



Project Application (Page 1 of 2)

City of Helotes · Development Services
12951 Bandera Rd, Helotes, TX 78023 · 210-695-8877

A. Project Information *please complete all items*

Project Name: Bandera Ranch

Project Address: 15030 Bandera Road, Helotes, Texas 78023

Tax ID number(s): 242013

Application Type

- | | | | |
|---|---|---------------------------------------|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Concept Plan | <input type="checkbox"/> Minor Plat | <input type="checkbox"/> Vacation (<u>circle one</u> : plat, |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Replat | easement or building line) |
| <input checked="" type="checkbox"/> PUD | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Amended Plat | <input type="checkbox"/> Donation |

Revision of Approved Plan/Plat? ☐ Y ☒ N Name: _____

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 31.5 No. of Lots: 1

Original Survey & Abstract No.: ABS 645

Legal Description: CB 4524 P-3 ABS 645

Current Zoning: B-3 Proposed Zoning: B-3 with PUD land use

Location: 15030 Bandera Road, Helotes, Texas 78023

Proposed Use(s): The proposed development will include both residential and commercial uses.

Applicant's Signature

Applicant's role: ☐ Owner ☒ Developer ☐ Other: Colegas Ventures, LLC

I hereby Certify that the information supplied with this application is true and correct, and that the paper and electronic copies of the materials submitted are consistent with each other, to the best of my knowledge.

Signature: 

Printed Name: Ashley Farrimond Date: 7/29/2022

Please Complete Page 2

Staff Use Only Application No: PUD-22-01 Bandera Ranch Date: 8/1/2022



Project Application (Page 2 of 2)

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B. Contact Information *(please complete all items - attach additional pages as necessary)*

I. Property Owner(s)

Firm Name (if applicable): N/A
Owner Name(s): Balous T. Miller
Address: P.O. Box 839925 San Antonio, Texas 78283
Phone: Please contact representative Fax: _____ Email: Please contact representative

II. Owner's Agent/Engineer *(main contact person responsible for application)*

Role: ☐ Engineer ☐ Agent ☒ Other: Representative
Firm Name (if applicable): Killen, Griffin & Farrimond, PLLC
Address: 10101 Reunion Place, Suite 250 San Antonio, Texas 78216
Primary Contact Name: Ashley Farrimond
Phone: (210) 960-2750 Fax: _____ Email: ashley@kgftx.com
Secondary Contact Name: Delaney Honaker
Phone: (210) 960-2750 Fax: _____ Email: delaney@kgftx.com

