



AGENDA ITEM SUMMARY

Agenda Date	April 1, 2025
Requested Action	Consider a request for a demolition permit for the structure located at 615 N School.
Contact Person	Sara Varvarigos, Planner II, Staff Liaison to the Historic Landmark Commission (830) 248-1630, svarvarigos@boerne-tx.gov
Case Number	2025-03-005B
Background Information	<p>BACKGROUND:</p> <ul style="list-style-type: none">• Applicant/Owner: Flash demolition on behalf of Amity Property Investment LLC• Structure Description: The structure located at 615 N School was originally built in 1949 as a single-family residence.• Historic District Status: The subject property is not located within the Historic District but is older than 50 years (Attachment 1 & 2).• Zoning: R2-M Transitional Residential <p>REQUEST:</p> <p>The property owner is requesting a consideration of:</p> <ol style="list-style-type: none">1. A building demolition permit request for the structure located at 615 N School (Attachment 3). <p>ANALYSIS & FINDINGS:</p> <p>The single-family residence located at 615 N School was originally built in 1949 for the Meckel family and was sold to Amity Property Investment LLC in 2020. The current owner is proposing to demolish the existing single-family residence and has no immediate plans for the property.</p> <p>A Historic Landmark Commission site visit was performed on March 7, 2025, to gather additional data on the existing structure. The findings are summarized as follows:</p>

	<ul style="list-style-type: none"> • The residence is a one-story ranch style home with a single car garage, featuring wood siding and limestone veneer. • The doors and windows of the home appear to be largely original, with a combination of original double-hung windows and aluminum framed windows from a later era. • The property is enclosed by a chain link fence, which is not permitted as per Section 4.4.D of the Unified Development Code. • The property features an abundance of large mature heritage trees. <p>The property does not appear to have architectural, cultural, or educational value.</p> <p>RECOMMENDATION:</p> <p>Staff finds that the proposed demolition of the primary residence is appropriate, with the following stipulations:</p> <ol style="list-style-type: none"> 1. The chain link fence on the property be removed as part of the demolition. 2. The mature heritage trees on site be preserved if they are in good health. <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 staff findings and APPROVE a demolition permit request with staff stipulations.</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>
Strategic Alignment	<p>C1 – Offering quality customer experiences.</p> <p>C3 – Collaborate with community partners to enhance quality of life.</p>
Financial Considerations	<p>N/A</p>

Citizen Input/Board Review	<p>A public notification of the demolition request was mailed to 19 neighboring residents on March 13, 2025, and published in the Boerne Star on March 16th, 2025.</p> <ul style="list-style-type: none"> • One response was received in favor of the demolition, with the comment “It is well known in our neighborhood that this house needs massive improvements to be habitable. It has been neglected for many years and is an eyesore.” • One response was received in opposition to the demolition, citing concerns about the intentions of the current property owners, and potential impacts to the neighborhood and community. The response also noted that two structures had previously been removed from the property.
Legal Review	<p>Section 2.11 of the UDC requires that the HLC review demolition permit requests for historic properties.</p>
Alternative Options	<p>The Commission may consider the request for a building demolition permit:</p> <ul style="list-style-type: none"> - Tabled
Supporting Documents	<p>Attachment 1 – Location Map Attachment 2 – Street View Attachment 3 – Site visit photos Attachment 4 – Public Notice Response</p>