

**ORDINANCE NO. 24-02**

**AN ORDINANCE OF THE CITY COUNCIL OF CITY OF HELOTES, TEXAS AMENDING THE PUD 01 ZONING, ORDINANCE NO. 22-17, ADOPTED ON OCOTBER 13, 2022, FOR AN APPROXIMATELY 31.45-ACRE PROPERTY, LOCATED AT 15030 BANDERA ROAD; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, in accordance with Section 78-139 and Chapter 98, Article VI of the Code of Ordinances, City Council may approve an application for an Official Zoning Map Amendment and a Planned Unit Development (PUD) to provide some flexibility to traditional zoning by offering a mechanism to balance specific site constraints and development plans with the larger interest of the community and the integrity of the Zoning Ordinance; and

**WHEREAS**, Section 211.003 of the Texas Local Government Code provides that the City Council may regulate the height, number of stories, size of buildings, percentage of a lot that may be occupied, the size of yards, courts, and other open spaces, population density, the location and use of buildings, and land for business; and

**WHEREAS**, Section 211.006 of the Texas Local Government Code provides the procedures that the City Council must follow to exercise the authority relating to zoning regulations and zoning district boundaries; and

**WHEREAS**, in 2022 the City received a request for the approval of a Zoning Map Amendment and a Planned Unit Development for an approximately 31.45-acre tract assigned the physical address of 15030 Bandera Road, Helotes, Texas, generally located northeast of the intersection of Bandera Road and Scenic Loop Road, from B-3-General Business District to PUD 01 District, providing for a mixture of uses, including commercial, retail, and residential; and

**WHEREAS**, after proper publication of notice and receipt of the Planning and Zoning Commission's recommendation, the City Council conducted a public hearing on the applications for the Zoning Map Amendment and Planned Unit Development on October 13, 2022, and in the exercise of its legislative discretion, the City Council approved the PUD 01 District, as further documented in City Ordinance No. 22-17, attached hereto as Exhibit "A"; and

**WHEREAS**, on September 14, 2023, as a result of detailed engineering studies and architectural work done by developer after initial approval, the City received a request by Helotes Bandera Ranch, LP, for the approval of an amendment to the Planned Unit Development Plan ("Plan") identified as PUD 01; and

**WHEREAS**, the amendment will increase the number of two-car garages, the Project Mix has been updated with an increase in all unit sizes, building setbacks have increased from both Old Scenic Loop and the northwest Property line and the updated plans include increase open/green space throughout the subject Property; and

**WHEREAS**, the City Council has reviewed the proposed amendment to the Plan and determined that it promotes the health, safety, and general welfare of the citizens of Helotes and that it complies with the intent of the PUD 01 District and the Planned Unit Development Ordinance of the City; and

**WHEREAS**, the City has complied with the laws of the State of Texas and ordinances of the City of Helotes and all conditions precedent necessary to take this action, has properly noticed and conducted all public hearings and public meetings pursuant to the Texas Local Government Code and Texas Government Code, as applicable; and

**WHEREAS**, the City Council in the exercise of its legislative discretion, concluded that the PUD 01 Plan should be amended in accordance with this Ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HELOTES, TEXAS, THAT:**

**SECTION 1. Recitals.** The recitals set out above are adopted herein for all purposes.

**SECTION 2. The Property.** The real property (“Property”) subject to the amendments authorized by this Ordinance is a 31.45-acre tract, more or less, assigned the physical address of 15030 Bandera Road, Helotes, Texas, generally located northeast of the intersection of Bandera Road and Scenic Loop Road, which is more fully depicted in Ordinance No. 22-17, attached hereto.

**SECTION 3. The Planned Unit Development Amendment.** Unless otherwise amended herein, the Property shall develop in accordance with the PUD 01 District Plans and Development Regulations. The following exhibits shall replace the corresponding exhibits in the PUD 01 District. All other terms and conditions of the PUD 01 shall remain in full force and effect.

Amended Exhibits:

Exhibit “B-1” – PUD Plan

Exhibit “B-2” – Fence Layout

Exhibit “B-3” – Landscape Plan

Exhibit “B-4” – Open Space Plan & Parks/Recreation Plan

**SECTION 4.** That the subject Property shall be used only in the manner and for the purposes authorized by the Planned Unit Development 01 District of the City as heretofore amended herein by granting this zoning change and as may be amended in the future.

**SECTION 5. Map Revision.** The City Administrator is hereby authorized and directed to revise the PUD 01 District and take all other steps reasonably necessary to facilitate the purpose of this ordinance.

**SECTION 6. Continuation Clause.** All provisions of the Code of Ordinances of the City of Helotes not herein amended or repealed shall remain in full force and effect.

**SECTION 7. Repealer Clause.** All other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent that they are in conflict.

**SECTION 8. Severability Clause.** If any provisions of this ordinance shall be held void or unconstitutional, it is hereby provided that all other parts of the same which are not held void or unconstitutional shall remain in full force and effect.

**SECTION 9.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or a provision of the City Code.

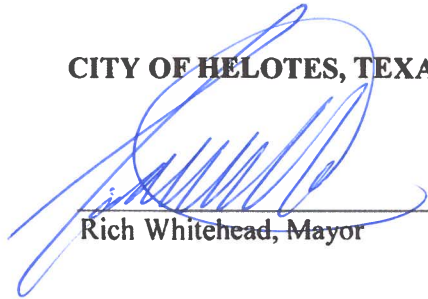
**SECTION 10.** This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

**SECTION 11.** It is officially found, determined, and declared that the meeting at which this Ordinance was adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

**SECTION 12. Effective Date.** This ordinance will take effect upon its passage and approval.

**PASSED AND APPROVED,** by the City Council of the City of Helotes on this the 25<sup>th</sup> day of January, 2024.

**CITY OF HELOTES, TEXAS:**



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Rich Whitehead, Mayor

**ATTEST:**



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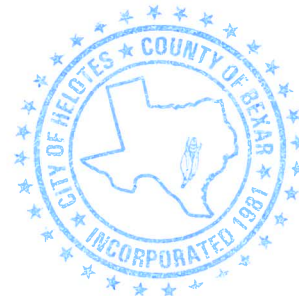
Celina Perez, City Secretary

**APPROVED AS TO FORM:**



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Frank Garza, City Attorney



**EXHIBIT "A"**  
**ORDINANCE 22-17**

ORDINANCE NO. 22-17

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HELOTES, TEXAS AMENDING THE ZONING MAP OF THE CITY OF HELOTES, TEXAS FOR AN APPROXIMATELY 31.45-ACRE PROPERTY LOCATED AT 15030 BANDERA ROAD; REZONING SAID PROPERTY FROM B-3-GENERAL BUSINESS DISTRICT TO PUD 01 DISTRICT, GENERALLY FOR MIXED USES INCLUDING COMMERCIAL, RETAIL, AND RESIDENTIAL; ADOPTING THE PUD FINAL PLAN RELATED TO PUD 01; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND ESTABLISHING AN EFFECTIVE DATE.

