AGENDA
CITY OF HELOTES
PLANNING AND ZONING COMMISSION
April 6, 2021

The City of Helotes Planning and Zoning Commission will meet for a Regular Meeting on Tuesday, April 6, 2021 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, April 6. 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.

PUBLIC HEARING:

3. Public Hearing to give all interested persons the right to appear and be heard on a request by New Leaf Homes, LLC on a replat establishing Bricewood Subdivision, Unit-3B, Lots 14 to 23, Block 15, generally located on Galm Road.

OPEN SESSION:

4. 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:

5. Discussion of and action on the minutes of the Regular Meeting of the Planning and Zoning Commission dated February 2, 2021. (Approval Item; Staff)

ITEMS FOR INDIVIDUAL CONSIDERATION contd.:

6. Discussion of and action on a preliminary and final replat, pursuant to Municipal Code of Ordinances Chapter 78 *Subdivisions*, Section 78-74 *Replatting without Vacating Previous Plat*, establishing Bricewood Subdivision, Unit-3B, Lots 14 to 23, Block 15, and replatting Bricewood Subdivision, Unit-3A, Lots 1 to 9, Block 26, recorded in Volume 20001, Pgs. 1364 – 1365, of the Official Public Records of Bexar County, Texas. (Recommendation Item; Applicant)

7. Discussion of and action on a preliminary and final plat establishing Great Hearts-Helotes, being a 2.552 acre tract of land, and being the remaining portion of a called 10.429 acre tract of land recorded in Volume 15530, Pages 1950-1956, Real Property Records of Bexar County, Texas. (Recommendation Item; Applicant)

8. Discussion of and action on a request by Maria Cordoneda for approval of a wall sign pursuant to Municipal Code of Ordinances Chapter 66 *Signs*, Section 66-51 *Commercial Signs: Projecting, Wall and Hanging, or In / On Windows,* subparagraph (b) *Wall Signs* for Farmers Insurance located at 13663 #2 Bandera Road, Helotes, Texas 78023, more particularly described as BCAD Prop. ID No. 242310. (Recommendation Item; Applicant)

9. Discussion of and action on a request by Colleen Miller for approval of wall signage pursuant to Municipal Code of Ordinances Chapter 98 *Zoning*, Section 98-72 *Old Town Helotes Special District*, Subparagraph (g)(6)(b)(2) *Commercial Signs – Projecting, Wall, Hanging, or In/On Windows* for Helotes Creek Winery located at 14391 #2 Old Bandera Road, Helotes, Texas 78023, more particularly described as BCAD Prop. ID No. 1151554. (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 March 31, 2021 at 11:00 a.m.

Celina Perez

Celina Perez, City Secretary

Notice of Public Hearing
Planning & Zoning Commission
April 6, 2021

The City of Helotes Planning & Zoning Commission will hold a Public Hearing on April 6, 2021 at 7:00 p.m. in the City Hall Council Chambers, 12951 Bandera Road, Helotes, Texas 78023 to receive public comments on a request by New Leaf Homes, LLC on a replat establishing Bricewood Subdivision, Unit-3B, Lots 14 to 23, Block 15, generally located on Galm Road, Helotes, Texas 78023.

Notice of Public Hearing
City Council
April 8, 2021

The City of Helotes City Council will hold a Public Hearing on April 8, 2021 at 7:00 p.m. in the City Hall Council Chambers, 12951 Bandera Road, Helotes, Texas 78023 to give all interested persons the right to appear and be heard on a request by New Leaf Homes, LLC on a replat establishing Bricewood Subdivision, Unit-3B, Lots 14 to 23, Block 15, generally located on Galm Road, Helotes, Texas 78023.

I certify the notice was posted on March 12, 2021 at 3:30 p.m.

Celina Perez

Celina Perez, City Secretary

Published March 11, 2021 in San Antonio Express News

Agenda Item No. 3

HEARST

MEDIA SOLUTIONS

San Antonio Express News | ExpressNews.com | mySA.com

NOTICE OF PUBLIC HEARINGS

The City of Helotes Planning & Zoning Commission will hold a Public Hearing on Apr. 6, 2021 and City Council will hold a Public Hearing on Apr. 8 at 7 pm in the City Hall Chambers, 12951 Bandera Rd., Helotes, TX 78023 to receive public comments on a request by New Leaf Homes, LLC on a replat establishing Bricewood Sub., Unit-3B, Lots 14 to 23, Blk 15, generally located on Galm Rd. Learn more at www.helotes-tx.gov.

SAN ANTONIO EXPRESS - NEWS
AFFIDAVIT OF PUBLICATION

STATE OF TEXAS:
COUNTY OF BEXAR

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared: Geena Garza, who after being duly sworn, says that she is the Bookkeeper of HEARST NEWSPAPERS, LLC - dba: SAN ANTONIO EXPRESS - NEWS, a newspaper published in Bexar County, Texas and that the publication, of which the annexed is a true copy, was published to wit:

Customer ID	Customer	Order ID	Publication	Pub Date
20000334	CITY OF HELOTES	34100983	SAE Express-News	03/11/21

Geena Garza

Geena Garza
Bookkeeper

Sworn and subscribed to before me, this 17th **day of** March **A.D.** 2021

Notary public in and for the State of Texas

Monique Egan

NOTARY PUBLIC STATE OF TEXAS

MONIQUE EGAN
My Notary ID # 3183735
Expires June 3, 2024

March 16, 2021

New Leaf Homes, LLC
C/O: Fred Ghavidel
PO Box 5310
San Antonio, Texas 78201

Dear Mr. Ghavidel,

The City of Helotes Planning & Zoning Commission will hold a Public Hearing on April 6, 2021 at 7:00 p.m. in the City Hall Council Chambers, 12951 Bandera Road, Helotes, Texas 78023 to give all interested persons the right to appear and be heard on a request by New Leaf Homes, LLC, on a replat establishing Bricewood Subdivision, Unit-3B, Lots 14 to 23, Block 15, generally located on Galm Road, Helotes, Texas 78023.

Additionally, the City of Helotes City Council will hold a public hearing on April 8, 2021 at 7:00 p.m. regarding the same request as noted above. This public hearing will also be held in the City Hall Council Chambers, 12951 Bandera Road, Helotes, Texas 78023.

Although not required, it would probably be advantageous for you, or your engineer, to be present at these meetings.

The City of Helotes Planning and Zoning Commission and the City Council reserve the right, as otherwise permitted by law, to amend this notice by the publication of an amended notice on the official municipal website www.helotes-tx.gov (*Notices*), and by the posting of official notice of the public hearing with the agenda for the meeting at which the hearing will take place in the manner required by Tex. Gov't Code Ann. Sec. 551.043. Members of the public are requested to check all official postings and the meeting agenda prior to the commencement of the public hearing.

Should you have any additional questions, please feel free to contact me at 210-695-5911 or citysec@helotes-tx.gov.

Sincerely,

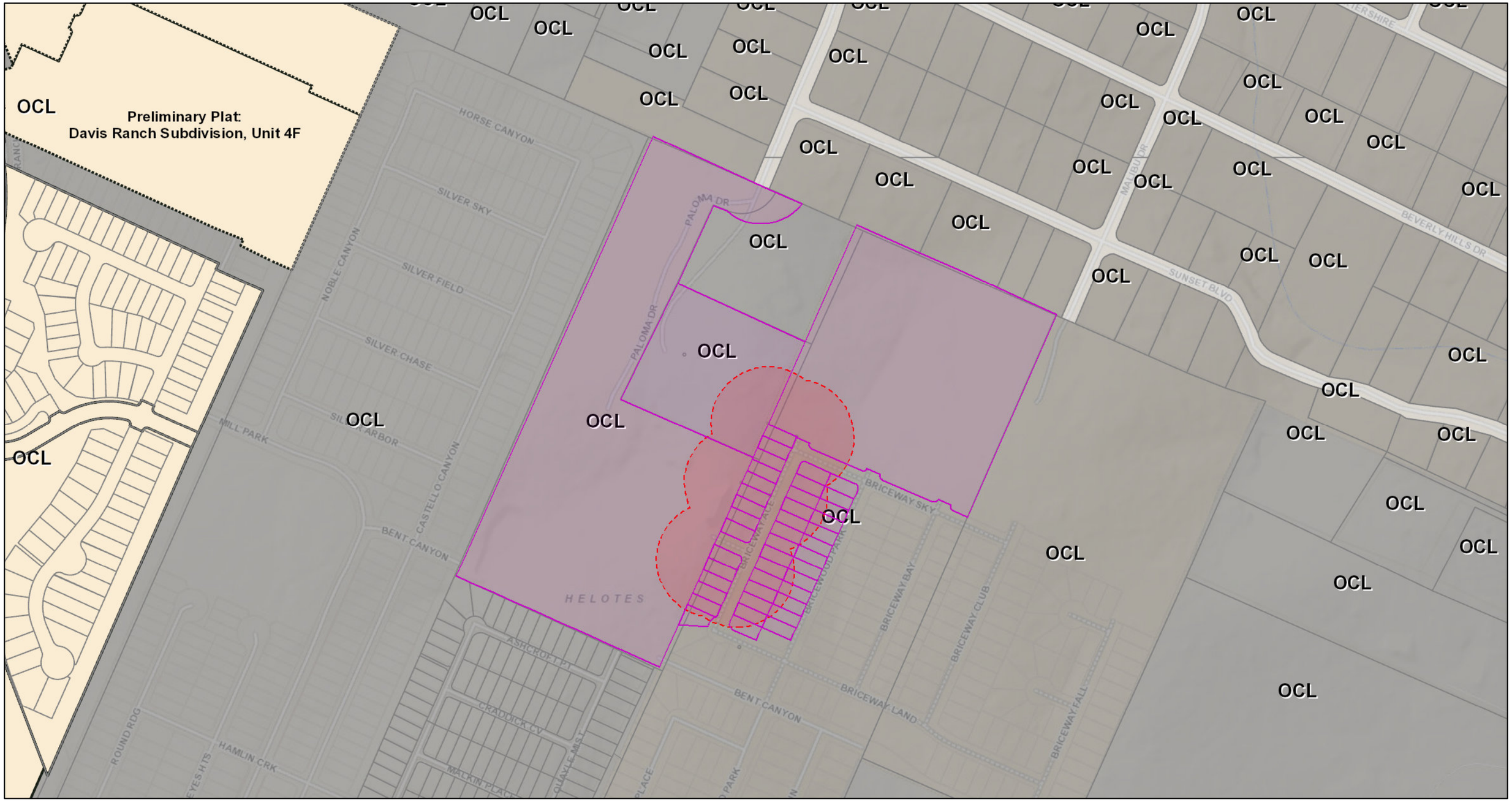
Celina Perez

Celina Perez, City Secretary

CC: Dr. Salah E. Diab, PhD., P.E - Seda Consulting Engineers, Inc. sed-seda@satx.rr.com

Bricewood Sub. Unit-3B Replat Mail Out - 200 FT.