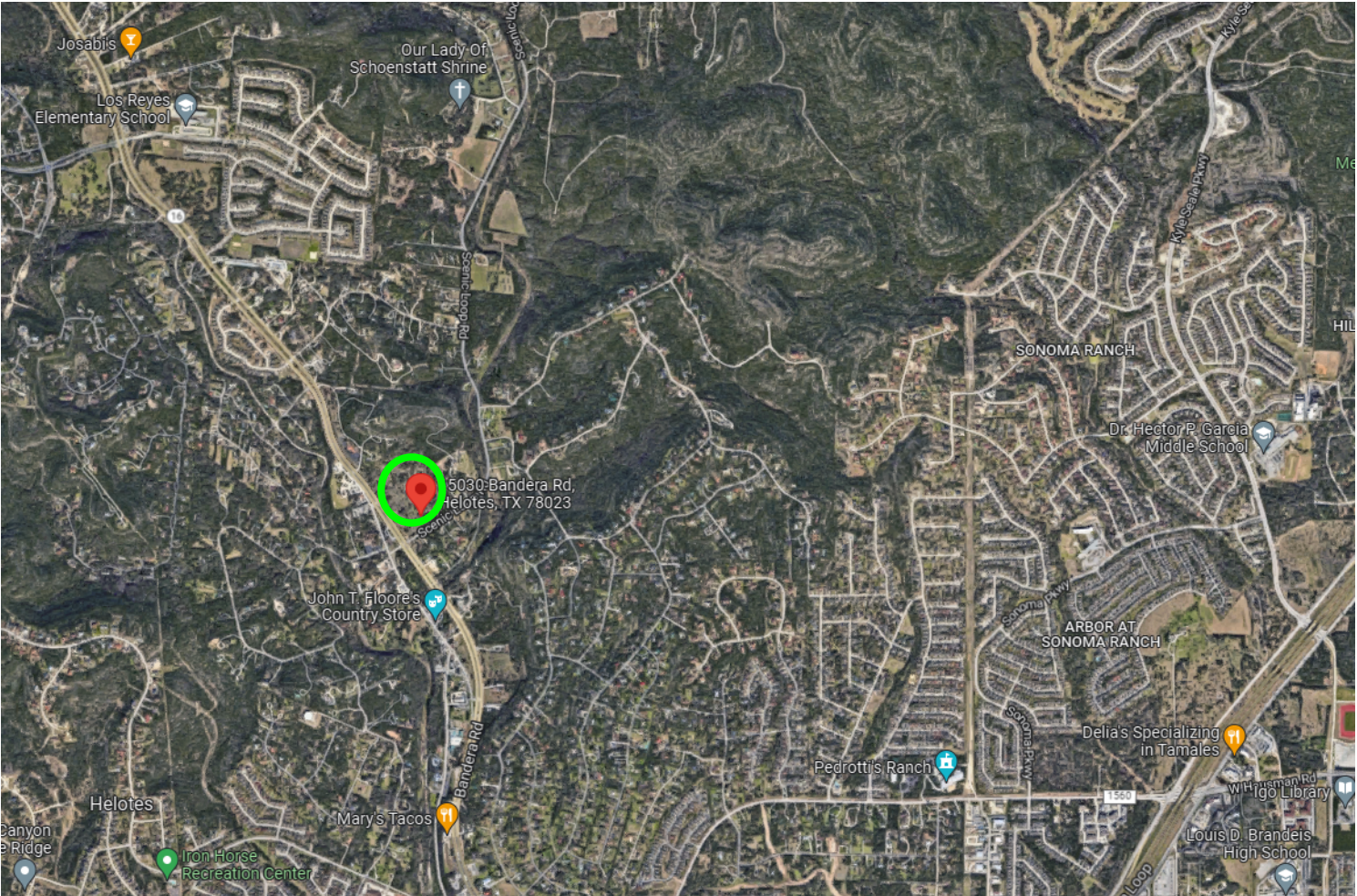
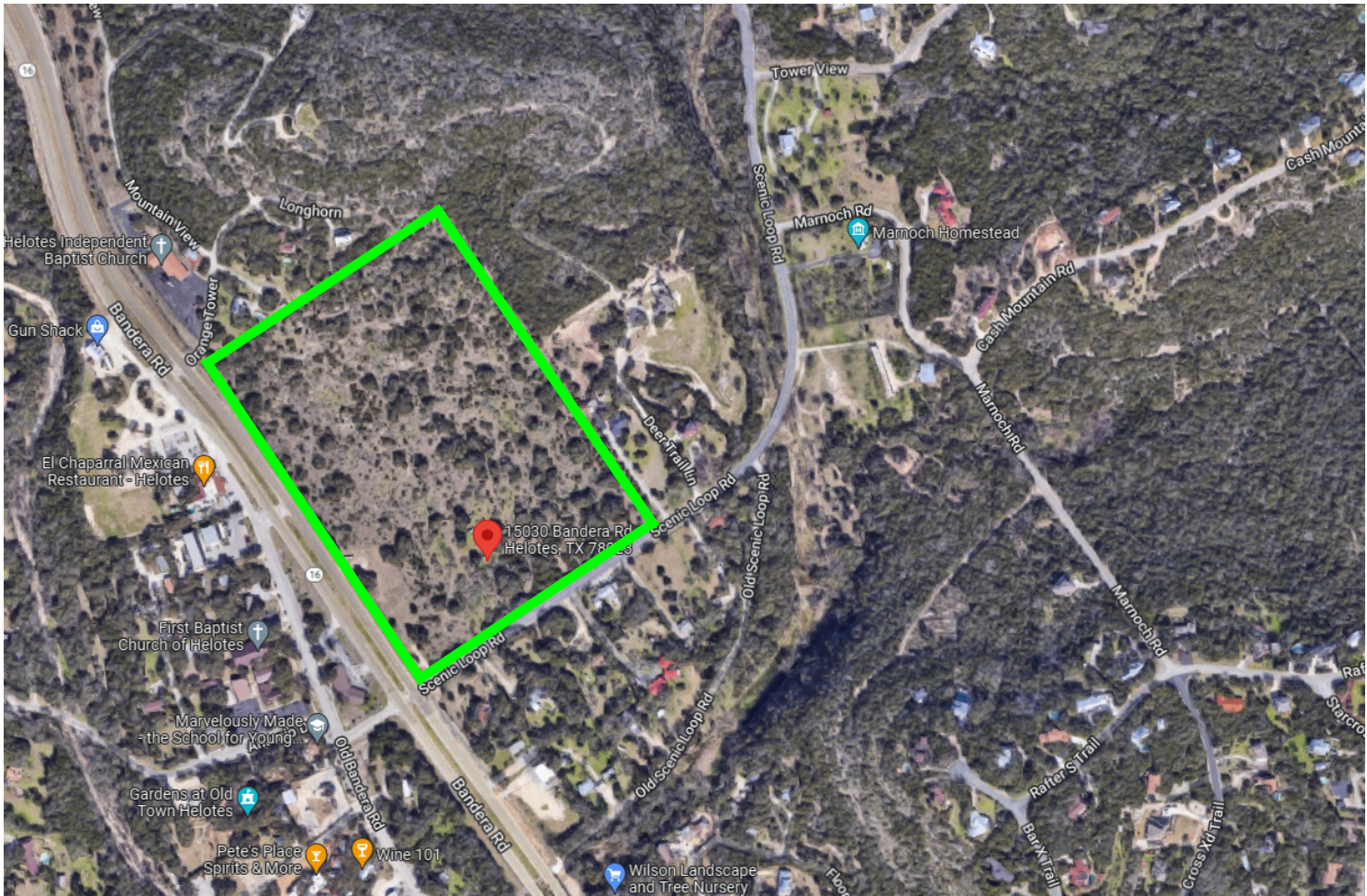
III. Developer

