

MINUTES  
REGULAR MEETING  
HELOTES CITY COUNCIL

The City of Helotes City Council met for a regular meeting Thursday, January 12, 2017, at 7:00 p.m. in the City Hall Council Chamber, 12951 Bandera Road, Helotes, Texas. This was an open meeting, subject to the open meeting laws of the State of Texas.

Present: Thomas A. Schoolcraft, Mayor  
Alex Blue, Mayor Pro Tem  
Bert Buys  
Cynthia Massey  
Paul Friedrichs

Absent: Edward Villanueva

Staff Present: Rick Schroder, City Administrator  
Grace Tamez, City Secretary

**1. Call to Order.**

Mayor Schoolcraft called the meeting to order at 7:00 p.m. Council Member Alex Blue led the invocation. Mayor Schoolcraft led the pledge to the U.S. flag and the Texas flag. Mayor Schoolcraft welcomed Boy Scout members from Troops 903 and 241.

**PUBLIC HEARINGS:**

- 2. Public hearing to give all interested persons the right to appear and be heard on a request from Los Reyes Incorporated for a change in zoning from Pre-development District to Single-Family Residential District (R-1) for a 14.649 acre tract of land located at Lago Vista and Wildlake, property being more particularly described as BCAD Prop. ID No. 241715 and located in the J.A. Torres Abstract No. 768 and the T.C.R.R. Co. Survey, Abstract No. 1026, Bexar County, Texas.**

Mayor Schoolcraft opened the public hearing at 7:03 p.m. No one spoke on this item. Mayor Schoolcraft closed the public hearing at 7:04 p.m.

- 3. Public hearing to give all interested persons the right to appear and be heard on a request from Manuel Quinones and Deborah Gonzalez for a change in zoning from Predevelopment District to Single-Family Residential District (R-1) for 0.27 acre and 0.81 acre tracts of land located on Whip-a-Will Way, property being more particularly described as ingress / egress strips within BCAD Prop. ID No. 123436 and both described as being portions of Lot 10, CB 4554 B, and Parcel 17, CB 4554, Bexar County, Texas.**

Mayor Schoolcraft opened the public hearing at 7:04 p.m. No one spoke on this item. Mayor Schoolcraft closed the public hearing at 7:05 p.m.

OPEN SESSION:

**4. Citizens to be Heard.**

No one signed up to speak on this item.

CONSENT AGENDA: All items marked with an asterisk (\*\*\*) on the consent agenda were voted on at the beginning of the meeting. Motion was made by Council Member Buys second by Council Member Friedrichs, to approve items 5 and 6 on the consent agenda. Motion to approve carried unanimously.

**5.\*\*\* Approval of the minutes of the Regular Meeting dated December 8, 2016. (Staff)**

**6.\*\*\* Approval of the City of Helotes Revenue and Expense and Encumbrance Reports dated January 6, 2017. (Staff)**

**7. Ratification of the following Fiscal Year Ending (FYE) 2017 interdepartmental budget adjustments:**

- **\$8,902.52 from General Fund No. 01-550-5243 *Grounds Mntc.* to 01-545-5101 *Animal Cntl. / Public Wks. / Code Enforcement Salaries;***
- **\$26,915.67 from General Fund No. 01-550-5244 *Landscaping Svcs.* to 01-545-5101 *Animal Cntl. / Public Wks. / Code Enforcement Salaries;***
- **\$12,226.48 from General Fund No. 01-550-5520 *Parks & Recreation* to 01-545-5101 *Animal Cntl. / Public Wks. / Code Enforcement Salaries;***
- **\$32,549.51 from General Fund No. 01-530-5101 *Municipal Court Salaries* to 01-515-5101 *Dispatch Salaries;***
- **\$8,453.80 from General Fund No. 01-530-5101 *Municipal Court Salaries* to 01-535-5101 *Human Resources Salaries;* and**
- **\$18,742.00 from General Fund No. 01-510-5206 *City Attorney* to 01-580-5312 *Fire Dept. Automobiles, Machinery & Equip.* (Staff)**

(Note: The aforementioned interdepartmental budget adjustments provide monies for two (2) Public Works Dept. new hires and the termination of an existing landscape agreement between Maldonado Nursery and Landscaping and the City; one (1) Dispatch Dept. new hire; increasing the number of authorized hours worked by the Human Resources Dept. Executive Secretary from approx. 20 to 32 hours per week; and the refunding of monies to the Fire Dept. for expenditures anticipated in FYE 2016 but occurring in FYE 2017.)

