



## AGENDA ITEM SUMMARY

<b>Agenda Date</b>	November 4 <sup>th</sup> , 2024
<b>Requested Action</b>	Consider the proposed amendments to the Unified Development Code (UDC) regarding regulations for historic preservation partial property tax exemptions and Historic Overlay District Signs.
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<b>Background Information:</b>	<p><b>BACKGROUND:</b></p> <p>The City’s Unified Development Code regulates land use, establishes minimum development standards and design criteria, and identifies the procedures required for City approval. It is used to protect property values and ensure land use compatibility. It is also the primary tool for implementing the future land use policies in the Comprehensive Master Plan.</p> <p>The format and content of most UDC’s are similar, but the regulations within each ordinance must be tailored to fit the needs of the local community.</p> <p>Staff has identified specific sections of the UDC pertaining to the Historic District Overlay that require clarification or realignment to address key issues.</p> <p><b>REQUEST:</b></p> <p>The proposed amendments are summarized as follows:</p> <ol style="list-style-type: none"><li>1. Section 2.11.B.9 Historic Preservation Tax Exemption – Removing the option for a property tax exemption.</li><li>2. Section 3.11.G.1.a Prohibited Sign Types – Adding Freeway Pylon Signs to the list of prohibited signs and streamlining the section on prohibited signs.</li></ol> <p><b>ANALYSIS:</b></p>

The primary objectives of these amendments are to support City of Boerne Master Plan Goals, address key issues and simplify the Unified Development Code, while improving city management or governance.

*Historic Property Tax Exemption (Section 2.11.B.9)*

This section was adopted in December of 2007. It provides an opportunity for property owners to apply for a property tax exemption if:

- The property is designated as a historic landmark or within an historic district.
- The city council has designated the property as a historically significant site in need of tax relief to encourage its preservation.
- The property has been substantially rehabilitated and/or restored as approved by the landmark commission.

To date there has been no property that has been designated as a historically significant site in need of tax relief to encourage its preservation.

As part of the 2025 Work Plan, staff will be revamping the Historic District Improvement Grant program which is a more effective way to support historic preservation.

*Pole Signs (Section 3.11.G.1.a)*

This section regulates types of signs that are prohibited within the Historic Overlay District. On August 27, 2024, the City Council approved an amendment to the UDC to prohibit new pole signs. The proposed amendment is needed to bring this section in alignment with the Council action.

**HISTORIC LANDMARK COMMISSION ACTION:**

The UDC requires any amendments to the historic districts or related to historic preservation be considered by the Commission. The proposed amendments were presented to the Historic Landmark Commission, on August 6, 2024. The Historic Landmark Commission unanimously recommended approval of the amendments.

**FINDINGS:**

The proposed amendment meets the criteria for approval as outlined in Section 2.2.C of the UDC.

**STAFF RECOMMENDATION:**



