

AGENDA
CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS
2150 Universal City Blvd, Universal City, TX 78148
Regular Meeting, Tuesday, June 18, 2024 @ 6:30 P.M.

1. CALL TO ORDER: Mayor Tom Maxwell at 6:30 p.m.
2. QUORUM CHECK and VOTE TO CONSIDER THE EXCUSE OF ABSENT MEMBERS (if applicable):
3. INVOCATION and PLEDGE OF ALLEGIANCE:
4. STAFF REPORTS AND OTHER DISCUSSION ITEMS: Items in this section are not expected to require action by City Council and are generally for information only. However, any item listed in this section may become an action item without further notice with the consent of the Mayor at the request of any Councilmember.
 - a. CITY MANAGER'S REPORT:
 - b. STAFF REPORT:
5. CITIZENS TO BE HEARD: At this time, the public is invited to address the City Council and speak on any matter not specifically listed for public hearing elsewhere in this agenda. *PLEASE NOTE NO CITY COUNCIL DISCUSSION, RESPONSE, DELIBERATION, OR ACTION WILL BE TAKEN ON THIS TOPICS AT THIS TIME.* Please limit your comments to three minutes.
6. ANNOUNCEMENTS: With respect to items not listed elsewhere on this agenda, members may report on items of community interest e.g., community or employee awards, proclama, events, and recognitions. Members may also request specific information or a recitation of existing policy from Staff, or request placement of items on the agenda for discussion or action at a following meeting.
 - a. CITY MANAGER'S ANNOUNCEMENTS
 - b. MAYOR'S ANNOUNCEMENTS
 - c. COUNCILMEMBERS' ANNOUNCEMENTS
7. CONSENT AGENDA:
 - TAB A:** All matters listed under this item are considered to be routine by City Council and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and considered separately.
 - 1.1) Consider the minutes of the Tuesday, 04 June 2024 Regular Meeting.
8. ACTION ITEMS:
 - TAB B:** Bid Acceptance of the Kitty Hawk Emergency Access Service Road and Parking Lot.
 - TAB C:** Ordinance 370-P-2024: An ordinance amending Ordinance 370-P-2022, Section 4-6-2 related to International Building Code Exceptions and Amendments, and Section 4-6-9 related to International Residential Code Exceptions and Amendments, codified under the City's Code of Ordinances, Part IV, Chapter 4-6, Articles I; establishing penalties thereto; providing for severability and open meetings; and providing an effective date.
 - TAB D:** Ordinance 581-X-PUD-2023-101-A: An ordinance of the City Council of City of Universal City, Texas approving an extension of Ordinance No. 581-X-PUD-2023-101, amending the Zoning Map of the City of Universal City, Texas for an approximately 13.968-acre property, located at 2902 Pat Booker Road, Universal City, Texas; rezoning said property from C3-Commercial Services District to PUD 2023-101 District, generally for multi-family residential and related uses; adopting the PUD Final Plan related to PUD 2023-101; providing for severability; providing for the publication of the caption of this ordinance; and establishing an effective date.
 - TAB E:** PUBLIC MEETING REQUIREMENT: P.C. 501.A – Final Acceptance request RE: Cibolo Crossing Unit 1 Subdivision.
 - TAB F:** PUBLIC MEETING REQUIREMENT: P.C. 575 – Preliminary Acceptance request RE: Cibolo Crossing Unit 2 Subdivision.

TAB G: Resolution 889-J-2024: A resolution amending the Library Collection Development Policy and Exhibit E for said policy for the Municipal Library of the City of Universal City; establishing legislative findings; providing an amendment and adoption; and setting an effective date.

TAB H: Resolution 943-E-2024: Approving an application for a Motor Vehicle Crime Prevention Authority Grant – Senate Bill 224 Catalytic Converter Theft Grant.

NO

TAB 1 : Establishment of a Neighborhood Traffic Committee which would report its findings with recommendations for improving traffic safety to the Council semi-annually; particularly regarding neighborhood speed, school zone safety, road safety conditions adjacent to City parks and recreation areas, and identifying “limited-sight” safety issues.

9. ADJOURNMENT:

TAB Z: Reports

In accordance with the requirements of Texas Government Code section 551.127, a member of the governing body may participate in this meeting from a remote location. A quorum of the governing body as well as the presiding officer shall be physically present at the above posted location, which shall be open to the public. The video and audio feed of those participating remotely shall be visible and audible to the public for all open portions of the meeting. A member of a governmental body who participates in a meeting remotely as provided by law, shall be counted as present at the meeting for all purposes.

All items on the agenda are eligible for possible discussion and action. The City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices,) and 551.086 (Economic Development).

This facility is wheelchair accessible & accessible parking spaces are available. Requests for accommodation or interpretive services must be made 72 hours prior to this meeting. Please contact the city clerk’s office at (210) 619-0701 if these services are needed.

