

MINUTES
REGULAR MEETING
HELOTES CITY COUNCIL

The City of Helotes City Council met for a regular meeting Thursday, June 8, 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
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 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 a request by Helotes Town Centre, L.P. for approval of a Specific City Council Approved Use Permit for a restaurant with drive-thru on property zoned General Business District (B-3) located at 9708 Business Parkway, Helotes, Texas 78023, more particularly described as BCAD Property ID No. 1189831.**

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 7:02 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 Friedrichs, second by Mayor Pro Tem Buys, to approve items 4, 5, 6, 8, 9***, and 10 on the consent agenda. Motion to approve carried unanimously.

- 4.** Approval of the minutes of the Regular Meeting dated May 25, 2017. (Staff)**

5. Approval of the City of Helotes Revenue and Expense and Encumbrance Reports dated June 5, 2017. Staff)**

6. Approval of a City of Helotes Public Fireworks Display, pursuant to Chapter 38 *Fire Prevention and Protection*, Article V. *Fireworks*, Section 38-53 *Permit* of the Municipal Code of Ordinances, for the Independence Day Concert and Fireworks Spectacular located within the Municipal Complex and on the Sandra Day O'Connor High School grounds on Saturday, July 1, 2017 beginning at 6:00 p.m. (Staff)**

7. Approval of the proposed Bexar Appraisal District 2018 Annual Budget. (Staff)

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

Concerns included the budget increase legal services due to the increased number of property owners protesting the assessed value. A resolution is required if City Council disapproves the budget.

Motion to amend was made by Council Member Massey, second by Mayor Pro Tem Buys, to postpone this item to the June 22, 2017 City Council meeting. Motion to approve as amended carried unanimously.

8. Approval of the following re-appointments to the Planning and Zoning Commission, all to serve concurrently with the Office of the Mayor (Mayor Schoolcraft):**

- Joe Edmond;
- Richard Hawk;
- Ronald Hozza;
- Michael McGlothing;
- Gregg Michel;
- Mario Rios;
- Jeff Wade; and
- Jason Wightman.

9. Approval of the following appointments / re-appointments to the Board of Adjustment, all to serve concurrently with the Office of the Mayor (Mayor Schoolcraft):**

- Douglas Deptuch;
- Blair Weaver;
- Donny Jones;
- Robert Logue;
- Charles Roberts;
- Paul Friedrichs (1 Alternate);
- Frank Thompson (2 Alternate)***
- Carl Hale (3 Alternate).

(***Frank Thompson's reappointment was included on this item with City Council approval.)

10. Approval of the following City Council appointments / re-appointments as liaisons to the respective committees, all to serve concurrently with the Office of the Mayor (Mayor Schoolcraft):**

- **Mayor Pro Tem Buys – City of Helotes Economic Development Corporation**
- **Councilmember Blue – Planning and Zoning Commission**
- **Councilmember Massey – Board of Adjustment**

ITEMS FOR INDIVIDUAL CONSIDERATION:

11. **Discussion of and action on a request by Helotes Town Centre, L.P. for approval of a Specific City Council Approved Use Permit for a restaurant with drive-thru on property zoned General Business District (B-3) located at 9708 Business Parkway, Helotes, Texas 78023, more particularly described as BCAD Property ID No. 1189831. (Applicant)**

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

* Item Nos. 12 – 14 below subject to amendment following actions taken and / or recommendations provided by the Planning and Zoning Commission on June 6, 2017.

- 12.* **Discussion of and action on a request for a variance (sign size / area) by Country Elegance and approval of a wall / creative sign, pursuant to Municipal Code of Ordinances Chapter 98 Zoning, Section 98-72 Old Town Helotes Special District, Subsection (g) Sign Regulations, on property addressed as 14391 Riggs Rd., Helotes, Texas 78023, more particularly described as BCAD Property ID No. 1151551. (Applicant)**

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

On June 6, 2017, the Planning and Zoning Commission unanimously recommended disapproval of this request. The proposed sign is more than twice the size allowed by code for wall signs. The sign color (bright blue) is not in keeping with the design standards for Old Town Helotes. Consensus was to postpone this item to verify the size and to allow the applicant to submit another color scheme.

