

MINUTES  
REGULAR MEETING  
HELOTES CITY COUNCIL

The City of Helotes City Council met for a regular meeting Thursday, March 8, 2018 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  
Bert Buys, Mayor Pro Tem  
Edward Villanueva  
Alex Blue  
Cynthia Massey  
Paul Friedrichs

Staff Present: Rick Schroder, City Administrator  
Celina Perez, City Secretary  
Susan Darst, Assistant to City Administrator

**1. Call to Order.**

Mayor Schoolcraft called the meeting to order at 7:00 p.m. and welcomed Boy Scouts from Troop 945.

Council Member Massey led the invocation. Mayor Schoolcraft led the pledge to the U.S. flag and the Texas flag.

**PUBLIC HEARING:**

- 2. Public Hearing to give all interested persons the right to appear and be heard on a request by Verizon Wireless for a Specific City Council Approved Use Permit for the construction of a telecommunications tower and a variance to Chapter 98 Zoning, Article XI Telecommunication Facilities, Section 98-368 Standards for Transmission Towers and Antennae authorizing a reduction in the required separation distance of 2,000 feet between telecommunications towers on property zoned Neighborhood Service District (B-2) and located at 13218 Bandera Road, Helotes, Texas 78023, more particularly described as BCAD Property ID No. 242513.**

Mayor Schoolcraft opened the public hearing at 7:06 pm.

The below interested persons appeared to be heard and held the following position on the item: Neutral - Stephen Graham; In Support – Forest Hills Presbyterian Church Pastor Reuben Lashley, Applicant's Representative Vincent Huebinger, Margie Cox, Judy Reinhardt and Jim Pollock; In Opposition – Amy Garrett, Sean Carranza, Alan Holmes, Stephanie Olguin, James Milton, Andrew Hite, Diane Garcia, Connor Dotson, Brenda Sanders, Russell Barajas, Veronica Barajas, Jerry Ybarra and Brian Bentley.

Mayor Schoolcraft closed the public hearing at 7:52 pm.

OPEN SESSION:

**3. Citizens to be Heard.**

No one signed up to speak on this item.

CONSENT AGENDA (ITEM NOS. 4 - 6): All items marked with an asterisk (\*\*) on the consent agenda were voted on by one motion. Motion was made by Mayor Pro Tem Buys, second by Council Member Villanueva, to approve items 4, 5, and 6 on the consent agenda. Motion to approve carried unanimously.

**4.\*\* Approval of the minutes of the Regular Meeting dated February 22, 2018. (Staff)**

**5.\*\* Approval of the City of Helotes Revenue and Expense, Balance Sheet, and Encumbrance Reports dated March 2, 2018. (Staff)**

**6.\*\* Approval of a final subdivision plat, pursuant to Municipal Code of Ordinances Chapter 78 *Subdivisions*, establishing the Lago Vista Acres Unit II Subdivision, Lots 3 and 4, Block 6, County Block 4556, Bexar County, Texas, and being 10.083 acres of land out of the J.A. Torres Survey No. 228 ¼, Abstract 768, and being a portion of that certain 114.068 acre tract of land conveyed to Los Reyes, Inc., as described in Volume 7702, Page 368, Official Public Records of Bexar County, Texas. (Applicant)**

ITEMS FOR INDIVIDUAL CONSIDERATION:

**7. Discussion of and action on a request by Verizon Wireless for approval of a Specific City Council Approved Use Permit for the construction of a telecommunications tower and a variance to Chapter 98 *Zoning*, Article XI *Telecommunication Facilities*, Section 98-368 *Standards for Transmission Towers and Antennae* authorizing a reduction in the required separation distance of 2,000 feet between telecommunications towers on property zoned Neighborhood Service District (B-2) and located at 13218 Bandera Road, Helotes, Texas 78023, more particularly described as BCAD Property ID No. 242513. (Applicant)**

(Note: On March 6, 2018, the Planning & Zoning Commission recommended approval of a request by Verizon Wireless for a Specific City Council Approved Use Permit and a variance for the construction of a telecommunication tower on the condition that landscape buffering be provided on all sides and the cross design not be approved. Although the request was recommended for approval, there was strong sentiment among the Commission for encouraging the City to work with the applicant to instead locate the proposed tower on municipal grounds, so as to move it away from a residential area.)