**WHEREAS**, in accordance with Section 78-139 and Chapter 98, Article VI of the Code of Ordinances, City Council may approve an application for an Official Zoning Map Amendment and a Planned Unit Development (PUD) to provide some flexibility to traditional zoning by offering a mechanism to balance specific site constraints and development plans with the larger interest of the community and the integrity of the Zoning Ordinance; and

**WHEREAS**, Chapter 211.003 of the Texas Local Government Code provides that the City Council may regulate the height, number of stories, size of buildings, percentage of a lot that may be occupied, the size of yards, courts, and other open spaces, population density, the location and use of buildings, and land for business; and

**WHEREAS**, Chapter 211.006 of the Texas Local Government Code provides the procedures that the City Council must follow to exercise the authority relating to zoning regulations and zoning district boundaries; and

**WHEREAS**, the City received a request by Colegas Ventures, LLC for the approval of a Zoning Map Amendment and a Planned Unit Development for approximately 31.45-acre tract assigned the physical address of 15030 Bandera Road, Helotes, Texas, generally located northeast of the intersection of Bandera Road and Scenic Loop Road, which is more fully depicted and legally described on Exhibits "A" and "B", attached hereto, from B-3-General Business District to PUD 01 District, generally for mixed-uses, including commercial, retail, and residential; and

**WHEREAS**, after proper delivery of notice, the Planning and Zoning Commission conducted a public hearing on the application for the Zoning Map Amendment and Planned Unit Development on October 4, 2022, during which parties in interest and citizens were afforded a full and fair hearing and had an opportunity to be heard on the matter; and

**WHEREAS**, on October 4, 2022, the City's Planning and Zoning Commission made a recommended approval of the Owner's application for the Zoning Map Amendment and Planned Unit Development; and

**WHEREAS**, after proper publication of notice and receipt of the Planning and Zoning Commission's recommendation, the City Council conducted a public hearing on the applications for the Zoning Map Amendment and Planned Unit Development on October 13, 2022 during which parties in interest and citizens had another opportunity to be heard on the matter; and

FILED BY PRESIDIO TITLE  
1-220263 DW

**WHEREAS**, the City Council has reviewed the proposed Plan and determined that it promotes the health, safety, and general welfare of the citizens of Helotes and that it complies with the intent of the Planned Unit Development Ordinance of the City; provided there is full compliance with the conditions set out in Section Four of this Ordinance; and

**WHEREAS**, the City has complied with the laws of the State of Texas and ordinances of the City of Helotes and all conditions precedent necessary to take this action, has properly noticed and conducted all public hearings and public meetings pursuant to the Texas Local Government Code and Texas Government Code, as applicable; and

**WHEREAS**, the City Council in the exercise of its legislative discretion, has concluded that the Zoning should be amended in accordance with this Ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HELOTES, TEXAS THAT:**

**SECTION 1. Recitals.** The recitals set out above are adopted herein for all purposes.

**SECTION 2. The Property.** The real property (“Property”) subject to the amendments authorized by this Ordinance is a 31.45-acre tract, more or less, assigned the physical address of 15030 Bandera Road, Helotes, Texas, generally located northeast of the intersection of Bandera Road and Scenic Loop Road, which is more fully depicted and legally described on **Exhibits “A” and “B”**, attached hereto.

**SECTION 3. The Zoning Map Amendment.** The City’s Official Zoning Map is hereby amended by revising the Zoning Classification of the Property from B-3-General Business District as shown on the Zoning Map to PUD 01 District, generally for mixed-uses, including commercial, retail, and residential.

**SECTION 4. The Planned Unit Development.** The Property shall develop in accordance with the PUD 01 Development Regulations, including the approved PUD Final Plan, as provided for in **Exhibit “C”**, which shall include among other things, the permitted uses, lot development standards, and the following Exhibits:

- Exhibit “C-1” – PUD Plan
- Exhibit “C-2” – PUD Requirements
- Exhibit “C-3” – Building Design
- Exhibit “C-4” – Fence Layout
- Exhibit “C-5” – Landscape Plan
- Exhibit “C-6” – Lighting Plan
- Exhibit “C-7” – Drainage Patterns
- Exhibit “C-8” – Open Space Plan & Parks/Recreation Plan

**SECTION 5.** That the subject Property shall be used only in the manner and for the purposes authorized by the Planned Unit Development 01 District of the City as heretofore amended herein by granting this zoning change and as may be amended in the future.

**SECTION 6. Map Revision.** The City Administrator is hereby authorized and directed to revise the Official Zoning Map and take all other steps reasonably necessary to facilitate the purpose of this ordinance.

**SECTION 7. Continuation Clause.** All provisions of the Code of Ordinances of the City of Helotes not herein amended or repealed shall remain in full force and effect.

**SECTION 8. Repealer Clause.** All other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent that they are in conflict.

**SECTION 9. Severability Clause.** If any provisions of this ordinance shall be held void or unconstitutional, it is hereby provided that all other parts of the same which are not held void or unconstitutional shall remain in full force and effect.

