

MINUTES
REGULAR MEETING
HELOTES CITY COUNCIL
December 14, 2023

The City of Helotes City Council met for a regular meeting on Thursday, December 14, 2023, 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: Rich Whitehead, Mayor
Craig Sanders
Jen Sones
Dave Cato
Cynthia Massey
Matthew Merchant

Staff Present: Marian Mendoza, City Administrator
Celina Perez, City Secretary
Frank Garza, City Attorney
Corey Vullo, Public Works Director
Justin Vincent, Public Works Operations Supervisor
Glenn Goolsby, HEDC Executive Director

1. Call to Order.

Mayor Whitehead called the meeting to order at 7:00 p.m. Council Member Sones led the invocation. Mayor Whitehead led the pledges to the U.S. flag and to the Texas flag.

RECOGNITION:

2. Retirement Award presented by Mayor Whitehead to Tabitha Durr, Finance Director, recognizing 12 years of municipal service.

Mayor Whitehead presented a retirement award to Tabitha Durr and recognized her 22 years of service to the City (10 years on a contract basis and 12 years as a full time employee).

PUBLIC HEARING: *The speakers are grouped by position.*

3. Public Hearing to give all interested persons the right to appear and be heard on a land use request by MN&O Investment Group, LLC, for a Planned Unit Development (PUD) establishing Trailhead at Helotes, a proposed mixed-use commercial and residential project on property zoned General Business District (B-3), generally located at 14410 Bandera Road, Helotes, Texas 78023, and identified as BCAD Property ID Nos. 242100, 1097255, and 242130.

Mayor Whitehead opened the public hearing at 7:06 p.m.

Sabrina McGowan, Patrick McGowan, Charles Roberts, Lisa Pack, Amy Barile, Andrea Frere, Gina Joyce, Ed Joyce, and Richard Acuna spoke against the Planned Unit Development application for the Trailhead at Helotes (Agenda Item No. 8). A shared reason for opposition was most of the project is high-density rental units (220 rental units on 15.13 acres in new plan). A speaker pointed out that there is no shortage of rental communities in the area, as six rental communities already surround Helotes. Other concerns raised were increased traffic and additional strain on first responder personnel. Most speakers agreed the subject property should remain zoned B-3 for needed commercial development that benefits the community, like sit-down dining restaurants and other retail services.

Karl Wanke Jr., Debbie Horn, Roy Horn, Karl Wanke Sr., and Myfe Moore spoke in favor of the Planned Unit Development application for the Trailhead at Helotes (Agenda Item No. 8). Reasons for support include the developer's willingness to make changes to the plan, the project will bring in more customers that all business will benefit from, traffic has steadily increased for years and will do so regardless of this project, and the protection of the tree buffers and green belts.

Nick Coronel signed up to speak but did not approach the podium when called.

Mayor Whitehead closed the public hearing at 7:44 p.m.

OPEN SESSION:

4. Citizens to be Heard.

Nancy Smith, Randall Scheibelhut, and Hector Tamayo (translator Adriana Salazar) voiced concerns on the no thru traffic ordinance in the Beverly Hills Subdivision (Agenda Item No. 13). The speakers understood the intent of the ordinance is to curtail traffic from the Davis Ranch Subdivision; however, requested an exception for the Halpenny neighborhood in the City's ETJ since traffic from this area is not the problem. A speaker shared the real problem is Bexar County, as the developer, Pulte Homes, was willing to install an emergency access gate between Beverly Hills/Davis Ranch, and Bexar County did not allow it.

CONSENT AGENDA: All items marked with an asterisk (*) on the consent agenda were voted on by one motion. Motion was made by Council Member Sanders, second by Council Member Cato, to approve items 5 and 6 on the consent agenda. Motion to approve carried unanimously.

5.* Approval of the minutes of the Regular Meeting dated November 9, 2023, and the Special Meeting dated November 17, 2023.

6.* Approval of the Fiscal Year Ending (FYE) 2024 City of Helotes Revenue and Expense, Balance Sheet, and Encumbrance Reports dated December 4, 2023.

