3. CULVERT CALCULATIONS

HY-8 Analysis Results

Culvert Summary Table - Culvert 1

Culvert Crossing: Crossing 1

Total Discharge (cfs)	Culvert Discharge (cfs)	Headwater Elevation (ft)	Inlet Control Depth(ft)	Outlet Control Depth(ft)	Flow Type	Normal Depth (ft)	Critical Depth (ft)	Outlet Depth (ft)	Tailwater Depth (ft)	Outlet Velocity (ft/s)	Tailwater Velocity (ft/s)
133.00	133.00	1032.98	2.32	2.63	1-S1t	1.19	1.40	2.00	2.50	4.63	0.00
133.00	133.00	1032.98	2.32	2.63	1-S1t	1.19	1.40	2.00	2.50	4.63	0.00
133.00	133.00	1032.98	2.32	2.63	1-S1t	1.19	1.40	2.00	2.50	4.63	0.00
133.00	133.00	1032.98	2.32	2.63	1-S1t	1.19	1.40	2.00	2.50	4.63	0.00
133.00	133.00	1032.98	2.32	2.63	1-S1t	1.19	1.40	2.00	2.50	4.63	0.00
133.00	133.00	1032.98	2.32	2.63	1-S1t	1.19	1.40	2.00	2.50	4.63	0.00
133.00	133.00	1032.98	2.32	2.63	1-S1t	1.19	1.40	2.00	2.50	4.63	0.00
133.00	133.00	1032.98	2.32	2.63	1-S1t	1.19	1.40	2.00	2.50	4.63	0.00
133.00	133.00	1032.98	2.32	2.63	1-S1t	1.19	1.40	2.00	2.50	4.63	0.00
133.00	133.00	1032.98	2.32	2.63	1-S1t	1.19	1.40	2.00	2.50	4.63	0.00
133.00	133.00	1032.98	2.32	2.63	1-S1t	1.19	1.40	2.00	2.50	4.63	0.00

4. CHANNEL ANALYSIS

BANDERA ROADSIDE LOW & 2000' DOWNSTREAM

LIQUE ENGINEERS

816 Camaron St San Antonio, TX 78213

Channel Report

Attachment B

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Sunday, Nov 24 2019

Existing channel Capacity

User-defined

Invert Elev (ft)	= 1029.48
Slope (%)	= 0.26
N-Value	= 0.035

Calculations

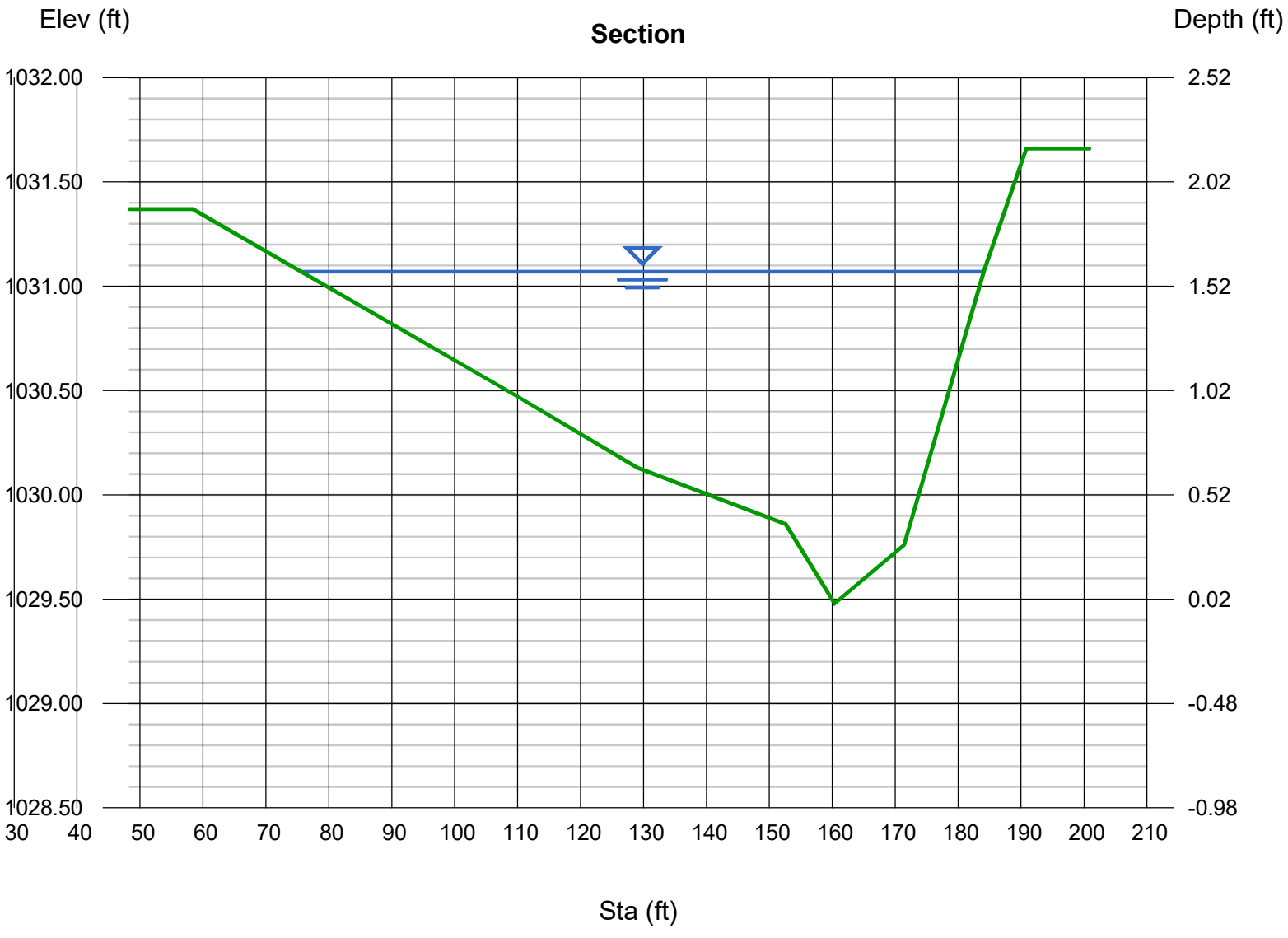
Compute by:	Known Q
Known Q (cfs)	= 156.83

Highlighted

Depth (ft)	= 1.59
Q (cfs)	= 156.83
Area (sqft)	= 85.44
Velocity (ft/s)	= 1.84
Wetted Perim (ft)	= 108.55
Crit Depth, Yc (ft)	= 1.08
Top Width (ft)	= 108.46
EGL (ft)	= 1.64

(Sta, El, n)-(Sta, El, n)...

(58.38, 1031.37)-(109.50, 1030.48, 0.035)-(129.04, 1030.13, 0.035)-(152.61, 1029.86, 0.035)-(160.37, 1029.48, 0.035)-(171.41, 1029.76, 0.035)-(184.17, 1031.08, 0
-(190.84, 1031.66, 0.035)



Channel Report

Attachment B

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Sunday, Nov 24 2019

<Name>

User-defined

Invert Elev (ft)	= 1029.61
Slope (%)	= 1.00
N-Value	= 0.130

Calculations

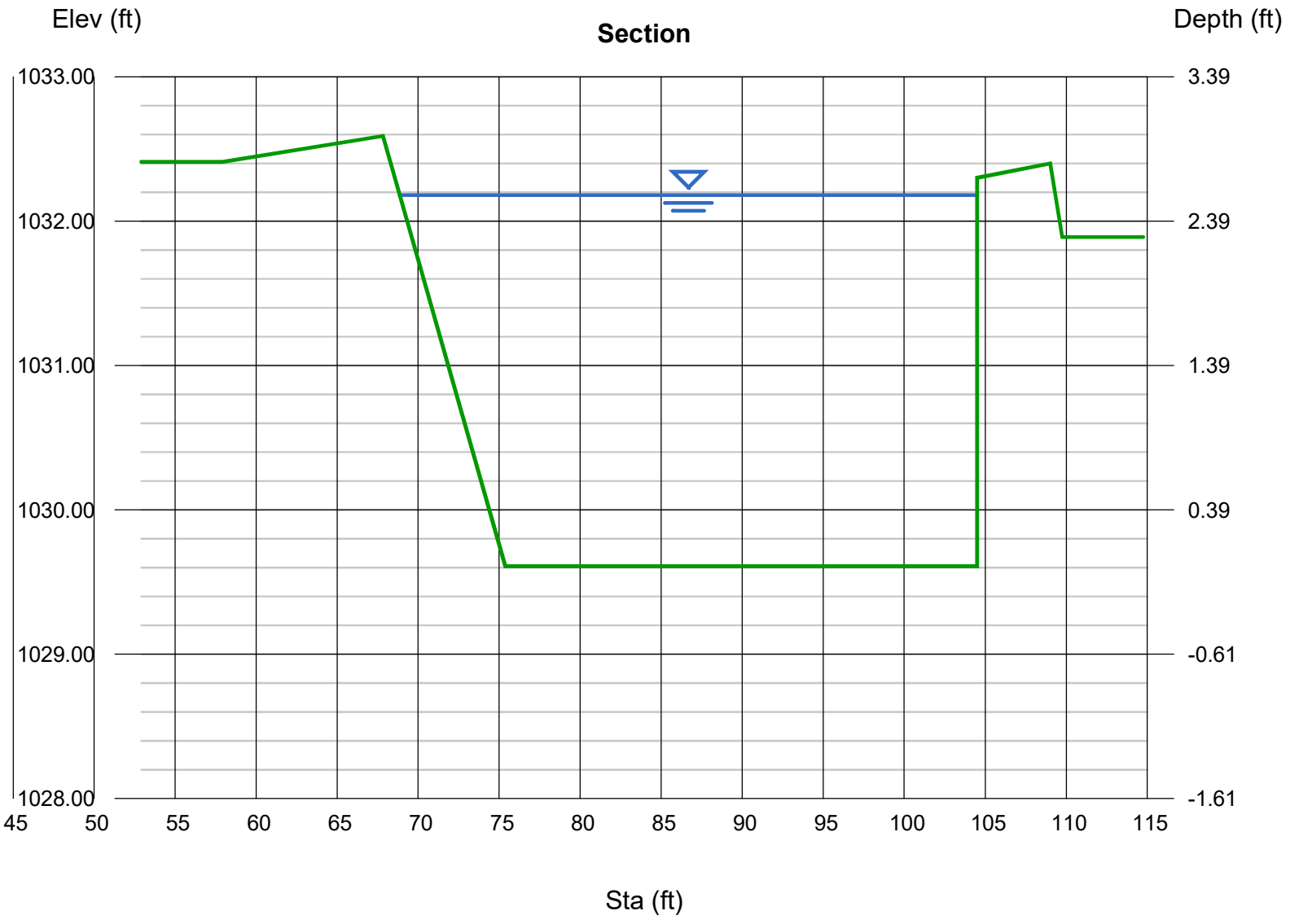
Compute by:	Known Q
Known Q (cfs)	= 156.83

Highlighted

Depth (ft)	= 2.57
Q (cfs)	= 156.83
Area (sqft)	= 83.26
Velocity (ft/s)	= 1.88
Wetted Perim (ft)	= 39.20
Crit Depth, Yc (ft)	= 0.96
Top Width (ft)	= 36.05
EGL (ft)	= 2.63

(Sta, El, n)-(Sta, El, n)...

(57.92, 1032.41)-(67.83, 1032.59, 0.130)-(75.38, 1029.61, 0.130)-(104.50, 1029.61, 0.130)-(104.50, 1032.30, 0.130)-(109.01, 1032.40, 0.130)-(109.75, 1031.89, 0.1



Hydrograph Report

Attachment B

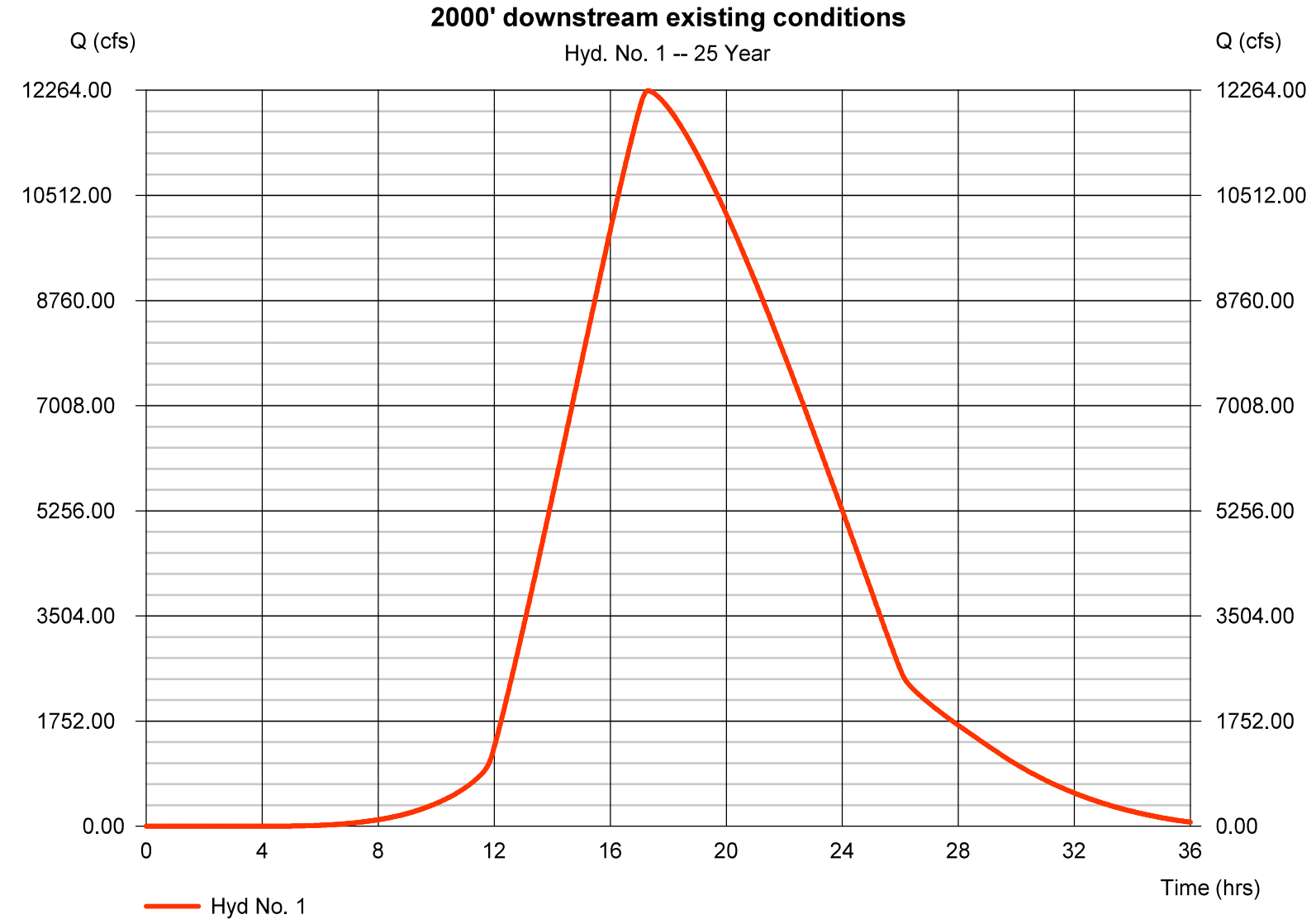
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Monday, 11 / 18 / 2019

Hyd. No. 1

2000' downstream existing conditions

Hydrograph type	= SCS Runoff	Peak discharge	= 12258.10 cfs
Storm frequency	= 25 yrs	Time to peak	= 17.30 hrs
Time interval	= 2 min	Hyd. volume	= 425,130,432 cuft
Drainage area	= 17216.600 ac	Curve number	= 84
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 543.90 min
Total precip.	= 8.74 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

Attachment B

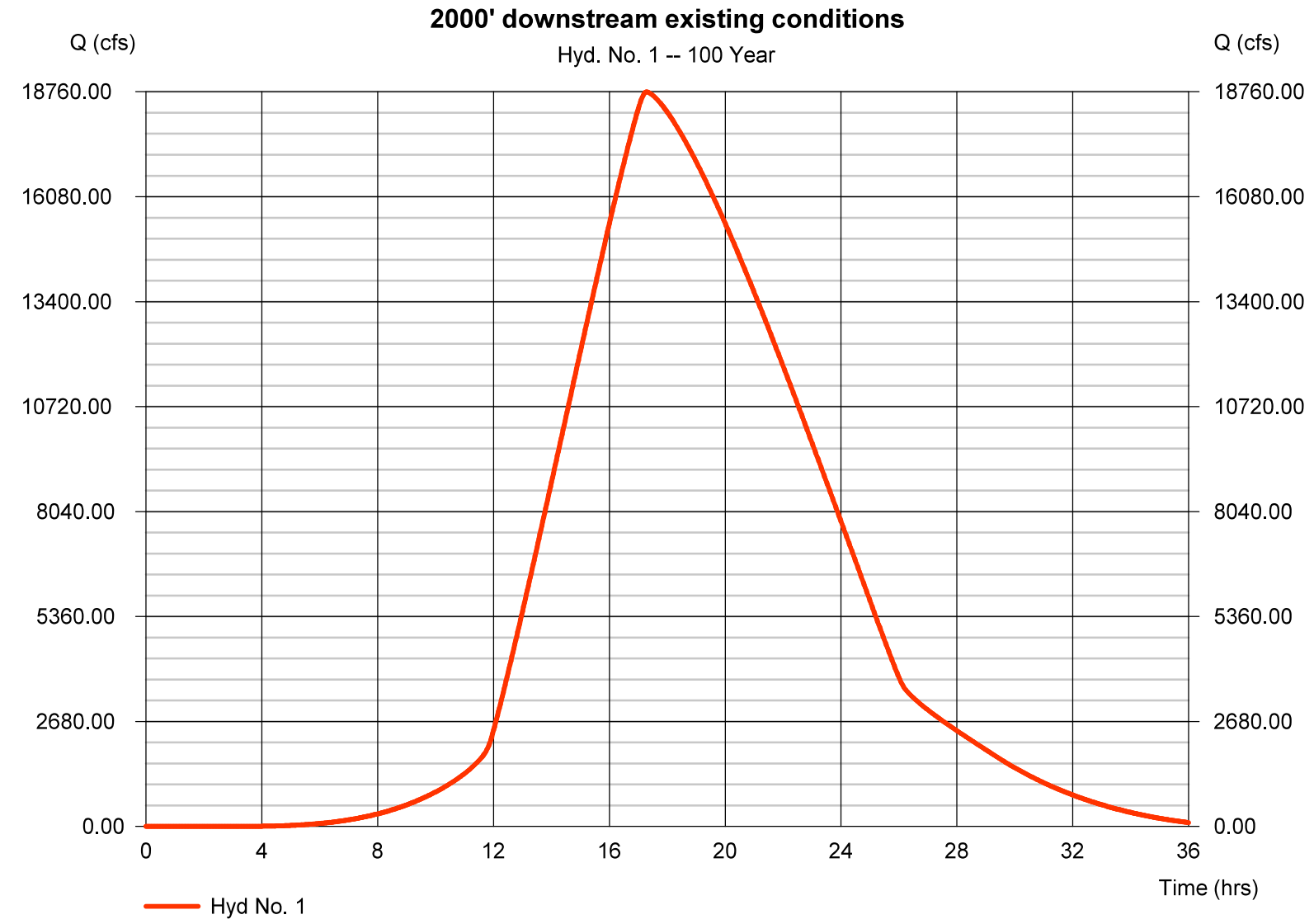
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Monday, 11 / 18 / 2019

