

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

The City of Helotes Planning and Zoning Commission met for a regular meeting on September 3, 2019 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
Mike McGlothing
Mario Rios
Jeff Wade

Absent: Richard Hawk

Council Members/Staff Present: Celina Perez, City Secretary
Alex Blue, Council Member

1. Call to order.

Chairman 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 Kidder Entertainment Group of S.A., L.L.C. for a Specific City Council Approved Use Permit for a “tavern with outdoor area for patrons / no live or recorded music allowed outside” on property zoned Overlay District (B-3 OD) and located on a 5.474 acre lot described as Lot 7, Block 2 within the Bandera Oaks Subdivision, generally located behind 12510 Bandera Road, Helotes, Texas 78023.

Chairman Michel opened the public hearing at 7:01 p.m. Irene Kerestes, Bob Kerestes, and William Lyon spoke in opposition to this item. Shared reasons for opposition were traffic and noise concerns, and the developments proximity to Cedar Springs Subdivision. Chairman Michel closed the public hearing at 7:09 p.m.

OPEN SESSION:

4. Citizens to be heard.

No one signed up to speak on this item.

COUNCIL LIAISON REPORT:

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

- **A request from City Staff to amend Municipal Code of Ordinances Chapter 18 *Buildings and Building Regulations* and Chapter 98 *Zoning*; and**
- **A request by Stanley and Phyllis Goodson for approval of a conceptual design plan for Helotes Retail Center located on a 1.963 acre tract of land situated, generally, near the intersection of S.H. 16 (South) and Old Bandera Road.**

Council Member Blue reported on August 8, 2019, City Council approved the ordinance amendments, as presented, to Chapter 18 *Buildings and Building Regulations* and Chapter 98 *Zoning*. Council made note of the Commission's comment on changing the permit time limitation from 9 months to 12 months, but stayed with the 9 month limitation, given that there were opportunities to request a permit extension. The conceptual design plan for Helotes Retail Center was also approved as presented.

ITEMS FOR INDIVIDUAL CONSIDERATION:

6. Discussion of and action on the minutes of the Regular Meeting of the Planning and Zoning Commission dated August 6, 2019. (Approval Item; Staff)

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

Motion to approve carried unanimously.

7. Discussion of and action on a request by Kidder Entertainment Group of S.A., L.L.C. for a Specific City Council Approved Use Permit for a "tavern with outdoor area for patrons / no live or recorded music allowed outside" on property zoned Overlay District (B-3 OD) and located on a 5.474 acre lot described as Lot 7, Block 2 within the Bandera Oaks Subdivision, generally located behind 12510 Bandera Road, Helotes, Texas 78023. (Recommendation Item; Applicant)

Speaking on this item was Joe Kidder, of Kidder Entertainment Group of S.A., L.L.C. Mr. Kidder expressed his intent of wanting to re-locate Cooter Browns Saloon to the 5.474 acre lot directly behind Helotes Point Retail Center. Discussion included building placement on the lot and building size, hours of operation, noise buffering, and the single point of entry to the establishment.

Motion was made by Commissioner Rios, second by Commissioner Wade, to recommend denial on a request by Kidder Entertainment Group of S.A., L.L.C. for a Specific City Council Approved Use Permit.

For denying the request: 3 Ayes – Commissioner Rios, Commissioner Wade, and Commissioner Edmond; and Against denying the request: 3 Naves - Commissioner McGlothing, Commissioner Hozza, and Commissioner Wightman.

There being a tie, Chairman Michel voted Nay - Against denying the request. The motion to recommend denial of the request failed.

8. Discussion of and action on a preliminary and final amending plat, pursuant to Municipal Code of Ordinances Chapter 78 Subdivisions, Section 78-75 Amending a Plat, establishing Bricewood Subdivision, Unit 2-A, and amending Lots 21 – 33, Block 10, CB 4450R and Lot 38, Block 8, Lot 40, Block 13, CB 4450R, and Lot 907 out of Bricewood Subdivision, Unit 2, recorded in Volume 9716, Pgs. 39 – 40, of the Official Public Records of Bexar County, Texas and establishing Lots 21A – 33A, Block 10, Lot 38A, Block 8, Lot 40A, Block 13, and Lot 907A. (Recommendation Item; Applicant)

Motion was made by Commissioner Wightman, second by Commissioner Hozza, to recommend approval on the item as written.

Motion to recommend approval carried unanimously.

Adjourn.

Motion was made by Commissioner Hozza, second by Commissioner McGlothing, to adjourn the meeting at 7:48 pm.

Motion to approve carried unanimously.

Respectfully submitted,



Gregg Michel, Chair

ATTEST:



Celina Perez, City Secretary