MAYOR'S REPORT:

7. Updates on the following:

- **City of Helotes a contender for a television feature in Viewpoint with Dennis Quaid as part of the series "Discover America: Great Places to Live, Raise a Family, and Start a Business".**

Mayor Whitehead announced that Helotes was one of ten cities interviewed by Viewpoint with Dennis Quaid for a television series about great places to live in America. Helotes will most likely not get selected as the number one city, but making the list of a nationally produced television show is an achievement. Mayor Whitehead attributed this achievement to fantastic citizens, businesses, and tremendous Staff.

ITEMS FOR INDIVIDUAL CONSIDERATION:

- 8. Discussion of and action on an Ordinance of the City Council of the City of Helotes, Texas, on a new Planned Unit Development (PUD) land use application by MN&O Investment Group, LLC, establishing Trailhead at Helotes, a proposed mixed-use commercial and residential project on property zoned General Business District (B-3), generally located at 14410 Bandera Road, Helotes, Texas 78023, and identified as BCAD Property ID Nos. 242100, 1097255, and 242130.**

(Note: On November 14, 2023, the Planning & Zoning Commission recommended denial (3-1) of the land use application for the Trailhead at Helotes Planned Unit Development.)

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

Speaking on this item was David Morin, MN&O Partners. Since the proposal presentations (on July 11 and July 27, 2023), the Trailhead at Helotes PUD concept was changed. The changes consist of decreasing the residential unit count to 220 units (366 units in proposal), reducing the building height to 2-story (3-story in proposal), changing the building type to single-family homes, duplexes, and townhomes (apartments and townhomes in proposal), increasing the retail footprint to 39,880 square feet (34,000 s.f. in proposal), and removing the spaces for food trucks. The property will still have large tree buffers and greenbelts (40' on Bandera Road and the perimeter and 20' between the retail and residential area). The retail site plan (6.57 acres) is a dog park bar and restaurant, pickleball courts (indoor and outdoor), food hall, splash pad, and a stand-alone restaurant with a patio. The residential site plan (15.13 acres) will have a hill country design with limestone and metal materials. David added three closing points: 1.) The Helotes Park Estates Subdivision is significantly elevated (90' - 120') above the Trailhead PUD; 2.) The Trailhead PUD has narrowed high-end uses and complements the Old Town Helotes Special District; and 3.) The Trailhead PUD will generate at least sixteen (16) times more property tax revenue for the City.

Discussion by the City Council included different viewpoints on whether the project would or would not impact traffic, the project's residential model is larger than the retail model, and economic responsibility (viability of retail sales tax revenue).

There being no further comments, Mayor Whitehead called the question.

Motion to deny the item as written carried unanimously.

9. **Discussion of and action on an Ordinance of the City Council of the City of Helotes, Texas, on an amended Planned Unit Development (PUD) project application by Killen, Griffin, Farrimond, PLLC, establishing Amendment No.1 for site plan updates to Bandera Ranch, an approved mixed-use commercial and residential project located at 15030 Bandera Road, Helotes, Texas 78023, and identified as BCAD Property ID No. 242013.**

Mayor Whitehead informed the City Council that this item was being *postponed to a meeting date in January 2024. (*at the Applicant's request)

10. **Discussion of and action on a request by EZZI Signs for approval of signage under Municipal Code of Ordinances Chapter 66 Signs to reflect the rebranding for Walmart located at 12550 Leslie Road, Helotes, Texas 78023, identified as BCAD Property ID No. 1175530, and includes:**

- a) **Updating the external facing of two existing monument signs pursuant to Municipal Code of Ordinances, Chapter 66 Signs, Section 66-49 *Single Business Use Monument Type*;**
- b) **Updating the external facing of (11) existing wall signs pursuant to Municipal Code of Ordinances, Chapter 66 Signs, Section 66-51 *Wall Signs*;**
- c) **Installation of (6) new wall signs and associated size and number variances pursuant to Municipal Code of Ordinances, Chapter 66 Signs, Section 66-51 *Wall Signs*; and**
- d) **Establishing a master sign plan, as requested by the Planning & Zoning Commission, pursuant to Municipal Code of Ordinances, Chapter 66 Signs, Section 66-71 *Master Sign Plan*.**

(Note: On November 14, 2023, the Planning & Zoning Commission recommended approval of this item as written.)

