

MINUTES  
REGULAR MEETING  
HELOTES CITY COUNCIL

The City of Helotes City Council met for a regular meeting on Thursday, May 8, 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  
Keith Kendall, City Attorney  
Grace Tamez, City Secretary

**1. Call to Order.**

Mayor Schoolcraft called the meeting to order at 7:00 p.m. Mayor Pro Tem Buys 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 Ordinance of the City of Helotes, Texas continuing a curfew for minors under seventeen years of age and over nine years of age; prohibiting minors from being in any public place between the hours of midnight and 6:00 a.m.; providing for a triennial review of the Ordinance, in compliance with Section 58-36 of the Code of Ordinances; providing for enforcement; adopting a savings clause, a repealer clause, and a penalty clause; and adopting an effective date. .**

Mayor Schoolcraft opened the public hearing at 7:02 p.m. No one signed up to speak on this item. Mayor Schoolcraft closed the public hearing at 7:03 p.m.

**OPEN SESSION:**

**3. 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 Massey, second

by Council Member Villanueva, to approve items 4, 5, 6, and 7 on the consent agenda. Motion to approve carried unanimously.

- 4.\*\* **Approval of the minutes of the regular meeting of April 10, 2014. (Staff)**
- 5.\*\* **Approval of the City of Helotes Revenue and Expense Report dated May 5, 2014. (Staff)**
- 6.\*\* **Approval of the Quarterly Investment Reports for the City of Helotes and the City of Helotes Economic Development Corporation for the quarter ending March 31, 2014. (Staff)**
- 7.\*\* **Approval of a PEG Fund expenditure in an amount not to exceed Ten Thousand Dollars (\$10,000.00) for the installation of a wide angle camera and associated cable infrastructure within City Council Chambers to accommodate meeting recordation and live streaming of meetings on the City's Public Access Channel. (Staff)**

ITEMS FOR INDIVIDUAL CONSIDERATION:

8. **Discussion of and action on Ordinance No. 521 of the City of Helotes, Texas continuing a curfew for minors under seventeen years of age and over nine years of age; prohibiting minors from being in any public place between the hours of midnight and 6:00 a.m.; providing for a triennial review of the Ordinance, in compliance with Section 58-36 of the Code of Ordinances; providing for enforcement; adopting a savings clause, a repealer clause, and a penalty clause; and adopting an effective date.**

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

Approval of this ordinance continues the curfew for minors originally established in 1997. Police Chief Rob Hunley recommended approval of the continuance of this ordinance.

Motion to approve carried unanimously.

9. **Discussion of and action on the reconsideration of City Council action taken on April 10, 2014 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)**

This item was previously discussed by City Council at the April 10, 2014 regular meeting. After receiving feedback from City Officials and Helotes residents at that meeting, the applicant made significant changes to the conceptual plan and requested the application be reconsidered.

Speaking on this item were Mark Tindall, Vice President of M/I Homes, and Chris Dice, Engineer with Cude Engineering. The revised plan includes larger lots (from 50' to 60'), less homes (from 83 to 72), and a wider side-yard set-back (from 5' to 10'). Also addressed were the buffer zone between the development and the Los Reyes homes, flooding concerns, minimal down-lighting, and tree preservation. Mr. Dice noted that stormwater runoff is regulated by State law and City ordinance and the stormwater plan will be reviewed by the City Engineer as is required by the platting process. The revised plan reduced impervious cover allowing for elimination of one water quality pond.

General consensus was that the new proposed conceptual plan is better than the previous plan.

Mayor Schoolcraft explained that this item, in accordance to Robert's Rules of Order, is a renewal motion. The renewal motion, and the motion to second, can be made by any Council Member. Approval of this item will also include approval of Ordinance No. 522 to authorize application of a planned residential unit development overlay zoning district to the subject two parcels of property.

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

Motion to amend was made by Mayor Pro Tem Buys, second by Council Member Villanueva, to approve the application as submitted and approve the planned residential unit development overlay zoning district ordinance.

Motion to approve as amended carried unanimously.

Mayor Schoolcraft adjourned the meeting into closed session at 7:40 p.m. after reading the caption below.

**CLOSED SESSION:**

**10. Closed Session in accordance with Texas Government Code §551.071 Consultations with Attorney. In addition to the matters listed below, any matter scheduled for Open Session may be discussed in Closed Session, as appropriate and authorized by law:**

- **§551.071 Consultations with Attorney regarding Continental Homes of Texas L.P. vs. the City of Helotes.**

Mayor Schoolcraft reconvened the meeting into open session at 8:05 p.m. and announced that no action had been taken in closed session.

11. **Discussion of and action on Resolution No. 309 of the City Council of the City of Helotes, Texas providing for the possible extension of the Helotes municipal boundaries by the annexation of FM 1560 North beginning at the corporate City limits and traveling south to, approximately, 9068 N. FM 1560; the annexation of Galm Rd. beginning at its intersection with FM 1560 North and traveling west to, approximately, 12075 Galm Rd.; the annexation of Shaenfield Rd. beginning at its intersection with FM 1560 North and traveling east to, approximately, 10507 Shaenfield Rd.; the annexation of Braun Rd. beginning at its intersection with FM 1560 North and traveling east to, approximately, 9940 Braun Rd.; and the annexation of SH 16 North from the City's corporate limits to, approximately, 18660 SH 16 N.; setting the dates and times of two public hearings for the purpose of annexing property; and setting an effective date. (Staff)**

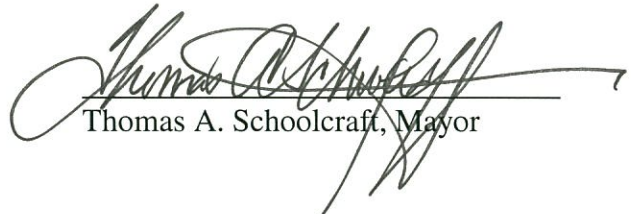
Motion was made by Council Member Friedrichs, second by Council Member Blue, to discuss and act on this item as written.

Approval of this resolution sets public hearing dates and authorizes procedures to possibly annex certain roads/highways within the City's ETJ.

Motion to approve carried unanimously.

**Adjourn.**

With no more business to come before Council, Mayor Schoolcraft adjourned the meeting at 8:08 p.m.

  
Thomas A. Schoolcraft, Mayor

ATTEST:

  
Grace Tamez, City Secretary

