

**MINUTES**  
**DESIGN REVIEW MEETING**  
**BOERNE CITY HALL**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 N. MAIN**  
**Thursday, July 14, 2022 - 6:00 PM**

PRESENT 5 - CHAIRMAN CHRIS TAYLOR, COMMITTEE MEMBER CODY KELLER, COMMITTEE MEMBER CARR STOKES, COMMITTEE MEMBER CHRIS HARTHCOCK, COMMITTEE MEMBER SHELLY CONDRA

STAFF PRESENT: LAURA HANING, RYAN BASS, SHELDON CRAVEY, LESLEY GASTELUM, HEATHER WOOD

PRESENT VIRTUALLY: MICK MCKAMIE

RECOGNIZED/REGISTERED GUESTS: ANTONIO CAVAZOS-ESCOBAR

1. CALL TO ORDER – 6:00 PM

Chairman Taylor called the Design Review Committee to order at 6:00 p.m.

2. CONFLICT OF INTEREST

None 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)

Chairman Taylor opened public comments at 6:02 p.m.

No comments were received.

Chairman Taylor closed public comments at 6:02 p.m.

4. CONSENT AGENDA:

4.A. [2022-579](#) THE MINUTES OF THE DESIGN REVIEW COMMITTEE MEETING OF MARCH 10, 2022 AND THE MINUTES OF THE DESIGN REVIEW

COMMITTEE MEETING OF JUNE 09, 2022.

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

**YEA: 4-** COMMITTEE MEMBER KELLER, COMMITTEE MEMBER STOKES, COMMITTEE MEMBER HARTHCOCK, COMMITTEE MEMBER CONDRA

**NAY: 0**

**Approved: 4-0**

5. REGULAR AGENDA:

- 5.A. [2022-578](#) CONSIDER A PROPOSED SIGN VARIANCE FOR THE PROPERTY LOCATED AT 1002 EAST BLANCO, STE 200, BOERNE, TX., A BUSINESS KNOWN AS FREEDOM SPINE AND PAIN CENTER (KCAD 298100) TO ALLOW FOR AN ADDITIONAL FREE STANDING DECORATIVE POST AND PANNEL SIGN WHICH EXCEEDS THE NUMBER OF SIGNS ALLOWED ON A PROPERTY AS DETAILED IN THE UNIFIED DEVELOPMENT CODE, SECTION 9.7.C, FREE STANDING SIGNS. TAKE NECESSARY ACTION.

Mr. Ryan Bass, City Environmental Planner/Urban Forester, presented the proposed sign variance.

Mr. Antonio Cavazos-Escobar, representative of Freedom Spine, explained the reason for the request for the sign variance is to have a visible sign that customers can see from Blanco Road to indicate where to turn on Oak Park for their business.

Committee discussion ensued regarding other existing/future signage in this area and what other options the tenants have.

Mr. Bass clarified that they would be allowed to have a wall sign, as long as it followed city regulations, and that a multi-tenant sign is an option, however, the neighboring business is not in favor of this option.

Ms. Laura Haning, Planning and Community Development Director, explained that separation distances from other signs are required to avoid clutter. There are two buildings on one lot at this location. Normally a multi-tenant sign would be used to advertise for both businesses. In this case, there is already one sign for one business. The second business owner is requesting a second sign.

A MOTION WAS MADE BY COMMITTEE MEMBER CONDRA, SECONDED BY COMMITTEE MEMBER STOKES, TO APPROVE THE PROPOSED SIGN VARIANCE FOR THE PROPERTY LOCATED AT 1002 EAST BLANCO, STE 200, BOERNE, TX., A BUSINESS KNOWN AS FREEDOM SPINE AND PAIN CENTER (KCAD 298100) TO ALLOW FOR AN ADDITIONAL FREE STANDING DECORATIVE POST AND PANEL SIGN WHICH EXCEEDS THE NUMBER OF SIGNS ALLOWED ON A PROPERTY AS DETAILED IN THE UNIFIED DEVELOPMENT CODE, SECTION 9.7.C, FREE STANDING SIGNS.

Committee discussion ensued regarding separation distance requirements in city code that would become a conflict if a condition was not placed on this variance request.

Mr. Bass indicated that staff would recommend 100 feet of separation distance from other signs to avoid clutter and code enforcement violations.

THIS MOTION TO APPROVE WITHOUT CONDITIONS FAILED BY THE FOLLOWING VOTE:

**YEA: 1-** COMMITTEE MEMBER STOKES

**NAY: 3 -** COMMITTEE MEMBER KELLER, COMMITTEE MEMBER HARTHCOCK, COMMITTEE MEMBER CONDRA

**Motion Failed: 3-1**

A NEW MOTION WAS MADE BY COMMITTEE MEMBER KELLER, SECONDED BY COMMITTEE MEMBER HARTHCOCK, TO APPROVE THE PROPOSED SIGN

VARIANCE FOR THE PROPERTY LOCATED AT 1002 EAST BLANCO, STE 200, BOERNE, TX., A BUSINESS KNOWN AS FREEDOM SPINE AND PAIN CENTER (KCAD 298100) TO ALLOW FOR AN ADDITIONAL FREE STANDING DECORATIVE POST AND PANEL SIGN WHICH EXCEEDS THE NUMBER OF SIGNS ALLOWED ON A PROPERTY AS DETAILED IN THE UNIFIED DEVELOPMENT CODE, SECTION 9.7.C, FREE STANDING SIGNS WITH THE FOLLOWING CONDITION:

A MINIMUM OF 100 FEET OF SEPARATION DISTANCE FROM OTHER SIGNS

THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 4-** COMMITTEE MEMBER KELLER, COMMITTEE MEMBER STOKES, COMMITTEE MEMBER HARTHCOCK, COMMITTEE MEMBER CONDRA

**NAY: 0**

**Approved: 4-0**

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

No comments.

7. ADJOURNMENT

Chairman Taylor adjourned the Design Review Committee at 6:23 p.m.

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 ABOVE, AS AUTHORIZED BY TEXAS GOVERNMENT CODE §551.071 (CONSULTATION WITH ATTORNEY).

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Chairman

**CERTIFICATION**

I hereby certify that the above notice of meeting was posted on the 11th day of July, 2022 at 4:15 p.m.

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Vice Chairman