



**AGENDA
CITY OF HELOTES
PLANNING AND ZONING COMMISSION
August 1, 2023**

The City of Helotes Planning and Zoning Commission will meet for a Regular Meeting on Tuesday, August 1, 2023, 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.

OPEN SESSION:

3. 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.*

ITEMS FOR INDIVIDUAL CONSIDERATION:

4. Discussion of and action on the minutes of the Special Meeting of the Planning and Zoning Commission dated July 11, 2023. (Approval Item; Staff) - [Agenda Item](#)
5. Discussion of and action on a request by Liberty Signs Inc. for approval of a monument sign pursuant to the Municipal Code of Ordinances Chapter 66 *Signs*, Section 66-49 *Commercial Signs: Single-business use (monument type)* for Ranch Creek Living located at 16532 SH 16, Helotes Texas 78023, more particularly described as BCAD Prop. ID No. 1395773. (Approval Item; Applicant) - [Agenda Item](#)

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 contd.:

6. Discussion of and action on a request by Waylon Wehmeyer for approval of two (2) nonconforming signs that were relocated due to the F.M. 1560 roadway expansion by the Texas Department of Transportation (TxDOT); considering the required relocated signs pursuant to Municipal Code of Ordinances Chapter 66 *Signs*, Section 66-61 *Nonconforming Signs* for Burnin' Bush LLC situated in the City of Helotes Extra-territorial Jurisdiction (ETJ), located at 10020 N FM 1560, Helotes, Texas 78023, identified as BCAD Property ID No. 1183539; and including the following:
 - a. Sign A Located at the entrance of 10020 N FM 1560
 - b. Sign B Located along FM 1560; 327 ft south from the entrance (Approval Item; Applicant)- [Agenda Item](#)

7. Discussion of and action on a request by Kenneth Dempsey for approval of a conceptual design plan establishing the site idea for Old Town Helotes Family Food Park located at 14769 Old Bandera Road, Helotes, Texas 78023, identified as BCAD Prop. ID No. 242067, and including the following:
 - Site plan;
 - General building concept;
 - Exterior lighting; and
 - Signage. (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 July 28, 2023, at ____ 4:00 _____ p.m.

Michael Gallardo

Michael Gallardo, DS Coordinator