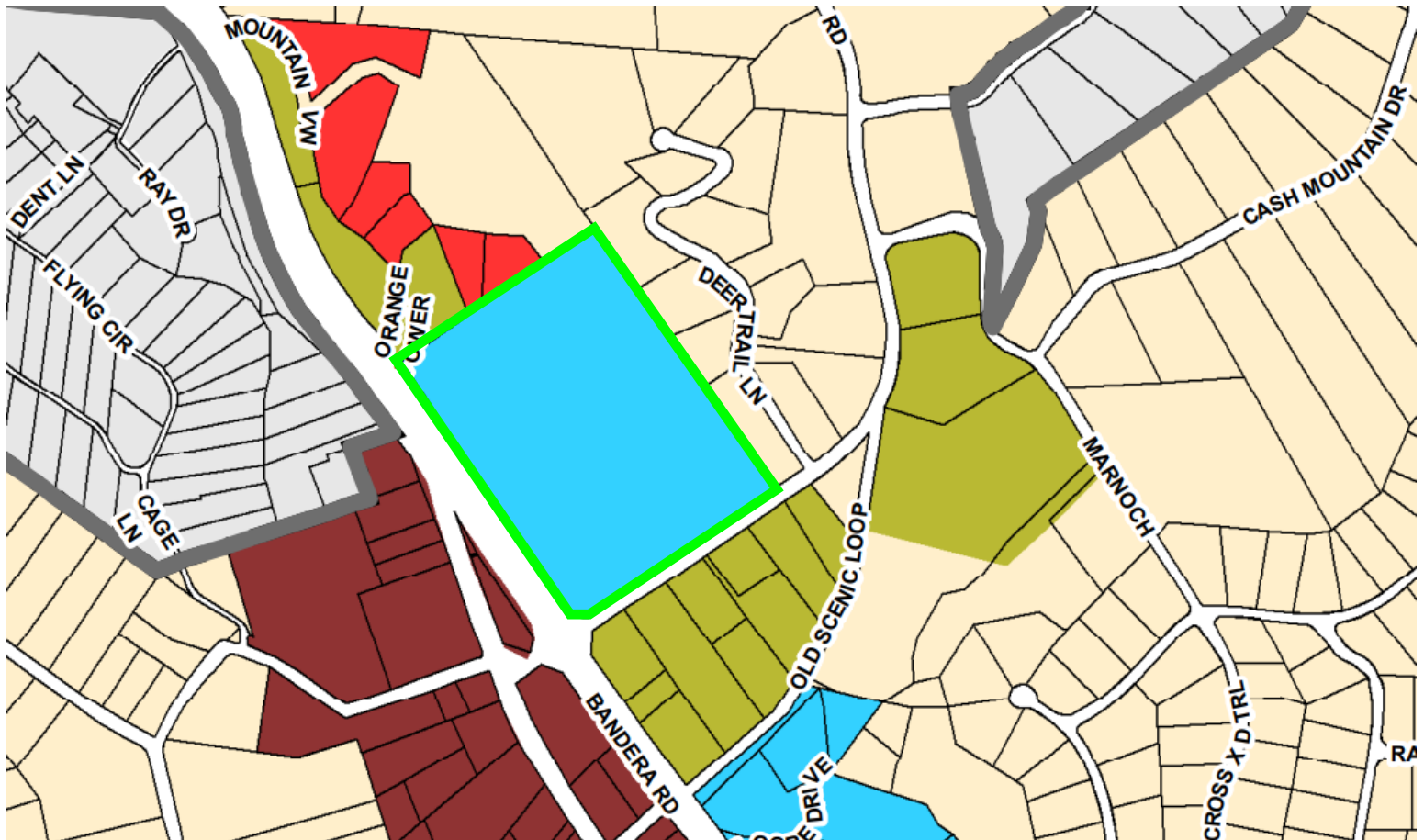
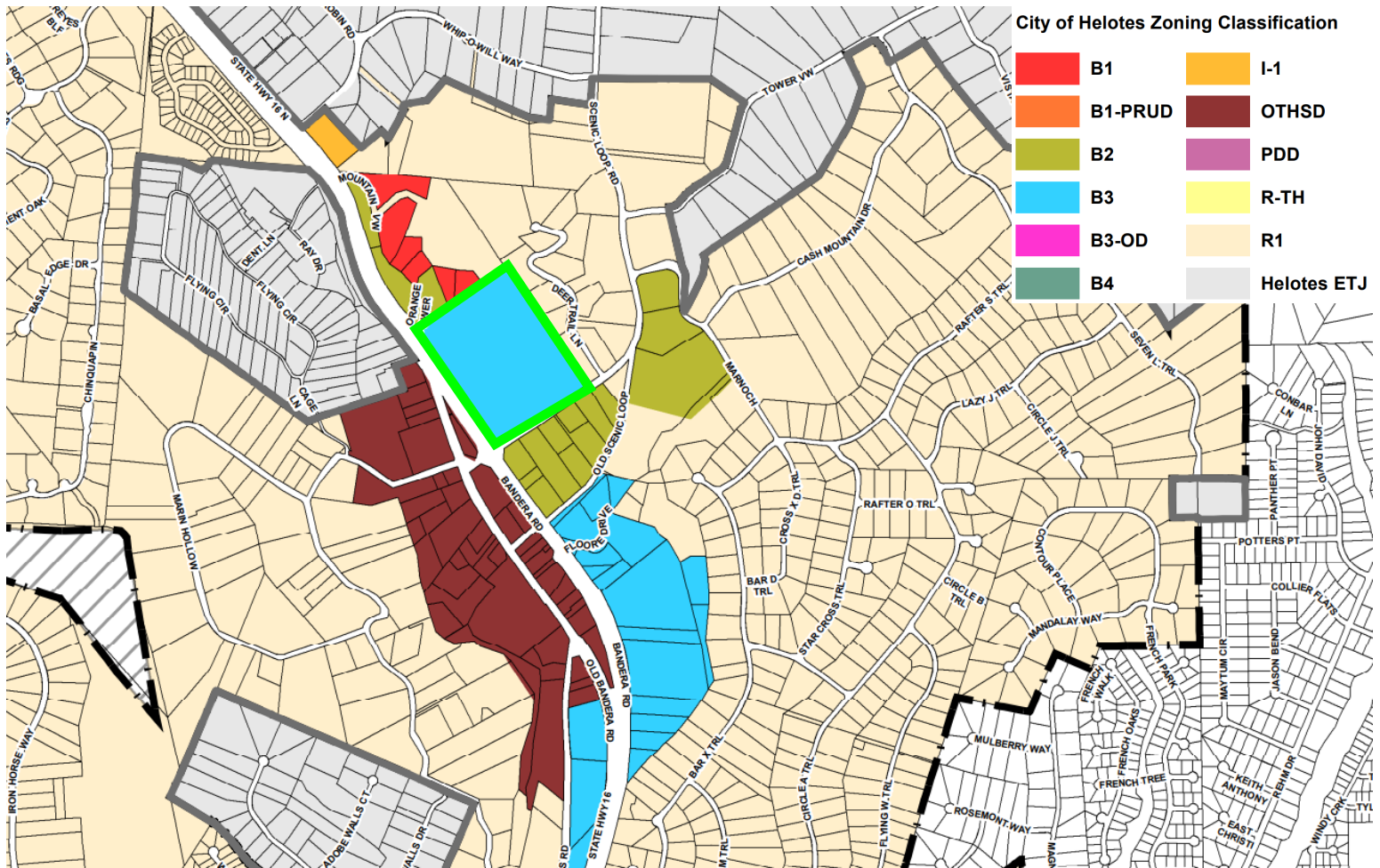
Firm Name (if applicable): Colegas Ventures, LLC
Owner Name(s): _____
Address: 100 Coventry Lane, San Antonio, Texas 78209
Phone: Please contact representative Fax: _____ Email: Please contact representative

