

AGENDA
DESIGN REVIEW COMMITTEE MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 N. MAIN

Thursday, November 9, 2023 - 6:00 PM

THE CITY OF BOERNE DESIGN REVIEW COMMITTEE RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY OF THE MATTERS LISTED BELOW, AS AUTHORIZED BY TEXAS GOVERNMENT CODE §551.071 (CONSULTATION WITH ATTORNEY)

1. CALL TO ORDER – 6:00 PM

Pledge of Allegiance to the United States Flag

Pledge of Allegiance to the Texas Flag

(Honor the Texas flag, I pledge allegiance to thee, Texas – one state under God, one and indivisible.)

2. CONFLICT OF INTEREST

3. PUBLIC COMMENTS: This is the opportunity for visitors and guests to address the Design Review Committee on any issue. The Design Review Committee may not discuss any presented issue, nor may any action be taken on any issue at this time. (Attorney General opinion – JC-0169)

4. CONSENT AGENDA: ALL ITEMS LISTED BELOW WITHIN THE CONSENT AGENDA ARE CONSIDERED ROUTINE BY THE DESIGN REVIEW COMMITTEE AND MAY BE ENACTED WITH ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF ITEMS UNLESS A COMMISSION MEMBER OR CITIZEN SO REQUESTS, IN WHICH EVENT THE ITEM MAY BE MOVED TO THE GENERAL ORDER OF BUSINESS AND CONSIDERED IN ITS NORMAL SEQUENCE.

4.A. [2023-788](#) The minutes of the Design Review Committee meeting of October 12, 2023.

Attachments: [Official Meeting Minutes 23-1012](#)

5. REGULAR AGENDA:

5.A. [2023-789](#) Consider a sign variance for Boerne Dental Center, located at 32350 IH-10 (KAD 44542) to allow for a freestanding pole mounted sign that does not meet the requirements as stated in

the Unified Development Code, Section 3.17.e Scenic Interstate Corridor District Overlay, medium elevation area sign dimensions. Take necessary action.

Attachments: [AIS - 32350 IH10 11.09.23](#)
 [Attachment 01 Locator](#)
 [Attachment 02 Aerial](#)
 [Attachment 03 Interstate Overlay Elevation Subareas](#)
 [Attachment 04 Streetview North](#)
 [Attachment 05 Streetview South](#)
 [Attachment 06 Existing Monument Sign](#)
 [Attachment 07 Proposed Sign](#)

6. COMMENTS FROM COMMITTEE/LEGAL COUNSEL/STAFF - No discussion or action may take place

7. ADJOURNMENT

s/s Nathan Crane

Administrative Officer

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 6th day of
November, 2023 at 5:00 p.m.

s/s Heather Wood

Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

The City Hall Complex is wheelchair accessible. Access to the building and special parking is available at the front entrance of the building. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the by calling the Planning and Community Development Office at 830-248-1501.

Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to section 30.07 Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

MINUTES
DESIGN REVIEW MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 N. MAIN
Thursday, October 12, 2023 - 6:00 PM

MINUTES OF THE DESIGN REVIEW COMMITTEE MEETING OF OCTOBER 12, 2023.

PRESENT 3 - VICE CHAIR CODY KELLER, COMMITTEE MEMBER CARR STOKES, COMMITTEE MEMBER CHRIS HARTHCOCK

ABSENT 2 - CHAIRMAN CHRIS TAYLOR, COMMITTEE MEMBER SHELLY CONDRA

STAFF PRESENT: NATHAN CRANE, RYAN BASS, HEATHER WOOD, MIKE RAUTE

RECOGNIZED/REGISTERED GUESTS: AUTUMN THOMPSON

THE CITY OF BOERNE DESIGN REVIEW COMMITTEE RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY OF THE MATTERS LISTED BELOW, AS AUTHORIZED BY TEXAS GOVERNMENT CODE §551.071 (CONSULTATION WITH ATTORNEY).

1. CALL TO ORDER – 6:00 PM

Vice Chair Cody Keller called the Design Review Committee to order at 6:00 p.m.

2. CONFLICT OF INTEREST

No conflicts of interest were declared.

