

**AGENDA**  
**PLANNING & ZONING COMMISSION OF THE CITY OF UNIVERSAL CITY, TEXAS**  
**Regular Meeting, Monday Evening, January 4, 2021**  
**COUNCIL CHAMBER, CITY HALL**

1. CALL TO ORDER: Chairman Ronald N. Jackson at 6:00 pm
2. QUORUM CHECK: Michael Cassata, Development Services Director
3. MINUTES OF PREVIOUS MEETING: Regular Meeting–02 November 2020
4. NEW BUSINESS:
  - A. Public Hearing: P.C. 535 (SU 004)— A request for a Specific Use Permit at 1825 Pat Booker Road (CB 5047F BLK 2, LOT 17 UNIVERSAL HEIGHTS SUBDIVISION) to allow a professional office use in the form of a tax business in a C2-Retail District, per zoning ordinance 581.
  - B. Consider: P.C. 535 (SU 004)— A request for a Specific Use Permit at 1825 Pat Booker Road (CB 5047F BLK 2, LOT 17 UNIVERSAL HEIGHTS SUBDIVISION) to allow a professional office use in the form of a tax business in a C2-Retail District, per zoning ordinance 581.
  - C. Public Hearing: P.C. 537 (SU 006)— A request for a Specific Use Permit at 433 Kitty Hawk Road, Suite 113 (CB 5047E BLK 2, LOT 1 KITTYHAWK PROFESSIONAL BUILDING) to allow a personal improvement services use in the form of a recording, filming and photography studio in a C1-Neighborhood Services District, per zoning ordinance 581.
  - D. Consider: P.C. 537 (SU 006)— A request for a Specific Use Permit at 433 Kitty Hawk Road, Suite 113 (CB 5047E BLK 2, LOT 1 KITTYHAWK PROFESSIONAL BUILDING) to allow a personal improvement services use in the form of a recording, filming and photography studio in a C1-Neighborhood Services District, per zoning ordinance 581.
  - E. Public Hearing: P.C. 538.A (ZC 217 FLUP)—A request for an amendment to the Future Land Use Plan for a 4.8606 Ac tract located at 401 W. Byrd Boulevard (CB 5768B BLK 8 LOT SW 250FT OF 39); specific request is to amend FLUP from NS-Neighborhood Services to HDR-High Density Residential.
  - F. Consider: P.C. 538.A (ZC 217 FLUP)—A request for an amendment to the Future Land Use Plan for a 4.8606 Ac tract located at 401 W. Byrd Boulevard (CB 5768B BLK 8 LOT SW 250FT OF 39); specific request is to amend FLUP from NS-Neighborhood Services to HDR-High Density Residential.
  - G. Public Hearing: P.C. 538.B (ZC 218)—A request for a Zone Change for a 4.8606 Ac tract located at 401 W. Byrd Boulevard (CB 5768B BLK 8 LOT SW 250FT OF 39) from C1-Neighborhood Services to R4-High Density Residential, per Zoning Ordinance 581.

- H. Consider: P.C. 538.B (ZC 218)—A request for a Zone Change for a 4.8606 Ac tract located at 401 W. Byrd Boulevard (CB 5768B BLK 8 LOT SW 250FT OF 39) from C1-Neighborhood Services to R4-High Density Residential, per Zoning Ordinance 581.
  - I. Public Hearing: P.C. 538.C (SU 007) —A request for Specific Use Permit for a 4.8606 Ac tract located at 401 W. Byrd Boulevard (CB 5768B BLK 8 LOT SW 250FT OF 39) to allow a Group Residential use in a R4-High Density Residential District, per Zoning Ordinance 581.
  - J. Consider: P.C. 538.C (SU 007) —A request for Specific Use Permit for a 4.8606 Ac tract located at 401 W. Byrd Boulevard (CB 5768B BLK 8 LOT SW 250FT OF 39) to allow a Group Residential use in a R4-High Density Residential District, per Zoning Ordinance 581.
  - K. Public Hearing: P.C. 539 & ZC 219—A request for text amendments to the following portions of the Code of Ordinances of the City of Universal City, Texas:
    - a. Chapter 4-5 – Zoning, Section 4-5-43 – Special Districts: to modify the Planned Unit Development purpose statement
    - b. Chapter 4-5 – Zoning, Section 4-5-56 – Reserved: to establish Planned Unit Development requirements, including purpose, initiation, authorization, uses permitted, approval procedures, general standards, process, adjustments to approved final plans, development inspections, revocations and extensions, and conditions and guarantees
  - L. Consider: P.C. 539 & ZC 219—A request for text amendments to the following portions of the Code of Ordinances of the City of Universal City, Texas:
    - a. Chapter 4-5 – Zoning, Section 4-5-43 – Special Districts: to modify the Planned Unit Development purpose statement
    - b. Chapter 4-5 – Zoning, Section 4-5-56 – Reserved: to establish Planned Unit Development requirements, including purpose, initiation, authorization, uses permitted, approval procedures, general standards, process, adjustments to approved final plans, development inspections, revocations and extensions, and conditions and guarantees
  - M. Public Hearing: P.C. 540 & ZC 220—A request for text amendments to the following portions of the Code of Ordinances of the City of Universal City, Texas:
    - a. Chapter 4-5 – Zoning, Appendix B: to modify the Specific Use definition
    - b. Chapter 4-5 – Zoning, Section 4-5-54 – Specific Use Regulations: to modify the Specific Use Regulations, including the scope related to administrative approvals of certain commercial center uses
  - N. Consider: P.C. 540 & ZC 220—A request for text amendments to the following portions of the Code of Ordinances of the City of Universal City, Texas:
    - a. Chapter 4-5 – Zoning, Appendix B: to modify the Specific Use definition
    - b. Chapter 4-5 – Zoning, Section 4-5-54 – Specific Use Regulations: to modify the Specific Use Regulations, including the scope related to administrative approvals of certain commercial center uses
5. CITY MANAGER'S REPORT:
- O. Dates and times of local meetings
  - P. Items for future commission discussion or consideration

Q. Status of city projects and Council decisions

6. ADJOURNMENT:

Kristin Mueller, City Clerk

This facility is handicap accessible and handicap parking spaces are available. Requests for accommodations or interpretive services must be made 72 hours prior to this meeting. Please contact the City Clerk's Office at (210) 659-0333 if these services.