

MINUTES
PLANNING & ZONING COMMISSION OF THE CITY OF UNIVERSAL CITY, TEXAS
Regular Meeting, Monday Evening, 05 April 2021

1. CALL TO ORDER: Chairman Ron Jackson at 6:02 p.m.
2. QUORUM CHECK: Michael J. Cassata, Development Services Director

Commission Members present:	Also present:
Ron Jackson, Chair	Kim Turner, City Manager
Christina Fitzpatrick, Member	
J Svalberg, Secretary	
Ron Hannan, Member	
Zach Carlton, Member	
Deborah Hernandez, Member	
Scott Dagg, Vice-Chair	
Commission Members Absent:	
Elizabeth Dixon, Member	
Shelly Reynolds, Member	

3. MINUTES OF PREVIOUS MEETING:

Regular Meeting – 01 February 2021

Mr. Carlton moved to accept the minutes as presented. Ms. Svalberg seconded the motion. **The motion was approved on a 7-0 vote.**

4. NEW BUSINESS:

- A. **Consider:** P.C. 542—A **Final Subdivision Plat** establishing **Orchard Park Subdivision, Unit Two:** 21.874 acres of land located in the Torribia Herrera Survey No. 68, abstract no. 153, Guadalupe County, Texas being a portion of that certain 20.908 acres of land all of that certain 20.992 acres of land, conveyed to Meritage Homes of Texas, LL, as described in document number 201999024423, official public records of Guadalupe County, Texas.

Chair Jackson introduced the item and asked Mr. Cassata to provide a summary of the petitioner's request.

Mr. Cassata stated the preliminary plat of subdivision for the subject property was approved on September 10, 2018 and consists of 170 residential lots, one commercial lot and five open space lots. He added that Unit Two comprises approximately 22 acres and consists of 84 residential lot and three open space lots.

Upon inquiry, Mr. Cassata confirmed there are only two units in the entire subdivision. He also confirmed that upon annexation the property would be rezoned from R1 to R3 – Medium Density Residential.

No one from the public provided comment.

There being no further discussion by the commissioners, Chair Jackson called for a motion.

Mr. Dagg made a motion to approve P.C. 542, a final subdivision plat to establish Unit Two of the Orchard Park Subdivision.

Ms. Svalberg seconded the motion.

There being no further discussion by the commissioners, Chair Jackson called for a vote.

The motion was approved on a 7-0 vote.

- B. **Consider:** P.C. 543—A **Preliminary & Final Subdivision Plat** establishing **Dutch Bros – Kitty Hawk Subdivision**: being a total of 0.776 of an acre tract of land, establishing Lot 3 & Block 1, out of that remaining portion of 16.479-acre tract of land recorded in volume 5973, pages 1908 – 1913 of the official public records of Bexar County, Texas, out of the Maria Lucia Torres Survey Number 81, Abstract 745, County Block 5053, in the City of Universal City, Bexar County, Texas.

Chair Jackson introduced the item and asked Mr. Cassata to provide a summary of the petitioner's request.

Mr. Cassata stated the plat of subdivision consists of one commercial lot fronting Kitty Hawk Road and is adjacent to the Kitty Hawk Middle School and recently approved Racer Classic Car Wash lot. He explained that both the preliminary and final plats were being considered concurrently due to this being a small project. He added that the newly created lot will house Dutch Bros Coffee, which was recently approved by the P&Z Commission and City Council.

No one from the public provided comment.

Upon inquiry, Mr. Cassata stated that approximately 8 acres to the southeast of the subject property remain undeveloped and are zoned C5 – Highway Commercial.

There being no further discussion by the commissioners, Chair Jackson called for a motion.

Mr. Carlton made a motion to approve P.C. 543, a preliminary and final plat to establish the Dutch Bros – Kitty Hawk Subdivision.

Ms. Fitzpatrick seconded the motion.

Mr. Carlton mentioned he had heard good things about Dutch Bros Coffee.

There being no further discussion by the commissioners, Chair Jackson called for a vote.

The motion was approved on a 7-0 vote.

5. **City Manager's Report**

- A. **Citywide Update:** Ms. Turner provided an update on the status of City projects and upcoming events, including the library's new hours, the projected opening

of the Splash Pad, and the upcoming audit report presentation before City Council.

Chair Jackson thanked everyone and adjourned the meeting.

6. ADJOURNMENT: The meeting adjourned at 6:15 p.m.

Ronald N. Jackson
Chairman