



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

ZONING AMENDMENT APPLICATION

CHAPTER 98,

Amendments, Rezoning, and Variances

NAME OF APPLICANT:

TIM and WANDA BOLLER

MAILING ADDRESS:

13637 LYTLE LANE HELOTES, TEXAS 78023

PHONE #: 760-522-7248

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

PROPERTY DESCRIPTION

PHYSICAL ADDRESS:

12550 BANDERA ROAD, HELOTES, TEXAS 78023

LEGAL DESCRIPTION:

CB 44776 BLK 1 LOT 5 (WULFSOHN)

CURRENT ZONING: B3-OD

PROPOSED ZONING: NO CHANGE

DEED RESTRICTIONS PROHIBITING PROPOSED ZONING: N/A

EXISTING USE: DRIVE THRU

PROPOSED USE: DRIVE THRU

LAND AREA: N/A

DOES OWNER OWN ADJACENT PROPERTIES? YES ☐ NO ☒

PURPOSE OF REQUEST:

REQUEST FOR A SPECIAL USE PERMIT FOR EXISTING
DRIVE THRU RESTAURANT

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.

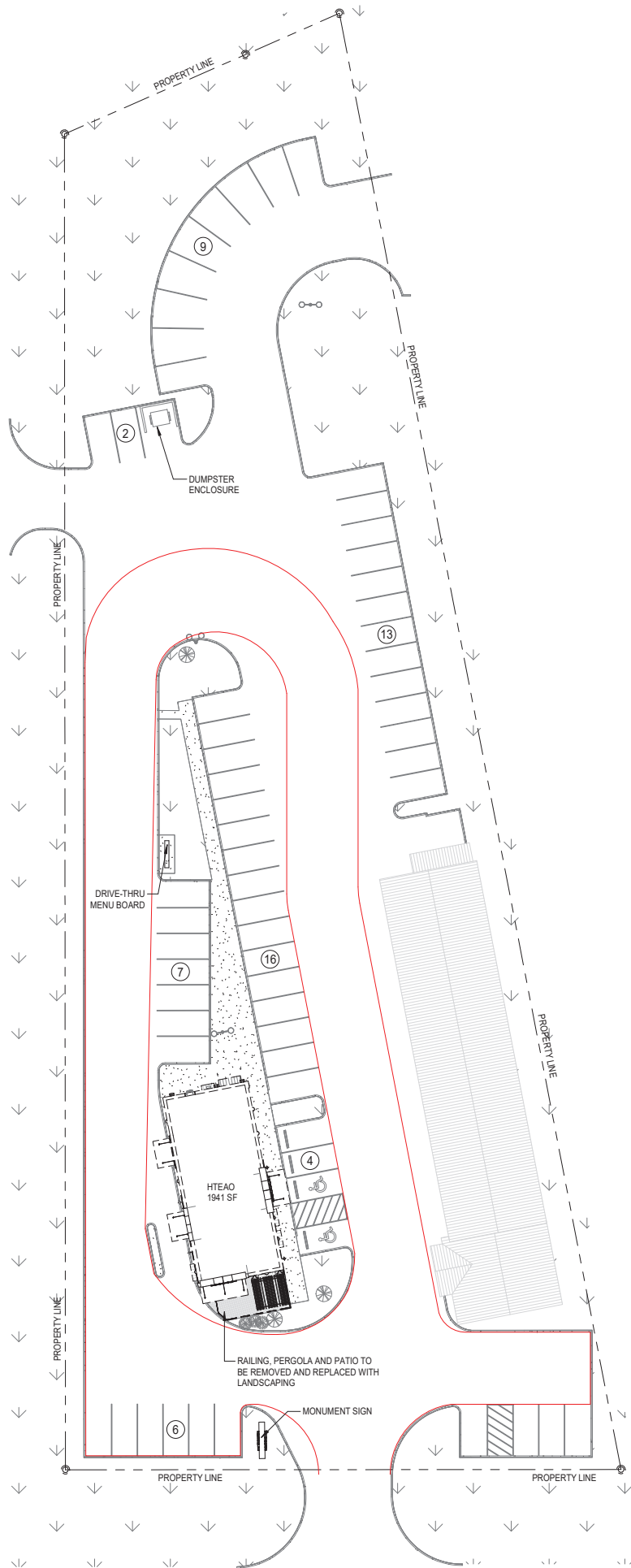
Tim Boller
Applicant's Signature

Dec. 7, 2022
Date

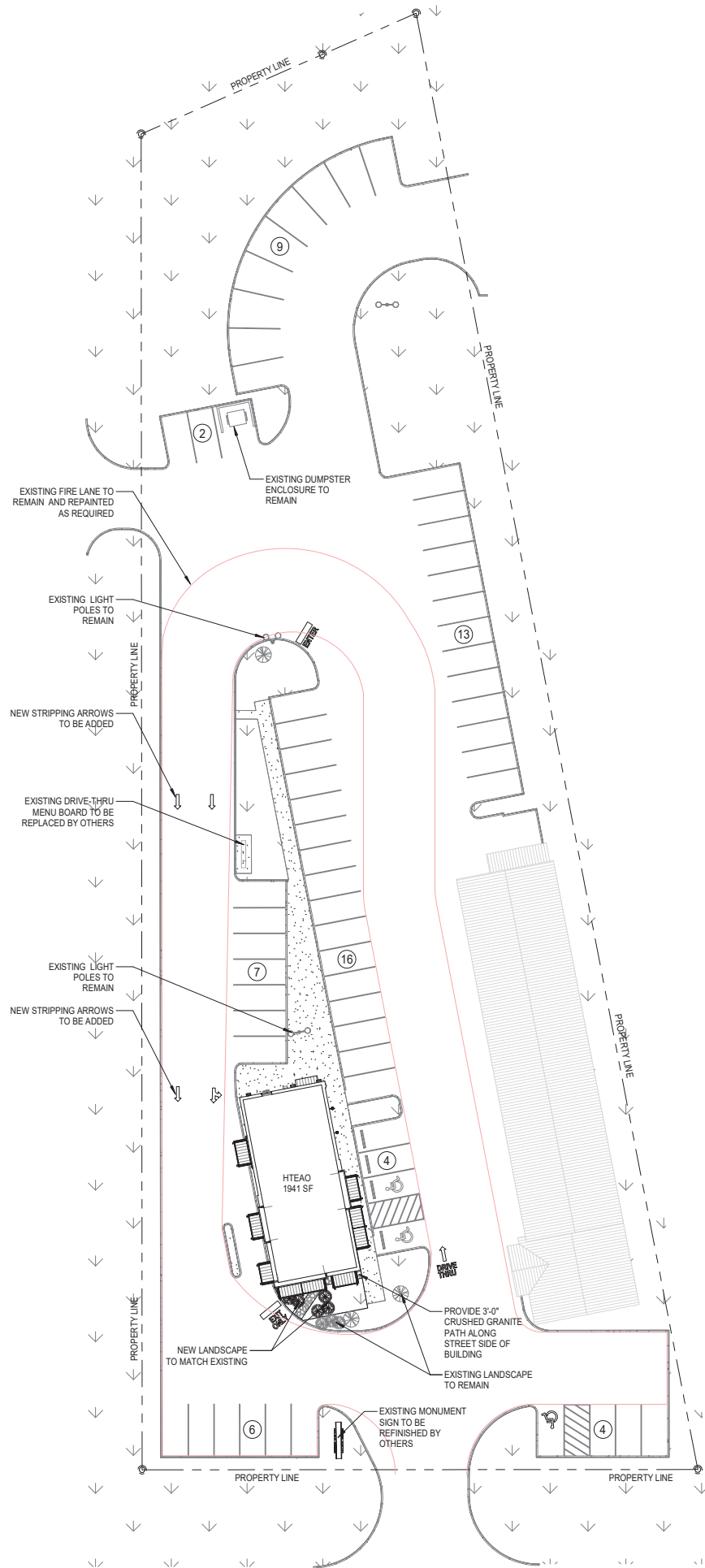
APPENDIX A. SCHEDULE OF USES

