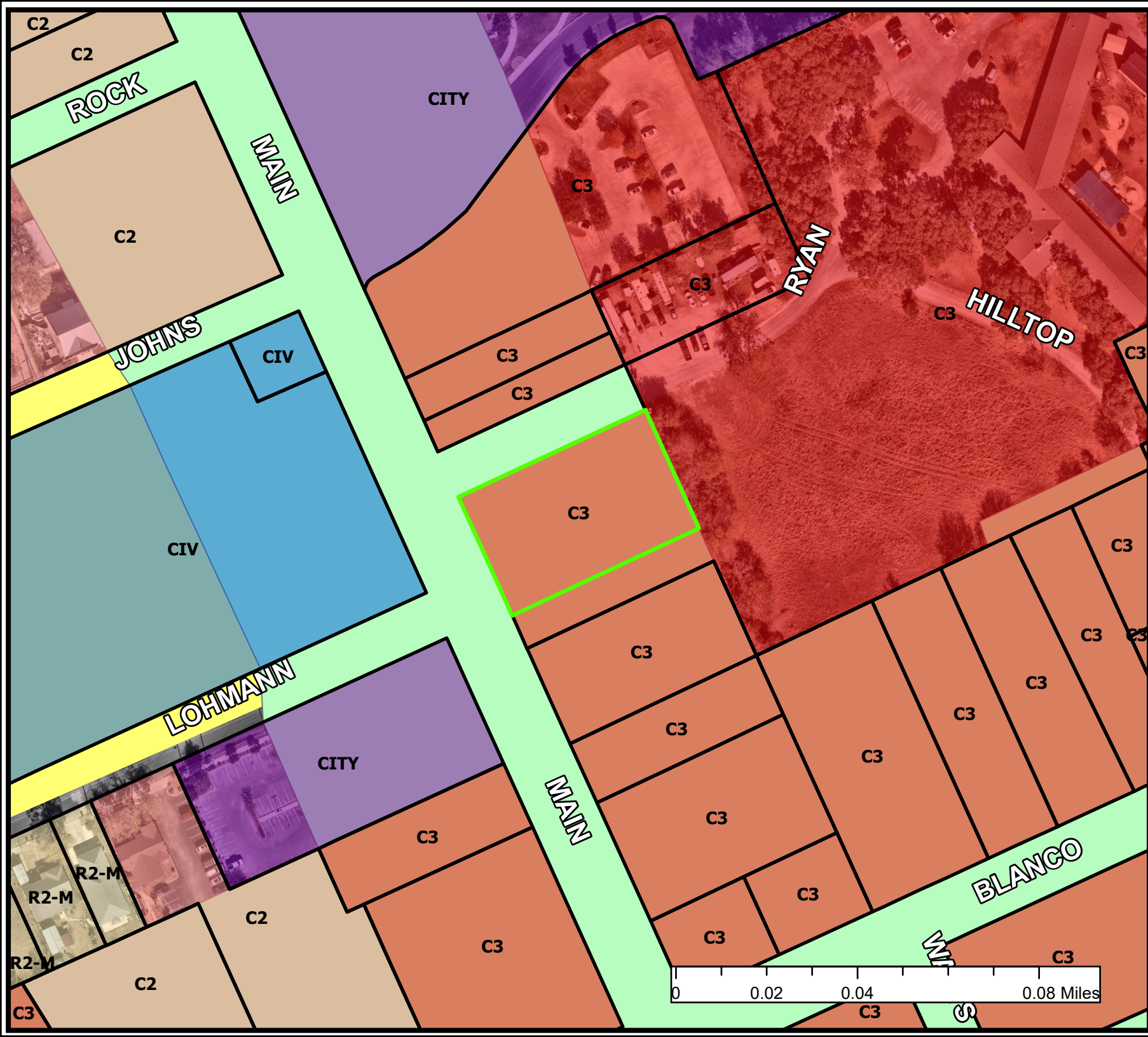


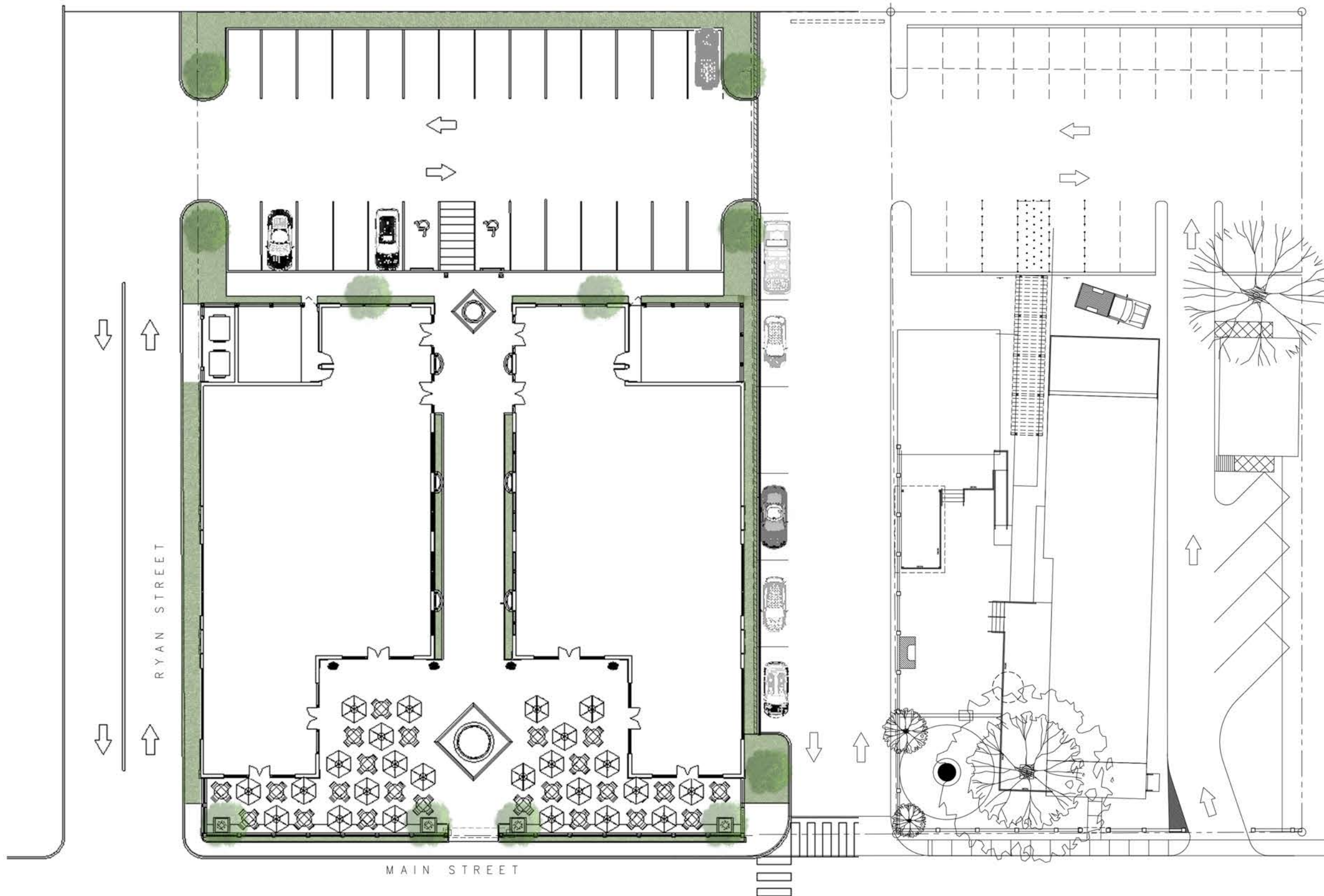
SUBJECT PROPERTY

305 N Main St

Legend

-  Parcels
-  SUBJECT PROPERTY
-  C2
-  C3
-  CITY
-  R2-M
-  CIV
-  Entrance Corridor
-  Historic District





BOERNE
TEXAS

PARK PLAZA RETAIL DEVELOPMENT
HILL COUNTRY MILE
BOERNE, TEXAS



06.19.26



OPTION 2



BOERNE
TEXAS

PARK PLAZA RETAIL DEVELOPMENT

HILL COUNTRY MILE
BOERNE, TEXAS



06.19.26



OPTION 2



BOERNE
TEXAS

PARK PLAZA RETAIL DEVELOPMENT

HILL COUNTRY MILE
BOERNE, TEXAS



06.19.26



OPTION 2



BOERNE
TEXAS

PARK PLAZA RETAIL DEVELOPMENT

HILL COUNTRY MILE
BOERNE, TEXAS





OPTION 2



BOERNE
TEXAS

PARK PLAZA RETAIL DEVELOPMENT

HILL COUNTRY MILE
BOERNE, TEXAS



06.19.26



OPTION 2



PARK PLAZA RETAIL DEVELOPMENT

HILL COUNTRY MILE

BOERNE, TEXAS





Ziegler Building as is today, August 2012.



William Ziegler built this ornate structure with upstairs living quarters around 1900. There was a hardware store on the ground floor that also sold windmills. It became Vogt's Hardware Store in 1907. A basement was dug in the back, and an elevator was installed to move goods to the second floor or to the basement. This 1920 image shows a windmill at the rear of the building.





AGENDA ITEM SUMMARY

Agenda Date	July 7, 2026
Requested Action	Consider a Certificate Of Appropriateness for a new commercial building(s) and site development located at 701 North Main Street.
