

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

The City of Helotes Planning and Zoning Commission met for a regular meeting on April 5, 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
Anne Carraway
David Cato
Alex Blue
Mario Rios
Jeff Wade

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

1. Call to order.

Chair Michel called the meeting to order at 7:00 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.

ITEMS FOR INDIVIDUAL CONSIDERATION:

4. Discussion of and action on the minutes of the Special Meeting of the Planning and Zoning Commission dated March 8, 2022. (Approval Item; Staff)

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

Motion to approve carried unanimously.

5. **Discussion of and action on a request by B.R. Anderson for approval of a variance pursuant to Municipal Code of Ordinances Chapter 98 Zoning, Section 98-72 Old Town Helotes Special District, subparagraph (g)(7) Creative Sign Review authorizing the use of a v-shaped freestanding sign for B-Daddy's BBQ located at 14436 Old Bandera Road #3, Helotes, Texas 78023, more particularly described as BCAD Prop. ID No. 242097. (Recommendation Item; Applicant)**

Speaking on this item was B.R. Anderson, restaurant owner of B-Daddy's BBQ. The current monument sign on Bandera Road (S.H. 16) is not visible due to 1.) the way Bandera Road curves and 2.) a lot of oak trees. The variance request is to allow a 10' tall v-shaped freestanding sign with two 4'x8' sign panels that will provide visibility of the restaurant to both northbound and southbound traffic lanes on Bandera Road. Each sign panel will have the restaurant logo. The location of the proposed sign is behind the existing 6' tall cedar post fence (sign poles will be hidden by fence). Mr. Anderson noted the current monument sign would be abandoned.

Discussion included B-Daddy's BBQ is located in the Old Town Helotes Special District (OTHSD). Sign regulations in the OTHSD do not identify v-shaped freestanding signage as an authorized sign classification, therefore, the applicant submitted a variance request. Per Code, no variance shall be granted in the OTHSD except through a Creative Sign Review. The Commission understood the need for visibility, however, believed the v-shaped freestanding sign, as presented, did not meet the criteria or intent of the Creative Sign Program.

****Motion made by Commissioner Blue, second by Commissioner Cato, to disapprove the item as presented. Motion to disapprove carried unanimously.**


****Note – This is a recommending motion to the City Council. Per Code, the variance through the Creative Sign Program shall be subject to review by the P&Z Commission and approved by the City Council.**

Adjourn.

With no more business to come before the Commission, Chair Michel adjourned the meeting at 7:48 p.m.

Respectfully submitted,

ATTEST:



Celina Perez, City Secretary





Gregg Michel, Chair