



**AGENDA
CITY OF HELOTES
PLANNING AND ZONING COMMISSION
October 4, 2022**

The City of Helotes Planning and Zoning Commission will meet for a Regular Meeting on Tuesday, October 4, 2022, at 7:00 p.m. in the City Hall Council Chamber, 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.

PUBLIC HEARING:

3. Public Hearing to give all interested persons the right to appear and be heard on a request by Texas Grounds, LLC for a Specific Use Permit authorizing the use of an existing drive-thru facility for a new coffee and bagel restaurant located at 9708 Business Parkway, Suite 128, Helotes, Texas 78023, in the Helotes Town Center, a multi-tenant shopping center on property zoned General Business District (B-3), and identified as BCAD Property ID No. 1189831. - [Agenda Item](#)
4. Public Hearing to give all interested persons the right to appear and be heard on a land use request by Killen, Griffin, Farrimond, PLLC for a Planned Unit Development (PUD) establishing Bandera Ranch, a proposed mixed-use commercial and residential project on property zoned General Business District (B-3), located at 15030 Bandera Road, Helotes, Texas 78023, and identified as BCAD Property ID No. 242013. - [Agenda Item](#)

OPEN SESSION:

5. Citizens to be heard. *The Planning and 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 representatives, 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.*

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:

6. Discussion of and action on the minutes of the Regular Meeting of the Planning and Zoning Commission dated September 6, 2022. (Approval Item; Staff) - [Agenda Item](#)
7. Discussion of and action on a request by the Historical Society of Helotes for approval of seven (7) signs identifying historical buildings in the Old Town Helotes Special District pursuant to Municipal Code of Ordinances Chapter 98 *Zoning*, Section 98-72 *Old Town Helotes Special District*, subparagraph (g)(7) *Creative Sign Review*, and authorizing the installation at the following addresses:
 - a) The Cottage located at 14392 Old Bandera Road, Helotes, Texas 78023, more particularly described as BCAD Prop. ID No. 242137;
 - b) The Helotes General Store located at 14436 Old Bandera Road, Helotes, Texas 78023, more particularly described as BCAD Prop. ID No. 242097;
 - c) The Hilemen-Riggs House located at 14391 Old Bandera Road, Helotes, Texas 78023, more particularly described as BCAD Prop. ID No. 1151554;
 - d) The Riggs Gas Station & Garage located at 14392 Old Bandera Road, Helotes, Texas 78023, more particularly described as BCAD Prop. ID No. 242137;
 - e) The Riggs Grocery Store located at 14391 Old Bandera Road, Helotes, Texas 78023, more particularly described as BCAD Prop. ID No. 1151554;
 - f) The Ross Barham House located at 14743 Old Bandera Road, Helotes, Texas 78023, more particularly described as BCAD Prop. ID No. 1154308; and
 - g) The Terry Residence located at 14391 Old Bandera Road, Helotes, Texas 78023, more particularly described as BCAD Prop. ID No. 1151554. (Recommendation Item; Applicant) - [Agenda Item](#)
8. Discussion of and action on a request by Texas Grounds, LLC for a Specific Use Permit authorizing the use of an existing drive-thru facility for a new coffee and bagel restaurant located at 9708 Business Parkway, Suite 128, Helotes, Texas 78023, in the Helotes Town Center, a multi-tenant shopping center on property zoned General Business District (B-3), and identified as BCAD Property ID No. 1189831. (Recommendation Item; Applicant) - [Agenda Item](#)
9. Discussion of and action on a request by Texas Grounds, LLC for a menu board sign pursuant to the Municipal Code of Ordinances Chapter 66 *Signs*, Section 66-52 *Miscellaneous Signs*, subsection (b) *Menu Boards*, located at 9708 Business Parkway, Suite 128, Helotes, Texas 78023 in the Helotes Town Center, a multi-tenant shopping center on property zoned General Business District (B-3), and identified as BCAD Property ID No. 1189831. (Applicant) - [Agenda Item](#)

ITEMS FOR INDIVIDUAL CONSIDERATION contd.:

10. Discussion of and action on a land use request by Killen, Griffin, Farrimond, PLLC for a Planned Unit Development (PUD) establishing Bandera Ranch, a proposed mixed-use commercial and residential project on property zoned General Business District (B-3), located at 15030 Bandera Road, Helotes, Texas 78023, and identified as BCAD Property ID No. 242013. (Recommendation Item; Applicant) - [Agenda Item](#)

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 is 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 September 30, 2022, at 5:30 p.m.

Michael Gallardo

Michael Gallardo, DS Coordinator