Hyd. No. 1

2000' downstream existing conditions

Hydrograph type	=	SCS Runoff	Peak discharge	=	18755.61 cfs
Storm frequency	=	100 yrs	Time to peak	=	17.30 hrs
Time interval	=	2 min	Hyd. volume	=	652,177,152 cuft
Drainage area	=	17216.600 ac	Curve number	=	84
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	543.90 min
Total precip.	=	12.47 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



Hydrograph Report

Attachment B

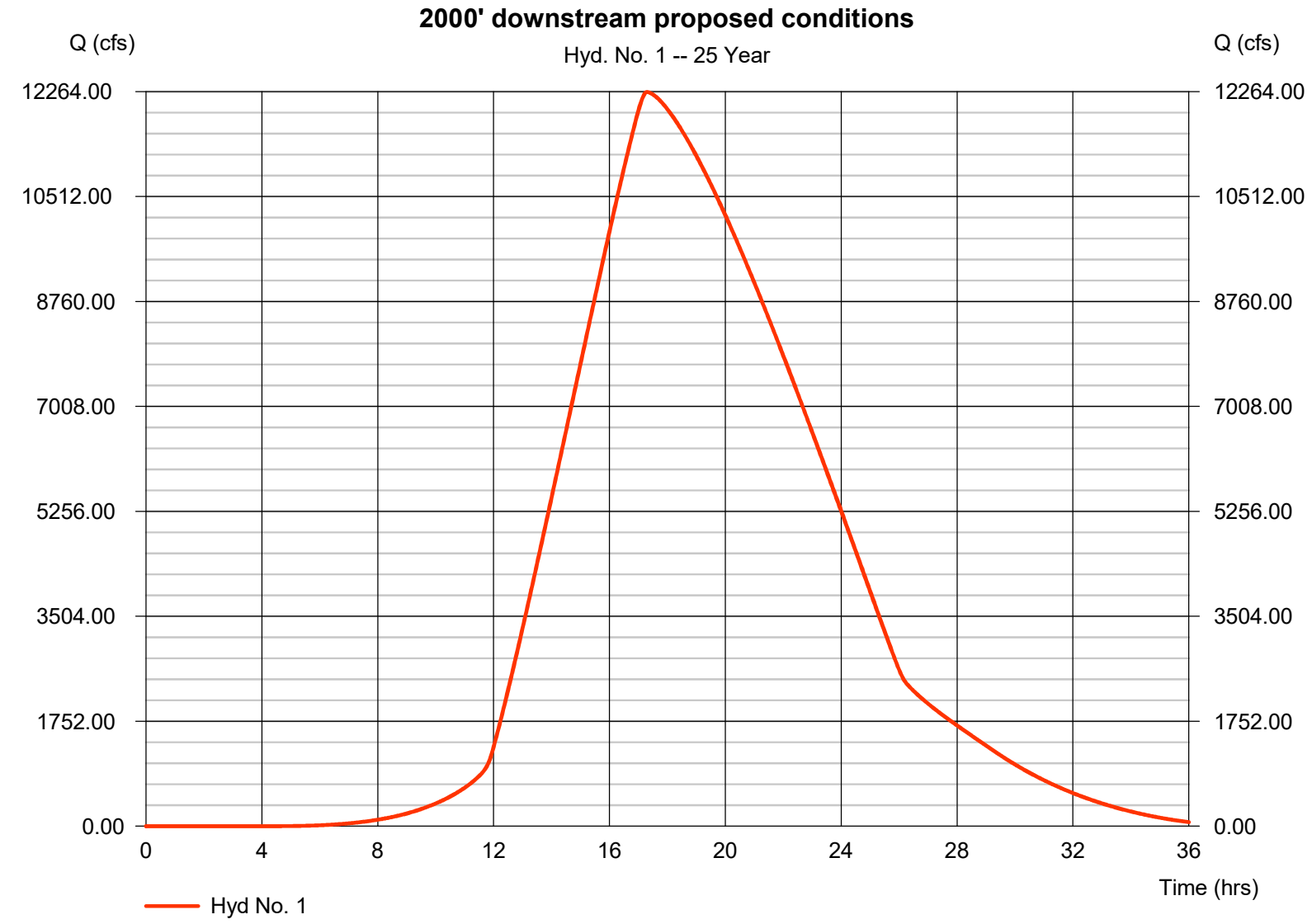
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Sunday, 11 / 24 / 2019

Hyd. No. 1

2000' downstream proposed conditions

Hydrograph type	= SCS Runoff	Peak discharge	= 12258.10 cfs
Storm frequency	= 25 yrs	Time to peak	= 17.30 hrs
Time interval	= 2 min	Hyd. volume	= 425,130,432 cuft
Drainage area	= 17216.600 ac	Curve number	= 84
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 543.90 min
Total precip.	= 8.74 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

Attachment B

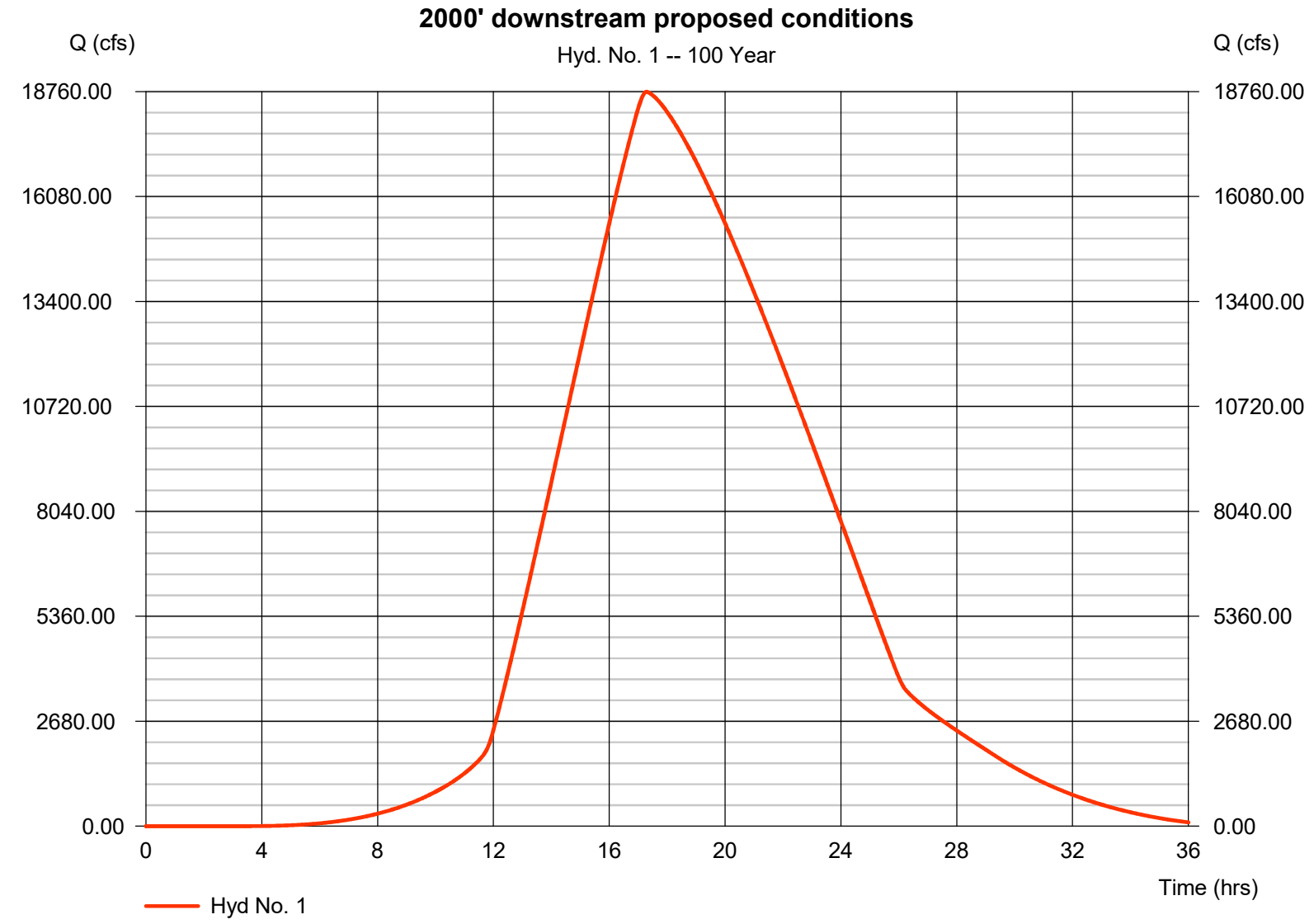
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Sunday, 11 / 24 / 2019

Hyd. No. 1

2000' downstream proposed conditions

Hydrograph type	= SCS Runoff	Peak discharge	= 18755.61 cfs
Storm frequency	= 100 yrs	Time to peak	= 17.30 hrs
Time interval	= 2 min	Hyd. volume	= 652,177,152 cuft
Drainage area	= 17216.600 ac	Curve number	= 84
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 543.90 min
Total precip.	= 12.47 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Channel Report

Attachment B

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Sunday, Nov 24 2019

Los Reyes Creek (Existing and Proposed 25 yr)

User-defined

Invert Elev (ft)	= 1000.00
Slope (%)	= 0.40
N-Value	= 0.035

Calculations

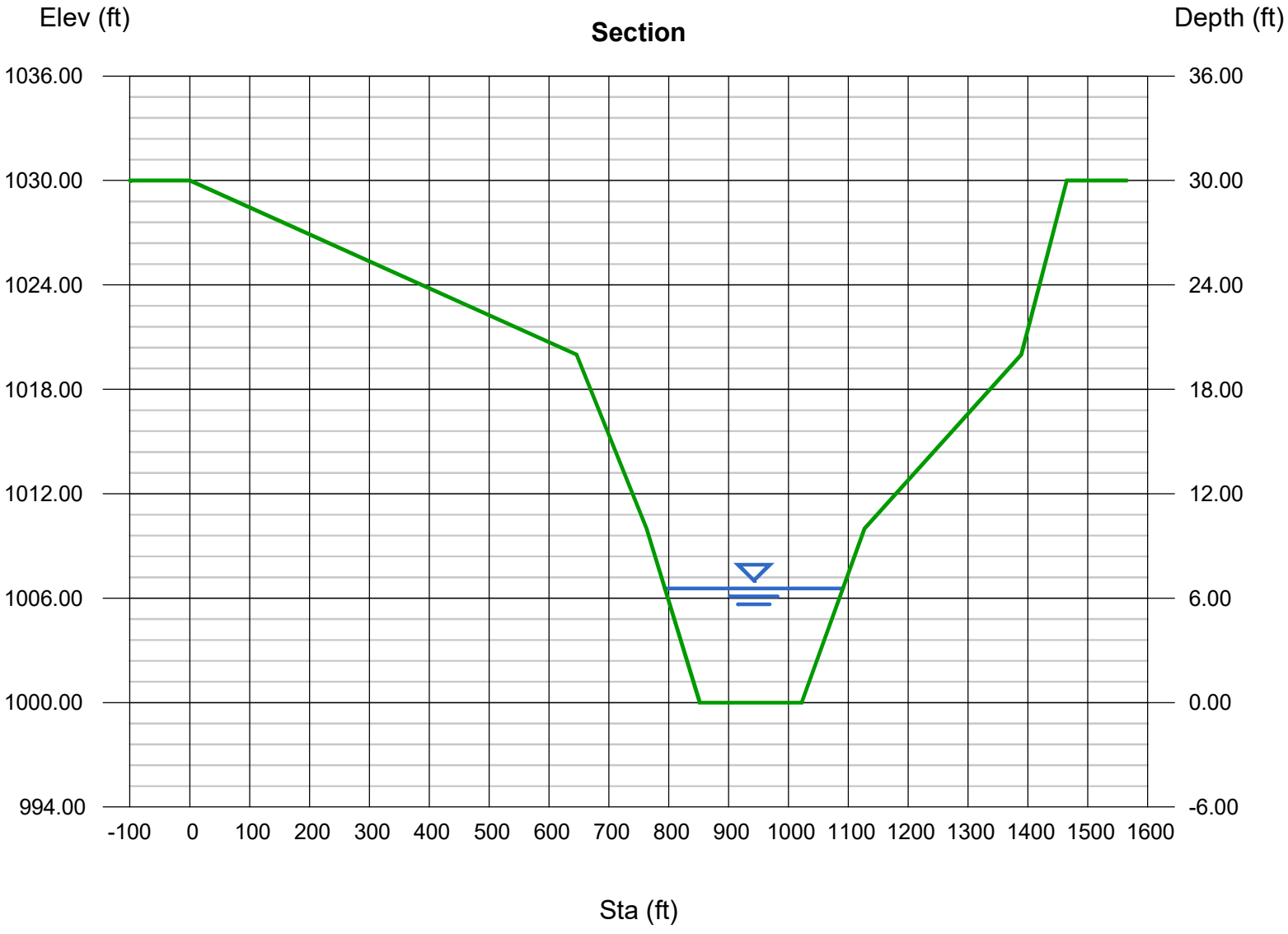
Compute by:	Known Q
Known Q (cfs)	= 12258.10

Highlighted

Depth (ft)	= 6.56
Q (cfs)	= 12,258
Area (sqft)	= 1532.64
Velocity (ft/s)	= 8.00
Wetted Perim (ft)	= 297.94
Crit Depth, Yc (ft)	= 4.94
Top Width (ft)	= 297.27
EGL (ft)	= 7.55

(Sta, El, n)-(Sta, El, n)...

(0.00, 1030.00)-(646.00, 1020.00, 0.035)-(763.00, 1010.00, 0.035)-(852.00, 1000.00, 0.035)-(1022.00, 1000.00, 0.035)-(1127.00, 1010.00, 0.035)-(1389.00, 1020.00
-(1465.00, 1030.00, 0.035)



LIQUE ENGINEERS

ADDENDUM #1 – STORMWATER MANAGEMENT PLAN

BANDERA ROAD RETAIL

DETENTION POND VOLUME CALCULATIONS

CMP Pipe Storage:

$Vpipe = (Length\ X\ \pi(r^2))x4$ Length = 82' r = 2'

$Vpipe = 82\ x\ \pi(2^2)x\ 4$ = 4,119.68 cf.

$Vheader = (Length\ x\ \pi(r^2))x2$ Length = 22' r = 2'

$Vheader = (22\ x\ \pi(2^2))x2$ = 552.64 cf.

$Vpipetotal = Vpipe + Vheader$

$Vpipetotal = 4{,}119.68 + 552.64 = \mathbf{4{,}672.32\ cf.}$

Stone Basin Area Storage:

Drive Aisle Basin Volume:

Basin Area within the drive aisle = 3,948.22 sf.

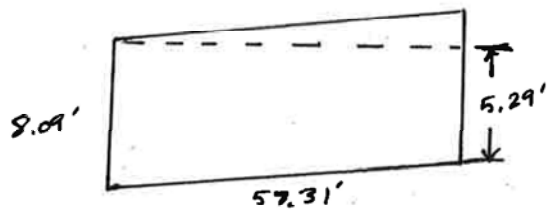
Depth of basin within the drive aisle:

D = 1031.09 – 1023.00 = 8.09'

$Volume = ((D\ x\ Basin\ Area)) - Vpipetotal))\ x\ 0.40$

Volume = (((8.09' x 3,948.22')) – 4,672.32 sf.) x 0.40 = 10,907.51 cf.

Courtyard Basin Volume:



Trapezoidal Area: a = 8.09, b = 5.29, h = 57.31, width = 23.81

$Area = \frac{a+b}{2}\ x\ h$ $Area = \frac{8.09+5.29}{2}\ x\ 57.31$ = 383.40 sf.

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Courtyard Basin Volume (Continued)

$Volume = (Area\ x\ width)x\ 0.40$ = (383.40 x 23.81)0.40 = 3,651.54 cf.

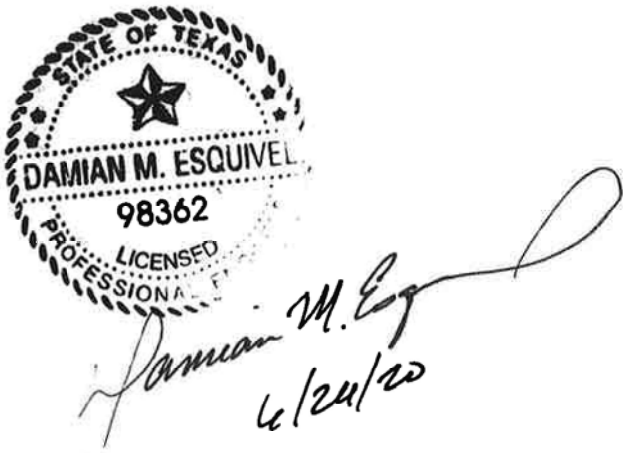
Total Volume:

Vtotal = Vpipetotal + Vbasin + Vcourtyard

= 4,672.32 + 10, 907.51 + 3,651.54 = **19,231.37 cf.**

Volume Required: 0.434 Acre-ft = 18,905.11 cf.