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

Mayor Schoolcraft pulled this item off the consent agenda at Council's request. Discussion included the addition of new employees for the Public Works Department and the Dispatch Department and the cancellation of the contract for landscaping maintenance. Rick Schroder, City Administrator, noted that after review of the current landscaping/ground maintenance contract and review of two new landscaping/ground maintenance bids, hiring two additional employees for Public Works is more cost effective than contracting out the work.

Motion to approve carried unanimously.

ITEMS FOR INDIVIDUAL CONSIDERATION:

8. **Discussion of and action on a request from Los Reyes Incorporated for a change in zoning from Pre-development District to Single-Family Residential District (R-1) for a 14.649 acre tract of land located at Lago Vista and Wildlake, property being more particularly described as BCAD Prop. ID No. 241715 and located in the J.A. Torres Abstract No. 768 and the T.C.R.R. Co. Survey, Abstract No. 1026, Bexar County, Texas. (Applicant)**

(Note: City Council approved the annexation of an approximate 14.649-acre tract of land located, generally, between Los Reyes Canyon (LRC) and San Antonio Ranch (SAR) Subdivisions on October 27, 2016. The tract will be subdivided into approximately 4 to 5 larger tract home sites - two (2) accessed through the SAR Subdivision and two (2) to three (3) accessed through and a part of the LRC Subdivision. The Planning and Zoning Commission recommended approval of this zoning designation on January 3, 2017. Approval of this item will permanently zone the property Single-Family Residential District (R-1).)

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

Motion to approve carried unanimously.

9. **Discussion of and action on a request from Manuel Quinones and Deborah Gonzalez for a change in zoning from Pre-development District to Single-Family Residential District (R-1) for 0.27 acre and 0.81 acre tracts of land located on Whip-O-Will Way, property being more particularly described as ingress / egress strips within BCAD Prop. ID No. 123436 and both described as being portions of Lot 10, CB 4554 B, and Parcel 17, CB 4554, Bexar County, Texas. (Applicant)**

(Note: City Council approved the annexation of approximate 0.27 acre and 0.81 acre tracts of land serving as ingress / egress strips and located, generally, along Whip-o-Will Way on July 23, 2015. The tracts provide ingress / egress to a larger tract of land serving a single-family residential home already zoned Single-Family Residential District (R-1). The Planning and Zoning Commission recommended approval of this zoning designation on January 3, 2017.

Approval of this item will permanently zone the two (2) small tracts referenced in this item to Single-Family Residential District (R-1.)

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

Motion to approve carried unanimously.

- 10. Discussion of and action on a final plat, pursuant to Municipal Code of Ordinances Chapter 78 Subdivisions, Article II Subdivision Regulations, Division 2 Plat Procedures, establishing the Bandera Road Subdivision, Unit 2 PUD, being a 10.812 acre tract of land out of the John M. Ross Survey No. 224, Abstract No. 646, County Block 4554, Bexar County, Texas and being out of a 27.724 acre tracts described in a special warranty deed dated September 19, 2014 to M/I Homes of San Antonio, LLC, recorded in Volume 16876, Page 1500, Official Public Records of Real Property of Bexar County, Texas. (Applicant)**

(Note: The applicant, M/I Homes of San Antonio, LLC, is requesting approval of a final plat platting single-family residential home sites for Phase Two of the Trails at Helotes Subdivision located, generally, near the intersection of S.H. 16 and Dent Lane. Front, rear, and side yard setback lines have been included on each lot within the development, in accordance with the approved Planned Residential Unit Development zoning designation. The Planning and Zoning Commission approved the preliminary and final plat on January 3, 2017. Approval of this item will approve and authorize the recording of the final plat for Phase Two of the development. No additional development phases are anticipated.)

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

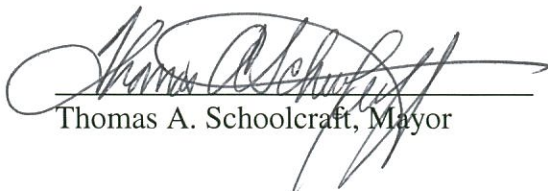
Motion to approve carried unanimously.

**Adjourn.**

With no more business to come before Council, Mayor Schoolcraft adjourned the meeting at 7:23 p.m.

ATTEST:

  
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Grace Tamez, City Secretary

  
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Thomas A. Schoolcraft, Mayor