

MINUTES
REGULAR MEETING
HELOTES CITY COUNCIL

The City of Helotes City Council met for a regular meeting Thursday, July 14, 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.

Council

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

Absent: 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 Buys led the invocation. Mayor Schoolcraft led the pledge to the U.S. flag and the Texas flag.

Mayor Schoolcraft adjourned the Regular Meeting and Convened the Joint Meeting at 7:02 p.m.

JOINT MEETING:

The City Council will meet in a Special Meeting jointly with the Board of Directors of the City of Helotes Economic Development Corporation (EDC). In the event that a quorum of the EDC Board of Directors is not present, the City Council will continue with its Special Meeting.

City of Helotes Economic Development Corporation Board:

Present: Pat Wootton, President
Diane Anderson Carl Hale
Carl Hale
Drue Helms
Joel Lutz

Absent: Kathryn Mitchell
Keith Muhlestein

Staff Present: Glenn Goolsby, Economic Development Specialist

President Wootton called the EDC joint meeting to order at 7:02 p.m.

2. Presentation by Freese and Nichols, Inc. and discussion of and direction on a Growth Management Plan for the City of Helotes and its Extraterritorial Jurisdiction (ETJ), including, but not limited to, the following:

- **Identification of key areas for future City expansion;**
- **Infrastructure assessment;**
- **Determination of appropriate land use types;**
- **Annexation strategies; and**
- **Identification of incentives to attract desirable growth. (Staff)**

Dan Sefko, with Freese and Nichols, gave a brief presentation and answered questions on the status of the growth management plan study. The intent of the study is to identify, plan, and encourage future commercial growth beneficial to the City. Three priority potential growth areas have been identified and noted in the preliminary report. These areas are adjacent to major roadways; Bandera Road (SH 16), F.M. 1560, and Scenic Loop.

General consensus was to include proposed recommendations for Type A General Law government and Home Rule government because these are long range plans, to expand the size of the maps, and add more street names to the maps. Freese and Nichols will meet with EDC after they submit a draft report.

President Wootton adjourned the joint meeting and recessed the EDC meeting for a ten minute break at 8:00 p.m. The EDC will continue their meeting in another room.

Mayor Schoolcraft adjourned the joint meeting and recessed the City Council meeting for a ten minute break at 8:00 p.m.

Mayor Schoolcraft reconvened the Regular Meeting at 8:11 p.m.

OPEN SESSION:

3. Citizens to be Heard.

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 Buys, 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 dated June 23, 2016. (Staff)**

5. Approval of the City of Helotes Revenue and Expense and Encumbrance Reports dated July 8, 2016. (Staff)**

- 6.** Approval of the City of Helotes Fiscal Year Ending (FYE) 2017 Budget Calendar. (Staff)**
- 7.** Approval of a request by the Shops at Old Town Helotes, Inc. for the approval of a conceptual design plan for a restroom facility located at 14743 E. Bandera Rd., Helotes, Texas 78023, more particularly described as CB 4524H (Helotes Old Town), Block 1, Lot 2, including the following:**
- a. Site plan; and**
 - b. Building design. (Applicant)**

ITEMS FOR INDIVIDUAL CONSIDERATION:

- 8. Discussion of and action on a Petition Requesting Annexation by Area Landowners, pursuant to Texas Local Government Code Section 43.028 *Authority of Municipalities to Annex Sparely Occupied Area on Petition of Area Landowners*, submitted by the owners of the property generally located near the intersection of Lago Vista and Wildlake, Helotes, Texas 78023, and being more particularly described as BCAD Prop. ID No. 241715 and being a 14.649 acre tract of land located in the J.A. Torres Abstract No. 768 and the T.C.R.R. Co. Survey, Abstract No. 1026, Bexar County, Texas. (Applicant)**

On June 6, 2016, Thomas E. Dreiss, property owner, submitted a petition requesting annexation of 14.649 acres of vacant land. The subject parcel lies within the Extraterritorial Jurisdiction of the City of Helotes and lies adjacent to and adjoins the City. After review, Mayor Schoolcraft certified the petition and directed Staff to place this item on this Agenda.

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

Jeff Carroll, Engineer with Kimley Horn and representing the applicant, provided proposed development plans. Mr. Dreiss intends to divide the subject property into 4 lots ranging in size from 2+ acres to 6 acres. The entire property will be residential with the two lots adjacent to Los Reyes Subdivision joining the Los Reyes Home Owner's Association.

Discussion included concerns about providing timely Fire or Police services because access will be through roads not located in the City limits. The subject property also lacks nearby fire hydrants.

Motion to approve carried unanimously.

Mayor Schoolcraft announced that Council will not go into closed session because expected documents had not arrived; consequently, Mayor Schoolcraft pulled item #10 off the agenda

CLOSED SESSION:

9. 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 City Council deliberations in Closed Session and disclosure of the same to the public outside of Closed Session;
 - §551.071 *Consultations with Attorney* regarding Continental Homes of Texas L.P. vs. the City of Helotes Et. Al.;
 - §551.071 *Consultations with Attorney* regarding Texas Association of Builders Et. Al. vs. the City of Helotes Et. Al.; and
 - §551.071 *Consultations with Attorney* regarding Ashton San Antonio Residential, LLC; Pulte Homes of Texas, LP; MHI Central Texas, LLC; and Weekley Homes, LLC vs. the City of Helotes, Et. Al. (Staff)

ITEMS FOR INDIVIDUAL CONSIDERATION Cont.:

10. Discussion of and action on matters discussed in Closed Session regarding Continental Homes of Texas L.P. vs. the City of Helotes Et. Al.; Texas Association of Builders Et. Al. vs. the City of Helotes Et. Al.; and Ashton San Antonio Residential, LLC; Pulte Homes of Texas, LP; MHI Central Texas, LLC; and Weekley Homes, LLC vs. the City of Helotes, Et. Al. (Staff)

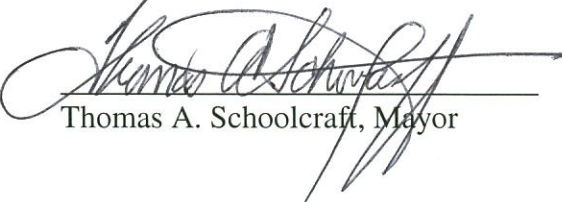
Adjourn.

With no more business to come before Council, Mayor Schoolcraft adjourned the meeting at 8:35 p.m.

ATTEST:



Grace Tamez, City Secretary



Thomas A. Schoolcraft, Mayor