Contact Person	Francesca “Franci” Linder, AICP, Assistant Planning Director (830) 248-1528, flinder@boerne-tx.gov
Background Information	<p>PRIOR REVIEW:</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>BACKGROUND:</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>REQUEST:</p> <ol style="list-style-type: none"> 1. The applicant is requesting a Certificate of Appropriateness (COA) for a new commercial building and site development of 701 North Main Street. <p>ANALYSIS:</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

jamb 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>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. 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>FINDINGS:</p> <ul style="list-style-type: none"> • Staff finds that the exterior improvements meet Boerne’s UDC regulations and Historic District Guidelines. <p>RECOMMENDATION:</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>MOTIONS FOR CONSIDERATION:</p> <p>I move that the Historic Landmark Commission accept the findings and APPROVE the Certificate of Appropriateness for 701 North Main St.</p> <p>OR</p> <p>I move that the Historic Landmark Commission DENY the Certificate of Appropriateness for 701 North Main St.</p>
<p>Strategic Alignment</p>	

Financial Considerations	N/A
Citizen Input/Board Review	N/A
Legal Review	N/A
Alternative Options	N/A
Supporting Documents	Attachment 1 – Aerial Map Attachment 2 – Zoning Map Attachment 3 – Street View Attachment 4 – Proposed Project

