

MINUTES
REGULAR MEETING
HELOTES CITY COUNCIL

The City of Helotes City Council met for a regular meeting Thursday, March 26, 2020 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
Alan Holmes
Bert Buys
Cynthia Massey
Paul Friedrichs (Via Teleconference)

Staff Present: Marian Mendoza, City Administrator
Celina Perez, City Secretary
Scott Moreland, Fire Chief

1. Call to Order.

Mayor Schoolcraft called the meeting to order at 7:00 p.m. and advised a few things would be done differently, due to COVID-19. The 10 people maximum is being adhered to, physical distancing is being maintained, and Council Member Friedrichs is joining the meeting via teleconference.

Council Member Friedrichs led the invocation. Mayor Schoolcraft led the pledge to the U.S. flag and the Texas flag.

OPEN SESSION:

2. Citizens to be Heard.

No one signed up to speak on this item.

Mayor Schoolcraft requested to suspend the rules and move Item No. 3 after Item No. 5. There being no objections, Item No. 3 was moved to follow Item No. 5.

ITEMS FOR INDIVIDUAL CONSIDERATION:

4. Approval of the minutes of the Regular Meeting dated March 12, 2020. (Staff)

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

Motion to approve carried unanimously.

5. **Discussion of and action on an Ordinance approving a Development Agreement between the City of Helotes and Versaterra Development for the purpose of setting forth the terms and obligations between the City and the Developer with respect to the development of approximately 9.511 acres of real property described as Bandera Oaks Subdivision, Block 2, Lots 7 and 901 (BCAD Prop. ID Nos. 1308636 & 1308638), generally located behind 12510 Bandera Road, Helotes, Texas 78023. (Applicant)**

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

Discussion included the 10 foot front setback and 15 foot rear setback for cul-de-sac lots. Speaking on this item was Wayne Flores, KFW Engineers. The 10 foot front set back applies to lot numbers 17, 18 and 19. The 15 foot rear setback applies to lot numbers 9, 10, 17, 18, and 19. Mayor Pro Tem Blue requested that the aforementioned lot numbers be included in the agreement and specified in the motion. Additionally, Mayor Pro Tem Blue noted for the record that the monument sign will go to Planning & Zoning Commission for recommendation and to Council for final approval.

Motion to amend was made by Council Member Buys, second by Council Member Holmes, to approve the development agreement with the clarification that a 10 foot front set back apply to cul-de-sac lot numbers 17, 18 and 19 and a 15 foot rear setback apply to cul-de-sac lot numbers 9, 10, 17, 18, and 19.

Motion to approve carried unanimously.

UNFINISHED BUSINESS:

3. **Discussion of and action on a request by Versaterra Development for a change in zoning from Overlay District (B-3 OD) to Single-Family Residential District (R-1) for 9.511 acres described as Bandera Oaks Subdivision, Block 2, Lots 7 and 901 (BCAD Prop. ID Nos. 1308636 & 1308638), generally located behind 12510 Bandera Road, Helotes, Texas 78023. (Applicant)**

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

Motion to approve carried unanimously.

ITEMS FOR INDIVIDUAL CONSIDERATION CONTD:

6. **Discussion of and action on considering an offer by Versaterra Development to donate to the City approximately 1.8 acres of real property described as Bandera Oaks Subdivision, Block 2, remainder of Lot 901, more particularly described as BCAD Prop. ID No. 1308638. (Applicant)**

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

Council discussed the land donation offer to be used as a City park. Comments included inconvenient access to the property, additional expenses to maintain the property, and the requirement to manage the existing detention pond in accordance with the provisions set out by Texas Commission on Environmental Quality (TCEQ). Paul Basaldua, Versaterra Development, advised via teleconference that the development will still move forward, should Council decide not to accept the land offer. The general consensus of Council was that this offer was not a good move for the City.

Motion to accept the land offer was denied unanimously.

7. **Discussion of and action on an Ordinance suspending Section 41.0052(a) of the Texas Election Code to the extent necessary to allow the City of Helotes to move its general election scheduled for Saturday, May 2, 2020 to the next uniform election date on Tuesday, November 3, 2020 at the request of the Secretary of State and for the safety of the voters and election officials from the COVID-19 virus. (Staff)**

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

Council Member Massey provided a document and stated she had points to make for the record. The document contained research on COVID-19 and included pieces of information for Council to consider in making their decision. The Council acknowledged Council Member Massey's comments, but believed postponing the election was inevitable.

Motion to approve carried: 4 Ayes – Council Member Holmes, Mayor Pro Tem Blue, Council Member Buys and Council Member Friedrichs; 1 Nay – Council Member Massey.

8. **Discussion of and action on a Declaration of the City of Helotes, Texas extending a declaration order of local disaster and public health emergency for the City of Helotes as a result of the COVID-19 virus. (Staff)**


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.

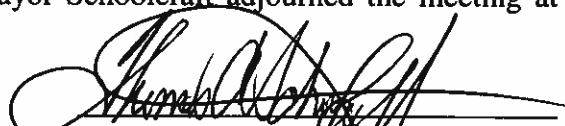
Adjourn

With no more business to come before Council, Mayor Schoolcraft adjourned the meeting at 7:52 p.m.

ATTEST:


Celina Perez, City Secretary




Thomas A. Schoolcraft, Mayor