

	<div data-bbox="1235 218 1474 457"> <p>District Impacted</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input type="checkbox"/> 3 = Scott <input type="checkbox"/> 4 = Fowler <input type="checkbox"/> 5 = Macaluso <input checked="" type="checkbox"/> All </div> <p style="text-align: center;">AGENDA ITEM SUMMARY</p>
AGENDA DATE	November 12, 2019
DESCRIPTION	<p>CONSIDER ORDINANCE NO. 2019-54; AN ORDINANCE AMENDING THE CITY OF BOERNE ZONING ORDINANCE NO. 2007-64, CAPTIONED, "ZONING ORDINANCE OF THE CITY OF BOERNE, TEXAS," DATED DECEMBER 18, 2007, BY AMENDING ARTICLE 1, IN GENERAL, SECTION 06. DEFINITIONS, ARTICLE 8, HISTORIC LANDMARK/HISTORIC DISTRICT PRESERVATION, SECTION 04. PROCEDURE FOR HISTORIC LANDMARK DESIGNATION; AND ADDING SECTION 13, DEMOLITION OF HISTORIC STRUCTURES, AND RENUMBERING THE SUBSEQUENT SECTIONS.</p>
STAFF'S RECOMMENDED ACTION (be specific)	<p>Approve Ordinance No. 2019-54; Amending Zoning Ordinance No. 2007-64, By Amending Article 1, In General, Section 06. Definitions, Article 8, Historic Landmark/Historic District Preservation, Section 04. Procedure for Historic Landmark Designation; and adding Section 13. Demolition of Historic Structures, and Renumbering Subsequent Sections.</p>
CONTACT PERSON	Laura Talley, Planning and Community Development Director
SUMMARY	<p>Per Council's direction, staff has written an amendment to the Zoning Ordinance that provides delay of demolition for all buildings that are 50 years and older. This will allow for notification of the community and provide time to review the structure to determine if it is a historic structure and should be considered for preservation.</p> <p>The Historic Landmark Commission reviewed the draft ordinance and after consideration they recommended that any building that is 50 years or older undergo further scrutiny regarding a demolition. The process is as follows:</p> <p>Code Compliance will receive a building permit for demolition. The property owner must provide proof of the age of the building. There are a couple of options to prove the age of a building, such as Sanborn maps, appraisal district information and deed records.</p> <p>If it has been determined that the building is 50 years or older, Code Compliance will notify the Planning department to set a public hearing before the Historic Landmark Commission (HLC).</p> <p>After a public hearing before HLC, the Commission will determine if the structure is a Contributing Structure. A Contributing Structure is defined as <i>a structure that is any building or structure within the</i></p>

	<p><i>boundaries of the city that contributes to Boerne's historic built environment and consistent with the basic structural and architectural elements as demonstrated in the City of Boerne's Historic Design Guidelines, Architectural Styles.</i></p> <ul style="list-style-type: none"> • If No – then the owner is given approval to demolish the building • If Yes – HLC makes recommendation to City Council – HLC can also recommend partial demolition <p>City Council receives HLC recommendation and makes the final determination</p> <ul style="list-style-type: none"> • Is the building a Contributing Structure? • If Yes, then it is determined to be a Historic Landmark • City Council can make it a Historic Landmark and still approve a partial demolition per HLC's recommendation • If No, then the owner is given approval to demolish the building <p>The Planning and Zoning Commission recommended approval of the ordinance amendments by a vote of 8-0 with the condition that Section 8.04.001 (application) be stated in Section 13, so it is specific to demolition of historic structures. Staff has made that edit and recommends approval of the amendments.</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

This summary is not meant to be all inclusive. Supporting documentation is attached.