

MINUTES
REGULAR MEETING
HELOTES CITY COUNCIL

The City of Helotes City Council met for a regular meeting on Thursday, April 10, 2014 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.

Council

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

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.

PUBLIC HEARING:

- 2. Public Hearing to give all interested persons the right to appear and be heard on an application from M/I Homes of San Antonio, L.L.C. for the establishment of a Planned Residential Unit Development, pursuant to Chapter 98 Zoning, Article VI of the Municipal Code of Ordinances, for two parcels of property located at 16023 and 16097 E. Bandera Rd. (S.H. 16), more particularly described as CB 4554 P-16 ABS 646//CITY OF HELOTES ANNEXATION// and CB 4554-P16B ABS 646//CITY OF HELOTES ANNEXATION//, respectively.**

Mayor Schoolcraft opened the public hearing at 7:02 p.m. Speaking on this item were: Wayne Purcell, opposed to project as presented; Wayne Stacey, in support; Gary Barr, opposed due small lot size; Bill Jennings, neutral and concerned about lighting and flooding issues; Mary Dent, opposed due to concerns regarding flooding; Joe Reiter, neutral and concerned about sewerage; Marianne Kocal, neutral and desires a long-term benefit; Rich Whitehead, neutral and supports property rights concerned about small lot size.

Mayor Schoolcraft closed the public hearing at 7:27 p.m.

OPEN SESSION:

3. Citizens to be Heard.

No one signed up to speak on this item.

RECOGNITION:

4. Proclamation presented to the Helotes Dispatch Center commemorating the week of April 13th through April 19th, 2014 as National Public Safety Telecommunicators Week within the City of Helotes, Texas. (Mayor Schoolcraft)

Mayor Schoolcraft presented Becky Ryland, Dispatch Supervisor, with the proclamation.

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 Villanueva, second by Mayor Pro Tem Buys, to approve items 5, 6, 7, and 8 on the consent agenda. Motion to approve carried unanimously.

5.* Approval of the minutes of the regular meeting of March 27, 2014. (Staff)**

6.* Approval of the City of Helotes Revenue and Expense Report dated April 1, 2014. (Staff)**

7.* Approval of a public fireworks display, pursuant to Chapter 38 *Fire Prevention and Protection*, Article V. *Fireworks*, Section 38-53 *Permit*, sponsored by the City of Helotes for the Fourth of July Spectacular featuring a Helotes Area Community Band concert, games, and refreshments on Saturday, July 5, 2014 beginning at 6:30 p.m. (Staff)**

8.* Approval of Ordinance No. 520 of the City Council of the City of Helotes, Texas amending Chapter 2 *Administration*, Article I *In General* of the Municipal Code of Ordinances by adding provisions regulating the municipal name, seal, and other insignia; adding provisions regulating the use of municipal vehicles; and adding provisions regulating provided inspection services and disclaimer of warranties; authorizing the City Administrator to take all necessary steps to implement the provisions of this Ordinance; providing for a penalty; incorporating recitals; providing for severability; repealing other Code provisions, ordinances, or parts of ordinances, and other provisions in conflict herewith; requiring publication; and setting an effective date. (Staff)**

ITEMS FOR INDIVIDUAL CONSIDERATION:

9. Discussion of and action on an application from M/I Homes of San Antonio, L.L.C. for the establishment of a Planned Residential Unit Development, pursuant to Chapter 98 *Zoning*, Article VI of the Municipal Code of Ordinances, for two parcels

of property located at 16023 and 16097 E. Bandera Rd. (S.H. 16), Helotes, Texas 78023, more particularly described as CB 4554 P-16 ABS 646//CITY OF HELOTES ANNEXATION// and CB 4554-P16B ABS 646//CITY OF HELOTES ANNEXATION//, respectively. (Applicant)

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

On April 1, 2014, the Planning and Zoning Commission recommended approval of this application with a 5 to 1 vote on the condition the entrance wall should be constructed of natural rock and that the entrance gate set-back conform to TxDOT guidelines.

Rick Schroder, City Administrator, gave a brief overview of the project. The applicant proposes to build 80 to 85 single family homes on the 27 acre tract of land with an average sale price of \$300,000.00. The concept for the development is a modern hill country look utilizing rock and brick elevations.

In response to citizen inquiries, Mr. Schroder noted that the applicant intends to address the lighting ordinance requirements, the tree ordinance requirements, and the stormwater ordinance requirements in normal order as required. The presentation tonight is the conceptual plan and the final plan will return to P&Z for approval. The development will require a lift station for sewerage and minimal, if any, street cuts are anticipated on Bandera Road.

City Council Members' general consensus was disapproval of the development because of concerns for flooding issues in this area, overall housing density, and small lot sizes. The subject property was originally zoned R-1 (residential) before being re-zoned B-1 (business) in 2008. Concerns also included the zoning change to a PRUD (Planned Residential Unit Development) designation that does not seem to comply with the Comprehensive Development Plan.

Elliot Jones, local division president for M1Homes, noted that the project value is found in the high quality homes. The development may not be economically viable with larger lots.


Motion to approve the application failed: 1 Aye –Mayor Pro Tem Buys; 4 Nays – Council Member Villanueva, Council Member Blue, Council Member Massey, and Council Member Friedrichs; 0 Abstain.

- 10. Discussion of and action on an Ordinance of the City Council of the City of Helotes, Texas authorizing a Planned Residential Unit Development Zoning District on two parcels of land zoned Office and Professional District (B-1) comprising 27.712 acres of land, more or less, owned by Cook J & B Interests, Ltd. and located at 16023 and 16097 E. Bandera Road, more particularly described as CB 4554 P-16 ABS 646//CITY OF HELOTES ANNEXATION// and CB 4554-P16B ABS 646//CITY OF HELOTES ANNEXATION//, respectively; declaring compliance with municipal zoning regulations, the City Master Plan, State law, and public notice and hearing requirements; incorporating recitals; repealing ordinances or parts of ordinances in conflict; providing for severability; and declaring an effective date. (Staff)**


Mayor Schoolcraft pulled this item off the agenda because item #9 was not approved.

Adjourn.

With no more business to come before Council, Mayor Schoolcraft adjourned the meeting at 8:10 p.m.


Thomas A. Schoolcraft, Mayor

ATTEST:


Grace Tamez, City Secretary

