



TRAILHEAD
AT HELOTES

New & Improved Concept Based on Citizen, Council and P&Z Feedback

Feedback	Previous Plan	New Plan	Change
Reduce Density	366 Units	220 Units	Reduction of 146 Units
Reduce Building Height	3-Story Buildings	2-Story Buildings	3-Story Reduced to 2-Story
No Apartment Style	Apartments & Townhouses	Single-Family, Duplexes, & Townhouses	No Units on Top of Each Other
More Retail	34,000 sf	39,880 sf	Added 5,000+ sf
No Food Trucks	Spaces for Food Trucks to Park	No Food Trucks	Took out Food Trucks

The new plan responds to the feedback we received from Helotes Residents, Planning & Zoning, City Council, and City Staff, while also retaining the elements that received positive feedback in our support letters and discussions with citizens.





Site Plan

- 220 Townhouse, Duplex, and Single-Family Homes
- 39,880 Square Feet of Retail
- No buildings will exceed two-stories in height
- Large tree buffers and greenbelt areas
 - 40' along Bandera Road and perimeter
 - 20' between retail & residential

Residential

- Single-Family Homes
- Duplexes
- Townhouses
- Townhouses
- Townhouses

Retail – 39,880 sf

- Dog Park Bar & Restaurants
- Pickleball (Public Courts & Indoor Club)
- Coworking Space, Coffee Shop, and Food Hall w/ multiple restaurants & Splash Pad
- Stand-Alone Restaurant w/ Patio

Retail Conceptual



Residential Renderings





Residential Materials Palette



Limestone



Bronze Windows



Wood / Rough Hardi Plank



Charcoal Board and Batten



Cream Board and Batten



Corrugated Metal



Corten Steel



Black Shingles