



**AGENDA  
CITY OF HELOTES  
PLANNING AND ZONING COMMISSION  
February 7, 2017**

The City of Helotes Planning and Zoning Commission will meet on Tuesday, February 7, 2017 at 7:00 p.m. in the City Hall Council Chamber, 12951 Bandera Road, Helotes, Texas 78023. This is an open meeting, subject to the open meeting laws of the State of Texas.

1. Call to order.
2. Roll call.

**OPEN SESSION:**

3. Citizens to be heard. *The Planning and Zoning Commission may not discuss any presented issue, nor may any action be taken on any issue at this time (Attorney General Opinion JC-0169). The Commission will accept comments from citizens of the City of Helotes only. Comments are limited to three (3) minutes, and this time is not transferable. Each person may only speak once. No profanity or threats will be tolerated.*

**ITEMS FOR INDIVIDUAL CONSIDERATION:**

4. Discussion of and action on the minutes of the Regular Meeting of the Planning and Zoning Commission dated January 3, 2017. (Staff; Approval Item)
5. Discussion of and action on a request for approval of wall signage, pursuant to Code of Ordinances Chapter 66 *Signs*, Section 66-51 *Commercial Signs: Projecting, Wall, and Hanging, or In or On Windows*, by the Helotes Humane Society and Second Chances Thrift Shop located at 10671 and 10675 Shaenfield Rd., San Antonio, Texas 78254, more particularly described by BCAD Prop. ID Nos. 234218 and 234217, respectively. (Applicant; Approval Item)
6. Discussion of and action on a request for approval of freestanding signage, pursuant to Code of Ordinances Chapter 66 *Signs*, Section 66-21 *Exempted Signs*, by the City of Helotes located at 14392 Bandera Rd., Helotes, Texas 78023, more particularly described by BCAD Prop. ID No. 242137. (City Staff; Approval Item)

**NOTICE OF ASSISTANCE AT THE PUBLIC MEETING**

The City of Helotes Municipal Complex is wheelchair accessible, and accessible parking spaces are available. In compliance with the Americans with Disabilities Act, the City of Helotes will provide reasonable accommodations for persons attending the meeting. To better serve you, requests should be received forty-eight (48) hours prior to the meeting. Please contact the City Secretary's Office by phone at 210-695-5911 or by facsimile at 210-695-2123.

Planning and Zoning Commission

February 7, 2017

Page 2.

**Adjourn.**

**Note:** It is possible that members of and, possibly, a quorum of the City Council or other governmental bodies of the municipality may be in attendance at the above stated meeting. No action will be taken by the City Council or any other governmental body at the above stated meeting, other than the body specifically referred to in the above notice.

I certify that this Agenda was posted on February 3, 2017 at 9:15 a.m.



Grace Tamez  
City Secretary

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

The City of Helotes Planning and Zoning Commission met for a regular meeting on January 3, 2017 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  
Mike McGlothing, Vice-Chair  
Joe Edmond  
Mario Rios  
Jason Wightman

**Absent:** Ron Hozza  
Richard Hawk  
Jeff Wade

**Council members/staff present:** Rick Schroder, City Administrator  
Alex Blue, Council Member

**1. Call to order.**

Chair Michel called the meeting to order at 7:03 p.m.

**2. Roll call.**

Commissioner McGlothing called roll. See above for members present.

**PUBLIC HEARINGS:**

- 3. Public hearing to give all interested persons the right to appear and be heard on a request from Los Reyes Incorporated for a change in zoning from Pre-development District to Single-Family Residential District for a 14.649 acre tract of land located at Lago Vista and Wildlake, property being more particularly described as BCAD Prop. ID No. 241715 and located in the J.A. Torres Abstract No. 768 and the T.C.R.R. Co. Survey, Abstract No. 1026, Bexar County, Texas.**

Chair Michel opened the public hearing at 7:05 p.m. Speaking in favor of this item was Wayne Stacey. Speaking in opposition to this item were Theodore Tragus and Bill Burn. John Csinsi also spoke on this item. Chair Michel closed the public hearing at 7:14 p.m.

- 4. Public hearing to give all interested persons the right to appear and be heard on a request from Manuel Quinones and Deborah Gonzalez for a change in zoning from Pre-development District to Single-Family Residential District for 0.27 acre and 0.81**

**acre tracts of land located on Whip-O-Will Way, property being more particularly described as ingress / egress strips within BCAD Prop. ID No. 123436 and both described as being portions of Lot 10, CB 4554 B, and Parcel 17, CB 4554, Bexar County, Texas.**

Chair Michel opened the public hearing at 7:15 p.m. Keith Patrick, Diana Patrick and Jerry Arredondo spoke on this item. Chair Michel closed the public hearing at 7:18 p.m.