**SECTION 10.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or a provision of the City Code.

**SECTION 11.** This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.


**SECTION 12.** It is officially found, determined, and declared that the meeting at which this Ordinance was adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

**SECTION 13. Effective Date.** This ordinance will take effect upon its passage and approval.


**PASSED AND APPROVED** by the City Council of the City of Helotes on this the 13<sup>th</sup> day of October, 2022.



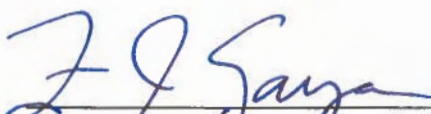
**CITY OF HELOTES, TEXAS:**

  
\_\_\_\_\_  
Rich Whitehead, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Celina Perez, City Secretary

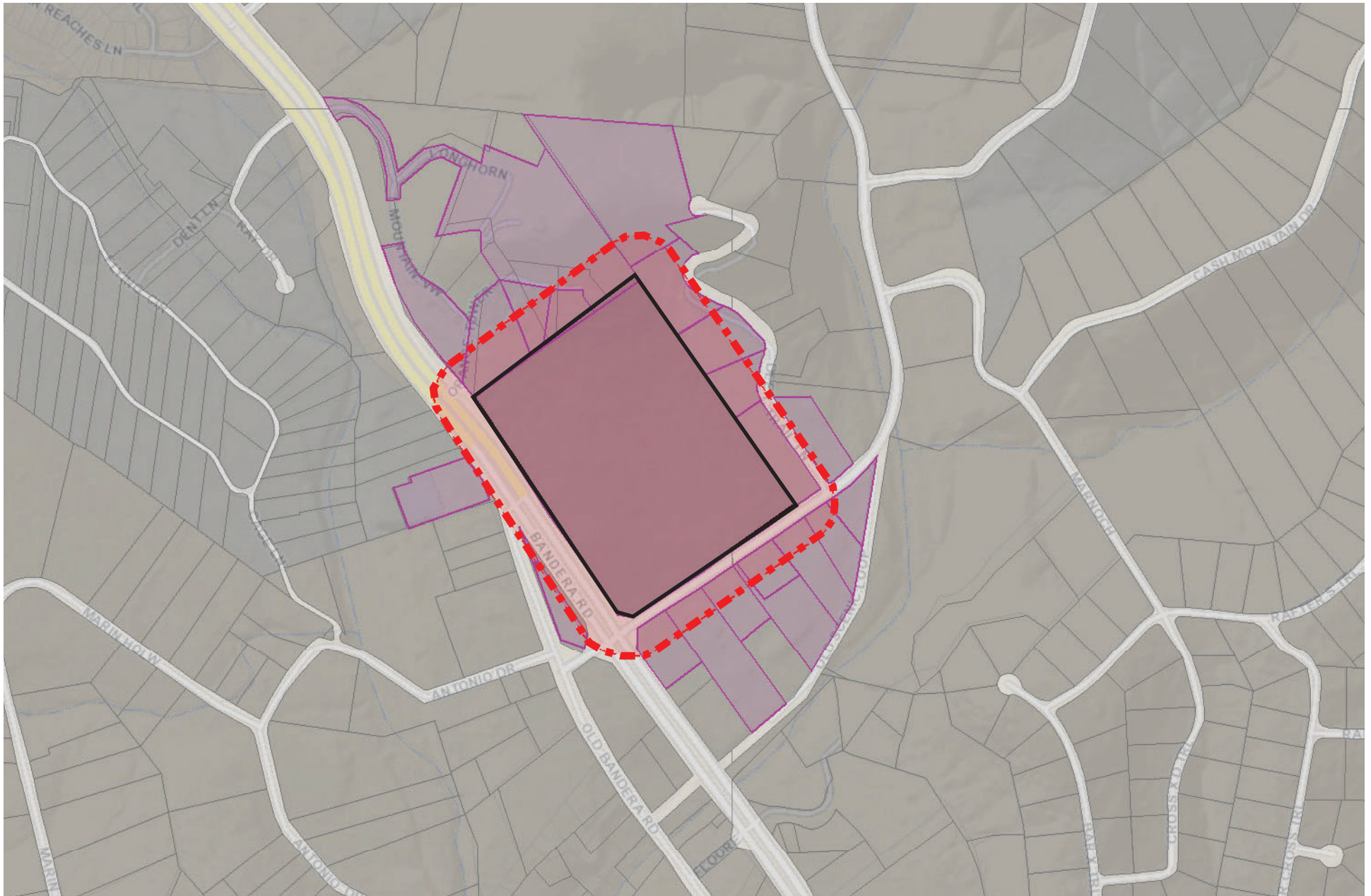
**APPROVED AS TO FORM:**

  
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Frank Garza, City Attorney

**EXHIBIT "A"**  
**NOTIFICATION MAP**



# 200 Foot Property Owners Exhibit

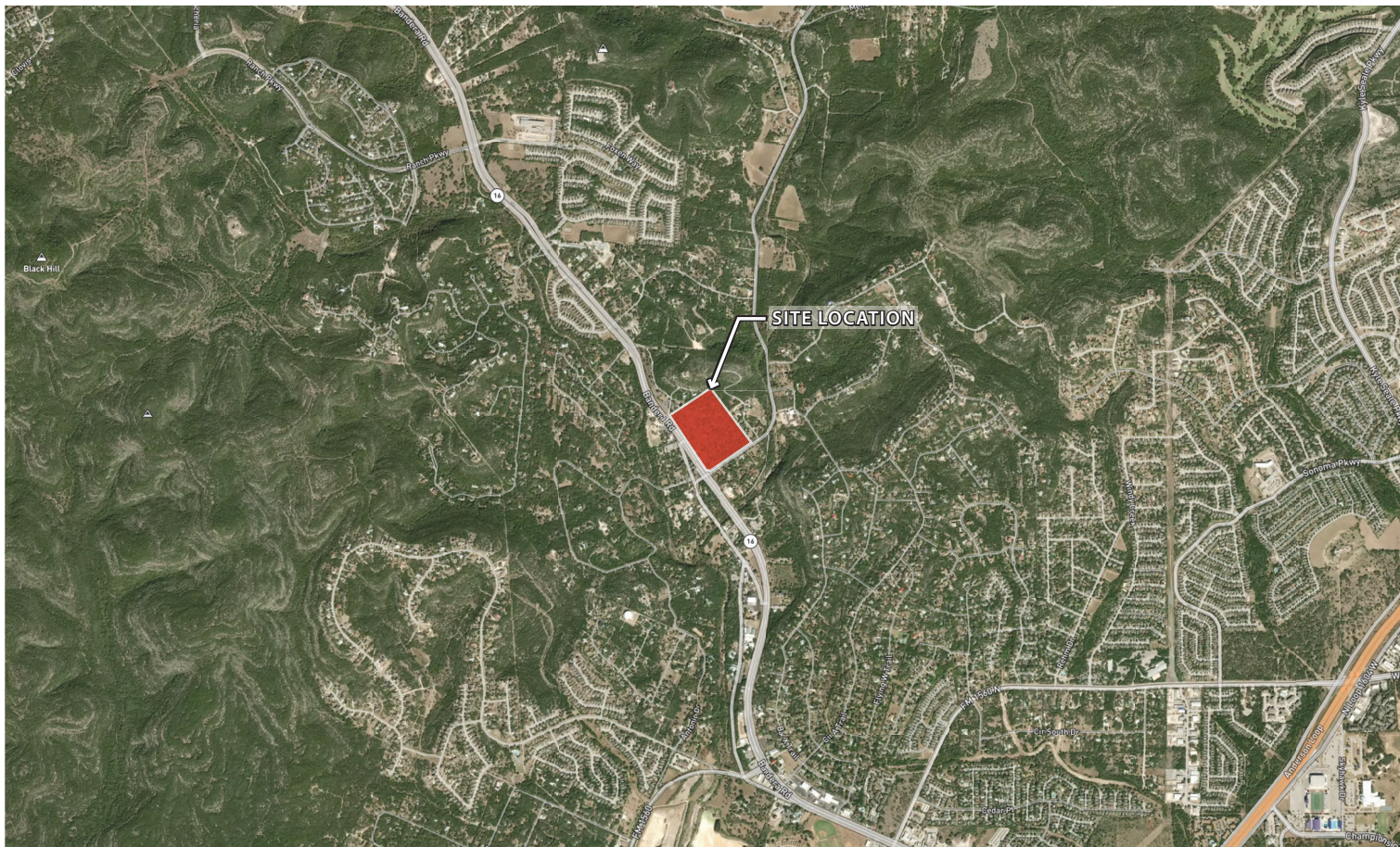


**EXHIBIT "B"**  
**LEGAL DESCRIPTION**



**EXHIBIT “C-1”**

**PUD 01 PLAN**



## SITE LOCATION

**BANDERA RANCH SITE**  
HELOTES, TEXAS





**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  
DUPLIX HOUSING UNITS: 2 SPACES PER UNIT

PARKING DIMENSIONS  
90 DEGREE PARKING: 9'-0" WIDTH MINIMUM, 180 SF MINIMUM

PARALLEL PARKING: 5'-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  
12% MAXIMUM  
GRADE: ROADWAY RADIUS: 25'-0" INSIDE RADIUS  
DEAD ENDS: 46'-0" UNOBSTRUCTED RADIUS (CUL-DE-SAC)

TOTAL ACREAGE: 31.45 ACRES (1,370,397.6 SF)  
RESIDENTIAL ACRES: 22.97 ACRES (1,000,654.66 SF)  
RESIDENTIAL TOTAL: 230 UNITS  
TOTAL DENSITY: 10 DU/ACRE

RETAIL ACRES: 8.48 ACRES (369,564.48 SF)

2-STORY DUPLEX

UNIT MIX	TARGET MIX	ACTUAL MIX	NO. OF UNITS
1 BD	25%	30%	70
1 BD W/ DRIVEWAY	14%	13%	30
2 BD	24%	30%	70
2 BD W/ DRIVEWAY	15%	13%	30
2 BD W/ GARAGE & DR	14%	6%	16
3 BD W/ GARAGE	8%	6%	14
		100%	230

PLAN TYPE	PROGRAM	UNIT SIZE	UNIT COUNT	TOTAL
PLAN 1	1 BD/1.5 BA	851 SF	100	85,100 SF
PLAN 2	2 BD/2.5 BA	1,201 SF	100	120,700 SF
PLAN 3 (FARMHOUSE)	2 BD/2.5 BA	1,220 SF	16	19,520 SF
PLAN 4	3 BD/2.5 BA	1,387 SF	14	19,418 SF
TOTAL			230	244,738 SF

**PARKING REQUIRED (RESIDENTIAL)**

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

**PARKING PROVIDED**

GARAGE SPACES: 30 SPACES  
CARPORTS: 76 SPACES  
ON-STREET PARKING SPACES: 354 SPACES  
TOTAL PARKING PROVIDED: 460 SPACES (2.0 SPACES PER UNIT)

