

AGENDA  
PLANNING & ZONING COMMISSION OF THE CITY OF UNIVERSAL CITY, TEXAS  
Regular Meeting, Monday Evening, February 6, 2017  
COUNCIL CHAMBER, CITY HALL

1. **CALL TO ORDER:** Chairman Ronald N. Jackson at 6:00 pm
2. **QUORUM CHECK:** Kim M. Turner, Development Services Director
3. **MINUTES OF PREVIOUS MEETING:** Regular Meeting– December 5, 2016
4. **NEW BUSINESS:**
  - A. **Consider:** P.C. 484.C—A **preliminary plat** of KB Kitty Hawk Phase 3 Subdivision, being a 22.134 acre tract of land out of the M.L. Torres Survey No. 81, A-745, CB 5053, and the R. Bushnell Survey No. 325, A-46, CB 5052, Universal City Texas, and part of a 80.5 acre tract known as “tract No. 1”, as conveyed to KB Home Lone Star, Inc., in Document #20150085218 and a 13.32 acre tract as conveyed to KB Lone Star, Inc., in document #20150085861 of the official public records of real property, Bexar County, Texas, to establish KB Kitty Hawk Phase 3 Subdivision, Block 7, lots 118 and 119; Block 16, lots 7-15; Block 20, Lots 14-29; Block 21, Lots 33 and 905; Block 22, Lots 1-24; and lots 903-911, zoned R3-Medium Density Residential per Zoning Ordinance 581.
  - B. **Public Hearing:** P.C. 501--Proposed amendments to the **Future Land Use Plan** as authorized by Local Government Code Chapter 213. Specific request is to reclassify approx. 40.907 acres located at 25 Kitty Hawk (CB 5046 P-10 ABS 309 REFER TO: 05046-013-0361) from P+FP-Parks/Future Parks to MDR-Medium Density Residential.
  - C. **Consider:** P.C. 501--Proposed amendments to the **Future Land Use Plan** as authorized by Local Government Code Chapter 213. Specific request is to reclassify approx. 40.907 acres located at 25 Kitty Hawk (CB 5046 P-10 ABS 309 REFER TO: 05046-013-0361) from P+FP-Parks/Future Parks to MDR-Medium Density Residential.
  - D. **Public Hearing:** P.C. 501 (ZC 203)—A request for amendments to the **Zoning Map** as authorized by Local Government Code Chapter 211 and Zoning Ordinance 581. Specific request is to rezone approx. 40.907 acres located at 25 Kitty Hawk (CB 5046 P-10 ABS 309 REFER TO: 05046-013-0361) from OS-Open Space to R3-Medium Density Residential.
  - E. **Consider:** P.C. 501 (ZC 203)—A request for amendments to the **Zoning Map** as authorized by Local Government Code Chapter 211 and Zoning Ordinance 581. Specific request is to rezone approx. 40.907 acres located at 25 Kitty Hawk (CB 5046 P-10 ABS 309 REFER TO: 05046-013-0361) from OS-Open Space to R3-Medium Density Residential.
  - F. **Public Hearing:** P.C. 502--Proposed amendments to the **Future Land Use Plan** as authorized by Local Government Code Chapter 213. Specific request is to reclassify approx. 16.185 AC located at 121 Kitty Hawk [(CB: 5046G BLK: 1 LOT: 1 HOTCHKISS SUBD (2.831AC) and CB: 5046 P-13 (3.506AC) & P-13A (10.00AC) ABS: 309] from Open Space to MDR-Medium Density Residential.
  - G. **Consider:** P.C. 502--Proposed amendments to the **Future Land Use Plan** as authorized by Local Government Code Chapter 213. Specific request is to reclassify approx. 16.185 AC located at 121 Kitty Hawk [(CB: 5046G BLK: 1 LOT: 1 HOTCHKISS SUBD (2.831AC) and CB: 5046 P-13 (3.506AC) & P-13A (10.00AC) ABS: 309] from Open Space to MDR-Medium Density Residential.

- H. **Public Hearing:** P.C. 502 (ZC 204)—A request for amendments to the **Zoning Map** as authorized by Local Government Code Chapter 211 and Zoning Ordinance 581. Specific request is to rezone approx. 16.185 AC located at 121 Kitty Hawk [(CB: 5046G BLK: 1 LOT: 1 HOTCHKISS SUBD (1.500AC) and CB: 5046 P-13 (3.506AC) & P-13A (10.00AC) ABS: 309] OS-Open Space to R3-Medium Density Residential.
- I. **Consider:** P.C. 502 (ZC 204)—A request for amendments to the **Zoning Map** as authorized by Local Government Code Chapter 211 and Zoning Ordinance 581. Specific request is to rezone approx. 16.185 AC located at 121 Kitty Hawk [(CB: 5046G BLK: 1 LOT: 1 HOTCHKISS SUBD (1.500AC) and CB: 5046 P-13 (3.506AC) & P-13A (10.00AC) ABS: 309] OS-Open Space to R3-Medium Density Residential.

5. **CITY MANAGER’S REPORT:**

- 1. Dates and times of local meetings
- 2. Items for future commission discussion or consideration
- 3. Status of city projects and Council decisions

6. **ADJOURNMENT:**

Kristin Mueller, City Clerk

This facility is handicap accessible and handicap parking spaces are available. Requests for accommodations or interpretive services must be made 72 hours prior to this meeting. Please contact the City Clerk’s Office at (210) 659-0333 if these services are needed.