Motion to amend was made by Council Member Massey, second by Council Member Friedrichs, to postpone this item to June 22, 2017. Motion to approve as amended carried unanimously.

- 13.* **Discussion of and action on a request for a variance by Vizza Wash, Inc. (D.B.A. The Wash Tub) and approval of signage associated with a vacuum bay facility within a previously-approved full service car wash to be located on a 1.333 acre lot described as Lot 3, Block 2 within the Bandera Oaks Subdivision, located, generally, near the intersection of Bandera Road (S.H. 16) and Cedar Trail and formerly addressed as 12440 Bandera Road, Helotes, Texas 78023. (Applicant)**

Motion was made by Council Member Friedrichs, second by Council Member Villanueva, to discuss and act on this item as written. Motion to approve carried unanimously.

- 14.* Discussion of and action on a request for a variance by Pulte Homes of Texas, L.P., and approval of a residential subdivision entry sign, pursuant to Municipal Code of Ordinances Chapter 66 *Signs*, Section 66-43 *Residential Subdivision Entry Signs*, for Silver Canyon Subdivision on property located, generally, near the intersection of Galm and Mill Park Rds., more particularly described as BCAD Property ID No. 1247996. (Applicant)**

Mayor Schoolcraft pulled this item from the agenda at the applicant's request.

- 15. Discussion of and action on an Ordinance of the City Council of the City of Helotes, Texas amending Municipal Code of Ordinances Chapter 38 *Fire Prevention and Protection*, Article III *Fire Code*, Section 38-22(3)(c)(1) by adding additional authorized fire lane notice types; declaring a public purpose; incorporating recitals; providing for severability; and adopting an effective date. (Staff)**

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

Speaking on this item were Fire Chief Walton Daugherty and Rhonda Howard, Cedar Springs Home Owner Association (HOA) president. The HOA initiated adding fire lane markings on the streets within their subdivision after a yearlong process that included several meetings with homeowners and the Fire Department, written notice to homeowners, and posting information on their website. The HOA will pay for the markings. Council consensus was to add "and/or other approved markings" to the title in subsection "c" and change "he/she" to "the Fire Chief" in the last line.

Motion to approve carried unanimously.

- 16. Reconsideration of City Council action dated April 13, 2017 regarding a request for a variance to the platted ten foot (10') rear yard setback line, pursuant to Ordinance No. 560, a Chapter 380 Economic Development and Annexation Agreement, and Chapter 78 *Subdivisions*, Article II *Subdivision Regulations*, Division 5 *Administration and Enforcement*, Section 78-162 *Variances by Council*, for 9806 and 9807 Bricewood Cove, Helotes, Texas 78023, more particularly described as BCAD Property ID Nos. 1231518 and 1231515, respectively. (Councilmembers Friedrichs & Buys)**

Mayor Schoolcraft explained that this item would require two votes, one for approval of the reconsideration, and one for approval the variance.

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

Discussion included location of the homes, continued pouring of the slab after notice to stop, and receiving incorrect information at the meeting on April 13, 2017.


Motion to approve the reconsideration carried unanimously.

Motion to grant the variance carried unanimously.

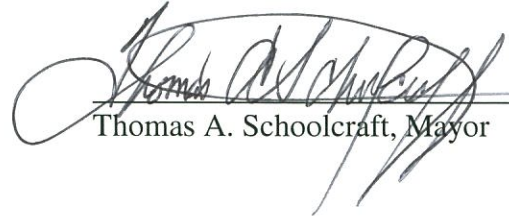
Adjourn.

With no more business to come before Council, Mayor Schoolcraft adjourned the meeting at 7:53 p.m.

ATTEST:



Grace Tamez, City Secretary



Thomas A. Schoolcraft, Mayor