Agenda Item No. 3



March 17, 2021

1:4,000

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0 0.075 0.15 0.3 km

polygonLayer
- Override 1

polygonLayer
- Override 1

multipointLayer
- Override 1

- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels
- Recorded Plats
- Preliminary Plats

Zoning
- Arts & Entertainment, Entertainment District
- Neighborhood Preservation, Residential
- Multi-Family
- Commercial
- Industrial, Quarry, Sand/Gravel
- Business Park, Office
- Downtown, Form Based Zoning
- Farm/Ranch, Golf, Resource Preservation
- Special Districts
- Military
- Outside City Limits
- Un-Zoned
- COSA City Limit Boundary

City of San Antonio GIS
Copyright 3-17-2021

MEGAN RAE BRAUN
10851 PALMOA DR #2
HELOTES, TX 78023

GROTHUES FINANCIAL LTD
3619 PAESANOS PKWY STE 312
SAN ANTONIO, TX 78231

Note: Total of 45 lots within 200 ft, however, 43 lots are owned by applicant.

March 17, 2021

Dear Property Owner,

The City of Helotes Planning & Zoning Commission will hold a Public Hearing on April 6, 2021 at 7:00 p.m. in the City Hall Council Chambers, 12951 Bandera Road, Helotes, Texas 78023 to give all interested persons the right to participate and be heard on a request by New Leaf Homes, LLC, on a replat establishing Bricewood Subdivision, Unit-3B, Lots 14 to 23, Block 15, generally located on Galm Road, Helotes, Texas 78023.

Additionally, the City of Helotes City Council will hold a public hearing on April 8, 2021 at 7:00 p.m. regarding the same request as noted above. This public hearing will also be held in the City Hall Council Chambers, 12951 Bandera Road, Helotes, Texas 78023.

You are being notified of this virtual public hearing because you own property within 200 feet of the subject property as it appears on this date in the BCAD Map. You are invited to send in comments, if any, on this matter. Please send written comments via mail to City Secretary, PO Box 507, Helotes, Texas 78023 or via email to citysec@helotes-tx.gov. Written comments may also be delivered in person to Helotes City Hall, 12951 Bandera Road, Helotes, Texas 78023.

The City of Helotes Board of Adjustment reserves the right, as otherwise permitted by law, to amend this notice by the posting of an amended notice on the official city website at www.helotes-tx.gov (*Notices*), and by posting an official notice of the public hearing and agenda for the meeting, at which the hearing will take place in the manner required by Tex. Gov't Code Ann. Sec. 551.043. Members of the public are requested to check all official postings and the meeting agenda prior to the commencement of the public hearing.

For more information, visit *Notices* on the city website at www.helotes-tx.gov. Thank you for your interest on this matter.

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 February 2, 2021 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 (teleconference)
Jason Wightman, Vice Chair (teleconference)
Ron Hozza, Secretary
Richard Hawk (teleconference)
Alex Blue (teleconference)
Mario Rios (teleconference)
Jeff Wade (teleconference)

Council Members/Staff Present: Celina Perez, City Secretary
Marian Mendoza, City Administrator
Cynthia Massey, Council Liaison (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. (teleconference)

No one signed up to speak on this item.

ITEMS FOR INDIVIDUAL CONSIDERATION:

4. Discussion of and action on the following meeting minutes of the Planning and Zoning Commission:

a. Regular Meeting dated January 5, 2021; and

b. Called Meeting dated January 12, 2021. (Approval Item; Staff)

Motion was made by Commissioner Hozza, second by Commissioner Hawk, to approve the abovementioned meeting minutes as submitted.

Motion to approve carried unanimously.

DRAFT

5. Discussion of and action on a request by JoAnne Taylor for approval of a variance to Municipal Code of Ordinances Chapter 66 *Signs,* authorizing the use of an antique 1962 Dodge truck as a Creative Sign through Section 98-72 *Old Town Helotes Special District,* subparagraph (7) *Creative Sign Review* for Old Town Depot Antiques located at 14392 Old Bandera Road, Helotes, Texas 78023, more particularly described as BCAD Prop. ID No. 242137. (Recommendation Item; Applicant)

Old Town Depot Antiques is located in the Old Town Helotes Special District. The store owner removed several exterior wall signs and placed them on an antique 1962 Dodge truck that exists on the property. Code does not specifically identify this type of signage as an authorized sign classification in the Old Town Helotes Special District, however, Code does allow for a variance request through the Creative Sign Program.

The Commission discussed the purpose and design criteria of the Creative Sign Program. Commissioner Blue expressly voiced concern, citing that granting the use of the truck as a sign is setting a precedence to allow for other "free standing signs". After some debate, majority of the Commission believed the use of the truck as a sign, with some modifications, was unique and creative.

Motion was made by Commissioner Rios, second by Commissioner Wade, to recommend approval of a variance authorizing the use of an antique 1962 Dodge truck as a Creative Sign for Old Town Depot Antiques, with the following conditions:

1. The truck be placed in a fixed location, specifically, to remain located at the immediate rear of the building and facing S.H. 16, as depicted in the images provided in the request;
2. The number of signs be reduced to one clear sign, being the "Old Town Depot Antiques" sign; and
3. The "Old Town Depot Antiques" sign be lowered and mounted directly on the flat bed of the truck.

Motion to recommend approval carried: 5 Ayes – Commissioner Wightman, Commissioner Hozza, Commissioner Hawk, Commissioner Rios, and Commissioner Wade; 1 Nay – Commissioner Blue.

Before adjourning, Chairman Michel announced Joe Edmond resigned from the Commission and acknowledged his 18 years of public service.

DRAFT

Adjourn.

With no more business to come before the Commission, Chairman Michel adjourned the meeting at 7:41 pm.

Respectfully submitted,

_____
Gregg Michel, Chair

ATTEST:

_____
Celina Perez, City Secretary

DRAFT

PLANNING & ZONING COMMISSION AGENDA ITEM REQUEST FORM

MEETING DATE: April 6, 2021

AGENDA PLACEMENT:

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

CAPTION:

Discussion of and action on a preliminary and final replat, pursuant to Municipal Code of Ordinances Chapter 78 *Subdivisions*, Section 78-74 *Replatting without Vacating Previous Plat*, establishing Bricewood Subdivision, Unit-3B, Lots 14 to 23, Block 15, and replatting Bricewood Subdivision, Unit-3A, Lots 1 to 9, Block 26, recorded in Volume 20001, Pgs. 1364 – 1365, of the Official Public Records of Bexar County, Texas. (Recommendation Item; Applicant)

BACKGROUND:

Bricewood Subdivision is generally located on Galm Road, just North of F.M. 1560. The Developer cites that the common line between Unit 3 and proposed Unit 6 has made it impossible to have Briceway Mountain as the connector street. As a result, the Developer wishes to replat a portion of Unit 3 and convert Briceway Mountain into a residential lot. This requested replat converts Briceway Mountain into Lot 14, renumbers the remaining residential lots within the block accordingly, and establishes Bricewood Subdivision, Unit-3B, Lots 14 to 23, Block 15.

The City Engineer has reviewed the replat request and recommends approval in accordance with Chapter 78 *Subdivisions*, Section 78-74 *Replatting without Vacating Previous Plat*.

ATTACHMENTS:

Attachment A – City Engineer Recommendation Letter
Attachment B – Developer Memorandum
Attachment C – Bricewood Subdivision, Unit-3B Plat (proposed replat)
Attachment D – Bricewood Subdivision Unit-3 Plat (original plat)

PREPARED BY: Celina Perez, City Secretary

DATE SUBMITTED: March 19, 2021

Attachment A

LNV
an Ardurra Company

03/19/2021

Ms. Celina Perez
City Secretary
City of Helotes
P.O. Box 507
Helotes, TX 78023

Re: Bricewood Unit 3B Replat without Vacating Original Plat
Approval Letter

Dear Ms. Perez,

We have reviewed the replat without vacating original plat for the Bricewood Unit 3B subdivision submitted by Seda Consulting Engineers, Inc. and determined that it meets the requirements outlined in the Helotes Code of Ordinances, Cap. 78, Sect. 78-74, therefore, I recommend approval.

Please place the subject replat on the next available City Council agenda for discussion and appropriate action.

If you have any questions, please feel free to contact me at (210) 822-2232.

