

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

The City of Helotes Planning and Zoning Commission met for a regular meeting on August 7, 2018 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: Gregg Michel, Chair
Jason Wightman, Vice Chair
Ron Hozza, Secretary
Joe Edmond
Richard Hawk
Jeff Wade
Mike McGlothing
Mario Rios

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

1. Call to order.

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

2. Roll call.

Commissioner Hozza 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 Eric and Jenifer Sones to re-plat Lots 8 and 9, Block 11, CB 54482 of the Iron Horse Canyon, Unit-H, Phase I Subdivision into Lot 8, a single lot consisting of 2.31 acres of land, on properties located at 14747 and 14781 Iron Horse Way, Helotes, Texas 78023, more particularly described as BCAD Property ID Nos. 240855 and 240856.**

Chair Michel opened the public hearing at 7:01 p.m.

Anthony Ciochetti spoke in favor of this item, as long as the zoning use for the new single lot remained as Single-family residential.

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

OPEN SESSION:

4. Citizens to be heard.

No one signed up to speak on this item.

ITEM FOR INDIVIDUAL CONSIDERATION:

5. Discussion of and action on the minutes of the Regular Meeting of the Planning and Zoning Commission dated July 10, 2018. (Approval Item; Staff)

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

Motion to approve carried unanimously.

6. Discussion of and action on a request by Eric and Jenifer Sones to re-plat Lots 8 and 9, Block 11, CB 54482 of the Iron Horse Canyon, Unit-H, Phase I Subdivision into Lot 8, a single lot consisting of 2.31 acres of land, on properties located at 14747 and 14781 Iron Horse Way, Helotes, Texas 78023, more particularly described as BCAD Property ID Nos. 240855 and 240856. (Recommendation Item; Applicant)

Rick Schroder, City Administrator, clarified the zoning use would remain Single-family residential district (R-1) and the applicant would still have to adhere to the subdivision covenants. Also noted, were the comments by the City Engineer regarding the revision of "plat" to "re-plat" on the plat document.

Motion was made by Commissioner Wightman, second by Commissioner McGlothing, to recommend approval of the request by Eric and Jenifer Sones to re-plat Lots 8 and 9 of the Iron Horse Canyon, Unit-H, Phase I Subdivision into Lot 8, a single lot, on the condition that the plat be labeled "re-plat" (not "plat") on the appropriate two (2) signatory places on the plat document.

Motion to approve the recommendation carried unanimously.

7. Discussion of and action on a request by Velinda G. Gauna for approval of a creative wall sign, pursuant to Municipal Code of Ordinances Chapter 98 Zoning, Section 98-72 Old Town Helotes Special District, Subparagraphs (g)(6)(b)(2) Commercial Signs – Projecting, Wall, Hanging, or In/On Windows and (g)(7) Creative Sign Review, for Old Helotes Inn located at 14405 (Old) Bandera Road, Helotes, Texas 78023, more particularly described as BCAD Prop. ID No. 242085. (Recommendation Item; Applicant)

Discussion included the proposed sign is approximately 50 square feet and Code allows a maximum sign area of 32 square feet. The Commission was in agreement with granting a variance for the size of the sign thru Creative Sign Review. Additionally, it was pointed out that the building has existing lighting that faces upward. Even though the applicant indicated on the application that the sign would be non-illuminated, the Commission consensus was to stipulate

that if the applicant desires lighting in the future, the lighting must be full cut off and downward facing.

Motion was made by Commissioner Rios, second by Commissioner Wade, to recommend approval of a request by Velinda G. Gauna for a creative wall sign for Old Helotes Inn located at 14405 (Old) Bandera Road in the Old Town Helotes Special District, with the stipulation that future sign lighting must be full cut off and downward facing.

Motion to approve the recommendation carried unanimously.

- 8. Discussion of and action on an Ordinance of the City Council of the City of Helotes amending Municipal Code of Ordinances Chapter 98 Zoning by providing for City Council review and approval of conceptual design plans for commercial and single family residential subdivision developments; protecting the public health and promoting the public welfare of the City of Helotes by establishing rules and regulations regarding commercial and single family residential subdivision developments; providing for severability; repealing any other Code provisions, ordinances, parts of ordinances, and other provisions in conflict herewith; providing a penalty; and adopting an effective date. (Recommendation Item; City Council)**

The majority of the Commission expressed disagreement with the amendments, citing that the proposed changes devalue the Commission's work. Chairman Michel emphasized that regardless of the outcome of this item, the Commission's work remained vital to the City's future success.

Motion was made by Commissioner Hawk, second by Commissioner McGlothing, to recommend disapproval of the amendments to Municipal Code of Ordinances Chapter 98 Zoning.

Motion to recommend disapproval carried: 6 Ayes – Commissioner Hozza, Commissioner Edmond, Commissioner Hawk, Commissioner Wade, Commissioner McGlothing and Commissioner Rios; 1 Nay – Commissioner Wightman.

Adjourn.

Motion was made by Commissioner Hozza, second by Commissioner, to adjourn the meeting at 8:04 pm. Motion to approve carried unanimously.

Respectfully submitted,



Gregg Michel, Chair
Planning and Zoning Commission
City of Helotes

ATTEST:



Ron Hozza, Secretary
Planning and Zoning Commission
City of Helotes

