AGENDA
CITY OF HELOTES
PLANNING AND ZONING COMMISSION
August 11, 2020

The City of Helotes Planning and Zoning Commission will meet for a Regular Meeting on Tuesday, August 11, 2020 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.

SUPPLEMENTAL NOTICE OF PARTICIPATION BY TELEPHONE CONFERENCE

As a result of COVID-19, the Governor of Texas issued an order on March 16, 2020, suspending various provisions of the Open Meetings Act, which now authorizes the participation in a meeting by videoconference and / or teleconference. In order to advance the public health goal of physical distancing, the City of Helotes Planning and Zoning will conduct this regular meeting by telephone conference. No in person input will be allowed. To speak remotely, register in advance by using the fillable Citizen Comment Form on the City website. The comment form is due by 12:00 pm on Tuesday, August 11. Once the comment form is received, the speaker will receive a confirmation email with the toll-free phone number and access code. Speakers will be placed in a queue until their time to speak. Watch the livestream meeting broadcast on the City's YouTube channel. The digital meeting packet is available on the City website.

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 and its Extraterritorial Jurisdiction (ETJ) 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 July 7, 2020. (Approval Item; Staff)

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)

Adjourn.

NOTE: It is possible that a quorum of the City Council and/or other Municipal Advisory and Governmental Bodies may be in attendance at the above stated meeting. No action will be taken by the City Council and/or other Municipal Advisory and Governmental Bodies at the above stated meeting, other than the body specifically referred to in the above notice.

The Planning and Zoning Commission reserves the right to adjourn into Closed Session at any time during the course of this meeting to discuss any of the exceptions to the requirement that a meeting be open to the public, in accordance with Texas Government Code, Chapter 551 *Open Meetings*, Subchapter D *Exceptions to Requirement that Meetings be Open*. No action may be taken in Closed Session.

I certify that this Agenda was posted on August 7, 2020 at 2:00 p.m.

Celina Perez

Celina Perez, City Secretary

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.

DRAFT

5. Discussion of and action on a preliminary and final re-plat, pursuant to Municipal Code of Ordinances Chapter 78 *Subdivisions*, Section 78-74 *Replatting 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 *Replatting 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.

DRAFT

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

DRAFT

PLANNING & ZONING COMMISSION
AGENDA ITEM REQUEST FORM

MEETING DATE: August 11, 2020

AGENDA PLACEMENT:

☐ **PUBLIC HEARING**
☐ **UNFINISHED BUSINESS**
☒ **INDIVIDUAL**

CAPTION:

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)

EXECUTIVE SUMMARY:

Code dictates that the total allowable size for wall signage is determined by one square foot per linear foot of the building's facade. The total allowable wall signage size for Walmart 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 current wall signage was approved as follows:

- Walmart signage – 613.41 square feet
  - Variance approved by Council on October 13, 2011 for a total square footage of 615.25 s.f.
  - Walmart revised their construction documents and the permit was issued for a total square footage of 613.41 s.f.

- Subway sign – 16.5 square feet
  - Variance approved by Council on April 11, 2013

- FedEx sign – 22 square feet
  - Variance approved by Council on September 13, 2018

Walmart desires to install additional wall signage totaling 83.56 square feet. This would bring the overall wall signage total to 735.47 square feet (651.91 s.f. current + 83.56 s.f. proposed), or 221.47 square feet over the allowable size. Walmart seeks a variance on the following:

- Spark Logo & Pickup sign – This sign is 64.53 square feet and will generally be located above the Outdoor Living Sign. The sign will be internally illuminated. The purpose of this sign is to direct customers to the online grocery pickup area. The yellow "spark" logo is Walmart's national branding logo. The building façade behind the sign will be painted blue.

- Auto Center with Arrow sign – This sign is 19.03 square feet and will be located to the right of the Spark Logo & Pick Up sign. The sign will be internally illuminated. The purpose of this sign is to direct customers to the Auto Center location.

ATTACHMENTS:

Attachment A – Letter of Authorization
Attachment B – Permit Application
Attachment C – Variance Application
Attachment D – Sign Renderings
Attachment E – Walmart Sign Permit
Attachment F – Subway Sign Permit
Attachment G – FedEx Sign Permit

PREPARED BY: Ernest Cruz, Development Services Director

DATE SUBMITTED: August 3, 2020

Walmart
Save money. Live better.

Attachment A

2001 SE 10th Street
Bentonville, AR 72716

July 20, 2020

The City of Helotes
12951 Bandera Road
Helotes, TX 78023

Dear Development Services Department,
As the Walmart Design Manager (Owner), please received this letter as authorization for Cyntergy to submit Application for Sign Variance and Sign Permit Application(s) and supporting documentation to the City of Helotes on our behalf. The indicated submission will be for review or exterior wall signs for property Walmart #3057 located at 12550 Leslie Road in Helotes, Texas. We anticipate the submission will be reviewed by the Development Services, presented at a Planning Commission meeting, and presented at a City Council meeting. We authorize Cyntergy to represent Walmart in regards to responding to the Planning Commission and City Council recommendations as well as participating in both public meetings.
Sincerely,

Amanda Smith
Design Manager

Walmart R.E. Business Trust
2608 SE J Street
Bentonville, AR 72716

Attachment A

Property Identification #: 1175530

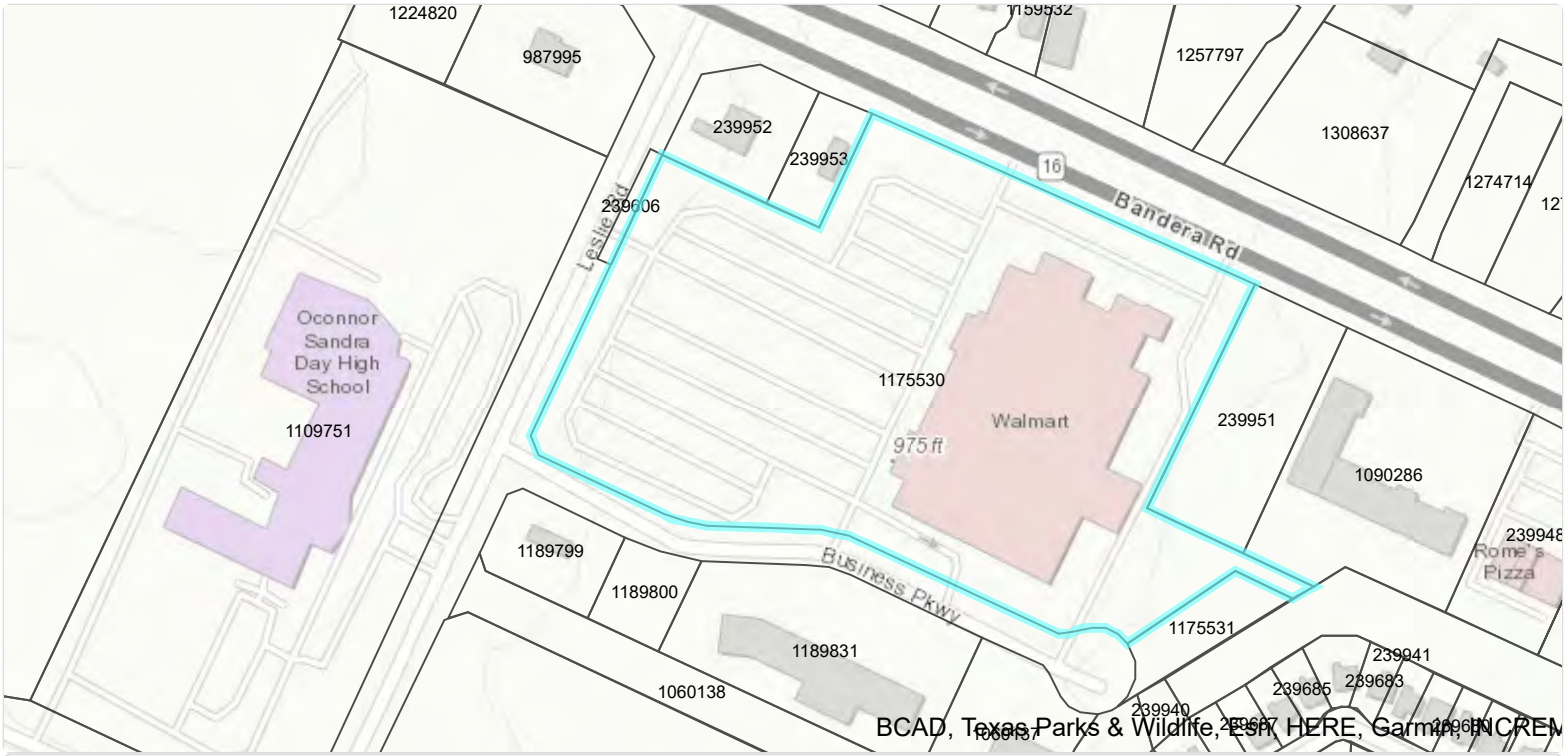
Geo ID:	04478-001-0010
Situs Address:	12550 LESLIE RD HELOTES, TX 78023
Property Type:	Real
State Code:	F1

Property Information: 2020

Legal Description:	CB 4478F BLK 1 LOT 1 & 3 (HELOTES MARKETPLACE)
Abstract:	A04478
Neighborhood:	NBHD code51320
Appraised Value:	$14,352,400.00
Jurisdictions:	09, 11, 10, 42, 06, CAD, 56, 08

Owner Identification #: 320057

Name:	WAL-MART REAL ESTATE BUS TRST
Exemptions:	
DBA:	WAL-MART



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.