Therefore Volume Provided > Volume Required



Attachment B

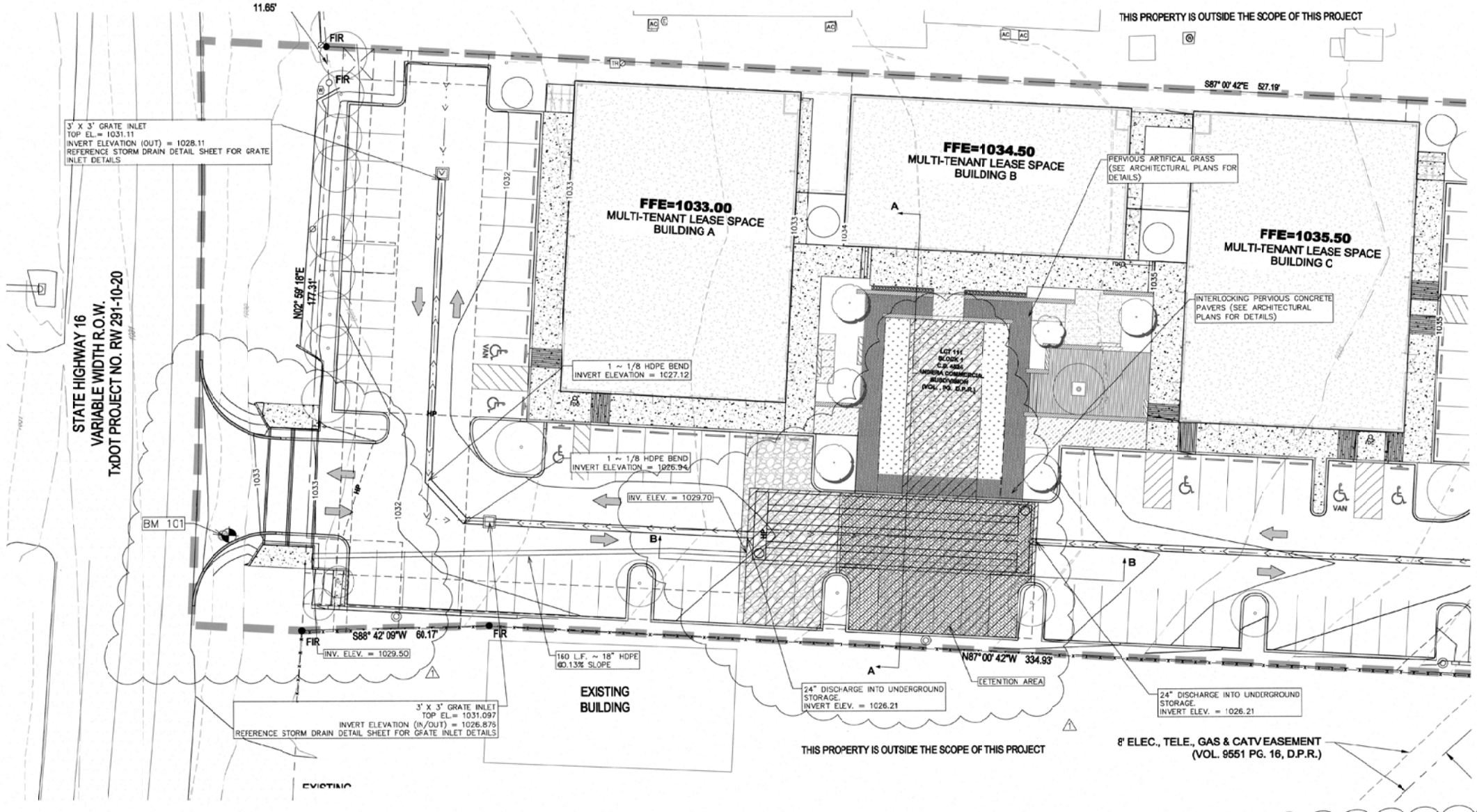
LEGAL DESCRIPTION

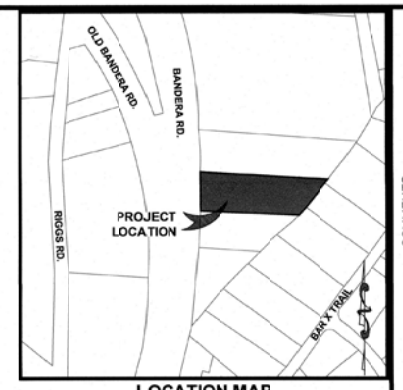
A 1.963 ACRE TRACT OF LAND, SITUATED IN THE CITY OF HELOTES, OUT OF THE IRR. CO. SURVEY NO.355, ABSTRACT 172, AND THE J.M. ROSS SURVEY NO. 223, ABSTRACT 645, BEXAR COUNTY, TEXAS AND BEING ALL OF A CALLED 1.963 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 7638 PAGE 502 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY.

CONTROL TABLE

POINT #	NORTHING	EASTING	ELEVATION	RAW DESCRIPTION
100	13756660.57'	2067635.39'	1031.54'	SET PK NAIL BENCHMARK
101	13756469.47'	2067636.87'	1030.79'	SET PK NAIL BENCHMARK

NOTE:
CONTRACTOR TO EXCAVATE THE DETENTION AREA TO A DEPTH OF 9.5 FT – 10.5 FT AND REMOVE ANY CLAY MATERIAL ENCOUNTERED AND REPLACE WITH SAND. CONTRACTOR TO COORDINATE WITH GEOTECHNICAL ENGINEER TO VERIFY INFILTRATION RATES AT 9.5 FT TO 10.5 FT DEPTHS PRIOR TO PLACEMENT OF STRUCTURAL RESERVOIR LAYER.





LOCATION MAP
NOT TO SCALE

SCALE: 1" = 30'
30' 0' 30' 60'

LEGEND

LIMITS OF CONSTRUCTION	
PROPERTY LINE	
ADJACENT PROPERTY LINE	
EXISTING FRE HYDRANT	
EXISTING CONTOURS	1035
EXISTING FENCE	
PROPOSED CURB	
PROPOSED RIBBON CURB	
PROPOSED SIDEWALK	
FLOW ARROW	
PROPOSED FINISH FLOOR ELEVATION	F.F.E. = XXX.XX
PROPOSED CONTOURS	805
PROPOSED DRAINAGE SWALE	
PROPOSED HIGH POINT	HP
EXISTING CLEAN OUT	
EXISTING AC UNITS	
EXISTING SANITARY SEWER LIDS	
DETENTION AREA	

NO.	DATE	COMMENTS
1	3/27/20	ADDENDUM #2 INCLUDING TXDOT COMMENTS
2	4/15/20	ADDENDUM #3 RET. WALL ADJUSTMENT PER LANDSCAPE
3	07/10/20	36" RISER PIPES ADDED FOR ACCESS
4	07/28/20	ADDED MEASUREMENTS, NOTE, AND FF ELEV

HELOTES RETAIL
14108 BANDERA RD. - SAN ANTONIO, TX
STORM WATER DETENTION PLAN

LIQUE ENGINEERS
TBPE # - 20405
816 Camaron Ste. 123
San Antonio, TX. 78212
Phone: 210-549-4207

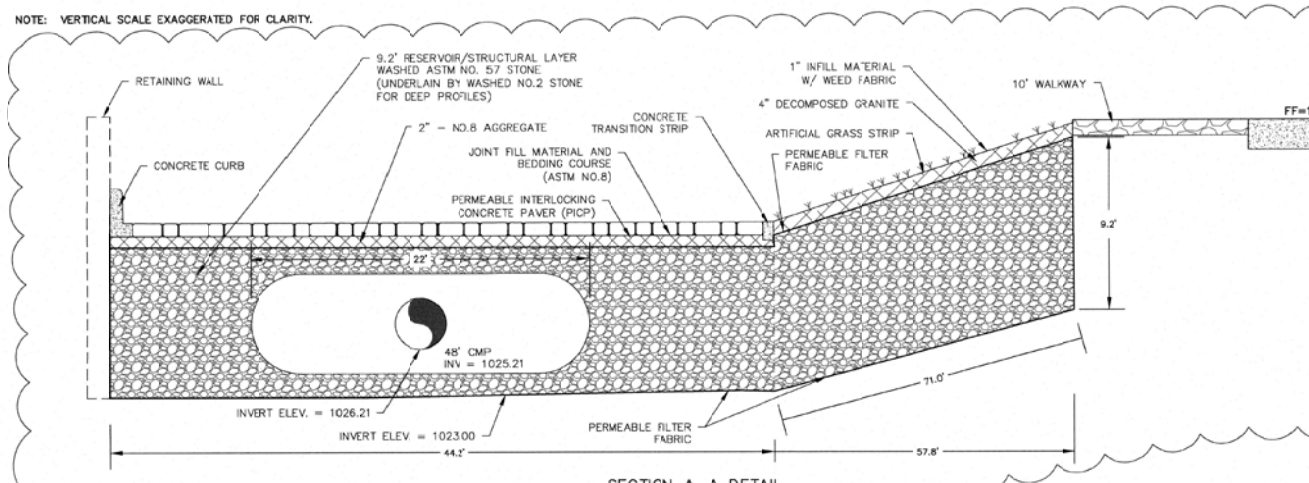
THESE DRAWINGS, OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM LIQUE ENGINEERS.

STATE OF TEXAS
DAMIAN M. ESQUIVEL
98362
LICENSED
PROFESSIONAL ENGINEER
8/14/20

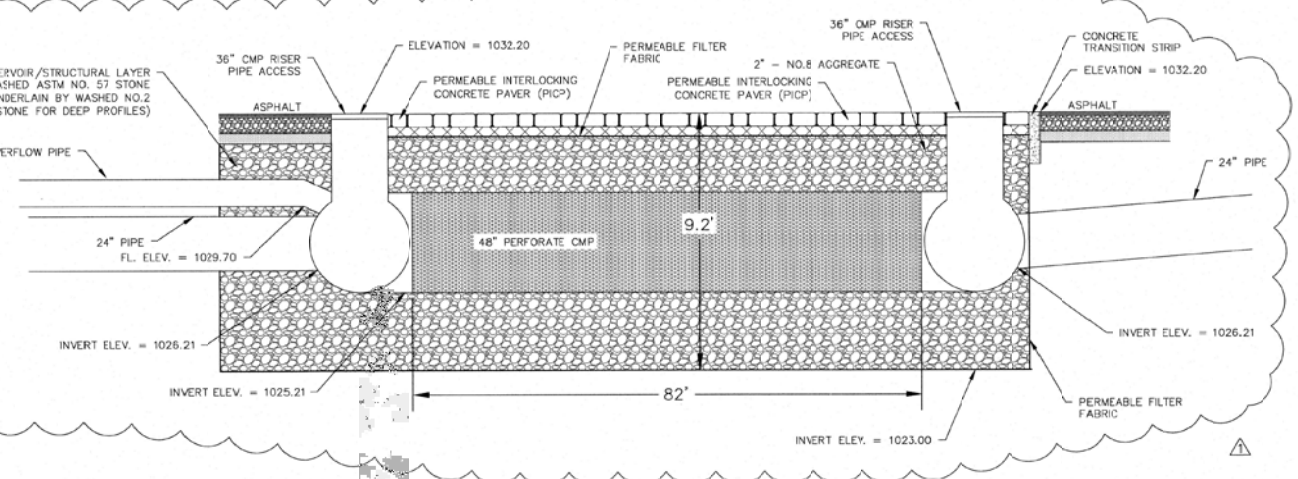
JOB:	SCALE:
108-01-01	1" = 20'

SHEET NO.
C8.4

NOTE: VERTICAL SCALE EXAGGERATED FOR CLARITY.



SECTION A–A DETAIL
NOT TO SCALE



SECTION B–B DETAIL
NOT TO SCALE

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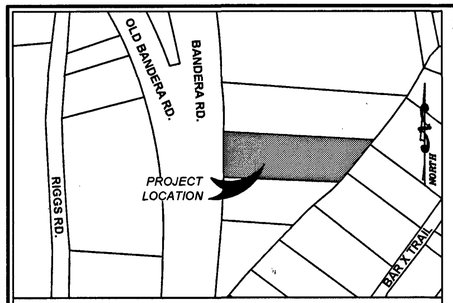
File: P:\108\01\01\Design\Civil\C8.5 (STORM WATER DETENTION PLAN 108001)-dc.dwg



LOCATION MAP

NOT TO SCALE

CPS/SAWS/COSA UTILITY NOTE:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHT-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTION WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

WASTE WATER EDU NOTE:

1. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

SURVEYOR NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE GRID UNITS.
2. VERTICAL DATUM: NAVD 88.

FLOODPLAIN VERIFICATION NOTE:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48029C0205G AND 48029C0210G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

LEGEND

FIR	=	FOUND ½" IRON ROD
SIR	=	SET ½" IRON ROD (WITH RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG & SURVEY")
FAD	=	FOUND ALUMINUM DISC
ROW	=	RIGHT-OF-WAY
DPR	=	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR	=	OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS
CB	=	COUNTY BLOCK
VOL.	=	VOLUME
PG.	=	PAGE
— —	=	CONTOUR LINES

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1215 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

SAWS IMPACT FEE PAYMENT NOTE:

1. WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

CITY OF HELOTES DRAINAGE NOTE:

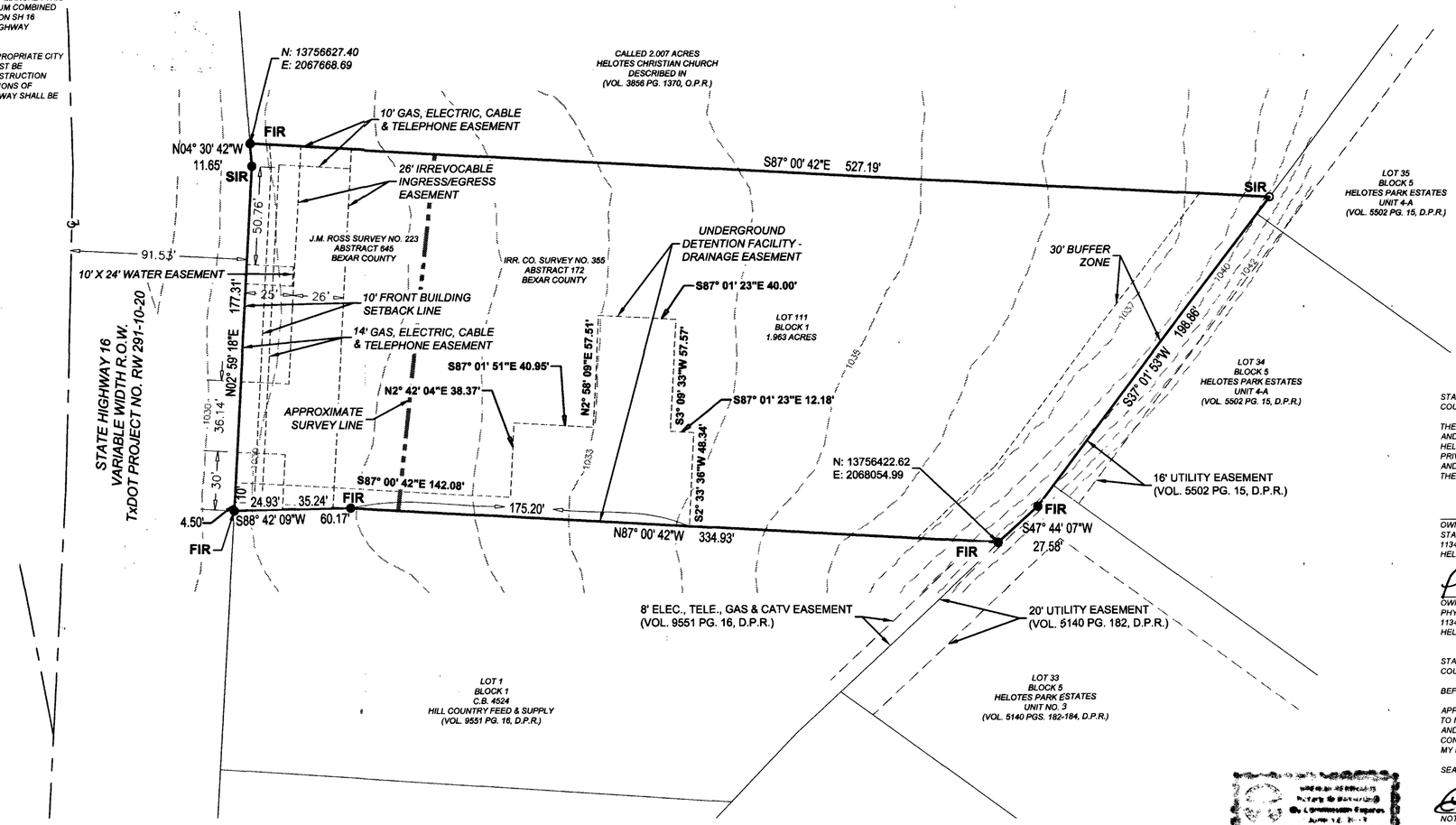
NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 111, BLOCK 1, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF HELOTES OR BEXAR COUNTY.

TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT(S) ON SH 16 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 188.96'
3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.



PLAT ESTABLISHING

GOODSON SUBDIVISION

BEING A 1.963 ACRE TRACT OF LAND, SITUATED IN THE CITY OF HELOTES, OUT OF THE IRR. CO. SURVEY NO. 355, ABSTRACT NO. 172, AND THE J.M. ROSS SURVEY NO. 223, ABSTRACT 645, BEXAR COUNTY, TEXAS, ESTABLISHING LOT 111 BLOCK 1 AND BEING ALL OF A CALLED 1.963 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 7638 PAGE 502 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1" = 50'

50' 0' 50' 100'

LIQUE ENGINEERS
TBPE # - 20405
816 Camaron St, STE. 123
San Antonio, TX 78212
phone: 210-549-4207

OWNER/DEVELOPER:
STANLEY V. GOODSON AND PHYLLIS V. GOODSON
11343 SUNSET BLVD
HELOTES, TX 78023

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE CITY OF HELOTES, TEXAS, FOR THE USE OF THE PUBLIC FOREVER ALL STREETS (AND THE PRIVATE STREETS), ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC WATER AND SEWER LINES IN ALL OF THE AFORESAID PUBLIC PLACES AND ALL OTHER PUBLIC PROPERTY THERE ON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

Stanley V. Goodson

OWNER
STANLEY V. GOODSON
11343 SUNSET BLVD
HELOTES, TX 78023

Phyllis V. Goodson

OWNER
PHYLLIS V. GOODSON
11343 SUNSET BLVD
HELOTES, TX 78023

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Stanley V. Goodson AND Phyllis V. Goodson KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED GIVEN UNDER MY HAND AND

SEAL OF OFFICE THIS 16th DAY OF January 2020

Brenda Reinhard

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

KYLE L. PRESSLER, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6528
MATKIN HOOVER
8 SPENCER ROAD, SUITE 300
BOERNE, TEXAS 78213
FIRM # F-10024000

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 17 DAY OF January A.D. 2020

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT.

DAMIAN M. ESQUIVEL
REGISTERED PROFESSIONAL ENGINEER NO. 98362
LIQUE ENGINEERS
816 CAMARON ST. STE 123
SAN ANTONIO, TEXAS 78212

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 16th DAY OF January A.D. 2020

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THE CITY ENGINEER OF THE CITY OF HELOTES HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER

THIS PLAT OF GOODSON SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF HELOTES, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED THIS ___ DAY OF January 2020

MAYOR

SECRETARY

PLANNING AND ZONING CHAIRMAN

STATE OF TEXAS
COUNTY OF BEXAR

STATE OF TEXAS, COUNTY OF BEXAR
I, LUCY ADAME-CLARK, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS OF BEXAR COUNTY ON: 1/23/2020 10:40:01 AM
PLAT VOLUME: 20001 PAGE: 1748
AMOUNT: $82.00
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

DEPUTY

DATE OF PREPARATION
7/5/19
PAGE 1 OF 1

RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER ETC.