MINUTES
CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS
 Regular Meeting, Tuesday, 04 June 2024

1. CALL ORDER: Mayor Tom Maxwell at 6:30 P.M.

2. QUORUM CHECK and VOTE TO CONSIDER THE EXCUSE OF ABSENT MEMBERS (if applicable):
 Maribel Garcia, Deputy City Clerk

Present:

Mayor Tom Maxwell
 Mayor Pro Tem Christina Fitzpatrick
 Councilmember Ashton Bulman
 Councilmember Bear Goolsby
 Councilmember Lori Putt
 Councilmember Bernard Rubal
 Councilmember Phil Vaughan (Virtually)

Staff Present:

Kim Turner, City Manager
 Cynthia Trevino, City Attorney
 Michael Cassata, Development Services Director
 Randy Luensmann, Public Works Director
 Christine Green, Finance Director
 Sal Garcia, Director of Golf Operations
 Katie Rein, Director of Food & Beverage
 Jeremy Laak, Superintendent
 Michael Olde, Pro Shop Manager
 Harrison Jarvis, Assistant Golf Supervisor
 Maribel Garcia, Deputy City Clerk

Mayor Maxwell noted a quorum was present.

3. INVOCATION and PLEDGE OF ALLEGIANCE:

Councilmember Fitzpatrick gave the invocation. Mayor Maxwell led the Pledge of Allegiance to the United States and Texas flags.

4. STAFF REPORTS AND OTHER DISCUSSION ITEMS:

a. CITY MANAGER'S REPORT:

i. Budget Calendar: Mrs. Turner reviewed the Budget Calendar and gave an overview of budget creation procedures. She asked that Councilmembers place all meeting dates on their calendars.

b. STAFF REPORT:

i. ARPA Update: Ms. Green gave a status update of ARPA funds as of the date of this meeting. ARPA funds remaining would equal \$800,000 since Public Works was able to secure County funding for sewer infrastructure projects. She stated Staff would like to transfer remaining funds to the Capital Replacement Fund to earn interest for the firetruck payout in 2027.

Council discussed and received clarification regarding prior lack of funding to cover certain sewer lines, which would now be covered by Bexar County funding. They also discussed continued compliance with the Fund Balance Policy and timeline of payments for the projects and firetrucks.

5. CITIZENS TO BE HEARD:

- Sid Dukes, 1162 Gothic Drive, congratulated newly elected officials and reminded them that they serve all UC residents. He reported results of a survey of golfers he conducted while he volunteered on May 10th; of 76 golfers he surveyed, 46 lived outside of the City and 27 lived outside of San Antonio. He emphasized the opportunity of bringing revenue from outside the City. He supported

the golf course in replacing the greens to improve its reputation and increase revenue.

- John Williams, 13526 Mount Olympus, shared he had been a resident of the City for over 40 years. He congratulated the newly elected officials. He strongly supported the greens project at the golf course, noting that the golf course was able to remain open with temporary greens due to talented staff. He reiterated that the course brings business from outside the City, and emphasized his support of the golf course.
- Doug Jenkins, 13502 Muses, was concerned about speeding on Mount Olympus going toward the golf course. The time saved by speeding along this corridor was minimal, and speeding increased distance required to stop a vehicle at higher speeds. He worried about his child's safety in the street. He presented solutions to combat speeding, including increased police presence, larger and more frequent speed limit signs, more frequent stop signs, and/or more speed bumps.

Ms. Turner noted that Staff had been working to identify effective locations for electronic speed boards, including in that area. They have proven to be successful for other cities.

- Kim Iglehart, 736 Garden Meadow, expressed concern that the Rules of Procedure agenda item would be used to silence residents by suppressing three councilmembers they voted into the seats. She felt that all residents deserved representation and that discussion in open session should not be avoided for the sake of shorter meetings.

7. ANNOUNCEMENTS:

a. CITY MANAGER'S ANNOUNCEMENTS:

Mrs. Turner gave updates on Public Works projects. She emphasized the need to conserve water.

c. COUNCILMEMBERS' ANNOUNCEMENTS:

Councilmember Bulman thanked Mr. Jenkins for his research and effort. She assured him other residents shared his concern, citing an email she received earlier the same day.

Councilmember Goolsby agreed with Mr. Jenkins but asked Staff to consider other streets with speeding issues as well; speeding was a city-wide issue.

Councilmember Rubal moved to place "The establishment of a Neighborhood Traffic Committee" on the next agenda. "The committee would report its findings with recommendations for improving traffic safety to the Council semiannually, particularly regarding neighborhood speed, school zone safety, road safety conditions adjacent to City parks and recreation areas, and identify limited-sight safety issues." Councilmember Bulman seconded the motion.

Ms. Trevino clarified that the motion could only be to place the item on the following agenda with no discussion of the topic at this meeting.

**Vote: Yeas: Rubal, Bulman, Fitzpatrick, Vaughan
Nays: Goolsby, Putt**

Motion to approve carried.

Councilmember Rubal received clarification regarding the Capital Improvements Program (CIP) and Section 6.05 of the City Charter requiring the City Manager to submit plans for review to City Council every even-numbered year – Mrs. Turner explained that the CIP is presented with the budget every year.

Mayor Pro Tem Fitzpatrick thanked all residents who spoke. She reported that Heros Camp had been going well and invited Council to attend the rest of the week and for graduation on Saturday.

Councilmember Putt reported that the ACOG Newly Elected Officials Workshop was very informative and helpful. She was thankful to have attended.

b. MAYORS' ANNOUNCEMENTS:

Mayor Maxwell reported on his individual meeting with Councilmembers for short conversations where he asked about their vision for the City in the next 15-20 years. Generally, views of the future were similar. He mentioned that TAB C and D would address Ms. Igleheart's concerns but explained that neither item was meant to stifle discussion.

7. CONSENT AGENDA:

Councilmember Goolsby moved to approve the following Consent Agenda items:

- 1) Consider the minutes of the Tuesday, 15 May 2024 Special Meeting.
- 2) Consider the minutes of the Tuesday, 21 May 2024 Regular Meeting.

