

Planned Unit Development (PUD) Application

Project Name: Bandera Ranch Date: 08/31/2023

Petition to the City Council of Helotes, Texas:

Property owner(s): Helotes Bandera Ranch, LP

Owner's agent (if applicable): Killen, Griffin & Farrimond, PLLC (Ashley Farrimond)

hereby make(s) application to the City Council of the City of Helotes for change in zoning designation of the property described below:

- New planned Unit Development (PUD)
 Amendment to PUD # 01

Justification for PUD zoning (*attach additional pages as necessary*):

Amendment to PUD 01 Site Plan (See Attached)

Property Description:

A: Recorded Subdivision Information:

Subdivision: _____

Lot: _____, Block: _____ Acres: _____

Recorded in Bexar County, TX, Document #: _____

or: Volume #: _____ Page #: _____

or B: Property Description Information: (*attach a metes and bounds description with a sketch, signed and sealed by a Registered Professional Land Surveyor in the State of Texas*)

Property address: 15030 Bandera Rd., Helotes, TX 78023

Survey name: J.M. Ross Survey No. 223

Acres: 31.463 Abstract #: 645

Deed(s) which conveyed the property to the present owner:

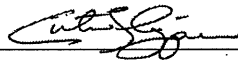
Document #: 20220276258 Acres: 31.463

or: Volume #: _____ Page #: _____


Project Name: Bandera Ranch Date: 08/31/2023

Ownership Type: Sole Owner Community Property
 Partnership Corporation Trust

Owner Signature & Information:

Signature: 
Print name: Curtis Thigpen, on behalf of Helotes Bandera Ranch, LP
Address (full): 1509 Old West 38th St., Suite 3, Austin, Texas 78731
Phone: 512-934-8923 Fax: _____
Email cthigpen@paravelcap.com

Owner's Agent (if applicable) Signature & Information:

Signature: 
Print name: Ashley Farrimond (Killen, Griffin & Farrimond, PLLC)
Address (full): 10101 Reunion Pl., Suite 250, San Antonio, TX 78216
Phone: 210-960-2750 Fax: --
Email ashley@kgftx.com

If ownership is other than sole or community property, please name the partners, principals, beneficiaries, etc. respectively:

1) Name: Adam Love
Position: Partner, SCC Development Company
Address (full): 556 8th Ave Fort Worth, TX 76104

2) Name: _____
Position: _____
Address (full): _____

3) Name: _____
Position: _____
Address (full): _____

Please attach additional pages as necessary.



September 29, 2023

Marian Mendoza
City Administrator
City of Helotes
(210) 695-8877
mmendoza@helotes-tx.gov

RE: Request for Amendment to the Planned Unit Development (“PUD”) Identified as PUD 01 within the City of Helotes, Texas.

Ms. Mendoza,

On October 13, 2022, the City of Helotes (“City”) City Council approved the rezoning of approximately 31.45 acres located at the northeast corner of Bandera Road and Scenic Loop Road (“Property”) to Planned Unit Development (“PUD 01”) for the Bandera Ranch project (“Project”). Please see Ordinance No. 22-17 for additional information.

An initial Project site plan and other associated exhibits were submitted, approved, and attached to the zoning ordinance. However, as detailed engineering studies and architectural work has occurred, the Project plans have been updated. The updates to the PUD 01 plans trigger the need pursuant to the City’s Code of Ordinances (“Code”) to update the PUD 01 ordinance. Please find the proposed amendment to PUD 01 attached to this letter as **Exhibit “1”**.

City Code Section 98.164(a) addresses amendments to a Planned Unit Development plan:

- (a) Amendments to approved planned unit development plans shall not be authorized by the board of adjustment, but rather shall be made . . . [subject to] review by the planning and zoning commission and approval by the city council.

We respectfully request that the City Council approve the updated plans and amend PUD 01. We believe these changes are improvements to the original plans included and only enhance the Project. There are no proposed changes to the terms or conditions of the PUD 01. The following updates are included in the revised plans:

1. The addition of 98 two-car garages. This results in a Project that is more comparable to a single-family home rather than a traditional apartment.

2. The Project unit mix has been updated to include:
 - a. 118 – 1-Bedroom units (increased from 100 units)
 - b. 97 – 2-Bedroom units (decreased from 116 units)
 - c. 15 – 3-Bedroom units (increased from 14 units)

3. The unit sizes have been updated (all increases in size):
 - a. 1 Bedroom /1.5 Bathroom – 932 sq. ft. (increased in size from 851 sq. ft.)
 - b. 2 Bedroom /2.5 Bathroom – 1,314 sq. ft. (increased in size from 1,207 sq. ft.)
 - c. 2 Bedroom /2.5 Bathroom – 1,466 sq. ft. (increased in size from 1,220 sq. ft.)
 - d. 3 Bedroom /2.5 Bathroom – 1,527 sq. ft. (increased in size from 1,367 sq. ft.)