City of Helotes
Development Services
Department
P.O. Box 507
12951 Bandera Road
Helotes, TX 78023
Phone (210) 695.8877
Fax (210) 695.2123

SIGN PERMIT APPLICATION

CHAPTER 66,

Sign Administrative Procedures

Name of Applicant: JENNIFER COBBS C/O CYNTERGY Date: 07/20/2020

Sign Location Address: 12550 LESLIE ROAD, HELOTES, TX 78023

Legal Description: Lot #: 1 & 3 Block #: 1 CB/NCB #: 4478F (HELOTES MARKETPLACE)

Use of Building: MERCANTILE

No. of Businesses: 1 Zoning: B3

Name of Property Owner: WALMART R.E. BUS. TRUST Phone #: 479-204-2290

Property Owner's Address: 2608 SE J STREET, BENTONVILLE, AR 72716

Name of Sign Contractor: SIGNTEK

Contractor's License #: 18334 Phone #: 210-946-5511

E-mail Address: permits@signtek.com

Contractor's Business Address: 16398 N. EVANS RD., SELMA, TX 78154

Type of Sign:
- ☐ Monument, Multi-Tenant
- ☒ Wall Mount
- ☐ Window
- ☐ Residential Entry
- ☐ Monument, Single Business
- ☐ Hanging
- ☐ Public/ Non-Profit Signage
- ☐ Traffic Control
- ☐ Projecting
- ☐ Miscellaneous Signage
- ☐ Other

Linear Feet of Building or Lease Space Frontage: 514'-10 1/4" (entire building, 550'-4" (entire facade to edge of garden center)

Sign Dimensions: 14'-6" X 4'-5 3/8" Square Footage: 64.53 S.F. Height: Sign Colors: WHITE-TEXT YELLOW-SPARK

Sign Text: PICKUP & SPARK

Non-Illuminated Sign: ☐ Illuminated Sign: ☒ Type of Lighting: INTERNAL

Applicant must attach the following documents:

- Thirteen (13) sets of plans indicating sign size, color, type of material, and its parts; message size and style of lettering; type of lighting; method of attachment; associated landscaping.
- Thirteen (13) sets of color sketches, color photographs, or similar scaled presentation of the sign and building that shows how each would appear in relation to the other.
- Site plan showing location of proposed sign and copy of plat, if available, to determine easement locations.
- Written consent from the property owner.

Applicant's Signature: Jennifer Cobbs C/O Cyntergy Date: 07/20/2020

Printed Name: JENNIFER COBBS C/O CYNTERGY Phone #: 918-346-6818

Applicant's Address: 810 S. CINCINNATI, 2ND FLOOR, TULSA, OK 74119, jcobbs@cyntergy.com

Note: All exterior signage requires Planning & Zoning Commission and City Council approval prior to permitting and installation. The Commission meets on the 1st Tuesday of each month, and the deadline submittal date is 14 calendar days prior to the meeting date.

City of Helotes
Development Services
Department
P.O. Box 507
12951 Bandera Road
Helotes, TX 78023
Phone (210) 695.8877
Fax (210) 695.2123

SIGN PERMIT APPLICATION

CHAPTER 66,

Sign Administrative Procedures

Name of Applicant: JENNIFER COBBS C/O CYNTERGY Date: 07/20/2020

Sign Location Address: 12550 LESLIE ROAD, HELOTES, TX 78023

Legal Description: Lot #: 1 & 3 Block #: 1 CB/NCB #: 4478F (HELOTES MARKETPLACE)

Use of Building: MERCANTILE

No. of Businesses: 1 Zoning: B3

Name of Property Owner: WALMART R.E. BUS. TRUST Phone #: 479-204-2290

Property Owner's Address: 2608 SE J STREET, BENTONVILLE, AR 72716

Name of Sign Contractor: SIGNTEK

Contractor's License #: 18334 Phone #: 210-946-5511

E-mail Address: permits@signtek.com

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Type of Sign:
- ☐ Monument, Multi-Tenant
- ☐ Monument, Single Business
- ☐ Traffic Control
- ☐ Other
- ☒ Wall Mount
- ☐ Hanging
- ☐ Projecting
- ☐ Window
- ☐ Residential Entry
- ☐ Public/ Non-Profit Signage
- ☐ Miscellaneous Signage

Linear Feet of Building or Lease Space Frontage: 514'-10 1/4" (entire building, 550'-4" (entire facade to edge of garden center)

Sign Dimensions: 12'-4 1/8"X 1'-6 1/2" Square Footage: 19.03 S.F. Height: _____ Sign Colors: WHITE

Sign Text: <AUTO CENTER (AUTO CENTER SIGN W/DIRECTIONAL ARROW)

Non-Illuminated Sign: ☐ Illuminated Sign: ☒ Type of Lighting: INTERNAL

Applicant must attach the following documents:

- Thirteen (13) sets of plans indicating sign size, color, type of material, and its parts; message size and style of lettering; type of lighting; method of attachment; associated landscaping.
- Thirteen (13) sets of color sketches, color photographs, or similar scaled presentation of the sign and building that shows how each would appear in relation to the other.
- Site plan showing location of proposed sign and copy of plat, if available, to determine easement locations.
- Written consent from the property owner.

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APPLICATION FOR SIGN VARIANCE

CHAPTER 66, *Sign Classifications*

SECTION I. *APPLICANT INFORMATION*

NAME OF APPLICANT: CYNTERGY

APPLICANT ADDRESS: 810 S. CINCINNATI, 2ND FLOOR, TULSA, OK 74119

CONTACT TELEPHONE #: 918-346-6818

EMAIL ADDRESS: jcobbs@cyntergy.com

STATUS OF APPLICANT: OWNER _____ AGENT X (IF AGENT, ATTACH LETTER OF AUTHORIZATION)

SECTION II. *PROPERTY DESCRIPTION*

PHYSICAL ADDRESS: 12550 LESLIE ROAD, HELOTES, TX 78023

LEGAL DESCRIPTION: CB 4478F, BLOCK 1, LOTS 1 & 3 (HELOTES MARKETPLACE)

SIGN DIMENSIONS: PICKUP & SPARK SIGN 14'-6" X 4'-5 3/8", AUTO CENTER DIRECTIONAL 12'-4" X 1'-6 1/2"

REFERENCE THE SPECIFIC CODE RELEVANT TO THIS SIGN VARIANCE REQUEST (EXAMPLE – SECTION 66-46)

SECTION 66-51 COMMERCIAL SIGNS: PROJECTING, WALL, AND HANGING, OR IN OR ON WINDOWS REGARDING THE SIZE, HEIGHT, AND NUMBER OF PROPOSED WALL SIGN

REASON FOR VARIANCE REQUEST: (1) REQUESTING TO ADD A (64.53 S.F.) "PICKUP & SPARK" SIGN TO THE BUILDING TO CONVEY TO CUSTOMERS THAT THE LOCATION HAS ONLINE GROCERY PICKUP SERVICES AND TO DIRECT CUSTOMERS TO THE GENERAL AREA WHERE THOSE SERVICES MAY BE LOCATED. TO APPROPRIATELY PLACE THE "PICKUP & SPARK" SIGN, THE "AUTO CENTER W/ARROW" (NOT CURRENTLY DOCUMENTED), SIGN MUST BE REMOVED.

(2) REQUESTING TO INSTALL A NEW (19.03 S.F.) "AUTO CENTER w/ ARROW" SIGN FURTHER DOWN THE WALL, TO , DIRECT CUSTOMERS TO THE LOCATION OF THE AUTO CENTER, AND WILL CONTINUE TO DO SO AT IT'S NEW LOCATION.

(3) REQUESTING TO FORMALLY DOCUMENT THE CURRENTLY INSTALLED 16.5 S.F. SUBWAY SIGN (APPROVED BY CITY COUNCIL ON 04/05/2013)

(4) REQUESTING TO FORMALLY DOCUMENT THE CURRENTLY INSTALLED 22 S.F. FEDEX SIGN (APPROVED BY CITY COUNCIL ON 09/14/2018)

IN SUMMARY, REQUESTING FOR THE TOTAL BUILDING SIGNAGE TO BECOME 745.37, AN ADDITION OF 130.12 S.F. TO THE ORIGINAL TOTAL OF 615.25 S.F. WHICH WAS ORIGINALLY APPROVED BY CITY COUNCIL ON 10/13/2011

