

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

The City of Helotes Planning and Zoning Commission met for a special meeting on July 11, 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
Alex Blue, Secretary
Anne Carraway
Buck Russel

Staff Present: Michael Gallardo, DS Coordinator
Marian Mendoza, City Administrator

1. Call to order.

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

2. Roll call.

Commissioner Blue called roll. See above for members present.

OPEN SESSION:

3. Citizens to be heard.

Julie Salinas, Amy Barile, Charles Roberts, Sabrina McGowan, Patrick McGowan, Shawna Misiong, and Mike Misiong spoke against the proposed mixed-use project presentation the Trailhead at Helotes Planned Unit Development (Agenda Item No. 7). Reasons for opposition include concerns on high residential density (366 units), residential building height (most at 45 foot height), limited retail area, and generally, the project does not serve the Helotes community.

ITEMS FOR INDIVIDUAL CONSIDERATION:

4. Discussion of and action on the minutes of the Regular Meeting of the Planning and Zoning Commission dated June 6, 2023. (Approval Item; Staff)

Motion was made by Commissioner Carraway, second by Commissioner Wightman, to approve the minutes.

Motion to approve carried unanimously.

- 5. Discussion of and action on a request by Southwest Texas Sign Service, Inc. for approval of signage for Christus Trinity Clinic located at 12340 Bandera Road Stes. 104 and 105, Helotes, Texas 78023, identified as BCAD Property ID No. 1040214. (Approval Item; Applicant)**

This item includes a wall sign (switching from a cabinet sign to channel letters) and a monument sign (replacing sign faces) for Christus Trinity Clinic, a new tenant in the Hill Country Crossing II Retail Center.

Motion was made by Commissioner Wightman to approve the wall sign and monument sign. Second by Commissioner Carraway.

Motion to approve this item as presented carried unanimously.

- 6. Discussion of and action on a request by SA Quality Fence & Welding for approval of two (2) Residential Entry Signs, pursuant to Municipal Code of Ordinances Chapter 66 Signs, Section 66-43 Residential Subdivision Entry Signs for the Sagebrooke Subdivision situated in the City of Helotes Extra-territorial Jurisdiction (ETJ), generally located near the intersection of Galm Road and F.M. 1560, and identified as BCAD Property ID Nos. 1367059 and 236147. (Approval Item; Applicant)**

The first residential entry sign is at the intersection of F.M. 1560 and Sagebrooke Run, and the second is at F.M. 1560 and Bent Canyon. The contractor erected the entry signs before obtaining permits; and so, Development Services will assess a penalty fee.

Motion was made by Commissioner Carraway to approve the two residential entry signs for Sagebrooke Subdivision. Second by Commissioner Wightman.

Motion to approve this item as presented carried unanimously.

PRESENTATION:

- 7. Presentation by MNO Partners on a proposed mixed-use development pursuant to Municipal Code of Ordinances Chapter 98 Zoning, Article VI Planned Unit Development, on property located along Bandera Road (S.H. 16) and identified as BCAD Property ID Nos. 242100, 1097255, and 242130. (Presentation Item; Developer)**

Presenting this item was David Morin, MNO Partners. The Trailhead at Helotes Planned Unit Development (PUD) will have park-like retail fronting Bandera Road (S.H. 16) and luxury residential rental apartments tucked behind the retail. The theme of the PUD project is a live, work, play environment. The park-like retail concept includes a dog park, pickle ball courts, a food truck park, a perimeter walking trail, and, ideally, a sit-down restaurant. The residential concept is 366 apartments. The unit breakdown is approximately 60% one-bedroom, 35% two-bedrooms, and 5% three-bedrooms. A preserved 40-foot wide tree buffer will surround the project, plus an additional 20-foot wide tree buffer between the retail/residential area. David spoke about the current B-3 zoning and the allowable development uses by right. In his opinion, a B-3 development pattern detracts from Helotes, and a PUD development is a better alternative.

Chairman Michel inquired as to the community engagement thus far. David shared that his team created a website and published a post about the project on NextDoor. There has been a lively discussion on NextDoor, with comments for and against and development suggestions on what the community would like to see there.

Commissioner Blue voiced struggles with the high residential density and the 45-foot height of the residential buildings in the center of the property. He went on to say the point of the water and sewer improvements in that area was to attract commercial development, not to attract apartments. He concluded by saying there is no problem with a mixed-use development if done well, but this project isn't really mixed as portrayed.

After the presentation, Chairman Michel thanked the presenter for his time. A second presentation will occur at the City Council Meeting on July 27, 2023.

Adjourn.

With no more business to come before the Commission, Chair Michel adjourned the meeting at 8:00 p.m.

Respectfully submitted,



Gregg Michel, Chair

ATTEST:



Celina Perez, City Secretary

