



**AGENDA
REGULAR MEETING
HELOTES CITY COUNCIL
July 11, 2024
7:00 p.m.**

The City of Helotes City Council will meet for a Regular Meeting on Thursday, July 11, 2024, at 7:00 p.m. in the City Hall Council Chambers, 12951 Bandera Road, Helotes, Texas 78023. Council Members may participate remotely by videoconferencing; however, a physical quorum of the City Council shall be present at Helotes City Hall. This is an open meeting, subject to the open meeting laws of the State of Texas.

1. Call to order.
 - Invocation.
 - Pledge of Allegiance.

RECOGNITION:

2. Law Enforcement Officer of the Year awarded to Duayne McGuire for demonstrating exemplary service in the line of duty. (Staff)

PUBLIC HEARING:

3. Public hearing to give all interested persons the right to appear and be heard on the proposed petitioned voluntary annexation by L&F-1, LLC, for two parcels of land totaling approximately 10.016 acres, being the future Bricewood Subdivision Unit-6A, and described as:
 - a) A 5.358-acre tract of land out of the M.M.Y Musquiz Survey No. 80, Abstract No. 467, County Block 4450, BCAD Property Tax ID No. 236310 in Bexar County, Texas; and
 - b) A 4.658-acre tract of land out of the M.M.Y Musquiz Survey No. 80, Abstract No. 467, County Block 4450, BCAD Property Tax ID No. 236313, in Bexar County, Texas. - [Agenda Item](#)

OPEN SESSION:

4. Citizens to be Heard. *The City Council shall not discuss any presented issue, nor may any action be taken on any issue at this time (Attorney General Opinion JC-0169). The Council will accept comments from citizens, business owners, business representative's, property owners, and representatives of property owners of the City of Helotes and its Extraterritorial Jurisdiction (ETJ) only. Comments are limited to three (3) minutes and this time is not transferable. Each person may only speak once. No profanity or threats will be tolerated.*

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

The City of Helotes City Hall is wheelchair accessible, and accessible parking spaces are available. In compliance with the Americans with Disabilities Act, the City of Helotes will provide reasonable accommodations for persons attending the meeting. To better serve you, requests should be received seventy-two (72) hours prior to the meeting. For assistance, contact the City Secretary at 210.695.5911.

CONSENT AGENDA (ITEM NO. 5):

All Consent Agenda items listed below are considered routine by City Staff and are intended to be enacted by one motion. There will be no separate discussion of these items, unless a Councilmember requests it, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.

5. Approval of the minutes of the Regular Meeting dated June 13, 2024. (Staff) - [Agenda Item](#)

MAYOR'S REPORT:

6. Updates on the following:
 - TxDOT improvements;
 - Wrap up of Independence Day Celebration held at the Helotes Festival Grounds on Wednesday, July 3, 2024.

ITEMS FOR INDIVIDUAL CONSIDERATION:

7. Discussion of and action on the Bexar Metro 9-11 Network District Proposed Fiscal Year (FY) 2025 Financial Plan and Budget. (Staff) - [Agenda Item](#)
8. Discussion of and action on a Resolution of the City Council of the City of Helotes, Texas, authorizing the City of Helotes Economic Development Corporation (HEDC) and Family Food Park, LLC to enter into a Targeted Business Incentive Program Agreement to fund costs associated with the development of a new food truck park located at 14769 Old Bandera Road; and approving a grant amount not to exceed \$32,700.00. (HEDC Board of Directors) - [Agenda Item](#)
9. Discussion of and action on a request by HFA for approval of a conceptual design plan establishing the site idea for Valvoline Instant Oil Change, a proposed preventative auto care business located at 12420 Bandera Road, Helotes, Texas 78023, identified as BCAD Property ID No. 987993, and including the following:
 - a) Site plan;
 - b) General building concept;
 - c) Exterior lighting;
 - d) Signage - One (1) business name wall sign pursuant to Municipal Code of Ordinances Chapter 66 *Signs*, Section 66-51 *Commercial Signs: Projecting, Wall and Hanging, or In or On Windows*;
 - e) Signage - One (1) monument sign pursuant to Municipal Code of Ordinances Chapter 66 *Signs*, Section 66-49 *Commercial Signs: Single Business Use (Monument Type)*; and
 - f) Signage - Four (4) service bay wall signs with associated size and number variances pursuant to Municipal Code of Ordinances Chapter 66 *Signs*, Section 66-51 *Commercial Signs: Projecting, Wall and Hanging, or In or On Windows*. (Applicant) - [Agenda Item](#)

ITEMS FOR INDIVIDUAL CONSIDERATION contd.:

10. Discussion of and action on a request by AP Architects, LLC for approval of a conceptual design plan establishing the site idea for Las Palapas Helotes, a proposed restaurant, located at 14924 Scenic Loop Road, Helotes, Texas 78023, identified as BCAD Property ID No. 1395816, and including the following:
 - a) Site plan;
 - b) General building concept;
 - c) Exterior lighting;
 - d) Signage - Two (2) business name wall signs pursuant to Municipal Code of Ordinances Chapter 66 *Signs*, Section 66-51 *Commercial Signs: Projecting, Wall and Hanging, or In or On Windows*;
 - e) Signage - One (1) monument sign pursuant to Municipal Code of Ordinances Chapter 66 *Signs*, Section 66-49 *Commercial Signs: Single Business Use (Monument Type)*;
 - f) Signage - Seven (7) traffic control signs for parking pursuant to Municipal Code of Ordinances Chapter 66 *Signs*, Section 66-45 *Traffic Control Signs: subsection (a) Traffic control signs upon private property*; and
 - g) Signage - Three (3) traffic control signs for drive thru pursuant to Municipal Code of Ordinances Chapter 66 *Signs*, Section 66-45 *Traffic Control Signs: subsection (a) Traffic control signs upon private property*. (Applicant) - [Agenda Item](#)

CLOSED SESSION:

11. Closed Session in accordance with Texas Government Code §551.071 *Consultations with City Attorney*, §551.074 *Personnel Matters*, and §551.087 *Deliberation Regarding Economic Development Negotiations*. In addition to the matters listed below, any matter scheduled for Open Session may be discussed in Closed Session, as appropriate and authorized by law:
 - §551.071 *Consultations with City Attorney* with respect to legal interpretation of state law on the release of area in a municipalities extra-territorial jurisdiction;
 - §551.074 *Personnel Matters* related to the duties of city employees;
 - §551.074 *Personnel Matters* to discuss the appointment, qualifications, and duties of public officers on municipal boards and commissions;
 - §551.087 *Deliberation Regarding Economic Development Negotiations* to discuss financial or other incentive information from a commercial prospect that wishes to locate, stay, or expand in the city; and
 - §551.087 *Deliberation Regarding Economic Development Negotiations* with respect to an annexation and development agreement related to Bricewood Subdivision Unit-6A, amendments to Bricewood Subdivision Units 1, 2, 3 upper, 5 upper, 6 upper, and amendments to Bricewood Subdivision Units 3 lower, 4, and 5 lower.

Adjourn into Open Session.

ITEMS FOR INDIVIDUAL CONSIDERATION:

12. Discussion of and action on an Ordinance of the City Council of the City of Helotes, Texas, providing for the extension of the Helotes municipal boundaries by petitioned voluntary annexation of approximately 10.016 acres, adjacent and contiguous to the Helotes city limit, being the future Bricewood Subdivision Unit-6A and the same real property described as a 5.358-acre tract of land out of the M.M.Y Musquiz Survey No. 80, Abstract No. 467, County Block 4450, BCAD Property Tax ID No. 236310 in Bexar County, Texas and a 4.658-acre tract of land out of the M.M.Y Musquiz Survey No. 80, Abstract No. 467, County Block 4450, BCAD Property Tax ID No. 236313, in Bexar County, Texas; and approving a Municipal Service Plan for said area. (Staff) - [Agenda Item](#)
13. Discussion of and action on an Ordinance of the City Council of the City of Helotes, Texas, approving a Development and Annexation Agreement between the City and L&F-1, LLC, to set forth terms and obligations with respect to the development and annexation of approximately 10.016 acres, adjacent and contiguous to the Helotes city limit, being the future Bricewood Subdivision Unit-6A and the same real property described as a 5.358-acre tract of land out of the M.M.Y Musquiz Survey No. 80, Abstract No. 467, County Block 4450, BCAD Property Tax ID No. 236310 in Bexar County, Texas and a 4.658-acre tract of land out of the M.M.Y Musquiz Survey No. 80, Abstract No. 467, County Block 4450, BCAD Property Tax ID No. 236313, in Bexar County, Texas; authorizing the Mayor to execute said Development and Annexation Agreement. (Staff) - [Agenda Item](#)
14. Discussion of and action on an Ordinance of the City Council of the City of Helotes, Texas, approving Amendment No. 1 to the 2015 Development and Annexation Agreement between the City and L&F-1, LLC, for the development and annexation of 122.286 acres and approximately 548 planned homes built in multiple phases, being Bricewood Subdivision Unit-1, Unit-2, upper Unit-3, upper Unit-5, and Unit 6; repealing certain terms and conditions of Ordinance No. 560; and authorizing the Mayor to execute said amended Development and Annexation Agreement. (Staff) - [Agenda Item](#)
15. Discussion of and action on an Ordinance of the City Council of the City of Helotes, Texas, approving Amendment No. 1 to the 2018 Development and Annexation Agreement between the City and L&F-1, LLC, for the development and annexation of 57.531 acres and approximately 370 planned homes built in multiple phases, being Bricewood Subdivision lower Unit-3, Unit-4, and Unit 5; repealing certain terms and conditions of Ordinance No. 18-10; and authorizing the Mayor to execute said amended Development and Annexation Agreement. (Staff) - [Agenda Item](#)

Adjourn meeting.

City Council Regular Meeting
July 11, 2024

The City Council reserves the right to adjourn into Closed Session at any time during the course of this meeting to discuss any of the exceptions to the requirement that a meeting be open to the public, in accordance with Texas Government Code, Chapter 551 *Open Meetings*, Subchapter D *Exceptions to Requirement that Meetings be Open*. No action may be taken in Closed Session.



Rich Whitehead, Mayor

I certify that this Agenda was posted on July 3, 2024, at 5:00 a.m. / p.m.



Celina Perez, City Secretary