**PARKING REQUIRED (RETAIL)**

TOTAL RETAIL SF: 43,104 SF  
TOTAL PARKING REQUIRED: 1 SPACE/200 SF = 216 SPACES

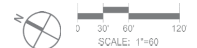
**PARKING PROVIDED**

ON-SITE GUEST SPACES: 221 SPACES

TOTAL AREA	31.46 ACRES	(1,370,397.6 SF)	100%
DETENTION POND		- 102,030 SF	
ADJUSTED TOTAL AREA	29.11 ACRES	1,268,367.6 SF	
<b>IMPERMEABLE</b>			
STREETS		400,642.36 SF	
SIDEWALKS		106,079.72 SF	
AMENITY		11,855 SF	
BUILDINGS		47,719.91 SF	
TRASH ENCLOSURES		1,000 SF	
TOTAL	13.07 ACRES	(569,336.90 SF)	45%
PERMEABLE	16.04 ACRES	(610,602.27 SF)	55%

**BANDERA RANCH SITE**  
HELOTES, TEXAS

**PROPOSED SITE PLAN**



**EXHIBIT “C-2”  
PUD 01 DEVELOPMENT REGULATIONS**

**CITY OF HELOTES  
PLANNED UNIT DEVELOPMENT NO. 01**

**THE STATE OF TEXAS** §

**COUNTY OF BEXAR** §

**THIS DEVELOPMENT PLAN** (this “**Plan**”) is made and entered by and between the CITY OF HELOTES, TEXAS, a political subdivision of the State of Texas (“**City**”) and Helotes Bandera Ranch, LP., their successors and assigns, (“**Owner**”). The City and Developer/Owner shall sometimes hereinafter be referred to collectively as the “**Parties**”.

**ARTICLE I  
GENERAL PROVISIONS**

1. The subject property shall be zoned “PUD 01 District” and shall conform to the development regulations contained herein. This planned unit development is intended to allow flexibility in planning and designing a mixed-use development, including commercial, retail and residential units. The residential portion is approximately 22.97 acres (“Residential Area”), and the commercial portion is approximately 8.48 acres (“Commercial Area”), as further shown in the PUD Plan.
2. **CHANGES AND MODIFICATIONS** – No changes or modifications will be made to this Plan unless in accordance with all provisions pertaining to changes or modifications as stated in Section 98-164, Code of Ordinances, City of Helotes, Texas, as amended.
3. **ZONING VIOLATION** – Owner understands that any person, firm, corporation or other entity violating any conditions or terms of the Plan shall be subject to any and all penalties for the violation of any zoning ordinance provisions at stated in Section 98-466, Code of Ordinances, City of Helotes, Texas, as amended.
4. **APPLICABILITY OF CITY ORDINANCES**
  - 6.1. **Other Ordinances** – All the other Ordinances within the Code, as applicable and as amended, shall apply to the Property, except as clearly modified by this Plan. In the event of a conflict, the terms of this Plan shall control.