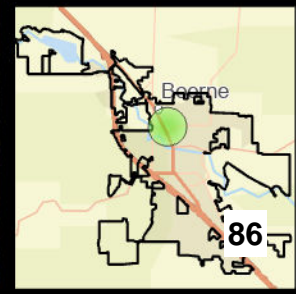


SUBJECT PROPERTY

701 N Main St

Legend

-  Parcels
-  SUBJECT PROPERTY



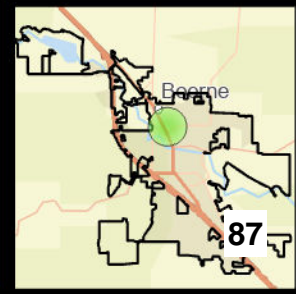
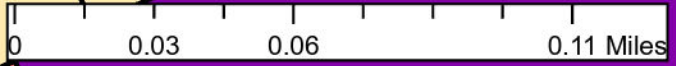
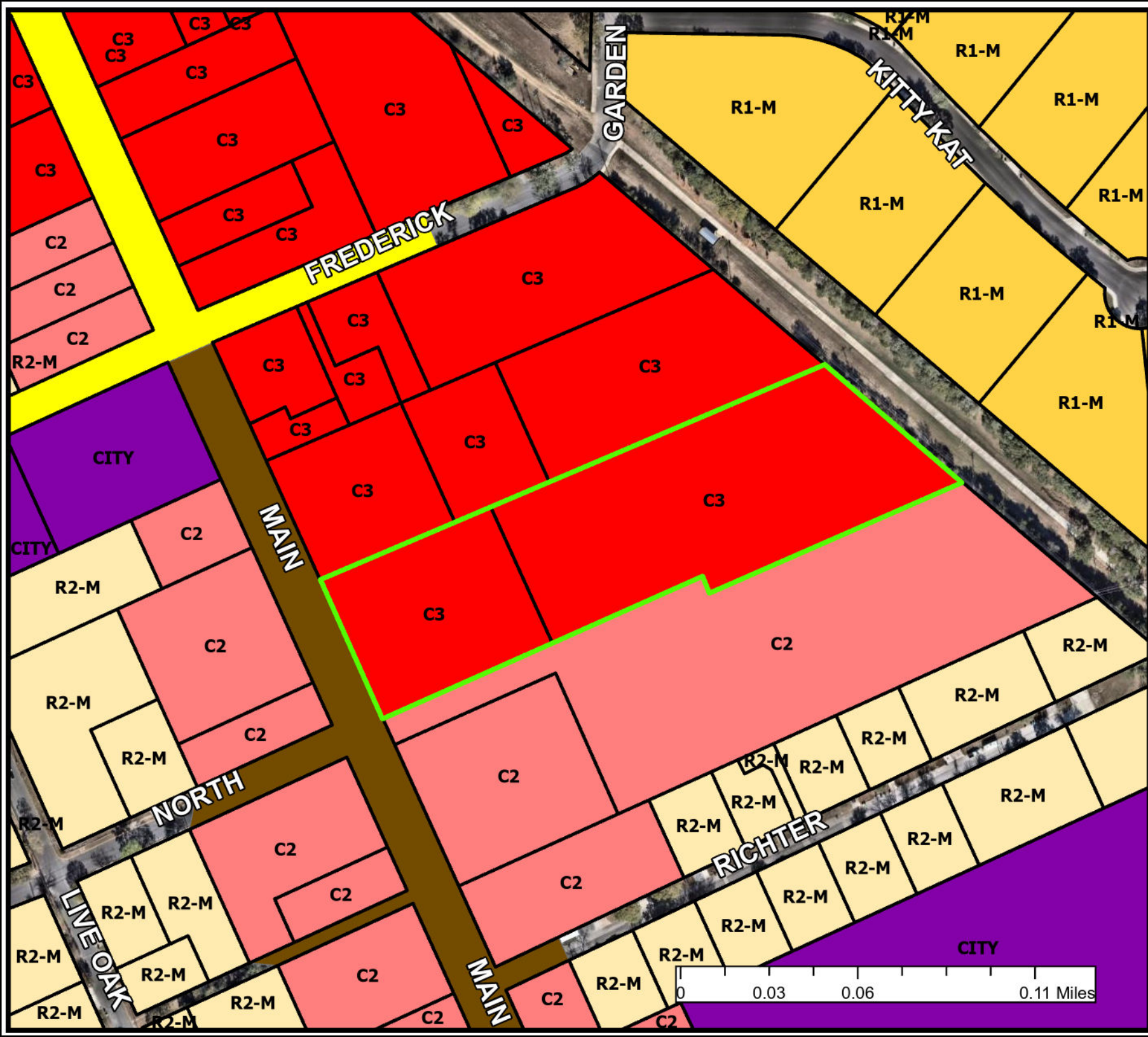


SUBJECT PROPERTY

701 N Main St

Legend

- Parcels
- SUBJECT PROPERTY
- C2
- C3
- CITY
- R1-M
- R2-M
- CIV
- Entrance Corridor
- Historic District