4. Building setbacks have increased from both Old Scenic Loop and the northwest Property line. Buildings located along Old Scenic Loop will be approximately 150’–200’ away from the Property line. Buildings located along the northwest Property line will be approximately 100’ setback.

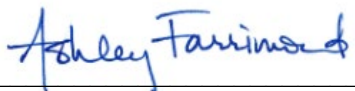
5. The updated plans include increased open / green space throughout the Project.

Please note that the requested amendment does not include any land uses that are not currently allowed, nor does it seek to alter the PUD 01 boundary. The requested amendment only includes site plan updates.

We request the City’s approval of the attached amendment to PUD 01. If you need any additional documentation or have any questions, please do not hesitate to contact me.

Sincerely,

KILLEN, GRIFFIN & FARRIMOND, PLLC

BY: 

Ashley Farrimond

SITE PLAN
Replacing Exhibit C-1 in Ordinance No. 22-17



BANDERA RANCH
SITE BOUNDARY 31.46 ACRES (1,370,397.6 SF)

SITE ADDRESS: BANDERA RD & SCENIC LOOP RD
CURRENT ZONE: GENERAL BUSINESS DISTRICT (B3)
GENERAL PLAN LAND USE: SINGLE RESIDENTIAL (R-1)

MINIMUM LOT SIZE: 32,000 SQ FT

MAX. HEIGHT: 35'-0", 2-STORY MAX
BUILDING DESIGN HEIGHT: 30'-0"

SETBACKS:
FRONT YARD SETBACK: 40'-0" MIN.
SIDE YARD SETBACK: 25'-0" MIN. WIDTH, SIDE YARD BOTH SIDES
REAR YARD SETBACK: 25'-0" MIN.

OFF-STREET PARKING

SINGLE FAMILY: 2 SPACES PER UNIT
DUPLEX HOUSING UNITS: 2 SPACES PER UNIT

PARKING DIMENSIONS
90 DEGREE PARKING: 9'-0" WIDTH MINIMUM, 180 SF MINIMUM
PARALLEL PARKING: 8'-0" WIDTH X 22'-0" LENGTH

FIRE APPARATUS ACCESS
ROAD WIDTH: 26'-0"
ROAD SLOPE: 2% STANDARD CROSS SLOPE, 1% MINIMUM CROSS SLOPE
5% MAXIMUM CROSS SLOPE

GRADE: 12% MAXIMUM
ROADWAY RADIUS: 25'-0" INSIDE RADIUS
DEAD ENDS: 48'-0" UNOBSTRUCTED RADIUS (CUL-DE-SAC)

TOTAL ACREAGE: 31.46 ACRES (1,370,397.6 SF)
RESIDENTIAL ACRES: 22.97 ACRES (1,000,654.66 SF)
RESIDENTIAL TOTAL: 230 UNITS
RESIDENTIAL DENSITY: 10 DU/ACRE

RETAIL ACRES: 8.48 ACRES (369,564.48 SF)

2-STORY TOWNHOMES

UNIT MIX	ACTUAL MIX	NO. OF UNITS
1 BD	51%	118
2 BD	42%	97
3 BD	7%	15
	100%	230

PLAN TYPE	PROGRAM	UNIT SIZE	UNIT COUNT	TOTAL
PLAN 1	1 BD/1.5 BA	932 SF	118	109,976 SF
PLAN 2	2 BD/2.5 BA	1,314 SF	63	82,782 SF
PLAN 3	3 BD/2.5 BA	1,527 SF	15	22,905 SF
PLAN 4	2 BD/2.5 BA	1,466 SF	34	49,844 SF
TOTAL			230	265,507 SF

PARKING REQUIRED (RESIDENTIAL)

TOTAL PARKING REQUIRED: 230 UNITS x 2 SPACES/UNIT = 460 SPACES REQUIRED

PARKING PROVIDED

GARAGE SPACES: 224 SPACES
ON-STREET PARKING SPACES: 236 SPACES
TOTAL PARKING PROVIDED: 460 SPACES (2 SPACES PER UNIT)

PARKING REQUIRED (RETAIL)