OPEN SESSION:

**4. Citizens to be heard.**

No one signed up to speak on this item.

ITEMS FOR INDIVIDUAL CONSIDERATION:

**6. Discussion of and action on the minutes of the Regular Meeting of the Planning and Zoning Commission dated December 6, 2016. (Staff; Approval Item)**

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

**7. Discussion of and action on a request from Los Reyes Incorporated for a change in zoning from Pre-development District to Single-Family Residential District for a 14.649 acre tract of land located at Lago Vista and Wildlake, property being more particularly described as BCAD Prop. ID No. 241715 and located in the J.A. Torres Abstract No. 768 and the T.C.R.R. Co. Survey, Abstract No. 1026, Bexar County, Texas. (Applicant; Recommendation Item)**

Rick Schroder, City Administrator, spoke on this item.

Motion was made by Commissioner Edmond, second by Commissioner McGlothing, to recommend approval of the request for a change in zoning as submitted. Motion to approve carried unanimously.

**8. Discussion of and action on a request from Manuel Quinones and Deborah Gonzalez for a change in zoning from Pre-development District to Single-Family Residential District for 0.27 acre and 0.81 acre tracts of land located on Whip-O-Will Way, property being more particularly described as ingress / egress strips within BCAD Prop. ID No. 123436 and both described as being portions of Lot 10, CB 4554 B, and Parcel 17, CB 4554, Bexar County, Texas. (Applicant; Recommendation Item)**

Rick Schroder, City Administrator, spoke on this item.

Motion was made by Commissioner Rios, second by Commissioner Edmond, to recommend approval of the request for a change in zoning as submitted. Motion to approve carried unanimously.

9. **Discussion of and action on a request from JDL Texas Ventures, Ltd. for an amendment to the Hill Country Crossing, One, Master Sign Plan, pursuant to Municipal Code of Ordinances Chapter 66 *Signs*, Section 66-71 *Permits, Certificates, and Approval Required; Master Sign Plan to remove existing hanging signage and replace the same with wall-mount signage, including wall-mount signage for Compass Church, Computer Repair Zone, Curves, Helotes Barber Shop, Mementos Fusion, and Sunrise Advanced Pediatrics, property being more particularly described as 12274 Bandera Rd., Helotes, Texas 78023 and BCAD Property ID No. 239598. (Applicant; Approval Item)***

Rick Schroder, City Administrator, spoke on this item. Approval of this item amends the Master Sign Plan for Hill Country Crossing One.

Motion was made by Commissioner Edmond, second by Commissioner Rios, to approve the change to the Master Sign Plan as submitted. Motion to approve carried unanimously.

10. **Discussion of and action on a preliminary and final plat, pursuant to Municipal Code of Ordinances Chapter 78 *Subdivisions*, Article II *Subdivision Regulations*, Division 2 *Plat Procedures*, establishing the Bandera Road Subdivision, Unit 2 PUD, being a 10.812 acre tract of land out of the John M. Ross Survey No. 224, Abstract No. 646, County Block 4554, Bexar County, Texas and being out of a 27.724 acre tracts described in a special warranty deed dated September 19, 2014 to M/I Homes of San Antonio, LLC, recorded in Volume 16876, Page 1500, Official Public Records of Real Property of Bexar County, Texas. (Applicant; Recommendation Item)**

Rick Schroder, City Administrator, spoke on this item. Byron Sanderfer, City Engineer, submitted a letter of approval for the preliminary and final plat.

Motion was made by Commissioner Rios, second by Commissioner McGlothing, to approve the preliminary and final plat as submitted.

Motion to approve carried unanimously.

***Adjourn.***

Motion was made by Commissioner Edmond, second by Commissioner McGlothing, to adjourn the meeting at 7:53 p.m.

Motion to approve carried unanimously.