PROPOSED MEDICAL OFFICE BUILDING - 701 MAIN ST BOERNE, TEXAS

BUILDING PLACEMENT AND SETBACK FROM MAIN ST IN KEEPING WITH ADJACENT BUILDINGS

45' PROPOSED SETBACK TO BE DENSELY VEGETATED PROVIDE SOFTENED EDGE OF BUILDING FACADE TO THE STREET

MAINTAINS MAIN ST ENTRANCE TO PROMOTE THE STREETScape AND WALKABILITY ASPECTS OF MAIN ST CORRIDOR

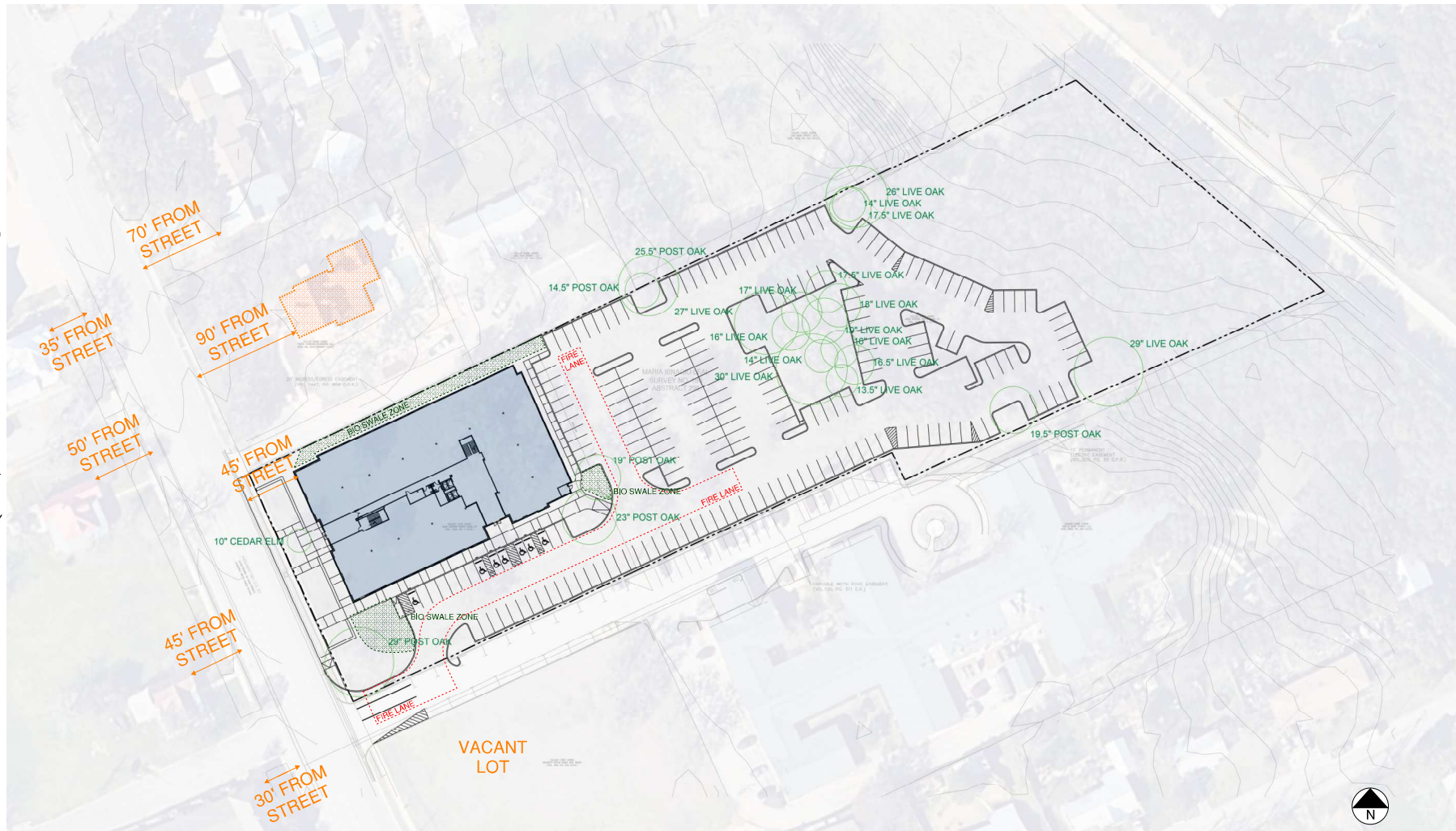
LARGE LANDSCAPE ISLAND PLACED WITHIN THE PARKING LOT TO LIMIT THE HEAT ISLAND EFFECT CREATING 2 SMALLER LOTS WHILE PRESERVING NEARLY 200' OF NATIVE LIVE OAK TREES

SHARED COMMON DRIVE WITH ADJACENT TOWN AND COUNTRY DEVELOPMENT TO REDUCE CURBS CUTS AND TRAFFIC INTERSECTIONS ALONG MAIN ST

DPZ ZONE IN REAR OF PROPERTY TO REMAIN DENSELY LANDSCAPED WITH NATIVE AND EXISTING TREES AS BUFFER TO TRAILWAY SYSTEM AND NEIGHBORING RESIDENTIAL DEVELOPMENTS

BIO SWALE ZONES TO CAPTURE ROOF WATER

BUILDING HEIGHT LIMITED TO 2 STORY AND UNDER 30' IN HEIGHT FOR FIRE COVERAGE AND ACCESS



PROPOSED SITE PLAN



Mexican Sycamore



Cedar Elm with Limestone Block



Cedar Elm



Texas Red Bud



Palo Verde



Purple Skull Cap



New Gold Lantana



Dwarf Burford Holly



Upright Rosemary



Mexican Feather Grass



Pink Texas Sage



Rock Rose



Regal Mist Muhly



Fox Tail Fern



African Iris



African Iris



Soft Leaf Yucca



Variegated Soft Leaf Yucca



PROPOSED STRUCTURE IS A CONCRETE TILT WALL BUILDING WITH BRICK VENEER ON THE GROUND FLOOR AND APPLIED CORNICES AND COPINGS ON THE UPPER FLOOR IN A TRADITIONAL TRIPARTITE BUILDING VERNACULAR. THE USE OF MASONRY QUOINS AND CUT/CAST STONE WINDOW ENCASUREMENT DETAILING ALONG WITH THE HEAVY DETAILED FRIEZE AND COPING GIVE A HISTORIC CONTEXT TO THE PROPOSED NEW CONSTRUCTION IN KEEPING WITH THE HISTORIC DEVELOPMENTS OF THE MAIN STREET CORRIDOR