TOTAL RETAIL SF: 43,164 SF
TOTAL PARKING REQUIRED: 1 SPACE/200 SF = 216 SPACES

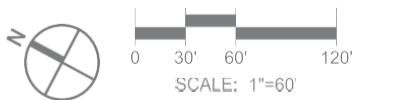
PARKING PROVIDED

ON-SITE GUEST SPACES: 221 SPACES

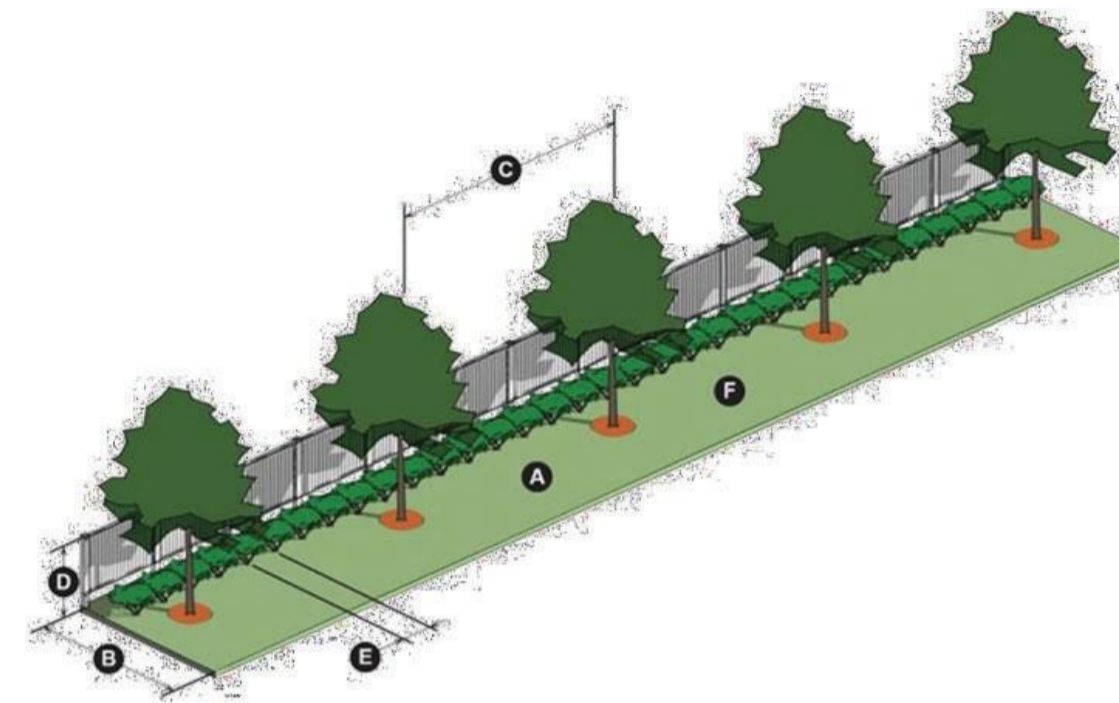
TOTAL AREA	22.97 ACRES	(1,000,654.66 SF)	100%
IMPERMEABLE			
STREETS		202,119 SF	
SIDEWALKS		39,768 SF	
AMENITY		14,914 SF	
RESIDENCES		185,803 SF	
MAINTENANCE		573 SF	
TRASH ENCLOSURES		510 SF	
TOTAL	10.18 ACRES	(443,687 SF)	44%
PERMEABLE	12.79 ACRES	(556,967.66)	56%

BANDERA RANCH SITE
HELOTES, TEXAS
CITY REVIEW

PROPOSED SITE PLAN



FENCE LAYOUT
Replacing Exhibit C-4 in Ordinance No. 22-17




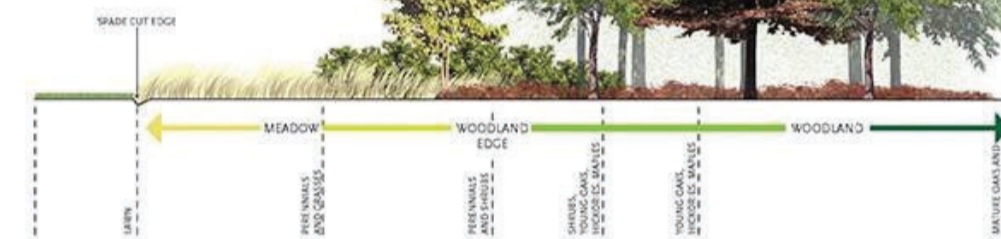
Key Legend

- 6' WROUGHT IRON FENCE WITH 7' MASONRY COLUMNS
- 8' CEDAR FENCE
- ENHANCED LANDSCAPE BUFFER



Key Legend

-  6' WROUGHT IRON FENCE WITH 7' MASONRY COLUMNS
-  8' CEDAR FENCE
-  ENHANCED LANDSCAPE BUFFER





Key Legend

- 1 Dog Park
- 3 Pool
- 5 Grill & Lounge Area
- 2 Open / Green Space
- 4 Patio / Game Lawn