

MINUTES
REGULAR MEETING
HELOTES CITY COUNCIL

The City of Helotes City Council met for a regular meeting Thursday, December 8, 2016, 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 Friedrichs led the invocation. Mayor Schoolcraft led the pledge to the U.S. flag and the Texas flag. Mayor Schoolcraft welcomed Cub Scout Troop 903.

RECOGNITION:

2. Recognition of the City of Helotes Police Department's participation in "No Shave November" and a donation to the Helotes Humane Society for the same. (Staff)

Mayor Schoolcraft welcomed Capt. Tony Burgess and Officer Eric Noble. The Police Department officers contributed \$850 to participate in the "No Shave November" fundraiser. Including private donations, the Helotes Police Department donated \$975 to the Helotes Human Society

PUBLIC HEARING:

3. Public hearing to give all interested persons the right to appear and be heard on a request from M/I Homes of San Antonio, LLC to amend a Planned Residential Unit Development Zoning District (PRUD) Agreement to allow a smaller side yard setback than the current PRUD Agreement allows for property located at 10551 and 10555 Far Reaches Lane, real property more particularly described as Bexar County Appraisal District (BCAD) Property ID Nos. 1227064 and 1227065, respectively. (Staff)

Mayor Schoolcraft opened the public hearing at 7:06 p.m. No one spoke on this item. Mayor Schoolcraft closed the public hearing at 7:07 p.m.

OPEN SESSION:

4. Citizens to be Heard.

No one signed up to speak on this item.

UNFINISHED BUSINESS:

- 5. Discussion of and action on Ordinance No. 600 of the City Council of the City of Helotes, Texas amending Municipal Code of Ordinances Chapter 98 *Zoning*, Article VI *Planned Residential Unit Development*; protecting the public health and promoting the public welfare of the City of Helotes by establishing rules and regulations regarding zoning and development, generally; providing for severability; repealing any other Code provisions, ordinances, or parts of ordinances, and other provisions in conflict herewith; providing a penalty; and adopting an effective date. (Staff)**

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

The Planning and Zoning Commission recommended approval of this item at their meeting on December 6, 2016.

Motion to approve carried unanimously.

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 Friedrichs, second by Mayor Pro Tem Blue, to approve items 6, 7, 8, 9, 10, and 11 on the consent agenda. Motion to approve carried unanimously.

- 6.** Approval of the minutes of the Regular Meeting dated November 10, 2016. (Staff)**
- 7.** Approval of the City of Helotes Revenue and Expense and Encumbrance Reports dated November 30, 2016. (Staff)**
- 8.** Approval of Ordinance No. 601 of the City Council of the City of Helotes, Texas amending Municipal Code of Ordinances Chapter 86 *Traffic and Vehicles*, Article II *Vehicle Operation*, Sections 86-11 *Speed Limits On Streets and Highways* and 86-16 *Stop Signs* and Article III *Parking*, Section 86-34 *No Parking Zones* to enforce vehicular speed, signage, and other rules of the road within the Bricewood Subdivision; authorizing the City Administrator to implement the provisions of this Ordinance; providing for severability; repealing any other Code provisions, ordinances, or parts of ordinances, and other provisions in conflict herewith; incorporating recitals; and adopting an effective date. (Staff)**

- 9.** **Approval of Ordinance No. 602 of the City Council of the City of Helotes, Texas setting a speed limit of forty (40) miles per hour when associated signage is displayed for a construction zone along F.M. 1560 and associated with Construction Project STP 2017 (477), generally the F.M. 1560 Bridge Project; authorizing the City Administrator to implement the provisions of this Ordinance; providing for severability; repealing any other Code provisions, ordinances, or parts of ordinances, and other provisions in conflict herewith; incorporating recitals; and adopting an effective date. (TxDOT)**

- 10.** **Approval of a final plat, pursuant to Municipal Code of Ordinances Chapter 78 *Subdivisions*, Article II *Subdivision Regulations*, Division 2 *Plat Procedures*, for approximately 4.570 acres of land, establishing Lots 1 and 2 within the Lago Vista Acres Subdivision, Block 6, County Block 4556, Bexar County, Texas and being 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)**

- 11.** **Approval of Resolution No. 344 of the City Council of the City of Helotes, Texas requesting that the Texas Legislature not recommend, introduce, or approve revenue cap legislation on any current municipal revenue sources available to Texas cities; authorizing Mayor Schoolcraft and City Staff to take all necessary steps to implement the provisions of this Resolution; incorporating recitals; providing for severability; and adopting an effective date. (Mayor Schoolcraft)**

ITEMS FOR INDIVIDUAL CONSIDERATION:

12. **Discussion of and action on an Ordinance of the City Council of the City of Helotes, Texas amending Ordinance No. 522, a Planned Residential Unit Development Overlay Zoning District Agreement, between M/I Homes of San Antonio, LLC and the City of Helotes by reducing required side yard setbacks for a maximum of two (2) residential lots; declaring compliance with City Zoning regulations, the City Master Plan, State Law, and public notice and hearing requirements; incorporating recitals; repealing ordinances or parts of ordinances in conflict herewith; providing for severability; and declaring an effective date. (Applicant)**

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

Council discussed administrative changes made to the permitting and inspection process to prevent this error from reoccurring. The Board of Adjustment has denied this same request twice. This variance is applicable only to the shared/common property on the two lots. Mayor Schoolcraft suggested attaching the plot plans to the ordinance as Exhibit B.

Motion to approve carried: 3 Ayes; 1 Nay – Council Member Friedrichs; 0 Abstentions.

13. Discussion of and action on the release of the final payment to Terra Design Group in the amount of Thirty-six Thousand and Seventy-Eight Dollars and No Cents (\$36,078.00), pursuant to Invoice No. 05-1939 dated 05/13/2016, for the *Improving Old Town Helotes – Bicycle and Pedestrian Facilities* project following City of Helotes Economic Development Corporation and City Council consensus to withhold the same payment on July 14, 2016 and July 21, 2016, respectively. (Mayor Schoolcraft)

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.

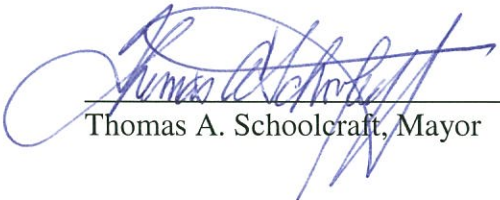
Mayor Schoolcraft reminded the audience that Council would not meet again until January. Mayor Schoolcraft wished everyone a Merry Christmas and a Happy New Year.

With no more business to come before Council, Mayor Schoolcraft adjourned the meeting at 7:29 p.m.

ATTEST:



Grace Tamez, City Secretary



Thomas A. Schoolcraft, Mayor

