

**MINUTES
CITY OF HELOTES
PLANNING AND ZONING COMMISSION**

The City of Helotes Planning and Zoning Commission met for a regular meeting on January 3, 2023, at 7:00 p.m. in City Hall Council Chambers, 12951 Bandera Road, Helotes, Texas. This was an open meeting subject to the current open meeting laws of the State of Texas.

Commission Members

Present: Gregg Michel, Chair
Jason Wightman, Vice Chair
Ron Hozza, Secretary
Anne Carraway
David Cato
Alex Blue
Mario Rios
Jeff Wade

Staff Present: Michael Gallardo, DS Coordinator
Celina Perez, City Secretary

1. Call to order.

Chair Michel called the meeting to order at 7:00 p.m.

2. Roll call.

Commissioner Hozza called roll. See above for members present.

PUBLIC HEARING:

- 3. Public Hearing to give all interested persons the right to appear and be heard on a request by Tim and Wanda Boller for a Specific Use Permit authorizing an existing drive-thru facility for HTeaO, a restaurant specializing in fresh-brewed iced tea, located at 12550 Bandera Road, Helotes, Texas 78023, on property zoned General Business District (B3) and identified as BCAD Property ID No. 1159533.**

Chair Michel opened the public hearing at 7:01 p.m. No one signed up to speak on this item. Chair Michel closed the public hearing at 7:01 p.m.

OPEN SESSION:

4. Citizens to be heard.

No one signed up to speak.

ITEMS FOR INDIVIDUAL CONSIDERATION:

5. **Discussion of and action on the minutes of the Special Meeting of the Planning and Zoning Commission dated December 13, 2022. (Approval Item; Staff)**

Motion was made by Commissioner Hozza, second by Commissioner Wightman, to approve the minutes as submitted.

Motion to approve carried unanimously.

6. **Discussion of and action on a request by Tim and Wanda Boller for a Specific Use Permit authorizing an existing drive-thru facility for HTeaO, a restaurant specializing in fresh-brewed iced tea, located at 12550 Bandera Road, Helotes, Texas 78023, on property zoned General Business District (B3) and identified as BCAD Property ID No. 1159533. (Recommendation Item; Applicant)**

Discussion included the applicant's plan to use the existing drive-thru lane configuration. Commissioner Rios commented on the existing concrete island in the drive-thru lane that he believed lacked visibility. Commissioner Wightman added the island is a stacking lane requirement to separate the drive-thru lane traffic from the rest of the vehicle traffic traveling on-site. The purpose is to keep the drive-thru lane traffic herded and let other vehicles go around. Chair Michel stated if visibility measures are required, it should and can be handled at the Staff level. The Staff present concurred. There being no further discussion, Chair Michel invited a motion.

Motion was made by Commissioner Wightman, second by Commissioner Wade, to recommend approval of this item as written.

Motion to recommend approval carried unanimously by those present.

Adjourn.

With no more business to come before the Commission, Chair Michel adjourned the meeting at 7:15 p.m.

Respectfully submitted,

ATTEST:



Celina Perez, City Secretary



Gregg Michel, Chair