**ARTICLE II  
DEVELOPMENT STANDARDS**

1. **DEFINITIONS** – Words and terms used herein shall have their usual force and meaning, or as defined in the City of Helotes Code of Ordinances, as amended, hereinafter referred to as “the Code”.
2. **PROPERTY** - This plan covers approximately 31.47 acres of land, located within the City of Helotes, Texas, and more particularly described in Exhibit “A” and “B”. The

property is divided into Parcel 1 and Parcel 2, more particularly described in Exhibit “C-1”.

3. **SITE PLAN** – Exhibit “C-1” shall serve as the Site Plan for the project, in accordance of Section 98-163 of the Code.
4. **PERMITTED LAND USES** – Only land uses identified in this section shall be permitted (either by right or with a Specific Use Permit) on the subject property. All other uses shall be prohibited. The approval of a Specific Use Permit by the City Council shall not be considered a modification to the PUD that will require a PUD amendment.

**Use Table**

P = Permitted use

CC = City Council Approval

Use	PUD 01 (Helotes PUD)
<b>PARCEL 1 - RESIDENTIAL USES</b>	
Multi-Family Residential Uses (in accordance with the density and lot requirements of this Plan)	
<ul style="list-style-type: none"> <li>• Residential housing product that includes detached and attached single family units on one platted lot. A maximum of two units may be attached in the same building. The units are arranged around common parking areas, alleys or private drives, and walkways similar to an apartment complex. Amenity features and common maintenance are provided for residents.</li> </ul>	P
<b>PARCEL 2 - COMMERCIAL USES</b>	
Air Conditioning Sales, Retail, and Service (Completely Enclosed)	P
Alcoholic Beverage (Microbrewery) Manufacturer (With Food and On-premises Consumption)	P
Alcoholic Beverage (Retail) Sales (No On-premises Consumption)	P
Apparel/Accessories/ Alteration & Repair (Retail)	P
Appliance Repair and Sales (Completely Enclosed)	
Art Gallery and/or Museum	P
Auto Parts Sales (Completely Enclosed)	P
Bakery (Retail)	P
Barber and Beauty Equipment Sales (Retail)	P
Barber and Beauty Shop	P
Bicycle and/or lawn mower (sales and service)	P
Blueprinting, Photostatting/Reproduction/Print Shop	P
Book and Stationery Store	P



Use	PUD 01 (Helotes PUD)
Candle Shop (Retail)	P
Coffee Roasting (Retail)	P
Dairy Products (Retail)	P
Delicatessen	P
Department Store	P
Drug Sales (Retail)	P
Dry Goods (Retail) (Completely Enclosed)	P
Electric Repair Shop	P
Farm/Ranch/Feed Supply (Completely Enclosed)	CC
Farm Equipment (completely enclosed)	CC
Fish Market (Retail) (Completely Enclosed)	P
Floor Covering Sales (Retail) (Completely Enclosed)	P
Floral Shop (Retail)	P
Food Products (Retail)	P
Furniture Sales, Service, and Repair (Retail) (Completely Enclosed)	P
Gift Shop (Completely Enclosed)	P
Grocery (Retail)	P
Hair and Nail Salon	P
Hobby Supply Sales	P
Hotel	P
Ice Cream Parlor/Store	P
Indoor Entertainment/Amusement	CC
Interior Decorator	P
Jewelry Sales and Service	P
Leather Goods or Luggage Store	P
Massage Therapy	P
Medical Supply (Retail)	P
Music Store	P
Nursery/Daycare	CC
Office (General/Medical/Professional Within Multi-Tenant Building)	CC
Paint and Wallpaper Store	P
Post Office	P
Pet Shop and Supply (Completely Enclosed)	P
Picture Framing (Completely Enclosed)	P
Real Estate Sales Office	P
Restaurant (Alcoholic Beverages Incidental to Food Sales)	P
Restaurant with Drive Thru (Alcoholic Beverages Incidental to Food Sales)	CC
Shoe Sales and Repair (Retail)	P
Sporting Goods Sales and Service	P
Tanning Salon	P
Tavern	P

Use	PUD 01 (Helotes PUD)
Tavern with Outdoor Area for Patrons/Entertainment Purposes	CC
Tobacco Store	CC
Veterinary office and hospital	CC
Watch Sales and Service	P

## 5. LOT DEVELOPMENT STANDARDS

### A. Parcel 1 - Residential Standards

Maximum Building Height – 35 feet / 2 stories (Refer to Section 98-4 of the Code)

Minimum Lot Size – 32,000 square feet

Maximum Density – not to exceed 10 units per acre or 230 total residential units

External Property Boundary

Minimum Front Building Setback – 40 feet

Minimum Side Building Setback – 25 feet

Minimum Rear Building Setback – 100 feet

Interior Spacing Between Structures

Minimum Front Yard Setback – 10 feet

Minimum Side Yard Setback – 5 feet

Minimum Rear Yard Setback – 10 feet

### B. Parcel 2 - Commercial Standards

Minimum Building Front Setback – 40 feet

Minimum Building Side Setback – 25 feet

Minimum Building Rear Setback – 20 feet

Maximum Building Height – 35 feet / 2 stories (Refer to Section 98-4 of the Code)

Maximum Building Lot Coverage – the combined Maximum Building Lot Coverage, including patio areas, shall not exceed 30% of the Commercial Area.

- i. The Commercial Area of the PUD may be subdivided into one or more lots with no minimum lot size.

Buffer Zone - to PD, R-1, R-2, or R-3 - 100 feet, or a street plus 40 feet or 30 feet plus an approved eight-foot privacy fence shall be maintained.

Fire Lane - Minimum fire lane of 16 feet shall be maintained adjacent to one side of the building having doors.

#### 1. Constructions and Building Standards

- a) 2021 IRC for residential units
- b) 2021 IBC for commercial buildings
- c) Fire Radiant Construction for all buildings.

2. The residential units (Parcel 1) shown in the Exhibit “C-3” are the proposed general location but may shift slightly in location and size; however, the residential structures shall not change in a way that will impact setbacks or parks/open space shown in the PUD.
3. The Commercial Area (Parcel 2) of the Exhibit “C-3” illustrates conceptual buildings, potential users, and a potential site configuration; however, type of business, as well as the size, location, and number of buildings, is subject to change as commercial users are selected for the Property.