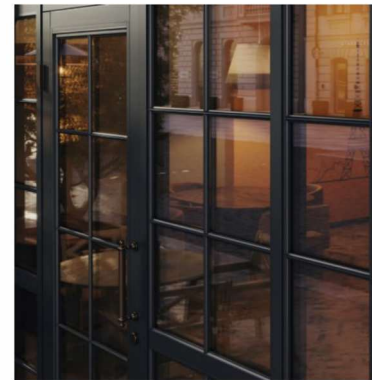
MATERIAL PALETTE AND DETAILING



SW2839 - ROYCROFT COPPER RED
FIELD COLOR CONCRETE PANELS

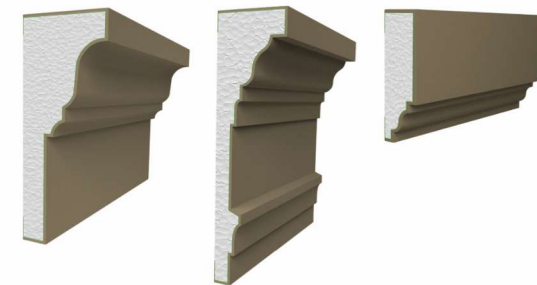


ACME BRICK
FIELD BRICK - FRENCH VANILLA - VERTICAL SCRATCH
ACCENT AND QUOINS - FRENCH VANILLA VELOUR



BOYD ALUMINUM STOREFRONT SYSTEM - DARK BRONZE
BH01 HISTORIC PROFILE WITH ARCHITECTURAL
APPLIED MULLIONS

HINKLEY LIGHTING
VETICAL 16" FOLD SCONCE
BLACK OXIDE



CANAMOULD PROFILES AND ACCENT BANDS



CAST STONE JAMBS/HEADERS AND SILLS



WEST ELEVATION



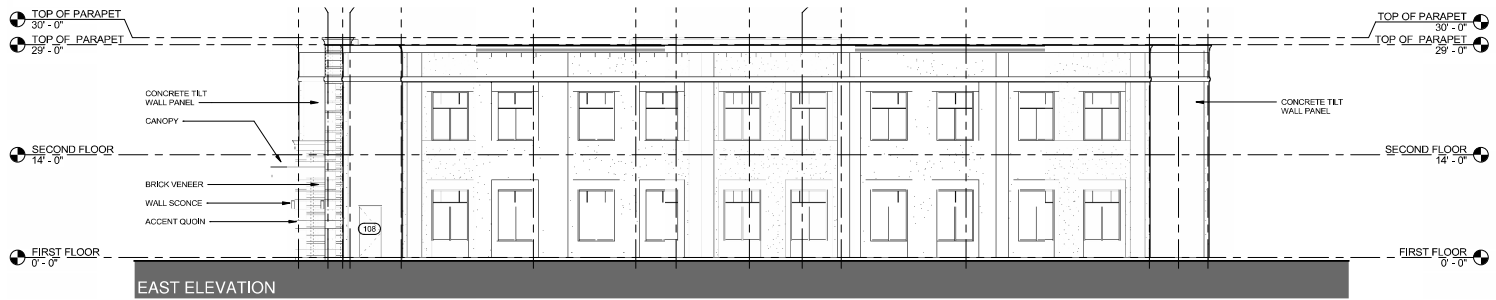
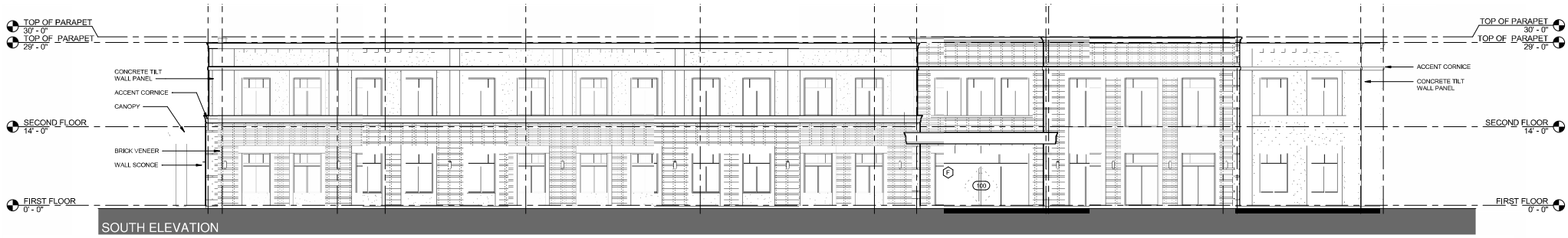
SOUTH ELEVATION