Sincerely,
LNV, LLC.
TBPE Firm No. F-366

Joseph T. Arteritano, PE
Senior Project Manager

8918 TESORO DRIVE | SUITE 401 | SAN ANTONIO, TEXAS 78217
OFFICE 210.822.2232 | FAX 210.822.40326 | WWW.LNVINC.COM

TBPE Firm Registration No., F-1601
Seda Consulting Engineers, Inc
6735 I.H. 10 West
San Antonio, TX 78201

Phone: (210) 308-0057
FAX: (210) 308-8842
E-MAIL:seda@satx.rr.com

March 9, 2021

City of Helotes
Development Services Department
Land Entitlement/Subdivision Section
Attn.: Ms. Celina Perez

Re.: Replat of Bricewood Subdivision U-3

Dear Ms. Perez

Please consider this letter as a request for a Replat for the above referenced plat.

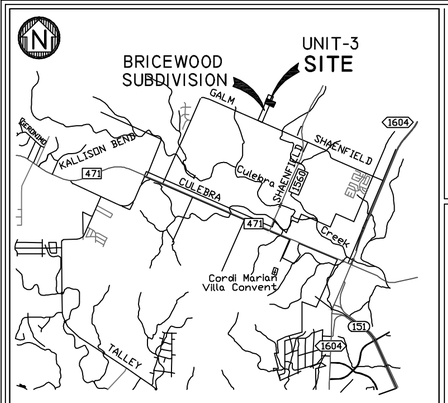
Reason for the Replat is due to the extensive/deep cut along the common line between unit-3 and unit-6 it become impossible to have Briceway Mtn. Street stub-out to continue onto unit 6.

Therefore, the future connection onto unit-6 has been relocated into unit 5, and exist Briceway Mtn. stub is proposed to be a residential lot. Also, the lots have been renumbered accordingly due to the Block continuity.

Your attention is greatly appreciated. Should there be any question please do not hesitate to call on us.

Sincerely;
Seda Consulting Engineers, Inc

Salah E. Diab, Ph.D., P.E.
President



MAPSCO 2008 MAP 545 GRID # E5-6 LOCATION MAP

CAESAR A. GARCIA

REGISTERED PROFESSIONAL LAND SURVEYOR
14384 HUBER ROAD
SEGUIN, TEXAS 78155
PH: (512) 470-4669

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 INCH = 50 FT.

Seda Consulting Engineers, Inc.
FIRM REGISTRATION NO: F-1601 (210) 308-0057
6735 IH 10 W FAX: (210) 308-8842
SAN ANTONIO, TEXAS 78201 E-MAIL: SEDA@SATX.RR.COM
CIVIL • STRUCTURAL • ENVIRONMENTAL • PLANNER

DATE of ORIGINAL PREPARATION	DATE of REPLAT PREPARATION	SEDA JOB No.
11/05/2018	01/29/2021	1596

PLAT NUMBER

REPLAT ESTABLISHING

BRICEWOOD SUBDIVISION, UNIT-3B

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9, BLOCK 26 OUT OF THE BRICEWOOD SUBDIVISION UNIT-3, RECORDED IN VOLUME 20001, PAGE 1387 IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

ESTABLISHING LOTS 14, 15, 16, 17, 18, 19, 20, 21, 22 AND 23, BLOCK 15

GENERAL NOTES:

1.) CONCRETE DRIVEWAY APPROACHES AND EAVES OVERHANGS ARE ALLOWED WITHIN THE B.S.L AND G,E,T,CATV. EASEMENTS.
2.) FLOOD NOTE: ACCORDING TO FEMA 1% ANNUAL CHANCE (100-YEAR) FLOOD PLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS, MAP NO. 48029C0215G DATED SEPT. 29 2010, THIS PROPERTY LIES OUTSIDE THE 100-YR FLOODPLAIN.
3.) NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.
4.) THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
5.) OWNER/DEVELOPER WILL COMPLY WITH CITY OF HELOTES, TX. CODE OF ORDINANCES CHAPTER 78 SUBDIVISIONS.
6.) MAINTENANCE NOTE: THE MAINTENANCE OF DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREENBELTS, AND OPEN PERMEABLE PLACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND THEIR SUCCESSORS, AND NOT THE RESPONSIBILITY OF THE CITY OF HELOTES OR BEXAR COUNTY.
7.) STATE PLANE COORDINATES DERIVED FROM STATIONS:
DF4371 TXAN SAN ANTONIO RRP2 CORS ARP
DG5765 TXJC JOHNSON CITY CORS ARP
DG5767 TXSM SAN MARCOS CORS ARP
COMBINED SCALE FACTOR 0.99983802
STATE PLANE COORDINATES ARE NAD 83 (NAVD88)

RESIDENTIAL FIRE FLOW NOTE:

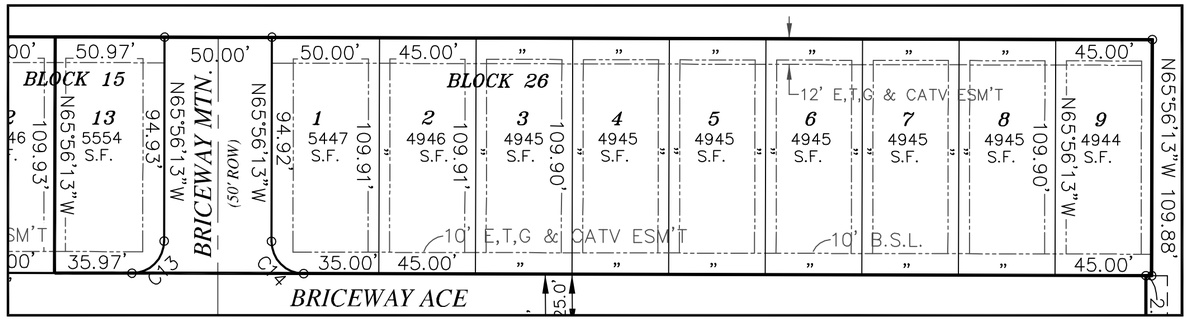
In an effort to meet the City of Helotes's fire flow requirements for the proposed residential development, the public water main system has been designed for a minimum fire flow demand of 1000 gpm at 25 psi residual pressure. The fire flow requirements for individual structures will be reviewed during the building permit process in accordance with the procedured set forth by the City of Helotes Director of Planning and Development Services and the City of Helotes Fire Department Fire Marshal.

EDU NOTE:

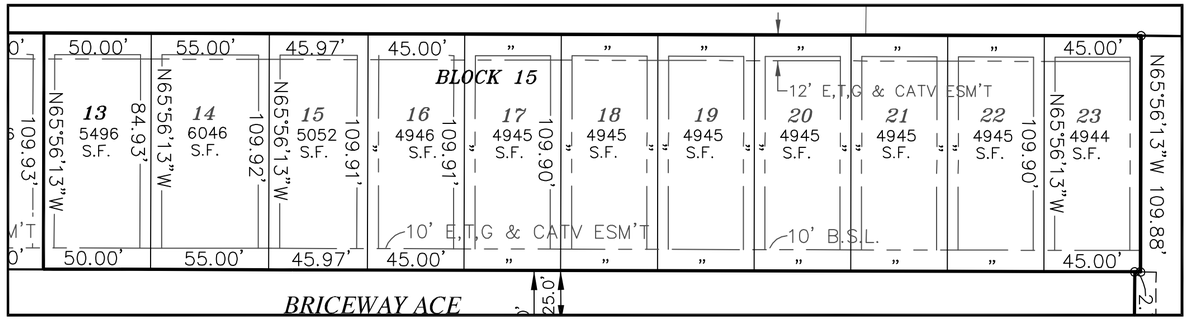
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT

S.A.W.S. NOTE:

THE SAN ANTONIO WATER STSTEM HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.



AREA TO BE REPLATTED



REPLAT

LEGEND

- BSL — BUILDING SET BACK LINE
- E,G,T,& CaTV ESM'T — ELECTRIC, GAS, TELEPHONE CABLE TV EASEMENT
- UTIL — UTILITY EAEMENT
- SECTION BOUNDARY

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE CITY OF HELOTES, TEXAS, FOR THE USE OF THE PUBLIC FOREVER ALL STREETS (OTHER THAN PRIVATE STREETS), ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND THE WATER AND SEWER LINES IN ALL OF THE AFORESAID PUBLIC PLACES THERE ON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

DULY AUTHORIZED AGENT

OWNER / DEVELOPER ADDRESS:
L&F-1, L.L.C.
PO Box 5310
San Antonio, Tx. 78201
PH: (210) 559-1888

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FRED GHAVDEL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

_____DAY OF _____, _____.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

CERTIFICATION BY CITY ENGINEER:

THE CITY ENGINEER OF THE CITY OF HELOTES HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY OF HELOTES ENGINEER

APPROVAL OF PLANNING AND ZONING COMMISSION:

THIS PLAT OF _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HELOTES, TEXAS, AND IS HEREBY APPROVED BY SUCH PLANNING AND ZONING COMMISSION.

DATED THIS _____DAY OF_____, A.D. 20____.

BY: CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION

APPROVAL OF CITY COUNCIL:

THIS PLAT OF _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF HELOTES, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED THIS _____DAY OF_____, A.D. 20____.

BY: _____
MAYOR

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

STATE OF TEXAS REGISTERED CAESAR A. GARCIA 5904 PROFESSIONAL LAND SURVEYOR

CAESAR A. GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5904

SWORN TO AND SUBSCRIBED TO ME THIS _____DAY OF_____, A.D. 20____.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT.

STATE OF TEXAS SALAH E. DIAB 55516 REGISTERED PROFESSIONAL ENGINEER

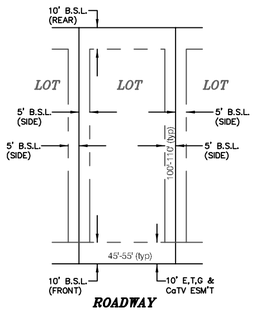
LICENSED PROFESSIONAL ENGINEER NO. 55516

SWORN TO AND SUBSCRIBED TO ME THIS _____DAY OF_____, A.D. 20____.