### **C. Building Design**

Residential buildings shall contain design elements which substantially comply with the depictions contained in Exhibit “C-3”, including but not limited to elevation variation, roof pitch and orientation.

Guidelines for the commercial building design in this PUD include provisions to ensure three-sided architecture, continuity in color and materials, building articulation to break up massing, and doors on ground floor units that face the street frontage. Additionally, this PUD requires that a minimum of three finish materials be utilized on exterior elevations and that no more than 70 percent of each elevation be comprised of stucco. The projects color pallet will consist of brown and grey tones to blend with the surrounding terrain and developments.

## **6. FENCING/LANDSCAPING**

- a. Fencing shall conform with the proposed Fence Layout shown in Exhibit “C-4”. The proposed fencing will consist of 8’ wooden privacy fencing and open face fencing comprised of wrought iron and will include masonry stone columns.



The location of each type of fencing is further shown in Exhibit “C-4”.

- b. Landscaping shall comply with Chapter 94, Article II of the Code of Ordinance and consist of a twenty-five-foot (25’) landscape buffer along the northern edge of the Property, a forty-foot (40’) landscape buffer along the southern edge of the Property and a one-hundred-foot (100’) landscape buffer along the eastern (back) edge of the Property as shown in Exhibit “C-5”. Additional landscaping shall be provided in accordance with Exhibit “C-5”.

Tree plantings within the PUD will include a maximum of twenty-five percent (25%) of one species, resulting in a minimum of four (4) species to satisfy planting requirements. The replacement trees planted in the forty-foot (40’) landscape buffer along the southern edge of the Property shall be a minimum caliber width of three inches (3”).



**7. LIGHTING**

- 7.1 All lighting shall comply with Article III of the Unified Development Code. Additionally, a Lighting Plan shall be provided at the building permit phase and shall obtain Architectural Review by the Planning and Zoning Commission and City Council per Article IX of the Unified Development Code.
  - i. Additionally, the proposed lighting devices will include the light fixtures included in Exhibit “C-6”, or materials similar.

**8. PARKING**

- 8.1 Residential development shall provide parking in accordance with the following parking schedule and depicted on Exhibit “C-1”:

BUILDING USE	RATIO REQUIREMENTS	UNITS/BUILDING SIZE	PARKING SPACES REQUIRED
RESIDENTIAL	2 SPACES/UNIT	230	460

- 8.2 Handicapped parking spaces shall be provided as required in the Unified Development Code.
- 8.3 All parking areas and vehicular travel lanes, to include fire lanes, in the front, sides and rear yards are required to be on an improved surface, which shall be surfaces made of concrete or asphalt; base gravel, crushed granite, chip seal, and/or caliche are not acceptable surfaces.
- 8.4 Commercial development shall provide parking consistent with UDC requirement for particular commercial uses.

## **9. SIGNS**

- 9.1 The PUD shall include two (2) multi-tenant commercial signs located on Bandera Road and one (1) multi-tenant commercial sign on Scenic Loop Road at the associated ingress/egress drives with a maximum height of twelve feet (12') from average grade, including a base which is not less than 18 inches above the average grade
- 9.2 The PUD shall include one (1) residential subdivision entry sign along Scenic Road in accordance to Section 66-43 of the Code.
- 9.3 A Master Sign Plan shall be provided to the City prior to platting the PUD in accordance to Section 66-50(10) and Section 66-71(c) of the Code.
- 9.4 Nothing herein shall prevent the owner/developer of any portion of the Property from seeking a variance to the signage requirements of this PUD or City of Helotes Code of Ordinances Chapter 66.

## **10. RECORDED AND PROPOSED EASEMENTS**

- 10.1 All proposed easements must be presented to the City and recorded prior to or simultaneously with final plat recordation.

## **11. DRAINAGE**

- 11.1 A drainage study in line with the drainage patterns shown in Exhibit "C-7" conforming to Texas Commission on Environmental Quality (TCEQ) and Stormwater detention requirements must be submitted to the City prior to platting the PUD.

## **12. OPEN SPACE/PARKS & RECREATION**

- 12.1 The PUD shall provide open space and parks/recreation in line with the proposed and submitted Open Space Plan and Parks and Recreation Plan shown in Exhibit "C-8".

**EXHIBIT "C-3"**  
**BUILDING DESIGN**

# Residential Features

---

- Unique design to live more like a single-family home
- Thoughtfully incorporated design features, like bedrooms with high windows to allow for privacy in the adjoining side yard
- Pedestrian friendly environment with ample deliberate green space
- Detached or partially attached with private entrances
- 1-, 2-, and 3-bedroom homes with attached garages



# Residential Design Concepts



**1 Bed + 1.5 Bath**  
851 SF



**2 Bed + 2.5 Bath**  
1,207 SF



**2 Bed + 2.5 Bath**  
1,200 SF



**3 Bed + 2.5 Bath**  
1,387 SF





# Clubhouse Design Concept

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# Color and Materials Selections

---

## Composition Roof

Certainteed Landmark Shingles "Moire Black"



## Base Stucco & Garage

Dunn Edwards DEW 383 "Cool December"



## Horizontal Siding

Dunn Edwards DEW 383 "Cool December"



## Board & Batten

Kelly Moore KM 4952 "Pompeii Ruins"



## Stone Siding

White Limestone



## Horizontal Siding

Benjamin Moore AC-29 "San Antonio Gray"



## Wood Trim

Kelly Moore KM 4952 "Pompeii Ruins"



## Wood Trim

Dunn Edwards DEW 383 "Cool December"



## Metal Awnings



## Entry Door & Garage

Benjamin Moore 2133-10 "Onyx"



## Metal Details, Gutters, & Downspouts

Benjamin Moore 2133-10 "Onyx"



## Vinyl Window 7 Sliders

Millard White



## Metal Gate

Benjamin Moore 2133-10 "Onyx"



## Wainscoting

Benjamin Moore AC-29 "San Antonio Gray"