3. PUBLIC COMMENTS: This is the opportunity for visitors and guests to address the Design Review Committee on any issue. The Design Review Committee may not discuss any presented issue, nor may any action be taken on any issue at this time. (Attorney General opinion – JC-0169)

Vice Chair Keller opened public comments at 6:00 p.m.

No comments were received.

Vice Chair Keller closed public comments at 6:00 p.m.

4. CONSENT AGENDA:

A MOTION WAS MADE BY COMMITTEE MEMBER STOKES, SECONDED BY COMMITTEE MEMBER HARTHCOCK, TO APPROVE THE CONSENT AGENDA AS PRESENTED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 3- VICE CHAIR KELLER, COMMITTEE MEMBER STOKES, COMMITTEE MEMBER HARTHCOCK

NAY: 0

Approved: 3-0

- 4.A. [2023-746](#) THE MINUTES OF THE DESIGN REVIEW COMMITTEE MEETING OF APRIL 24, 2023.

5. REGULAR AGENDA:

- 5.A. [2023-745](#) CONSIDER A SIGN VARIANCE FOR ROERS COMPANIES TEXAS (BLUFFVIEW AT FREDERICK CREEK APARTMENTS), LOCATED AT 36025 IH-10 (KAD 14386) TO ALLOW A FREESTANDING MONUMENT SIGN THAT DOES NOT MEET THE REQUIREMENTS AS STATED IN THE UNIFIED DEVELOPMENT CODE, SECTION 9.7.C.9, GENERAL STANDARDS FOR FREESTANDING SIGNS. TAKE NECESSARY ACTION.

Ryan Bass, City Environmental Planner/Urban Forester, presented the proposed variance and clarified that the variance is specifically for the two sides of the sign that do not meet the enclosure requirements of the Code; the sign does meet height, width, and all other requirements.

A MOTION WAS MADE BY COMMITTEE MEMBER STOKES, SECONDED BY COMMITTEE MEMBER HARTHCOCK, TO APPROVE A SIGN VARIANCE FOR ROERS COMPANIES TEXAS (BLUFFVIEW AT FREDERICK CREEK APARTMENTS), LOCATED AT 36025 IH-10 (KAD 14386) TO ALLOW A

FREESTANDING MONUMENT SIGN THAT DOES NOT MEET THE REQUIREMENTS AS STATED IN THE UNIFIED DEVELOPMENT CODE, SECTION 9.7.C.9, GENERAL STANDARDS FOR FREESTANDING SIGNS. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 3- VICE CHAIR KELLER, COMMITTEE MEMBER STOKES, COMMITTEE MEMBER HARTHCOCK

NAY: 0

Approved: 3-0

6. ADJOURNMENT

No comments from Legal Counsel or Staff.

Vice Chair Cody Keller adjourned the Design Review Committee at 6:10 p.m.

Approve:

Chairman

Attest:

Secretary



AGENDA ITEM SUMMARY

Agenda Date

November 9, 2023

Requested Action

CONSIDER A SIGN VARIANCE FOR BOERNE DENTAL CENTER, LOCATED AT 32350 IH-10 (KAD 44542) TO ALLOW FOR AN INTERNALLY ILLUMINATED POLE MOUNTED SIGN THAT DOES NOT MEET THE REQUIREMENTS AS STATED IN THE UNIFIED DEVELOPMENT CODE, SECTION 3.17.E SCENIC INTERSTATE CORRIDOR OVERLAY DISTRICT, MEDIUM ELEVATION AREA SIGN DIMENSIONS TAKE NECESSARY ACTION.

Ryan Bass, Environmental Program Manager

Background Information

The applicant is Boerne Dental Center located at 32350 IH10. The applicant is requesting a variance to UDC Section 3.17.E, Scenic Interstate Corridor Overlay District, Medium Elevation Area Sign Dimensions to allow for installation of a new 45 ft. tall 6' x 8' internally illuminated pole mounted sign. The applicant states that they are looking to grow their new dental business and potential customers do not realize the location is a dental practice. The applicant states the onsite trees are 30'-35' tall and to clear the trees and have unobstructed visibility the sign needs to be 45' tall. Currently, there is an existing free standing monument sign located at the site along the IH10 access road.

