



AGENDA ITEM SUMMARY

Agenda Date	November 4, 2025
Requested Action	Hold a public hearing and consider a request for a demolition permit for the structure(s) located at 144 Garden Street.
Contact Person	Francesca “Franci” Linder, AICP – Assistant Planning Director (830)-248-1528, flinder@boerne-tx.gov
Background Information	BACKGROUND: The primary structure located at 144 Garden Street was constructed in 1956 as a single-family residence. There are 2 accessory structures, both are sheds, on the property. This property is owned by Stacey & Russel Noll; the representative is Benedict Adams, AIA. It is located within the City of Boerne limits and is older than 50 years. It is zoned R1-M (Medium Density Residential) and is not located within the Historic District. The Patrick Heath Public Library has no historical records of this property. REQUEST: The property owner is requesting: 1. The Historic Landmark Commission hold a public hearing regarding the demolition of the structure(s) located at 144 Garden Street. ANALYSIS: The current single-family residence located at 144 Garden Street was constructed in 1956. The owner is proposing to demolish the single-family home and relocate both accessory structures off the property. A site visit was performed on October 17, 2025, to gather additional information on the structure(s). The findings are summarized as:

	• There is a single-family residence and 2 sheds on the property. • The single-family residence is approximately 1,233 square feet. • The single-family residence appears to have foundation issues. • There are 2 prefabricated sheds on the property. FINDINGS: • 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. 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).
Strategic Alignment	
Financial Considerations	N/A
Citizen Input/Board Review	Public notifications of the demolition request was mailed to 48 neighboring residents on October 16th, 2025, and published in the Boerne Star on October 19th, 2025. • Six (6) 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 – Public Notice Response