Respectfully submitted,

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Gregg Michel, Chair  
Planning and Zoning Commission  
City of Helotes

ATTEST:

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Michael McGlothing, Vice Chair  
Planning and Zoning Commission  
City of Helotes

DRAFT

**Ernest Cruz**

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**From:** City of Helotes <info@helotes-tx.gov>  
**Sent:** Saturday, January 07, 2017 2:42 PM  
**To:** Ernest Cruz; Felisha Novan  
**Subject:** New Form Submission: Sign Permit

Someone submitted the Sign Permit form:

Date: 01/07/2017 01:42 PM

- 1. Date: : 07/01/2017
- 2. Applicant Name: : Janice MacRossin
- 3. Applicant Phone No.: : 2102180835
- 4. Applicant Email: : [ed@hhsanimals.org](mailto:ed@hhsanimals.org)
- 5. Sign Location Address: : Address: 10675 Shaenfield Rd.

Address 2: City: San Antonio State: TX Zip: 78254 Country: United States

- 1. Business Use: : Yes
- 2. No. of Businesses: : 1
- 3. Current Zoning: : commercial
- 4. Property Owner Name (if different from applicant): : Helotes Humane Society
- 5. Property Owner's Address (if different from applicant): : Address: PO Box 908

Address 2: City: Helotes State: TX Zip: 78023 Country: United States

- 1. Master Sign License Holder Name: : Scott Milgrom
- 2. Master Sign Contractor's License No.: : S105 23210
- 3. Master Sign Contractor's Phone No.: : 2105206699
- 4. Master Sign Contractor's Email: : [scott@signsnowsa.com](mailto:scott@signsnowsa.com)
- 5. Sign Company Name : Signs Now
- 6. Sign Company Business Address: : Address: 5303 Wurzbach Rd

Address 2: City: San Antonio State: TX Zip: 78238 Country: United States

- 1. Sign Type: : Public/Non-Profit Signage
- 2. Linear Feet of Applicable Building or Lease Space Frontage: : 100 ft
- 3. Sign Dimensions: : 40 " x 40 "
- 4. Sign Square Footage: : 11.11
- 5. Sign Height: : 40"
- 6. Sign Colors: : WHITE W/ BLACK AND PURPLE LOGO
- 7. Sign Text: : Helotes Humane Society – A Home for Every One
- 8. Sign Lighting: : Non-Illuminated
- 9. If illuminated, indicate type of lighting: :
- 10. Signage Plans: : [http://www.helotes-tx.gov/images/uploads/1483821723\\_signs\\_now\\_estimate.pdf](http://www.helotes-tx.gov/images/uploads/1483821723_signs_now_estimate.pdf)
- 11. Signage Color Sketches and Photographs: : [http://www.helotes-tx.gov/images/uploads/1483821723\\_signs\\_now\\_proposal.jpg](http://www.helotes-tx.gov/images/uploads/1483821723_signs_now_proposal.jpg)
- 12. Signage Site Plan: : [http://www.helotes-tx.gov/images/uploads/1483821723\\_placement\\_of\\_sign.pdf](http://www.helotes-tx.gov/images/uploads/1483821723_placement_of_sign.pdf)

13. Property Owner's Consent: :

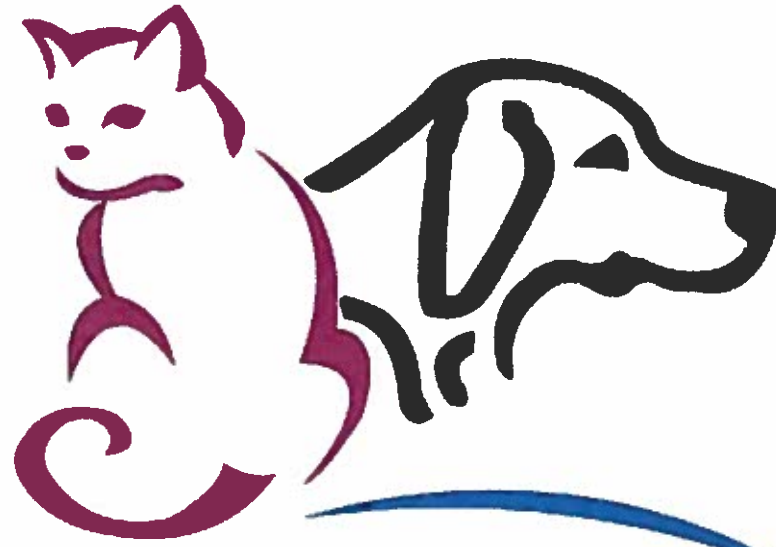
14. Applicant Signature : Janice Y MacRossin