The property is in the Medium Elevation Zone of the Interstate Corridor Overlay District. The variance request is in consideration of the follow UDC requirements:

Section 3.17.E Scenic Interstate Corridor District Overlay. Medium Elevation Area:

- Pole signs shall not exceed 30 feet in height without a Certificate of Approval from the Design Review Committee (DRC).
- The maximum height for any pole sign in the Medium Elevation Area is 40 feet.
- The sign area shall not exceed 40 square feet per sign face.

The proposed sign is not compliant for the following reasons:

- The proposed sign area exceeds 40 sq. ft. per sign face,
- The proposed sign height exceeds 30 feet, which is the maximum allowed in the medium elevation area without a Certificate of Approval from the Design Review Committee (DRC). The DRC can grant an exception for up to 40 feet in height.

	The purpose of the Scenic Interstate Corridor Overlay District is to preserve the natural landscape and the scenic hill country views that characterize IH-10 as it passes through the Balcones Escarpment and into the Edwards Plateau Ecoregion by minimizing the visual and environmental impact of auto-oriented development on the natural landscape.
Item Justification	<div> <div> <input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan Recom. </div> <div> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ </div> </div>
Strategic Alignment	C1 - Offering quality customer experiences
Financial Considerations	None
Citizen Input/Board Review	None
Legal Review	None
Alternative Options	
Supporting Documents	Attached are exhibits.