***Sign Permit application and renderings must accompany this application**

Jennifer Cobbs
C/O Cyntergy

APPLICANT SIGNATURE

07/20/2020

DATE

JENNIFER COBBS C/O CYNTERGY

PRINT NAME

EXTERIOR PAINT & SIGN PROPOSED CHANGE

WALMART #3057
12550 LESLIE ROAD
HELOTES, TX 78023
August 4th, 2020

CYNTERGY

EXISTING FAÇADE RIGHT-HAND SIDE

EXISTING FAÇADE LEFT-HAND SIDE

EXISITNG LEFT CORNER SIDE VIEW

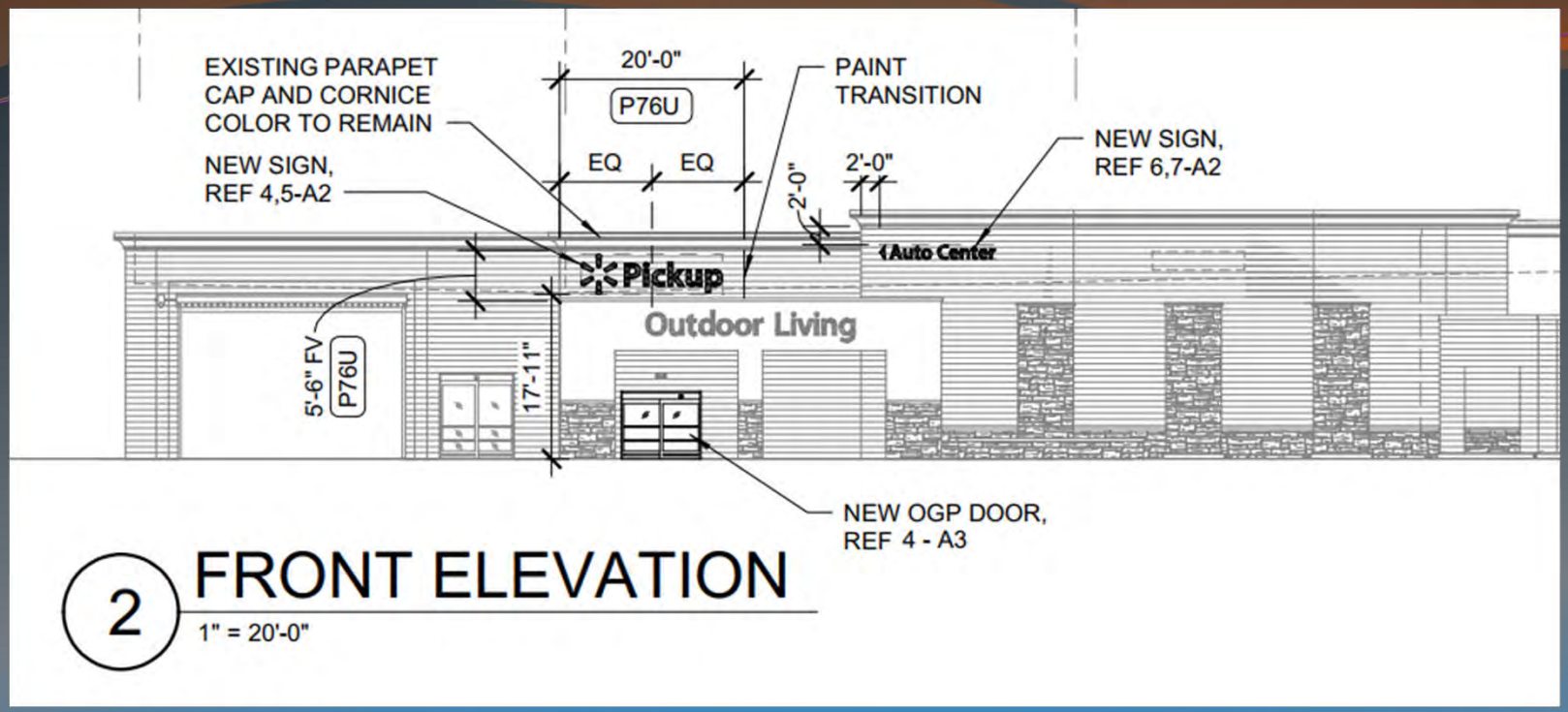
EXISTING LEFT CORNER (PROPOSED WORK AREA)

EXISTING FAÇADE LEFT-HAND SIDE-AREA OF PROPOSED WORK

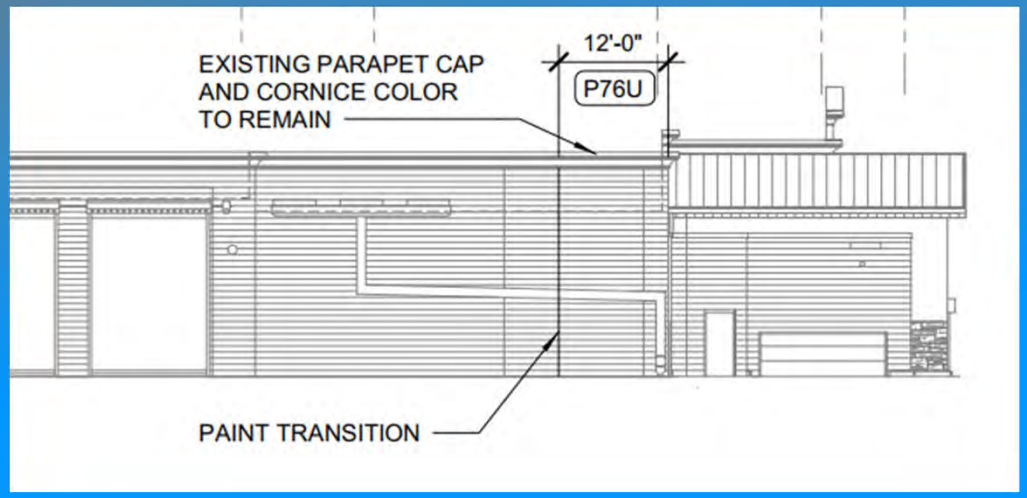
EXISTING LEFT CORNER (PROPOSED WORK AREA)

PROPOSED CHANGE TO FAÇADE LEFT-HAND SIDE

PROPOSED LEFT CORNER PAINT BLOCK



PROPOSED CHANGE TO FAÇADE LEFT-HAND SIDE



PROPOSED SIDE-AREA FOR PAINT BLOCK

FRONT FAÇADE: PROPOSED CHANGES

- REMOVE EXISTING AUTO CENTER DIRECTIONAL SIGN
- INSTALL NEW AUTO CENTER DIRECTIONAL SIGN IN NEW LOCATION
- PAINT CORNER AREA BLUE (20'-0' x 5'-6")
- INSTALL NEW PICKUP & SPARK SIGN

SIDE FAÇADE: PROPOSED CHANGES

- PAINT 12'-0" AREA BLUE, TOP OF WALL TO GROUND

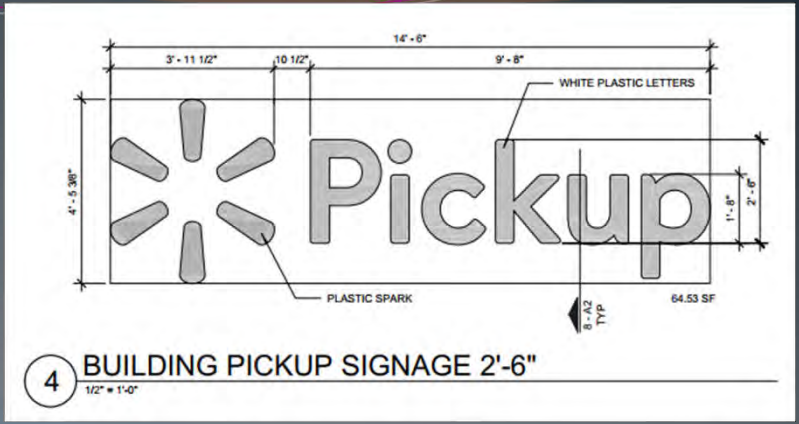
EXISTING SIGNAGE SCHEDULE

SIGNAGE LOCATION	QTY	LIGHTED	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA
FRONT SIGNAGE						
Walmart	1	LED	WHITE	5'-6"	298.00 SF	298.00 SF
Spark	1	LED	YELLOW	8'-0"		
Market	1	N/A	WHITE	2'-6"	28.17 SF	28.17 SF
Home & Pharmacy	1	N/A	WHITE	2'-6"	97.66 SF	97.66 SF
Outdoor Living	1	N/A	WHITE	2'-6"	77.17 SF	77.17 SF
TOTAL FRONT SIGNAGE						501.00 SF
PHARMACY DRIVE-THRU SIGNAGE						
Pharmacy Drive-Thru	2	N/A	WHITE	1'-6"	39.90 SF	79.80 SF
TOTAL PHARMACY DRIVE-THRU SIGNAGE						79.80 SF
AUTO CENTER SIGNAGE						
Tire & Lube	1	N/A	WHITE	2'-0"	27.10 SF	27.10 SF
Tire	1	N/A	WHITE	1'-0"	2.38 SF	2.38 SF
Lube	1	N/A	WHITE	1'-0"	3.13 SF	3.13 SF
TOTAL AUTO CENTER SIGNAGE						32.61 SF
TOTAL EXISTING BUILDING SIGNAGE						613.41 SF

NEW SIGNAGE SCHEDULE

MAIN BUILDING SIGNAGE	QTY	LIGHTED	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA
SIGNAGE						
Walmart Pickup	1	LED	WHITE	2'-6"	64.53 SF	64.53 SF
Spark	1	LED	YELLOW	4'-5 3/8"		
<----Auto Center	1	N/A	WHITE	1'-6"	19.03 SF	19.03 SF
TOTAL BUILDING SIGNAGE						696.97 SF
SUBWAY	1	N/A	WHITE	22"	16.50 SF	16.50 SF
FedExOffice	1	N/A	WHITE	20"	22.00 SF	22.00 SF
TOTAL OVERALL BUILDING SIGNAGE						735.47 SF

PROPOSED SIGNAGE SCHEDULE



PROPOSED: PICKUP & SPARK SIGN
(14'-6" X 4'-5 3/8", 64.53 S.F.

PROPOSED: AUTO CENTER DIRECTIONAL SIGN
(12'-4 1/8" X 1'-6 ½", 19.03 S.F.

FINISH LEGEND

P76U	WALMART BLUE (URETHANE-LIKE)

SHEET NOTES

1. POWER WASH EXTERIOR WALL PRIOR TO PAINTING AT LOCATIONS RECEIVING NEW PAINT.
2. PATCH AND REPAIR EXTERIOR WALL SURFACES, DAMAGED OR EXPOSED DUE TO REMOVAL OF BUILDING MOUNTED ITEMS, PAINT TO MATCH ADJACENT AS REQUIRED.