Qty. 1  
single-sided

40 in

40 in



**Helotes Humane Society**  
*A Home For Every One*



5303 Wurzbach Road  
San Antonio, TX 78238  
Phone (210) 520-6699  
Fax (210) 684-6699

Customer: Janice MacRossin  
Invoice: estimate  
Date: 12-8-16  
Designer: CS Proof#: 1

Notes:

Substrate: .063 Aluminum  
Size: 40"Hx 40"W Qty: 1  
Sides: 1 Font: Provided

Colors: full color digital print

Letter: full color provided

Background: white

File: 16/Dec/Helotes Humane Society - 40x40Alum\_logo

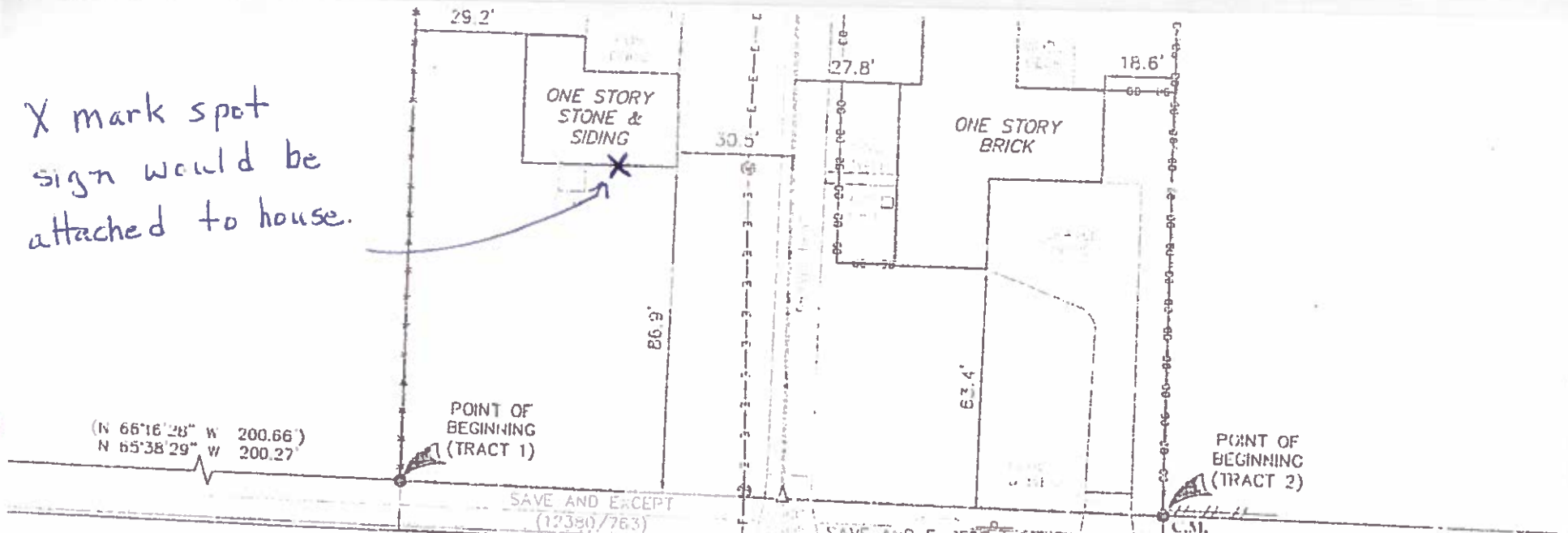
Please confirm correct spelling, grammar, and color preference. Please sign and return to Signs Now to begin production. Changes after approval is received may result in additional costs. Thank you for your business.

X

Signature \_\_\_\_\_ Date \_\_\_\_\_

The artwork provided is intellectual property of Signs Now and may not be reproduced without permission.

X mark spot  
sign would be  
attached to house.



NOTE:  
BEARING BASIS (S 01°32'35" E 468.96') BEING THE  
THEORETICAL LINE BETWEEN FOUND IRON RODS LOCATED  
AT THE NORTH CORNER OF TRACT 1 AND AT THE  
SOUTH CORNER OF TRACT 2 AS SHOWN HEREON.

NOTE: NO RESTRICTIVE COVENANTS OF RECORD WERE  
FOUND.

