

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

The City of Helotes Planning and Zoning Commission met for a regular meeting on December 4, 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
Mike McGlothing
Mario Rios

Absent: Jeff Wade

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

1. Call to order.

Chair Michel called the meeting to order at 7:01 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.

COUNCIL LIAISON REPORT:

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

- **Specific City Council Approved Use Permit for the installation / co-location of T-Mobile equipment within an existing cellular tower/enclosure located on the Municipal Complex;**
- **Request to rescind Ordinance No. 337 regulating site vegetation and grading; removing zoning designation Townhouse Single Family**

- Residential District (R-TH); and establishing a Planned Unit Development (PUD) for a townhome development located on Iron Horse Way near its intersection with Antonio Drive;**
- **Specific City Council Approved Use Permit for Bandera Road Café for a restaurant with a drive thru facility located at Helotes Point Retail Center, 12510 Bandera Road;**
 - **Variance for wall signage for El Rodeo Mexican Grill located at 12932 Bandera Road; and**
 - **Wall signage for Cheetahish Direct From the Mines store located at 14436 Old Bandera Road.**

On November 6, 2018 the Planning & Zoning Commission recommended approval of a majority of the aforementioned items and disapproval of the item pertaining to the townhome development. Council Member Blue reported that on November 8, 2018, the City Council agreed with the Commission's recommendations. Council approved the same items and denied the townhome development.

ITEMS FOR INDIVIDUAL CONSIDERATION (5 - 7):

- 5. Discussion of and action on the minutes of the Regular Meeting of the Planning and Zoning Commission dated November 6, 2018. (Approval Item; Staff)**

Motion was made by Commissioner Edmond, second by Commissioner Rios, to approve the minutes as submitted.

Motion to approve carried unanimously.

- 6. Discussion of and action on a request by Jorge Coronado for approval of a variance to Municipal Code of Ordinances Chapter 66 Signs, Section 66-51 Commercial Signs: Projecting, Wall, Hanging, or In or on Windows, and authorizing wall signage for 46th St. New York Pizzeria located at 12510 Bandera Road, Suite 102, Helotes, Texas 78023, more particularly described as BCAD Prop. ID No. 1274715. (Recommendation Item; Applicant)**

Discussion included that Code allows for one square foot per linear foot of the building or unit façade. The applicant unit façade is 23 linear feet. The proposed sign is 40 square feet, exceeding Code by 12 square feet.

Motion was made by Commissioner Wightman, second by Commissioner McGlothing, to recommend approval of a variance, as allowed by Code, for a change of up to 25% of the sign area, allowing for the sign to have a maximum sign area of approximately 35 square feet.

Motion to recommend approval of the variance carried unanimously.

- 7. Discussion of and action on a request by Wes Putman for approval of wall signage and a single-business use monument sign, pursuant to Municipal Code of Ordinances Chapter 66 Signs, for Storage Mart located at 10930 Braun Road, San Antonio, Texas 78254, more particularly described as BCAD Prop. ID No. 1103837. (Recommendation Item; Applicant)**

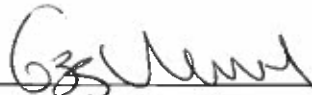
Motion was made by Commissioner McGlothing, second by Commissioner Edmond, to recommend approval of the wall sign as presented and the monument sign, with the condition that the monument sign include the business address, landscaping, and a masonry base that extends the full length of the proposed sign that shall not exceed the Code requirement of 84 square feet, which includes the sign face, frame, and mounting hardware.

Motion to recommend approval of the wall sign as presented and the monument sign, with the conditions as indicated above, carried unanimously.

Adjourn.

Motion was made by Commissioner Hozza, second by Commissioner McGlothing, to adjourn the meeting at 7:33 pm. Motion to approve carried unanimously.

Respectfully submitted,



Gregg Michel, Chair

ATTEST:



Ron Hozza, Secretary