Councilmember Bulman seconded the motion.

**Vote: Yeas: Goolsby, Bulman, Fitzpatrick, Putt, Rubal, Vaughan
Nays: None**

Motion to approve carried.

8. ACTION ITEMS:

B. Approve the construction work for the Olympia Hills Greens and Collars Replacement.

Dale Miller shared his experience and qualifications as an agronomist who had specialized in golf courses and gave an overview of his experience with the Olympia Hills staff. He presented the differences between golf course greens and regular grass, and maintenance on golf course grass. He explained that current golf course greens were not well suited for the winter freezes or extreme heat and draught seen by the area in the past few years. Furthermore, the grass was nearing the end of its lifespan regardless. He recommended paspalum grass which would be more resilient to extreme heat, cold, and draught. It would also help filter salt out of water. He reviewed the process of installation and maintenance. He assured Council that Mr. Laak was well qualified to grow and maintain the grass. The installation process would take about 10 weeks to complete including the fertilizer plan. Mr. Miller assured Council he would be accessible throughout the process. He highly encouraged Council to view the installation process in progress to compare to the course after completion and development of the greens.

Councilmember Rubal received assurances that the new paspalum grass would be resilient regardless of the heat index at the time of installation.

Mr. Miller noted timing was ideal since golf activity would be low due to high heat; the course would not see as heavy a financial impact since attendance would be lower anyway.

Reuse of the existing grass elsewhere and considerations for this process were discussed.

Councilmember Rubal and Staff discussed funding considerations and the reprioritization of the parking lot expansion project slated for FY 2024 being moved to 2025. The greens project took priority. Councilmember Rubal asked if the project had begun prior to Council approval.

Mrs. Turner clarified that the only work done was to kill off the remainder of the mostly dead grass to prepare for further action. The golf course had also cut temporary greens to maintain business, though these greens were not paspalum grass, nor did they have collars to keep weeds and other plants from peeking through. She explained, in response to further questions, that current dead greens were not operational and temporary greens cannot become permanent. User fee adjustments were discussed along with the drop in course attendance due to the state of the greens. Course attendance was mitigated with temporary greens.

Councilmember Putt expressed appreciation for the work done to keep golfers happy. She was optimistic the new greens would increase attendance. She thanked Mr. Duke for his survey and agreed with the concept of the course generating external revenue opportunities.

Mayor Pro Tem Fitzpatrick agreed and added that golfers expressed appreciation for the effort of Staff to quickly address the issues.

Councilmember Rubal moved to amend Staff Recommendation to state the parking lot expansion would be stricken from FY 2024 to be considered in the next fiscal year rather than moved to the next fiscal year.

It was clarified that Council would have to approve the parking lot expansion regardless through the FY 2025 budget approval process.

With there being no second, the motion to amend failed.

Councilmember Vaughan moved to approve the construction work for the Olympia Hills Golf Course Greens and Collars Replacement. Councilmember Putt seconded the motion.

**Vote: Yeas: Vaughan, Putt, Fitzpatrick, Bulman, Goolsby, Rubal
Nays: None**

Motion to approve carried.

Mayor Maxwell combined the following two items for discussion and action.

- C. City Council Code of Conduct Policy**
- D. City Council Rules of Procedure**

Mayor Maxwell clarified he did not intend to call a vote on the items during this meeting. He reported that, after the individual discussions with Councilmembers, the perception of two separate teams on Council was clear. He referenced Ms. Igleheart's comments saying he would never want to silence anyone in Universal City. He felt everyone deserved a unified Council.

Regarding the Rules of Procedure, he felt Council could not rule by consensus and agreed with Councilmember Rubal's action earlier in the meeting to use a motion to place an item on the agenda. He suggested a workshop to discuss Items C and D to be proctored by a third-party. He felt it would be best to discuss these two policies without worrying about parliamentary procedures and while using the workshop to build a team. He asked for a consensus, clarifying that a consensus implied the majority or a quorum of members.

Councilmember Vaughan disagreed with having a workshop.

Councilmember Bulman and the Mayor clarified the purpose of the workshop. Councilmember Bulman felt the work to build the policies was completed in November 2023 when they were passed, therefore she also disagreed with the workshop.

Councilmember Goolsby agreed to the workshop while receiving assurance that it would be a well-organized workshop with a clear plan.

Councilmember Rubal opined that Council was already a team and that without identifying a motion for an item on the agenda it should not be considered in this meeting. He requested that the Mayor's motion be withdrawn until it was more formalized through an agenda item.

Mayor Maxwell denied the request to withdraw his motion.

Mayor Pro Tem Fitzpatrick agreed to the workshop, saying she agreed with having dialogue to attempt to unify the Council. She knew all Councilmembers hoped to do the best for the City and thought it a good idea to discuss how Council should move forward as a group.

Councilmember Putt also agreed with the workshop.

Given the lack of consensus, Mayor Maxwell broke the tie and decided to move forward with the organization of a workshop.

Councilmember Rubal asked for a point of order as there was no item specifically defined for the action of Council.

Ms. Trevino clarified that consensus was a vote taken in an informal manner and that the action was to determine whether to discuss at this meeting or move forward with a workshop.