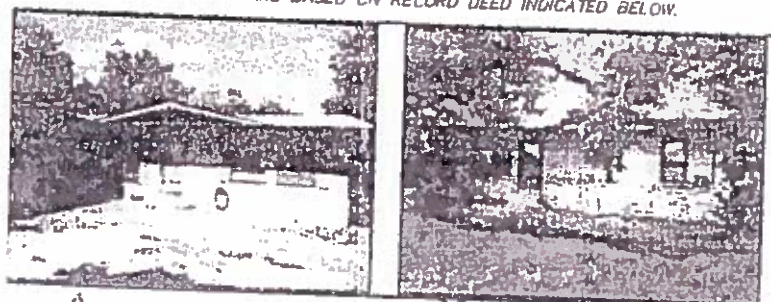
NOTE:  
BEARINGS SHOWN HEREON ARE BASED ON RECORD DEED INDICATED BELOW.

N 65°37'01" W 100.46'  
(N 66°16'25" W 99.77')

SAVE AND EXCEPT (12380/759)  
N 65°37'01" W 99.82'  
(N 66°16'25" W 99.81')

**SHAENFIELD ROAD**  
(86' R.O.W.)

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:



FLOOD ZONE INTERPRETATION. IT IS THE  
RESPONSIBILITY OF ANY INTERESTED PERSONS TO  
VERIFY THE ACCURACY OF FEMA FLOOD ZONE  
DESIGNATION OF THIS PROPERTY WITH FEMA AND  
STATE AND LOCAL OFFICIALS, AND TO DETERMINE  
THE EFFECT THAT SUCH DESIGNATION MAY HAVE  
REGARDING THE INTENDED USE OF THE  
PROPERTY. The property made the subject of  
this survey appears to be included in a FEMA  
Flood Insurance Rate Map (FIRM), identified as  
Community No. 48079C, Panel No. 0100E,  
which is Dated 09/19/2010. By scaling from  
that FIRM, it appears that all or a portion of  
the property may be in Flood Zone(s) 5  
because this is a boundary survey, the surveyor  
did not take any actions to determine the Flood  
Zone status of the surveyed property other than  
to interpret the information set out on FEMA's  
FIRM, as described above. THIS SURVEYOR DOES  
NOT CERTIFY THE ACCURACY OF THIS  
INTERPRETATION OF THE FLOOD ZONES, which  
may not agree with the interpretations of FEMA  
or State or local officials, and which may not  
agree with the tract's actual conditions more  
information concerning FEMA's Special Flood  
Hazard Areas and Zones may be found at  
<http://www.fema.gov/enda.shtml>.

Property Address:  
**10671 & 10675 SHAENFIELD ROAD**  
Property Description:  
**TRACT 1:** Being 0.870 acres of land, more or less, out of the C. Wlanover Survey No. 85,  
Abstract No. 744, County Block 4442, Bexar County, Texas, and being the same tract of land  
described in Volume 17350, Page 653, Real Property Records, Bexar County, Texas, SAVE AND  
EXCEPT that portion described in Volume 12380, Page 763, Real Property Records, Bexar County,  
Texas, said 0.870 acres being more particularly described by metes and bounds attached hereto.  
**TRACT 2:** Being 0.567 acres of land, more or less, out of the C. Wlanover Survey No. 85,  
Abstract No. 744, County Block 4442, Bexar County, Texas, and being the same tract of land  
described in Volume 7622, Page 970, Real Property Records, Bexar County, Texas, SAVE AND  
EXCEPT that portion described in Volume 17350, Page 752, Real Property Records, Bexar County,  
Texas, said 0.567 acres being more particularly described by metes and bounds attached hereto.

FIRM REGISTRATION NO.  
10111700

**Westar Alamo**  
LAND SURVEYORS, LLC  
P.O. BOX 1036 HELOTES, TEXAS 78023-1036  
PHONE (214) 372-2500 FAX (214) 372-9989

- LEGEND**
- △ - CALCULATED POINT
  - ⊙ - 1/2" IRON ROD
  - ( ) - RECORD INFORMATION
  - U.S. - BUILDING SETBACK
  - C.M. - CONTROLLING MONUMENT
  - ⊕ - POWER POLE
  - E— - OVERHEAD ELECTRIC
  - W— - WIRE FENCE
  - C— - CHAIN LINK FENCE
  - ⊕ - GAS LINE SIGN
  - ⊕ - PROPANE
  - ⊕ - ELECTRIC METER ON POLE



Owner:  
**HELOTES HUMANE SOCIETY**

I, MARK J. EWALD, Registered Professional  
Land Surveyor, State of Texas, do hereby  
certify that the above plat represents an  
actual survey made on the ground under my  
supervision, and there are no discrepancies,  
conflicts, shortages in area or boundary lines,  
or any encroachment or overlapping of  
improvements, to the best of my knowledge  
and belief, except as shown herein.

