

## **MINUTES**

### PLANNING & ZONING COMMISSION OF THE CITY OF UNIVERSAL CITY, TEXAS Regular Meeting, Monday Evening, February 5, 2018

1. **CALL TO ORDER:** Chairman Steve Thompson at 6:00 p.m.
2. **QUORUM CHECK:** Jacob Jenkins, Code Compliance

**Commission Members present:**

Steve Thompson, Chairman  
Dr. Nellie Cantu, Member  
Paul Najarian, Secretary  
Ron Hannan, Member  
Roger Pritt, Member  
Scott Dagg, Member

**Also present:**

Donald Oroian, P.E.  
Dwight Jeuttermeyer

**Commission Members Absent:**

Shell Storer, Member  
Sally Cook, Vice-Chairman

3. **MINUTES OF PREVIOUS MEETING:**

Regular Meeting – 08 January 2018

**Mr. Pritt moved to accept the minutes as presented. Mr. Dagg seconded the motion. The motion was approved on an 6/0 vote.**

4. **NEW BUSINESS:**

- A. **Consider:** P.C. 508—A **Final Replat** of 0.973 acre portion of land containing a portion of Lot 1, Block 1, CB 554, Rose Garden Addition UT-6 recorded in Volume 4500, Page 188, deed and plat records of Bexar County, Texas and further described as “Tract II” out of the special warranty deed recorded in Volume 10562, Page 889, of the public records of Bexar County, Texas, and lots 50-51 and abutting 15.0 ft alley, Block 1, CB 5766, portion of Universal City, recorded in Volume 4900, Page 261, deed and plat records of Bexar County Texas, and Lots 10-11, Block 1, CB 5768, Universal City recorded in Volume 980, Page 302, deed and plat records of Bexar County, Texas **to establish** TexStar Bank Universal City Subdivision being a total of 0.973 acres of land establishing lot 52, Block 1, CB 5768, zoned C2-Retail per Zoning Ordinance 581.

Mr. Donald Oroian spoke about the CPS Energy easement that was added to the final plat.

**Mr. Najarian moved to approve the final replat of P.C. 508. Mr. Hannan seconded the motion, the motion was approved on a 6/0 vote.**

- B. **Public Hearing:** P.C. 509 (CU 146)— A request for a **conditional use permit** at 401 W. Byrd Blvd, (CB 5768B BLK 8 LOT SW 250FT OF 39) to allow for 18,790 sq ft of a 33,070 sq ft building to be utilized for Construction Sales & Service use in a C1-Neighborhood Services District per zoning ordinance 581.

Mr. Thompson opened the public hearing at 6:07 PM.

Mr. Jenkins briefed the location of the project, the past use of the building, and the request being made. He offered that forty-eight notices were sent out to surrounding property owners. Three notices were returned; one unopposed; one not completed, and one with objections. The objects related to not wanting additional traffic in the neighborhood and a request for speed bumps.

Mr. Dwight Jeuttermeyer gave an overview of how the building would be utilized for professional offices in the front portion of the building and construction services in the rear. He offered that he had the building under contract but wouldn't close until he knew the conditional use permit had been awarded him. He stated that currently the building is underutilized and that the uses he is proposing would have little impact on the surrounding community but would provide jobs for the area. He talked about fencing and plantings that would be used to shield the vehicles from the neighbors and from the park area at the rear. Lastly, he provided that the larger equipment such as the utility trailers and the backhoes would be behind a fence for security reasons and that only company vehicles such as trucks and vans would be out front.

No one from the public spoke for or against the proposed conditional use request.

Mr. Thompson closed the public hearing at 6:21 PM.

- C. **Consider:** P.C. 509 (CU 146)— A request for a **conditional use permit** at 401 W. Byrd Blvd, (CB 5768B BLK 8 LOT SW 250FT OF 39) to allow for 18,790 sq ft of a 33,070 sq ft building to be utilized for Construction Sales & Service use in a C1-Neighborhood Services District per zoning ordinance 581.

Board discussion focused on limiting the number of vehicles that could be parked in the rear yard area and the damage that could possibly be done to City streets. Mr. Jeuttemeyer noted that even though the school is closed, the buses still continue to travel the street and they are heavy as well.

Mr. Najarian moved to approve the condition use permit to allow for 18,790 sq ft of the 33,070 sq ft building to be used for Construction Sales & Service. Mr. Hannan seconded the motion, the motion was unanimously approved on a 6/0 vote.

5. **CITY MANAGER'S REPORT:** None
6. **ADJOURNMENT:** The meeting adjourned at 6:34 PM.

Steve Thompson  
Chairman