IV. Developer's Agent/Engineer *(main contact person responsible for application)*

Role: ☐ Engineer ☐ Agent ☒ Other: Representative
Firm Name (if applicable): Killen, Griffin & Farrimond, PLLC
Address: 10101 Reunion Place, Suite 250 San Antonio, Texas 78216
Primary Contact Name: Ashley Farrimond
Phone: (210) 960-2750 Fax: _____ Email: ashley@kgftx.com
Secondary Contact Name: Delaney Honaker
Phone: (210) 960-2750 Fax: _____ Email: delaney@kgftx.com

Maps





Proposed PUD Development

R H A

ROBERT HIDEY ARCHITECTS

BANDERA RANCH SITE

HELOTES, TX



PARAVEL

PROJECT NUMBER 22035.01 07/29/2022



SITE LOCATION

BANDERA RANCH SITE

HELOTES, TEXAS



22035.01 07/29/2022



BANDERA RANCH
SITE BOUNDARY 31.46 ACRES (1,370,397.6 SF)

SITE ADDRESS: BANDERA RD & SCENIC LOOP RD
CURRENT ZONE: GENERAL BUSINESS DISTRICT (B3)
GENERAL PLAN LAND USE: SINGLE RESIDENTIAL (R-1)

MINIMUM LOT SIZE: 32,000 SQ FT
MAX. HEIGHT: 35 FEET, 2-STORY MAX

SETBACKS:
FRONT YARD SETBACK: 40'-0" MIN.
SIDE YARD SETBACK: 25'-0" MIN. WIDTH, SIDE YARD BOTH SIDES
REAR YARD SETBACK: 25'-0" MIN.