Exhibit 01. Property Locator

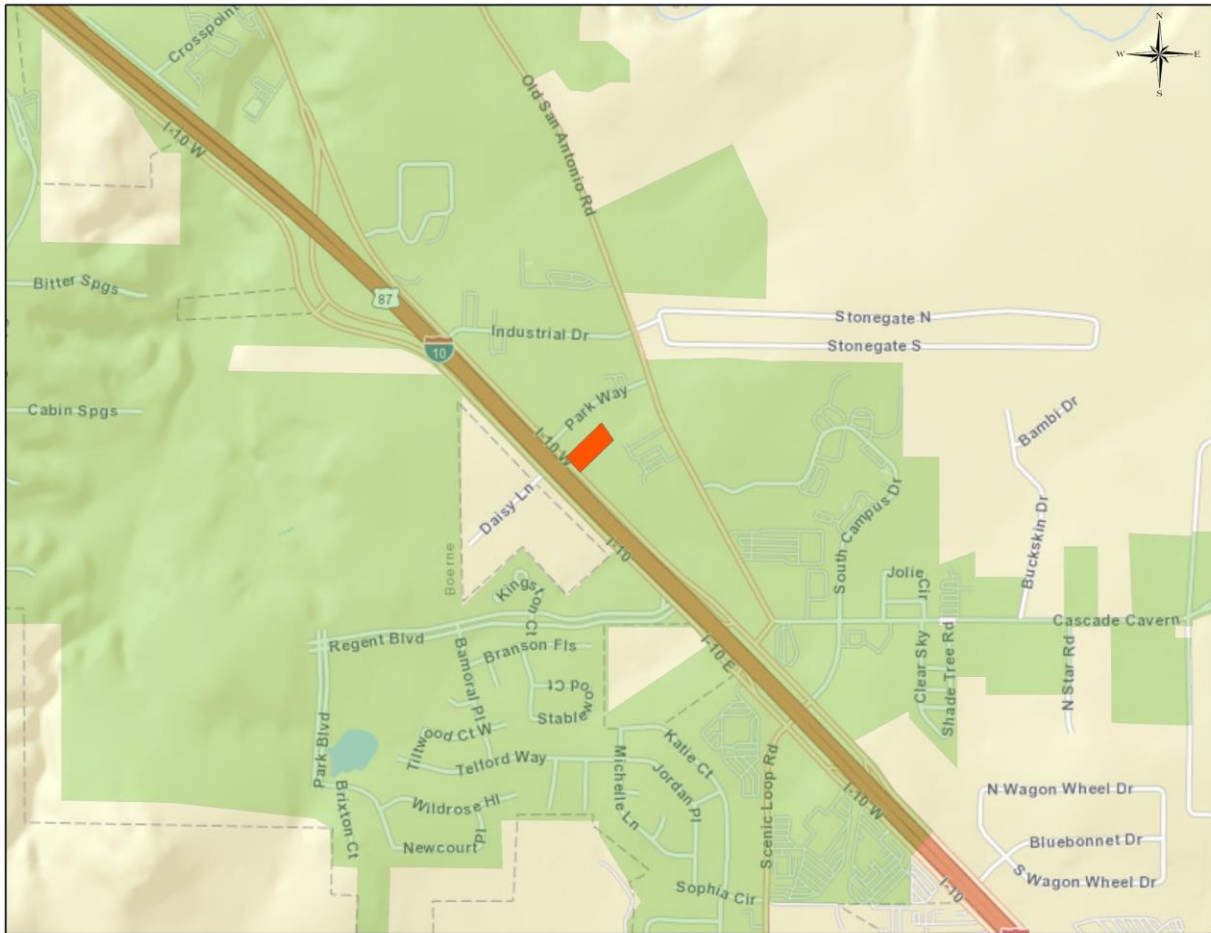


Exhibit 02. Aerial

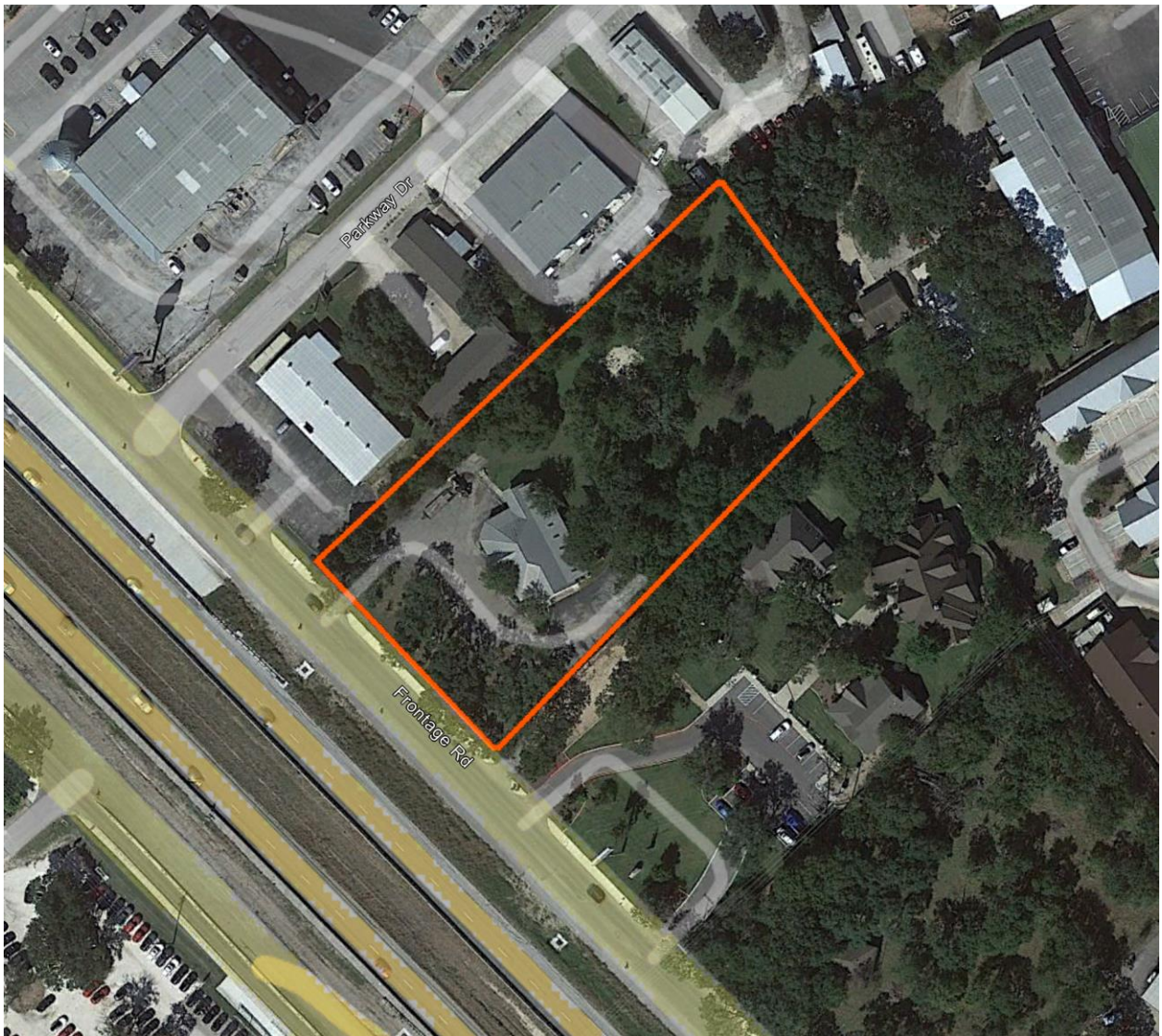


Exhibit 07 Interstate Overlay Districts – Elevation Subareas

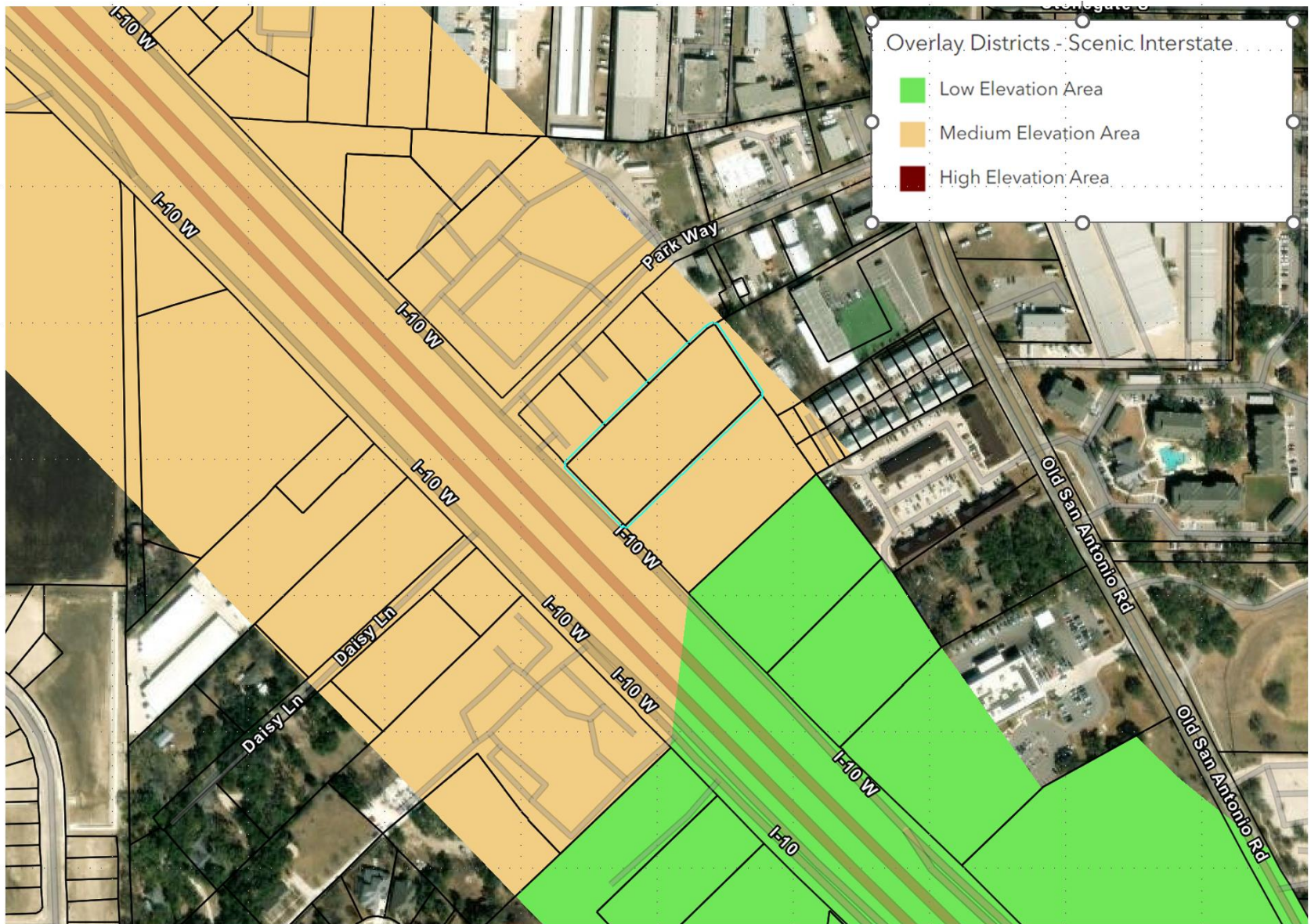


