

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

The City of Helotes Planning and Zoning Commission met for a regular meeting on August 1, 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

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.

No one signed up to speak.

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)

Motion was made by Commissioner Carraway, second by Commissioner Blue, to approve the minutes as submitted.

Motion to approve carried unanimously.

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)**

Ranch Creek Living is a new multi-family development located in the City's Extra-territorial Jurisdiction (ETJ) on State Highway 16, near its intersection with Triana Parkway. The applicant proposes one monument sign for the driveway access on State Highway 16.

Motion was made by Commissioner Wightman, second by Commissioner Carraway, to approve the item as presented.

Motion to approve carried unanimously.

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; and**
 - b. **Sign B located along FM 1560; 327 feet South from the entrance. (Approval Item; Applicant)**

Speaking on this item was the applicant, Waylon Wehmeyer. The intent of the upgraded signage was for it to look better. The main post sign was changed from two-legged to v-shaped to improve its visibility, especially for traffic from Bent Canyon onto F.M. 1560. The applicant contended their upgraded signage was forcible maintenance due to the F.M. 1560 roadway expansion by TxDOT.

The Commission understood the F.M. 1560 roadway expansion required the business to relocate their signs; however, the applicant took the liberty of fully erecting the signage and, in the process, changed the main post sign from two-legged to v-shaped. The Commission majority believed such alterations did not qualify under routine maintenance for a nonconforming sign.

Motion was made by Commissioner Carraway, second by Commissioner Wightman, to deny this item as presented.

Motion to deny carried: 3 Ayes – Commissioner Carraway, Commissioner Wightman, and Commissioner Russel; 1 Nay – Commissioner Blue.

Chairman Michel informed the applicant to meet with Staff on the next steps, including the option to submit an appeal and go before the City Council.

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)**

Speaking on this item was the applicant, Kenneth Dempsey. The food truck park concept sits on a 1.11 acre tract adjacent to the wedding venue, the Gardens at Old Town Helotes. A new 7 foot stucco wall will create separation between the properties. The intent of the park is for families and children. The site concept shows food truck pads, a new building (bar and outdoor patio), pickleball courts, a game/play area, and restrooms (similar to what is on the Bluffs).

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

Motion to recommend approval carried unanimously.

Adjourn.

With no more business to come before the Commission, Chair Michel adjourned the meeting at 8:02 p.m.

Respectfully submitted,



Gregg Michel, Chair

ATTEST:



Celina Perez, City Secretary