DOC. NUMBER: 20200015389

Date: Jan 16, 2020, 9:11am User ID: Robert
File: P:\1080101\Design\Plat\PL1080101.dwg

Doc# 20200015389 Vol: 20001 Pg: 1748 01/23/2020 10:40AM Page 1 of 1 Lucy Adame-Clark, Bexar County Clerk

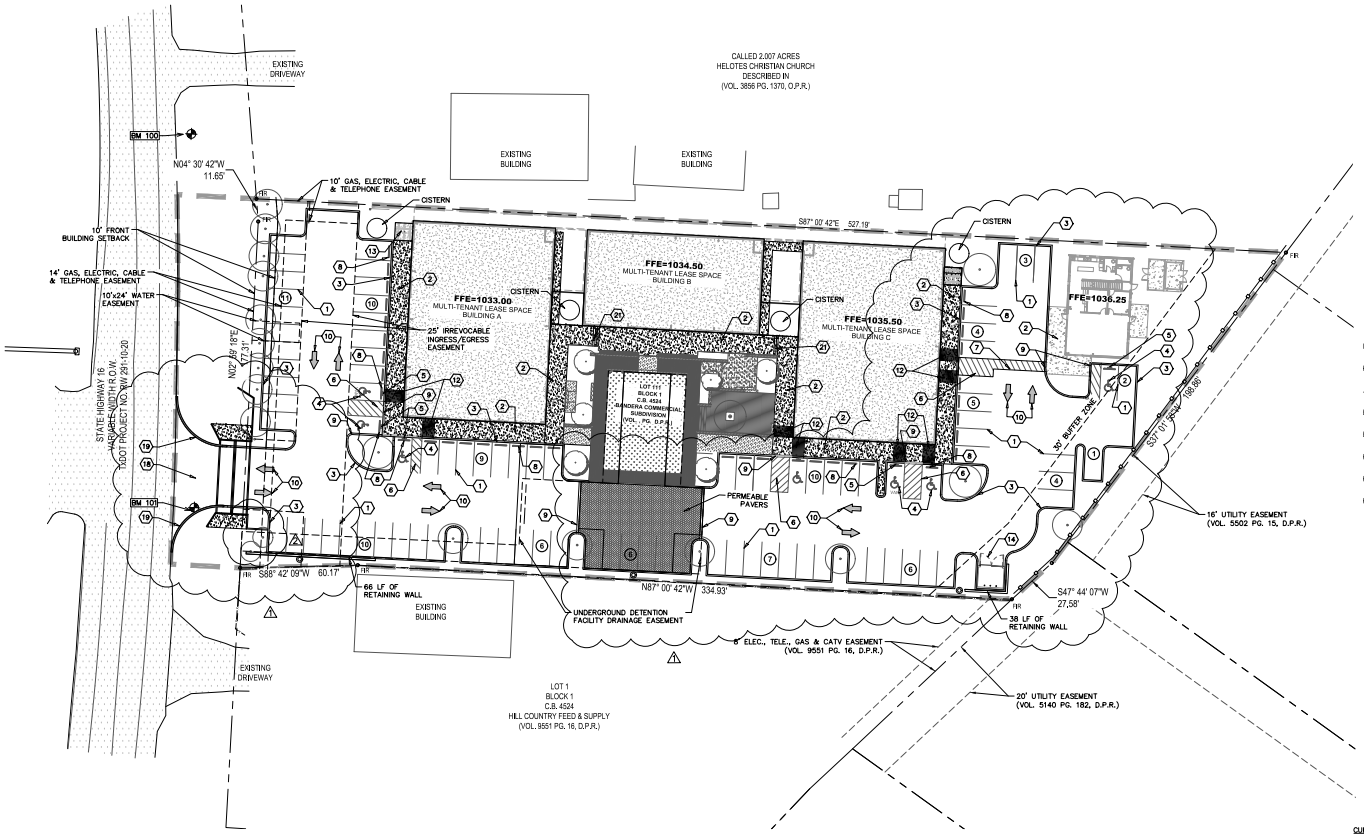
Attachment D

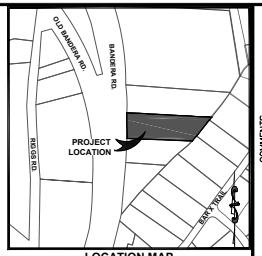
LEGAL DESCRIPTION

A 1.963 ACRE TRACT OF LAND, SITUATED IN THE CITY OF HELOTES, OUT OF THE IRR. CO. SURVEY NO. 355, ABSTRACT 172, AND THE J.M. ROSS SURVEY NO. 223, ABSTRACT 645, BEXAR COUNTY, TEXAS AND BEING ALL OF A CALLED 1.963 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 7638 PAGE 502 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY,

CONTROL TABLE

POINT #	NORTHING	EASTING	ELEVATION	RAW DESCRIPTION
100	13756660.57'	2067636.39'	1031.54'	SET PK NAIL BENCHMARK
101	13756469.47'	2067636.87'	1030.79'	SET PK NAIL BENCHMARK





LOCATION MAP
NOT TO SCALE

SCALE: 1" = 30'
30' 0' 30' 60'

LEGEND

- LIMITS OF CONSTRUCTION
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING CONCRETE
- EXISTING CURB
- PROPOSED CURB
- PROPOSED RIBBON CURB
- PROPOSED SIDEWALK

KEY NOTES

1. TYPICAL PARKING STRIPES (C10.0)
2. CONCRETE SIDEWALK (C10.0)
3. MONOLITHIC CURB (C10.0)
4. HANDICAP PARKING SYMBOL (C10.0)
5. HANDICAP SIGN (SEE LANDSCAPE PLANS FOR DETAILS)
6. CROSS HATCH STRIPING (C10.0)
7. CROSSWALK MARKING (C10.0)
8. WHEEL STOP (C10.0)
9. RIBBON CURB (C10.0)
10. TRAFFIC ARROW (C10.0)
11. 2' CURB TRANSITION (C10.0)
12. 6' RAMP (C10.1)
13. BIKE RACK (REFERENCE LANDSCAPE PLANS)
14. DUMPSTER ENCLOSURE (REFERENCE LANDSCAPE PLANS FOR DETAILS)
15. TXDOT SIDEWALK (C10.2)
16. TXDOT DRIVEWAY (C10.2)
19. TXDOT RIBBON CURB (C10.2)
21. STAIRS(REFERENCE ARCHITECTURAL PLANS FOR DETAILS)

PARKING STALL COUNT TABLE	
PROPOSED PARKING STALLS	86
HANDICAP STALLS	5
HANDICAP STALLS (VAN)	2
TOTAL PARKING STALLS	91

CURB NOTES:

1. REINFORCING STEEL SHALL BE DEFORMED STEEL BARS, GRADE 60
2. CONTRACTION JOINTS SHALL BE TOOLED OR SAWED 1/2" MINIMUM DEPTH LOCATED 10 FEET ON CENTER.
3. EXPANSION JOINTS SHALL BE CONSTRUCTED WITH 1/2" THICK APPROVED EXPANSION JOINT MATERIAL LOCATED AT 120-FOOT INTERVALS. EXPANSION JOINTS SHALL BE REINFORCED WITH 1/2" DIAMETER X 18" SMOOTH STEEL DOWELS, GRADE 40 OR 60. DOWELS SHALL BE GREASED 9" ON ONE END AND HAVE EXPANSION CAPS PLACED ON THE GREASED END.
4. CONTRACTION OR EXPANSION JOINTS SHALL BE LOCATED AT CURB CHANGES IN DIRECTION, I.E. PI'S, PC'S, PT'S.
5. CURBS SHALL HAVE A SMOOTH SURFACE FINISH BY DRAWING A FINE – HAIR BROOM ACROSS THE CONCRETE SURFACE IN THE LONGITUDINAL DIRECTION OF THE CURB. CURB FINISH TEXTURE SHALL BE APPROVED BY THE GEOTECH ENGINEER PRIOR TO CURB CONSTRUCTION.

NO.	DATE	COMMENTS
1	3/27/20	ADDENDUM #2 INCLUDING TXDOT COMMENTS
2	4/15/20	ADDENDUM #3 RET. WALL ADJUSTMENT PER LANDSCAPE

HELOTES RETAIL
14108 BANDERA RD. - SAN ANTONIO, TX
OVERALL SITE PLAN

LIQUE ENGINEERS
TBPE # - 20405
816 Camaron Ste. 123
San Antonio,TX. 78212
Phone: 210-549-4207

THESE DRAWINGS, OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM LIQUE ENGINEERS.

STATE OF TEXAS
DAMIAN M. ESQUIVEL
98362
LICENSED
PROFESSIONAL ENGINEER

JOB:	SCALE:
108-01-01	1" = 20'

SHEET NO.
C5.0

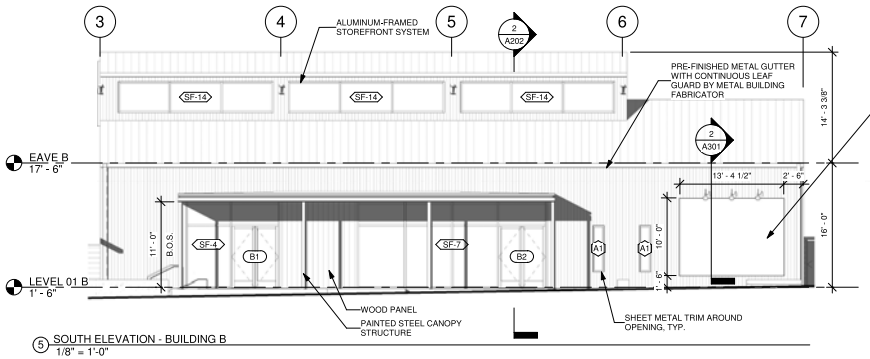
Date: Apr 15, 2020, 3:10pm User ID: Damian
File: K:\108\01\01\Design\Civil\C5.0 (OVERALL SITE PLAN 108101).dwg

GENERAL NOTES

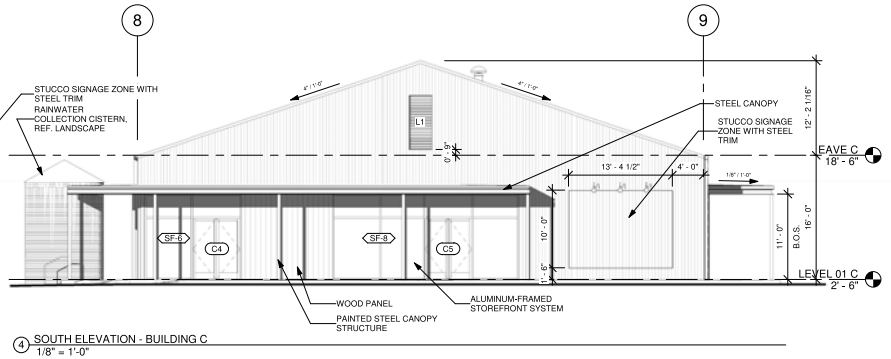
1. DIMENSIONS ARE TYPICAL TO FINISH FACE OF SURFACE OR CENTERLINE OF STRUCTURE UNLESS NOTED OTHERWISE.
2. PAINT ALL EXPOSED EXTERIOR STRUCTURE.

FINISH LEGEND

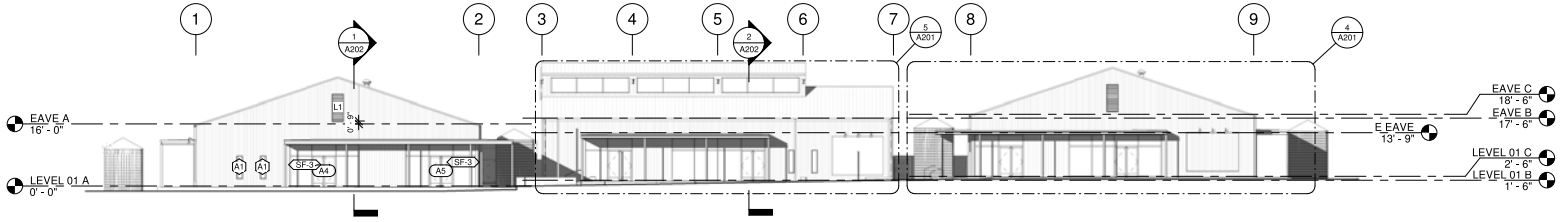
EXTERIOR FLATWORK	SPRAY INSULATION	STANDING SEAM METAL ROOF
CONCRETE SLAB	WOOD	CORRUGATED METAL SIDING
METAL DECK	METAL CEILING PANEL	



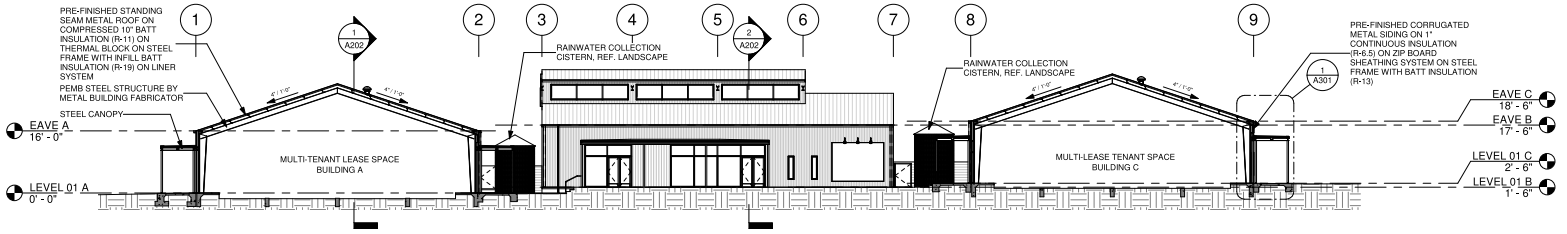
5 SOUTH ELEVATION - BUILDING B
1/8" = 1'-0"



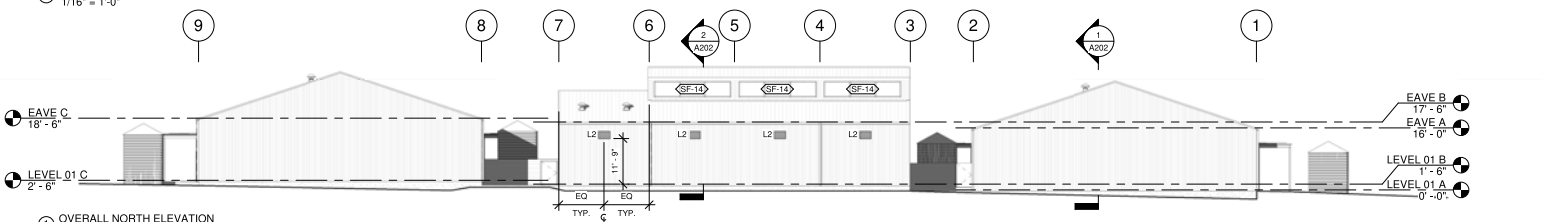
4 SOUTH ELEVATION - BUILDING C
1/8" = 1'-0"



3 OVERALL SOUTH ELEVATION
1/16" = 1'-0"



2 OVERALL EAST/WEST SECTION
1/16" = 1'-0"



1 OVERALL NORTH ELEVATION
1/16" = 1'-0"

OVERLAND

203 E. Jones Ave., Suite 104
San Antonio, Texas 78215
TEL (210) 829-7003 FAX (210) 829-0844

Structural Engineer
Stephen P. Bourassa, P.E.
SPB Engineering
8503 NW Military Hwy, Suite 105-Box145
San Antonio, Texas 78231
TEL (210) 273-5293

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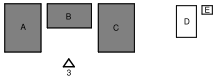
Civil Engineer
Juan Rodriguez
LIQUE Engineers
110 East Houston Street, 7th floor
San Antonio, TX 78205
TEL (210)373-9383

HELOTES RETAIL

14108 Bandera Rd, Helotes, TX 78023

No.	Date	Description
1	12.20.19	Addendum 1

KEYPLAN



EXTERIOR ELEVATIONS AND SECTIONS

ISSUED FOR CONSTRUCTION

JOEL C. ALBEA LIC# 21316
REGISTERED ARCHITECT, STATE OF TEXAS

Project number	1933
Date	1/9/2019
Drawn by	AB
Checked by	JA

A201

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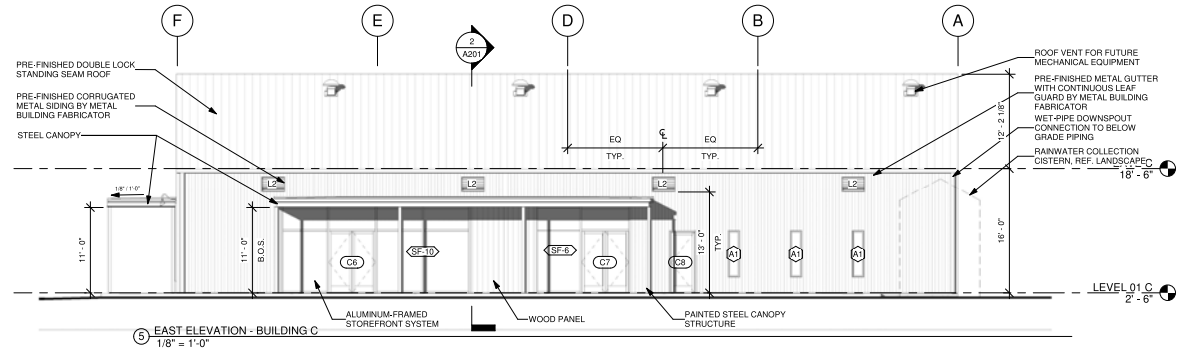
FINISH LEGEND

EXTERIOR FLATWORK	SPRAY INSULATION	STANDING SEAM METAL ROOF
CONCRETE SLAB	WOOD	CORRUGATED METAL SIDING
METAL DECK	METAL CEILING PANEL	

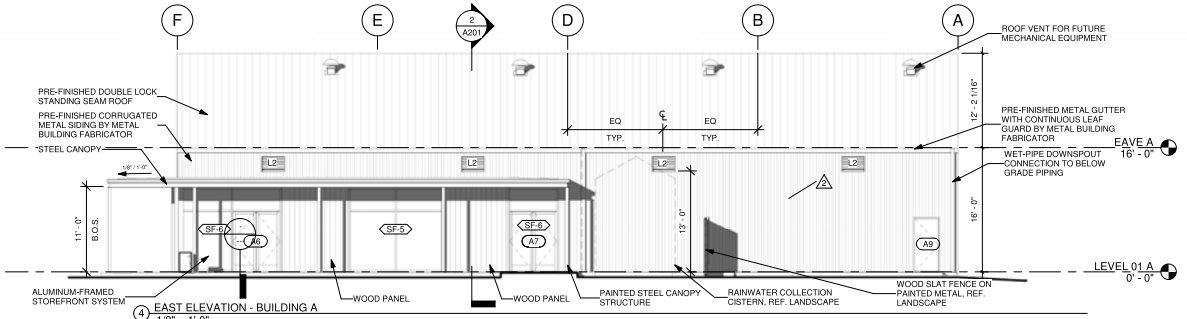
GENERAL NOTES

1. DIMENSIONS ARE TYPICAL TO FINISH FACE OF SURFACE OR CENTERLINE OF STRUCTURE UNLESS NOTED OTHERWISE.

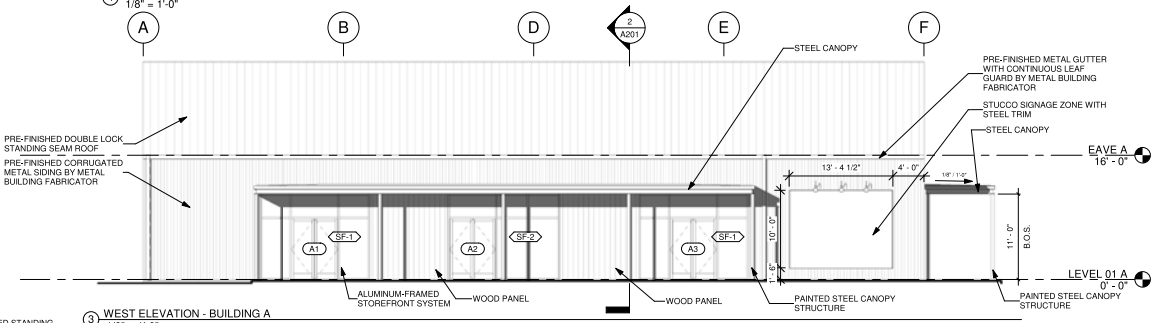
2. PAINT ALL EXPOSED EXTERIOR STRUCTURE.