DEMOLITION NOTES

1. REMOVAL OF BUILDING MOUNTED ITEMS, SHOWN OR NOTED TO BE DEMOLISHED OR AS REQUIRED BY SCOPE OF WORK, SHALL OCCUR PRIOR TO PAINTING BUILDING. COORDINATE DEMOLITION WORK SO EXTERIOR PAINTING WILL OCCUR PRIOR TO INSTALLATION OF BUILDING MOUNTED ITEMS.
2. REMOVAL OF NOTED UNLIT EXTERIOR MOUNTED BUILDING SIGNS BY OTHERS.
3. GENERAL CONTRACTOR TO PATCH/REPAIR HOLES LEFT AFTER SIGNS ARE REMOVED AND REPAIR AS SCHEDULED.

SIGNAGE GENERAL NOTES

1. SIGNAGE FURNISHED BY WALMART, INSTALLED BY OTHERS.
2. ALL EXISTING WALMART EXTERIOR SIGNAGE IS TO REMAIN IN PLACE ON THE BUILDING UNTIL THE EXTERIOR SIGN COMPANY IS ONSITE. THE EXTERIOR SIGN COMPANY WILL REMOVE EXISTING SIGNAGE. GENERAL CONTRACTOR WILL THEN PERFORM THE PATCH AND REPAIR WORK NEEDED AT SIGN LOCATIONS, AND PAINTING WORK NOTED IN PLANS. ONCE COMPLETE, GENERAL CONTRACTOR WILL NOTIFY THE EXTERIOR SIGN CONTRACTOR THAT AREAS NOTED TO RECEIVE SIGNAGE ARE READY. THE EXTERIOR SIGN COMPANY WILL THEN INSTALL NEW SIGNAGE AS SHOWN ON THE PLANS.
3. GENERAL CONTRACTOR RESPONSIBILITIES:
   A. BY END OF FIRST WEEK OF CONSTRUCTION, REVIEW EXISTING CONSTRUCTION WHERE SIGN (S) WILL BE INSTALLED. IF EXISTING CONDITIONS DO NOT MATCH SIGN ATTACHMENT DETAILS SHOWN, REQUEST APPROVAL FROM CONSTRUCTION MANAGER TO SUBMIT RFI IN ACCORDANCE WITH SECTION 01255. NOTE DIFFERENCES IN CONSTRUCTION, INCLUDING DIMENSIONS, AND INCLUDE PHOTOGRAPHS FOR CLARIFICATION.
   B. PROVIDE JUNCTION BOXES AND CIRCUITRY TO "Pickup" AND "spark" SIGNAGE.
   C. VERIFY VOLTAGE AT CIRCUITS FEEDING LIGHTED SIGNAGE. REFER TO ELECTRICAL.
   D. MAKE FINAL TERMINATIONS ON LIGHTED SIGNAGE.
   E. PROVIDE SUBSTRATE SUITABLE FOR INSTALLATION OF SIGNAGE. REFER TO DETAILS ON THIS SHEET FOR LIGHTED ID/LOGO SIGNS. COORDINATE TIMING OF WORK WITH WALMART SIGN CONTRACTOR.
4. SIGNAGE CONTRACTOR RESPONSIBILITIES:
   A. MAKE REQUIRED EXTERIOR WALL PENETRATIONS, INSTALL CONDUIT, AND SEAL PENETRATIONS PER SPECIFICATION SECTION 07900.
   B. INSTALL SIGNAGE PER DETAILS ON THIS SHEET.

EXISTING SIGNAGE SCHEDULE

SIGNAGE LOCATION	QTY	LIGHTED	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA
FRONT SIGNAGE						
Walmart	1	LED	WHITE	5'-6"	298.00 SF	298.00 SF
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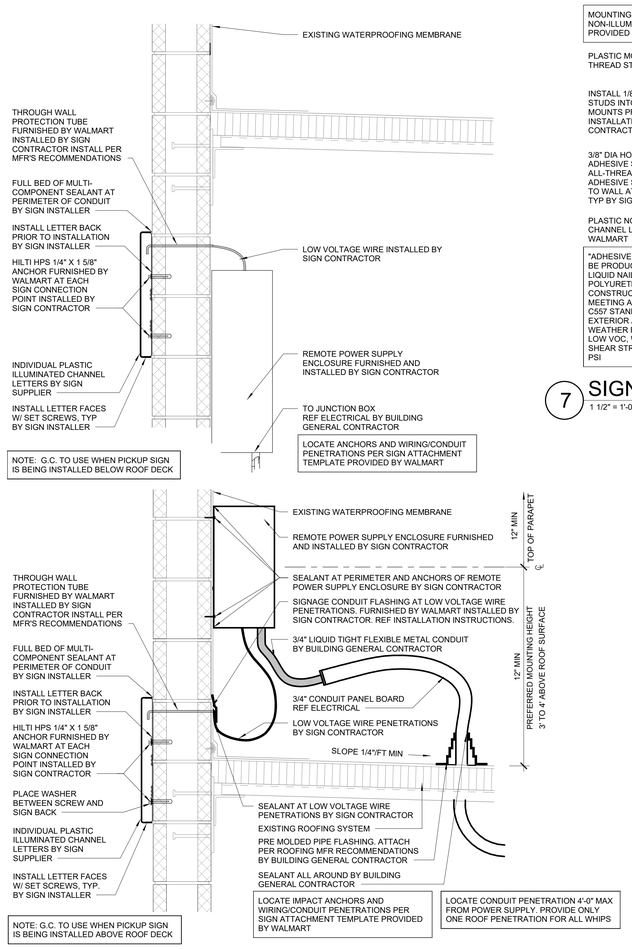
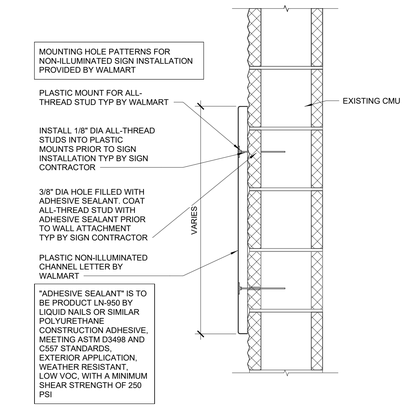
Home & Pharmacy	1	N/A	WHITE	2'-6"	97.66 SF	97.66 SF
Outdoor Living	1	N/A	WHITE	2'-6"	77.17 SF	77.17 SF
TOTAL FRONT SIGNAGE						501.00 SF
PHARMACY DRIVE-THRU SIGNAGE						
Pharmacy Drive-Thru	2	N/A	WHITE	1'-6"	39.90 SF	79.80 SF
TOTAL PHARMACY DRIVE-THRU SIGNAGE						79.80 SF
AUTO CENTER SIGNAGE						
Tire & Lube	1	N/A	WHITE	2'-0"	27.10 SF	27.10 SF
Tire	1	N/A	WHITE	1'-0"	2.38 SF	2.38 SF
Lube	1	N/A	WHITE	1'-0"	3.13 SF	3.13 SF
TOTAL AUTO CENTER SIGNAGE						32.61 SF
TOTAL EXISTING BUILDING SIGNAGE						613.41 SF

NEW SIGNAGE SCHEDULE

MAIN BUILDING SIGNAGE	QTY	LIGHTED	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA
SIGNAGE						
Walmart Pickup	1	LED	WHITE	2'-6"	64.53 SF	64.53 SF
Spark	1	LED	YELLOW	4'-5 3/8"		
<----Auto Center	1	N/A	WHITE	1'-6"	19.03 SF	19.03 SF
TOTAL BUILDING SIGNAGE						696.97 SF
SUBWAY	1	N/A	WHITE	22"	16.50 SF	16.50 SF
FedExOffice	1	N/A	WHITE	20"	22.00 SF	22.00 SF
TOTAL OVERALL BUILDING SIGNAGE						735.47 SF

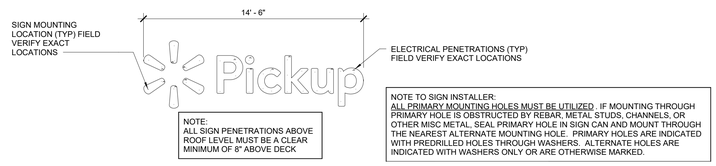


8 SIGNAGE ATTACHMENT
1 1/2" = 1'-0"

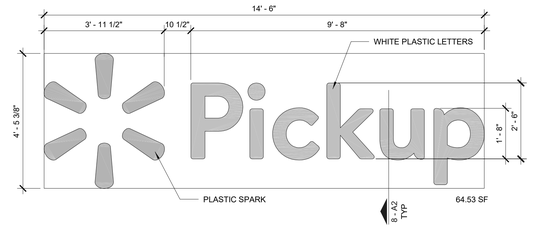


7 SIGN ATTACHMENT AT CMU WALL
1 1/2" = 1'-0"

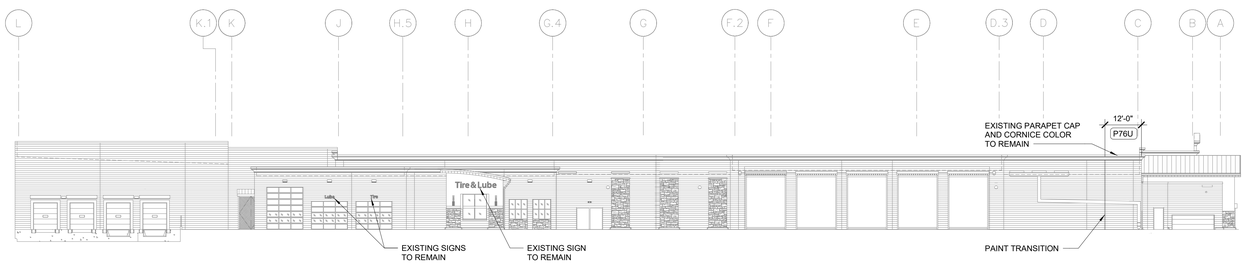
6 1'-6" AUTO CENTER
1/4" = 1'-0"