9. ADJOURNMENT: Mayor Maxwell adjourned the meeting at 7:51 P.M.

APPROVED:

Tom Maxwell, Mayor

ATTEST:

Maribel Garcia, Deputy City Clerk

CITY OF UNIVERSAL CITY

Date: 6/05/2024

TO: City Council

FROM: Kim M. Turner, City Manager

SUBJECT: Consider Bid Acceptance of the Kitty Hawk Emergency Access Service Road and Parking Lot

Historical Background

The Kitty Hawk Emergency access service road and parking lot project shall consist of constructing an extension of Kitty Hawk Rd from Silver Springs to FM 1518 in Universal City ETJ. This project will include concrete and asphalt pavement, concrete culvert drainage, and access control gates for all emergency vehicles to include City service vehicles. The Public Works previously advertised this project back in March 2023, but all bids came in over budget and all bids were subsequently rejected. Public Works went back to the drawing board and valued engineered the project plans with our City Consulting Engineer Colliers Engineering and Design which was successful in bringing this project within our current budget.

Action Requested

Award the Base Bid and Alternate Bid totaling \$2,098,077.45. The cost is in line with the current budget for this project. Voting in favor of this item will allow the City Manager to execute the contract for the Kitty Hawk Emergency Access Service Road and Parking Lot Improvements and proceed with project scheduling.

Procurement Methodology

The Public Works Department advertised for bids and received a total of three (3) responsive bids with D&D Contractors as the lowest responsive responsible bidder. Please reference attached engineers' letter of recommendation and bid tabulation sheet.

Source and Amount of Funding

The Kitty Hawk Emergency Access Service Road and Parking Lot Improvements funds were provided in this year's General fund CIP Budget in the amount of \$2,149,158.00.

Staff Recommendation

Staff recommends approval of the low base bid in the amount of \$2,004,353.12 to include Additive Alternate Bid #1 in the amount of \$93,724.33 totaling \$2,098,077.45 to D&D Contractors for the Kitty Hawk Emergency Access Service Road and Parking Lot Improvements.

June 6, 2024

City of Universal City
Attn: Randy Luensmann
2150 Universal City Blvd.
Universal City, TX 78148

Re: Kitty Hawk Emergency Access Service Road and Parking Lot
Contract Award Recommendation – D & D Contractors, Inc.

Mr. Luensmann,

On June 4, 2024, at 2:00 PM, bids were received and opened at City Hall for the Kitty Hawk Emergency Access Service Road and Parking Lot Project. There was a total of three bids received with bid amounts ranging from \$2,098,077.45 to \$2,387,959.39 for the Base Bid plus Additive Alternate 1. D & D Contractors, Inc. was the low bidder.

The estimated budget for the Base Bid and Additive Alternate 1, was \$2,180,000.00 without contingencies. D & D Contractors, Inc's bid was for \$2,098,077.45 for the Base Bid and Additive Alternate 1, which resulted in a difference of \$81,922.55 (3.8% below the estimated budget).

KFW has reviewed the lowest bid for the above referenced project. KFW believes the low bidder meets the requirements stated in the contract documents and unit prices appear to be balanced and in-line with expectations. The contractor provided their schedule which indicates they will complete the project within 160 days. Based on the schedule provided by all contractors we believe this to be a reasonable schedule. Based on this information, KFW Engineers recommends awarding the Base Bid and Additive Alternate 1 for the Kitty Hawk Emergency Access Service Road and Parking Lot to D & D Contractors Inc. in the amount of \$2,098,077.45.

If you have questions or require additional information, please contact our office.

Sincerely,
KFW Engineers

A handwritten signature in blue ink, appearing to read 'Christopher Otto'.

