

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

The City of Helotes Planning and Zoning Commission met for a regular meeting on August 11, 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)
Jason Wightman, Vice Chair
Ron Hozza, Secretary
Joe Edmond (Via Teleconference)
Richard Hawk (Via Teleconference)
Mike McGlothing (Via Teleconference)

Absent: Mario Rios
Jeff Wade

Council Members/Staff Present: Ernest Cruz, Development Services Director
Marian Mendoza, City Administrator

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 July 7, 2020. (Approval Item; Staff)

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

Motion to approve carried unanimously.

5. Discussion of and action on a request by Cyntergy for approval of a variance to Municipal Code of Ordinances Chapter 66 Signs, Section 66-51 Commercial Signs: Projecting, Wall and Hanging, or In or On Windows for wall signage for Walmart Store #3057 located at 12550 Leslie Road, Helotes, Texas, 78023, more particularly described as BCAD Prop. ID No. 1175530. (Recommendation Item; Applicant)

The total allowable wall signage size for the Walmart building is 514 square feet. The current wall signage total for Walmart is 651.91 square feet, or 137.91 square feet over the allowable size. The said overage was granted through variances by City Council. The current wall signage includes the Walmart signs (613.41 s.f.), a Subway sign (16.5 s.f.), and a FedEx sign (22 s.f.). Walmart desires to install additional wall signage totaling 83.56 square feet. The proposed new signage is a Spark Logo & Pickup sign (64.53 s.f.) and an Auto Center with Arrow sign (19.03 s.f.). This would bring the overall wall signage total to 735.47 square feet, or 221.47 square feet over the allowable size. Walmart seeks a variance on the new overage amount.

Motion was made by Commissioner McGlothing to recommend approval of the variance with the suggestion that City Council consider a Master Sign Plan to help manage future signage in a way that serves Walmart, but also adheres to City code. The motion was seconded by Commissioner Hawk.

Motion to recommend approval carried unanimously.

Adjourn.

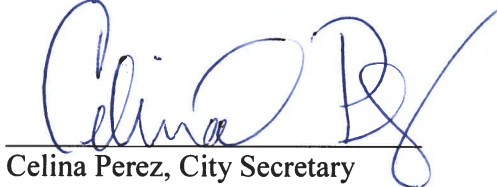
With no more business to come before the Commission, Chairman Michel adjourned the meeting at 7:32 pm.

Respectfully submitted,



Gregg Michel, Chair

ATTEST:


Celina Perez, City Secretary