



## AGENDA ITEM SUMMARY

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| <b>Agenda Date</b>            | June 04, 2024  |
| <b>Requested Action</b>       | Consider a request for approval for a Historic Preservation Tax Exemption located at 604 S Main Street (SKIS Holdings LLC, Crestmont Private Wealth)   |
| <b>Contact Person</b>         | Sara Varvarigos, Planner II, Staff Liaison to the HLC<br>(830) 248-1630, <a href="mailto:svarvarigos@boerne-tx.gov">svarvarigos@boerne-tx.gov</a>  |
| <b>Background Information</b> | HLC case Number: 2024-06-005F  |
|                               | Contribution/ Integrity: Highly Contributing to the Historic District  |
|                               | Related Case: N/A  |
|                               | <p><b>BACKGROUND:</b><br/>The structure located at 604 S Main was built circa 1910 as a residence in a Victorian Folk architectural style. It has been used for commercial purposes, and is currently home to Crestmont Private Wealth. The property owner undertook significant property renovations in 2022.</p> <p><b>REQUEST:</b><br/>The request is to consider an application for a Historic Preservation Partial Tax Exemption, under section 2.11.B.9 of the UDC. The criteria required for authorizing this type of Partial Tax Exemption is presented below:</p> <p style="padding-left: 40px;">a. In accordance with section 11.24 of the Texas Tax Code, the owner of a building or structure:</p> <p style="padding-left: 80px;">(1) which is a designated historic landmark or which is located within an historic district,</p> <p style="padding-left: 80px;">(2) which the city council has designated as a historically significant site in need of tax relief to encourage its preservation, and</p> <p style="padding-left: 80px;">(3) which has been substantially rehabilitated and/or restored as approved by the landmark commission, may apply to city council for a tax exemption yearly.</p> <p>An application should meet all 3 criteria to qualify for this Partial Tax Exemption.</p> <p><b>ANALYSIS AND KEY FINDINGS:</b></p> |

|  |   |  |  |                                       |   |   |  |  |   |   |                                 |
|--|---|--|--|---------------------------------------|---|---|--|--|---|---|---------------------------------|
|  | <ul style="list-style-type: none"> <li>• The application currently meets only 2 of the 3 criteria, namely: <ul style="list-style-type: none"> <li>○ 1, it is located within a historic district</li> <li>○ and 3, it has been substantially rehabilitated and/or restored (refer to Attachment 3 – Application Packet and Attachment 4 – Summary of Eligible receipts submitted with Application)</li> </ul> </li> <li>• The applicant would have to seek and obtain a designation from City Council of the property as “a historically significant site in need of tax relief to encourage its preservation” in order to meet criteria 2 (for the application to be complete and move forward). <ul style="list-style-type: none"> <li>○ The applicant was informed of this missing requirement, but expressed his wish for his application to be reviewed by the Historic Landmark Commission.</li> </ul> </li> </ul> <p><b>MOTIONS FOR CONSIDERATION:</b></p> <ul style="list-style-type: none"> <li>• I move that the Historic Landmark Commission <b>TABLE</b> the Historic Preservation Partial Tax Exemption Request.</li> </ul> <p>OR</p> <ul style="list-style-type: none"> <li>• I move that the Historic Landmark Commission recommends that the City Council <b>APPROVE</b> the Historic Preservation Partial Tax Exemption Request.</li> </ul> <p>OR</p> <ul style="list-style-type: none"> <li>• I move that the Historic Landmark Commission recommend that the City Council <b>DENY</b> the Historic Preservation Partial Tax Exemption Request.</li> </ul> |  |  |                                       |   |   |  |  |   |   |                                 |
| <b>Item Justification</b>                            | <table border="0"> <tr> <td><input type="checkbox"/> Legal/Regulatory Obligation</td> <td><input type="checkbox"/> Infrastructure Investment</td> </tr> <tr> <td><input type="checkbox"/> Reduce Costs</td> <td><input checked="" type="checkbox"/> Customer Pull</td> </tr> <tr> <td><input type="checkbox"/> Increase Revenue</td> <td><input type="checkbox"/> Service Enhancement</td> </tr> <tr> <td><input type="checkbox"/> Mitigate Risk</td> <td><input type="checkbox"/> Process Efficiency</td> </tr> <tr> <td><input type="checkbox"/> Master Plan Recommendation</td> <td><input type="checkbox"/> Other:</td> </tr> </table>  | <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: |
| <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:   |  |  |                                       |   |   |  |  |   |   |                                 |
| <b>Strategic Alignment</b>                           |   |  |  |                                       |   |   |  |  |   |   |                                 |
| <b>Financial Considerations</b>                      | N/A   |  |  |                                       |   |   |  |  |   |   |                                 |

|                                   |  |
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| <b>Citizen Input/Board Review</b> | N/A  |
| <b>Legal Review</b>               | N/A  |
| <b>Alternative Options</b>        | N/A  |
| <b>Supporting Documents</b>       | Attachment 1- Location Map<br>Attachment 2- Street View<br>Attachment 3- Application Packet<br>Attachment 4- Summary of Eligible Receipts Submitted with Application |