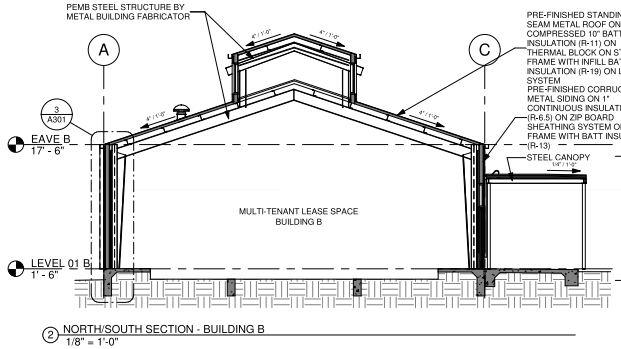
5 EAST ELEVATION - BUILDING C
1/8" = 1'-0"



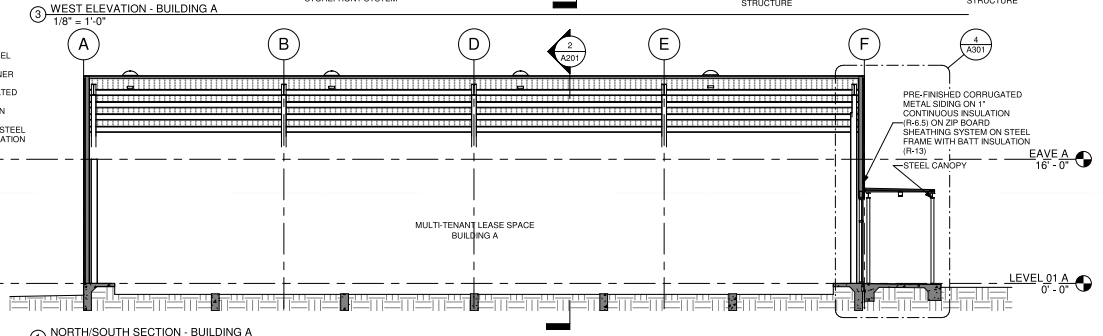
4 EAST ELEVATION - BUILDING A
1/8" = 1'-0"



3 WEST ELEVATION - BUILDING A
1/8" = 1'-0"



2 NORTH/SOUTH SECTION - BUILDING B
1/8" = 1'-0"



1 NORTH/SOUTH SECTION - BUILDING A
1/8" = 1'-0"

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OVERLAND

203 E. Jones Ave., Suite 104
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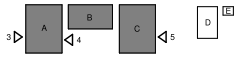
HELOTES RETAIL

14108 Bandera Rd, Helotes, TX 78023

No.	Date	Description
2	3.6.20	Addendum 2

KEYPLAN



EXTERIOR ELEVATIONS AND SECTION

ISSUED FOR CONSTRUCTION

JOEL C. ALBEA LIC# 21316
REGISTERED ARCHITECT, STATE OF TEXAS

Project number	1933
Date	1/9/2019
Drawn by	AB
Checked by	JA

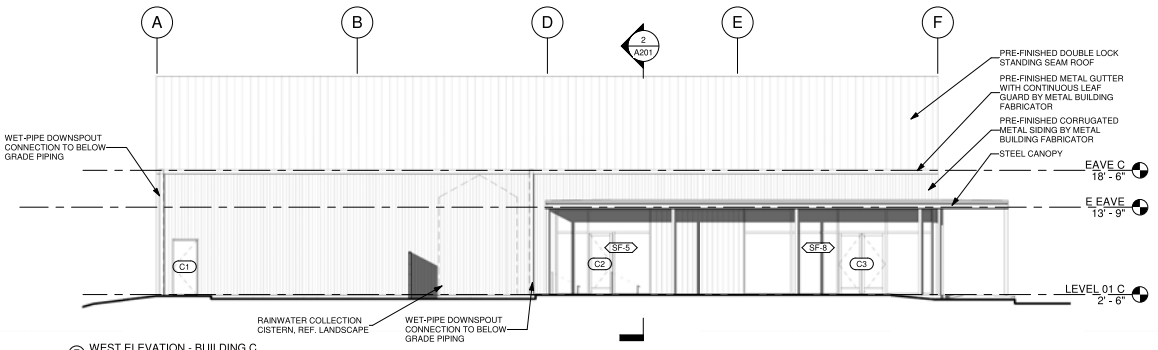
A202

FINISH LEGEND

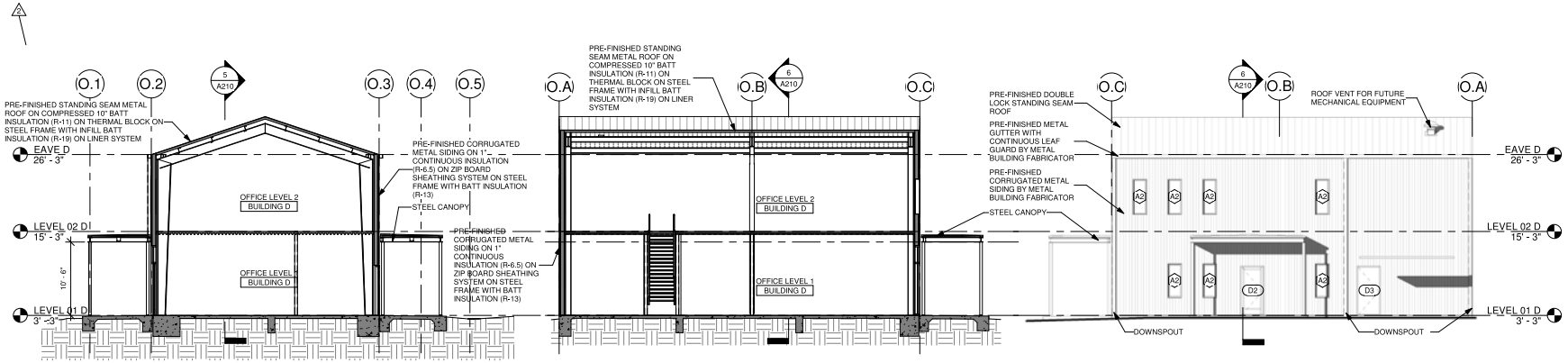
EXTERIOR FLATWORK	SPRAY INSULATION	STANDING SEAM METAL ROOF
CONCRETE SLAB	WOOD	CORRUGATED METAL SIDING
METAL DECK	METAL CEILING PANEL	

GENERAL NOTES

1. DIMENSIONS ARE TYPICAL TO FINISH FACE OF SURFACE OR CENTERLINE OF STRUCTURE UNLESS NOTED OTHERWISE.
2. PAINT ALL EXPOSED EXTERIOR STRUCTURE.



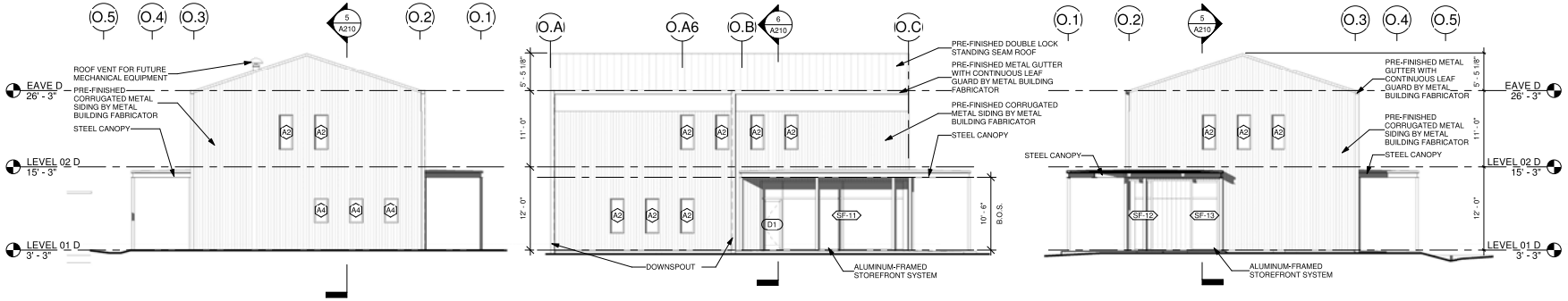
7 WEST ELEVATION - BUILDING C
1/8" = 1'-0"



6 E/W SECTION - BUILDING D
1/8" = 1'-0"

5 N/S SECTION - BUILDING D
1/8" = 1'-0"

4 EAST ELEVATION - BUILDING D
1/8" = 1'-0"



3 NORTH ELEVATION - BUILDING D
1/8" = 1'-0"

2 WEST ELEVATION - BUILDING D
1/8" = 1'-0"

1 SOUTH ELEVATION - BUILDING D
1/8" = 1'-0"

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OVERLAND

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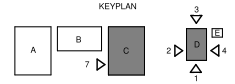
HELOTES RETAIL

14108 Bandera Rd, Helotes, TX 78023

No.	Date	Description
2	3.6.20	Addendum 2

KEYPLAN



EXTERIOR ELEVATIONS AND SECTIONS

ISSUED FOR CONSTRUCTION

JOEL C. ALBEA LIC# 21316
REGISTERED ARCHITECT, STATE OF TEXAS

Project number	1933
Date	1/9/2019
Drawn by	AB
Checked by	JA

A210

4 TO OFFICE

3 INTO COURTYARD

2 ACROSS COURTYARD

1 FROM ENTRY

OVERLAND

203 E. Jones Ave., Suite 104
San Antonio, Texas 78215
TEL (210) 829-7003 FAX (210) 829-0844

Structural Engineer
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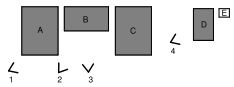
HELOTES RETAIL

14108 Bandera Rd, Helotes, TX 78023

No.	Date	Description

KEYPLAN



PERSPECTIVES

ISSUED FOR CONSTRUCTION

JOEL C. ALBEA LIC# 21316
REGISTERED ARCHITECT, STATE OF TEXAS

Project number	1933
Date	1/9/2019
Drawn by	AB
Checked by	JA

G005

4/23/2020 1:42:34 PM

CITY COUNCIL
AGENDA ITEM REQUEST FORM

MEETING DATE: August 27, 2020

AGENDA PLACEMENT:

- ☐ **PUBLIC HEARING**
- ☐ **RECOGNITION**
- ☐ **UNFINISHED BUSINESS**
- ☐ **CONSENT**
- ☒ **INDIVIDUAL**
- ☐ **CLOSED**

CAPTION:

Discussion of and action on a request by Cyntergy for approval of a variance to Municipal Code of Ordinances Chapter 66 *Signs*, Section 66-51 *Commercial Signs: Projecting, Wall and Hanging, or In or On Windows* for wall signage for Walmart Store #3057 located at 12550 Leslie Road, Helotes, Texas, 78023, more particularly described as BCAD Prop. ID No. 1175530. (Applicant)

EXECUTIVE SUMMARY:

Code dictates that the total allowable size for wall signage is determined by one square foot per linear foot of the building's facade. The total allowable wall signage size for Walmart is 514 square feet. The current wall signage total for Walmart is 651.91 square feet, or 137.91 square feet over the allowable size. The current wall signage was approved as follows:

- Walmart signage – 613.41 square feet
  - Variance approved by Council on October 13, 2011 for a total square footage of 615.25 s.f.
  - Walmart revised their construction documents and the permit was issued for a total square footage of 613.41 s.f.
- Subway sign – 16.5 square feet
  - Variance approved by Council on April 11, 2013
- FedEx sign – 22 square feet
  - Variance approved by Council on September 13, 2018

Walmart desires to install additional wall signage totaling 83.56 square feet. This would bring the overall wall signage total to 735.47 square feet (651.91 s.f. current + 83.56 s.f. proposed), or 221.47 square feet over the allowable size. Walmart seeks a variance on the following:

- Spark Logo & Pickup sign – This sign is 64.53 square feet and will generally be located above the Outdoor Living Sign. The sign will be internally illuminated. The purpose of this sign is to direct customers to the online grocery pickup area. The yellow "spark" logo is Walmart's national branding logo. The building façade behind the sign will be painted blue.

- Auto Center with Arrow sign – This sign is 19.03 square feet and will be located to the right of the Spark Logo & Pick Up sign. The sign will be internally illuminated. The purpose of this sign is to direct customers to the Auto Center location.

On August 11, 2020 the Planning and Zoning Commission recommended approval of the variance request and suggested that Council consider a Master Sign Plan to help manage signage in way that serves Walmart and follows the City code.

ATTACHMENTS:

Attachment A – P&Z Meeting Report
Attachment B – Letter of Authorization
Attachment C – Permit Application
Attachment D – Variance Application
Attachment E – Sign Renderings

PREPARED BY: Ernest Cruz, Development Services Director

DATE SUBMITTED: August 12, 2020

11 August 2020

To: City Council

From: Gregg Michel
Chairman, Planning and Zoning Commission

Re: Planning and Zoning Commission Monthly Report

The Planning & Zoning Commission held its regular monthly meeting on August 11. The Commission took the following action:

- Unanimously recommended approval of a request by Cyntergy for a variance to Municipal Code of Ordinances for wall signage for Walmart Store #3057 located at 12550 Leslie Road on the condition that Council consider the potential for Master Sign Plan development for Wal-Mart to ensure compliance with the City's sign ordinance. The proposed variance here is logical and makes sense—hence, the Commission's support. However, the Commission is concerned that the total square footage of signs at Wal-Mart will now exceed what is normally allowable by Code by more than 40% and will continue to grow if additional signage is sought in the future. A Master Sign Plan could help manage the signage in a way that both serves the business and protects the city's interests.

Attachment B

2001 SE 10th Street
Bentonville, AR 72716

July 20, 2020

The City of Helotes
12951 Bandera Road
Helotes, TX 78023

Dear Development Services Department,
As the Walmart Design Manager (Owner), please received this letter as authorization for Cyntergy to submit Application for Sign Variance and Sign Permit Application(s) and supporting documentation to the City of Helotes on our behalf. The indicated submission will be for review or exterior wall signs for property Walmart #3057 located at 12550 Leslie Road in Helotes, Texas. We anticipate the submission will be reviewed by the Development Services, presented at a Planning Commission meeting, and presented at a City Council meeting. We authorize Cyntergy to represent Walmart in regards to responding to the Planning Commission and City Council recommendations as well as participating in both public meetings.
Sincerely,

Amanda Smith
Design Manager

Walmart R.E. Business Trust
2608 SE J Street
Bentonville, AR 72716

Property Identification #: 1175530

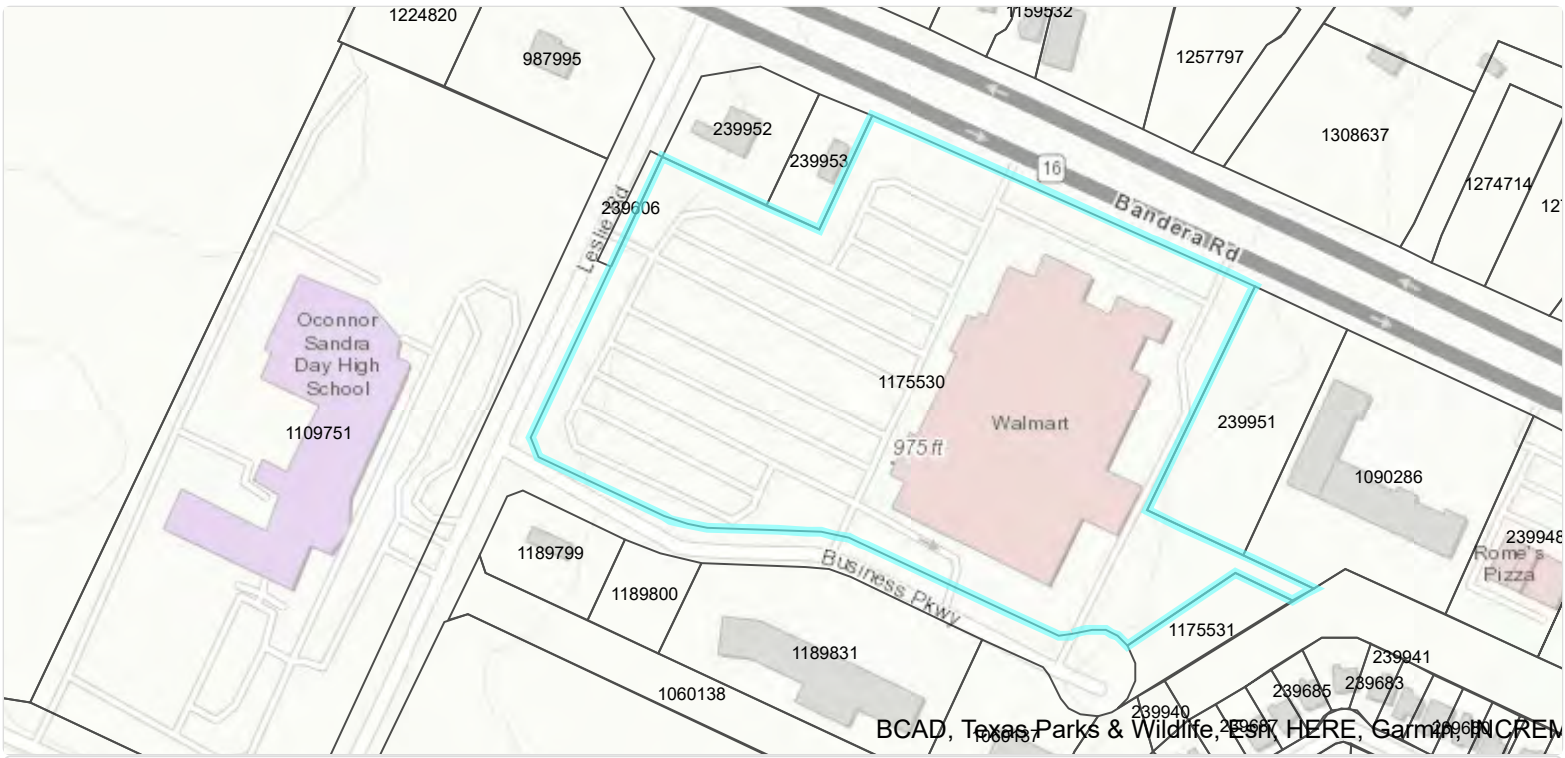
Geo ID:	04478-001-0010
Situs Address:	12550 LESLIE RD HELOTES, TX 78023
Property Type:	Real
State Code:	F1

Property Information: 2020

Legal Description:	CB 4478F BLK 1 LOT 1 & 3 (HELOTES MARKETPLACE)
Abstract:	A04478
Neighborhood:	NBHD code51320
Appraised Value:	$14,352,400.00
Jurisdictions:	09, 11, 10, 42, 06, CAD, 56, 08

Owner Identification #: 320057

Name:	WAL-MART REAL ESTATE BUS TRST
Exemptions:	
DBA:	WAL-MART



Bexar CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.

