



CITY COUNCIL AGENDA ITEM REQUEST FORM

MEETING DATE: October 13, 2022

- AGENDA PLACEMENT:**
- PUBLIC HEARING
 - RECOGNITION
 - UNFINISHED BUSINESS
 - CONSENT
 - INDIVIDUAL
 - CLOSED

CAPTION:

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. (Applicant)

BACKGROUND:

Texas Grounds is a locally owned coffee shop and restaurant. The suite at 9708 Business Parkway is Texas Ground’s second location in the City of Helotes. Suite 128 was formerly occupied by Panther Café Restaurant, which operated a drive-thru window as approved by a City Council Special Use Permit. The B-3 Zoning District allows drive-thru facilities through the Specific City Council Approved Use Permit process only.

ATTACHMENTS:

- Attachment A – P&Z Report
- Attachment B – Zoning Use Application

PREPARED BY: Susan Darst, Development Services Specialist

DATE SUBMITTED: October 7, 2022

**OFFICIAL CITY ADMINISTRATION USE ONLY
DEVELOPMENT SERVICES DEPARTMENT ITEM BRIEFING**

COUNCIL ACTION TAKEN: APPROVED DENIED NO ACTION

COMMENTS: _____

COMPLETED BY: _____

DATE: _____

October 4, 2022

To: Marian Mendoza, City Administrator
Celina Perez, City Secretary

From: Jason Wightman
Vice Chairman, Planning and Zoning Commission

Re: Planning and Zoning Commission Monthly Report

The Planning & Zoning Commission held its regular monthly meeting on October 4, 2022.

- Item #8 - Unanimously recommended approval of 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. There was positive concern expressed by the Commission that direction signage may be warranted due to the layout of the shopping center.

Regards,

Jason D. Wightman,
P&Z Commission Vice-Chairman

PAID

Chuck # 486

SEP 12 2022

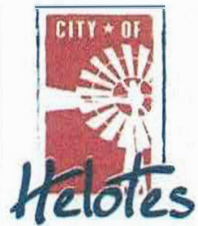
Receipt # 29646

CITY OF HELOTES

ZONING AMENDMENT APPLICATION

CHAPTER 98,

Amendments, Rezoning, ~~and~~ **RECEIVED** Variances



City of Helotes
Development Services
Department
P.O. Box 507
12951 Bandera Road
Helotes, TX 78023
Phone (210) 695.8877
Fax (210) 695.2123

SEP 09 2022

NAME OF APPLICANT: Texas Grounds, LLC CITY OF HELOTES

MAILING ADDRESS: 14359 Old Bandera Rd. #3 Helotes, TX 78023

PHONE #: 210 744 5676

STATUS OF APPLICANT: OWNER: AGENT: (IF AGENT, ATTACH LETTER OF AUTHORIZATION.)

PROPERTY DESCRIPTION

PHYSICAL ADDRESS: 9708 Business Parkway, Helotes TX 78023 Unit 128

LEGAL DESCRIPTION: Suite 128 - Panther's Country Cafe 9708 Business PKWY Ste 128 INV FURN FIXT SUP LI

Helotes Town Center's legal description - CB 4478F BLK 2 LOT 3A "HELOTES TOWN CENTRE"

CURRENT ZONING: B-3 PROPOSED ZONING: n/a

DEED RESTRICTIONS PROHIBITING PROPOSED ZONING: n/a

EXISTING USE: Restaurant/Cafe with drive thru PROPOSED USE: Restaurant/Cafe with drive thru

