



## AGENDA ITEM SUMMARY

<b>Agenda Date</b>	April 7, 2026
<b>Requested Action</b>	Hold a public hearing regarding the demolition of two accessory structure(s) at 612 North Main Street.
<b>Contact Person</b>	Benjamin Simmons, Planner I (830)-248-1630, <a href="mailto:bsimmons@boerne-tx.gov">bsimmons@boerne-tx.gov</a>
<b>Background Information</b>	<p><b>BACKGROUND:</b></p> <p>The primary structure located at 612 North Main Street was constructed in 1895 as a single-family residence by Ringtail Rhino a notable furniture maker. The property consists of a single-family residence with three accessory storage buildings and an outhouse. The original single-family residence, the brick workshop/storage building directly behind the house, and the outhouse are not a part of this demolition request.</p> <p>This property is owned by Tony Dacy, and the applicant is Yamizel Perez Cruz. The property is located within the city limits of Boerne and is over 50 years old.</p> <p>The property is zoned C2 (Transitional Commercial) and is within the Historic Overlay district. The primary accessory structure is considered highly contributing within the Historic District.</p> <p><b>REQUEST:</b></p> <p>The property owner is requesting:</p> <ol style="list-style-type: none"><li>1. The Historic Landmark Commission hold a public hearing regarding the demolition of two accessory structure(s) at 612 North Main Street.</li></ol> <p><b>ANALYSIS:</b></p> <p>The current single-family residence located at 612 North Main Street. was constructed in 1895. The owner/applicant is proposing to demolish two wooden accessory structures that exist on the property. The</p>

original single-family residence, the brick workshop building directly behind the house, and the outhouse are not a part of this demolition request.

A site visit was performed on Wednesday, May 19, 2026, to gather additional information on the structure(s). The findings are summarized as:

- The two structures appear to have been used for storage or to raise animals. The first structure is approximately 1,000 square feet and the second structure is approximately 300 square feet.
- Both structures feature no foundation.
- Both structures feature tin/metal roofs.
- Both structures appear to be in generally poor condition.

Additionally, the library memory lab was contacted to check for any notable historic information related to this property. Apart from the information regarding the original owner, Ringtail Rhino, the memory lab had no additional information regarding this property.

**FINDINGS:**

- 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.

**RECOMMENDATION:**

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.

**MOTIONS FOR CONSIDERATION:**

The following motions are provided to assist the Commission's decision.

I move that the Historic Landmark Commission accepts the findings and **APPROVE** a demolition permit request.

OR

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).

<b>Strategic Alignment</b>	
<b>Financial Considerations</b>	N/A
<b>Citizen Input/Board Review</b>	<p>A public notification of the demolition request was mailed to 73 neighboring residents on May 5, 2026, and published in the Boerne Star on May 17, 2026</p> <ul style="list-style-type: none"> <li>• 2 responses were received in favor of the demolition request</li> <li>• 2 responses were received in opposition of the demolition request, those opposed talked about the impact this demolition could have on neighborhood character</li> </ul>
<b>Legal Review</b>	Section 2.11 of the UDC requires that the HLC review demolition permit requests for historic properties.
<b>Alternative Options</b>	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.
<b>Supporting Documents</b>	<p>Attachment 1 – Aerial Map  Attachment 2 – Zoning Map  Attachment 3 – Street View  Attachment 4 – Site Visit Photos  Attachment 5 – Notice Response</p>