



AGENDA
SPECIAL MEETING & ORIENTATION WORKSHOP
HELOTES PLANNING & ZONING COMMISSION
July 19, 2022 | 7:00 p.m.

The City of Helotes Planning & Zoning Commission will meet for a Special Meeting and an Educational Training on Tuesday, July 19, 2022, at 7:00 p.m. in the City Hall Council Chambers, 12951 Bandera Road, Helotes, Texas 78023. Commission Members may participate remotely by videoconferencing; however, a physical quorum of the Planning & Zoning Commission shall be present at Helotes City Hall. This is an open meeting, subject to the open meeting laws of the State of Texas.

1. Call to order.
2. Roll call.

OPEN SESSION:

3. Citizens to be heard. *The Planning & Zoning Commission may not discuss any presented issue, nor may any action be taken on any issue at this time (Attorney General Opinion JC-0169). The Commission will accept comments from citizens, business owners, business representative's, property owners and representatives of property owners of the City of Helotes and its Extraterritorial Jurisdiction (ETJ) only. Comments are limited to three (3) minutes and this time is not transferable. Each person may only speak once. No profanity or threats will be tolerated.*

ITEMS FOR INDIVIDUAL CONSIDERATION:

4. Discussion of and action on the minutes of the Regular Meeting of the Planning and Zoning Commission dated June 7, 2022. (Approval Item; Staff) - [Agenda Item](#)
5. Discussion of and action on a request by Santech Signs, LLC 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 Take 5 Oil Change located at 12266 Bandera Road, Helotes, Texas 78023, more particularly described as BCAD Prop. ID No. 239599. (Approval Item; Applicant) - [Agenda Item](#)

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

The City of Helotes City Hall is wheelchair accessible, and accessible parking spaces are available. In compliance with the Americans with Disabilities Act, the City of Helotes will provide reasonable accommodations for persons attending the meeting. To better serve you, requests should be received seventy-two (72) hours prior to the meeting. For assistance, contact the City Secretary at 210.695.5911.

ITEMS FOR INDIVIDUAL CONSIDERATION contd.:

6. Discussion of and action on a request by Executive Signs Enterprises, Inc. 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 Rise Church located at 12274 Bandera Road, Suite 109, Helotes, Texas 78023, more particularly described as BCAD Prop. ID No. 239598. (Approval Item; Applicant) - [Agenda Item](#)
7. Discussion of and action on a request by Juve Construction for approval of a monument sign pursuant to Municipal Code of Ordinances Chapter 66 *Signs*, Section 66-49 *Commercial Signs: Single-Business Use (Monument Type)* for Christ Fellowship Church located at 10915 Shaenfield Road, San Antonio, Texas 78254, more particularly described as BCAD Prop. ID No. 1224858. (Approval Item; Applicant) - [Agenda Item](#)
8. Discussion of and action on a preliminary and final plat pursuant to Municipal Code of Ordinances Chapter 78 *Subdivisions*, establishing QT 4022, being a total of a 5.28-acre tract out of the John M. Ross Survey No. 223, Abstract 645, County Block 45242 and recorded in Volume 15756, Page 1094, of the Official Public Records of Bexar County, Texas. (Recommendation Item; Applicant) - [Agenda Item](#)
9. Discussion of and action on a preliminary and final plat pursuant to Municipal Code of Ordinances Chapter 78 *Subdivisions*, establishing Bricewood Subdivision Unit-5, being a total of a 27.79-acre tract recorded in Volume 5757, Page 1303, of the Official Public Records of Bexar County, Texas. (Recommendation Item; Applicant) - [Agenda Item](#)
10. Discussion of and action on a preliminary and final plat pursuant to Municipal Code of Ordinances Chapter 78 *Subdivisions*, establishing Rocking Umlaut, being a 1.000-acre tract of land and a 1.992-acre tract of land out of the Comanche Creek Irrigation Company Survey No. 355, Abstract 172, County Block 4525, and recorded in a deed as Document No. 20180207562, of the Official Public Records of Bexar County, Texas. (Recommendation Item; Applicant) - [Agenda Item](#)
11. Discussion of and action on a preliminary and final plat pursuant to Municipal Code of Ordinances Chapter 78 *Subdivisions*, establishing Leslie AP, being a 2.4653-acre tract out of the S.A. & M.G.R.R. Survey No. 415, Abstract 716, County Block 4478 and also being out of the JNR Enterprises, Inc. 7.946-acres described in Document No. 20190014929, of the Official Public Records of Bexar County, Texas. (Recommendation Item; Applicant) - [Agenda Item](#)

ORIENTATION:

12. Training Session conducted by City Attorney on the following topics:
 - a. Texas Open Meetings Act;
 - b. Agenda Posting Requirements;
 - c. Meeting Decorum;
 - d. Helotes Planning & Zoning Commission Duties and Authority;
 - e. Ethical Principles in Planning; and
 - f. Overview of the Planning & Zoning Process.

Adjourn.

NOTE: It is possible that a quorum of the City Council and/or other Municipal Advisory and Governmental Bodies may be in attendance at the above stated meeting. No action will be taken by the City Council and/or other Municipal Advisory and Governmental Bodies at the above stated meeting, other than the body specifically referred to in the above notice.

The Planning and Zoning Commission reserves the right to adjourn into Closed Session at any time during the course of this meeting to discuss any of the exceptions to the requirement that a meeting be open to the public, in accordance with Texas Government Code, Chapter 551 *Open Meetings*, Subchapter D *Exceptions to Requirement that Meetings be Open*. No action may be taken in Closed Session.

I certify that this Agenda was posted on July 15, 2022, at 3:00 p.m.

Michael Gallardo

Michael Gallardo, DS Coordinator