

**AGENDA**  
**DESIGN REVIEW COMMITTEE MEETING**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 NORTH MAIN STREET**  
**Thursday, June 11, 2026 - 6:00 PM**

EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE: THE DESIGN REVIEW COMMITTEE MAY, AS PERMITTED BY LAW, ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY MATTER 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.)

MOMENT OF SILENCE

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 Committee 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.

[2026-218](#) Consider approval of the Minutes of the Design Review Committee Meeting on May 14, 2026.

**Attachments:** [May 14 2026 Meeting Minutes](#)

5. REGULAR AGENDA ITEMS:

[2026-217](#) Consider a Certificate of Approval for Alliance Credit Union, located at 1440 South Main Street, to allow the digital element

of a proposed monument sign to exceed twenty-five percent (25%) of the total sign face area within the Entrance Corridor Overlay District. (Clifton Johnson, on behalf of Alliance Credit Union)

- Attachments:** [AIS Alliance Credit Union Sign COA Final](#)  
[Attachment 1 – Aerial Map](#)  
[Attachment 2 – Zoning Map](#)  
[Attachment 3 – Street View](#)  
[Attachment 4 – Application](#)  
[Attachment 5 – Site Plan](#)  
[Attachment 6 – Proposed Sign Details](#)

6. COMMENTS FROM COMMITTEE/LEGAL COUNSEL/STAFF – NO DISCUSSION OR ACTION MAY TAKE PLACE.

7. ADJOURNMENT

s/s Francesca "Franci" Linder

\_\_\_\_\_  
Administrative Officer

**CERTIFICATION**

**I hereby certify that the above notice of meeting was posted on the 5th day of June, 2026 at 5:00 p.m.**

s/s Misti Rains

\_\_\_\_\_  
Executive Assistant

**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 COMMITTEE MEETING**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 NORTH MAIN STREET**  
**Thursday, May 14, 2026 - 6:00 PM**

Minutes of the Regular called Design Review Committee of May 14, 2026.

**Present**            3 - Chairman Chris Taylor, Vice Chair Carr Stokes, and Board Member Meredith Woolard

**Absent**            2 - Board Member Lindsay Chapman, and Board Member Chris Harthcock

**Staff Present:** Francesca "Franci" Linder, Jo-Anmarie Andrade, Misti Rains, Ryan Lewis.

**Recognized/Registered Guests:** James L. Dacy

**1. CALL TO ORDER – 6:00 PM**

Chairman Taylor called the meeting to order at 6 p.m.

Chairman Taylor led the pledge of allegiance to the United States flag, Texas flag and followed with a moment of silence.

**2. CONFLICT OF INTEREST**

No conflicts were declared.

**3. PUBLIC COMMENTS**

No public comments were declared.

**4. CONSENT AGENDA**

[2026-185](#)            Consider approval of the Minutes of the Design Review Committee Meeting on April 9, 2026.

The Minutes were approved.

**A MOTION WAS MADE BY BOARD MEMBER WOOLARD, SECONDED BY VICE CHAIR STOKES, TO APPROVE THE MINUTES FOR THE DESIGN REVIEW COMMITTEE MEETING FOR APRIL 9, 2026. THE MOTION CARRIED BY THE FOLLOWING VOTE:**

**Yeah:** 3 - Chairman Taylor, Vice Chair Stokes, and Board Member Woolard

## 5. REGULAR AGENDA ITEMS

[2026-151](#) Consider a request for variances to Unified Development Code Section 9-5(A)(5) and Appendix D(A)(2) to allow a sign face containing 26.2 percent white area, where no more than twenty (20) percent is permitted; to allow a sign background that is not darker than the letters, numbers, or design; and to allow sign illumination with a color temperature of 7100K, where a maximum of 2700K is permitted, on the property located at 1032 N Main St.

Chairman Taylor called on Jo-Anmarie Andrade, Planner II, to present Item 5A for consideration and approval of requests for variances to Unified Development Code (UDC) Section 9-5(A)(5) and Appendix D(A)(2). The applicant was not present; however, representative James L. Dacy spoke on the applicant's behalf.

The Committee concluded that the request was not in harmony with the UDC approval criteria. Chairman Taylor clarified the motion to ensure the Committee was clear on how the vote could be modified.

