

**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.

- 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.

**Adjourn.**

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

Respectfully submitted,



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Gregg Michel, Chair

ATTEST:



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Celina Perez, City Secretary