Christopher Otto, P.E.
Regional Discipline Lead

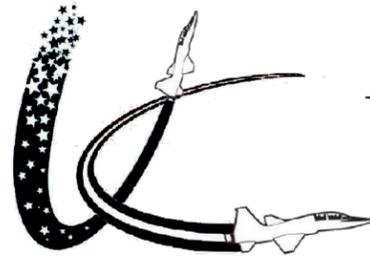
**CITY OF UNIVERSAL CITY
 BID TABULATION
 STREET IMPROVEMENTS**

PROJECT NAME: KITTY HAWK ROAD EXTENSION
 CLIENT: CITY OF UNIVERSAL CITY
 ENGINEER: KFW ENGINEERS

ITEM NO.	DESCRIPTION	UNIT	QTY	D&D		EZ Bel		VKK	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
100.1	MOBILIZATION	LS	1	\$33,274.57	\$ 33,274.57	\$171,000.00	\$ 171,000.00	\$74,000.00	\$ 74,000.00
100.2	INSURANCE AND BOND	LS	1	\$28,223.14	\$ 28,223.14	\$18,000.00	\$ 18,000.00	\$30,100.00	\$ 30,100.00
101.1	PREPARING R.O.W. (INCLUDING ALL DEMO ITEMS)	LS	1	\$15,763.27	\$ 15,763.27	\$54,692.42	\$ 54,692.42	\$27,100.00	\$ 27,100.00
102.0	RESTORING R.O.W. (INCLUDING REVEGETATING)	LS	1	\$13,700.21	\$ 13,700.21	\$31,407.00	\$ 31,407.00	\$8,690.00	\$ 8,690.00
104.1	STREET EXCAVATION	CY	2,947	\$14.90	\$ 43,910.30	\$24.00	\$ 70,728.00	\$9.65	\$ 28,438.55
107.1	EMBANKMENT	CY	3,622	\$8.22	\$ 29,772.84	\$32.70	\$ 118,439.40	\$4.90	\$ 17,747.80
110.0	6" MOISTURE CONDITIONED SUBGRADE	SY	10,416	\$1.98	\$ 20,623.68	\$1.00	\$ 10,416.00	\$1.40	\$ 14,582.40
200.0	9" FLEX BASE (TXDOT ITEM 247, (CIP) TY B, GR 1-2)	SY	6,554	\$13.86	\$ 90,838.44	\$10.00	\$ 65,540.00	\$17.20	\$ 112,728.80
201.0	RECONSTRUCT ALLEY (2" HMAC, 6" M.C. SUBGRADE)	SY	115	\$62.73	\$ 7,213.95	\$44.00	\$ 5,060.00	\$20.60	\$ 2,369.00
202.1	PRIME COAT	GAL	1,334	\$4.45	\$ 5,936.30	\$4.00	\$ 5,336.00	\$6.60	\$ 8,804.40
203.1	TACK COAT (TXDOT ITEM 300)	GAL	507	\$3.81	\$ 1,931.67	\$3.00	\$ 1,521.00	\$6.75	\$ 3,422.25
205.2	4" HMAC, TYPE B, PG70-22 (TXDOT ITEM 340 DG-HMA)	SY	5,065	\$26.58	\$ 134,627.70	\$23.00	\$ 116,495.00	\$33.30	\$ 168,664.50
205.3	2" HMAC, TYPE C, PG70-22 (TXDOT ITEM 340 DG-HMA)	SY	5,065	\$15.95	\$ 80,786.75	\$14.00	\$ 70,910.00	\$18.10	\$ 91,676.50
209.0	7" REINFORCED CONCRETE PAVEMENT (TXDOT ITEM 421)	SY	3,863	\$98.49	\$ 380,466.87	\$110.00	\$ 424,930.00	\$103.00	\$ 397,889.00
307.2	CONCRETE APRON (ALLEY TO ROADWAY)	SY	37	\$105.75	\$ 3,912.75	\$120.00	\$ 4,440.00	\$77.00	\$ 2,849.00
307.5	LIGHT POLE (CONCRETE BASE ONLY)	EA	6	\$1,263.06	\$ 7,578.36	\$1,500.00	\$ 9,000.00	\$1,790.00	\$ 10,740.00
401.1	24" RC PIPE (CLASS III)	LF	126	\$235.94	\$ 29,728.44	\$231.00	\$ 29,106.00	\$269.00	\$ 33,894.00
413.2	FLOWABLE FILL (HIGH STRENGTH)	CY	19	\$161.79	\$ 3,074.01	\$296.00	\$ 5,624.00	\$298.00	\$ 5,662.00
500.1	CONCRETE CURB, STANDARD (TY II)	LF	407	\$32.04	\$ 13,040.28	\$29.00	\$ 11,803.00	\$21.30	\$ 8,669.10
500.1	CONCRETE CURB, SPECIAL (HEADER)	LF	5,264	\$17.56	\$ 92,435.84	\$21.00	\$ 110,544.00	\$17.80	\$ 93,699.20
502.1	REBUILD CONCRETE SIDEWALK	SY	49	\$113.25	\$ 5,549.25	\$184.00	\$ 9,016.00	\$89.50	\$ 4,385.50
502.3	SIDEWALK BOX / ELEVATED SIDEWALK	EA	1	\$7,684.71	\$ 7,684.71	\$6,400.00	\$ 6,400.00	\$12,600.00	\$ 12,600.00
503.1	DRIVEWAY (RECONSTRUCT CONC. TO EX. JOINT)	SY	26	\$142.15	\$ 3,696.90	\$181.00	\$ 4,706.00	\$147.00	\$ 3,822.00
505.1	CONCRETE RIPRAP (5" THICK) (36" TOE DOWN)	SY	1,103	\$138.11	\$ 152,335.33	\$105.00	\$ 115,815.00	\$129.00	\$ 142,287.00
507.5	MOTORIZED SLIDE GATE (30') - EAST OF PARKING LOT	EA	1	\$17,890.61	\$ 17,890.61	\$42,500.00	\$ 42,500.00	\$54,900.00	\$ 54,900.00
507.5	MOTORIZED SLIDE GATE (38') - AT FM 1518	EA	2	\$8,945.31	\$ 17,890.62	\$50,000.00	\$ 100,000.00	\$64,600.00	\$ 129,200.00
509.1	METAL BEAM GUARD RAIL	LF	185	\$63.56	\$ 11,758.60	\$90.00	\$ 16,650.00	\$110.00	\$ 20,350.00
522.1	SIDEWALK PIPE RAIL	LF	16	\$193.42	\$ 3,094.72	\$350.00	\$ 5,600.00	\$103.00	\$ 1,648.00
530.1	BARRICADES, SIGNS AND TRAFFIC HANDLING	LS	1	\$8,465.58	\$ 8,465.58	\$4,650.00	\$ 4,650.00	\$18,400.00	\$ 18,400.00
535.0	THERMO PLASTIC PAVEMENT MARKINGS	LS	1	\$11,233.53	\$ 11,233.53	\$27,000.00	\$ 27,000.00	\$16,000.00	\$ 16,000.00
540.0	TPDES (SW3P)	LS	1	\$46,703.61	\$ 46,703.61	\$37,208.00	\$ 37,208.00	\$30,000.00	\$ 30,000.00
618.1	CONDUIT (2 INCH/PVC SCHEDULE 80) - ELECTRIC	LF	1,188	\$75.12	\$ 89,242.56	\$21.00	\$ 24,948.00	\$84.00	\$ 99,792.00
618.3	CONDUIT (4 INCH/PVC SCHEDULE 40) - FUTURE UTILITY	LF	560	\$98.23	\$ 55,008.80	\$23.00	\$ 12,880.00	\$96.90	\$ 54,264.00
624.7	GROUND BOXES TYPE C (162911) W/ APRON	EA	22	\$4,391.26	\$ 96,607.72	\$850.00	\$ 18,700.00	\$646.00	\$ 14,212.00
9003.1	CONCRETE BOLLARD (ISLAND)	EA	4	\$1,265.37	\$ 5,061.48	\$967.00	\$ 3,868.00	\$458.00	\$ 1,832.00
TxDOT 450	30" HEIGHT PIPE RAIL FENCE	LF	21	\$193.41	\$ 4,061.61	\$350.00	\$ 7,350.00	\$452.00	\$ 9,492.00
TxDOT 459	GABION BASKET (IF NOT SOLID ROCK)	LS	1	\$1,272.22	\$ 1,272.22	\$1.00	\$ 1.00	\$4,840.00	\$ 4,840.00
TxDOT 610	250W LED LIGHT POLE (COMPLETE ASSEMBLY)	EA	2	\$924.47	\$ 1,848.94	\$12,000.00	\$ 24,000.00	\$9,170.00	\$ 18,340.00
TxDOT SS4082	GATE PILLARS W/LIGHTING	EA	8	\$4,910.94	\$ 39,287.52	\$9,500.00	\$ 76,000.00	\$12,300.00	\$ 98,400.00
TxDOT SS4082	WHITE STONE PILLAR RAIL FENCE W/LIGHTING (FM 1518)	LF	218	\$620.44	\$ 135,255.92	\$495.00	\$ 107,910.00	\$639.00	\$ 139,302.00
TxDOT SS5009	LIMESTONE BLOCK RETAINING WALL	LF	436	\$581.57	\$ 253,564.52	\$223.00	\$ 97,228.00	\$420.00	\$ 183,120.00
				TOTAL:	\$ 2,004,353.12	TOTAL:	\$ 2,077,421.82	TOTAL:	\$ 2,224,554.00