After the presentation concluded, Vice Chairman Stokes asked why a color temperature between 6000K and 8000K had been selected for the illumination. Mr. Dacy responded that the color tone is the franchise standard used nationwide. He further stated that the front elevation of the store, including 7100K illumination, had been approved the previous year and that the proposed lighting on the agenda matched the existing approved lighting.

Andrade explained that although the prior color temperature had been approved, the approval was an oversight made during the previous

year's meeting.

Francesca "Franci" Linder, Assistant Planning Director, added that the lighting requirements apply throughout the City of Boerne and its ETJ, emphasizing that regardless of zoning standards, property owners must comply with the City's initiatives, standards, and codes.

Chairman Taylor asked whether a lower color temperature for the sign was possible. Mr. Dacy asked whether the applicant could instead reduce the sign size to in turn reduce the brightness.

Linder noted that the applicant could instead modify the front sign to match the required sign standard if desired, and James stated he would relay the information to the applicant.

Chairman Taylor stated that the Committee could modify the motion as desired regarding the three items under consideration. Stokes made a partial motion to approve the first request and deny the second request. Woodlard seconded the motion.

A motion was made to approve the variance request under Section 9-5(A)(5) and deny the variance request under Appendix D(A)(2).

**A MOTION WAS MADE BY VICE CHAIR STOKES, SECONDED BY BOARD MEMBER WOOLARD, TO APPROVE A REQUEST FOR VARIANCE TO UNIFIED DEVELOPMENT CODE SECTION 9-5(A)(5) ALLOWING A SIGN FACE CONTAINING 26.2 PERCENT WHITE AREA, WHERE NO MORE THAN TWENTY (20) PERCENT IS PERMITTED; AND TO DENY A REQUEST FOR A VARIANCE TO APPENDIX D(A)(2), DISALLOWING SIGN ILLUMINATION WITH A COLOR TEMPERATURE OF 7100K, WHERE A MAXIMUM OF 2700K IS PERMITTED, ON THE PROPERTY LOCATED AT 1032 N MAIN ST. THE MOTION CARRIED BY THE FOLLOWING VOTE:**

**Yeah:** 2 - Vice Chair Stokes, and Board Member Woolard

**Abstain:** 1 - Chairman Taylor

**6. COMMENTS FROM COMMITTEE/LEGAL COUNSEL/STAFF – NO DISCUSSION OR ACTION MAY TAKE PLACE.**

No comments were declared.

**7. ADJOURNMENT**

Chairman Taylor adjourned the meeting at 6:17 p.m.

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Chairman

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Executive Assistant



## AGENDA ITEM SUMMARY

**Agenda Date**

June 11, 2026

**Requested Action**

Consider a Certificate of Approval for Alliance Credit Union, located at 1440 South Main Street, to allow the digital element of a proposed monument sign to exceed twenty-five percent (25%) of the total sign face area within the Entrance Corridor Overlay District. (Clifton Johnson, on behalf of Alliance Credit Union)

**Contact Person**

Jo-Anmarie Andrade, AICP; Planner II  
(830) 816-2040, jandrade@boerne-tx.gov

**Background Information**

**BACKGROUND:**

The subject property is located at 1440 South Main Street and is owned by Alliance Credit Union; the applicant is Clifton Johnson.

The property is located within the city limits, zoned C3 – Community Commercial and is within the Entrance Corridor Overlay District along South Main Street.

The Entrance Corridors Overlay District is regulated by UDC Chapter 3, Section 3-16. The purpose of the district is to preserve the economic function of the city’s primary entrance corridors, manage traffic, parking, and connectivity effectively within these corridors, and strengthen wayfinding and orientation through streetscape design.

The applicant is requesting Design Review Committee consideration and approval of a digital sign component on a monument sign. The proposed digital display is approximately 7 feet wide by 4 feet tall, or 28 square feet. The overall monument sign structure is shown as approximately 8 feet wide and 8 feet tall.