City of Helotes
Development Services
Department
P.O. Box 507
12951 Bandera Road
Helotes, TX 78023
Phone (210) 695.8877
Fax (210) 695.2123

SIGN PERMIT APPLICATION

CHAPTER 66,
Sign Administrative Procedures

Name of Applicant: JENNIFER COBBS C/O CYNTERGY Date: 07/20/2020

Sign Location Address: 12550 LESLIE ROAD, HELOTES, TX 78023

Legal Description: Lot #: 1 & 3 Block #: 1 CB/NCB #: 4478F
(HELOTES MARKETPLACE)

Use of Building: MERCANTILE

No. of Businesses: 1 Zoning: B3

Name of Property Owner: WALMART R.E. BUS. TRUST Phone #: 479-204-2290

Property Owner's Address: 2608 SE J STREET, BENTONVILLE, AR 72716

Name of Sign Contractor: SIGNTEK

Contractor's License #: 18334 Phone #: 210-946-5511

E-mail Address: permits@signtek.com

Contractor's Business Address: 16398 N. EVANS RD., SELMA, TX 78154

Type of Sign:
- ☐ Monument, Multi-Tenant
- ☐ Monument, Single Business
- ☐ Traffic Control
- ☐ Other
- ☒ Wall Mount
- ☐ Hanging
- ☐ Projecting
- ☐ Window
- ☐ Residential Entry
- ☐ Public/ Non-Profit Signage
- ☐ Miscellaneous Signage

Linear Feet of Building or Lease Space Frontage: 514'-10 1/4" (entire building, 550'-4" (entire facade to edge of garden center)

Sign Dimensions: 14'-6" X 4'-5 3/8" Square Footage: 64.53 S.F. Height: _____ Sign Colors: WHITE-TEXT YELLOW-SPARK

Sign Text: PICKUP & SPARK

Non-Illuminated Sign: ☐ Illuminated Sign: ☒ Type of Lighting: INTERNAL

Applicant must attach the following documents:

- Thirteen (13) sets of plans indicating sign size, color, type of material, and its parts; message size and style of lettering; type of lighting; method of attachment; associated landscaping.
- Thirteen (13) sets of color sketches, color photographs, or similar scaled presentation of the sign and building that shows how each would appear in relation to the other.
- Site plan showing location of proposed sign and copy of plat, if available, to determine easement locations.
- Written consent from the property owner.

Applicant's Signature: Jennifer Cobbs C/O Cyntergy Date: 07/20/2020

Printed Name: JENNIFER COBBS C/O CYNTERGY Phone #: 918-346-6818

Applicant's Address: 810 S. CINCINNATI, 2ND FLOOR, TULSA, OK 74119, jcobbs@cyntergy.com

Note: All exterior signage requires Planning & Zoning Commission and City Council approval prior to permitting and installation. The Commission meets on the 1st Tuesday of each month, and the deadline submittal date is 14 calendar days prior to the meeting date.

City of Helotes
Development Services
Department
P.O. Box 507
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Helotes, TX 78023
Phone (210) 695.8877
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- ☒ Wall Mount
- ☐ Hanging
- ☐ Projecting
- ☐ Window
- ☐ Residential Entry
- ☐ Public/ Non-Profit Signage
- ☐ Miscellaneous Signage

Linear Feet of Building or Lease Space Frontage: 514'-10 1/4" (entire building, 550'-4" (entire facade to edge of garden center)

Sign Dimensions: 12'-4 1/8"X 1'-6 1/2" Square Footage: 19.03 S.F. Height: _____ Sign Colors: WHITE

Sign Text: <AUTO CENTER (AUTO CENTER SIGN W/DIRECTIONAL ARROW)

Non-Illuminated Sign: ☐ Illuminated Sign: ☒ Type of Lighting: INTERNAL

Applicant must attach the following documents:

- Thirteen (13) sets of plans indicating sign size, color, type of material, and its parts; message size and style of lettering; type of lighting; method of attachment; associated landscaping.
- Thirteen (13) sets of color sketches, color photographs, or similar scaled presentation of the sign and building that shows how each would appear in relation to the other.
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APPLICATION FOR SIGN VARIANCE

CHAPTER 66, *Sign Classifications*

SECTION I. *APPLICANT INFORMATION*

NAME OF APPLICANT: CYNTERGY

APPLICANT ADDRESS: 810 S. CINCINNATI, 2ND FLOOR, TULSA, OK 74119

CONTACT TELEPHONE #: 918-346-6818

EMAIL ADDRESS: jcobbs@cyntergy.com

STATUS OF APPLICANT: OWNER _____ AGENT X (IF AGENT, ATTACH LETTER OF AUTHORIZATION)

SECTION II. *PROPERTY DESCRIPTION*

PHYSICAL ADDRESS: 12550 LESLIE ROAD, HELOTES, TX 78023

LEGAL DESCRIPTION: CB 4478F, BLOCK 1, LOTS 1 & 3 (HELOTES MARKETPLACE)

SIGN DIMENSIONS: PICKUP & SPARK SIGN 14'-6" X 4'-5 3/8", AUTO CENTER DIRECTIONAL 12'-4" X 1'-6 1/2"

REFERENCE THE SPECIFIC CODE RELEVANT TO THIS SIGN VARIANCE REQUEST (EXAMPLE – SECTION 66-46)

SECTION 66-51 COMMERCIAL SIGNS: PROJECTING, WALL, AND HANGING, OR IN OR ON WINDOWS REGARDING THE SIZE, HEIGHT, AND NUMBER OF PROPOSED WALL SIGN

REASON FOR VARIANCE REQUEST: (1) REQUESTING TO ADD A (64.53 S.F.) "PICKUP & SPARK" SIGN TO THE BUILDING TO CONVEY TO CUSTOMERS THAT THE LOCATION HAS ONLINE GROCERY PICKUP SERVICES AND TO DIRECT CUSTOMERS TO THE GENERAL AREA WHERE THOSE SERVICES MAY BE LOCATED. TO APPROPRIATELY PLACE THE "PICKUP & SPARK" SIGN, THE "AUTO CENTER W/ARROW" (NOT CURRENTLY DOCUMENTED), SIGN MUST BE REMOVED.

(2) REQUESTING TO INSTALL A NEW (19.03 S.F.) "AUTO CENTER w/ ARROW" SIGN FURTHER DOWN THE WALL, TO , DIRECT CUSTOMERS TO THE LOCATION OF THE AUTO CENTER, AND WILL CONTINUE TO DO SO AT IT'S NEW LOCATION.

(3) REQUESTING TO FORMALLY DOCUMENT THE CURRENTLY INSTALLED 16.5 S.F. SUBWAY SIGN (APPROVED BY CITY COUNCIL ON 04/05/2013)

(4) REQUESTING TO FORMALLY DOCUMENT THE CURRENTLY INSTALLED 22 S.F. FEDEX SIGN (APPROVED BY CITY COUNCIL ON 09/14/2018)

IN SUMMARY, REQUESTING FOR THE TOTAL BUILDING SIGNAGE TO BECOME 745.37, AN ADDITION OF 130.12 S.F. TO THE ORIGINAL TOTAL OF 615.25 S.F. WHICH WAS ORIGINALLY APPROVED BY CITY COUNCIL ON 10/13/2011

***Sign Permit application and renderings must accompany this application**

Jennifer Cobbs C/O Cyntergy

APPLICANT SIGNATURE

07/20/2020

DATE

JENNIFER COBBS C/O CYNTERGY

PRINT NAME

EXTERIOR PAINT & SIGN PROPOSED CHANGE

WALMART #3057
12550 LESLIE ROAD
HELOTES, TX 78023
August 4th, 2020

CYNTERGY

EXISTING FAÇADE RIGHT-HAND SIDE

EXISTING FAÇADE LEFT-HAND SIDE

EXISTING LEFT CORNER (PROPOSED WORK AREA)

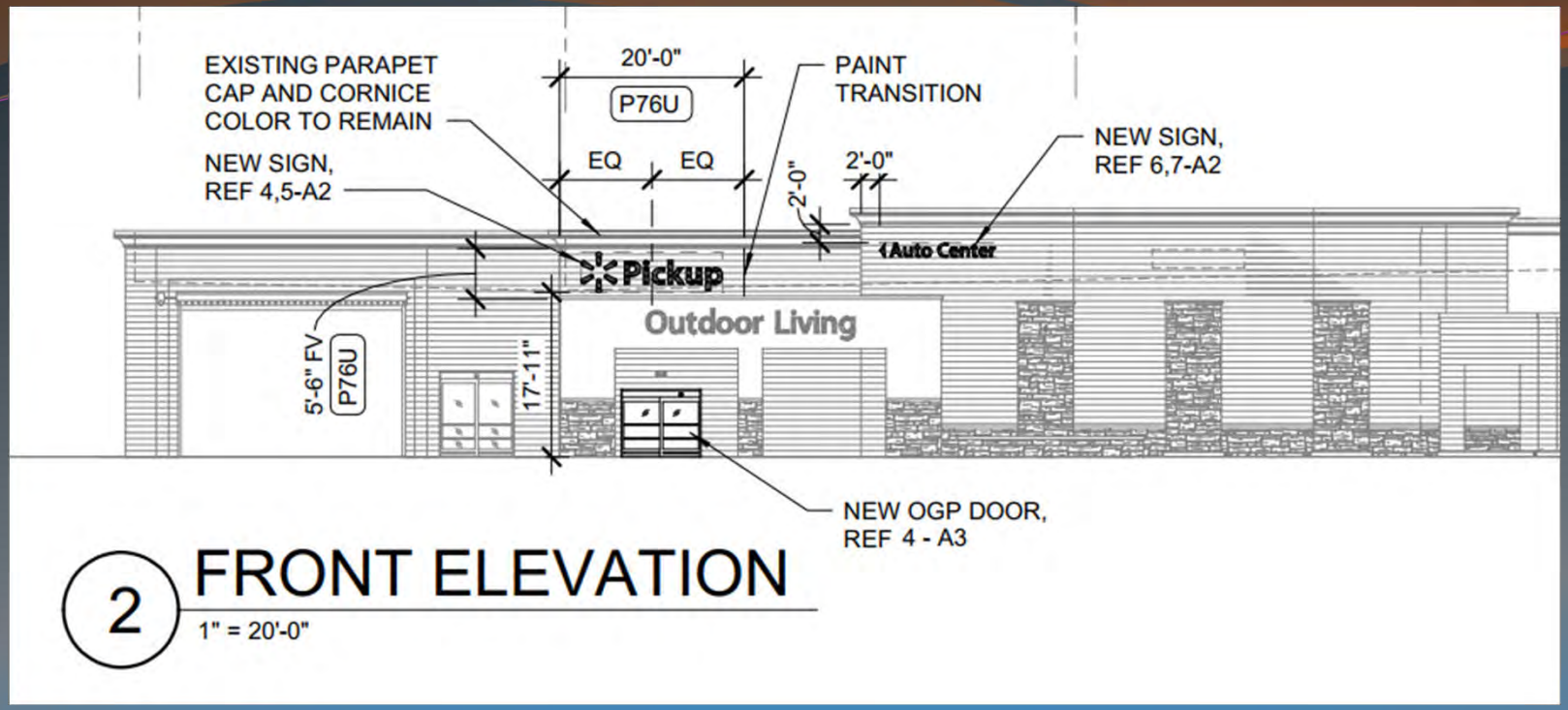
EXISITNG LEFT CORNER SIDE VIEW

EXISTING FAÇADE LEFT-HAND SIDE-AREA OF PROPOSED WORK

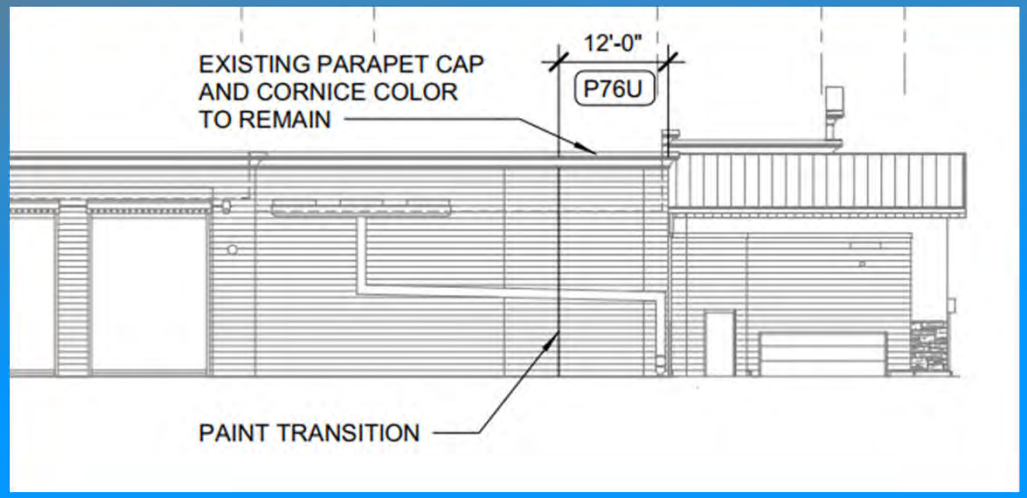
EXISTING LEFT CORNER (PROPOSED WORK AREA)

PROPOSED CHANGE TO FAÇADE LEFT-HAND SIDE

PROPOSED LEFT CORNER PAINT BLOCK



PROPOSED CHANGE TO FAÇADE LEFT-HAND SIDE



PROPOSED SIDE-AREA FOR PAINT BLOCK

FRONT FAÇADE: PROPOSED CHANGES

- REMOVE EXISTING AUTO CENTER DIRECTIONAL SIGN
- INSTALL NEW AUTO CENTER DIRECTIONAL SIGN IN NEW LOCATION
- PAINT CORNER AREA BLUE (20'-0' x 5'-6")
- INSTALL NEW PICKUP & SPARK SIGN

SIDE FAÇADE: PROPOSED CHANGES

- PAINT 12'-0" AREA BLUE, TOP OF WALL TO GROUND

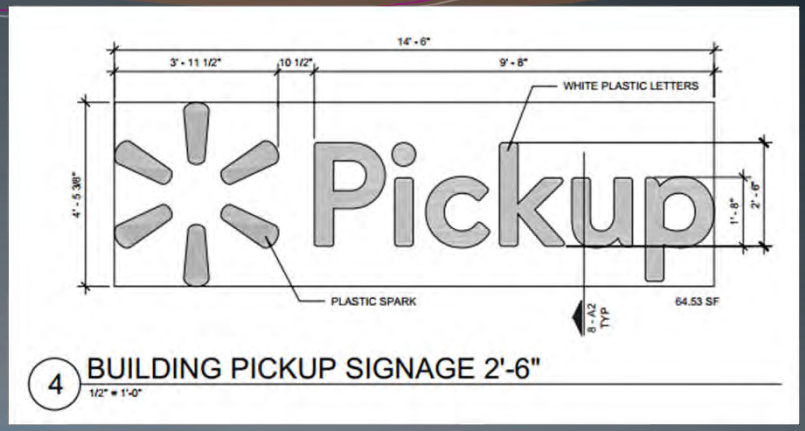
EXISTING SIGNAGE SCHEDULE

SIGNAGE LOCATION	QTY	LIGHTED	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA
FRONT SIGNAGE						
Walmart	1	LED	WHITE	5'-6"	298.00 SF	298.00 SF
Spark	1	LED	YELLOW	8'-0"		
Market	1	N/A	WHITE	2'-6"	28.17 SF	28.17 SF
Home & Pharmacy	1	N/A	WHITE	2'-6"	97.66 SF	97.66 SF
Outdoor Living	1	N/A	WHITE	2'-6"	77.17 SF	77.17 SF
TOTAL FRONT SIGNAGE						501.00 SF
PHARMACY DRIVE-THRU SIGNAGE						
Pharmacy Drive-Thru	2	N/A	WHITE	1'-6"	39.90 SF	79.80 SF
TOTAL PHARMACY DRIVE-THRU SIGNAGE						79.80 SF
AUTO CENTER SIGNAGE						
Tire & Lube	1	N/A	WHITE	2'-0"	27.10 SF	27.10 SF
Tire	1	N/A	WHITE	1'-0"	2.38 SF	2.38 SF
Lube	1	N/A	WHITE	1'-0"	3.13 SF	3.13 SF
TOTAL AUTO CENTER SIGNAGE						32.61 SF
TOTAL EXISTING BUILDING SIGNAGE						613.41 SF

NEW SIGNAGE SCHEDULE

MAIN BUILDING SIGNAGE	QTY	LIGHTED	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA
SIGNAGE						
Walmart Pickup	1	LED	WHITE	2'-6"	64.53 SF	64.53 SF
Spark	1	LED	YELLOW	4'-5 3/8"		
<----Auto Center	1	N/A	WHITE	1'-6"	19.03 SF	19.03 SF
TOTAL BUILDING SIGNAGE						696.97 SF
SUBWAY	1	N/A	WHITE	22"	16.50 SF	16.50 SF
FedExOffice	1	N/A	WHITE	20"	22.00 SF	22.00 SF
TOTAL OVERALL BUILDING SIGNAGE						735.47 SF

PROPOSED SIGNAGE SCHEDULE



PROPOSED: PICKUP & SPARK SIGN
(14'-6" X 4'-5 3/8", 64.53 S.F.

PROPOSED: AUTO CENTER
DIRECTIONAL SIGN
(12'-4 1/8" X 1'-6 ½", 19.03 S.F.

FINISH LEGEND

P76U	WALMART BLUE (URETHANE-LIKE)

SHEET NOTES

1. POWER WASH EXTERIOR WALL PRIOR TO PAINTING AT LOCATIONS RECEIVING NEW PAINT.
2. PATCH AND REPAIR EXTERIOR WALL SURFACES, DAMAGED OR EXPOSED DUE TO REMOVAL OF BUILDING MOUNTED ITEMS, PAINT TO MATCH ADJACENT AS REQUIRED.

DEMOLITION NOTES

1. REMOVAL OF BUILDING MOUNTED ITEMS, SHOWN OR NOTED TO BE DEMOLISHED OR AS REQUIRED BY SCOPE OF WORK, SHALL OCCUR PRIOR TO PAINTING BUILDING. COORDINATE DEMOLITION WORK SO EXTERIOR PAINTING WILL OCCUR PRIOR TO INSTALLATION OF BUILDING MOUNTED ITEMS.
2. REMOVAL OF NOTED UNLIT EXTERIOR MOUNTED BUILDING SIGNS BY OTHERS.
3. GENERAL CONTRACTOR TO PATCH/REPAIR HOLES LEFT AFTER SIGNS ARE REMOVED AND REPAINT AS SCHEDULED.

SIGNAGE GENERAL NOTES

1. SIGNAGE FURNISHED BY WALMART, INSTALLED BY OTHERS.
2. ALL EXISTING WALMART EXTERIOR SIGNAGE IS TO REMAIN IN PLACE ON THE BUILDING UNTIL THE EXTERIOR SIGN COMPANY IS ONSITE. THE EXTERIOR SIGN COMPANY WILL REMOVE EXISTING SIGNAGE. GENERAL CONTRACTOR WILL THEN PERFORM THE PATCH AND REPAIR WORK NEEDED AT SIGN LOCATIONS, AND PAINTING WORK NOTED IN PLANS. ONCE COMPLETE, GENERAL CONTRACTOR WILL NOTIFY THE EXTERIOR SIGN CONTRACTOR THAT AREAS NOTED TO RECEIVE SIGNAGE ARE READY. THE EXTERIOR SIGN COMPANY WILL THEN INSTALL NEW SIGNAGE AS SHOWN ON THE PLANS.
3. GENERAL CONTRACTOR RESPONSIBILITIES:
   - A. BY END OF FIRST WEEK OF CONSTRUCTION, REVIEW EXISTING CONSTRUCTION WHERE SIGN (S) WILL BE INSTALLED. IF EXISTING CONDITIONS DO NOT MATCH SIGN ATTACHMENT DETAILS SHOWN, REQUEST APPROVAL FROM CONSTRUCTION MANAGER TO SUBMIT RFI IN ACCORDANCE WITH SECTION 01255. NOTE DIFFERENCES IN CONSTRUCTION, INCLUDING DIMENSIONS, AND INCLUDE PHOTOGRAPHS FOR CLARIFICATION.
   - B. PROVIDE JUNCTION BOXES AND CIRCUITRY TO "Pickup" AND "spark" SIGNAGE.
   - C. VERIFY VOLTAGE AT CIRCUITS FEEDING LIGHTED SIGNAGE. REFER TO ELECTRICAL.
   - D. MAKE FINAL TERMINATIONS ON LIGHTED SIGNAGE.
   - E. PROVIDE SUBSTRATE SUITABLE FOR INSTALLATION OF SIGNAGE. REFER TO DETAILS ON THIS SHEET FOR LIGHTED ID/LOGO SIGNS. COORDINATE TIMING OF WORK WITH WALMART SIGN CONTRACTOR.
4. SIGNAGE CONTRACTOR RESPONSIBILITIES:
   - A. MAKE REQUIRED EXTERIOR WALL PENETRATIONS, INSTALL CONDUIT, AND SEAL PENETRATIONS PER SPECIFICATION SECTION 07900.
   - B. INSTALL SIGNAGE PER DETAILS ON THIS SHEET.

