



AGENDA ITEM SUMMARY

Agenda Date	June 3, 2025
Requested Action	Consider a request for a demolition permit for the structure(s) located at 310 West Theissen Street
Contact Person	Foster Simonsen, Planning Intern (830) 248-1501, fsimonsen@boerne-tx.gov
Background Information	<p>BACKGROUND:</p> <p>The structure located at 310 West Theissen was built in 1946 as a single-family residence. The covered patio was added in 1993.</p> <p>This property is owned by Herman Henry Haas. It is located within the City of Boerne limits and is older than 50 years.</p> <p>It is zoned R2-M (Moderate Density Residential) and is not located within the Historic District.</p> <p>REQUEST:</p> <ol style="list-style-type: none">1. The applicant is requesting a building demolition permit request for the structure(s) located at 310 West Theissen Street. <p>ANALYSIS:</p> <p>The single-family residence located at 310 W Theissen was built in 1946. The current owner is proposing to demolish the existing single-family residence and subdivide the lot to build 2 single-family residences.</p> <p>A site visit was performed on May 20, 2025, to gather additional data on the existing structure. The findings are summarized as follows:</p> <ul style="list-style-type: none">• The residence is a 2-story home with a 3-car garage.• The home is approximately 3,100 square feet.• The property has 2 accessory structures that will be removed.• The home appears to be in poor condition.

	<p>FINDINGS:</p> <ul style="list-style-type: none"> The property is not a historic landmark, and does not appear to have architectural, cultural, or educational value, as per review criteria outlined in section 2.11 of the UDC. <p>RECOMMENDATION:</p> <p>Based on the alignment with the Comprehensive Master Plan and compliance with requirements outlined in UDC Sec 2-11 Historic Preservation, staff recommends that the Historic Landmark Commission accept the findings and recommend APPROVAL of the demolition permit for the structure(s) located at 310 West Theissen Street with the following stipulations:</p> <ol style="list-style-type: none"> The chain link fences on the north and south side yards of the property be removed as part of the demolition. <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 staff findings and APPROVE a demolition permit request with staff stipulation(s).</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	<p>C1 – Offering quality customer experiences.</p> <p>C3 – Collaborate with community partners to enhance quality of life.</p>
Financial Considerations	N/A
Citizen Input/Board Review	<p>A public notification of the demolition request was mailed to 26 neighboring residents on May 16, 2025, and published in the Boerne Star on May 18, 2025.</p> <ul style="list-style-type: none"> Five (5) 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