**REQUEST:**

1. The applicant is requesting a Certificate of Approval to allow a digital sign component that exceeds 25 percent of the sign face area. The digital display is proposed as part of a monument sign located within the Entrance Corridors Overlay District.
2. The proposed digital sign will comply with UDC Section 9-5.C.5 and Appendix D, Dark Sky Regulations, including a correlated color temperature of 2700K or less and an automatic shut-off control, such as a timer or photocell, set for 10:00 p.m. or

business closing, whichever occurs first. Final sign permit approval will be required prior to installation, and the sign permit will not be approved unless the proposed sign complies with all applicable UDC requirements.

**ANALYSIS:**

The Design Review Committee is asked to determine whether the proposed digital sign component is appropriate for the site and consistent with the purpose and intent of the Entrance Corridors Overlay District (UDC Section 3-16.J.3.c) and the applicable sign standards in UDC Chapter 9.

The proposed digital display is approximately 28 square feet. Based on the submitted sign details, the digital component would comprise 100 percent (100%) of the display face and would exceed twenty-five percent (25%) of the total sign face area. Therefore, Design Review Committee approval through a Certificate of Approval is required.

The proposed sign is located along South Main Street, one of the city's primary entrance corridors. The DRC should consider whether the proposed digital element is compatible with the purpose and intent of the Entrance Corridors Overlay District, including corridor appearance, business visibility, streetscape character, and potential impacts to motorists.

The digital sign must comply with all applicable UDC operational standards for digital signs, including requirements related to message duration, brightness, dimming, motion, flashing, scrolling, and malfunction controls.

*Preserve the economic function of the primary entrance corridors into the city.*

- The proposed digital sign may support the visibility of Alliance Credit Union and allow the business to communicate current services, events, and information to customers along South Main Street. However, because the digital component would comprise 100 percent (100%) of the display face, the sign may not consistently display the permanent business name or identification. The DRC should consider whether a sign face that functions entirely as a digital display provides appropriate business identification and supports the intended economic function of the entrance corridor.

*Manage traffic, parking and connectivity effectively within these corridors.*

- The proposed digital sign must comply with UDC Section 9-5.C.5, which includes regulations such as static message display, change frequency, automatic dimming, malfunction controls, and prohibitions on flashing, scrolling, or motion. While these standards are intended to minimize impacts on traffic, parking, and connectivity, the effectiveness of these protections depends on continued compliance by the operator and enforcement by the City after installation.

*Strengthening Wayfinding and Orientation through streetscape design.*

	<ul style="list-style-type: none"> <li>The monument sign provides business identification along South Main Street. The proposed digital component may assist with site identification; however, the DRC should determine whether the proportion of the digital display to the overall monument sign structure is compatible with the streetscape and character of the Entrance Corridors Overlay District.</li> </ul> <p><b>STAFF RECOMMENDATION:</b></p> <p>Based on the requirements of UDC Section 2-10.E.4.c, staff recommends that the Design Review Committee determine whether the request meets the criteria for a Certificate of Approval.</p> <p><b>MOTIONS FOR CONSIDERATION:</b></p> <p>The following motions are provided to assist the Design Review Committee’ decision and motion.</p> <p>I move that the Design Review Committee accept the findings and APPROVE the Certificate of Approval for Alliance Credit Union, located at 1440 South Main Street, to allow the digital element of a proposed monument sign to exceed twenty-five percent (25%) of the total sign face area within the Entrance Corridor Overlay District, subject to compliance with all applicable UDC standards and final sign permitting.</p> <p>OR</p> <p>I move that the Design Review Committee DENY the Certificate of Approval for Alliance Credit Union, located at 1440 South Main Street, to allow the digital element of a proposed monument sign to exceed twenty-five percent (25%) of the total sign face area within the Entrance Corridor Overlay District. (The Design Review Committee shall state the reasons for denial, and those reasons should reference specific regulations in the UDC.)</p>
<b>Strategic Alignment</b>	
<b>Financial Considerations</b>	
<b>Citizen Input/Board Review</b>	
<b>Legal Review</b>	
<b>Alternative Options</b>	The Design Review Committee may consider the Certificate of Approval request:

