



**AGENDA  
REGULAR MEETING  
HELOTES CITY COUNCIL  
September 12, 2024  
7:00 p.m.**

The City of Helotes City Council will meet for a Regular Meeting on Thursday, September 12, 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.

**PUBLIC HEARINGS (ITEM NOS. 2 - 5):**

2. Public Hearing to give all interested persons the right to appear and be heard on a request by L&F-1, LLC to set the official zoning classification as *Single Family Residential District* (R-1) for 10.016 acres of newly annexed property being the future Bricewood Subdivision Unit-6A, generally located on Galm Road, and described as BCAD Property Tax ID Nos. 236310 and 236313. - [Agenda Item](#)
3. Public hearing to give all interested persons the right to appear and be heard on the proposed Tax Year 2024 ad valorem (property) tax rate. - [Agenda Item](#)
4. Public hearing to give all interested persons the right to appear and be heard on the proposed FYE 2025 City of Helotes Operating Budget, including, but not limited to, the General (Maintenance & Operations) Fund, Debt Service (Interest & Sinking) Fund, Capital Replacement Fund, Municipal Court Security and Technology Funds, Police Dept. Training and Education Fund, School Safety Fund, PEG (Public Access Channel) Fund, Police Department State Forfeiture Fund, Street Maintenance Fund, and Hotel Occupancy Tax (HOT) Fund. - [Agenda Item](#)

**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.

**PUBLIC HEARINGS contd.:**

5. Public hearing to give all interested persons the right to appear and be heard on the FYE 2025 City of Helotes Economic Development Corporation (HEDC) Operating Budget, including, but not limited to, Maintenance & Operating Fund, Interest & Sinking Fund, and Capital Fund, to support the EDC's "projects," including the following; Reimbursement to City of Helotes for 2015 Certificate of Obligation Debt; Personnel & Benefits; Office Rental; Memberships; Audit Fees; Conferences, Workshops & Seminars; Legal & Financial Fees; Conceptual Design/Land Use Planning; Marketing; Special Event Marketing; Website(s) Development & Maintenance; Managed Services Agreement w/ City; Old Town Helotes Parking Lot Lease Agreement; Visitor & Business Center; Land Acquisition; Ch. 380 Economic Development Agreement Reimbursements; Google 360 Tours; E-Commerce Accelerator Grant; Business Improvement Grant; Retailer & Tenant Improvement Grant; Targeted New Business Development Incentive; Entertainment and Distillery Incentive Program; Community Arts Grant Program; and Park and Playground Equipment. - [Agenda Item](#)

**OPEN SESSION:**

6. 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.*

**CONSENT AGENDA (ITEM NOS. 7 - 9):**

*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.*

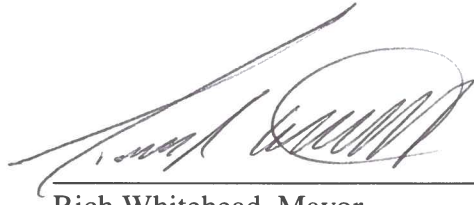
7. Approval of the minutes of the Regular Meeting dated August 22, 2024. (Staff) - [Agenda Item](#)
8. Approval of cancelling the regular City Council Meeting on Thursday, October 24, 2024, due to City Hall Council Chambers being used as an early voting center for the November 5, 2024 Election. (Staff) - [Agenda Item](#)
9. Approval of the Quarterly Investment Reports for the City of Helotes and the City of Helotes Economic Development Corporation (HEDC) for the quarter ending June 2024. (Staff)

**ITEMS FOR INDIVIDUAL CONSIDERATION:**

10. Discussion of and action on a request by L&F-1, LLC to set the official zoning classification as *Single Family Residential District* (R-1) for 10.016 acres of newly annexed property being the future Bricewood Subdivision Unit-6A, generally located on Galm Road, and described as BCAD Property Tax ID Nos. 236310 and 236313. (Applicant) - [Agenda Item](#)
11. Discussion of and action on a request by AP Architects, LLC, approving an amended conceptual design plan that establishes site plan updates to Las Palapas Helotes, a proposed restaurant located at 14924 Scenic Loop Road, Helotes, Texas 78023, and identified as BCAD Property ID No. 1395816. (Applicant) - [Agenda Item](#)
12. Discussion of and action on a Resolution of the City Council of the City of Helotes, Texas casting votes on the official ballot for the election of Place Nos. 11 – 14 of the Board of Trustees for the Texas Municipal League Intergovernmental Risk Pool (TML-IRP). (Staff) - [Agenda Item](#)
13. First reading and discussion on a Resolution of the City Council approving appropriations for the FYE 2025 City of Helotes Economic Development Corporation (HEDC) Operating Budget for “projects” as described during the Public Hearing. (HEDC Board of Directors) - [Agenda Item](#)
14. Discussion of and action on a Resolution of the City Council of the City of Helotes, Texas approving the City of Helotes Economic Development Corporation (HEDC) Fiscal Year Ending (FYE) 2025 Strategic Work Plan pursuant to Amendment No. 3 of the HEDC Bylaws, Article Four *Functional Corporate Duties and Requirements*, Section 4.1 *City of Helotes Economic Development Corporation Plan*, subparagraph (a). (HEDC Board of Directors) - [Agenda Item](#)
15. Discussion of and action on approving the following nominees to the City of Helotes Economic Development Corporation (HEDC) Board of Directors pursuant to Amendment No. 3 of the HEDC Bylaws, Article Two *Board of Directors*, Section 2.1 (e) and (f); and for said nominees to serve a two (2) year term beginning on October 1, 2024, and expiring on September 30, 2026:
  - Place Two: Austin Lane;
  - Place Four: Blaine Lopez; and
  - Place Six: Gregory Hayden. (HEDC Board of Directors) - [Agenda Item](#)
16. Update of and discussion on the proposed FYE 2025 Municipal Operating Budget. (Staff)
17. Update of and discussion on the proposed FYE 2025 Municipal Fee Schedule. (Staff) - [Agenda Item](#)

***Adjourn meeting.***

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 September 6, 2024, at 3:30 a.m. / p.m.

  
\_\_\_\_\_  
Celina Perez, City Secretary