



AGENDA ITEM SUMMARY

Agenda Date	March 3, 2026
Requested Action	Hold a public hearing regarding the demolition of the structure(s) at 203 E. Thiessen Street.
Contact Person	Benjamin Simmons, Planner I (830)-248-1630, bsimmons@boerne-tx.gov
Background Information	<p>BACKGROUND:</p> <p>The primary structure located at 203 E Theissen Street was constructed in 1968 as a single-family residence.</p> <p>This property is owned by the First United Methodist Church of Boerne, and the applicant is Jeanan Wallace. It is located within the City of Boerne limits and is older than 50 years.</p> <p>The property is zoned C3 (Community Commercial), is within the downtown community overlay district, and is not located within the Historic District.</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 203 E. Theissen St. <p>ANALYSIS:</p> <p>The current single-family residence located at 203 E. Theissen St. was constructed in 1968. The owner/applicant is proposing to demolish the existing single family residence.</p> <p>A site visit was performed on February 24, 2026, to gather additional information on the structure. The findings are summarized as:</p> <ul style="list-style-type: none">• The structure is approximately 1442 square feet.• The structure features a pier and beam foundation.

	<ul style="list-style-type: none"> • The structure has an asphalt shingle roof • The structure appears to be in poor condition. <p>FINDINGS:</p> <ul style="list-style-type: none"> • Staff finds that the structure 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.</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 24 neighboring residents on February 11, 2026, and published in the Boerne Star on February 15, 2026</p> <ul style="list-style-type: none"> • Two 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 – Street View Attachment 3 – Site Visit Photos Attachment 4 – Mailed Response
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