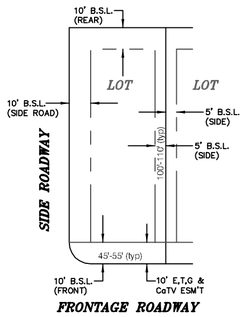
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

CPS NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO.
IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENT OR ANY OTHER EASEMENT FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.



TYPICAL LOT LAYOUT
(w/ SETBACKS & EASEMENTS) nts



TYPICAL CORNER LOT LAYOUT
(w/ SETBACKS & EASEMENTS) nts

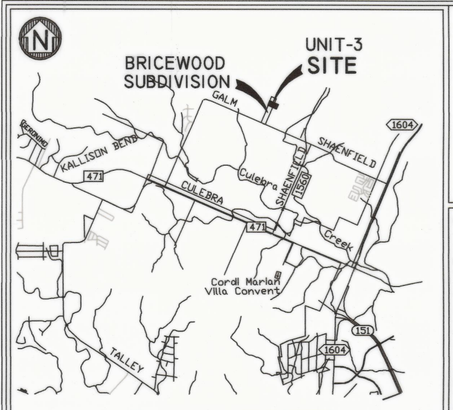
Attachment D

PLAT NUMBER H00092

SUBDIVISION PLAT ESTABLISHING

BRICEWOOD SUBDIVISION UNIT-3

BEING A 31.5223 ACRES TRACT OF LAND, AND 15.6717 OUT OF THE CALLED 100 ACRE TRACT OF LAND THE EASTERN HALF OF SECTION FIVE, VOL. 6591, PG. 259. AND 15.8506 AC. OUT OF THE CALLED 30 ACRE TRACT OF LAND RECORDED IN VOLUME 5757, PAGE 1303 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



MAPSCO 2008 MAP 545 GRID # E5-6 LOCATION MAP

LEGEND:

EXISTING CONTOURS	576
FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED	◉
SET 1/2" IRON ROD UNLESS OTHERWISE NOTED	○
ELECTRIC, TELEPHONE, GAS & CABLE TV EASEMENT	E,T,G & CATV ESM'T
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.	R.P.R.
DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.	D.P.R.
RIGHT-OF-WAY	R.O.W.
TOTAL LOT AREA (SQUARE FEET)	1.643 SF
EASEMENT	ESM'T
VEHICULAR NON ACCESS EASMENT	V.N.A.E.
BUILDING SETBACK LINE	B.S.L.
SANITARY SEWER EASEMENT	S.S.E.
DRAINAGE EASEMENT	D.E.
WATER LINE EASEMENT	W.L.E.
UTILITY EASEMENT	U.E.
PUBLIC UTILITY EASEMENT	P.U.E.
OVERHEAD UTILITY	O.H.
EXISTING EASEMENT	
PROPOSED EASEMENT	
BUILDING SETBACK	

ATWELL, LLC
10101 REUNION PLACE, SUITE 350
SAN ANTONIO, TEXAS 78216
210-861-0733
TBPLS FIRM NO. 10194153
JWILKIE@ATWELL-GROUP.COM

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 INCH = 100 FT.

Seda Consulting Engineers, Inc.
FIRM REGISTRATION NO: F-1601
6735 IH 10 W
SAN ANTONIO, TEXAS 78201
(210) 308-0057
FAX: (210) 308-8842
E-MAIL: SEDA@SATX.RR.COM
CIVIL • STRUCTURAL • ENVIRONMENTAL • PLANNER

DATE of PREPARATION 01/05/2018

SEDA JOB No. 1596

GENERAL NOTES:

1.) ALL CORNERS NOT MARKED ARE 1/2" IRON ROD SET.
2.) IMPACT FEES ARE DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
3.) FLOOD NOTE: ACCORDING TO FEMA 1% ANNUAL CHANCE (100-YEAR) FLOOD PLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS, MAP NO. 48029C0215G DATED SEPT. 29 2010, THIS PROPERTY LIES OUTSIDE THE 100-YR FLOODPLAIN.
4.) NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.
5.) THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
6.) OWNER/DEVELOPER WILL COMPLY WITH CITY OF HELOTES, TX. CODE OF ORDINANCES CHAPTER 78 SUBDIVISIONS.
7.) CONCRETE DRIVEWAY APPROACHES AND EAVES OVERHANGS ARE ALLOWED WITHIN THE B.S.L AND G,E,T,CATV. EASEMENTS.
8.) MAINTENANCE NOTE: THE MAINTENANCE OF DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREENBELTS, AND OPEN PERMEABLE PLACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF HELOTES OR BEXAR COUNTY.
9.) STATE PLANE COORDINATES DERIVED FROM STATIONS:
DF4371 TXAN SAN ANTONIO RRP2 CORS ARP
DG5765 TXJC JOHNSON CITY CORS ARP
DG5767 TXSM SAN MARCOS CORS ARP
COMBINED SCALE FACTOR 0.99983802
STATE PLANE COORDINATES ARE NAD 83 (NAVD88)
10.) LOT 912 IS VARIABLE WIDTH DRAINAGE EASEMENT.

RESIDENTIAL FIRE FLOW NOTE:

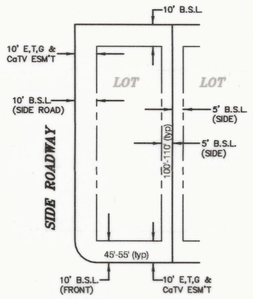
IN AN EFFORT TO MEET THE CITY OF HELOTES'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF HELOTES DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE CITY OF HELOTES FIRE DEPARTMENT FIRE MARSHAL.

EDU NOTE:

THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT

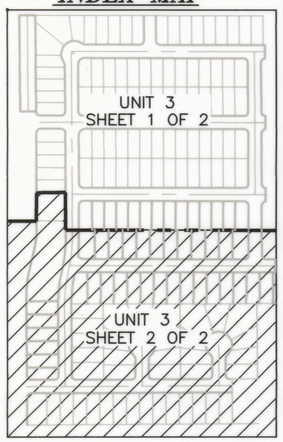
S.A.W.S. NOTE:

THE SAN ANTONIO WATER STSTEM HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.



TYPICAL CORNER LOT LAYOUT
(w/ SETBACKS & EASEMENTS) nts

INDEX MAP



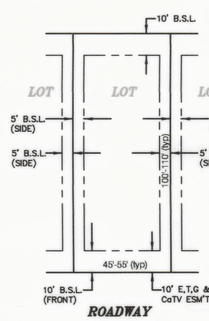
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHRD BRG	CHORD	DELTA
C3	23.67	15.00	S21°08'27"E	21.29	90°24'30"
C4	23.46	15.00	N68°51'33"E	21.14	89°35'30"
C5	23.46	15.00	S68°51'33"W	21.14	89°35'30"
C6	23.67	15.00	S21°08'27"E	21.29	90°24'30"
C7	23.46	15.00	N68°51'33"E	21.14	89°35'30"
C8	23.67	15.00	N21°08'27"W	21.29	90°24'30"
C9	10.19	15.00	N85°48'25"W	10.00	38°55'26"
C10	146.83	50.00	S21°08'27"E	99.48	168°15'22"
C11	10.19	15.00	N43°31'30"E	10.00	38°55'26"
C12	39.45	25.00	S21°08'27"E	35.48	90°24'30"
C13	23.56	15.00	N20°56'13"W	21.21	90°00'00"
C14	23.56	15.00	N69°03'47"E	21.21	90°00'00"
C15	23.46	15.00	S68°51'33"W	21.14	89°35'30"
C16	23.67	15.00	S21°08'27"E	21.29	90°24'30"
C17	23.45	15.00	N68°51'31"E	21.14	89°35'34"
C18	23.67	15.00	N21°08'27"W	21.29	90°24'30"
C19	23.46	15.00	S68°51'33"W	21.14	89°35'30"
C20	23.67	15.00	S21°08'27"E	21.29	90°24'30"
C21	23.46	15.00	N68°51'33"E	21.14	89°35'30"
C22	23.67	15.00	S21°08'27"E	21.29	90°24'30"
C23	23.46	15.00	S68°51'33"W	21.14	89°35'30"
C24	23.67	15.00	N21°08'27"W	21.29	90°24'30"
C25	23.46	15.00	N68°51'33"E	21.14	89°35'30"
C26	23.67	15.00	S21°08'27"E	21.29	90°24'30"

TREE PRESERVATION NOTE:

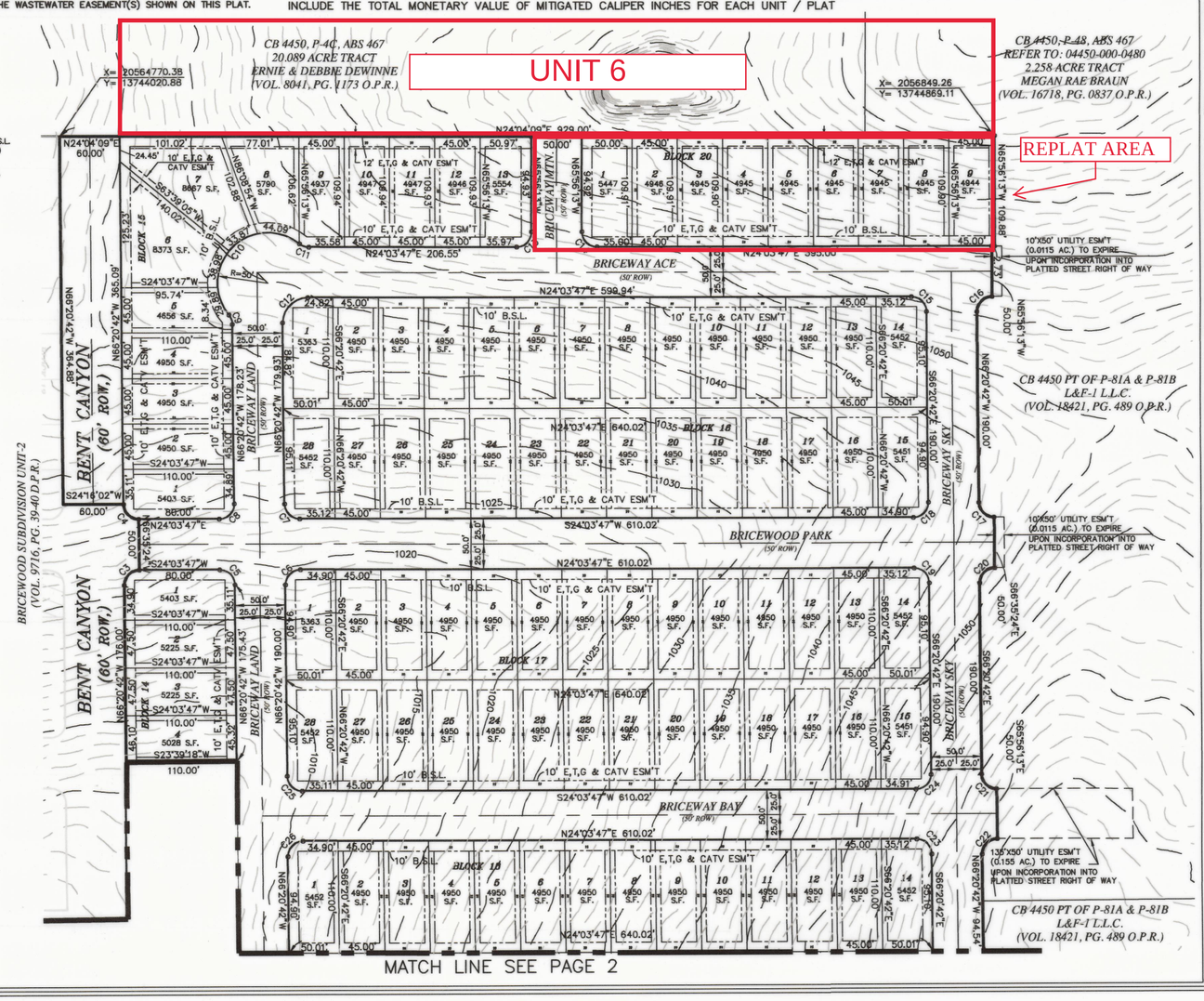
BRICEWOOD SUBDIVISION'S, UNITS 3 & 4, TREE PRESERVATION AND REMOVAL PERMIT IS APPROVED. COLLECTIVELY, THE DEVELOPER IS REQUIRED TO PRESERVE OR PLANT (MITIGATE) 6330 CALIPER INCHES OF TREES WITHIN SAID UNITS. THE DEVELOPER WILL PRESERVE 2,678 CALIPER INCHES OF TREES, AND IT WILL PLANT (MITIGATE) 3,096 CALIPER INCHES OF TREES THROUGHOUT SAID UNITS, TOTALING -(556) CALIPER INCHES MORE THAN REQUIRED BY CODE. ASSUMING COMPLIANCE WITH THE REQUIRED PRESERVATION / PLANTING, $83,400. MONETARY MITIGATION IS REQUIRED. A DETAILED PLANTING PLAN OF THE 3,096 CALIPER INCHES OF TREES FOR EACH UNIT SHALL BE PROVIDED TO THE CITY ARBORIST, AND A PERFORMANCE BOND, REQUIRED TO BE SUBMITTED TO THE CITY FOR EACH UNIT / PLAT, SHALL INCLUDE THE TOTAL MONETARY VALUE OF MITIGATED CALIPER INCHES FOR EACH UNIT / PLAT

CPS/SAWS/COSA/UTILITY NOTE:

1.) THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS-CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) – IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT","SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEROF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2.) ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3.) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRICT AND GAS FACILITIES.
5.) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FIOLITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.



TYPICAL LOT LAYOUT
(w/ SETBACKS & EASEMENTS) nts



MATCH LINE SEE PAGE 2

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE CITY OF HELOTES, TEXAS, FOR THE USE OF THE PUBLIC FOREVER ALL STREETS (OTHER THAN PRIVATE STREETS), ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND THE WATER AND SEWER LINES IN ALL OF THE AFORESAID PUBLIC PLACES THERE ON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

DULY AUTHORIZED AGENT

OWNER / DEVELOPER ADDRESS:
L&F-1 L.L.C.
PO Box 5310
San Antonio, Tx. 78201
PH: (210) 559-1888

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Fred Shaulder KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF MAY 2019

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

SALAH E DIAB
Notary ID #2206712
My Commission Expires
December 2, 2021

CERTIFICATION BY CITY ENGINEER:

THE CITY ENGINEER OF THE CITY OF HELOTES HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY OF HELOTES ENGINEER

APPROVAL OF PLANNING AND ZONING COMMISSION:

THIS PLAT OF Bricewood Sub. Unit3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HELOTES, TEXAS, AND IS HEREBY APPROVED BY SUCH PLANNING AND ZONING COMMISSION.

DATED THIS 20 DAY OF August, A.D. 2019.

BY: _____
CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION

CITY OF HELOTES COUNTY OF BEXAR INCORPORATED 1981

APPROVAL OF CITY COUNCIL:

THIS PLAT OF Bricewood Sub. Unit3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF HELOTES, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED THIS 19 DAY OF August, A.D. 2019.

BY: _____
MAYOR

BY: _____
SECRETARY

CITY OF HELOTES COUNTY OF BEXAR INCORPORATED 1981

STATE OF TEXAS
COUNTY OF BEXAR

I _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

STATE OF TEXAS, COUNTY OF BEXAR
I, LUCY ADAME-CLARK, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS OF BEXAR COUNTY ON: 9/3/2019 10:44:57 AM
PLAT VOLUME: 20001 PAGE: 1364
AMOUNT: $82.00
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

STATE OF TEXAS REGISTERED JERRY D. WILKIE JR. 4724 PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4724

SWORN TO AND SUBSCRIBED TO ME THIS 30th DAY OF MAY, A.D. 2019

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

RIDA DAAU
ID #126901245
My Commission Expires
May 22, 2021

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT.

STATE OF TEXAS SALAH E. DIAB 55516 REGISTERED PROFESSIONAL ENGINEER

LICENSED PROFESSIONAL ENGINEER NO. 55516

SWORN TO AND SUBSCRIBED TO ME THIS 30th DAY OF MAY, A.D. 2019

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

RIDA DAAU
ID #126901245
My Commission Expires
May 22, 2021

RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER ETC.

DOC. NUMBER: 20190174617

PLANNING & ZONING COMMISSION
AGENDA ITEM REQUEST FORM

MEETING DATE: April 6, 2021

AGENDA PLACEMENT:

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

CAPTION:

Discussion of and action on a preliminary and final plat establishing Great Hearts-Helotes, being a 2.552 acre tract of land, and being the remaining portion of a called 10.429 acre tract of land recorded in Volume 15530, Pages 1950-1956, Real Property Records of Bexar County, Texas. (Recommendation Item; Applicant)

BACKGROUND:

The subject property is located behind the Falcon International Bank and abuts Cedar Springs Subdivision. The property is a 10.466 acre tract of land, with 7.194 acres in the City of San Antonio, and 2.552 acres in the City of Helotes. The developer wishes to plat two tracts, one tract being legally platted in San Antonio, and the second tract being legally platted in Helotes. The tract in San Antonio is the future development site for Great Hearts-Bandera, a public charter school. The tract in Helotes will be an open space playing field and no structures will be built on the lot.

The City Engineer has reviewed the subdivision plat for Great Hearts-Helotes and recommends approval.

ATTACHMENTS:

Attachment A – City Engineer Recommendation Letter
Attachment B – Great Hearts-Helotes Plat

PREPARED BY: Celina Perez, City Secretary

DATE SUBMITTED: March 23, 2021

LNV
an Ardurra Company

March 17, 2021

Ms. Belenda Parker
Development Services Specialist
City of Helotes
P.O. Box 507
Helotes, TX 78023

Re: Great Hearts -Helotes Preliminary Plat Approval

Dear Ms. Parker

We have reviewed the Great Hearts -Helotes Preliminary Plat submitted by Pape-Dawson Engineers and recommend approval. The engineer has addressed all comments satisfactorily. Additionally, the requirement for a Traffic Impact Analysis has been waved since all access is through the City of San Antonio rights-of way. Please place the subject plat on the agenda for the Planning and Zoning Commission's next meeting.

If you have any questions, please feel free to contact me at (210) 822-2232.