*Mark J. Ewald*

**MARK J. EWALD**  
Registered Professional Land Surveyor  
Texas Registration No. 5095



Property Identification #: 234217

Geo ID: 04449-000-0120

Situs Address: 10675 SHAENFIELD RD SAN ANTONIO, TX 78254

Property Type: Real

State Code: A1

Property Information: 2017

Legal Description: CB 4449 P-12 ABS 774 REF: 80400-774-0120

Abstract: A04449

Neighborhood: NBHD code51200

Appraised Value: N/A

Jurisdictions: 06, 56, 77, 08, CAD, 10, 09, 11

Owner Identification #: 2984986

Name: HELOTES HUMANE SOCIETY

Exemptions: EX-XV

DBA: Null



Texas Parks & Wildlife, Esq. HERE, Garmin, INCREMENT P, USGS,...

Bexar CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.

Property Identification #: 234218

Geo ID: 04449-000-0121

Situs Address: 10671 SHAENFIELD RD SAN ANTONIO, TX 78254

Property Type: Real

State Code: A1

Property Information: 2017

Legal Description: CB 4449 P-12A ABS 774

Abstract: A04449

Neighborhood: NBHD code51200

Appraised Value: N/A

Jurisdictions: 06, 56, 08, 77, 10, CAD, 11, 09

Owner Identification #: 2984986

Name: HELOTES HUMANE SOCIETY

Exemptions: EX-XV

DBA: Null



Bexar CAD Map Search

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Sec. 66-51. - Commercial signs: projecting, wall and hanging, or in or on windows.

- (a) *Commentary.* In addition to the monument signage authorized for multi-tenant shopping centers in section 66-50, or the monument signage authorized for single business use in section 66-49, individual businesses within a multi-tenant shopping center or office complex or single businesses may also elect to have one of the following signs per street or pedestrian way which the building faces or abuts, with a maximum of two such signs. Such signs must be submitted to the P&Z for review and approval prior to installation.
- (b) *Wall signs.* Wall signs by single businesses or an individual business in a multi-tenant shopping center, office complex or business park shall be regulated as follows:
- (1) *Purpose.* To identify a business or organization.
  - (2) *Size.* One square foot per linear foot of building or unit facade to which it is attached; a maximum of 100 square feet. A minimum area of ten square feet will be allowed if a business has insufficient footage. The size of a multi-paneled sign shall be determined by dividing the maximum size allowed by the number of panels.
  - (3) *Height.* The top of the sign shall be below the lower roofline and at a height no greater than 20 feet above the ground immediately adjacent to the sign.
  - (4) *Number.* One sign per street or pedestrian way which the building faces or abuts with a maximum of two signs, subject to review by the P&Z.
  - (5) *Location.* All wall signs shall be installed flat against the wall of a building and shall not extend from the wall more than 12 inches.
  - (6) *Design.* Reference Chapter 98 Zoning, Article IX Architectural Review by Planning and Zoning Commission, section 98-253, subsection (f) signage. Sign content shall be limited to appropriate information necessary to identify the business and to carry out the normally accepted activities for a business of its type.
  - (7) *Lighting.* Indirect, internally illuminated, or neon.
  - (8) *Landscaping.* Not applicable.
  - (9) *Duration.* The sign shall be permitted so long as the business or office is open for business.
  - (10) *Special provisions.* Shall be as follows:
    - a. A business or organization having a wall, projecting, or hanging sign is not excluded from participating in a multi-tenant commercial sign.
    - b. Businesses or organizations not having exterior public entrances are subject to the provisions of the multi-tenant commercial sign for multi-tenant building, in section 66-50.