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





1 EXISTING & DEMO. ARCH. SITE PLAN
SCALE: 1" = 25'-0"



2 NEW ARCH. SITE PLAN
SCALE: 1" = 25'-0"

GENERAL SITE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS PROVIDED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICT BEFORE CONSTRUCTION COMMENCE. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. REPLACE/UPDATE ANY SITE ELEMENTS THAT ARE DAMAGED OR NO LONGER FUNCTIONING PROPERLY AS ORIGINALLY DESIGNED (SPRINKLERS, TREE CONDITIONS, LANDSCAPING, LIGHTING, ETC.)
4. ALL EXISTING STRIPPING TO BE REFINISHED OR CLEANED TO LOOK LIKE NEW.
5. ALL SITE STRIPING TO BE WHITE

SITE PLAN LEGENDS

- PROPERTY LINE
- FIRE LANE
SHALL READ "NO PARKING FIRE LANE" EVERY 15'
- [Pattern] LANDSCAPING BED / DECOMPOSED GRANITE
- [Down Arrow] SODDED AREA
- [Dotted Pattern] CONCRETE



HTEAO - HELOTES
12550 E. BANDERA ROAD
HELOTES, TX 78023



Date: 07-05-2022
Dwn: BRZ Chk: SJK
Project No.: 2222
Issue:

Sheet Name:
EXISTING,
DEMO. & NEW
ARCH SITE
PLAN

D1.0