ADDITIVE ALTERNATE #1

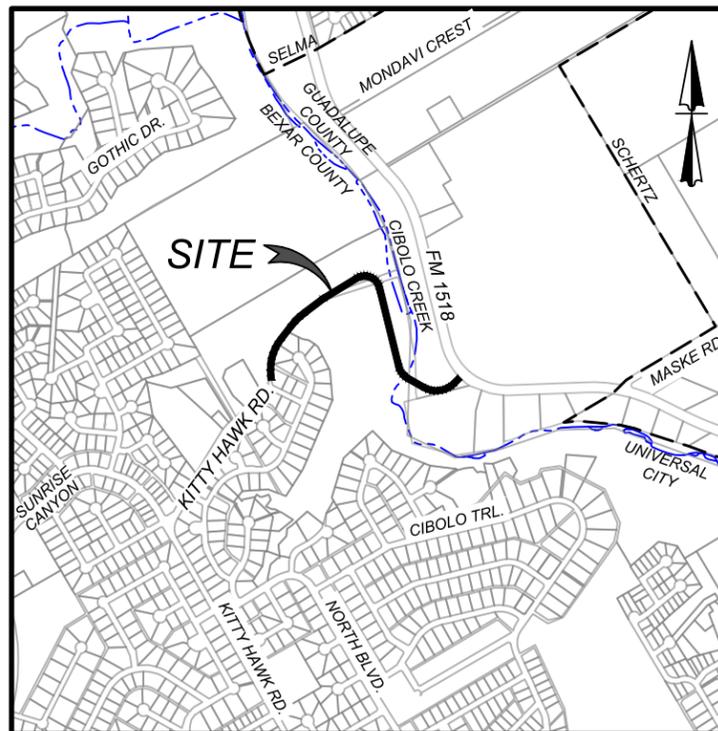
ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
104.1	STREET EXCAVATION	CY	37	\$124.38	\$ 4,602.06	\$34.00	\$ 1,258.00	\$8.25	\$ 305.25
107.1	EMBANKMENT	CY	92	\$6.25	\$ 575.00	\$33.00	\$ 3,036.00	\$4.80	\$ 441.60
110.0	6" MOISTURE CONDITIONED SUBGRADE	SY	412	\$8.49	\$ 3,497.88	\$1.00	\$ 412.00	\$2.20	\$ 906.40
209	7" REINFORCED CONCRETE PAVEMENT (TXDOT ITEM 421)	SY	412	\$120.25	\$ 49,543.00	\$100.00	\$ 41,200.00	\$95.20	\$ 39,222.40
307.1	REPLACE CONCRETE HEADWALL	CY	0.28	\$2,792.28	\$ 775.63	\$2,000.00	\$ 555.56	\$7,860.00	\$ 2,183.33
307.1	REPLACE CONCRETE WINGWALL	CY	0.90	\$2,656.34	\$ 2,384.80	\$2,000.00	\$ 1,795.56	\$2,720.00	\$ 2,441.96
505.1	CONCRETE ARMOR CROSSING	SY	7	\$1,724.85	\$ 12,232.99	\$700.00	\$ 4,964.56	\$341.00	\$ 2,418.45
TxDOT 450	30" HEIGHT PIPE RAIL FENCE	LF	511	\$39.36	\$ 20,112.96	\$175.00	\$ 89,425.00	\$226.00	\$ 115,486.00
				TOTAL:	\$ 93,724.33	TOTAL:	\$ 142,646.67	TOTAL:	\$ 163,405.39
GRAND TOTAL:				\$ 2,098,077.45	GRAND TOTAL:	\$ 2,220,068.49	GRAND TOTAL:	\$ 2,387,959.39	



