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Planning Department
 447 N. Main St.
 Boerne, TX 78006
 830-248-1501
www.ci.boerne.tx.us



Design Review Committee Application

Property Owner: Kehler Enterprises
 Applicant (if Different than owner): LaFour's Seafood Restaurant/Debbie LaFour
 Address: 1234 South Main St, Boerne Tx
 Mobile: 830-285-0181 Home: _____ Office: 830-331-4262
 Email: lafour44@hotmail.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: 1234 South Main St, Boerne Tx

Section / Article of Ordinance: 9-4.A.2

Please describe the reason for a creative alternative or variance:

See Attached

(Provide attachments and supporting documentation if needed or required)

DRC Application Fee: \$500 (Fee must accompany application)

Signature: _____ Date: _____

Signature:  _____ Date: _____
 Applicant/Agent*

*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 2nd Thursday of each month in the City Council Chambers at Boeren City Hall.

Required Attachments

Applicant	Attachment(s)
x	Proposed site plan that depicts as-built and proposed building or sign locations.
	If application is NOT for a sign the proposed North, South, East and West elevations of structure should be prepared (scaled drawings required).
x	A photograph of the original structure or sign as viewed from the street.
x	Detailed illustration or computer-generated image of proposed sign design, colors, lighting, and content. Include description of materials and sign dimensions.
x	Sign Permit request approval or denial form issued by Code Enforcement (249-9511 ext. 1107).
x	A representative MUST attend the meeting to present the request to the Design Review Committee

1234 S Main Street Sign Variance Request

Due to the proximity of the busy roadway and the constant intrusion of traffic into the parking area by drivers attempting to access the turn lane onto Bandera Road, it is impossible to utilize any type of monument sign in that space

Because of the coverage of visibility by the Motel 6 for a potential wall mounted sign, that option is also not a reliable and viable option to inform citizens of the tenants business

On the opposite side of the building, Wendy's prevents visibility from the roadway headed north on Main Street

Rooftop signage is not feasible because of the parallel nature of the building to the roadway and the lack of visibility. Drivers finding this location by a rooftop sign would be stopping suddenly and causing traffic backup and potential accidents and hazards due to the immediacy of the signage

The location of the building and proximity to the roadway do not have enough front setback for signage that will comply with city ordinances. Options other than the existing signage will present traffic interference due to the driver usage of the parking area as a pass through into the turn lane on Bandera Rd.

The existing conditions prevent compliance and do not allow the tenant to meet city requirements in the following ways:

- The "drive through" exit is used for deliver and potential drive through business
- The front parking area is allotted for handicap accessibility and cannot be encroached on
- The front setback from the roadway is insufficient for signage of any kind
- Signage visibility from the roadway is only feasible by utilizing the current sign

The tenant intends to bring the sign as close to compliance as possible by adjusting the lighting, refacing the sign with complaint coloring, and by not adding any additional height to the existing structure of the sign.

Because of the continued usage as a restaurant, we kindly request the variance be granted to allow for the tenant to have success in relocating their 41 year old business into Boerne without additional financial strife. The renovation and safety updates to the location were extreme and extensive and additional financial burdens will make succes harder to attain. We are willing to be as complaint with city codes and requirements as possible, unfortunately, there are just occasions or circumstances that are impossible to work around. We appreciate your consideration in this request.

Kehler Enterprises

215 West Bandera Rd
Suite 114 Box 115
210-452-1865
kehlereenterprises@gmail.com

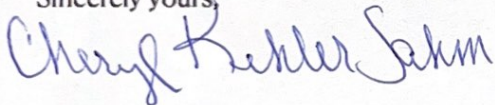
October 15, 2024

Nathan Crane
City Of Boerne

The City of Boerne,

I am giving authorization to LaFours Restaurant to replace their temporary sign on the pole at 1234 South Main Street Boerne, TX with a professional sign on the existing pole located in front of the building.

Sincerely yours,



Cheryl Kehler Sahn