



AGENDA ITEM SUMMARY

Agenda Date	July 1, 2025
Requested Action	Consider a request for a demolition permit for the structure(s) located at 110 Yoalana Street
Contact Person	Foster Simonsen, Planning Intern 830-248-1501, fsimonsen@boerne-tx.gov
Background Information	<p>BACKGROUND:</p> <p>The primary structure located at 110 Yoalana Street was built in 1963 as a single-family residence. Porch extensions were built in 1999, and an accessory structure and further porch extensions were built in 2008.</p> <p>This property is owned by James Brown. It is located within city limits and is zoned R2-M. (Moderate Density Residential). It is not located within the Historic District.</p> <p>REQUEST:</p> <ol style="list-style-type: none">1. The applicant is requesting a demolition permit for the structure(s) located at 110 Yoalana Street. <p>ANALYSIS:</p> <p>The primary structure located at 110 Yoalana Street was built in 1963. The property is currently under contract to be purchased; the applicant is proposing to demolish all structures and remove all rubbish from the site.</p> <p>The Boerne Public Library was initially contacted to determine if there was any historical information about the structure(s) located at 110 Yoalana Street; however, they did not have any historical information related to the structure(s).</p> <p>A site visit was conducted on June 18th, 2025, to gather additional information on the existing structure(s). Two commissioners were present for the site visit. The findings are summarized as follows:</p> <ul style="list-style-type: none">• The property has several accessory structures and miscellaneous items (i.e., boats) that will be removed.

	<ul style="list-style-type: none"> • The primary structure appears to have foundation damage. • The property has multiple fencing types that are not allowed under the current UDC. • The property is overgrown, with trees and other plants growing beyond the property line. <p>FINDINGS:</p> <ul style="list-style-type: none"> • Staff finds that 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 its alignment with the Comprehensive Master Plan and UDC Chapter 2.11 Historic Preservation, staff recommends that the Historic Landmark Commission APPROVE a request for a demolition permit for the structure(s) located at 110 Yoalana Street with the following stipulation(s):</p> <ol style="list-style-type: none"> 1. All chain link, siding, sheet metal, etc. fence should 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 the findings and APPROVE a demolition permit request for the structure(s) located at 110 Yoalana Street 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 for the structure(s) located at 110 Yoalana St. (The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC).</p>
Strategic Alignment	C3 – Collaborate with community partners to enhance quality of life.
Financial Considerations	N/A
Citizen Input/Board Review	<p>A public notification of the demolition request was mailed to 20 neighboring residents on June 18th, 2025, and published in the Boerne Star on June 15th, 2025.</p> <ul style="list-style-type: none"> • Three (3) 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	Public Hearing Notice Attachment 1 – Aerial Map Attachment 2 – Street View Attachment 3 – Site Visit Photos Attachment 4 – Public notice Responses