Very truly yours,

LNV, LLC
TBPE Firm No. F-366

Joseph T. Arteritano, PE
Senior Project Manager

Attachment A

Property Identification #: 992887

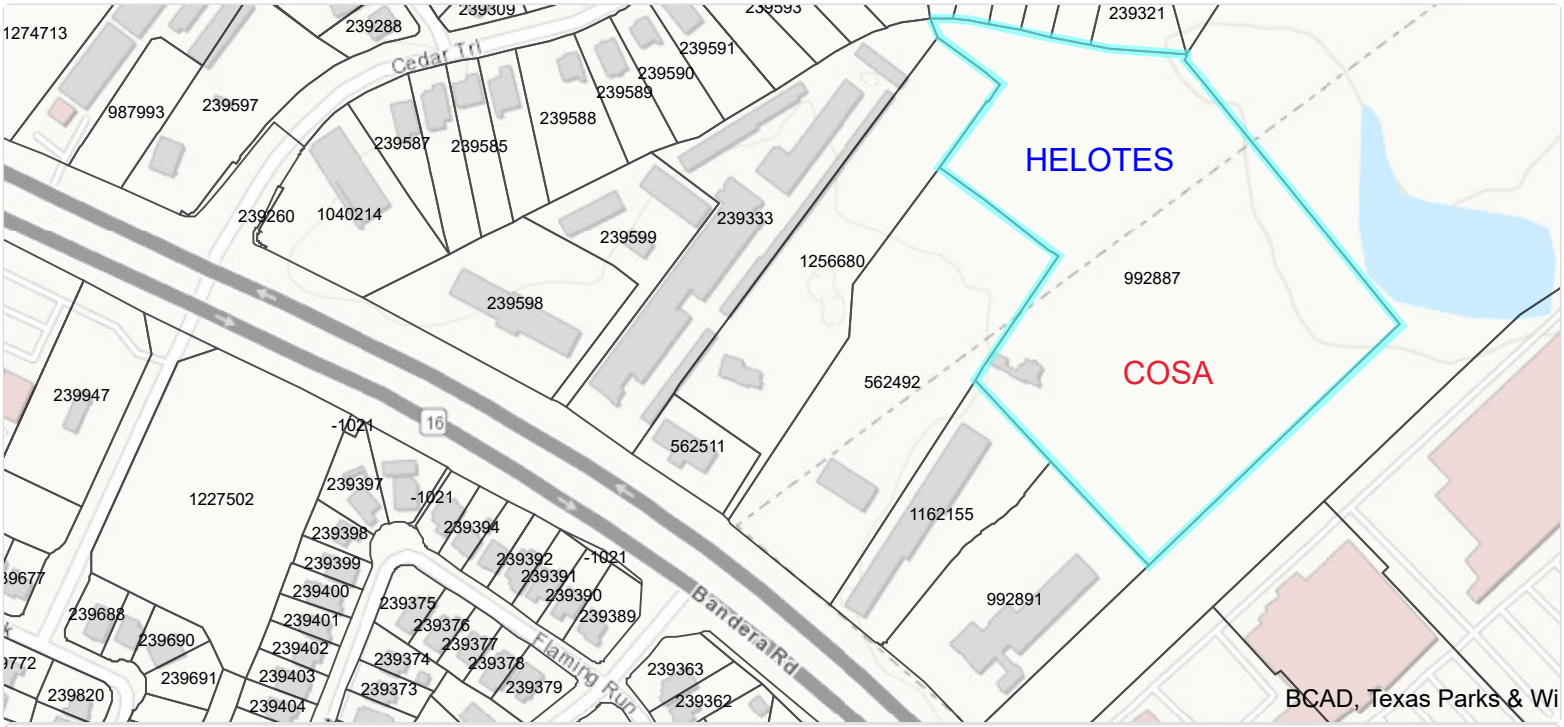
Geo ID:	14867-000-0028
Situs Address:	12030 BANDERA RD HELOTES, TX 78023
Property Type:	Real
State Code:	F1

Property Information: 2021

Legal Description:	NCB 14867 P-2 (7.8668 AC) & P-8 (.0065 AC) , CB 4477 P-12B (.041 AC) ABS 33, CB 4528 P-1G (2.515 AC) ABS 189
Abstract:	S14867
Neighborhood:	NBHD code51320
Appraised Value:	N/A
Jurisdictions:	42, 08, 09, 06, CAD, 21, 56, 10, 11

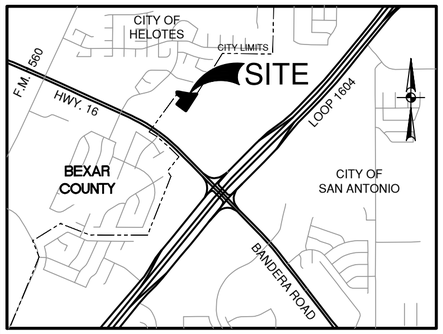
Owner Identification #: 336474

Name:	FALCON INTERNATIONAL BANK
Exemptions:	
DBA:	Null



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.



LOCATION MAP
NOT-TO-SCALE

LEGEND

AC	ACRE(S)
BLK	BLOCK
DOC	DOCUMENT NUMBER
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS
ESMT	EASEMENT
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
1140	EXISTING CONTOURS
1140	PROPOSED CONTOURS
℄	CENTERLINE
(7)	VARIABLE WIDTH DRAINAGE EASEMENT
(8)	12' SEWER EASEMENT
(11)	5' BUILDING SETBACK LINE
(12)	40' BUILDING SETBACK LINE
VOL	VOLUME
PG	PAGE(S)
ROW	RIGHT-OF-WAY
● (SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
(1)	16' SANITARY SEWER EASEMENT (VOL 18051, PG 1630-1648, OPR)
(2)	12' ELECTRIC EASEMENT (GREAT HEARTS BANDERA CONCURRENT PLATTING CITY OF SAN ANTONIO LOT 4, BLOCK 2, NCB 14867 7.914 ACRE)
(3)	VARIABLE WIDTH DRAINAGE EASEMENT
(4)	12' SEWER EASEMENT (GREAT HEARTS- BANDERA CONCURRENT PLATTING CITY OF SAN ANTONIO LOT 4, BLOCK 2, NCB 14867 7.964 ACRE)
1	LOT 3, BLOCK 2, FRIDAY MOUNTAIN VENTURES, LLC, VILLAGE OAKS SUBDIVISION (VOL 9707, PG 164, DPR)
2	LOT 1, BLOCK 4, CCP SHURGARD VENTURE LLC CENTURION SUBDIVISION UNIT 5 (VOL 9543, PG 100, DPR)
3	REPLAT OF CEDAR SPRINGS SUBDIVISION UNIT 14 PUD (VOL 9552, PG 89, DPR)

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT.

_____
SHAUNA L. WEAVER
REGISTERED PROFESSIONAL ENGINEER NO. 89512
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213
(210) 375-9000

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE_____DAY OF_____, A.D. 20___.

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

_____
BUDD BUCHANAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4999
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213
(210) 375-9000

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE_____DAY OF_____, A.D. 20___.

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

CPS/SAWS/COSA UTILITY:

1. THE CITY OF HELOTES AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT", "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C022G, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

CROSS ACCESS:

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT 4, BLOCK 2, NCB 14867, IN ACCORDANCE WITH UDC 35-506(R)(3).

SAWS IMPACT FEE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF HELOTES.

DRAINAGE EASEMENT ENCROACHMENTS:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF HELOTES AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

NOTE:

NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE SHALL BE PERMITTED IN ANY DRAINAGE EASEMENT SHOWN HEREON.

TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY " ACCESS MANAGEMENT MANUAL" THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 2 {EXISTING} ACCESS POINT(S) ALONG STATE HIGHWAY 16, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 0.

FIRE:

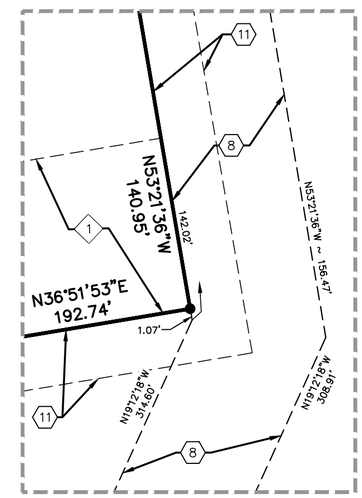
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF HELOTES FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE GENERAL CITY OF HELOTES DEVELOPMENT SERVICES AND THE HELOTES FIRE DEPARTMENT FIRE MARSHAL.

INGRESS/EGRESS:

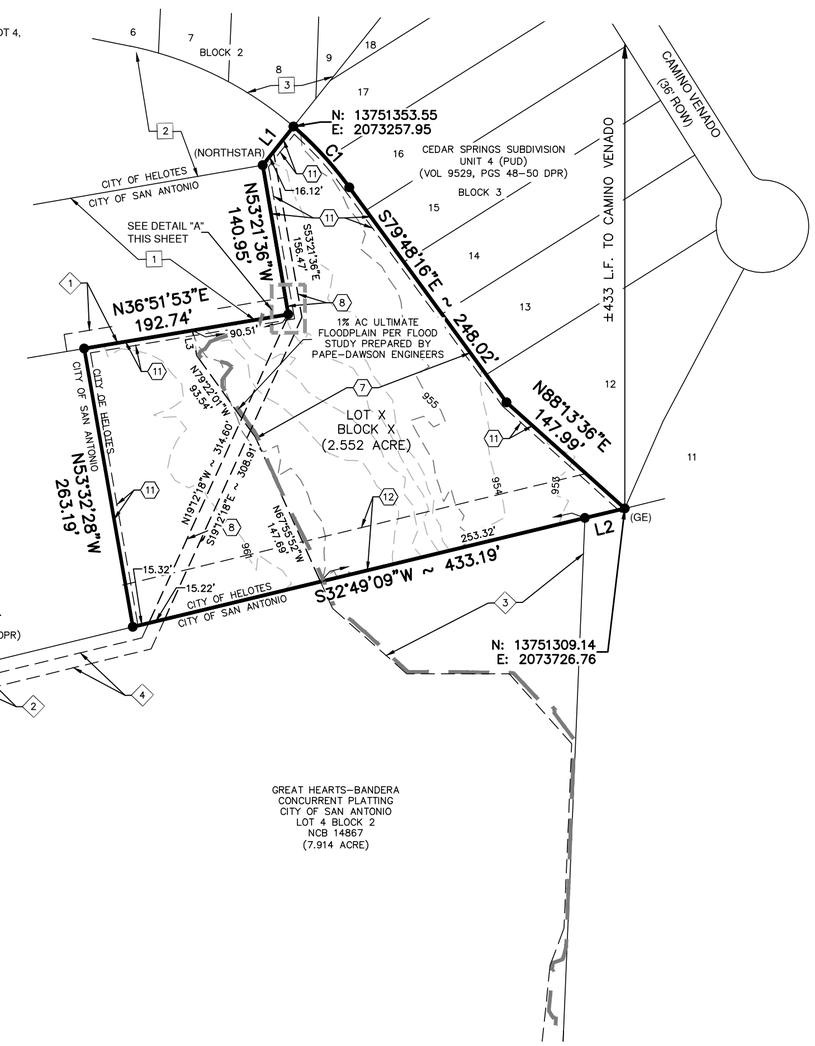
NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

SUBDIVISION PLAT OF GREAT HEARTS-HELOTES

BEING A TOTAL OF 2.552 ACRE TRACT OF LAND, ESTABLISHING LOT X, BLOCK X, N.C.B. 14867 AND BEING THE REMAINING PORTION OF A CALLED 10.429 ACRE TRACT OF LAND RECORDED IN VOLUME 15530, PAGES 1950-1956 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. OUT OF THE PERRY DAVIS SURVEY 267, ABSTRACT 189, N.C.B. 14867, OF BEXAR COUNTY, TEXAS.



