

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

The City of Helotes Planning and Zoning Commission met for a regular meeting on February 1, 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
Anne Carraway
Jeff Wade

Staff Present: Michael Gallardo, DS Coordinator
Susan Darst, DS Specialist
Marian Mendoza, City Administrator

1. Call to order.

Chair Michel called the meeting to order at 7:02 p.m.

2. Roll call.

Commissioner Hozza called roll. See above for members present.

OPEN SESSION:

3. Citizens to be heard.

Megan Lowder, Vanessa Olmo, Bart Hughes, David Bowles, Raleigh Wood, and Janine Primomo spoke against the QuikTrip convenience store and automobile filling station being proposed at the intersection of Bandera and Scenic Loop Road. Reasons for opposition include concerns on tree conservation, stormwater run-off, environmental protection, traffic, and lighting.

Shawna Misiong, owner of the The Eclective, introduced herself to the Commission.

ITEMS FOR INDIVIDUAL CONSIDERATION:

4. **Discussion of and action on the minutes of the Regular Meeting of the Planning and Zoning Commission dated January 4, 2022. (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 Jose Rolando Guajardo for approval of a wall sign pursuant to Municipal Code of Ordinances Chapter 66 Signs, Section 66-51 Commercial Signs: Projecting, Wall and Hanging, or In / On Windows, subparagraph (b) Wall Signs for The Eclective located at 12415 Bandera Road, Suite 116, Helotes, Texas 78023, more particularly described as BCAD Prop. ID No. 239948.**

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

Motion to recommend approval carried unanimously.

6. **Discussion of and action on a request by QT South LLC for approval of a conceptual design plan for QuikTrip located at 14912 Scenic Loop Road, Helotes, Texas 78023, more particularly described as BCAD Prop. ID No. 242050, and including the following:**

1. **Site Plan & Building Design Review;**
2. **Exterior Lighting; and**
3. **Signage. (Recommendation Item; Applicant)**

Speaking on this item was David Wanders, Real Estate Project Manager for QuikTrip. David provided a brief history on QuikTrip and presented their variance requests on an approximate 13 foot tall monument sign fronting Bandera Road, allowances on size and design for the service station panels on the monument sign, and allowances on size and number for the wall signage on the front façade.

Discussion included the subject property is zoned for convenience store and automobile filling station use, however, this item includes multiple variance requests on signage. The Commission believed the variance requests were excessive.

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

Motion to recommend disapproval carried unanimously.

7. **Discussion of and action on a preliminary and final plat, pursuant to Municipal Code of Ordinances Chapter 78 Subdivisions, establishing Bricewood Subdivision Unit-6, being a 20.050 acre tract of land, out of a 92.088 acre tract out of the M.M. Musquiz Survey No. 80, recorded in Volume 6591, Page 258 of the Official Public Records of Bexar County, Texas. (Recommendation Item; Applicant)**

Discussion included an emergency access gate to be installed on Paloma Drive.

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

Motion to recommend approval carried unanimously.

8. **Discussion of and action on a request by Approved / Electrical Signs for approval of a wall sign pursuant to Municipal Code of Ordinances Chapter 66 Signs, Section 66-51 Commercial Signs: Projecting, Wall and Hanging, or In / On Windows, subparagraph (b) Wall Signs for Rice & Spicy Thai Kitchen located at 11590 Galm Road, Suite 108, San Antonio, Texas 78254, more particularly described as BCAD Prop. ID No. 1210352. (Recommendation Item; Applicant)**

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

Motion to recommend approval carried unanimously.

STAFF REPORT:

9. **Update on proposed revisions to Municipal Code of Ordinances Chapter 66 Signs and Chapter 98 Zoning.**

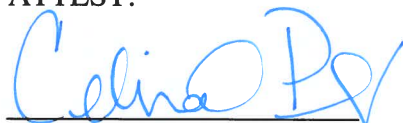
Marian Mendoza, City Administrator, advised Staff would like to bring the existing sign regulations more current. This is a result of Development Services (DS) seeing an increase in variance requests. Marian requested for the Commission to send suggested revisions to Michael Gallardo, DS Coordinator.

Adjourn.

With no more business to come before the Commission, Chair Michel adjourned the meeting at 8:22 p.m.

Respectfully submitted,

ATTEST:


Celina Perez, City Secretary




Gregg Michel, Chair