UNIVERSAL CITY

EST. 1960

CAPITAL PROGRAMS KITTY HAWK ROAD EXTENSION UNIVERSAL CITY, TEXAS



CITY OF UNIVERSAL CITY

- MAYOR - JOHN WILLIAMS
- MAYOR PRO TEM - S. BEAR GOLLSBY
- COUNCIL MEMBER - STEVEN BUCK
- COUNCIL MEMBER - PAUL NAJARIAN
- COUNCIL MEMBER - PHIL VAUGHAN
- COUNCIL MEMBER - CHRISTINA FITZPATRICK
- COUNCIL MEMBER - ASHTON BULMAN
- CITY MANAGER - KIM TURNER
- DIRECTOR OF PUBLIC WORK - RANDY LUENSMANN

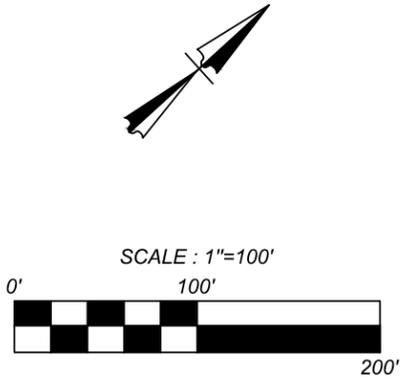


KFW
ENGINEERS + SURVEYING
 3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
 Phone #: (210) 979-8444 • Fax #: (210) 979-8441
 TBPE Firm #: 9513 • TBPLS Firm #: 10122300

CAUTION!!
 THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

GENERAL NOTES

1 ALL WORK TO BE CONTAINED TO 50' EASEMENT AREA AND NO ALTERATION OR DAMAGE SHALL OCCUR IN THE NATURAL AREA PRESERVATION.

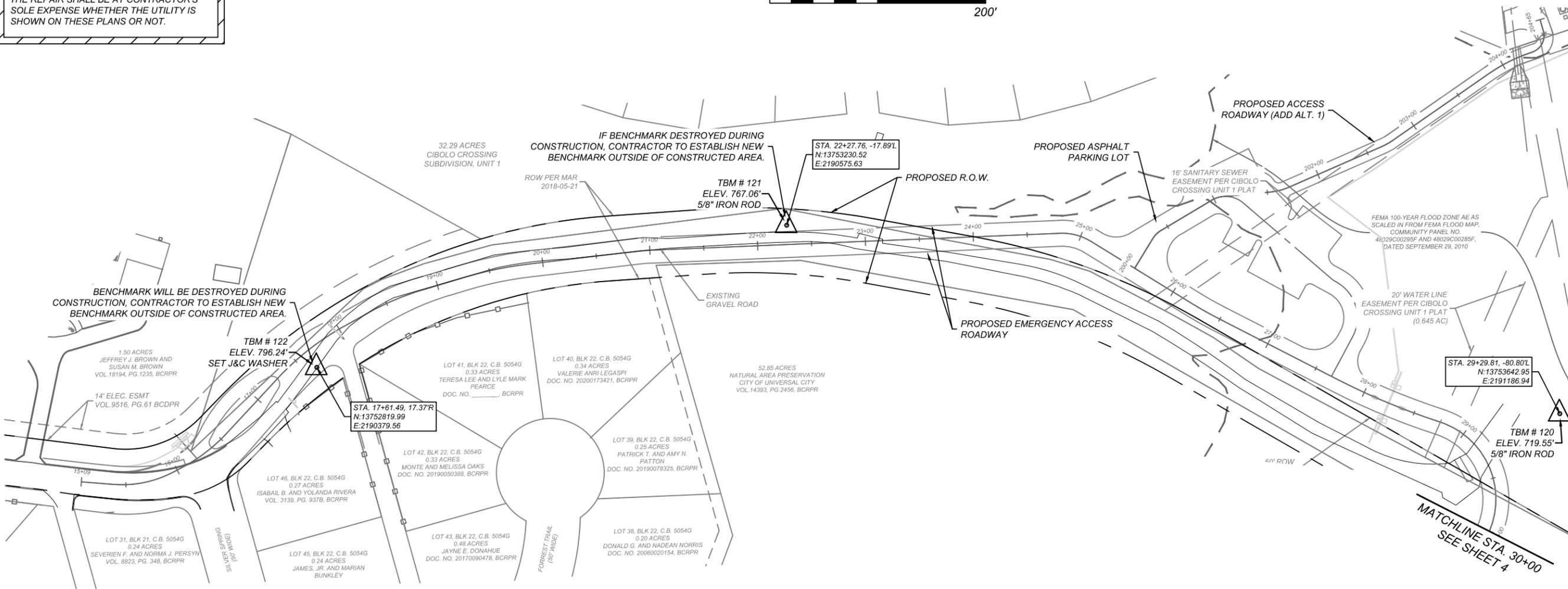


LEGEND

- APPARENT RIGHT OF WAY
- - - FEMA FLOODPLAIN LINE
- - - EASEMENT LINE
- · - · - CIBOLO CREEK CENTERLINE
- x - BARBED WIRE FENCE
- o - WOOD FENCE
- △ TBM #120 SURVEYED CONTROL POINT