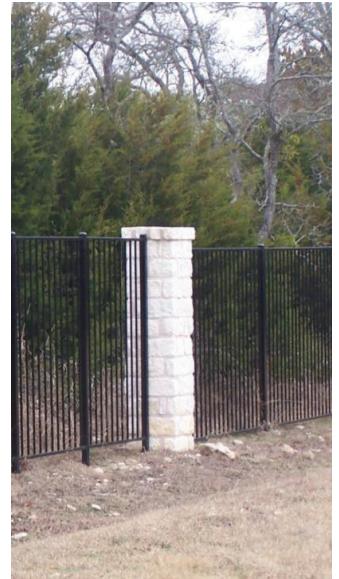
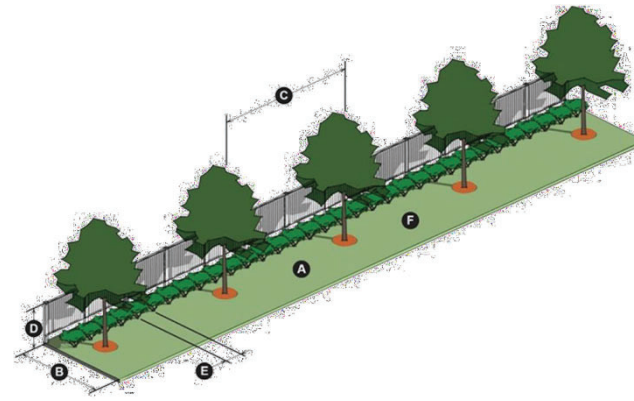


## Barn Door



Benjamin Moore 2133-10 "Onyx"



**EXHIBIT “C-4”**  
**FENCE LAYOUT**

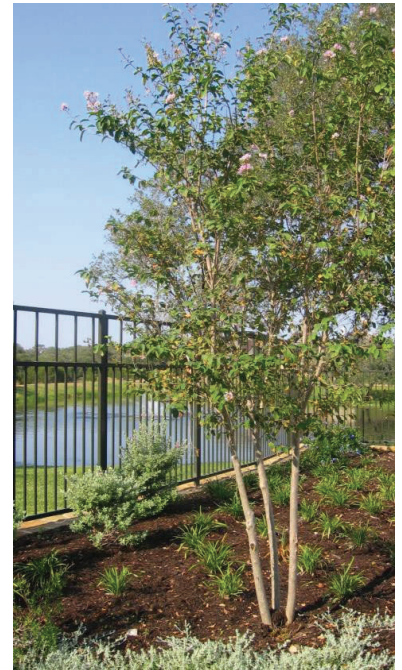


## Key Legend

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



**EXHIBIT “C-5”**  
**LANDSCAPE PLAN**



### Key Legend

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





**EXHIBIT "C-6"**  
**LIGHTING PLAN**

# Exterior Residential Lighting



H: 80"



# Exterior Pole Lighting

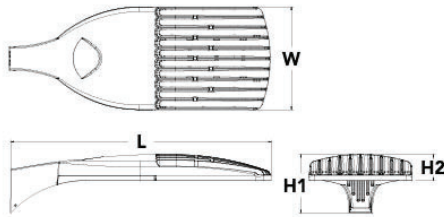


## D-Series Size 1 Legacy LED Area Luminaire



### Specifications

<b>EPA:</b>	1.01 ft <sup>2</sup> (0.09 m <sup>2</sup> )
<b>Length:</b>	33" (83.8 cm)
<b>Width:</b>	13" (33.0 cm)
<b>Height H1:</b>	7-1/2" (19.0 cm)
<b>Height H2:</b>	3-1/2"
<b>Weight (max):</b>	27 lbs (12.2 kg)



### Introduction

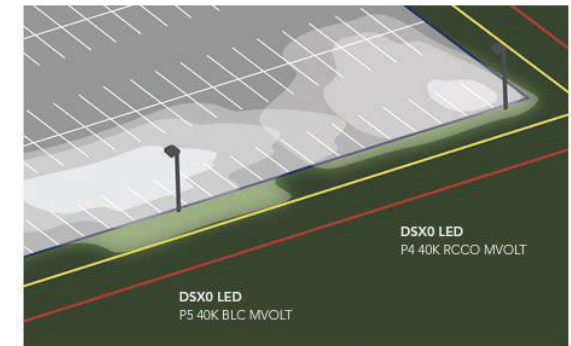
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

### DLC Qualified

The D-Series LED Extreme Cutoff Optics are DesignLights Consortium® qualified, which makes them eligible for utility rebates and can help improve project ROI.

- **Curb Line**
- **Property Line**  
Virtually all light is cutoff right at that property line, even with the corner cutoff luminaire only 7' from the property line in either direction!
- **LEED Boundary Line**  
Anything beyond that red line is unacceptable spill light.



# Exterior Bollard Lighting



## D-Series LED Bollard



Buy American

d<sup>series</sup>

### Specifications

**Diameter:** 8" Round  
(20.3 cm)  
**Height:** 42"  
(106.7 cm)  
**Weight (max):** 27 lbs  
(12.25 kg)



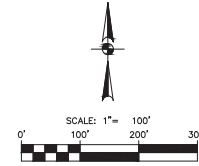
### Introduction

The D-Series LED Bollard is a stylish, energy-saving, long-life solution designed to perform the way a bollard should—with zero uplight. An optical leap forward, this full cut-off luminaire will meet the most stringent of lighting codes. The D-Series LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.



**EXHIBIT "C-7"**  
**DRAINAGE PATTERNS**

Date: Mar 23, 2022, 2:37pm User ID: jrdmz  
W:\AS\AS\UZ\Gaming\Projects\2022\Constraints Exhibit.dwg



NO.	REVISION	DATE

**PAPE-DAWSON**  
**ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 HWY LOOP 410 | SAN ANTONIO, TX 78213 | 210.275.8000  
100% ENGINEERING FEE: \$1,100.00 (NET OF \$300.00)

**BANDERA @ SCENIC LOOP**  
HELOTES, TEXAS  
CONSTRAINTS EXHIBIT

PLAT NO. -  
JOB NO. 5985-02  
DATE MARCH 2022  
DESIGNER JV  
CHECKED TM DRAWN JV  
SHEET 1 OF 1

This document has been prepared from METADATA THAT HAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN IMPROPERLY A STORED. RELY ONLY ON FINAL, UNMODIFIED MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. ORIGINALS MUST BE PROVIDED BY SOURCE. UNLESS OTHERWISE NOTED, SOURCES: © DIGITOPOLITIQUE ONLINE/OrthoImage Pro/leica, USA Fern Service System



**EXHIBIT “C-8”**

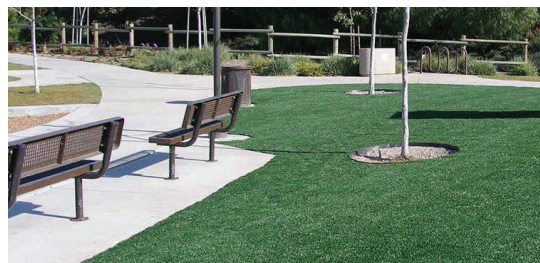
**OPEN SPACE PLAN & PARKS/RECREATION PLAN**