5 PICKUP SIGN MOUNTING DIAGRAM 2'-6"
1/4" = 1'-0"

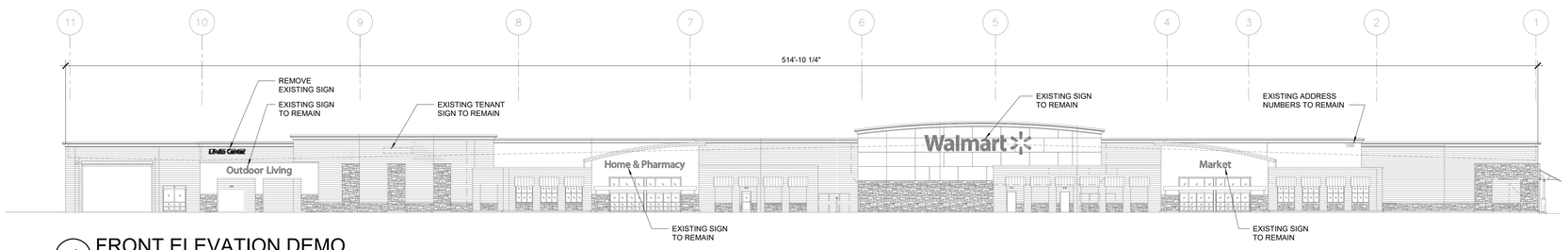


4 BUILDING PICKUP SIGNAGE 2'-6"
1/2" = 1'-0"



3 SIDE ELEVATION
1" = 20'-0"

2 FRONT ELEVATION
1" = 20'-0"



1 FRONT ELEVATION DEMO
1" = 20'-0"

CXNTERGY
810 SOUTH CINCINNATI
SUITE 200
TULSA, OK 74119
918.877.6000
www.cxntergy.com

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON THE PROJECT SHOWN. THE CONTENT OF THIS DRAWING IS TO REMAIN THE PROPERTY OF THE PROJECT OWNER AT THE TIME OF PREPARATION. USE OF THIS DRAWING ON OTHER PROJECTS, EXTENSIONS ON THIS PROJECT, OR ON ANY OTHER PROJECT BY ANYONE BESIDES THE PROPERTY OWNER, LICENSED ARCHITECTS AND ENGINEERS, IS PROHIBITED WITHOUT WRITTEN CONSENT. REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED UNLESS ADAPTED TO THE LAW.

CONSULTANTS

Walmart
HELOTES, TX
STORE NO. 3057-229
JOB NUMBER: USSP-193693 OGP

ISSUE BLOCK

CHECKED BY:	TB
DRAWN BY:	SG
PROTO CYCLE:	05/29/20
DOC DATE:	07/01/2020

DOCUMENTS WITHOUT SIGNATURE AND REQUIRED SEAL OF AOR/EOR ARE NOT FOR CONSTRUCTION

JAMES EDWARD TURNER
ARCHITECT OF RECORD

ELEVATIONS AND EXTERIOR DETAILS

SHEET:
A2

7/30/2020 2:03:34 PM
C:\Users\jeremy.mcintosh\Desktop\Helotes, TX 3057_OGP_July_v18_jacobs1.rvt

CITY OF HELOTES

12951 Bandera Road
Helotes, TX 78023-4098
210-695-8877 FAX 210-695-2123

SIGN PERMIT

PERMIT #: 001991 DATE ISSUED: 12/18/2012

JOB ADDRESS:	12550 LESLIE RD	LOT #:	1, 2, & 3
PARCEL ID:		BLK #:	1
SUBDIVISION:	HELOTES MARKETPLACE	ZONING:	B3
APPLICANT NAME:	COMET NEON ADVERTISING	SIGN COMPANY:	COMET NEON ADVERTISING
ADDRESS	235 W. TURBO	ADDRESS:	235 W. TURBO
CITY, STATE ZIP:	SAN ANTONIO TX 78216	CITY, STATE ZIP:	SAN ANTONIO, TX 782
PHONE:		PHONE:	210.341.7244
BUILDING USE:	RETAIL – WAL MART SUPER CENTER		NOTE: ALL EXTERIOR LIGHTING SHALL BE FULL CUT-OFF; NO UPLIGHTING IS PERMITTED.
TYPE OF SIGN:	CONSTRUCTION OF WALL MOUNT SIGNAGE AND TWO FREE-STANDING MONUMENT SIGNS PER PLANS SUBMITTAL. NO UPWARD LIGHTING PERMITTED; PLEASE SEE ATTACHMENTS FOR SIGN DETAILS. SIGNAGE APPROVED BY THE HELOTES CITY COUNCIL ON 10/13/2011		
ILLUMINATED:	INTERNALLY ILLUMINATED; NO UPLIGHTING PERMITTED.	SIZE OF SIGN:	WALL SIGNAGE – 613.41 SQ. FT. MONUMENT SIGN ON BANDERA RD – 95 SQ. FT. AND MONUMENT SIGN ON LESLIE RD – 64 SQ. FT.
TYPE OF SUPPORT:	WALL AND FREE-STANDING MONUMENT	HEIGHT OF SIGN:	

FEE CODE	DESCRIPTION	AMOUNT
SIGN	SIGN PERMIT FEES (PER SQ FT)	$ 133.50
SIGN-FS/MS	FREE-STANDING OR MONUMENT SIGNS	$ 267.00
SIGN-REV	SIGN REVIEW	$ 40.05
	TOTAL	$ 440.55

NOTICE

THIS PERMIT IS ISSUED UNDER THE CONDITION THAT THE OWNER/TENANT COMPLY WITH ALL PROVISIONS OF THE BUILDING CODE AND ZONING ORDINANCE OF THE CITY OF HELOTES. THIS PERMIT CONVEYS NO RIGHT TO OCCUPY ANY STREET OR SIDEWALK, OR ANY PART THEREOF, EITHER TEMPORARILY OR PERMANENTLY. ENCROACHMENT OF PUBLIC PROPERTY NOT SPECIFICALLY PERMITTED UNDER THE BUILDING CODE MUST BE APPROVED BY THE CITY COUNCIL.

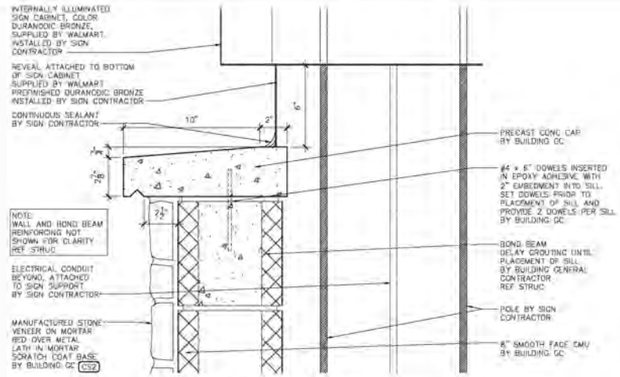
All work shall comply with Chapter 66 of the City of Helotes Code of Ordinances; Electrical work to comply with the 2008 Edition of the National Electrical Code.
Applicant shall call 210.695.8877, to schedule the required inspection after sign has been constructed. Our offices are closed on Wednesdays.

Ernest Cruz
ISSUED BY

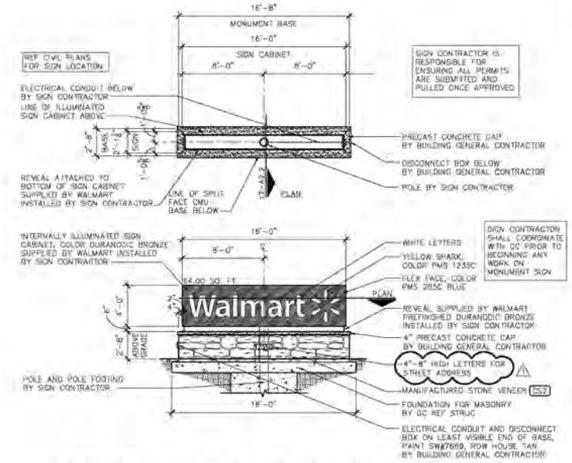
DATE: 01/15/2013

CK. 42679
R# 5252

PAID
JAN 23 2013
CITY OF HELOTES



18 SILL DETAIL
3"=1'-0" 082611 C:\A022-018-monument



16B 4'-0" LESLIE RD MONUMENT SIGN
3/16" = 1'-0" 082611 C:\A022-016A-monument_4x16

SHEET NOTES

1. REF SHEET A7 FOR SCHEDULE FINISH KEY

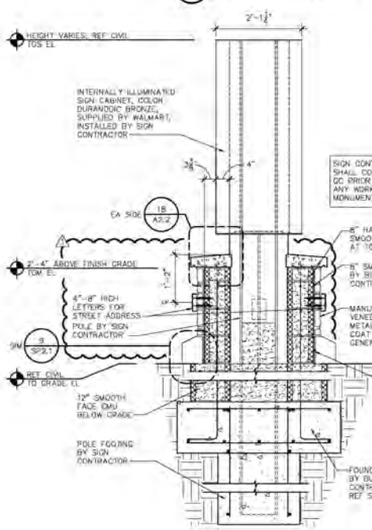
SITE SIGNAGE SCHEDULE — A022-SCH 043010

SIGNAGE	QTY	COLOR	INDIVIDUAL AREA	TOTAL AREA
Walmart Monument (INTERNALLY ILLUMINATED)	1	WHITE LETTERING, YELLOW SPARK	64.00 SF	64.00 SF
Walmart Monument (INTERNALLY ILLUMINATED)	1	WHITE LETTERING, YELLOW SPARK	95.00 SF	95.00 SF
TOTAL SITE SIGNAGE				159.00 SF

