

**MINUTES**  
**DESIGN REVIEW COMMITTEE MEETING**  
**BOERNE CITY HALL**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 N. MAIN**  
**Thursday, October 13, 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:        MICK    MCKAMIE,    LAURA    HANING,    RYAN    BASS,    RYAN  
LEWIS, HEATHER WOOD

RECOGNIZED/REGISTERED GUESTS: KAYLA MCINTURFF

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

Chairman Taylor called the Design Review Committee to order at 6:01 p.m.

2. CONFLICT OF INTEREST DECLARATION

No conflicts 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)

No comments were received.

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

**THIS WAS APPROVED.**

**4.A.**     [2022-825](#)     THE MINUTES OF THE DESIGN REVIEW COMMITTEE MEETING OF AUGUST 11, 2022 AND THE MINUTES OF THE DESIGN REVIEW COMMITTEE MEETING OF SEPTEMBER 8, 2022.

A MOTION WAS MADE BY COMMITTEE MEMBER HARTHCOCK, SECONDED BY COMMITTEE MEMBER STOKES, TO APPROVE THE MINUTES OF THE DESIGN REVIEW COMMITTEE MEETING OF AUGUST 11, 2022 AND THE MINUTES OF THE DESIGN REVIEW COMMITTEE MEETING OF SEPTEMBER 8, 2022. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

**NAY: 0**

**Approved: 4-0**

5. REGULAR AGENDA:

**5.A.**     [2022-827](#)     CONSIDER A PROPOSED SIGN VARIANCE FOR LEGACY BROKER GROUP, LOCATED AT 710 E. BLANCO ROAD (KCAD 27921) TO ALLOW FOR A FREESTANDING DECORATIVE POST AND PANEL SIGN THAT EXCEEDS THE MAXIMUM SIGN AREA REQUIREMENTS 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 variance.

Katy McInttruff, made herself available for questions.

Commission discussion ensued regarding setback distances, size of previous/proposed sign, and why the proposed sign is considered nonconforming, requiring a variance.

Ms. Laura Haning, Planning and Community Development Director, clarified that the proposed sign is considered nonconforming under the newer Unified Development Code (UDC); the size of the proposed sign is nonconforming. She further clarified that if the original sign had not been fully removed (to include the frame) and was only being refurbished, it could remain nonconforming not requiring a variance. However, the sign was completely taken down, and a brand new sign was designed/constructed, requiring a variance to come in to conformance with the UDC.

A MOTION WAS MADE BY COMMITTEE MEMBER HARTHCOCK, SECONDED BY COMMITTEE MEMBER CONDRA, TO DENY THE PROPOSED SIGN VARIANCE FOR LEGACY BROKER GROUP, LOCATED AT 710 E. BLANCO ROAD (KCAD 27921) TO ALLOW FOR A FREESTANDING DECORATIVE POST AND PANEL SIGN THAT EXCEEDS THE MAXIMUM SIGN AREA REQUIREMENTS IN THE UNIFIED DEVELOPMENT CODE, SECTION 9.7.C, FREE STANDING SIGNS. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

**NAY: 0**

**Denied: 4-0**

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

Mr. Ryan Bass discussed a recent achievement of the City of Boerne; the City recently became a Certified Scenic City (through Scenic Texas, a non-profit organization) and earned a Gold designation from the Scenic City Certification Program.

**7. ADJOURNMENT**

Chairman Taylor adjourned the Design Review Committee at 6:22 p.m.

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Chairman

**CERTIFICATION**

**I hereby certify that the above notice of meeting was posted on the 7th day of  
October, 2022 at 5:00 p.m.**

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Vice Chair