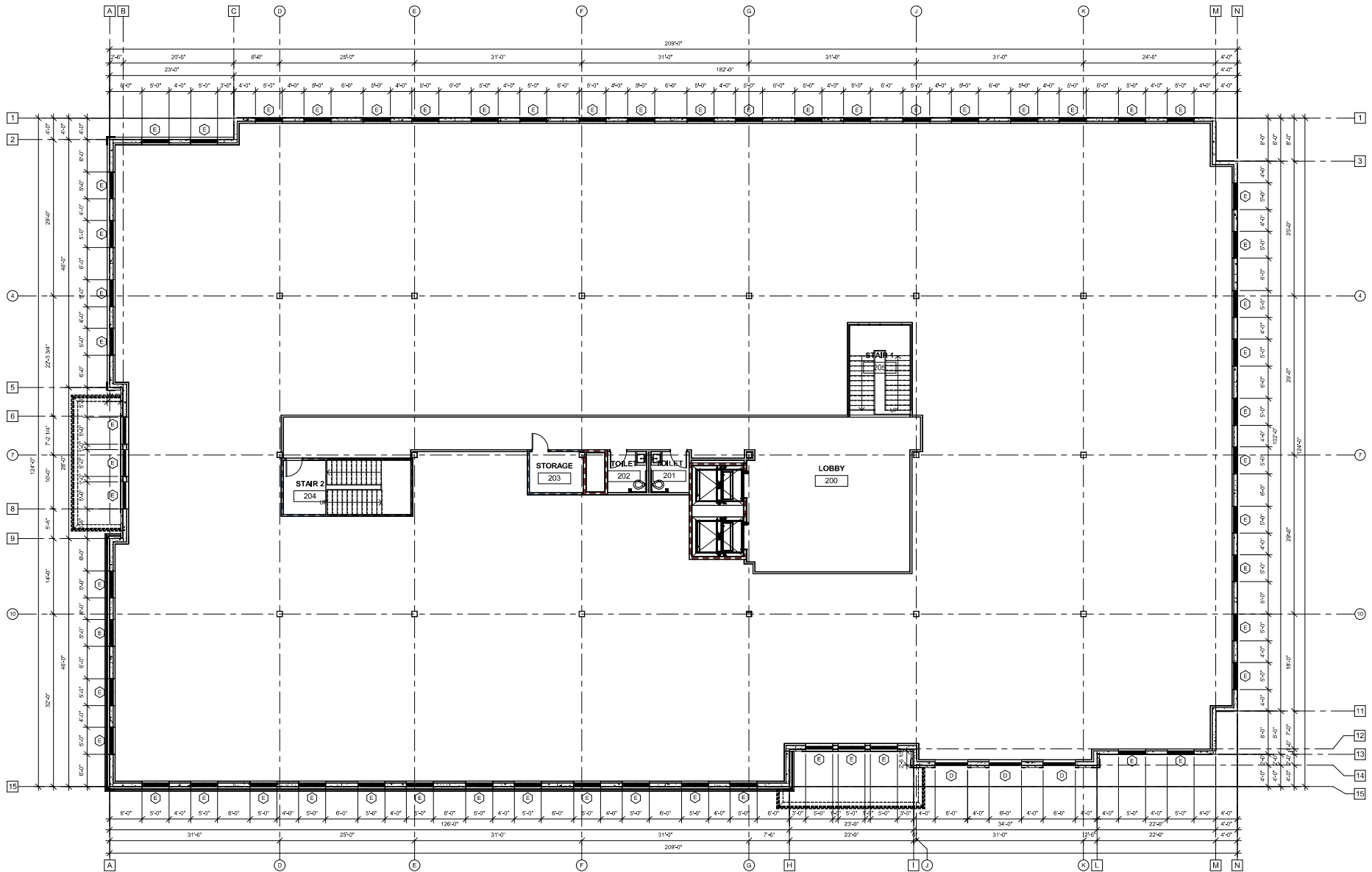


EAST ELEVATION

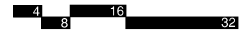


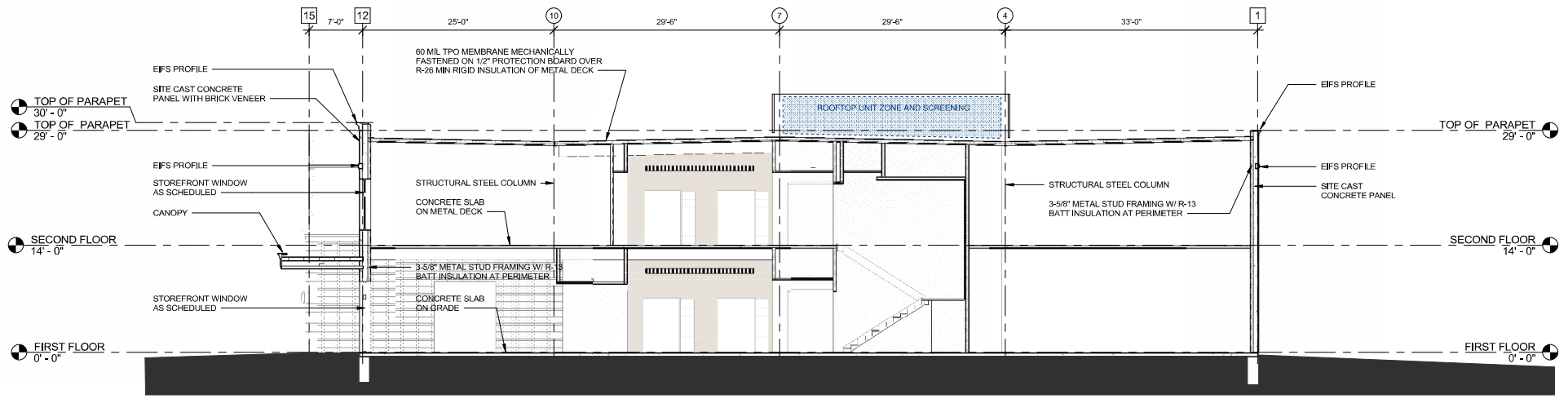
NORTH ELEVATION





SECOND FLOOR PLAN





BUILDING SECTION



AGENDA ITEM SUMMARY

Agenda Date	July 7, 2026
Requested Action	Consider a certificate of appropriateness for sign permit(s) located at 112 East San Antonio Avenue. (Devino Cellars)
Contact Person	William Willingham – Planner II (830) 248-1628, wwillingham@boerne-tx.gov
Background Information	<p>BACKGROUND:</p> <p>The subject property at 112 East San Antonio Avenue is a one-story brick structure with a hip roof made of metal that extends over the front entry to create an awning. The building was constructed circa 1920 known as the Telephone Exchange Building as it housed the telephone switchboards systems of Boerne.</p> <p>The applicant is Luke Kersh.</p> <p>The property is zoned C3- Community Commercial and is located within the Historic Overlay District.</p> <p>The structure is considered a contributing structure within the Historic Overlay district.</p> <p>The applicant is proposing to place a non-illuminated wall sign at the rear of the building. The area of the wall the sign is located is 231 square feet. The sign measures 2 feet by 7 feet or 14 square feet and is 6% of the wall area. The sign will be printed onto MaxMetal composite aluminum material and will use UV treated ink.</p> <p>The applicant is also proposing to replace the previous hanging sign. The previous sign is fixed below the front entry awning and measures 1.5 feet by 4 feet or 6 square feet with a clearance of 8 feet. The applicant is not proposing to alter the signs suspension or dimensions. The sign will be double faced and use UV treated ink to replace the existing sign design.</p> <p>The replacement signs feature the following colors:</p> <ol style="list-style-type: none">1. Brown2. Tan

