

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

The City of Helotes Planning and Zoning Commission met for a regular meeting on July 7, 2020 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. Due to COVID-19, this meeting was conducted via teleconference. Physical distancing and the 10 people maximum were adhered to.

Commission Members

Present: Gregg Michel, Chair (Via Teleconference)
Ron Hozza, Secretary
Joe Edmond (Via Teleconference)
Richard Hawk (Via Teleconference)
Mike McGlothing (Via Teleconference)
Mario Rios (Via Teleconference)
Jeff Wade (Via Teleconference)

Absent: Jason Wightman, Vice Chair

Council Members/Staff Present: Ernest Cruz, Development Services Director
Marian Mendoza, City Administrator
Alex Blue, Council Member (Via Teleconference)

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.

OPEN SESSION:

3. Citizens to be heard.

No one signed up to speak on this item.

ITEMS FOR INDIVIDUAL CONSIDERATION:

4. Discussion of and action on the minutes of the Regular Meeting of the Planning and Zoning Commission dated May 5, 2020. (Approval Item; Staff)

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

Motion to approve carried unanimously.

5. **Discussion of and action on a preliminary and final re-plat, pursuant to Municipal Code of Ordinances Chapter 78 *Subdivisions*, Section 78-74 *Replating without Vacating Previous Plat* establishing Service First – Helotes, Lots 3 and 4, Block 1, previously platted as BBVA Compass Bank Lot 1, Block 1, more particularly described as BCAD Prop. ID No. 1273906. (Recommendation Item; Applicant)**

Speaking on this item was Gary Smith, Pape-Dawson Engineers. The subject property is located at the intersection of Bandera Road and Hausman Road. The proposed replat will establish Service First – Helotes Lot 3 and Lot 4, Block 1. Lot 3 will be marketed for a future commercial development and access to this lot will only be from Hausman Road, and not from Bandera Road. Lot 4 is the Service First Automotive Center located at 12596 Bandera Road.

Motion was made by Commissioner McGlothing, second by Commissioner Rios, to recommend approval of this item, on the condition that the Stormwater Management Plan be submitted and approved.

Motion to recommend approval carried unanimously.

6. **Discussion of and action on a preliminary and final re-plat, pursuant to Municipal Code of Ordinances Chapter 78 *Subdivisions*, Section 78-74 *Replating without Vacating Previous Plat* establishing Bandera Oaks Subdivision Lots 9 through 30, 902, 903, and 999, Block 2, previously platted as Bandera Oaks Lots 7 and 901, Block 2, more particularly described as BCAD Prop. ID Nos. 1308636 & 1308638. (Recommendation Item; Applicant)**

Speaking on this item was Wayne Flores, KFW Engineers. The subject property is situated behind Helotes Point Retail Center located at 12510 Bandera Road. The proposed replat will establish Bandera Oaks Subdivision and is the future development site of a residential subdivision. It was noted that the driveway going out to Bandera Road was omitted from the replat since the developer did not purchase it.

Motion was made by Commissioner McGlothing, second by Commissioner Hozza, to recommend approval of this item, on the following conditions:

- Rear yard setback on Lots 20 through 23 be corrected to 20' to reflect what is outlined in the Development Agreement approved by City Council on March 26, 2020; and
- Stormwater Management Plan, Tree Preservation Plan, and Traffic Impact Analysis be submitted and approved.

Motion to recommend approval carried unanimously.

Adjourn.

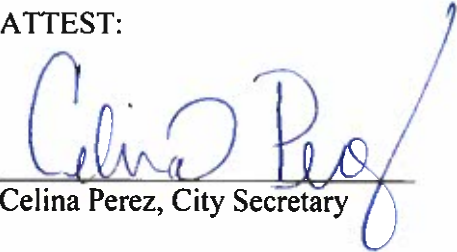
With no more business to come before the Commission, Chairman Michel adjourned the meeting at 7:40 pm.

Respectfully submitted,



Gregg Michel, Chair

ATTEST:



Celina Perez, City Secretary