DETAIL "A"
SCALE: 1"= 10'



SCALE: 1"= 100'
0' 100' 200' 300'

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: March 16, 2021

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, PUBLIC PLACES THERE ON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: DAN SCOGGIN
GREAT HEARTS AMERICA-TEXAS
824 BROADWAY ST. SUITE 101
SAN ANTONIO, TX. 78215
(210) 888-9495

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____DAY OF_____,20 _____,2021

SEAL

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:_____

THIS PLAT OF ___GREAT HEARTS-HELOTES___ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF HELOTES, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.
DATE: THIS _____DAY OF_____, A.D. 20_____.

BY: _____
MAYOR

BY: _____
SECRETARY

BY: _____
PLANNING AND ZONING CHAIRMAN

LINE TABLE

LINE #	BEARING	LENGTH
L1	N5°14'06"W	46.04'
L2	S32°54'05"W	38.22'
L3	N53°08'07"W	23.79'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	335.51'	13°11'03"	S86°12'14"E	77.03'	77.20'

SHEET 1 OF 1

GREAT HEARTS-HELOTES

Civil Job No. 12060-00; Survey Job No. 12060-01

Date: Mar 16, 2021, 8:54am User ID: jlcollins
File: P:\120\60\00\Design\Civil\Plat\HELOTES-Plat\H-PL12060000.dwg

PLANNING & ZONING COMMISSION AGENDA ITEM REQUEST FORM

MEETING DATE: April 6, 2021

AGENDA PLACEMENT:

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

CAPTION:

Discussion of and action on a request by Maria Cordoneda for approval of a wall sign pursuant to Municipal Code of Ordinances Chapter 66 *Signs*, Section 66-51 *Commercial Signs: Projecting, Wall and Hanging, or In / On Windows,* subparagraph (b) *Wall Signs* for Farmers Insurance located at 13663 #2 Bandera Road, Helotes, Texas 78023, more particularly described as BCAD Prop. ID No. 242310. (Recommendation Item; Applicant)

BACKGROUND:

The subject property is located at 13663 Bandera Road, immediately South of Helotes Chiropractic. The tract of land is zoned B-3 General Business District and the proposed professional business office for Farmers Insurance is an allowed use.

The specifications for the wall sign are:

(1) Type: Wall Mount

(2) Size: Total wall sign size is 16 square feet, or 8'x2'. The building is 40 linear feet. (Code: a sign area of one square foot per linear foot of building is allowed).

(3) Height: The plan shows the wall sign located below the roofline and approximately 6 feet above the ground (Code: the top of the sign shall be below the lower roofline and at a height no greater than 20 feet above the ground immediately adjacent to the sign).

(4) Number: One wall sign is proposed (Code: one sign per street or pedestrian way which the building faces or abuts).

(5) Location: The plan shows the sign installed flat against the building wall and the sign will extend 6.5" from the wall. (Code: All wall signs shall be installed flat against the wall of a building and shall not extend from the wall more than 12 inches.)

(6) Design: Prefabricated sign box provided by Farmers Insurance. Brand colors of white, red, and blue.

(7) Lighting: Internally illuminated by fluorescent lighting. (Code: indirect, internally illuminated, or neon)

ATTACHMENTS:

Attachment A – Sign Permit Application

PREPARED BY: Celina Perez, City Secretary

DATE SUBMITTED: March 17, 2021

RECEIVED

FEB 10 2021

CITY OF HELOTES

Attachment A

City of Helotes
Development Services Department
P.O. Box 507
12951 Bandera Road
Helotes, TX 78023
Phone (210) 695-8027
Fax (210) 695-2133

SIGN PERMIT APPLICATION

CHAPTER 66,

City Administrative Procedures

Name of Applicant: Maria Cordoneda Date: 2-10-2021

Sign Location Address: 13663 Bandera Rd #2 Helotes, TX 78023

Legal Description: Lot #: _____ Block #: _____ CB/NCB #: 4525-P-9BABS172

Use of Building: Office

No. of Businesses: 1 Zoning: commercial

Name of Property Owner: Maria Cordoneda Insurance Agency Inc Phone #: 2145644888

Property Owner's Address: 13663 Bandera Rd #2 Helotes TX 78023

Name of Sign Contractor: Handyman Richard Villanueva

Contractor's License #: _____ Phone #: 210 314 4749

E-mail Address: Rventura 542 @gmail.com

Contractor's Business Address: _____

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: Linear Feet

Sign Dimensions: 8" x 2" Square Footage: 16' Height: 2' Sign Colors: white, red, blue

Sign Text: Farmers Insurance Maria Cordoneda Agency

Non-Illuminated Sign: ☐ Illuminated Sign: ☑ Type of Lighting: Flourescent (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: _____ Date: 2/10/21

Printed Name: Maria Cordoneda Phone #: 214 564 4888

Applicant's Address: 13663 Bandera Rd #2 Helotes TX 78023

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.

Attachment A

Property Identification #: 242310

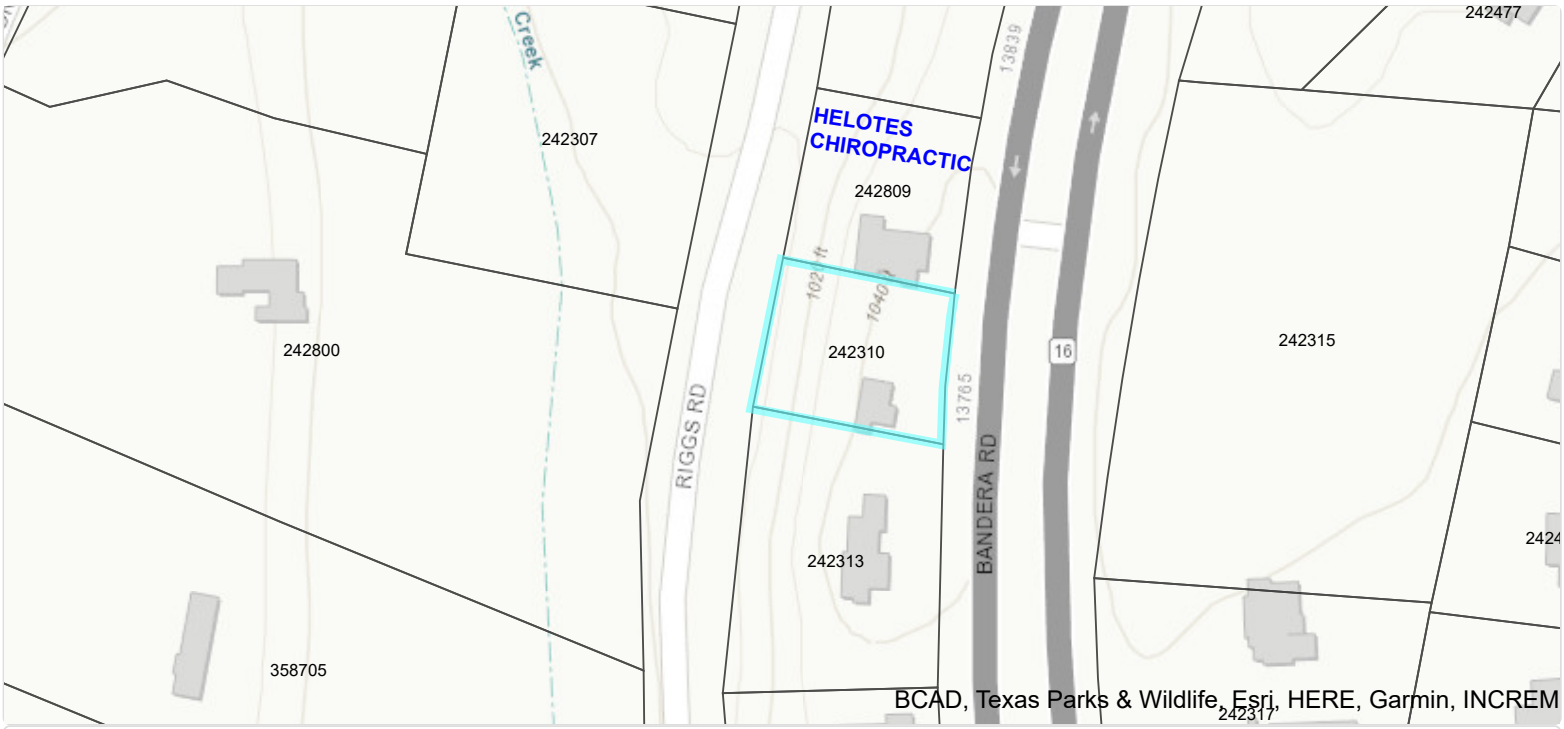
Geo ID:	04525-000-0092
Situs Address:	13663 BANDERA RD HELOTES, TX 78023
Property Type:	Real
State Code:	A1

Property Information: 2021

Legal Description:	CB 4525 P-9B ABS 172
Abstract:	A04525
Neighborhood:	SHERWOOD / HILLS / OAK CLIFF (NS)
Appraised Value:	N/A
Jurisdictions:	09, 42, 11, CAD, 10, 56, 08, 06

Owner Identification #: 3275136

Name:	MARIA CORDONEDA INSURANCE AGENCY INC
Exemptions:	
DBA:	Null



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.

