

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.

Chairman

Executive Assistant