

MINUTES  
CITY OF HELOTES  
BOARD OF ADJUSTMENT

The City of Helotes Board of Adjustment met on Monday, July 22, 2019 at 7:00 p.m. in the City Hall Council Chambers, 12951 Bandera Road, Helotes, Texas 78023. This was an open meeting, subject to the open meeting laws of the State of Texas.

BOA Members Present:        Doug Deptuch, Chair  
   Charles Roberts  
   Robert Logue  
   Blair Weaver  
   Donny Jones

Staff Present:                    Joshua Mair, Public Works Supervisor

**1. Call to Order.**

Chair Deptuch called the meeting to order at 7:03 p.m. See above for members present. Chair Deptuch led the pledge to the U.S. flag.

Chair Deptuch requested to suspend the rules and move the order of the agenda items, for the sake of expediency. There being no objections, Chair Deptuch continued with the order of the agenda items as follows.

ITEMS FOR INDIVIDUAL CONSIDERATION:

**3. Discussion of and action on the minutes of the Board of Adjustment Meeting dated June 17, 2019. (Staff)**

Motion was made by Charles Roberts, second by Donny Jones, to approve the minutes as submitted.

Motion to approve carried unanimously.

PUBLIC HEARING:

**2. Public hearing to give all interested persons the right to appear and be heard on a request by Kyle and Vivian Hultz for a variance to Municipal Code of Ordinances Chapter 98 Zoning, Section 98-72 *Old Town Helotes Special District*, Subparagraph (i) *Landscaping* and Chapter 94 *Vegetation*, Article II *Commercial and Residential Subdivision Landscape Requirements* authorizing an exception on the required landscaping provisions for the Hultz Office Building located at 14789 Old Bandera Road, Helotes, Texas 78023, more particularly described as BCAD Prop. ID No. 1289679.**

Chair Deptuch opened the public hearing at 7:05 p.m. Kyle Hultz, the applicant, spoke on seeking a variance to the landscaping requirement pertaining to building a wall for parking lot screening, citing that the existing landscaping within the City rights-of-way is sufficient. Chair Deptuch closed the public hearing at 7:08 p.m.

ITEMS FOR INDIVIDUAL CONSIDERATION Cont.:

- 4. Discussion of and action on a request by Kyle and Vivian Hultz for a variance to Municipal Code of Ordinances Chapter 98 Zoning, Section 98-72 Old Town Helotes Special District, Subparagraph (i) Landscaping and Chapter 94 Vegetation, Article II Commercial and Residential Subdivision Landscape Requirements authorizing an exception on the required landscaping provisions for the Hultz Office Building located at 14789 Old Bandera Road, Helotes, Texas 78023, more particularly described as BCAD Prop. ID No. 1289679. (Applicant)**

Discussion included Chapter 94 *Vegetation*, Section 94-24 *General Requirements*, Subparagraph (b)(1)(c) *Screening of Parking Lot*. As prescribed by this section, planting shall consist of: 1.) a compact hedge of five-gallon size plants having a minimum mature height of three feet and planted in a density of one plant for every 20 square feet; or 2.) a continuous three-foot-high wall set back from the sidewalk. The Board explained to the applicant that the Code requires one regulation or the other, but not both.

The applicant agreed to plant the five-gallon size plants and withdrew the request for a variance.

**Adjourn.**

With no more business to come before the Board, Chair Deptuch adjourned the meeting at 7:37 pm.

Respectfully submitted,

  
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Doug Deptuch, Chair

ATTEST:

  
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Celina Perez, City Secretary