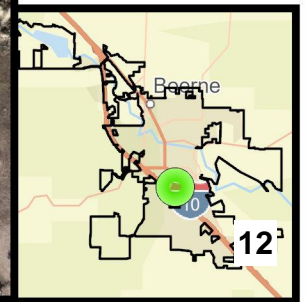
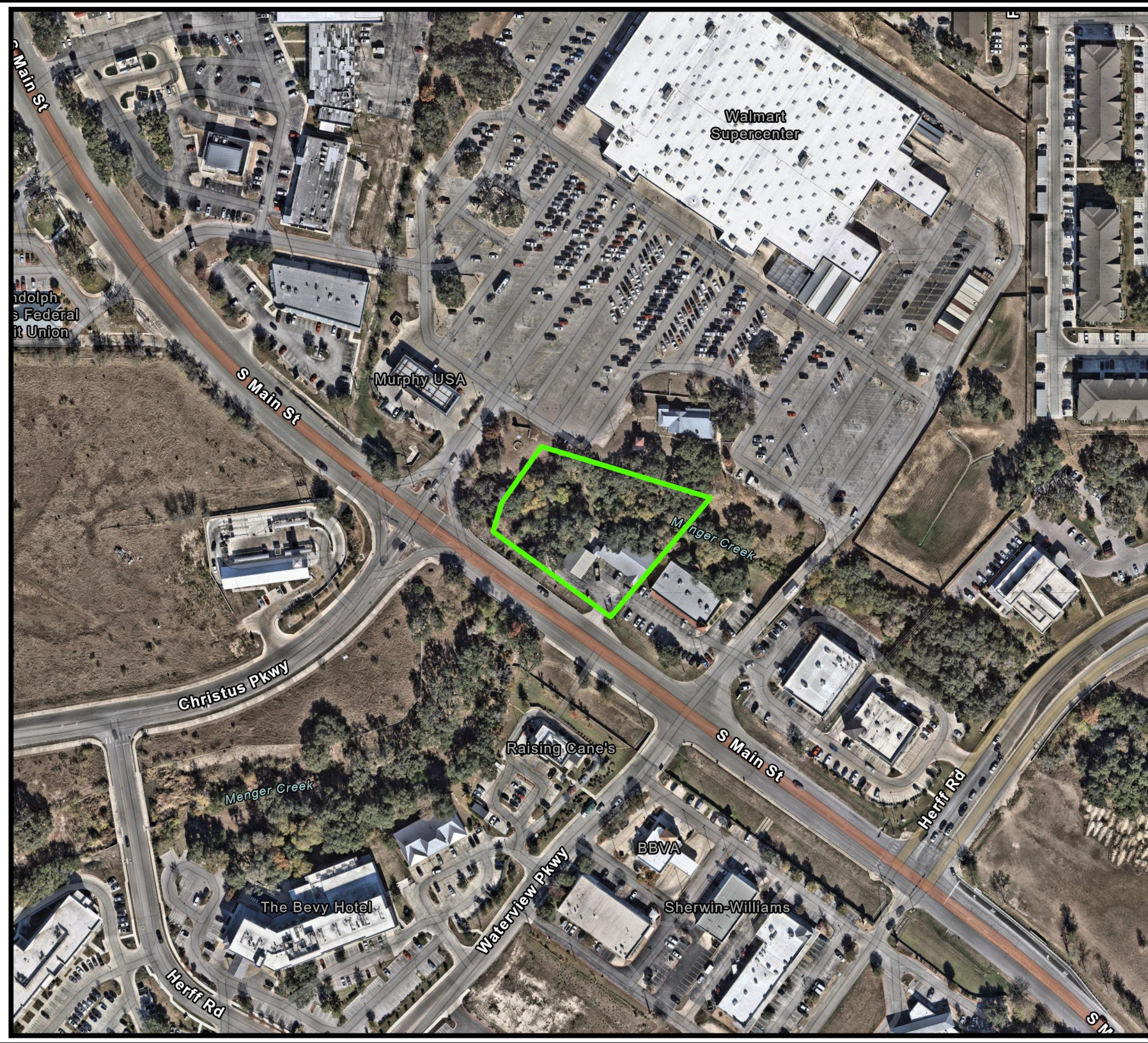
	<ul style="list-style-type: none"> <li>• Approved; or</li> <li>• Approved with conditions; or</li> <li>• Denied; or</li> <li>• Denied in part.</li> </ul>
<b>Supporting Documents</b>	<p>Attachment 1 – Aerial Map  Attachment 2 – Zoning Map  Attachment 3 – Street View  Attachment 4 – Application  Attachment 5 – Site Plan  Attachment 6 – Proposed Sign Details</p>