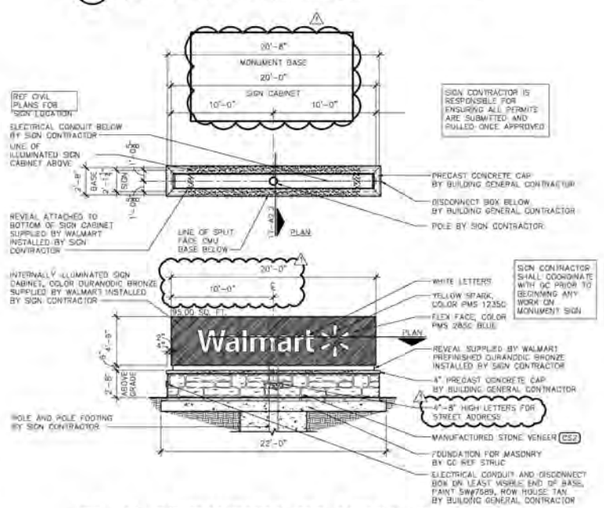
BUILDING SIGNAGE SCHEDULE — C:\A022-SIGN 082611

FRONT SIGNAGE	QTY	COLOR	INDIVIDUAL AREA	TOTAL AREA
Walmart (Sparks)	1	WHITE	296.00 SF	296.00 SF
	1	YELLOW		
Market	1	WHITE	28.17 SF	28.17 SF
Home & Pharmacy	1	WHITE	87.66 SF	87.66 SF
Outdoor Living	1	WHITE	77.17 SF	77.17 SF
TOTAL FRONT SIGNAGE				501.00 SF
PHARMACY DRIVE-THRU SIGNAGE				
Pharmacy Drive-Thru	2	WHITE	39.90 SF	79.80 SF
TOTAL PHARMACY DRIVE-THRU SIGNAGE				79.80 SF
AUTO CENTER SIGNAGE				
Tire & Lube	1	WHITE	27.10 SF	27.10 SF
Tire	1	WHITE	2.38 SF	2.38 SF
Lube	1	WHITE	3.13 SF	3.13 SF
TOTAL AUTO CENTER SIGNAGE				32.61 SF
TOTAL BUILDING SIGNAGE				613.41 SF

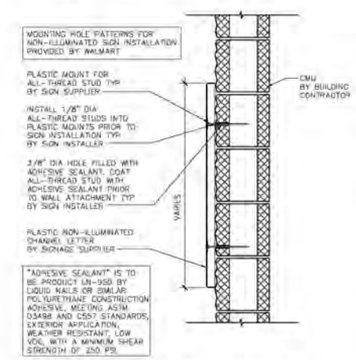
15 NOT USED



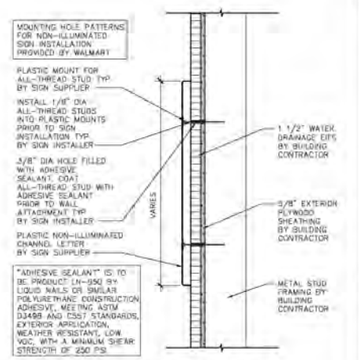
17 MONUMENT SECTION
3/4"=1'-0" 082611 C:\A022-017-monument



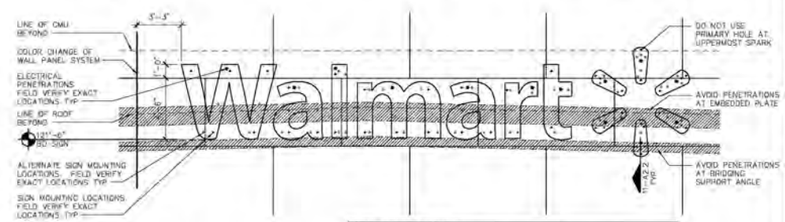
16 4'-9" BANDERA RD MONUMENT SIGN
3/16" = 1'-0" 082611 C:\A022-016A-monument_4x16



14 SIGN ATTACHMENT
1 1/2"=1'-0" 042911 C:\A022-014a_ELRL

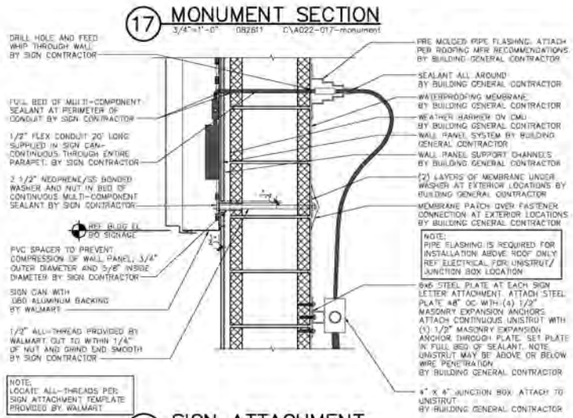


13 SIGN ATTACHMENT
1 1/2"=1'-0" 043010 C:\A022-013a



NOTE TO SIGN INSTALLER:
ALL PRIMARY MOUNTING HOLES MUST BE UTILIZED. IF MOUNTING THROUGH PRIMARY HOLE IS OBSTRUCTED BY REBAR, METAL STUDS, CHANNELS, OR OTHER MISC METAL, SEAL PRIMARY HOLE IN SIGN CAN AND MOUNT THROUGH THE NEAREST ALTERNATE MOUNTING HOLE. PRIMARY HOLES ARE INDICATED WITH PREDRILLED HOLES THROUGH WASHERS. ALTERNATE HOLES ARE INDICATED WITH WASHERS ONLY OR ARE OTHERWISE MARKED.

12 SIGN LOCATION
1/4" = 1'-0" 082611 A022-012a_ELNPN



11 SIGN ATTACHMENT
1 1/2"=1'-0" 082611 C:\A022-011-cmu

11 NOT USED

10 NOT USED

9 SIGNAGE
1/4" = 1'-0" C:\A022-009

8B SIGNAGE
1/4" = 1'-0" C:\A022-008

8A SIGNAGE
1/4" = 1'-0" C:\A022-007

7 NOT USED

6 SIGNAGE
1/4" = 1'-0" C:\A022-006

5 SIGNAGE
1/4" = 1'-0" C:\A022-005

4 SIGNAGE
1/4" = 1'-0" C:\A022-004

3 SIGNAGE
1/4" = 1'-0" C:\A022-003

NOTE: SQUARE FOOTAGE NOT INCLUDED IN BUILDING SIGNAGE SCHEDULE

2 STREET ADDRESS ON BUILDING
1/4" = 1'-0" C:\A022-002

1 SIGNAGE
1/4" = 1'-0" C:\A022-002

Dietz, Bury Architects, P.C.
Sustainable Design Studio
5400 Bee Cave Road, Building 1, Suite 100
Austin, Texas 78746
p 512.327.8110
f 512.327.8111
www.dbarch.com

STIPULATION FOR REUSE
THE DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF DIETZ, BURY ARCHITECTS, P.C. WHO WAS THE ARCHITECT FOR THE PROJECT. THEY SHALL BE USED ONLY FOR THE PROJECT FOR WHICH THEY WERE PREPARED AND PUBLISHED. NO PART THEREOF MAY BE USED FOR ANY OTHER PROJECT OR FOR ADDITIONS TO THIS PROJECT, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE DBA.

CONSULTANTS

Walmart
HELOTES, TEXAS
STORE NO. 3057
JOB NUMBER: 1120010 PROTOTYPE: C-150-SIGL-01

ISSUE BLOCK

12.27.12	CCD #2

CHECKED BY:
DRAWN BY:
FILE NAME: 150-A022
PROTO CYCLE: 082611
DOCUMENT DATE: 12/18/12

SIGNAGE

SHEET: A2.2

Jan 10, 2013 - 1:12pm - USER jeeslcr
M:\Walmart\Projects\usa-mb3355\proto-c-150-sgl-01\01-10 - A2.2 SIGNAGE - 3357.dwg

in the City of Helotes, Bexar County, Texas and as described per deed recorded in Book 14242, Page 1274, O.P.R.B.C.T. (Applicant)

10.** **Approval of a Stormwater Management Plan and associated improvements made to a public drainage easement located on private property, pursuant to Chapter 34 *Environment*, Article IV *Stormwater Detention and Drainage* and Chapter 78 *Subdivisions*, Article II *Subdivision Regulations*, Division 4 *Subdivision Design Standards*, Section 78-141 *Improvement of Public Easement on Private Land*, respectively, of the City of Helotes Code of Ordinances, for the construction of Walmart Store No. 3057 within the proposed Helotes Marketplace Subdivision located near the intersection of Leslie Road and S.H. 16 (Bandera Road), more particularly described as a 16.719 acre tract out of the S.A. and M.G. Railroad Company Survey No. 415, Abstract 716 in the City of Helotes, Bexar County, Texas and as described per deed recorded in Book 14242, Page 1274, O.P.R.B.C.T. (Applicant)**

11.** **Approval of a final plat for the Helotes Marketplace Subdivision located near the intersection of Leslie Road and S.H. 16 (Bandera Road), more particularly described as a 16.719 acre tract out of the S.A. and M.G. Railroad Company Survey No. 415, Abstract 716 in the City of Helotes, Bexar County, Texas and as described per deed recorded in Book 14242, Page 1274, O.P.R.B.C.T. (Applicant)**

ITEMS FOR INDIVIDUAL CONSIDERATION:

12. **Discussion of and action on a request for a variance from Chapter 66 *Signs*, Article V *Sign Classifications; Permit*, Sections 66-49 *Commercial Signs: Single-business Use (Monument-type)* and 66-51 *Commercial Signs: Projecting, Wall and Hanging, or In or On Windows* and Chapter 34 *Environment*, Article III *Outdoor Lighting*, Section 34-42 *Lighting Requirements* of the City of Helotes Code of Ordinances regarding the size of proposed monument signage; the size, height, number, and lighting of proposed wall signage; and the height of outdoor light poles within parking areas for Walmart Store No. 3057 within the Helotes Marketplace Subdivision located near the intersection of S.H. 16 (Bandera Road) and Leslie Road, more particularly described as a 16.719 acre tract out of the S.A. and M.G. Railroad Company Survey No. 415, Abstract 716 in the City of Helotes, Bexar County, Texas and as described per deed recorded in Book 14242, Page 1274, O.P.R.B.C.T. (Applicant)**

Motion was made by Councilmember Buys, second by Councilmember Friedrichs, to discuss and act on this item as written.