3. White

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. Consider a certificate of appropriateness for sign permit(s) located at 112 East San Antonio Avenue. (Devino Cellars)

ANALYSIS:

The applicant is proposing a wall sign which features the following details:

- 14 square feet
- Brown background with white lettering
- Tan accents
- Two type faces
- Material: MaxMetal Aluminum Composite
- No illumination

The applicant is also proposing a hanging sign which features the following details

- 6 square feet
- Brown background with white lettering
- Tan accents
- Two type faces
- Height above grade: approximately 8 feet to the lowest edge of the sign
- Material: MaxMetal Aluminum Composite
- No illumination

The proposed sign designs follow the Historic District guidelines for signs:

- Metal or wood material
- Max 2 typefaces
- Illumination
- Earthtone colors

FINDINGS:



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

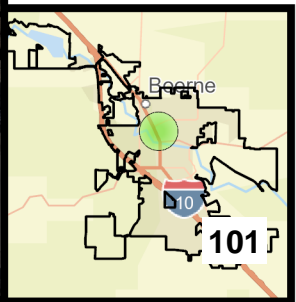
	<p>RECOMMENDATION:</p> <p>The Historic Landmark Commission should determine if the request meets the requirements of UDC section 3-11, UDC Section 9, and the Historic District Guidelines.</p> <p>MOTIONS FOR CONSIDERATION:</p> <p>I move that the Historic Landmark Commission accept the findings and APPROVE the Certificate of Appropriateness for 112 East San Antonio Avenue.</p> <p>OR</p> <p>I move that the Historic Landmark Commission DENY the Certificate of Appropriateness for 112 East San Antonio Avenue.</p>
Strategic Alignment	
Financial Considerations	N/A
Citizen Input/Board Review	N/A
Legal Review	N/A
Alternative Options	N/A
Supporting Documents	<p>Attachment 1 – Aerial Exhibit</p> <p>Attachment 2 – Zoning Map</p> <p>Attachment 3 – Street View</p> <p>Attachment 4 – Proposed Sign Design</p>