SUBJECT PROPERTY  
1440 S Main St

### Legend

 SUBJECT PROPERTY









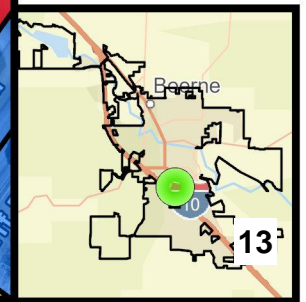
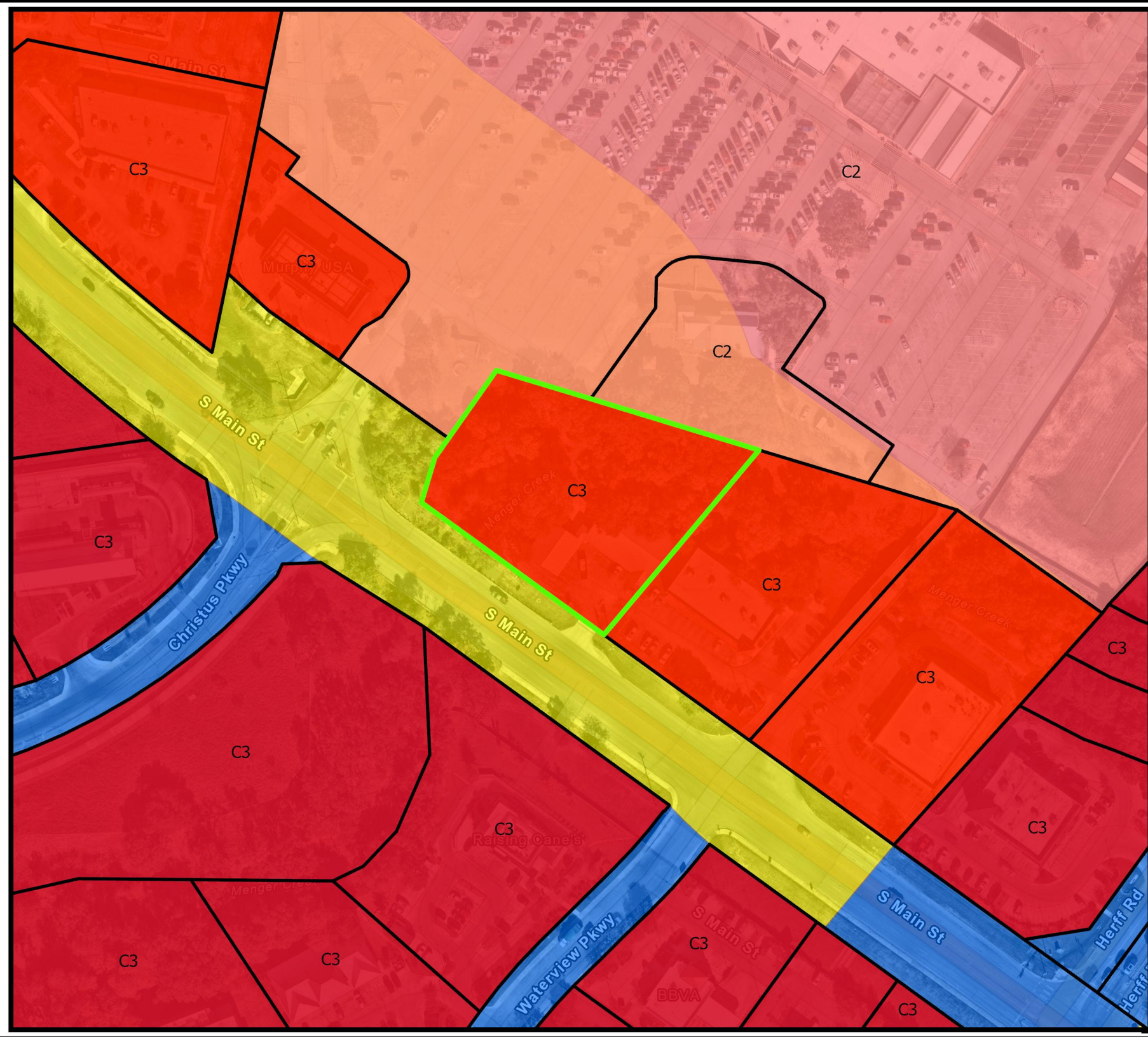


