



AGENDA ITEM SUMMARY

Agenda Date	April 7, 2026
Requested Action	Hold a public hearing regarding the demolition of the structure(s) at 134 North Plant Avenue.
Contact Person	Benjamin Simmons, Planner I (830)-248-1630, bsimmons@boerne-tx.gov
Background Information	<p>BACKGROUND:</p> <p>The primary structure located at 134 North Plant Avenue was constructed in 1955 as a single-family residence.</p> <p>This property is owned by Penny Cannon, and the applicant is Jack Ballenger. It is located within the City of Boerne limits and is older than 50 years.</p> <p>The property is zoned R1-M (Medium Density Residential) and is not within the Historic District or any other overlay districts.</p> <p>REQUEST:</p> <p>The property owner is requesting:</p> <ol style="list-style-type: none">1. The Historic Landmark Commission hold a public hearing regarding the demolition of the structure(s) at 134 North Plant Avenue. <p>ANALYSIS:</p> <p>The current single-family residence located at 134 North Plant Avenue. was constructed in 1955. The owner/applicant is proposing to demolish the existing single family residence and the accessory structure.</p> <p>A site visit was performed on Wednesday, March 25, 2026, to gather additional information on the structure(s). The findings are summarized as:</p> <ul style="list-style-type: none">• The primary structure is approximately 1,308 square feet.• The accessory structure is approximately 260 square feet.

	<ul style="list-style-type: none"> • The primary structure features a pier and beam foundation. • The primary structure has a standing seam metal roof. • The accessory structure has an asphalt shingle roof. • Both structures appear to be in fair condition. <p>Additionally, the library memory lab was contacted, and they found no references or information related to any historically significant people or activities related to this property.</p> <p>FINDINGS:</p> <ul style="list-style-type: none"> • Staff finds that the structure(s) are not a historic landmark, and do 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.</p> <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>
Strategic Alignment	
Financial Considerations	N/A
Citizen Input/Board Review	<p>A public notification of the demolition request was mailed to 73 neighboring residents on March 19, 2026, and published in the Boerne Star on March 22, 2026</p> <ul style="list-style-type: none"> • Eight responses were received in favor 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	Attachment 1 – Aerial Map Attachment 2 – Zoning Map Attachment 3 – Street View Attachment 4 – Site Visit Photos Attachment 5 – Notice Response