



AGENDA ITEM SUMMARY

Agenda Date	December 2, 2025
Requested Action	Hold a public hearing and consider a request for a demolition permit for the structure(s) located at 119 Ebner Street.
Contact Person	Francesca “Franci” Linder, AICP – Assistant Planning Director (830)-248-1528, flinder@boerne-tx.gov
Background Information	<p>BACKGROUND:</p> <p>There are four commercial structures located at 119 Ebner Street; it is unknown when the structures were constructed or located on the site, but they appear to be over 50 years in age.</p> <p>This property is owned by Groff Land Enterprises LP; the representative is Travis Roberson. It is located within the City of Boerne limits and appears to be older than 50 years.</p> <p>It is zoned C1 (Neighborhood Commercial) and is within the Downtown Community Overlay District. The property is not located within the Historic District.</p> <p>The Patrick Heath Public Library has no historical records of these structures. However, the site was the location of the Old Boerne Depot. This historic structure was constructed in 1906 and decommissioned in 1959. After it was decommissioned, the structure was slowly moved off property over the years.</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) located at 119 Ebner Street. <p>ANALYSIS:</p> <p>The construction date of the four (4) structures located at 119 Ebner Street is unknown, however they all appear to be over 50 years old. The</p>

	<p>owner is proposing to demolish all four structures on the property.</p> <p>A site visit was performed by City Staff on November 21, 2025, to gather additional information on the structure(s). The findings are summarized as:</p> <ul style="list-style-type: none"> • There are four (4) structures on the property. • Each of the structures are less than 700 square feet. The total approximate size is 1,620 square feet. • All of the structures appear to be in poor condition. <p>FINDINGS:</p> <ul style="list-style-type: none"> • Staff finds that the structures are 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(s).</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>Public notifications of the demolition request were mailed to 50 neighboring residents on November 14th, 2025, and published in the Boerne Star on November 16th, 2025.</p> <ul style="list-style-type: none"> • Zero (0) responses were received.

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 – Zoning Map Attachment 4 - Site Visit Photos