Exhibit 03. Streetview North



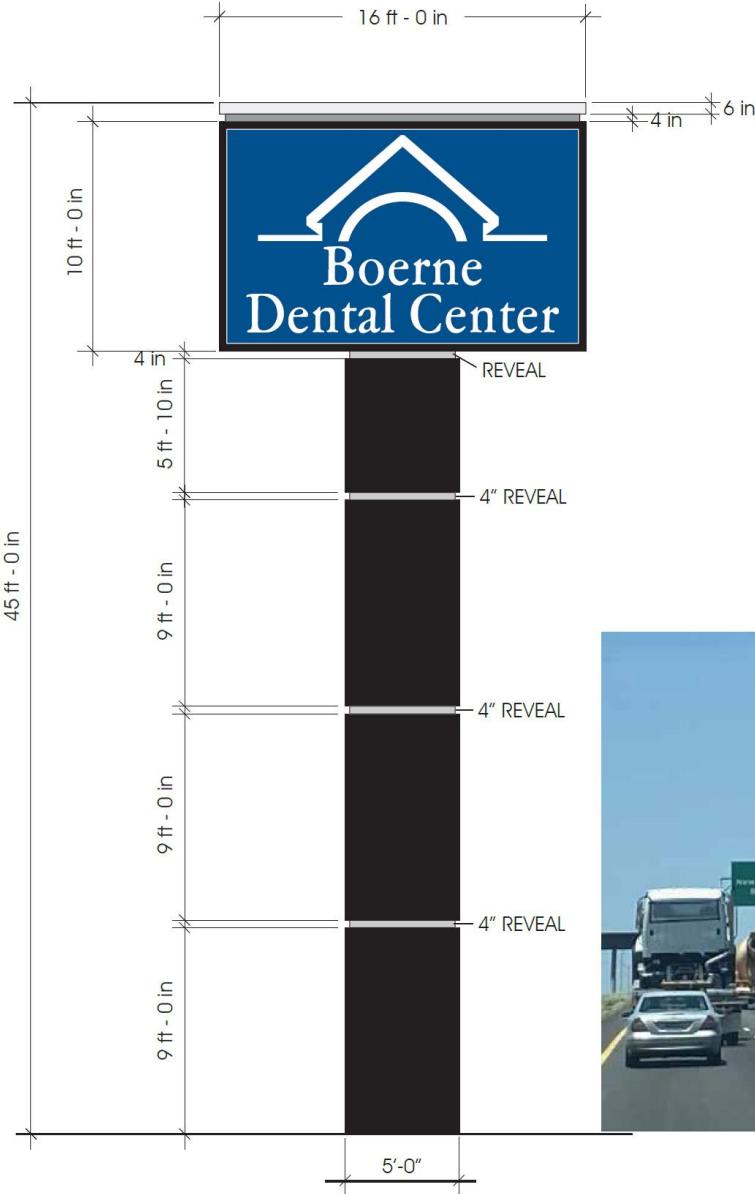
Exhibit 04. Streetview South



Exhibit 05 Existing Monument Sign



Exhibit 08 Proposed Pole Mounted Sign



MANUFACTURE AND INSTALL (1) ONE DOUBLE FACE INTERNALLY ILLUMINATED ALUMINUM SIGN CABINET WITH ALUMINUM CAP AND REVEAL ON A SINGLE POLE WITH ALUMINUM POLE COVER.

ALUMINUM SIGN CABINET TO BE PRIMED AND PAINTED BLACK.

TO HAVE DIGITALLY PRINTED FLEX FACES.

ALUMINUM POLE COVER TO BE PAINTED SATIN BLACK.

