



AGENDA ITEM SUMMARY

Agenda Date	June 4, 2024
Requested Action	Consider a demolition request for the structure at 222 3rd Street (KAD 24938; Legal Description: OAK PARK ADDITION (2ND) BLK 7 LOT 14, .3319 ACRES) (Clayton Brown – Menger Development, LLC). <ul style="list-style-type: none">I. Staff PresentationII. Public HearingIII. Action
Contact Person	Tyler Cain, Planner II (830) 248-1628, tcain@boerne-tx.gov
Background Information	<p>HLC Case Number: 2024-05-005A</p> <p>Historic District Contributing: Not located in Historic District</p> <p>BACKGROUND: The structure located at 222 3rd Street is not a part of the Historic District, but it is older than 50 years, therefore the Historic Landmark Commission is required to review the property owner’s request for demolition and hold a public hearing. Public notices of the proposed building demolition were sent out on May 16, 2024, and published in the Boerne Star on May 19, 2024.</p> <p>REQUEST: The property owner wishes to demolish the existing bungalow structure located at 222 3rd Street (Attachments 1 & 2), to build a new single-family residence (detached).</p> <p>ANALYSIS: The property appears to have been owned by Ms. Mary Lopez for the last 49 years (Per Kendall County Appraisal District, Deed History for Property ID: 24938).</p> <p>The property is zoned as R1-M - Medium Density Residential.</p> <p>The existing structure, built in 1966, is a one-story bungalow-style residence featuring approximately 672 square feet of living space. The structure appears to rest on a pier and beam foundation, which shows evidence of settling.</p>

	<p>The home’s facade features a combination of vinyl and wood plank siding and has a cross-gable standing seam metal roof. The windows appear to be single-pane wood frame windows. The home does not have central air or heat, and there is a musty odor in the building.</p> <p>The interior of the home, which appears to be in extremely poor condition, has some original wood framing and linoleum floors. (Attachment 3).</p> <p>There is also a detached wooden shed located behind the house, which is also in poor condition.</p> <ul style="list-style-type: none"> • The existing structures do not appear to have historical or cultural significance. <p>COMMISSION ACTION: If the building demolition request is approved, a building permit may be issued for demolition.</p> <p>If the building demolition request is denied, then the requestor may move to appeal their request before City Council.</p> <p>MOTIONS FOR CONSIDERATION:</p> <ul style="list-style-type: none"> • I move that the Historic Landmark Commission accept the findings and APPROVE the building demolition request for all structures located at 222 3rd Street. <p>OR</p> <ul style="list-style-type: none"> • I move that the Historic Landmark Commission recommend that the City Council DENY the demolition request for all structures located at 222 3rd Street. The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC.
Item Justification	<input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Infrastructure Investment <input type="checkbox"/> Reduce Costs <input checked="" type="checkbox"/> Customer Pull <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Mitigate Risk <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Master Plan Recommendation <input type="checkbox"/> Other:
Strategic Alignment	C2 – Seeking customer-driven feedback. C3 – Collaborate with community partners to enhance quality of life.
Financial Considerations	N/A

Citizen Input/Board Review	<p>Notice of the Historic Landmark Commission public hearing was published in the Boerne Star on May 19, 2024. Letters were sent to 17 recipients within 200 feet of the property on May 16, 2024.</p> <ul style="list-style-type: none"> • The Planning Department received two responses, one in favor of the requested demolition of the property, and the other did not offer an opinion toward the demolition (e.g., neutral stance).
Legal Review	
Alternative Options	<p>The Commission may consider the request for demolition:</p> <ul style="list-style-type: none"> • Approved; or • Approved with conditions; or • Denied; or • Denied in part.
Supporting Documents	<p>Attachment 1 – Location Map Attachment 2 – Street View Attachment 3 – Site Visit Photographic survey</p>