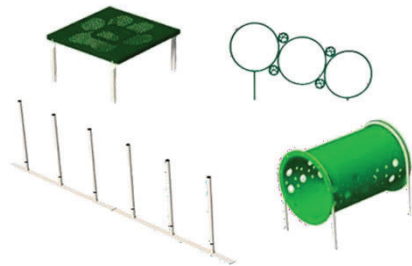


### Key Legend

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



# Dog Park & Amenity Center Furnishings



**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20230117912  
**Recorded Date:** June 29, 2023  
**Recorded Time:** 2:48 PM  
**Total Pages:** 40  
**Total Fees:** \$178.00

**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 6/29/2023 2:48 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk

**EXHIBIT "B"**  
**AMENDED EXHIBITS TO PUD 01**

R H A

ROBERT HIDEY ARCHITECTS



**BANDERA RANCH SITE**  
HELOTES, TEXAS  
CITY REVIEW

**BANDERA RANCH**  
SITE BOUNDARY 31.48 ACRES (1,376,307.6 SF)

**SITE ADDRESS:** BANDERA RD & 300N E LOOP RD  
**CURRENT ZONE:** GENERAL BUSINESS DISTRICT (GB)  
**GENERAL PLANNING USE:** SINGLE RESIDENTIAL (R-1)

**MINIMUM LOT SIZE:** 32,000 SQ FT

**MAX. HEIGHT:** 30'-0" / 2 STORY MAX  
**BUILDING DESIGN HEIGHT:** 30'-0"

**SETBACKS:**  
FRONT YARD SETBACK: 40'-0" MIN  
SIDE YARD SETBACK: 20'-0" MIN, WIDTH, SIDE YARD BOTH SIDES  
REAR YARD SETBACK: 20'-0" MIN

**OFF-STREET PARKING:**  
SINGLE FAMILY: 2 SPACES PER UNIT  
DENSE HOUSING UNITS: 2 SPACES PER UNIT

**PARKING DIMENSIONS:** 30 DEGREE PARKING: 11'-0" WIDTH MINIMUM, 100 SF MINIMUM  
**PAVING:** 8'-0" WIDTH & 22'-0" LENGTH

**FINISH APPROPRIATE ACCESS:**  
ROAD WIDTH: 20'-0"  
ROAD CROSS SLOPE: 2% STANDARD CROSS SLOPE, 1% MINIMUM CROSS SLOPE  
SIDEWALKS: 2% MAXIMUM CROSS SLOPE  
SPAWN: 20'-0" INSIDE RADIUS  
ROADWAY RADIUS: 45'-0" UNDISTRACTED RADIUS (CAL. OF. S.A.C.)

**TOTAL ACRES:** 31.48 ACRES (1,376,307.6 SF)  
**RESIDENTIAL ACRES:** 22.07 ACRES (952,554.06 SF)  
**RESIDENTIAL TOTAL:** 238 UNITS  
**RESIDENTIAL DENSITY:** 10.8 UNITS/ACRE

**RETAIL ACRES:** 8.48 ACRES (369,753.54 SF)

**2 STORY TOWNHOMES**

UNIT TYPE	ACTUAL MIX	NO. OF UNITS
TWO	87%	116
THREE	6%	8
FOUR	7%	11
TOTAL	100%	235

**PARKING REQUIRED (RESIDENTIAL)**

**TOTAL PARKING REQUIRED:** 238 UNITS x 2 SPACES/UNIT = 476 SPACES REQUIRED

**PARKING PROVIDED:** 234 SPACES  
**ON-STREET PARKING SPACES:** 238 SPACES  
**TOTAL PARKING PROVIDED:** 472 SPACES (2 SPACES PER UNIT)

**PARKING PROVIDED (RETAIL)**

**TOTAL RETAIL SF:** 43,194 SF  
**TOTAL PARKING REQUIRED:** 1 SPACE/200 SF = 216 SPACES  
**MINIMUM PROVIDED ON-SITE (RETAIL SPACES):** 216 SPACES

**TOTAL AREA:** 31.48 ACRES (1,376,307.6 SF) 100%

**APPROPRIATE:**  
STREETS: 262,116 SF  
SIDEWALKS: 34,748 SF  
LANDSCAPE: 14,814 SF  
BIKE RACKS: 185,033 SF  
WATERWAYS: 878 SF  
TRASH ENCLOSURES: 113 SF

**TOTAL:** 18.18 ACRES (793,887 SF) 64%

**PERMANENT:** 12.75 ACRES (556,307 SF) 90%

**PROPOSED SITE PLAN**



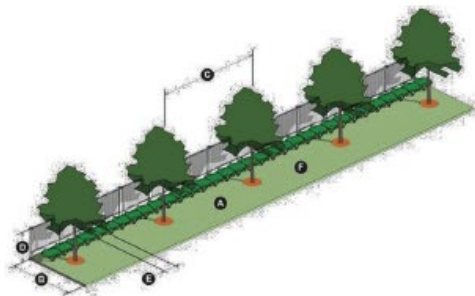
22035.01 08/02/2023

**EXHIBIT "B-1"**  
**PUD 01 SITE PLAN**  
 Replacing Exhibit C-1 in Ordinance 22-17



**Key Legend**

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

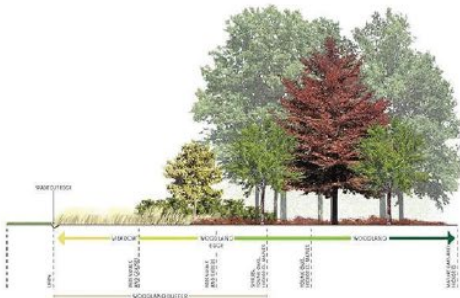


**EXHIBIT "B-2"**  
**PUD 01 FENCE LAYOUT**  
 Replacing Exhibit C-4 in Ordinance 22-17



**Key Legend**

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



**EXHIBIT "B-3"**  
**PUD 01 LANDSCAPE PLAN**  
*Replacing Exhibit C-5 in Ordinance 22-17*

**EXHIBIT "B-4"**  
**PUD 01 OPEN SPACE PLAN & PARKS/RECREATION PLAN**  
*Replacing Exhibit C-8 in Ordinance 22-17*



**Key Legend**

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