

**MINUTES
CITY OF HELOTES
PLANNING AND ZONING COMMISSION**

The City of Helotes Planning and Zoning Commission met for a regular meeting on February 6, 2024, at 7:00 p.m. in City Hall Council Chambers, 12951 Bandera Road, Helotes, Texas. This was an open meeting subject to the current open meeting laws of the State of Texas.

Commission Members

Present: Gregg Michel, Chair
Alex Blue, Secretary
Anne Carraway
Buck Russel

Absent: Jason Wightman, Vice Chair

Staff Present: Michael Gallardo, DS Coordinator

1. Call to order.

Chair Michel called the meeting to order at 7:00 p.m.

2. Roll call.

Commissioner Blue called roll. See above for members present.

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.

Chair Michel opened the public hearing at 7:03 p.m.

Patrick McGowan, Sabrina McGowan, Shawn Kaarlsen, and Amy Barile spoke against the rezone request. A mutual sentiment was the subject property should remain zoned Neighborhood Service District (B-2), as the intent of B-2 zoning is to satisfy the household needs of the surrounding residential area. Other concerns raised was the significant difference of what is allowed under B-2 versus B-3, the proposed self-storage facility use is incompatible with the adjacent homes in Helotes Park Estates, and the proposed self-storage facility does not fill a need in the community (there are already four self-storage facilities in the area).

Chair Michel closed the public hearing at 7:13 p.m.

OPEN SESSION:

4. Citizens to be heard.

No one signed up to speak.

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)

Motion was made by Commissioner Carraway, second by Commissioner Russel, to approve the minutes as submitted.

Motion to approve carried unanimously by those present.

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:

- **Site plan; and**
- **Building design. (Recommendation Item; Applicant)**

The building addition consists of enclosing a porch. The site plan shows the addition will carry on the same design (stucco finish) as the existing building.

Motion was made by Commissioner Carraway to recommend approval of the item as written. Second by Commissioner Russel.

Motion to recommend approval carried unanimously by those present.

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)

The replat establishes the Gardens of Old Town Helotes Subdivision, Lots 1, 2 and 3. The replat is necessary for the development of the Old Town Helotes Family Food Park on Lot 2 (*conceptual design plan recommendation on August 1, 2023; final approval on August 24, 2023*). The Gardens wedding venue is on Lot 1 and green space is Lot 3.

Motion was made by Commissioner Carraway to recommend approval of the item as written. Second by Commissioner Russel.

Motion to recommend approval carried unanimously by those present.

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)

Speaking on this item was Toney Lopez, Great Lakes Lone Star, LLC. The goal was to build a martial arts studio on the subject property; however, due to cost inflation, this did not happen. The next thought was to sell the property, so the reason for the rezone request from B-2 to B-3 was to provide a better chance of selling the property. The Commission was bewildered as the letter of intent submitted and signed by Toney stated the purpose of the rezone request was to “build a multi-level storage facility”; it was not for the purpose of selling the property. Toney apologized for the miscommunication and stated there were no plans or development commitments for a storage facility.

Overall, the Commission had objections to the rezoning request. Specifically, Commissioner Blue voiced concerns on spot zoning and the inconsistent letter of intent submitted by the Applicant.

Motion was made by Commissioner Carraway to recommend denial of this item as written. Seconded by Commissioner Russel.

Motion to recommend denial carried unanimously by those present.

Adjourn.

With no more business to come before the Commission, Chair Michel adjourned the meeting at 7:38 p.m.

Respectfully submitted,



Gregg Michel, Chair

ATTEST:


Celina Perez, City Secretary