



AGENDA ITEM SUMMARY

Agenda Date	July 2, 2024
Requested Action	Consider a demolition request for the structure at 812 N Main Street (KAD 286807) (Bella Sera of Boerne Inc – Applicant is John Villarreal). I. Staff Presentation II. Public Hearing III. Action
Contact Person	Sara Varvarigos, Planner II (830) 248-1630, svarvarigos@boerne-tx.gov
Background Information	<p>HLC Case Number: 2024-05-005A</p> <p>Historic District Contributing: Not located in Historic District</p> <p>BACKGROUND: The structure located at 812 N Main St is not a part of the Historic District, but it is older than 50 years, therefore the Historic Landmark Commission is required to review the property owner's request for demolition and hold a public hearing. Public notices of the proposed building demolition were sent out on June 14, 2024, and published in the Boerne Star on June 16, 2024. One response was received in favor of the demolition.</p> <p>REQUEST: The property owner wishes to demolish the existing commercial structure located at 812 N Main St (Attachments 1 & 2), which is currently occupied by Bella Sera Restaurant, to build a new commercial structure, which will also be occupied by Bella Sera Restaurant.</p> <p>ANALYSIS: The property appears to have been owned by Bella Sera of Boerne Inc since 2022. The current use is a restaurant, and previous uses included a café and clothing store.</p> <p>The existing structure, built in 1960, is a one-story commercial-style building featuring approximately 4,125 square feet of floor space. The structure rests on a slab foundation, which shows evidence of settling.</p> <p>The structure's facade features a combination of masonry, stucco and vinyl plank siding and features a parapet roof. It also features a front</p>

	<p>porch canopy with a standing seam metal roof, supported by stone masonry pillars. The windows appear to be newer, six over six windows with white trims.</p> <p>The interior of the structure features what appear to be original checkered black and white linoleum floors on one side of the building.</p> <p>There is also a covered enclosed porch that was added behind the original structure in 1999, with a standing seam metal roof. It appears to be in poor condition and is currently used for storage. (Attachment 3).</p> <p>The applicant shared that extensive renovation would be required in order to bring the current kitchen up to code, as per feedback shared by the Kendall County Health Department. The property owner would prefer to demolish the existing structure and build a new structure, which will be up to the City of Boerne’s current commercial building code.</p> <p>KEY FINDINGS:</p> <ul style="list-style-type: none">• The existing structures do not appear to have historical or cultural significance.• The existing building will require significant renovation and expense to bring the commercial kitchen up to code. The property owner would prefer to demolish the existing structure and instead build a new structure, which will be up to the City of Boerne’s current commercial building code.• Public notices of the proposed building demolition were sent out on June 14, 2024, and published in the Boerne Star on June 16, 2024. One response was received in favor of the demolition. <p>COMMISSION ACTION:</p> <p>If the building demolition request is approved, a building permit may be issued for demolition.</p> <p>If the building demolition request is denied, then the requestor may move to appeal their request before City Council.</p> <p>MOTIONS FOR CONSIDERATION:</p> <ul style="list-style-type: none">• I move that the Historic Landmark Commission accept the findings and APPROVE the building demolition request for all structures located at 812 N Main St.
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	<p>OR</p> <ul style="list-style-type: none"> I move that the Historic Landmark Commission recommend that the City Council DENY the demolition request for all structures located at 812 N Main St. The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC.
Item Justification	<div> <div> <input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Mitigate Risk <input type="checkbox"/> Master Plan Recommendation </div> <div> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Pull <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: </div> </div>
Strategic Alignment	
Financial Considerations	N/A
Citizen Input/Board Review	<p>Notice of the Historic Landmark Commission public hearing was published in the Boerne Star on June 16, 2024. Letters were sent to property owners within 200 feet of the property on June 14, 2024.</p> <ul style="list-style-type: none"> 2 responses were received in favor.
Legal Review	
Alternative Options	<p>The Commission may consider the request for demolition:</p> <ul style="list-style-type: none"> Approved; or Approved with conditions; or Denied; or Denied in part.
Supporting Documents	<p>Attachment 1 – Location Map Attachment 2 – Street View Attachment 3 – Site Visit Photographic survey</p>