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

Discussion included concern over possible decrease in property values and the overall appearance of a 120 foot cell phone tower transmission at the entrance of a residential subdivision. Council was sympathetic to the service need of the proposed tower and the money needed by Forest Hills Presbyterian Church for building / ground maintenance, but still had strong sentiments against the tower being located in a residential area.

Speaking on this item was the Applicant's Representative Vincent Huebinger, who stated a lot of the service need for the tower was coming from O'Connor High School. Mayor Schoolcraft discussed some of the plan specifications with Mr. Huebinger and requested that he submit some additional back up to him.

With there being no further discussion, Mayor Schoolcraft called for a vote.

Motion to approve the Specific City Council Approved Use Permit was denied, making action on the variance request by Verizon Wireless unnecessary.

8. **Discussion of and direction on a request by BR Anderson, Jr. for approval of pole sign, pursuant to Municipal Code of Ordinances Chapter 98 Zoning, Section 98-72 Old Town Helotes Special District, Subparagraph (g) Sign Regulations, for B Daddy's BBQ located at 14436 Bandera Road, Helotes, Texas 78023, more particularly described as BCAD Prop. ID No. 242097. (Applicant)**

(Note: On March 6, 2018, the Planning & Zoning Commission discussed a request by BR Anderson, Jr. for a proposed pole sign to be located at B Daddy's BBQ. The Commission agreed they would want a monument sign, not a pole sign, and directed the applicant to work with City Staff.)

Council held a discussion and consensus was to agree with the direction that the Planning & Zoning Commission provided to the applicant.

9. **Discussion of and action on a request by Sherrie Skeans for approval of pole / freestanding and wall signage, including requisite variances to Municipal Code of Ordinances Chapter 66 Signs, for Ten Oaks Storage located at 16304 Bandera Road, Helotes, Texas 78023, more particularly described as BCAD Prop. ID No. 1272397. (Applicant)**

(Note: On March 6, 2018, the Planning & Zoning Commission recommended to deny the variance request for a proposed pole / freestanding sign for Ten Oaks Storage. The Commission did approve the wall signage on the condition that the orange / red lettering be changed to white.)

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

Motion to approve the variance request for a proposed pole / freestanding sign for Ten Oaks Storage failed unanimously.

- 10. Discussion of and direction on an Ordinance of the City Council of the City of Helotes, Texas amending Chapter 66 *Signs* of the Municipal Code of Ordinances; declaring a public purpose; authorizing the City Administrator to take all necessary steps to implement the provisions of this Ordinance; incorporating recitals; providing for severability; and adopting an effective date. (Staff)**

Discussion included the use of teardrop type banners for special events, clarifying the allowed location and duration for off-premise signage and sign regulations for businesses located on both sides of Bandera Road.

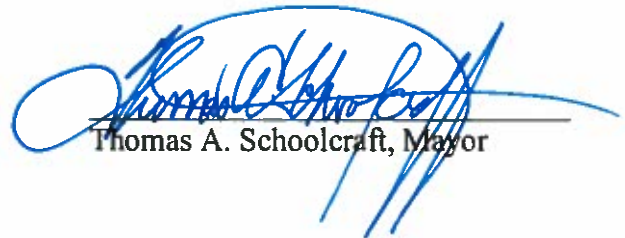
Mayor Schoolcraft stated this item will be brought back to continue further discussion at some point in the future.

### **Adjourn**

With no more business to come before Council, Mayor Schoolcraft adjourned the meeting at 9:04 pm.

ATTEST:

  
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Celina Perez, City Secretary

  
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Thomas A. Schoolcraft, Mayor