- c. An individual business with a basement entrance with no calculable frontage may have one sign with a maximum area of six square feet.
- (11) *Permit.* A permit and master sign plan approval must be obtained in accordance with the provisions of this chapter prior to installation.
- (c) *Commercial signs: projecting and hanging signs.* Hanging commercial signs may be used by single businesses or an individual business in a multi-tenant shopping center, office complex or business park and shall be regulated as follows:
    - (1) *Purpose.* To identify a business or organization.
    - (2) *Size.* A maximum area of 24 square feet.
    - (3) *Height.* No part of the sign shall extend below eight feet from the average grade nor shall it extend above the lower roofline of the building to which it is attached.
    - (4) *Number.* One sign per street or pedestrian way which the building faces or abuts, as determined by the code enforcement officer, with a maximum of two signs, subject to review by the P&Z.
    - (5) *Location.* Oriented generally perpendicular to the front of the business or to a parking area abutting the business.
    - (6) *Design/message.* Reference Chapter 98 Zoning, Article IX Architectural Review by Planning and Zoning Commission, section 98-253, subsection (f) signage. Sign content shall be limited to appropriate information necessary to identify the business and to carry out the normally accepted activities for a business of its type.
    - (7) *Lighting.* Indirect, internally illuminated, or neon.
    - (8) *Landscaping.* Not applicable.
    - (9) *Duration.* The sign shall be permitted so long as the business or office is open for business.
    - (10) *Special provisions.* Must hang from a structural element of the exterior wall awning or overhang.
    - (11) *Permit.* A permit must be obtained in accordance with the provisions of this chapter prior to installation. If applicable, a master sign plan must be approved prior to installation.
  - (d) *Commercial signs in/on windows or doors.* Commercial signs in/on windows or doors may be used by single-businesses or an individual business in a multi-tenant shopping center and shall be regulated as follows:
    - (1) *Purpose.* To identify a business or organization as the occupant of the space on the other side of the window or door or to advertise the same business or organization.
    - (2)

*Height.* No part of the sign shall extend above 12 feet from the average grade, unless a greater height is necessary to center the sign in the window or on the door.

- (3) *Number.* Maximum of eight signs allowed. Window or door signs used for the address, hours of operation, method of payment, professional association, security company, governmental notices, and open or closed status are excluded from the maximum number limit.
- (4) *Location.* In/on the window/door and entirely within the perimeter of the window/door.
- (5) *Design/message.* Reference Chapter 98 Zoning, Article IX Architectural Review by Planning and Zoning Commission, section 98-253, subsection (f) signage. Sign content shall be limited to appropriate information necessary to identify the business and to carry out the normally accepted activities for a business of its type.
- (6) *Lighting.* None allowed, except on signage displaying open or closed status of business or organization.
- (7) *Landscaping.* Not applicable.
- (8) *Duration.* The sign shall be permitted so long as the business or office is in operation.
- (9) *Special provisions.* None.
- (10) *Permit.* No permit is required for an in/on window signage.

(Ord. No. 249, § 1(150.511), 2-26-2004; Ord. No. 391, § 1, 1-22-2009; Ord. No. 536, § 1, 8-14-2014; Ord. No. 582, § 1, 1-14-2016)



