



AGENDA ITEM SUMMARY

Agenda Date	July 22, 2025
Requested Action	UPDATE REGARDING THE STRUCTURE LOCATED AT 217 SOPHIA CIRCLE, BOERNE, TEXAS, PURSUANT TO A 60-DAY DEMOLITION NOTICE PREVIOUSLY ISSUED.
Contact Person	Nathan Crane, AICP Planning Director (830) 248.1521 ext. 1105 ncrane@boerne-tx.gov
Background Information	<p>BACKGROUND:</p> <p>The home at 217 Sophia Circle was constructed in 2005. The owner listed by the Kendall County Appraisal District as Miguel Acosta.</p> <p>On Saturday March 2, 2024, a fire originated at the rear of the home, severely damaging more than fifty percent of the structure and rendering it uninhabitable. Fortunately, all residents were outside the home at the time of the fire.</p> <p>Mr. Acosta passed away prior to the fire and Mrs. Acosta passed away shortly thereafter.</p> <p>The City Council held a public hearing on this item at the May 13, 2025, City Council meeting. The Council voted 4-0 to declare the structure to be a nuisance and order the demolition within 60 days.</p> <p>On May 16, 2025, staff issued the demolition order to Mr. Cooper Mortgage.</p> <p>On May 22, 2025, Mr. Cooper Mortgage informed staff that the loan had been paid and the lien was released.</p> <p>Staff contacted a title company, Kendall County Abstract Company (KCAC) to determine property ownership. The results were inconclusive.</p> <p>Based upon counsel from the City Attorney, the demolition order was sent to Ms. Acosta's heir Adrian Ledesma on June 26, 2025.</p>

	<p>On July 10, 2025, staff received a call from Mr. Randy White. He stated he is the uncle of Mr. Ledesma. Mr. White is assisting Mr. Ledesma with his affairs. He stated that the insurance company paid off the mortgage and Mr. Ledesma is not in a position to pay for demolition of the structure.</p> <p>Based on this information, staff is soliciting bids for the demolition of the structure and will report back to Council as needed.</p> <p>This item is being presented for information only.</p>
Strategic Alignment	Tenets of Community Charm and Environmental Responsibility
Financial Considerations	N/A
Citizen Input/Board Review	Not required for this action.
Legal Review	N/A
Alternative Options	N/A
Supporting Documents	Photo Summary of Existing Conditions