

AGENDA  
PLANNING & ZONING COMMISSION OF THE CITY OF UNIVERSAL CITY, TEXAS  
Regular Meeting, Monday Evening, April 3, 2023  
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–06 February 2023
4. **NEW BUSINESS:**
  - A. **Public Meeting:** P.C. 568—A request for approval of the **Preliminary & Final Plats of Subdivision** being a total of 28.516 acres of land inclusive of a 0.023 acre right-of-way dedication to the City of Universal City, 28.516 acres recorded in Document No. 20220126682 of the real property records of Bexar County, Texas, out of the Maria Torres Survey Number 81, Abstract 745, County Block 5053, establishing Lot 7, Block 1, in City Block 5053, in the City of Universal City, Bexar County, Texas to establish **Northlake Business Park**, zoned C4-General Commercial, per Zoning Ordinance 581.
  - B. **Consider:** P.C. 568—A request for approval of the **Preliminary & Final Plats of Subdivision** being a total of 28.516 acres of land inclusive of a 0.023 acre right-of-way dedication to the City of Universal City, 28.516 acres recorded in Document No. 20220126682 of the real property records of Bexar County, Texas, out of the Maria Torres Survey Number 81, Abstract 745, County Block 5053, establishing Lot 7, Block 1, in City Block 5053, in the City of Universal City, Bexar County, Texas to establish **Northlake Business Park**, zoned C4-General Commercial, per Zoning Ordinance 581.
  - C. **Public Hearing:** P.C. 563 (ZC 234)—A request for an amendment to the **Future Land Use Plan** for an approximately 2.487-acre tract located at 3600 E. FM 1518 N (ORCHARD PARK #1 BLOCK 2 LOT 1A HOA COMMERCIAL LOT 2.487 AC) from AC-Aviation Commercial to CS-Commercial Services, per Zoning Ordinance 581.
  - D. **Consider:** P.C. 563 (ZC 234)—A request for an amendment to the **Future Land Use Plan** for an approximately 2.487-acre tract located at 3600 E. FM 1518 N (ORCHARD PARK #1 BLOCK 2 LOT 1A HOA COMMERCIAL LOT 2.487 AC) from AC-Aviation Commercial to CS-Commercial Services, per Zoning Ordinance 581.
  - E. **Public Hearing:** P.C. 564 (ZC 235)—A request for a **Zone Change** from R1-Large Lot Residential to PUD 2023-102 for an approximately 2.487-Acre tract located at 3600 E. FM 1518 N (ORCHARD PARK #1 BLOCK 2 LOT 1A HOA COMMERCIAL LOT 2.487 AC), per Zoning Ordinance 581.
  - F. **Consider:** P.C. 564 (ZC 235)—A request for a **Zone Change** from R1-Large Lot Residential to PUD 2023-102 for an approximately 2.487-Acre tract located at 3600 E. FM 1518 N (ORCHARD PARK #1 BLOCK 2 LOT 1A HOA COMMERCIAL LOT 2.487 AC), per Zoning Ordinance 581.
  - G. **Public Hearing:** P.C. 565 (ZC 236)—A request for approval of **PUD Preliminary and Final Plans** for an approximately 2.487-Acre tract located at 3600 E. FM 1518 N (ORCHARD PARK #1 BLOCK 2 LOT 1A HOA COMMERCIAL LOT 2.487 AC), per Zoning Ordinance 581.
  - H. **Consider:** P.C. 565 (ZC 236)—A request for approval of **PUD Preliminary and Final Plans** for an approximately 2.487-Acre tract located at 3600 E. FM 1518 N (ORCHARD PARK #1 BLOCK 2 LOT 1A HOA COMMERCIAL LOT 2.487 AC), per Zoning Ordinance 581.
  - I. **Election of Officers**

5. **CITY MANAGER'S REPORT:**
  - A. Dates and times of local meetings
  - B. Items for future commission discussion or consideration
  - C. 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 are needed.