On October 4, 2011, Planning and Zoning recommended approved the site plan and building design as presented; recommended that building signage include down-lighting or internal illumination and that the monument sign on Leslie Road conform to the existing ordinance.

Concerns included number of signs, size of the signs, up-lighting on the signs, and P&Z recommendations.

For clarity, Council consensus was to discuss the variance items individually. Councilmember Buys and Councilmember Friedrichs agreed to remove their motion and second, respectively, from the table.

Motion was made by Councilmember Buys, second by Councilmember Blue, to approve the variance on the total number of wall signs as described in the submittal as nine signs consisting of 1 Walmart*, 1 Market, 1 Home & Pharmacy, 1 Outdoor Living, 2 Pharmacy Drive-Thru, 1 Tire & Lube, 1 Tire, and 1 Lube and to approve the height of the wall sign on the front façade of the building (Walmart*). Motion to approve the variance carried unanimously.

Motion was made by Councilmember Blue, second by Councilmember Friedrichs, to deny the request for a variance for up-light on the wall signs and require down lighting or internal illumination pursuant to City code. Motion to deny the variance request carried unanimously.

Motion was made by Councilmember Buys, second by Mayor Pro Tem Villanueva, to approve the variance request for total square footage of 615.25 s.f. of signage on the building. Motion to approve the variance request carried unanimously.

Motion was made by Councilmember Blue, second by Councilmember Friedrichs, to approve the variance request for the monument sign located on Bandera Road and to require the monument sign located on Leslie Road to comply with City code and as recommended by Planning and Zoning Commission. Motion to approve carried; 3 Ayes; 1 Nay – Councilmember Buys; 0 Abstentions.

Mayor Schoolcraft adjourned the meeting into closed session at 7:50 p.m. after reading the caption below.

CLOSED SESSION:

13. Closed Session in accordance with Texas Government Code §551.071 *Consultation with Attorney*. In addition to the matters listed below, any matter scheduled for open session may be discussed in Closed Session, as appropriate and authorized by law.

- Consultation with Attorney – Pending litigation in *Northside Independent School District (NISD) v. City of Helotes*, Cause No. 2010-Cl-20216, in 150th District Court, Bexar County, Texas. (Texas Govt. Code Ann. Sec. 551.071)

Mayor Schoolcraft reconvened the meeting at 8:20 p.m. and announced that no action had been taken in closed session.

CITY OF HELOTES ★ COUNTY OF BEXAR ★ INCORPORATED 1981 ★

SIGN PERMIT

PERMIT #:	002141	DATE ISSUED:	4/05/2013
JOB ADDRESS:	12550 LESLIE RD, #402	LOT #:	1, 2 & 3
PARCEL ID:		BLK #:	1
SUBDIVISION:	HELOTES MARKETPLACE	ZONING:	B3
APPLICANT NAME:	COLOR PRINTING AND SIGNS	SIGN COMPANY:	COLOR PRINTING AND SIGNS
ADDRESS:	14075 DUBLIN SQ	ADDRESS:	14075 DUBLIN SQ
CITY, STATE, ZIP:	SAN ANTONIO TX 78217	CITY, STATE, ZIP:	SAN ANTONIO, TX 78217
PHONE:		PHONE:	210.826.3002
BUILDING USE:	SUBWAY SANDWICH SHOP		
TYPE OF SIGN:	**16.5 SQUARE FEET INTERNALLY ILLUMINATED WALL MOUNT SIGN; VARIANCE APPROVED BY THE HELOTES CITY COUNCIL AS PRESENTED ON 4/11/2013.**		
ILLUMINATED:	INTERNAL	SIZE OF SIGN:	9' X 22" (16.5 SQ. FT.)
TYPE OF SUPPORT:	WALL MOUNT	HEIGHT OF SIGN:	BELOW ROOF LINE NOT TO EXCEED 20 FT IN HEIGHT FROM AVERAGE GRADE

FEE CODE	DESCRIPTION	AMOUNT
SIGN	SIGN PERMIT FEES (PER SQ FT)	$ 66.75
SIGN-APPL	SIGN - APPEAL OR VARIANCE REQUEST	$ 56.50
SIGN-REV	SIGN REVIEW	$ 10.00
	TOTAL	$ 133.25

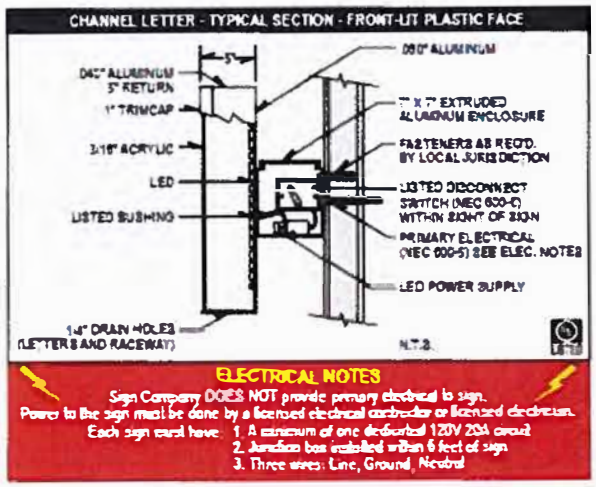
ALL WORK SHALL COMPLY WITH CITY CODE CHAPTER 66 *SIGNS* AND THE NATIONAL ELECTRICAL CODE, 2008 ED. THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE ON THE PREMISES AND SHALL NOT BE REMOVED EXCEPT BY THE BUILDING OFFICIAL. SCHEDULE REQUIRED INSPECTIONS BY CONTACTING THE DEVELOPMENT SERVICES DEPARTMENT AT 210.695.5905 OR 210.695.5964 AT LEAST TWENTY-FOUR (24) HOURS IN ADVANCE AND NO LATER THAN 4:30 P.M. THIS PERMIT CONVEYS NO RIGHT TO OCCUPY ANY PUBLIC RIGHT OF WAY, EITHER TEMPORARY OR PERMANENTLY. PERMIT SHALL EXPIRE ON THE 271ST DAY AFTER DATE OF PERMIT ISSUANCE.

Ernest Cruz
ISSUED BY

DATE: 04/15/13

PAID
APR 05 2013 CK. 1002
CITY OF HELOTES

Attachment F



Color Printing and Signs
SOLUTIONS FOR SMALL BUSINESS

14075 Dublin Sq. San Antonio, Texas 78217
Office: (210) 826.3002
Fax: (210) 826.3908

Councilmember Blue, to approve items 5, 6, and 7 on the consent agenda. Motion to approve carried unanimously.

3. Approval of the minutes of the regular meeting of March 14, 2013. (Staff)

Motion was made by Councilmember Blue, second by Councilmember Buys, to approve the minutes as written. Motion to approve carried: 3 Ayes, 0 Nays, 1 Abstain –Councilmember Massey.

5. Approval of the monthly Revenue and Expenditure Report dated April 5, 2013. (Staff)**

6. Approval of the resignation of Maria McCarns from the City of Helotes Planning and Zoning Commission effective April 2, 2013. (Mayor Schoolcraft)**

7. Pursuant to Chapter 38 *Fire Prevention and Protection*, Article V *Fireworks*, Section 38-53 *Permit*, approval of a municipal public fireworks display, including a concert by the Helotes Area Community Band and associated cannonry and reenactment activities, to be held on Saturday, July 6, 2013 beginning at approximately 7:00 p.m. on municipal and Northside Independent School District (NISD) grounds in celebration of Independence Day. (Staff)**

ITEMS FOR INDIVIDUAL CONSIDERATION:

8. Discussion of and action on a request by Velma Development, LLC for residential subdivision entry signage, lighting, and fencing for The Ridge at Iron Horse Canyon on property located near the intersection of Walking Horse and Iron Saddle, more particularly described as Bexar Appraisal District Property Identification Nos. 1141130 and 1141128. (Applicant)

Motion was made by Mayor Pro Tem Villanueva, second by Councilmember Massey to discuss and act on this item as written.

The subdivision entry signage meets Code requirements.

Motion to approve as submitted carried unanimously.

9. Discussion of and action on a request for a variance by Subway restaurant for wall-mount signage to be located on the Walmart Supercenter on property located at 12550 Leslie Road, Helotes, Texas 78023, more particularly described per deed recorded in Book 14242, Page 1274, O.P.R.B.C.T. (Applicant)

Motion was made by Councilmember Buys, second by Mayor Pro Tem Villanueva, to discuss and act on this item as written.

