



**AGENDA
CITY OF HELOTES
PLANNING AND ZONING COMMISSION
November 14, 2023**

The City of Helotes Planning and Zoning Commission will meet for a Special Meeting on Tuesday, November 14, 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.

PUBLIC HEARING:

3. Public Hearing to give all interested persons the right to appear and be heard on a land use request by MN&O Investment Group, LLC for a Planned Unit Development (PUD) establishing Trailhead at Helotes, a proposed mixed-use commercial and residential project on property zoned General Business District (B-3), located generally at 14410 Bandera Road, Helotes, Texas 78023, and identified as BCAD Property ID Nos. 242100, 1097255, and 242130. - [Agenda Item](#)

OPEN SESSION:

4. 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:

5. Discussion of and action on the minutes of the Regular Meeting of the Planning and Zoning Commission dated October 3, 2023. (Approval Item; Staff) - [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 EZZI Signs for approval of signage under Municipal Code of Ordinances Chapter 66 *Signs* to reflect the rebranding for Walmart located at 12550 Leslie Road, Helotes, Texas 78023, identified as BCAD Property ID No. 1175530, and includes:
 - a) Updating the external facing of two existing monument signs pursuant to Municipal Code of Ordinances, Chapter 66 *Signs*, Section 66-49 *Single Business Use Monument Type*;
 - b) Updating the external facing of (11) existing wall signs pursuant to Municipal Code of Ordinances, Chapter 66 *Signs*, Section 66-51 *Wall Signs*;
 - c) Installation of (6) new wall signs and associated size and number variances pursuant to Municipal Code of Ordinances, Chapter 66 *Signs*, Section 66-51 *Wall Signs*; and
 - d) Establishing a master sign plan, as requested by the Planning & Zoning Commission, pursuant to Municipal Code of Ordinances, Chapter 66 *Signs*, Section 66-71 *Master Sign Plan*. (Recommendation Item; Applicant) - [Agenda Item](#)

7. Discussion of and action on a land use request by Killen, Griffin, Farrimond, PLLC for a Planned Unit Development (PUD) establishing Bandera Ranch, a proposed mixed-use commercial and residential project on property zoned General Business District (B-3), located at 15030 Bandera Road, Helotes, Texas 78023, and identified as BCAD Property ID No. 242013. (Recommendation Item; Applicant) - [Agenda Item](#)

8. Discussion of and action on a land use request by MN&O Investment Group LLC for a Planned Unit Development (PUD) establishing Trailhead at Helotes, a proposed mixed use commercial and residential project on property zoned General Business District (B-3), located at 14410 Bandera Road, Helotes, Texas 78023, and identified as BCAD Property ID Nos. 242100, 1097255, and 242130. (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 November 11, 2023, at ___10:30___ a.m.

Michael Gallardo

Michael Gallardo, DS Coordinator