Attachment A

Attachment A

RECEIVED
FEB 26 2021
CITY OF HELOTES

PLANNING & ZONING COMMISSION AGENDA ITEM REQUEST FORM

MEETING DATE: April 6, 2021

AGENDA PLACEMENT:

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

CAPTION:

Discussion of and action on a request by Colleen Miller for approval of wall signage pursuant to Municipal Code of Ordinances Chapter 98 *Zoning*, Section 98-72 *Old Town Helotes Special District*, Subparagraph (g)(6)(b)(2) *Commercial Signs – Projecting, Wall, Hanging, or In/On Windows*, for Helotes Creek Winery located at 14391 #2 Old Bandera Road, Helotes, Texas 78023, more particularly described as BCAD Prop. ID No. 1151554. (Recommendation Item; Applicant)

BACKGROUND:

Helotes Creek Winery was previously located at 14359 Old Bandera Road. The winery has relocated to 14391 #2 Old Bandera Road and now occupies the building that was the former storefront for Three Sisters Home. The applicant intends to relocate two (2) existing wall signs from the previous location to the new location.

The specifications for the two (2) wall signs are:

(1) Size: Wall Sign #1 – Exterior Pedestrian Way; towards Old Bandera Rd.: 16 s.f.
Wall Sign #2 – Interior Pedestrian Way; towards Riggs Rd.: 16 s.f.

(Code: A max sign area of 32 square feet is allowed, including sign face, framing and mounting hardware)

(2) Height: The photos show both wall signs located below the eave line and mounted in the same area as the former Three Sisters Homes wall signs. (Code: The top of the sign shall be below the eave line).

(3) Number: Two (2) wall signs are proposed. (Code: One sign per street or pedestrian way which the building faces or abuts)

(4) Location: The plan shows the sign installed flat against the building wall. (Code: All wall signs shall be installed flat against the wall of a building)

(5) Lighting: Both wall signs will be non-illuminated. (Code: Indirect, internally illuminated, or neon)

(6) Design: Code: Sign should suggest hand craftsmanship in the design and materials.

ATTACHMENTS:

Attachment A – Sign Permit Application

PREPARED BY: Celina Perez, City Secretary

DATE SUBMITTED: March 23, 2021

Attachment A

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

RECEIVED
FEB 12 2021
CITY OF HELOTES

SIGN PERMIT APPLICATION

CHAPTER 66,
Sign Administrative Procedures

Name of Applicant: Colleen Miller Date: 02/12/2021

Sign Location Address: 14391-2 Old Bandera Road

Legal Description: Lot #: _____ Block #: _____ CB/NCB #: _____

Use of Building: Winery

No. of Businesses: 1 Zoning: wet/commercial

Name of Property Owner: Bluffs at Old Town Helotes Phone #: _____

Property Owner's Address: P.O. Box 1098 Helotes, TX 78023

Name of Sign Contractor: n/a

Contractor's License #: n/a Phone #: 210-240-8137

E-mail Address: Helotescreekwine@gmail.com

Contractor's Business Address: n/a

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: 18'.03"

Sign Dimensions: 5'8"x 3'.14" Square Footage: 16 Height: 5'.08" Sign Colors: white/black

Sign Text: Helotes Creek Winery

Non-Illuminated Sign: ☑ Illuminated Sign: ☐ Type of Lighting: _____

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: [signature] Date: 02/12/2021

Printed Name: Colleen Miller Phone #: 210-723-3588

Applicant's Address: 14391-2 Old Bandera Rd. Helotes, TX 78023

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.

Celina Perez

From: Ken Dempsey <ken@kendempsey.com>
Sent: Sunday, March 21, 2021 6:10 PM
To: Belenda Parker; ken@kendempsey.com
Subject: Sign Approval

I understand that Coleen Miller with Helotes Creek Winery is requesting a sign permit. I am the property owner and I do give permission for her to be given the sign permit.

Ken Dempsey
210/240-8137

Attachment A

Property Identification #: 1151554

Geo ID:	04524-001-0030
Situs Address:	14391 RIGGS RD HELOTES, TX 78023
Property Type:	Real
State Code:	F1

Property Information: 2021

Legal Description:	CB 4524H (BLUFFS AT OLD TOWN HELOTES), BLOCK 1 LOT 3
Abstract:	9617/181-3
Neighborhood:	NBHD code51310
Appraised Value:	N/A
Jurisdictions:	11, CAD, 08, 56, 10, 42, 09, 06

Owner Identification #: 2635130

Name:	BLUFF AT OLD TOWN HELOTES LLC
Exemptions:	
DBA:	MULTIPLE TENANTS

Bexar CAD Map Search

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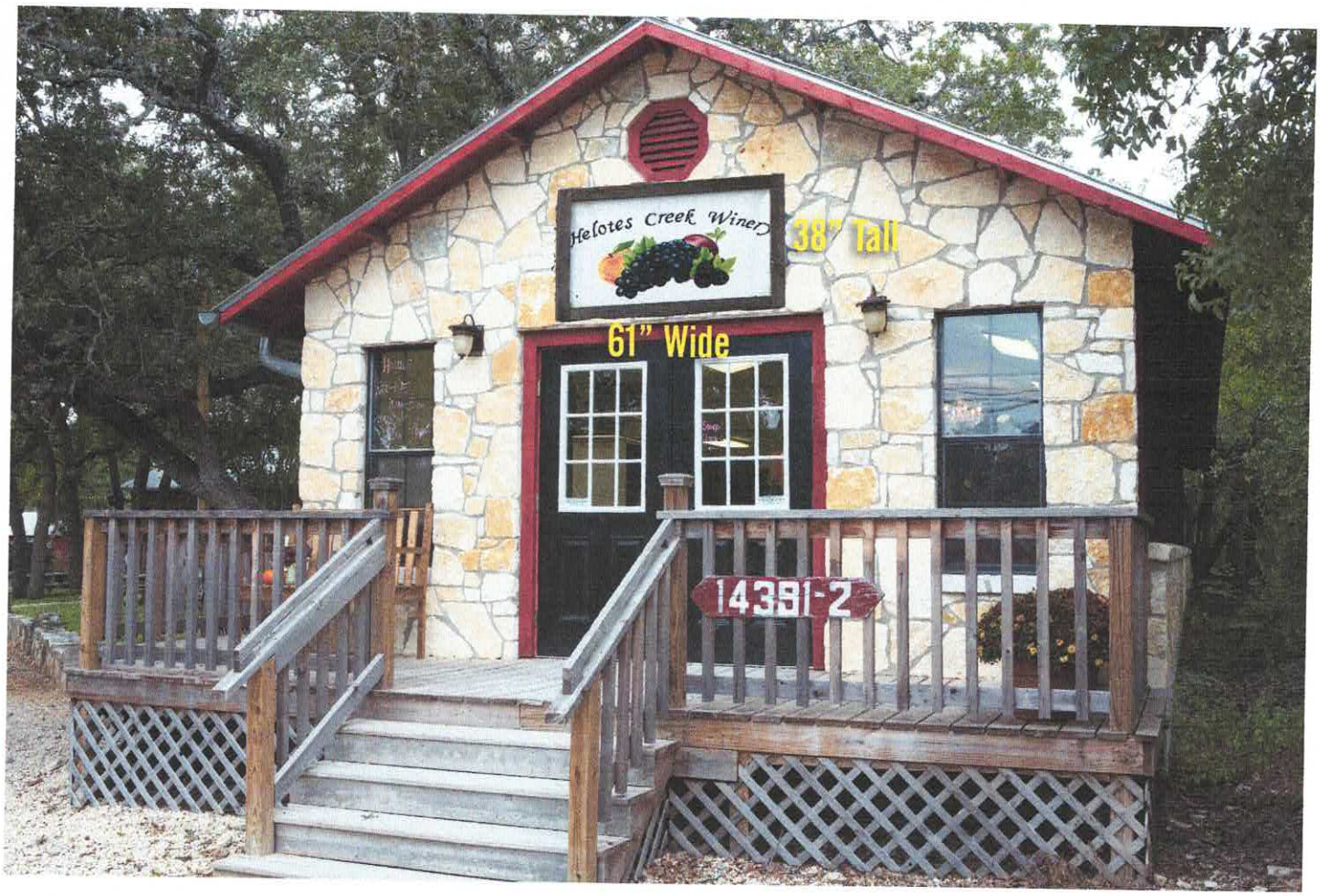
Attachment A



WALL SIGN #1
EXTERIOR PEDESTRIAN WAY
TOWARDS OLD BANDERA RD.

Attachment A

Google Maps

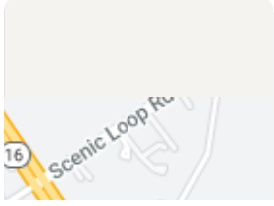
WALL SIGN #1
EXTERIOR PEDESTRIAN WAY
TOWARDS OLD BANDERA RD.

Image capture: Mar 2019 © 2021 Google

Helotes, Texas

Google

Street View



Attachment A

WALL SIGN #2
INTERIOR PEDESTRIAN WAY
TOWARDS RIGGS RD.

Attachment A

Google Maps

WALL SIGN #2
INTERIOR PEDESTRIAN WAY
TOWARDS RIGGS RD.

Image capture: Jan 2017 Images may be subject to copyright.