



**AGENDA
CITY OF HELOTES
PLANNING AND ZONING COMMISSION
February 6, 2024**

The City of Helotes Planning and Zoning Commission will meet for a Regular Meeting on Tuesday, February 6, 2024, 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 request by Great Lakes Lone Star, LLC, for a change in zoning from Neighborhood Service District (B-2) to General Business District (B-3) for 1.992 acres described as Rocking Umlaut Subdivision, Block 5, Lot 57, generally located at 13652 Bandera Road, Helotes, Texas 78023, and identified as BCAD Property ID No. 1396011. - [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 Special Meeting of the Planning and Zoning Commission dated November 14, 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 Phillip Manea dba Double DP Investments for approval of a conceptual design plan pursuant to Municipal Code of Ordinances Chapter 98 *Zoning*, Section 98-27 *Old Town Helotes Special District*, for a building addition to Casa Aesthetics and Wellness, located at 14743 Old Bandera Road Bldg 7, Helotes, Texas 78023, more particularly described as BCAD Prop. ID No. 1154308 and including the following: (Recommendation Item – Applicant) - [Agenda Item](#)
 - Site plan; and
 - Building design.
7. Discussion of and action on a preliminary and final plat pursuant to Municipal Code of Ordinances Chapter 78 *Subdivisions*, establishing the replat of the Gardens of Old Town Helotes subdivision, being a 6.50-acre tract of land out of the J.M. Ross Survey No. 223, County Block 4523, Abstract No. 645, Bexar County, Texas and being all of Lot 30 A, Glen Sescila Subdivision of record in Volume 9524, Page 132 deed and plat records, Bexar County Texas and being all of Tract 1, Tract 2 and Tract 3 as described in Volume 15982, Page 2424 of the Official Public Records of Real Property, Bexar County, Texas. (Recommendation Item; Applicant)- [Agenda Item](#)
8. Discussion of and action on a request by Great Lakes Lone Star, LLC, for a change in zoning from Neighborhood Service District (B-2) to General Business District (B-3) for 1.992 acres described as Rocking Umlaut Subdivision, Block 5, Lot 57, generally located at 13652 Bandera Road, Helotes, Texas 78023, and identified as BCAD Property ID No. 1396011. (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 February 2, 2024, at ____5:45____ p.m.

Michael Gallardo

Michael Gallardo, DS Coordinator