SUBJECT PROPERTY  
1440 S Main St

### ZONING

### Legend

-  SUBJECT PROPERTY
-  Parcels 2025
- Zoning**
  -  C2
  -  C3
- Overlay Districts**
  -  Entrance Corridor
  -  South Boerne (SoBo)





Amount Recd.: \_\_\_\_\_ CC   
 Receipt No.: \_\_\_\_\_ Cash   
 Check No.: \_\_\_\_\_ Check   
 Submittal date: \_\_\_\_\_  
 Official use only

**Planning Department**  
 447 N. Main St.  
 Boerne, TX 78006  
 830-248-1501  
[www.ci.boerne.tx.us](http://www.ci.boerne.tx.us)



## Design Review Committee Application

Property Owner: Alliance Credit Union (Clifton Johnson)  
 Applicant (if Different than owner): \_\_\_\_\_  
 Address: 6219 Spur 327 Lubbock, Tx. 79424  
 Mobile: (806)781-4989 Home: (806)776-0918 Office: (806)776-0918  
 Email: cjohnson@alliancecutx.com

Please select appropriate construction activity:

<input type="checkbox"/> New Construction	<input type="checkbox"/> Reconstruction	<input type="checkbox"/> Structural Alteration	<input checked="" type="checkbox"/> Sign
<input type="checkbox"/> Restoration	<input type="checkbox"/> Relocation	<input type="checkbox"/> Demolition	<input type="checkbox"/> Building Permit

Property Address: 1440 S. Main ST. Boerne, Tx. 78006

Section / Article of Ordinance: UDC3-16.J.3.C

Please describe the reason for a creative alternative or variance:

We are seeking DRC approval for a monument sign with a digital sign element that comprises over twenty-five (25) percent of the total area of the sign face.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

*(Provide attachments and supporting documentation if needed or required)*

DRC Application Fee: \$250.00

Signature: \_\_\_\_\_  
 Property Owner\*

Date: 05/07/2026

Signature: \_\_\_\_\_  
 Applicant/Agent\*

Date: \_\_\_\_\_

\*If the applicant is a person other than the owner, a letter of authorization must be provided from owner. Signature indicates authorization for plat application and acceptance of waiver statement.

Please submit this for and all required attachments, included in the checklist below, at least **10 calendar days** prior to the date of the meeting. Documents can be submitted in person to the Planning and Community Development Department at Boerne City Hall located at 447 N. Main Street, Boerne, TX 78006. Meetings are held at 6:00PM on the 2<sup>nd</sup> Thursday of each month in the City Council Chambers at Boeren City Hall.

NAME CITY OF BOERNE

DATE 5/08/2026

CHECK NUMBER

384482

DEBITS	CREDITS	ACCOUNT NUMBER	TRANSACTION DESCRIPTION
230.00	230.00	9837000	CHECK AMOUNT DISBURSED CITY OF BOERNE A

# ALLIANCE

## CREDIT UNION

NOTICE TO MEMBERS: The purchase of an Indemnity Bond will be required before any cashiers check or money order of this credit union will be replaced or re-funded in the event that it is lost, misplaced or stolen.

ACCOUNT NUMBER	ACCOUNT BALANCE	ADDITIONAL INFORMATION
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For alerts and updates like us on Facebook or follow us on Twitter!

ALLIANCE CREDIT UNION Lubbock, TX 79424

88-8596/3113

384482

DATE 5/08/2026

TELLE105 /TRANSACTION CODE-93

PAY \*\*\*\*\* TWO HUNDRED THIRTY DOLLARS AND NO CENTS \*\*\*\*\*

AMOUNT \*\*\*\*\*230.00\*\*

PAY CITY OF BOERNE  
TO THE  
ORDER  
OF

NON NEGOTIABLE

MEMBER SIGNATURE

CITY OF BOERNE