Approval of this variance allows the placement of the Subway sign on the wall at the Walmart Supercenter. Discussion included variances already given to this location, setting a precedent, and the signage fits due to the large size of the building.

Motion to approve carried unanimously.

10. Discussion of and action on Ordinance No. 502 of the City Council of the City of Helotes, Texas amending City of Helotes Code of Ordinances Chapter 2 *Administration*, Article V *Planning and Zoning Commission* by amending Section 2-82 *Membership and Appointment* and Section 2-86 *Meeting and Quorum* by lowering the number of Commissioners appointed to the Commission and the associated number of Commissioners required for a quorum; authorizing the City Administrator to take all necessary steps to implement the provisions of this Ordinance; incorporating recitals; providing for severability; repealing any other Code provisions, ordinances, or parts of ordinances, and other provisions in conflict herewith; and adopting an effective date. (Staff)

Motion was made by Councilmember Massey, second by Councilmember Blue, to discuss and act on this item at written.

Approval of this ordinance will reduce the P&Z membership from ten to eight members. Reducing the membership will not remove any current board members because the Commission currently contains two vacancies.

Motion to approve carried unanimously.

11. Discussion of and action on Ordinance No. 503 of the City Council of the City of Helotes, Texas amending City of Helotes Code of Ordinances Chapter 58 *Offenses and Miscellaneous Provisions*, Article II *Alarms and Alarm Systems*, Division 1 *False Alarms*, Section 58-14 *Penalty* by setting and incorporating into the Municipal Fee Schedule the fine associated with sounding a false alarm within the City of Helotes; authorizing the City Administrator and City Secretary to take all necessary steps to implement the provisions of this Ordinance; incorporating recitals; providing for severability; repealing any other Code provisions, ordinances, or parts of ordinances, and other provisions in conflict herewith; requiring publication; and adopting an effective date. (Staff)

Motion was made by Councilmember Buys, second by Mayor Pro Tem Villanueva, to discuss and act on this item as written.

Approval of this ordinance places the fine for sounding false alarms into the Municipal Fee Schedule. The fine amount does not change; it remains at $50.00 per violation of Chapter 58, Article II, Division 1. Fire Chief Daugherty noted that this ordinance does not include fire alarms because fire alarms are regulated by the International Fire Code.

Attachment G

SIGN PERMIT

PERMIT #:	006845	DATE ISSUED:	9/14/2018
JOB ADDRESS:	12550 LESLIE RD, SUITE 700	LOT #:	1 & 3
PARCEL ID:	1175530	BLK #:	1
SUBDIVISION:	HELOTES MARKETPLACE	ZONING:	B3
APPLICANT NAME:	CDT SIGN SERVICES	SIGN COMPANY:	CDT SIGN SERVICES
ADDRESS:	1001 CR 785	ADDRESS:	1001 CR 785
CITY, STATE, ZIP:	NATALIA TX 78059	CITY, STATE, ZIP:	NATALIA, TX 78059
PHONE:		PHONE:	210.378.1114
BUILDING USE:	RETAIL – FEDEX		
TYPE OF SIGN:	**INSTALLATION OF A 22 SQ. FT. INTERNALLY ILLUMINATED WALL MOUNT SIGN FOR FEDEX; APPROVED BY THE HELOTES CITY COUNCIL ON 9/13/18.**		
ILLUMINATED:	INTERNALLY ILLUMINATED	SIZE OF SIGN:	22 SQ. FT.
TYPE OF SUPPORT:	WALL MOUNT	HEIGHT OF SIGN:	NO HIGHER THAN 20 FEET FROM AVERAGE GRADE

FEE CODE	DESCRIPTION	AMOUNT
SIGN	SIGN PERMIT FEES (PER SQ FT)	$ 71.10
SIGN-REV	SIGN REVIEW	$ 10.00
	TOTAL	$ 81.10

ALL WORK SHALL COMPLY WITH CITY CODE CHAPTER 66 *SIGNS* AND THE NATIONAL ELECTRICAL CODE, 2014 ED. THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE ON THE PREMISES AND SHALL NOT BE REMOVED EXCEPT BY THE BUILDING OFFICIAL. SCHEDULE REQUIRED INSPECTIONS BY CONTACTING THE DEVELOPMENT SERVICES DEPARTMENT AT 210.695.5905 OR 210.695.5964 AT LEAST TWENTY-FOUR (24) HOURS IN ADVANCE AND NO LATER THAN 4:00 P.M. INSPECTIONS ARE CONDUCTED BETWEEN 7:00 A.M. & 12:00 P.M. THIS PERMIT CONVEYS NO RIGHT TO OCCUPY ANY PUBLIC RIGHT OF WAY, EITHER TEMPORARY OR PERMANENTLY. PERMIT SHALL EXPIRE ON THE 271ST DAY AFTER DATE OF PERMIT ISSUANCE.

ISSUED BY

DATE: 09/17/18

PAID

DEC 13 2018

CITY OF HELOTES

Master Card

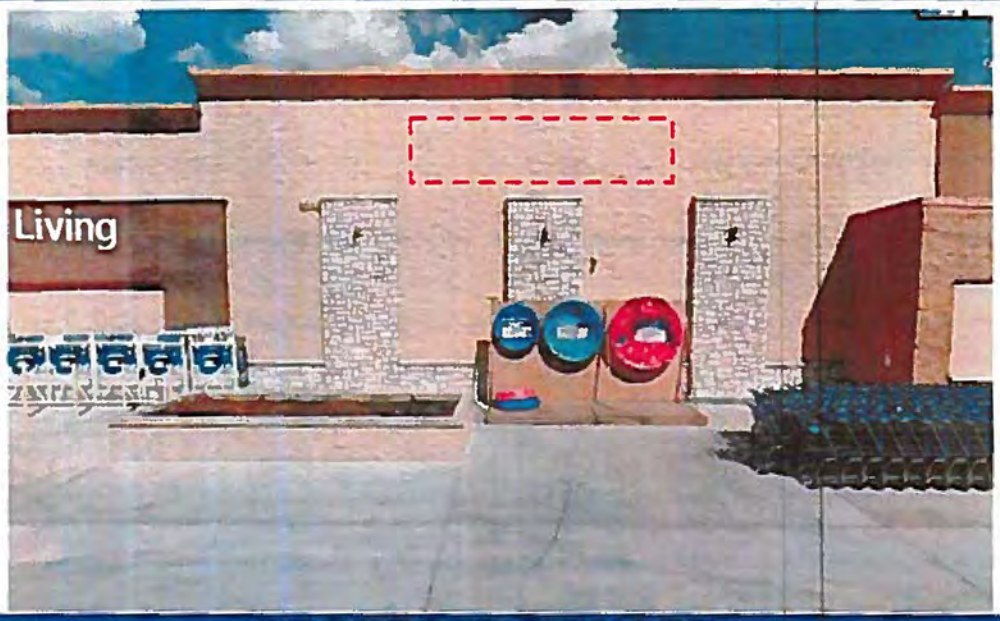
Lee # 21523

FedEx Office
BRANDING BOOK

Project Name: WalMart - Helotes TX
Center Number: 0300
Project Number: 1002963

INVENTORY/RECOMMENDATION DETAIL

SIGN: N01 NI EXISTING SIGNAGE



PROPOSED SIGNAGE

COMMENTS

11. Approval of a Resolution of the City Council of the City of Helotes, Texas designating investment officers for investment purposes. (Staff)

12. Approval of a Resolution of the City Council of the City of Helotes, Texas adopting a list of approved brokers / dealers for investment purposes. (Staff)

13. Approval of a Resolution of the City Council of the City of Helotes, Texas approving an Agreement for Management Services between the City of Helotes and the City of Helotes Economic Development Corporation; authorizing the City Administrator to take all necessary steps to implement the provisions of this Resolution; incorporating recitals; providing for severability; and adopting an effective date. (Staff)

14. Approval of a Resolution of the City Council of the City of Helotes, Texas designating the San Antonio Express News as the official newspaper for the City of Helotes, Texas for FYE 2019; providing that all official public notifications be published in said newspaper; authorizing the City Administrator to take all necessary steps to implement the provisions of this Resolution; incorporating recitals; providing for severability; and adopting an effective date. (Staff)

15. Approval of a request by L&F-1, LLC for a change in zoning from Pre-Development District (PD) to Single-Family Residential District (R-1) for 57.531 acres of newly annexed properties located, generally, on Galm Road and more particularly described as a 27.502 acre tract of land (BCAD Property ID No. 236292) and a 30.029 acre tract of land (BCAD Property ID No. 236320). (Applicant)

ITEMS FOR INDIVIDUAL CONSIDERATION:

16. Discussion of and action on a request by CDT Sign Services 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 authorizing wall signage for a FedEx Office located inside Wal-Mart at 12550 Leslie Road, Helotes, Texas 78023, more particularly described as BCAD Prop. ID No. 1175530. (Applicant)

(Note: On September 4, 2018 the Planning & Zoning Commission reviewed the variance request by CDT Sign Services for a wall sign for a FedEx Office located inside the Wal-Mart building. The building has multiple wall signs for Wal-Mart and Subway, which were approved thru the variance request process. Given that the Code only allows for a maximum of two wall signs, the Commission understood that FedEx must go thru the same process, and unanimously recommended approval of the variance request.)

Motion was made by Council Member Buys, second by Council Member Friedrichs, to discuss and act on this item as written.

Motion to approve the Planning & Zoning Commission recommendation carried unanimously.