

MINUTES
REGULAR MEETING
HELOTES CITY COUNCIL

The City of Helotes City Council met for a regular meeting Thursday, March 12, 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

Staff Present: Marian Mendoza, City Administrator
Celina Perez, City Secretary

1. Call to Order.

Mayor Schoolcraft called the meeting to order at 7:00 p.m. Council Member Massey led the invocation. Mayor Schoolcraft led the pledge to the U.S. flag and the Texas flag.

PUBLIC HEARING:

- 2. Public Hearing to give all interested persons the right to appear and be heard on a request by 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 (BACD Prop. ID Nos. 1308636 & 1308638), generally located behind 12510 Bandera Road, Helotes, Texas 78023.**

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

OPEN SESSION:

3. Citizens to be Heard.

Several spoke in opposition to a proposed residential development on Galm Road, located in Bexar County and the City of San Antonio, and that abuts the Beverly Hills Subdivision located in the City of Helotes. Speaking in opposition were Mano Avila, Joe Seward, Anne Carraway, Nancy Smith, and Chris Saldivar. The speakers were not in favor of allowing the proposed residential development to use the Beverly Hills Subdivision as a point of egress and believed Galm Road should be used.

Mayor Schoolcraft advised the City of Helotes was not notified of the development and Staff is coordinating a town hall meeting for the public with Bexar County and the City of San Antonio.

CONSENT AGENDA (ITEM NOS. 4 - 6): All items marked with an asterisk (**) on the consent agenda were voted on by one motion. Motion was made by Council Member Buys, second by Council Member Massey, to approve items 4 through 6 on the consent agenda. Motion to approve carried unanimously.

- 4.* **Approval of the minutes of the Regular Meeting dated February 27, 2020. (Staff)**
- 5.* **Approval of the Fiscal Year Ending (FYE) 2020 City of Helotes Revenue and Expense, Balance Sheet, and Encumbrance Reports dated March 6, 2020. (Staff)**
- 6.* **Approval of a preliminary and final amending plat, pursuant to Municipal Code of Ordinances Chapter 78 *Subdivisions*, Section 78-75 *Amending a Plat*, establishing Bricewood Subdivision, Unit 3-A, Lots 1 – 9, Block 26, and amending Bricewood Subdivision, Unit-3, Lots 1 – 9, Block 20, recorded in Volume 20001, Pgs. 1364 – 1365, of the Official Public Records of Bexar County, Texas. (Applicant)**
(Note: On March 3, 2020 the Planning & Zoning Commission recommended approval of the aforementioned amending plat establishing Bricewood Subdivision, Unit 3-A, Lots 1 – 9, Block 26.)

ITEMS FOR INDIVIDUAL CONSIDERATION:

- 7. **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 (BACD Prop. ID Nos. 1308636 & 1308638), generally located behind 12510 Bandera Road, Helotes, Texas 78023. (Applicant)**

(Note: On March 3, 2020 the Planning & Zoning Commission recommended approval of the aforementioned zoning change request by Versaterra Development.)

Mayor Schoolcraft noted the Developer could not attend the meeting and requested that Council postpone the item to March 26, 2020.

Motion was made by Council Member Buys, second by Council Member Blue, to postpone this item to the March 26 meeting.

Motion to postpone carried unanimously.

- 8. **Discussion of and action on a request by Debbie James for approval of a wall sign, pursuant to Municipal Code of Ordinances Chapter 98 *Zoning*, Section 98-72 *Old Town Helotes Special District*, Subparagraph (g)(6)(b)(2) *Commercial Signs – Projecting, Wall, Hanging, or In/On Windows*, for Cheetahlish, a retail clothing store, located at 14436 Old Bandera Road, Helotes, Texas 78023, more particularly described as BCAD Prop. ID No. 242097. (Applicant)**

(Note: On March 3, 2020 the Planning & Zoning Commission recommended approval of the wall sign for Cheethalish, with the suggestion that the applicant utilize a more earth-tone color for the sign, since the building is located in the Old Town Helotes Special District.)

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

Discussion included that the sign color would be muted.

Motion to approve the item carried unanimously.

9. **Discussion of and action on a request by Facility Solutions Group for approval of a variance to Municipal Code of Ordinances Chapter 66 Signs, Section 66-49 Commercial Signs: Single-Business Use (Monument-Type) authorizing a size and height increase on an existing monument sign for Kentucky Fried Chicken located at 12474 Bandera Road, more particularly described as BCAD Property ID No. 1274714. (Applicant)**

(Note: On March 3, 2020 the Planning & Zoning Commission recommended denial of the variance request for Kentucky Fried Chicken.)

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

Discussion included suggestions on relocating the Kentucky Fried Chicken monument sign, or making the electrical box smaller, rather than enlarging the monument sign.

Motion to deny the variance request carried unanimously.

10. **Discussion of and action on a request by Nuclios Architecture for approval of a conceptual design plan for Little Cherub Childcare Center located at 12840 N. F.M. 1560 (Hausman Road), more particularly described as BCAD Property ID No. 242808, including the following:**

- **Site plan;**
- **Building design;**
- **Exterior lighting; and**
- **Signage. (Applicant)**

(Note: On March 3, 2020 the Planning & Zoning Commission recommended approval of the conceptual design plan for Little Cherub Childcare Center, with the stipulations that the four light fixtures around the monument sign be removed, since the sign will be internally illuminated and the wall sign be opaque, backlit, and made of an anodized metal.)

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

Discussion included the applicant's initial intention of removing the four light fixtures around the monument sign.

Motion to approve the item carried unanimously.

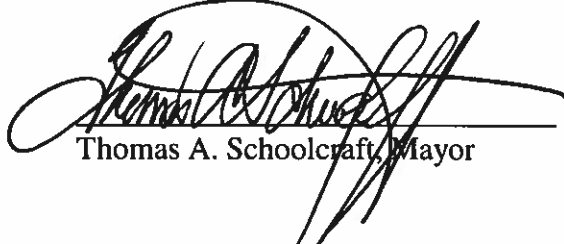
Adjourn

With no more business to come before Council, Mayor Schoolcraft adjourned the meeting at 7:50 p.m.

ATTEST:



Celina Perez, City Secretary



Thomas A. Schoolcraft, Mayor

