

**MINUTES
CITY OF HELOTES
PLANNING AND ZONING COMMISSION**

The City of Helotes Planning and Zoning Commission met for a regular meeting on January 4, 2022, at 7:00 p.m. in City Hall Council Chambers, 12951 Bandera Road, Helotes, Texas. This was an open meeting subject to the current open meeting laws of the State of Texas.

Commission Members

Present: Gregg Michel, Chair
Jason Wightman, Vice Chair
Ron Hozza, Secretary
Alex Blue
Mario Rios

Absent: Anne Carraway
Jeff Wade

Staff Present: Michael Gallardo, DS Coordinator
Susan Darst, DS Specialist

1. Call to order.

Chair Michel called the meeting to order at 7:24 p.m.

2. Roll call.

Commissioner Hozza called roll. See above for members present.

OPEN SESSION:

3. Citizens to be heard.

No one signed up to speak on this item.

ITEMS FOR INDIVIDUAL CONSIDERATION:

4. Discussion of and action on the minutes of the Regular Meeting of the Planning and Zoning Commission dated December 7, 2021. (Approval Item; Staff)

Motion was made by Commissioner Hozza, second by Commissioner Blue, to approve the minutes as submitted.

Motion to approve carried unanimously.

5. **Discussion of and action on a request by Dr. Laurie A. Hightower, PHD, for approval of a wall sign pursuant to Municipal Code of Ordinances Chapter 98 Zoning, Section 98-72 Old Town Helotes Special District, subparagraph (g)(6) (b)(2) Commercial Signs: Projecting, Wall Hanging, or In/On Windows, for TorreAlta Behavioral Health, LLC, located at 14893 Bandera Road, Suite 5A, Helotes, Texas 78023, more particularly described as BCAD Property ID No. 242125. (Recommendation Item; Applicant)**

Motion was made by Commissioner Blue, second by Commissioner Rios, to recommend approval of this item as presented.

Motion to recommend approval carried unanimously by those present.

6. **Discussion of and action on a request by Aaron and Lori Tyler for approval of associated variances to Municipal Code of Ordinances Chapter 66 Signs, Section 66-49 Commercial Signs: Single-Business Use Monument Type for The Welcome Mat Storage located at 11295 Shaenfield Road, San Antonio, Texas 78254, more particularly described as BCAD Prop. ID No. 236158. (Recommendation Item; Applicant)**

Speaking on this item was Aaron Tyler, owner of The Welcome Mat Storage. The business is a new RV storage facility located in the Helotes ETJ. Mr. Tyler presented his request of using an 8 foot by 20 foot corn silo as a monument sign. The proposed silo structure does not meet Code in the following monument sign requirements:

- Type: Does not have a base (Code requires a sign frame and base);
- Size: The silo measures 160 square feet, exceeding Code by 76 square feet (Code allows a max size of 84 square feet); and
- Height: The silo measures 20 feet in height, exceeding Code by 12 feet (Code allows a max height of 8 feet).

The Commission noted this item exceeded Code considerably in several areas. After discussion, the consensus was to give the applicant additional time to bring this item more into compliance with Code. If this decision was amenable to the applicant, then he could come back to a future Planning & Zoning meeting. Otherwise, the Commission would proceed with taking action and making a recommendation to Council. Mr. Tyler agreed to come back with a revised submission.

Motion was made by Commissioner Hozza to postpone this item to a future Planning & Zoning meeting. Second by Commissioner Rios.

Motion to postpone carried unanimously by those present.

Adjourn.


With no more business to come before the Commission, Chair Michel adjourned the meeting at 7:52 p.m.

Respectfully submitted,



Gregg Michel, Chair

ATTEST:



Celina Perez, City Secretary

