

MINUTES

PLANNING & ZONING COMMISSION OF THE CITY OF UNIVERSAL CITY, TEXAS Regular Meeting, Monday Evening, 01 May 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
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:

Sally Cook, Member

3. **MINUTES OF PREVIOUS MEETING:**

Regular Meeting – 06 March 2017

Mr. Hudson moved to accept the minutes as presented. Mr. Hannan seconded the motion. The motion was approved on an 8/0 vote.

4. **NEW BUSINESS:**

- A. **Public Hearing:** P.C. 504 (ZC 206)-- 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. 3.66 acres located at 1832 - 1848 Universal City Blvd (CB 5053N Blk 1, lots 1-3, Northlake Commercial UT-1 Subd.) from C4-General Commercial to C3-Commerical Services

Mrs. Turner briefed the location and noted that one lot was already zoned for C3-Commerical Services. However, since the intent was to take the three lots and make them into one lot, she posted the zone change for all three so there would be no confusion in the future. She advised that the use would be for a retailer that has asked to remain anonymous. Mrs. Turner offered that eight notices were sent out to property owners with 200 ft of the subject site; no notices were returned.

Mr. Jackson opened the public hearing at 6:03 PM.

No one spoke for or against the zone change.

Mr. Jackson closed the public hearing at 6:04 PM.

- B. **Consider:** P.C. 504 (ZC 206)-- 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. 3.66 acres located at 1832 -1848

Universal City Blvd (CB 5053N Blk 1, lots 1-3, Northlake Commercial UT-1 Subd.) from C4-General Commercial to C3-Commerical Services

Mr. Hudson moved to the zone change from C4-General Commercial to C3-Commercial Services. Mr. Najarian seconded the motion. The motion was approved on an 8/0 vote.

Mr. Jackson noted that zone change request will go to Council and that sometime in the future the P&Z will consider the replatting of the lots.

- C. **Consider:** P.C. 471 B—**A preliminary replat** of the Northlake Market Subdivision Lots 3 & 4, being 1.946 acre tract of land containing all of the lots 3 & 4 in Block 1 of Northlake Market Subdivision, plat of which is recorded in Vol. 9696, Pg 71 situated in the Maria Lucia Torres Survey No. 81, Abstract No. 745, County Block No. 5053, City of Universal City, Texas, Bexar County, Texas to establish Lots 5 & 6 of Northlake Market

Mrs. Turner offered that the property line was being moved approximately 5 to 10 feet to ensure that the parking spaces did not cross property lines.

Mr. Storer moved to approve the preliminary replat. Mr. Hannan seconded the motion, the motion was approved on an 8/0 vote.

- D. **Consider:** P.C. 471 B—**A final replat** of the Northlake Market Subdivision Lots 3 & 4, being 1.946 acre tract of land containing all of the lots 3 & 4 in Block 1 of Northlake Market Subdivision, plat of which is recorded in Vol. 9696, Pg 71 situated in the Maria Lucia Torres Survey No. 81, Abstract No. 745, County Block No. 5053, City of Universal City, Texas, Bexar County, Texas to establish Lots 5 & 6 of Northlake Market

Mr. Najarian moved to approve the final replat. Mr. Hudson seconded the motion, the motion was approved on an 8/0 vote.

- E. **Consider:** P.C. 414 A—**A preliminary replat** of the Supa Doors Subdivision, being 16.88 acres of land containing all of the lots 26 & 27 in Block 3 of Supa Doors Subdivision, plat of which is recorded in Vol. 9569, Pg 53 or the deed and plat records of Bexar County, Texas to establish Lots 31 & 32, in the City of Universal, Bexar County, Texas

Mrs. Turner noted that the property line between the two lots was being relocated to ensure the existing building had room to expand.

Mr. Hudson moved to approve the preliminary replat. Mr. Dickinson seconded the motion, the motion was approved on an 8/0 vote.

- F. **Consider:** P.C. 414 A—**A final replat** of the Supa Doors Subdivision, being 16.88 acres of land containing all of the lots 26 & 27 in Block 3 of Supa Doors Subdivision, plat of which is recorded in Vol. 9569, Pg 53 or the deed and plat records of Bexar County, Texas to establish Lots 31 & 32, in the City of Universal, Bexar County, Texas

Mr. Hudson moved to approve the final replat. Mr. Hannan seconded the motion, the motion was approved on an 8/0 vote.

5. **CITY MANAGER'S REPORT:**

Mr. Taylor and Mrs. Turner gave the Commission an on the relocation of Hole 14 at the golf course, and the traffic signal timing projects on Kitty Hawk Road and FM 78.

6. **ADJOURNMENT:** The meeting adjourned at 6:14 PM.

Ronald N. Jackson
Chairman