

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

The City of Helotes Planning and Zoning Commission met for a regular meeting on March 5, 2019 at 7:00 p.m. in City Hall Council Chambers, 12951 Bandera Road, Helotes Texas. This was an open meeting subject to the open meeting laws of the State of Texas.

Commission Members

Present: Jason Wightman, Vice Chair
Ron Hozza, Secretary
Joe Edmond
Richard Hawk
Jeff Wade
Mike McGlothing
Mario Rios

Absent: Gregg Michel, Chair

Council members/staff present: Rick Schroder, City Administrator
Susan Darst, Assistant to City Administrator
Alex Blue, Council Member

1. Call to order.

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

2. Roll call.

Commissioner Hozza called roll. See above for members present.

OPEN SESSION:

3. Citizens to be heard.

No one signed up to speak on this item.

PUBLIC HEARING:

- 4. Public Hearing to give all interested persons the right to appear and be heard on a request by Dunkin' Donuts for a Specific City Council Approved Use Permit for a restaurant with drive-thru facility at Helotes Crossing Shopping Center, a multi-tenant shopping center on property zoned Overlay District (B3-OD), located at 12423 Bandera Road, Helotes, Texas 78023, more particularly described as BCAD Property ID No. 239951.**

Vice Chair Wightman opened the public hearing at 7:01 p.m. No one signed up to speak on this item. Vice Chair Wightman closed the public hearing at 7:02 p.m.

COUNCIL LIAISON REPORT:

5. City Council action update on the following (Councilmember Alex Blue):

- **A request by Mexitron, LLP for approval of a shade structure for Swiftwater Car Wash located at 12420 Bandera Road, Helotes, Texas 78023; and**
- **A request by Abiso Helotes Crossing, LP for approval of a conceptual design plan for Helotes Crossing Shopping Center located at 12423 Bandera Road, Helotes, Texas 78023.**

Council Member Blue reported on February 14, 2019, City Council approved the applicant's requested blue color for the shade structure for Swiftwater Car Wash in a non-unanimous vote, and approved the conceptual design for Helotes Crossing Shopping Center in a unanimous vote.

ITEMS FOR INDIVIDUAL CONSIDERATION:

6. Discussion of and action on the minutes of the Regular Meeting of the Planning and Zoning Commission dated February 5, 2019. (Approval Item; Staff)

Motion was made by Commissioner Wade, second by Commissioner McGlothing, to approve the minutes as submitted.

Motion to approve carried unanimously.

7. Discussion of and action on a request by Dunkin' Donuts for a Specific City Council Approved Use Permit for a restaurant with drive-thru facility at Helotes Crossing Shopping Center, a multi-tenant shopping center on property zoned Overlay District (B3-OD), located at 12423 Bandera Road, Helotes, Texas 78023, more particularly described as BCAD Property ID No. 239951. (Recommendation Item; Applicant)

Motion was made by Commissioner McGlothing, second by Commissioner Edmond, to recommend approval of this item as written.

Motion to recommend approval carried unanimously.

8. Discussion of and action on a request by Pulte Homes of Texas, L.P. for approval of a residential subdivision entry sign, pursuant to Municipal Code of Ordinances Chapter 66 Signs, Section 66-43 Residential Subdivision Entry Signs, for Silver Canyon Subdivision located near the intersection of Galm Road and Mill Park, more particularly described as BCAD Property ID No. 1285753. (Recommendation Item; Applicant)

Discussion included the non-permitted status of the existing residential subdivision entry sign and the developer's intent to now obtain a permit, and bring the sign more in line with Code.

Motion was made by Commissioner McGlothing, second by Commissioner Rios, to recommend approval of this item, on the condition that the proposed new front curved rock structure and text area are understood to be the "SIGN", and the remainder of the rock wall is not. The front curved rock structure and text area understood to be the "SIGN" are to be decreased to a maximum allowable size of 181.25 square feet. The recommended maximum size is the result of the 25% allowance on the Code's requirement of 145 square feet.

Motion to recommend approval carried unanimously.

9. **Discussion of and action on a request by Helotes Gallery for approval of a wall sign, pursuant to Municipal Code of Ordinances Chapter 98 Zoning, Section 98-72 Old Town Helotes Special District, Subparagraph (g)(6)(b)(2) Commercial Signs – Projecting, Wall, Hanging, or In/On Windows, located at 14391 Riggs Rd., Helotes, Texas 78023, more particularly described as BCAD Prop. ID No. 1151554. (Recommendation Item; Applicant)**

Motion was made by Commissioner McGlothing, second by Commissioner Rios, to recommend approval of this item as written.

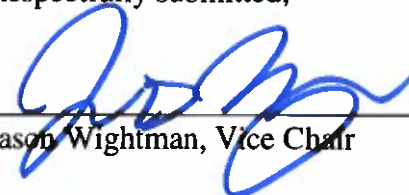
Motion to recommend approval carried unanimously.

Adjourn.

Motion was made by Commissioner Hozza, second by Commissioner McGlothing, to adjourn the meeting at 7:58 pm.

Motion to approve carried unanimously.

Respectfully submitted,



Jason Wightman, Vice Chair

ATTEST:



Ron Hozza, Secretary