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

Motion to approve the item as written carried unanimously.

11. **Discussion of and action on a Resolution of the City Council of the City of Helotes, Texas, approving Amendment No. 1 to the Street Maintenance Plan for Year 2024 by adding the Old F.M. 1560 Roadway Drainage Improvements, including, but not limited to, the publication of the associated bid documentation and award of contract to the lowest responsible bidder and/or use of a purchasing cooperative program, and a project expenditure amount not to exceed \$110,000.00 from the dedicated Street Maintenance Fund. (Staff)**

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

Motion to approve the item as written carried unanimously.

- 12. Discussion of and action on a Resolution of the City Council of the City of Helotes, Texas, authorizing the Helotes Economic Development Corporation (HEDC) to enter into a Service Agreement with Charter Communications (“Spectrum”) to provide internet and related services to the Helotes Visitor and Business Center for an amount not to exceed \$10,000.00 per year, for a term of three (3) years. (HEDC)**

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

Motion to approve the item as written carried unanimously.

- 13. Discussion of and information on Ordinance No. 23-02 *No Thru Traffic in the Beverly Hills Subdivision*. (Mayor)**

Mayor Whitehead stated historically, the Halpenny neighborhood (in the City’s ETJ) could use city roadways in the Beverly Hills Subdivision because it was the only way into their neighborhood. However, the new connection from the Davis Ranch Subdivision prompted concerns from Beverly Hills residents about speeding, their safety, and their roadway infrastructure (Beverly Hills roads not built for high traffic volume). These reasons resulted in the City adopting the no pass thru ordinance. The City can not exempt the Halpenny neighborhood from the no pass thru ordinance because this area is outside the City of Helotes boundaries. The options for the Halpenny neighborhood are privatization through Bexar County or submit a petition for annexation to the City of Helotes, both previously presented to people in Halpenny. Mayor Whitehead informed the attending Halpenny residents to schedule a meeting with City Staff regarding more information on the annexation process.

STAFF REPORT:

- 14. Presentation by Corey Vullo, Public Works Operations Supervisor, on the City of Helotes Municipal Separate Storm Sewer System (Ms4) for Fiscal Year Ending 2023. (Staff)**

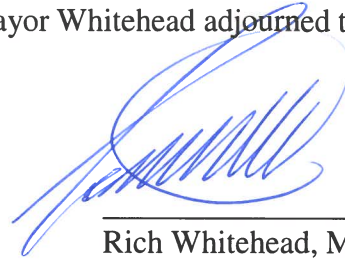
Corey Vullo, Public Works Operations Supervisor, presented an overview of the city’s Municipal Separate Storm Sewer System (Ms4) program for Fiscal Year Ending 2023. The presentation included the Stormwater Management Plan (SWMP) and the Best Management Practices (BMPs) that are being done to eliminate the discharge of pollutants into the city’s storm sewer system.

- 15. Presentation by Glenn Goolsby, Executive Director of the Helotes Economic Development Corporation (HEDC), on the 4th Quarter Activity for Fiscal Year Ending 2023 and 1st Quarter Activity for Fiscal Year Ending 2024. (Staff)**

Glenn Goolsby, HEDC Executive Director, summarized the activity of programs and projects to date by the Helotes Economic Development Corporation (HEDC). Organizational updates include the creation of a Community Enhancement Committee to assist with planning and future community park enhancements. Under strategic initiatives, the highlight is the art sculpture *The Western Dance* and the associated improvements to the traffic circle in Old Town Helotes. This project is through the Community Arts Grant Program, and the anticipated start date is after the holidays in January 2024. Lastly, the highlight under marketing initiatives is a campaign that provides vinyl banners free of charge to encourage supporting local businesses impacted by road construction along Bandera Road.

Adjourn.

With no more business to come before the City Council, Mayor Whitehead adjourned the meeting at 9:27 p.m.



Rich Whitehead, Mayor

ATTEST:



Celina Perez, City Secretary

