

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

The City of Helotes Planning and Zoning Commission met for a regular meeting on June 7, 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 (via Zoom)
David Cato
Alex Blue

Absent: Mario Rios
Jeff Wade

Staff Present: Michael Gallardo, DS Coordinator
Celina Perez, City Secretary
Marian Mendoza, City Administrator

1. Call to order.

Chair Michel called the meeting to order at 7:01 p.m.

2. Roll call.

Commissioner Hozza called roll. See above for members present.

PUBLIC HEARING:

3. Public Hearing to give all interested persons the right to appear and be heard on a request by Gilletco LLC for a Specific City Council Approved Use Permit to add a drive-thru to Mary's Tacos, an existing restaurant on property zoned General Business District (B3), located at 13439 Bandera Road, Helotes, Texas 78023, and identified as BCAD Property ID No. 242314.

Chairman Michel opened the public hearing at 7:03 p.m. No one signed up to speak or mailed in any written comments on this item. Chairman Michel closed the public hearing at 7:03 p.m.

OPEN SESSION:

4. Citizens to be heard.

No one signed up to speak.

ITEMS FOR INDIVIDUAL CONSIDERATION:

5. **Discussion of and action on the minutes of the Special Meeting of the Planning and Zoning Commission dated May 10, 2022. (Approval Item; Staff)**

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

Motion to approve carried unanimously by those present.

6. **Discussion of and action on a request by Aaron Tyler for approval of a variance to Municipal Code of Ordinances Chapter 66 *Signs*, Section 66-51 *Commercial Signs: Projecting, Wall and Hanging Signs* 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)**

The Welcome Mat Storage is a parking storage facility for recreational vehicles (RV's), trailers, and boats. The applicant wishes to install a 6'x4' (24 s.f.) wall sign, but a building does not exist on the property. Consequently, the applicant submitted a variance application to install the sign on the perimeter fence. The proposed sign does not meet Code in the following wall sign requirements:

- *Size* – One square foot per linear foot of building, however there is no building to determine square footage;
- *Number* – One sign per street or pedestrian way which the building faces or abuts, however, there is no building; and
- *Location* – All signs shall be installed flat against the wall of a building; however, there is no building.

Commissioner Wightman suggested that the Commission approach the fence sign as a monument sign, and consider the address and landscape requirements. Commissioner Blue respectfully disagreed, contending the proposed fence sign was not a substitute for a monument sign. He understood what the applicant was trying to accomplish, however, did not believe the fence sign and variances were the appropriate answer, when Code allows for a monument sign option.

There being no further discussion, Chairman Michel invited a motion.

Motion was made by Commissioner Blue to recommend disapproval of this item as written.

With no second being heard, Chairman Michel announced the recommended motion died, and asked for another motion.

Motion was made by Commissioner Wightman to recommend approval of this item, with a condition that the fence sign include the business address and a landscaped area. Second by Commissioner Carraway.

Motion to recommend approval carried by those present: 4 Ayes – Commissioner Wightman, Commissioner Carraway, Commissioner Hozza, and Commissioner Cato; 1 Nay - Commissioner Blue.

7. **Discussion of and action on a request by Gilletco LLC for a Specific City Council Approved Use Permit to add a drive-thru to Mary's Tacos, an existing restaurant on property zoned General Business District (B3), located at 13439 Bandera Road, Helotes, Texas 78023, and identified as BCAD Property ID No. 242314. (Recommendation Item; Applicant)**

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

Motion to recommend approval carried unanimously by those present.

PRESENTATION:

8. **Presentation by SCC Development Company and Paravel Capital on a proposed mixed-use development pursuant to Municipal Code of Ordinances Chapter 98 Zoning, Article VI *Planned Unit Development*, on property located along Bandera Road (S.H. 16) and identified as BCAD Property ID No. 242013. (Presentation Item; Developer)**

Presenting this item was Adam Love, SCC Development, and Curtis Thighpen, Paravel Capital. Adam spoke on the commercial concept, which shows a retail footprint along Bandera Road (S.H. 16). Retail prospects include sit down restaurants and a small grocery store. Curtis spoke on the residential part of the site, which proposes 230 two-story single-family-like rental homes behind the retail and along Scenic Loop Road. Residential living includes a mix of 1, 2, and 3 bedroom homes with an attached garage or carport, luxury living features, and best in class amenities. The residential community will have a Texas hill country aesthetic and will be professionally managed by a property company. Gating the residential community has been discussed, but not finalized. In closing, the subject property is a 30.537 acre tract of land, with 6 to 7 acres for retail, and close to 12 acres of green space (including buffers on the side and rear of the property).

After the presentation, Chairman Michel invited Staff to add any follow up. Marian Mendoza, City Administrator, advised this Agenda was posted on the city website two weeks ahead of the meeting date to give ample notice to the public about the proposed development presentation. Notifications about the development presentation were also posted on Nextdoor. The developer is presenting to City Council on June 9. If the developer decides to move forward with a Planned Unit Development (PUD) project, it would require a zoning application and public hearing. A PUD is an allowable zoning use through Code. It is reviewed by the Planning and Zoning Commission and approved by City Council.

Adjourn.

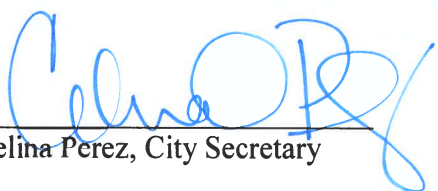
With no more business to come before the Commission, Chair Michel adjourned the meeting at 7:44 p.m.

Respectfully submitted,



Gregg Michel, Chair

ATTEST:



Celina Perez, City Secretary