6



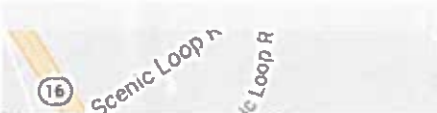
14475 Bandera Rd



Image capture: Jul 2016 © 2017 Google

Helotes, Texas

Street View - Jul 2016



Property Identification #: 242137

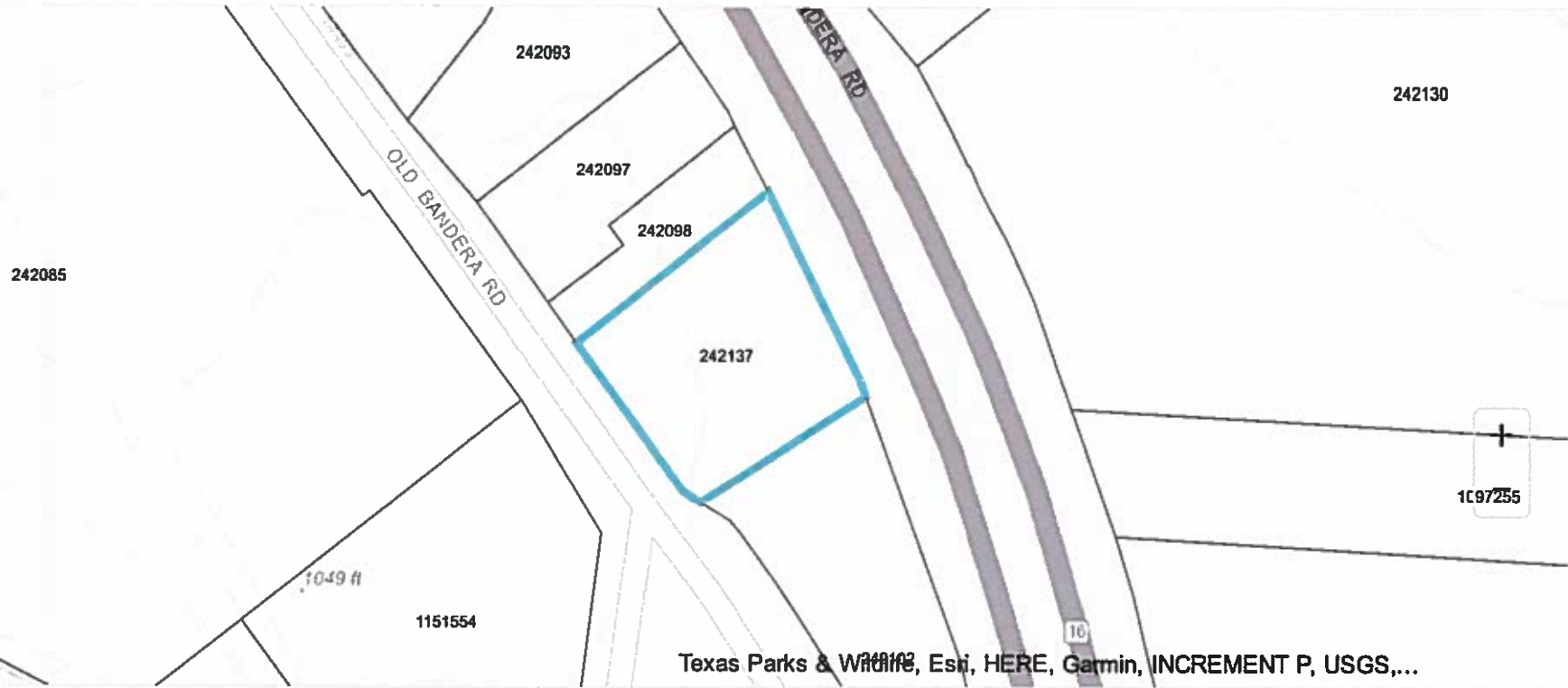
Geo ID: 04524-000-0510  
Situs Address: 14392 BANDERA RD HELOTES, TX 78023  
Property Type: Real  
State Code: F1

Property Information: 2017

Legal Description: CB 4524 P-51 A-645 ( OUT OF P-29B )  
Abstract: A04524  
Neighborhood: NBHD code51310  
Appraised Value: N/A  
Jurisdictions: 06, 56, 11, 09, 08, CAD, 42, 10

Owner Identification #: 2954598

Name: TERRY MARTIN R JR & TERRY TIMOTHY BELL  
Exemptions:  
DBA: OLD TOWN DEPOT ANTIQUES/HARVEST VILLAGE SH



Bexar CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.

Sec. 66-21. - Exempted signs.

The provisions of this chapter shall not apply to the following signs:

- (1) Memorial signs or tablets, names of buildings and date of erection when cut into any masonry surface or when constructed of bronze or similar metal;
- (2) Official government notices and notices posted by governmental officers in the performance of their duties, and governmental signs to control traffic or for other regulatory purposes such as neighborhood crime watch areas, or to identify streets, or to warn of danger;
- (3) Signs to control traffic within a gated community that were placed within the gated community at the direction of its developer or homeowners' association;
- (4) In/on window signs listing hours of operation, open or closed status, or restaurant menu signs if the sign does not exceed two square feet;
- (5) Works of fine art which in no way identify or advertise a product or business;
- (6) Temporary decorations or displays, when they are clearly incidental to and are customarily and commonly associated any national, local or religious holiday or celebration; provided that such decorations are maintained in an attractive condition and do not constitute a fire, traffic or pedestrian hazard;
- (7) Temporary or permanent signs erected by public utility companies or construction companies to warn of danger or hazardous conditions, including signs indicating the presence of underground cables, gas lines and similar devices;
- (8) Signs displayed on trucks, buses, trailers or other vehicles which are being operated in the normal course of business, indicating the name of the owner, business and location (e.g., moving vans, delivery trucks, rental trucks and trailers and the like); provided, that the primary purpose of the vehicles is not for display of signs, and provided that they are parked in areas appropriate to their use as vehicles normally used in the course of business and are in operable condition, and carry a current and valid license plate and state inspection tag; and
- (9) Signs or tablets when constructed of metal or other permanent material and associated with nationally recognized nonprofit, religious or civic organizations such as the Rotary Club or Kiwanis Club, which are to identify the local area chartered group. Signs are limited in size to a total of eight square feet and to a height of eight feet with no lighting permitted. Design, size, and location shall require prior approval of the P&Z, based on criteria as outlined in this chapter.