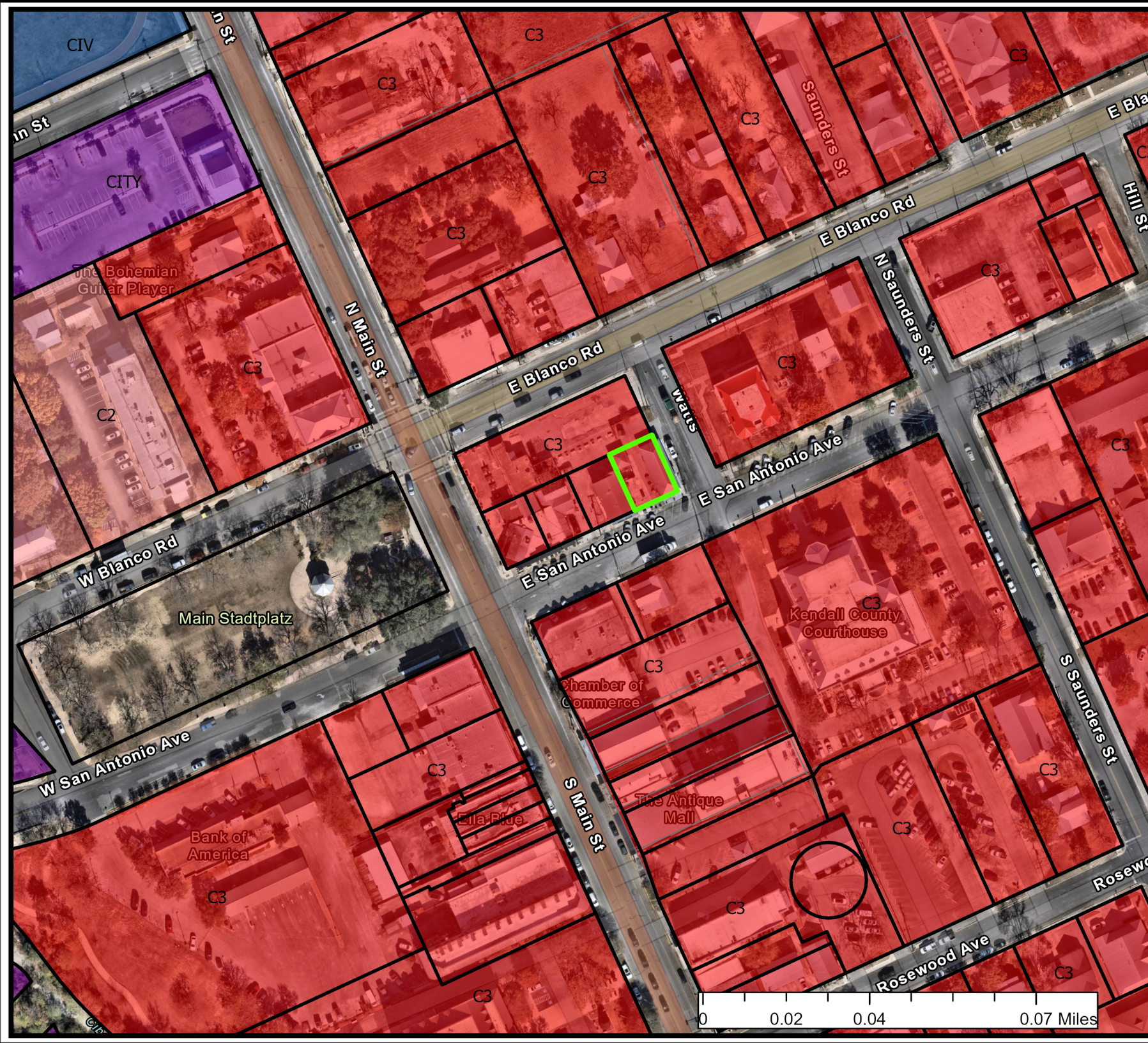
SUBJECT PROPERTY
112 E. San Antonio
Ave

Legend

-  SUBJECT PROPERTY
-  Parcels 2025



0 0.01 0.03 0.05 Miles

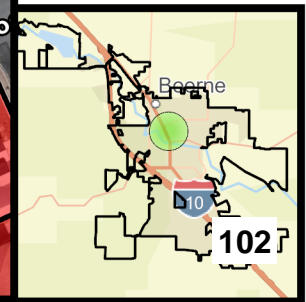
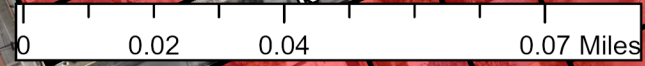


SUBJECT PROPERTY
 112 E. San Antonio Ave

ZONING

Legend

- SUBJECT PROPERTY
- Parcels 2025
- Zoning**
- C2
- C3
- CITY
- CIV





WRONG WAY

DEVINO CELLARS • WINE BAR • BOTTLE SHOP •

112

AVISO
NOTICE
- UNDER 21 -
IT'S A CRIME.
BE PREPARED TO SHOW ID!

Street View: Rear



1 - 24" x 84" MaxMetal Sign



Before



After



Color Swatch:



Sign Area: 2' x 7' = 14 sq ft
Wall Area: 21' x 11' = 231 sq ft
Sign/Wall Area Ratio: 6%
Non Illuminated

Proposed Sign Design: Awning Sign

1 - 18" x 48" Porch Sign / Double Face / Patch Existing Sign



Before



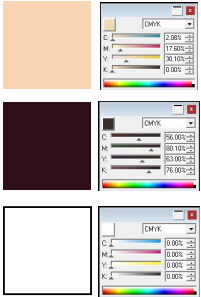
After/East Facing



After/West Facing



Color Swatch:





AGENDA ITEM SUMMARY

Agenda Date	July 7, 2026
Requested Action	Establish revised 2026 Historic Landmark Commission meeting dates.
Contact Person	Benjamin Simmons, Planner I (830) 248-1630, bsimmons@boerne-tx.gov
Background Information	<p>BACKGROUND:</p> <p>A calendar detailing revised meeting dates for the Historic Landmark Commission is to be discussed and a recommendation given by the Historic Landmark Commission. The meeting dates for the Historic Landmark Commission have been changed from the first Tuesday of the month at 5:30pm to the second Thursday of the month at 5:30pm. This change will be effective starting in August. Special meetings may also be held as needed.</p> <p>For the remainder of 2026 there are no conflicts with new meeting dates. Starting August 2026 throughout the remainder of the year all Historic Landmark Commission meetings will be held on the second Thursday of the month at 5:30pm.</p> <p>RECOMMENDATION:</p> <p>The Historic Landmark Commission should discuss and consider approving the revised 2026 meeting schedule.</p> <p>PROPOSED MOTION:</p> <p>The following motion is provided to assist the Commission’s decision.</p> <p>I move that the Historic Landmark Commission APPROVE the 2026 revised meeting schedule as presented by staff.</p>
Strategic Alignment	

Financial Considerations	N/A
Citizen Input/Board Review	N/A
Legal Review	N/A
Alternative Options	
Supporting Documents	Attachment 1 - Revised 2026 Planning Calendar HLC New Meeting Update

2026 Boards and Commissions Meeting Calendar

Updated June 2026



JANUARY

S	M	T	W	T	F	S
				1	2	3
4	*5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

FEBRUARY

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

MARCH

S	M	T	W	T	F	S
1	2	3	4	5	6	7
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15	16	17	18	19	20	21
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29	30	31				

APRIL

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

MAY

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

JUNE

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

JULY

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19	20	21	22	23	24	25
26	27	28	29	30	31	

AUGUST

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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

SEPTEMBER

S	M	T	W	T	F	S
			1	2	3	4
5	6	*7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

OCTOBER

S	M	T	W	T	F	S
				1	2	3
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11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

NOVEMBER

S	M	T	W	T	F	S
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8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

DECEMBER

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

Planning & Zoning Commission – 6p

Historic Landmark Commission – 5:30p *New meeting date starting 08/13*

City Council – 6p

Design Review Committee – 6p *Last Meeting 07/09*

Zoning Board of Adjustment and Appeals – 5:30p

Boerne Neighborhood Discussion – 5:30p

Holiday

***Rescheduled**