

MINUTES

PLANNING & ZONING COMMISSION OF THE CITY OF UNIVERSAL CITY, TEXAS Regular Meeting, Monday Evening, 05 December 2016

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
Shell Storer, Member
Paul Najarian, Member
Mary Andrews, Member
Michael Dickinson, Member
Scott Dagg, Member

Also present:

Ken Taylor, City Manager
Pastor James Warren.

Commission Members Absent:

Sally Cook, Member

3. **MINUTES OF PREVIOUS MEETING:**

- A. Regular Meeting – 29 August 2016

Mr. Hudson moved to accept the minutes as presented. Mr. Najarian seconded the motion. The motion was approved on a 7/0 vote.

4. **NEW BUSINESS:**

- A. **Public Hearing:** P.C. 500 (CU 141)— A request for a **conditional use permit** at 202 W Byrd, 213 W Wright, 219 W Wright, and 229 W Wright Blvd (CB 55768 BLK 13 LOTS 6-9 & Lot 11, TABERNACLE BAPTIST SUBD) to allow for religious assembly use in a R-OT (Residential Old Town) district per zoning ordinance 581.

Mrs. Turner noted that twenty-seven notices were sent out to property owners within 200 ft and no responses for or against the conditional use request were returned. She advised that this may be due to the fact that the Church has existed in its location for decades. Mrs. Turner noted that the New Life Church owned four lots since 1990 and that the Church wanted to expand its footprint, but could not do so without the conditional use permit and a replat of the four properties into one. She advised that is in the best interest of the City that churches be established in the residential neighborhoods rather than in the commercial districts. Mr. Jackson offered that Church building was on 202 W. Byrd, not 202 W. Wright.

Chairman Jackson opened the public hearing at 6:06 PM.

Pastor Warren with New Life Church introduced himself, spoke about the vacant land and the one unoccupied house that was on the W Wright lots. He noted that the house was bare bones with no electric or plumbing, but that the asbestos had been removed. Pastor Warren offered that if the conditional use permit and the replat were approved, the at the building would be brought up to code and used for various church activities such as a food pantry, Mother's Day Out, and the like.

Chairman Jackson closed the public hearing at 6:10 PM.

- B. **Consider:** P.C. 500 (CU 141)— A request for a **conditional use permit** at 202 W Byrd, 213 W Wright, 219 W Wright, and 229 W Wright Blvd (CB 55768 BLK 13 LOTS 6-9 & Lot

11, TABERNACLE BAPTIST SUBD) to allow for religious assembly use in a R-OT (Residential Old Town) district per zoning ordinance 581.

Mr. Hudson moved to a conditional use permit to allow religious assembly uses on the properties at 202 W Byrd, 213 W Wright, 219 W Wright, and 229 W Wright Blvd. Mr. Storer seconded the motion. The motion was approved on a 7/0 vote.

Mrs. Turner advised the Commission that the request would be considered by City Council at its 19 December 2016 meeting.

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

Mrs. Turner gave an update on plat submittals, various City events for the month of December, and the electric service for Murphy's USA.

6. **ADJOURNMENT:** The meeting adjourned at 6:10 PM.

Ronald N. Jackson
Chairman