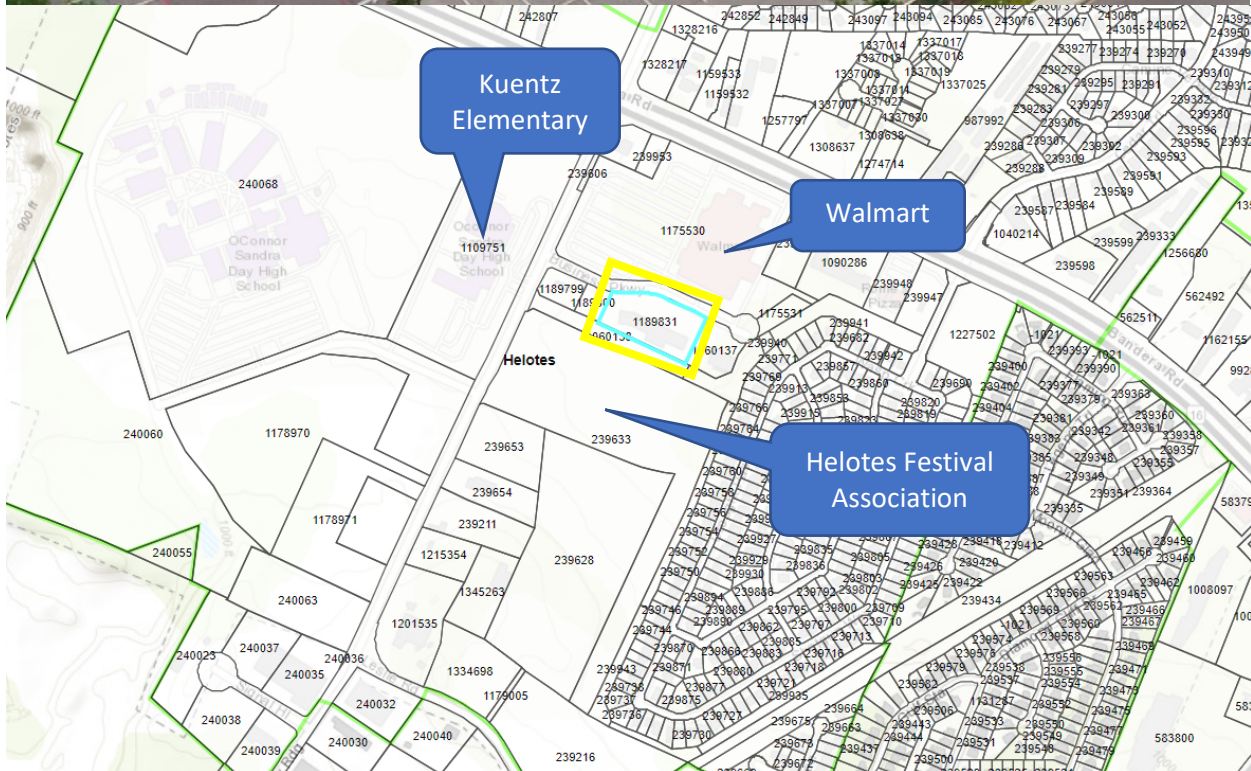
LAND AREA: n/a DOES OWNER OWN ADJACENT PROPERTIES? YES NO

PURPOSE OF REQUEST: Drive Through

I hereby certify that I have read and examined this application and know the information I have provided to be true and correct. All provision of laws and ordinances governing this application will be complied with, whether specified herein or not. The granting of this zoning amendment or change does not presume to give authority to violate or cancel the provisions of any other local law regulating the use of the property.

[Signature]
Applicant's Signature

9 / 15 / 2022
Date



APPENDIX A. SCHEDULE OF USES

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Schedule of Uses	Planned Development District	Old Town Helotes Special District	Pre-Development District	Office and Professional District	Neighborhood Service District	General Business District	B-3 Overlay District See Sec. 98-69	Central Business	Industrial District
Zoning Classification	PDD	OTH SD	PD	B-1	B-2	B-3	B-3 OD	B-4	I-1
Picture Framing (Completely Enclosed in B-2 and B-3 Districts)					X	X		X	X
Pipeline and Electrical Transmission Lines			CC	CC	CC	CC		CC	CC
Playground Equipment Sales and Manufacturing (Completely Enclosed in B-3 District)						X		X	X
Plumber (Completely Enclosed in B-2 and B-3 Districts)					X	X		X	X
Plumbing Fixture Sales and Service (Completely Enclosed in B-2 and B-3 Districts)					X	X		X	X
Post Office				X	X	X		X	X
Radio or Television Broadcast Studio			CC			X		X	X
Real Estate Sales Office				X	X	X		X	X
Recreational Vehicle Park				X	X	X		X	X
Recreational Vehicle Sales and Service (New and Used, When Used Incidental to New Sales) (Service Completely Enclosed in B-3 District)						CC		X	X
Restaurant (Alcoholic Beverages Incidental to Food Sales)				X	X	X		X	X
Restaurant with Drive Thru (Alcoholic Beverages Incidental to Food Sales)					CC	CC		X	X
Riding Stable or Academy			CC	CC	CC	CC		CC	CC
School, College			CC	CC	CC	X		X	X
School, Elementary and Secondary			CC	X	X	X		X	X
School, Trade			CC	CC	CC	X		X	X
Sexually Oriented Business								CC	CC
Sewerage Pumping Station			CC	CC	CC	CC		CC	CC
Shoe Sales and Repair (Retail)				X	X	X		X	X