

## **MINUTES**

### PLANNING & ZONING COMMISSION OF THE CITY OF UNIVERSAL CITY, TEXAS Regular Meeting, Monday Evening, 06 March 2017

1. **CALL TO ORDER:** Chairman Ron Jackson at 6:00 p.m.
2. **QUORUM CHECK:** Kim M. Turner, Assistant City Manager

**Commission Members present:**

Ron Jackson, Chairman  
John Hudson, Vice-Chairman  
Steve Thompson, Secretary  
Ron Hannan, Member  
Sally Cook, Member  
Paul Najarian, Member  
Michael Dickinson, Member  
Scott Dagg, Member  
Shell Storer, Member

**Also present:**

Ken Taylor, City Manager  
Jacob Jenkins, Code Compliance

**Commission Members Absent:**

3. **MINUTES OF PREVIOUS MEETING:**

Regular Meeting – 06 February 2017

**Mr. Hudson moved to accept the minutes as presented. Mr. Thompson seconded the motion. The motion was approved on a 9/0 vote.**

4. **NEW BUSINESS:**

- A. **Consider:** P.C. 345.C—Being a **Preliminary Replat** of 1.9403 acre tract located in the Juan Vasquez Survey 310, abstract No. 777, County Block 5047W, City of Universal City, Bexar County, Texas, said 1.9403 acre tract being all of Lot 2 Block 1, Lalley Subdivision UT-1, being an addition to the said City and State, according to the plat thereof filed for record in Vol. 9539, Page 162, P.R.B.C.T., said 1.9403 acre tract of land also being all of Lot 2, Block 1, Abramoff Subdivision, being an addition to the said City and State according to the plat thereof filed for record in Vol. 9541, Pg 215, P.R.B.C.T. **to establish CB 5047W, Block 1, Lots 1 (0.9753 AC) & 2 (0.9650) of Avants Texas Properties Addition Subdivision** zoned C3-Commercial Services per Zoning Ordinance 581.

Mrs. Turner briefed the project location and the current and intended uses of the lots. She advised the Commission that several administrative changes would be made to the plat before recordation at Bexar County Records. Namely, the TXDot driveway note and the signature blocks.

**Ms. Cook moved approve the preliminary replat for PC 345.C, Mr. Hudson seconded the motion. The motion was approved on a 9/0 vote.**

- B. **Consider:** P.C. 345.C—Being a **Final Replat** of 1.9403 acre tract located in the Juan Vasquez Survey 310, abstract No. 777, County Block 5047W, City of

Universal City, Bexar County, Texas, said 1.9403 acre tract being all of Lot 2 Block 1, Lalley Subdivision UT-1, being an addition to the said City and State, according to the plat thereof filed for record in Vol. 9539, Page 162, P.R.B.C.T., said 1.9403 acre tract of land also being all of Lot 2, Block 1, Abramoff Subdivision, being an addition to the said City and State according to the plat thereof filed for record in Vol. 9541, Pg 215, P.R.B.C.T. **to establish CB 5047W, Block 1, Lots 1 (0.9753 AC) & 2 (0.9650) of Avants Texas Properties Addition Subdivision** zoned C3-Commercial Services per Zoning Ordinance 581.

**Mr. Hudson moved approve the final replat for PC 345.C, Mr. Najarian seconded the motion. The motion was approved on a 9/0 vote.**

- C. **Public Hearing:** P.C. 503—Proposed amendments to the **Future Land Use Plan** as authorized by Local Government Code Chapter 213. Specific request is to reclassify approx. 4.176 acres located at approximately 16656 N IH 35 (CB 5046 P-38A ABS 309, Prop ID 293343) from Open Space to HC-Highway Commercial.

Mrs. Turner briefed the City's ongoing planning to put a hotel in on the IH 35 frontage and the need for the reclassification of the property from Open Space to Highway Commercial..

Mr. Jackson opened the public hearing at 6:12 PM.

No one from the public spoke for or against the reclassification on the Future Land Use Plan.

Mr. Jackson closed the public hearing at 6:13 PM.

- D. **Consider:** P.C. 503—Proposed amendments to the **Future Land Use Plan** as authorized by Local Government Code Chapter 213. Specific request is to reclassify approx. 4.176 acres located at approximately 16656 N IH 35 (CB 5046 P-38A ABS 309, Prop ID 293343) from Open Space to HC-Highway Commercial.

**Mr. Hudson moved to amend the Future Land Use Plan from Open Space to HC-Highway Commercial for the 4.176 acre tract at 16656 N IH 35. Mr. Dagg seconded the motion, the motion was approved on a 9/0 vote.**

- E. **Public Hearing:** P.C. 503 (ZC 205)—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. 4.176 acres located at approximately 16656 N IH 35 (CB 5046 P-38A ABS 309, Prop ID 293343) from Open Space to C5-Highway Commercial.

Mrs. Turner advised the Commission that the zone change was for the hotel project and the request is to amend the zoning ordinance from Open Space to C5-Highway Commercial.

Mr. Jackson opened the public hearing at 6:16 PM.

No one from the public spoke for or against the amendment to the Zoning Map.

Mr. Jackson closed the public hearing at 6:17 PM.

- F. **Consider:** P.C. 503 (ZC 205)—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. 4.176 acres located at approximately 16656 N IH 35 (CB 5046 P-38A ABS 309, Prop ID 293343) from Open Space to C5-Highway Commercial.

Mr. Dickinson moved to amend the zoning map for the 4.176 acre tract from Open Space to C5-Highway Commercial. Mr. Hudson seconded the motion, the motion was approved on a 9/0 vote.

5. **CITY MANAGER’S REPORT:**

Mr. Taylor and Mrs. Turner gave the Commission an update on recent FLUP and Zoning requests.

6. **ADJOURNMENT:** The meeting adjourned at 6:24 PM.

Ronald N. Jackson  
Chairman