OFF-STREET PARKING
SINGLE FAMILY: 2 SPACES PER UNIT
DUPLEX HOUSING UNITS: 2 SPACES PER UNIT

PARKING DIMENSIONS
90 DEGREE PARKING: 9'-0" WIDTH MINIMUM, 180 SF MINIMUM
PARALLEL PARKING: 6'-0" WIDTH X 22'-0" LENGTH

FIRE APPARATUS ACCESS
ROAD WIDTH: 26'-0"
ROAD SLOPE: 2% STANDARD CROSS SLOPE, 1% MINIMUM CROSS SLOPE
5% MAXIMUM CROSS SLOPE

GRADE: 12% MAXIMUM
ROADWAY RADIUS: 25'-0" INSIDE RADIUS
DEAD ENDS: 48'-0" UNOBSTRUCTED RADIUS (CUL-DE-SAC)

TOTAL ACREAGE: 31.45 ACRES (1,370,397.6 SF)
RESIDENTIAL ACRES: 22.97 ACRES (1,000,654.26 SF)
RESIDENTIAL TOTAL: 230 UNITS
RESIDENTIAL DENSITY: 10 DU/ACRE

RETAIL ACRES: 8.48 ACRES (369,564.48 SF)

2-STORY TOWNHOMES

UNIT MIX	TARGET MIX	ACTUAL MIX	NO. OF UNITS
1 BD	25%	30%	70
1 BD W/ DRIVEWAY	14%	13%	30
2 BD	24%	30%	70
2 BD W/ DRIVEWAY	15%	13%	30
2 BD W/ GARAGE & DR	14%	8%	16
3 BD W/ GARAGE	8%	6%	14
		100%	230

PLAN TYPE	PROGRAM	UNIT SIZE	UNIT COUNT	TOTAL
PLAN 1	1 BD/1.5 BA	851 SF	100	85,100 SF
PLAN 2	2 BD/2.5 BA	1,207 SF	100	120,700 SF
PLAN 3 (FARMHOUSE)	2 BD/2.5 BA	1,220 SF	16	19,520 SF
PLAN 4	3 BD/2.5 BA	1,387 SF	14	19,418 SF
TOTAL			230	244,738 SF

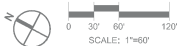
PARKING REQUIRED (RESIDENTIAL)
TOTAL PARKING REQUIRED: 230 UNITS x 2 SPACES/UNIT = 460 SPACES REQUIRED

PARKING PROVIDED
GARAGE SPACES: 44 SPACES
ON-SITE GUEST SPACES: 421 SPACES
TOTAL PARKING PROVIDED: 465 SPACES (2.02 SPACES PER UNIT)

*Setback requirements shall be to the external Property boundary and are not intended to apply to interior lot lines.
**The residential units are shown in the proposed general location, but may shift slightly in location and size; however, the residential structures shall not change in a way that will impact setbacks or parks/open space shown on the plan.
***The commercial portion of the site plan illustrates conceptual buildings, potential users, and a potential site configuration; however, type of business, as well as the size, location, and number of buildings, is subject to change as commercial users are selected for the Property.

BANDERA RANCH SITE
HELOTES, TEXAS

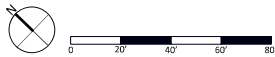
PROPOSED SITE PLAN





KEY LEGEND

- 6' WROUGHT IRON FENCE WITH 7' MASONRY COLUMN AT +/- 100' O.C.
- ENHANCED LANDSCAPE BUFFER



Fence Layout Diagram and Imagery - Subject to Change

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