EXISTING SIGNAGE SCHEDULE

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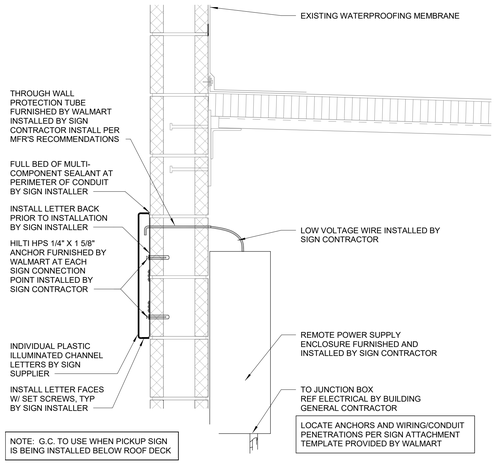
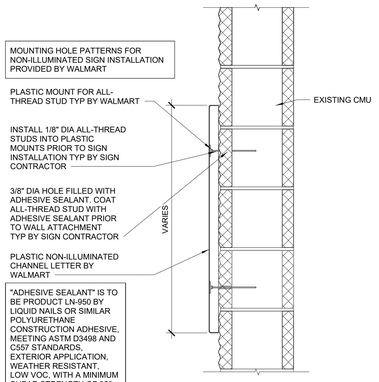
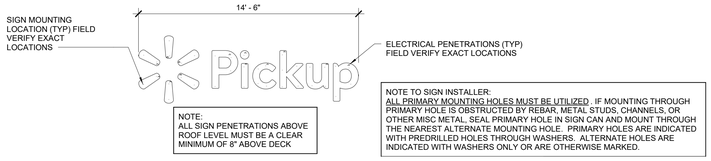


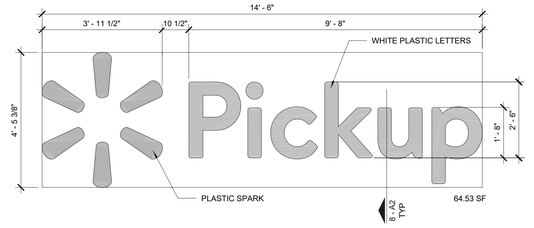


7 SIGN ATTACHMENT AT CMU WALL
1 1/2" = 1'-0"

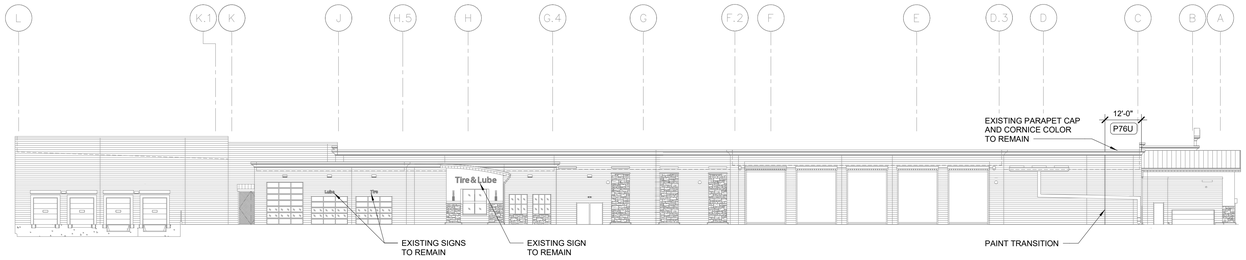
6 1'-6" AUTO CENTER
1/4" = 1'-0"



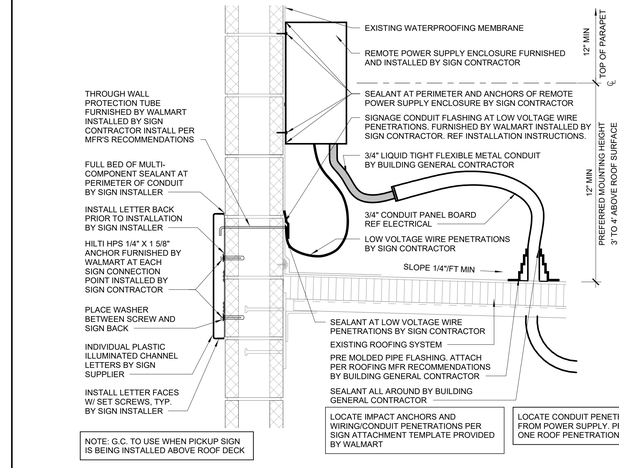
5 PICKUP SIGN MOUNTING DIAGRAM 2'-6"
1/4" = 1'-0"



4 BUILDING PICKUP SIGNAGE 2'-6"
1/2" = 1'-0"

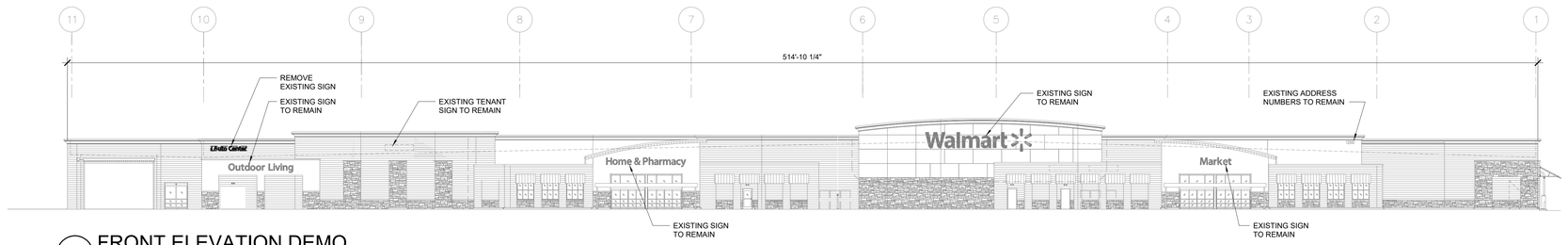


3 SIDE ELEVATION
1" = 20'-0"



8 SIGNAGE ATTACHMENT
1 1/2" = 1'-0"

2 FRONT ELEVATION
1" = 20'-0"



1 FRONT ELEVATION DEMO
1" = 20'-0"

CYNTERGY
810 SOUTH CINCINNATI
SUITE 300 S
TULSA, OK 74119
918.877.6000
www.cyntergy.com

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON THE PROJECT AS NOTED. IT IS NOT TO BE USED ON ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT BEYOND THE SPECIFIC USE INTENDED WITHOUT THE WRITTEN CONSENT OF THE LICENSED ARCHITECTS AND ENGINEERS. ANY UNAUTHORIZED USE, DISCLOSURE OR REUSE ON ANOTHER PROJECT SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE LAW

CONSULTANTS

Walmart
HELOTES, TX
STORE NO. 3057-229
JOB NUMBER: USSP-193693 OGP

ISSUE BLOCK

CHECKED BY:	TB
DRAWN BY:	SG
PROTO CYCLE:	05/29/20
DOC DATE:	07/01/2020

DOCUMENTS WITHOUT SIGNATURE AND REQUIRED SEAL OF AOR/EOR ARE NOT FOR CONSTRUCTION

JAMES EDWARD TURNER
ARCHITECT OF RECORD

ELEVATIONS AND EXTERIOR DETAILS

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CITY COUNCIL
AGENDA ITEM REQUEST FORM

MEETING DATE: August 27, 2020

AGENDA PLACEMENT:

- ☐ **PUBLIC HEARING**
- ☐ **RECOGNITION**
- ☐ **UNFINISHED BUSINESS**
- ☐ **CONSENT**
- ☒ **INDIVIDUAL**
- ☐ **CLOSED**

CAPTION:

Discussion of and action on an Ordinance of the City Council of the City of Helotes, Texas amending Municipal Code of Ordinances Chapter 90 *Utilities*, Article I *Water Conservation* by revising Section 90-3 *Mandatory Conservation Measures*. (Staff)

EXECUTIVE SUMMARY:

The City of Helotes follows water-use reduction measures issued by San Antonio Water System (SAWS), Edwards Aquifer Authority (EAA), or the Trinity Glen Rose Groundwater Conservation District (TGR). The water-use rules for this region were updated and as result, the City ordinance needs to be amended. The proposed ordinance amendments revise the permittable watering times during drought management plan stages 1 through 3 and includes stage 4.

ATTACHMENTS:

Attachment A – Ordinance (amended - red lined copy)

PREPARED BY: Dustin Blaschke, Animal Control/Code Enforcement Officer

DATE SUBMITTED: August 5, 2020

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HELOTES, TEXAS AMENDING MUNICIPAL CODE OF ORDINANCES CHAPTER 90 *UTILITIES,* ARTICLE I *WATER CONSERVATION* BY REVISING SECTION 90-3 *MANDATORY CONSERVATION MEASURES*; AUTHORIZING THE CITY ADMINISTRATOR TO TAKE ALL NECESSARY STEPS TO IMPLEMENT THE PROVISIONS OF THIS ORDINANCE; PROVIDING FOR SEVERABILITY; REPEALING ANY OTHER CODE PROVISIONS, ORDINANCES, OR PARTS OF ORDINANCES, AND OTHER PROVISIONS IN CONFLICT HEREWITH; PROVIDING A PENALTY; INCORPORATING RECITALS; AND ADOPTING AN EFFECTIVE DATE.

WHEREAS, the City of Helotes adheres to water-use reduction measures issued by San Antonio Water System (SAWS), Edwards Aquifer Authority (EAA) or the Trinity Glen Rose Groundwater Conservation District (TGR); and

WHEREAS, the water-use rules for the region were updated to better align water conservation goals with population growth and improve long term water supply strategies; and

WHEREAS, the City finds it necessary to adopt the updated water-use rules in order to establish consistent water conservation measures region-wide.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HELOTES, TEXAS THAT:

SECTION ONE. AMENDMENT. Municipal Code of Ordinances Chapter 90 *Utilities*, Article I *Water Conservation*, Section 90-3 *Mandatory Conservation Measure* is hereby amended and shall read as follows:

"Chapter 90 *Utilities*
Article I *Water Conservation*

Sec. 90-1. Water conservation plan adopted.

The City Council hereby adopts a water conservation plan.

Sec. 90-2. Violations; penalty.

It shall be unlawful for any person, individual, corporation, or partnership to intentionally, knowingly, recklessly or negligently use water or allow or cause the use of water in violation of any provisions of the water conservation plan. Any person, individual, corporation, or partnership who shall violate any provision of this Article shall be deemed upon conviction to be guilty of a misdemeanor and shall be punished by a fine of not less than $100 nor more than $2000, and each day such violation continues shall be a separate offense and punishable as such.

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Sec. 90-3. Mandatory conservation measures.

(a) The following conservation measures are mandatory year-round for all properties located within the City of Helotes when no Aquifer Management Stage has been declared by the Edwards Aquifer Authority (the "Authority") or the Trinity Glen Rose Groundwater Conservation District (the "District"). Properties serviced by San Antonio Water System ("SAWS") or by private or public wells within the Authority shall be subject to Aquifer Management Stages declared by the Authority. Properties serviced by a public utility other than SAWS or private or public wells within the District shall be subject to Aquifer Management Stages declared by the District.

(1) *Year-Round*

a. Water waste is prohibited at all times. Allowing water to run off into a gutter, ditch, or drain or failing to repair a controllable leak is considered water waste.

b. Residential, commercial, industrial, and agricultural Aquifer or District water users should use common sense and best practices to avoid water waste.

c. Landscape watering with an irrigation system or sprinkler is permitted any day of the week between the hours of ~~8~~ 7:00 p.m. and ~~10~~ 11:00 a.m.

d. Hand watering with a hand-held hose, drip irrigation system, watering can, or bucket is permitted any time and any day.

e. Washing impervious cover, such as parking lots, driveways, streets or sidewalks is permitted, but should be done responsibly to avoid excessive runoff.

f. Non-commercial washing of vehicles and mobile equipment (e.g. washing vehicles at a residence) is permitted any time. Use of an automatic shut-off nozzle or bucket of five gallons or less is recommended to prevent water waste.

g. The use of commercial vehicle wash facilities is permitted any day.

h. Vehicle wash fundraisers shall be conducted at a vehicle wash facility with recycling capability using such facility's equipment.

i. Newly installed irrigation systems using pop-up spray or rotor technology shall not be used in landscape areas which have both:

1. dimensions less than five feet in length and/or width; and

2. impervious pedestrian or vehicular traffic surfaces along two (2) or more perimeters. Where pop-up sprays and rotor heads are allowed in newly installed irrigation systems, they:

(i) must direct flow away from any adjacent impervious surface; and

(ii) shall not be placed within four (4) inches of an impervious surface.

j. Newly installed ice machines shall not be single pass water-cooled.

k. Commercial dining facilities shall:

1. Utilize positive shut offs for hand-held dish-rinsing wands; and

2. Utilize water flow restrictors for all garbage disposals.

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l. Vehicle wash facilities commencing operation or replacing wash technology and:

1. Using a conveyorized, touchless, and/or rollover in-bay technology shall reuse a minimum of fifty percent (50%) of water from previous vehicle rinses in subsequent washes; and / or

2. Using reverse osmosis to produce water rinse with lower mineral content, shall incorporate the unused concentrate in subsequent vehicle washes.

m. Regardless of the dates of operation commencement, self-service spray wands used shall emit no more than three gallons of water per minute.

n. Rain sensors shall be installed and maintained on all irrigation systems equipped with automatic irrigation controllers.

o. All in-ground irrigation systems shall be zonal irrigation systems.

p. All turfgrass installed during or associated with new construction:

1. Shall have summer dormancy capabilities;

2. Shall have a minimum of four (4) inches of soil under the turfgrass; and

3. Drainage projects, utility projects, water and power utility projects, public property maintenance or repair and those governmental activities necessary to attain National Pollutant Discharge Elimination System (NPDES) / Texas Pollutant Discharge Elimination System (TPDES) compliance with federal or state rules and regulations implementing the Clean Water Act shall not be deemed new construction for purposes of this subsection.

q. The use of treated wastewater or recycled water is a defense to prosecution under these rules.

r. Year Round restrictions continue until there is an announcement by the Authority or District that Stage I is in effect for respective properties.

(b) The following conservation measures will become mandatory for all properties located within the City of Helotes at each Aquifer Management Stage declared by the Authority or District for respective properties located within the Authority or District and in the manner identified within Section 90-3(a) above.

(1) *Stage I*

a. Water waste is prohibited at all times. Water waste includes allowing water to run off into a gutter, ditch, or drain or failing to repair a controllable leak.

b. Reduce water consumption by any means available.

c. All swimming pools and hot tubs must have a minimum of 25 percent of the surface area covered with evaporation screens when not in use.

d. Watering with a hand-held hose, soaker hose, drip irrigation system, bucket or watering can is permitted any time and any day.

e. Watering with an irrigation system or sprinkler is allowed only once a week before ~~10~~ 11:00 a.m. or after ~~8~~ 7:00 p.m. on your designated watering day as determined by the last digit of your street address:

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0 or 1 Monday
2 or 3 Tuesday
4 or 5 Wednesday
6 or 7 Thursday
8 or 9 Friday
No watering on weekends
Areas without a street address, such as medians and neighborhood entryways, water on Wednesday.

f. Washing impervious cover, such as parking lots, driveways, streets or sidewalks is prohibited. Health and safety exceptions to this rule may be requested in writing from the City of Helotes City Administrator for consideration.

g. Residential washing of vehicles or other equipment is allowed only on assigned watering days and times. A hose with an automatic shut-off nozzle or bucket of five gallons or less may be used. Water should not be allowed to run into the street.

h. The use of commercial car wash facilities with water recycling capability is allowed any day.

i. Landscaped areas on golf courses, driving ranges, athletic fields, and / or parks not directly "in play" are required to follow one-day-per-week watering based on address, as indicated in (b)(1)e of this Section, unless otherwise instructed by the City of Helotes City Administrator. "In play" areas may be watered Monday thru Friday between the hours of ~~8~~ 7:00 p.m. and ~~10~~ 11:00 a.m.

j. Newly-planted landscapes may qualify for a three-week exemption from the one-day-per-week watering rules. Property owners must mail, fax or e-mail their request thirty (30) days prior to installation to the City of Helotes along with their name, address of the landscape, and date of installation. If your request is approved by the City Administrator, you will receive a confirmation letter stating the duration of the permit. Over-seeding existing turf or other landscape is not considered new landscape and will not be given an exemption.

k. No water use restrictions are imposed on political subdivisions, public utilities, and essential uses, such as firefighting, medical uses, and healthcare facilities. Water for firefighting training is strongly discouraged.

l. Stage I restrictions continue until there is an announcement by the Authority or District that Stage I has been canceled or that Stage II is in effect for respective properties.

m. The use of treated wastewater or recycled water is a defense to prosecution under these rules.

(2) *Stage II*

a. All restrictions from Stage I.~~Watering with a soaker hose, drip irrigation system, bucket, or watering can is permitted during the hours of 3:00 a.m. to 8:00 a.m. and 8:00 p.m. to 10:00 p.m. a~~

b. Watering with a hand held hose, drip irrigation system, bucket or watering can is permitted any time and any day.

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c. Watering with a~~n~~ soaker hose, irrigation system or sprinkler is allowed only once a week during the hours of ~~3~~ 7:00 a.m. to ~~8~~ 11:00 a.m. and ~~8~~ 7:00 p.m. to ~~10~~ 11:00 p.m. on your designated watering day as determined by the last digit of your street address:

0 or 1 Monday
2 or 3 Tuesday
4 or 5 Wednesday
6 or 7 Thursday
8 or 9 Friday
No watering on weekends
Areas without a street address, such as medians and neighborhood entryways, water on Wednesday.

d. Filling of new and existing swimming pools and hot tubs is prohibited unless at least 30% of the water is obtained from a source other than Aquifer or District. In addition, refilling is permitted only if the pool has been drained for repairs.

e. Landscaped areas on golf courses, driving ranges, athletic fields, and / or parks not directly "in play" are required to follow one-day-per-week watering based on address, as indicated in (b)(2)d of this Section, unless otherwise instructed by the City of Helotes. "In play" areas may be watered Mondays, Wednesdays, and Fridays between the hours of ~~8~~ 7:00 p.m. and ~~10~~ 11:00 a.m.

f. Residential washing of vehicles at a residence is permitted only on the assigned residential landscape watering day and time, as indicated in (b)(2)d of this Section. Use of commercial car washes is permitted any time and any day.

g. Stage II restrictions continue until there is an announcement by the Authority or District that Stage II has been canceled or that Stage III is in effect for respective properties.

h. No water use restrictions are imposed on political subdivisions, public utilities, and essential uses, such as firefighting, medical uses, and healthcare facilities. Water for firefighting training is strongly discouraged.

i. The use of treated wastewater or recycled water is a defense to prosecution under these rules.

(3) *Stage III*

a. All restrictions from Stage II.

b. Watering with a ~~soaker hose,~~ drip irrigation system, bucket or watering can is permitted Mondays, Wednesdays, and Fridays during the hours of ~~3~~7:00 a.m. to ~~8~~11:00 a.m. and 7:00 p.m. to ~~10~~11:00 p.m.

c. Watering with a hand held hose is permitted any time and any day.

d. Watering with a soaker hose, irrigation system or sprinkler is allowed only once every other week beginning on the second Monday after Stage III has been declared by the Authority or District for respective properties during the hours of ~~3~~ 7:00 a.m. to ~~8~~ 11:00 a.m. and ~~8~~ 7:00 p.m. to ~~10~~ 11:00 p.m. on your designated watering day as determined by the last digit of your street address:

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0 or 1 Monday
2 or 3 Tuesday
4 or 5 Wednesday
6 or 7 Thursday
8 or 9 Friday
No watering on weekends
Areas without a street address, such as medians and neighborhood entryways, water on Wednesday.

e. Watering newly planted landscapes allowed only with a variance from the City of Helotes City Administrator.

f. Landscaped areas on golf courses, driving ranges, athletic fields, and / or parks not directly "in play" are allowed to water only once every other week beginning on the second Monday after Stage III has been declared by the Authority or District for respective properties during the hours of ~~3 a.m.~~ 7:00 pm to ~~8 a.m.~~ 11:00 am ~~and 8 p.m. to 10 p.m.~~ on your designated watering day as determined by the last digit of your street address:

0 or 1 Monday
2 or 3 Tuesday
4 or 5 Wednesday
6 or 7 Thursday
8 or 9 Friday
No watering on weekends
Areas without a street address, such as medians and neighborhood entryways, water on Wednesday.

"In play" areas may be watered Mondays, Wednesdays, and Fridays between the hours of ~~3 a.m~~.7:00 pm to ~~8 a.m.~~ 11:00 am. ~~and 8 p.m. to 10 p.m~~.

g. Residential washing of vehicles at a residence is permitted only on the assigned residential landscape watering day and time, as indicated in (b)(3)d of this Section. Use of commercial car washes is permitted any time and any day.

h. Water runoff onto streets is prohibited.

i. No water use restrictions are imposed on political subdivisions, public utilities, and essential uses, such as firefighting, medical uses, and healthcare facilities. Water for firefighting training is strongly discouraged.

j. Stage III restrictions continue until there is an announcement by the Authority or District that Stage III has been cancelled, or that Stage I or II is in effect for respective properties, or that Stage IV is in effect for respective properties.~~Stage III restrictions continue if there is an announcement by the Authority or District that Stage IV is in effect for respective properties.~~

k. The use of treated wastewater or recycled water is a defense to prosecution under these rules.

(4) *Stage IV*

a. Stage III landscape irrigation restrictions remain in effect.

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b. A drought surcharge is assessed on all water accounts of the Authority and shall remain in effect if Stage IV is still in effect at the beginning of the next billing month.

c. Stage IV restrictions continue until there is an announcement by the Authority or District that Stave IV has been cancelled or that Stage I, Stage II or Stage III is in effect for respective properties.

d. The use of treated wastewater or recycled water is a defense to prosecution under these rules."

SECTION TWO. AUTHORIZATION. The City Administrator is authorized to take all necessary steps to implement the provisions of this Ordinance.

SECTION THREE. SEVERABILITY. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or illegal, such decision shall not affect the validity of the remaining sections of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared void.

SECTION FOUR. REPEALER. All other Code provisions, ordinances or parts of ordinances, and other provisions in conflict herewith are repealed to the extent of said conflict.

SECTION FIVE. FINDINGS. The City Council finds all of the above recitals to be true and correct and incorporates the same in this Ordinance as findings of fact.

SECTION SIX. EFFECTIVE DATE. This Ordinance shall be effective immediately following its publication in the San Antonio Express News. Thereafter, the rules contained therein will apply within the City of Helotes.

PASSED AND APPROVED this 27th day of August, 2020.

_____
Thomas A. Schoolcraft
MAYOR

ATTEST:

_____
Celina Perez
CITY SECRETARY

Published: August_____, 2020 and August ____, 2020 - San Antonio Express News

DRAFT

Agenda Item No. 11

CITY COUNCIL
AGENDA ITEM REQUEST FORM

MEETING DATE: August 27, 2020

AGENDA PLACEMENT:

- ☐ **PUBLIC HEARING**
- ☐ **RECOGNITION**
- ☐ **UNFINISHED BUSINESS**
- ☐ **CONSENT**
- ☒ **INDIVIDUAL**
- ☐ **CLOSED**

CAPTION:

Discussion of and action on a Resolution of the City Council of City of Helotes, Texas amending Resolution No. 20-007 by converting the City of Helotes Economic Development Corporation (EDC) Small Business Loan Assistance Program into a Small Business Grant Program; approving all previously awarded loans to be converted to grants and included in the Grant Program; and authorizing the City Administrator to take all necessary steps to implement the provisions of this Resolution. (Staff)

EXECUTIVE SUMMARY:

On May 14, 2020, City Council approved Resolution No. 20-007 authorizing the Helotes Economic Development Corporation (EDC) to establish a Small Business Loan Assistance Program (the "Loan Program") to provide up to $20,000.00 in zero interest loans to each eligible Helotes small business that has been adversely impacted by the COVID-19 pandemic.

Due to continued regulation changes by the Texas Governor, many small businesses are not comfortable applying for long-term loans. In an effort to assist Helotes business's, Staff has identified a funding program through Bexar County and the Coronavirus Aid, Relief, and Economic Security (CARES) Act. This funding option would allow for the existing Loan Program to be converted into a Grants Program. The County requires adopting the following minimum eligibility requirements:

- Business who received Bexar County COVID-19 grant funds thru the Lift Fund Small Business Disaster Relief Programs are not eligible for grants offered by the City;
- Industries of professional services such as physicians, clinics, dentists, attorneys, engineers, architects, insurance agencies, vacation and long-term rentals, and sexually oriented businesses are not included; and
- Annual gross revenues of not more than $1 million from all business activities.

Staff supports converting to a Grants Program due to the continued economic strain COVID-19 has had on the small business community. Many of our businesses have been forced to close or operate at reduced capacities for a prolonged period of time. This has resulted in an inability for some to cover their normal operating costs. The Grants Program would allow these businesses to

focus on rebuilding without the burden of added expenses of debt service. In order to be fair, Staff believes the Grants Program should be retroactive to previously approved applicants. In addition to the County's eligibility requirements, Staff recommends maintaining the original eligibility requirements as follows:

- Located within the corporate limits of the City of Helotes and will remain in the City;
- Must be in compliance with the Municipal Code of Ordinances, including all applicable zoning and land use ordinances, and have a current Certificate of Occupancy;
- Not a home-based business;
- Must have been in business since May 2019;
- Must be a sales tax producing business;
- Must demonstrate a loss of revenue due to the COVID-19 crisis, beginning March 2020, and use the twelve (12) previous months as a basis;
- Sole proprietors are eligible to apply; and
- Demonstrate a loss of at least 15% of revenue in the period beginning March 2020, or was deemed non-essential and could not operate.
- We recommend grant amounts of:
    - $5,000.00 for micro-businesses with 5 or less full-time employees
    - $10,000.00 for small businesses with 6 to 10 full-time employees

ATTACHMENTS:

Attachment A – Resolution
Attachment B – Bexar County CARES Grants Program Qualifiers

PREPARED BY: Marian Mendoza, City Administrator

DATE SUBMITTED: August 17, 2020

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HELOTES, TEXAS AMENDING RESOLUTION NO. 20-007 BY CONVERTING THE CITY OF HELOTES ECONOMIC DEVELOPMENT CORPORATION'S (EDC) SMALL BUSINESS LOAN ASSISTANCE PROGRAM (THE "LOAN PROGRAM") INTO A SMALL BUSINESS GRANT PROGRAM (THE "GRANT PROGRAM") TO PROVIDE IMMEDIATE, SHORT-TERM FINANCIAL AID TO QUALIFIED SMALL BUSINESSES THAT HAVE BEEN IMPACTED BY COVID-19 IN THE CITY OF HELOTES; APPROVING ALL PREVIOUSLY AWARDED LOANS TO BE CONVERTED TO GRANTS AND INCLUDED IN THE GRANT PROGRAM; COMPLYING WITH TEXAS LOCAL GOVERNMENT CODE, SECTION 505.158; AUTHORIZING THE CITY ADMINISTRATOR TO TAKE ALL NECESSARY STEPS TO IMPLEMENT THE PROVISIONS OF THIS RESOLUTION; INCORPORATING RECITALS, PROVIDING FOR SEVERABILITY; REPEALING ANY OTHER RESOLUTIONS AND OTHER PROVISIONS IN CONFLICT HEREWITH; AND ADOPTING AN EFFECTIVE DATE.

WHEREAS, the City of Helotes, Texas ("City") authorized the creation of the City of Helotes Economic Development Corporation ("EDC"), a Type B Economic Development Corporation; and

WHEREAS, on May 14, 2020, City Council authorized the EDC to establish a Small Business Loan Assistance Program (the "Loan Program") project after giving two separate readings of Resolution No. 20-007 as required by Texas Local Government Code, Section 505.158; and

WHEREAS, the EDC has identified a funding program through Bexar County and desires to convert the Loan Program into a Small Business Grant Program (the "Grant Program"); and

WHEREAS, the EDC still intends to have the Grant Program provide immediate, short-term financial assistance to qualified businesses that have been impacted by the novel coronavirus (COVID-19) located within the corporate city limits of Helotes; and

WHEREAS, the City Council finds that converting the Loan Program project into a Grant Program will assist local businesses to create or retain primary jobs in the municipality and will serve the public health, safety and welfare of the City of Helotes.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HELOTES, TEXAS THAT:

Section One. ***Approval.*** The City Council hereby approves converting the Loan Program into a Grant Program. The EDC shall utilize the previously approved funding amount of $336,000.00. The amount of $300,000.00 shall be for the grants program and shall be reimbursed to the EDC by the City of Helotes through the Interlocal Grant Agreement between the City and Bexar County, whereas the agreement has provided a mechanism for the City to seek reimbursements for certain COVID-19 expenses and expenditures from funding appropriated under the Coronavirus Aid, Relief, and Economic Security (CARES) Act.

Section Two. ***Authorization.*** The City Administrator is hereby authorized to take all necessary steps to implement the provisions of this Resolution.

Section Three. ***Recitals.*** The City Council finds all of the above recitals to be true and correct and incorporates the same in this Resolution as findings of fact.

Section Four. ***Severability.*** If any section, subsection, sentence, clause, or phrase of this Resolution is for any reason held to be unconstitutional or illegal, such decision shall not affect the validity of the remaining sections of this Resolution. City Council hereby declares that it would have passed this Resolution, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared void.

Section Five. ***Repealer.*** Resolution No. 20-007 and any other provisions in conflict with this Resolution are hereby repealed.

Section Six. ***Effective Date.*** This Resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED this 27th day of August, 2020.

CITY OF HELOTES, TEXAS

_____
Thomas A. Schoolcraft, Mayor

ATTEST:

_____
Celina Perez, City Secretary

DRAFT

The Coronavirus Aid, Relief, and Economic Security (CARES) ACT FUND

The funds are to provide emergency relief to small businesses struggling under the financial impact of COVID-19. These funds are intended to support an inclusive and diverse small business environment. Business within the city limits with up to One Million Dollars ($1,000,000.00) in annual revenue may apply.

An application process and an award process will be created to ensure the business meets all the qualifiers set forth by Bexar County and has collected all the required documentation. The funds available should be made public by being listed on the entity website and should be presented at the next City Council meeting for public notice.

Considerations of Fund

- Business who received Bexar County COVID19 grant funds, thru the LiftFund Small Business Disaster Relief Programs, are not eligible for grants offered by the City.
- Industries not included are professional services such as physicians, clinics, dentists, attorneys, engineers, architects, insurance agencies, vacation and long-term rentals and sexually oriented businesses.
- Local non-profits, 501(c)(3), are eligible to apply; However, no more than 10% of total funding can go to non-profits, and grant funds are to be used only for operational expenses.

Grant Amount

- Micro-Business with 5 or less, full time, employees = up to $10,000
- Small Business with 6-10, full time, employees = up to $25,000
- Small and Micro-Business should be asked how much funding they are requesting during the application process

Business Qualifiers

- Annual gross revenues of not more than $1 million from all business activities;
- Has not previously received a Bexar County Grant/Loan;
- Limited to businesses that are located and will remain in _____
- Sole proprietors are eligible to apply;
- Business established prior to August 2019
- Demonstrates a loss of at least 15% of revenue in the period beginning March 12, 2020, or was deemed non-essential and could not operate;

Grant Verification Process – Required Documentation

- Driver's License / State ID
- Business entity formation documents: document from Bexar County and/or Secretary of State with date of formation

- 3 months of business operating bank statements to prove losses
    - If last three months do not show the business revenue level prior to COVID-19, additional business statements from December 2019 to February 2020 will be requested;
- Employers: list of employees from payroll system for 2019 & 2020
- Employment Documentation with IRS 940 and 941 for all of 2019 and Q1 and Q2 of 2020;
- Current State or Federal Identification;
- Proof of business address;
- Closing of Non-Essential Business Documentation;
- Business and individual tax return (2018 tax return acceptable) to determine business revenue

CITY COUNCIL
AGENDA ITEM REQUEST FORM

MEETING DATE: August 27, 2020

AGENDA PLACEMENT:

- ☐ **PUBLIC HEARING**
- ☐ **RECOGNITION**
- ☐ **UNFINISHED BUSINESS**
- ☐ **CONSENT**
- ☒ **INDIVIDUAL**
- ☐ **CLOSED**

CAPTION:

Discussion of and action on a Resolution of the City Council of the City of Helotes, Texas, approving a Small Business Grant Program (the "Grants Program") that will offer grants to businesses within the corporate city limits of Helotes that have been impacted by COVID-19; appropriating $150,000.00 from the Unreserved General Funds to establish the Grant Program and these funds will be reimbursed by the Coronavirus Aid, Relief, and Economic Security **(**CARES) Act funding; and authorizing the City Administrator to take all necessary steps to implement the provisions of this Resolution. (Staff)

EXECUTIVE SUMMARY:

In an effort to assist Helotes businesses', Staff has identified a funding program through Bexar County and the Coronavirus Aid, Relief, and Economic Security (CARES) Act. This funding option allows for the City to provide funds towards a Small Business Grant Program. The County requires adopting the following minimum eligibility requirements:

- Business who received Bexar County COVID-19 grant funds thru the Lift Fund Small Business Disaster Relief Programs are not eligible for grants offered by the City;
- Industries of professional services such as physicians, clinics, dentists, attorneys, engineers, architects, insurance agencies, vacation and long-term rentals, and sexually oriented businesses are not included; and
- Annual gross revenues of not more than $1 million from all business activities.

This will be an addition to the Helotes Economic Development Corporation (EDC) funds of $300,000.00 to assist the small businesses in Helotes and will follow the same eligibility requirements established in the new EDC Grant Program.

- We recommend grant amounts of:
    - $5,000 for micro-businesses with 5 or less full-time employees
    - $10,000 for small businesses with 6 to 10 full-time employees

A request for the CARES Funding has been submitted to the Bexar County Auditor's office and the City is awaiting a response. Funds will not be expensed until approval from Bexar County has been received.

ATTACHMENTS:

Attachment A – Resolution

PREPARED BY: Marian Mendoza, City Administrator

DATE SUBMITTED: August 19, 2020

RESOLUTION NO. 20-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HELOTES, TEXAS APPROVING A SMALL BUSINESS GRANT PROGRAM (THE "GRANT PROGRAM") THAT WILL OFFER GRANTS TO BUSINESSES WITHIN THE CORPORATE CITY LIMITS OF HELOTES THAT HAVE BEEN IMPACTED BY COVID-19; APPROPRIATING $150,000.00 FROM THE UNRESERVED GENERAL FUNDS TO ESTABLISH THE GRANT PROGRAM; AUTHORIZING THE CITY ADMINISTRATOR TO TAKE ALL NECESSARY STEPS TO IMPLEMENT THE PROVISIONS OF THIS RESOLUTION; INCORPORATING RECITALS; PROVIDING FOR SEVERABILITY; REPEALING ANY OTHER CODE PROVISIONS, RESOLUTIONS, OR PARTS OF RESOLUTIONS, AND OTHER PROVISIONS IN CONFLICT HEREWITH; AND SETTING AN EFFECTIVE DATE.

WHEREAS, COVID-19 has been recognized globally as a contagious respiratory virus that continues to spread and pose an imminent threat; and

WHEREAS, on March 13, 2020, the Texas Governor declared a statewide public health disaster and the Bexar County Judge declared the same locally; and

WHEREAS, on March 20, 2020, the Mayor issued a declaration of local disaster for public health emergency for the City of Helotes for a period of seven (7) days; and

WHEREAS, on June 25, 2020, the City Council adopted Declaration No. 2020-04, continuing and extending the Mayor's declaration of local disaster; and

WHEREAS, on June 25, 2020 the City Council adopted Resolution No. 20-008 approving an Interlocal Grant Agreement between the City and Bexar County to allow the City to seek reimbursement for certain COVID-19 expenses under the Coronavirus Aid, Relief, and Economic Security (CARES) Act 2020; and

WHEREAS, the City Council recognize the continued economic strain that COVID-19 is causing to local businesses located within the corporate city limits of Helotes and desire to establish a grant program to assist those businesses.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HELOTES, TEXAS THAT:

Section One. The City Council of the City of Helotes, Texas hereby authorizes the establishment of a small business grant program to provide immediate, short-term financial assistance to qualified businesses located within the corporate city limits of Helotes. The City Administrator is hereby authorized to take all necessary steps to implement the provisions of this Resolution.

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Section Two. The City Council shall appropriate an amount of $150,000.00 from the Unreserved General Fund to establish the Grants Program once reimbursement for funds are approved by Bexar County.

Section Three. The appropriated amount of $150,000.00 shall be reimbursed to the City through the Interlocal Grant Agreement with Bexar County, whereas the agreement has provided a mechanism for the City to seek reimbursement for certain COVID-19 expenses and expenditures from funding appropriated under the Coronavirus Aid, Relief, and Economic Security (CARES) Act 2020.

Section Four. The City Council finds all of the above recitals to be true and correct and incorporates the same in this Resolution as findings of fact.

Section Five. If any section, subsection, sentence, clause, or phrase of this Resolution is for any reason held to be unconstitutional or illegal, such decision shall not affect the validity of the remaining sections of this Resolution. The City Council hereby declares that it would have passed this Resolution, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared void.

Section Six. This Resolution shall be effective immediately upon the approval of the City Council.

PASSED AND APPROVED this 27th day of August, 2020.

CITY OF HELOTES, TEXAS

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Thomas A. Schoolcraft, Mayor

ATTEST:

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Celina Perez, City Secretary

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