UNIVERSAL CITY
 EST. 1960
 CAPITAL PROGRAMS



DATE	NO.	REVISION	APPROVAL

DRAWN BY:	AB	PROJECT NO.	803-02-01
DESIGNED BY:	BT	DATE:	28 April 2022
CHECKED BY:	BT/CO	SCALE:	AS SHOWN ON PLANS

KITTY HAWK ROAD EXTENSION
 UNIVERSAL CITY, TEXAS
 PROJECT SURVEY CONTROL (1 OF 2)

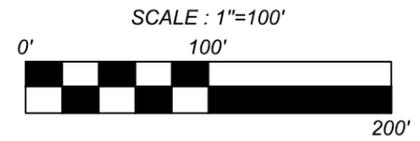
Plot: Dec 13, 2023, 5:11pm User: P. Abbotto
 File: L:\0620201\Design\UNIVERSITY_CTRL_8030201.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

CAUTION!!
 THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

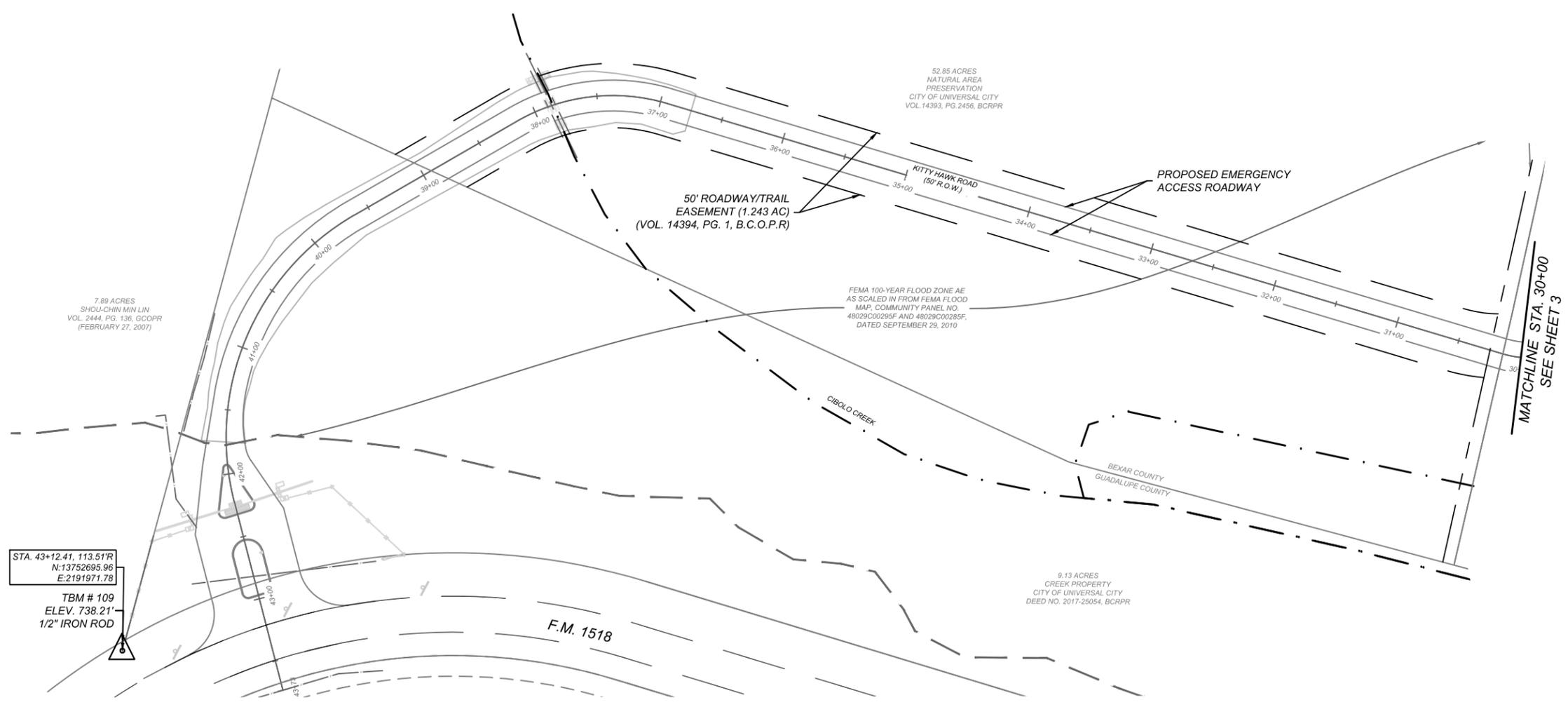
GENERAL NOTES

1 ALL WORK TO BE CONTAINED TO 50' EASEMENT AREA AND NO ALTERATION OR DAMAGE SHALL OCCUR IN THE NATURAL AREA PRESERVATION.



LEGEND

- APPARENT RIGHT OF WAY
- - - FEMA FLOODPLAIN LINE
- - - EASEMENT LINE
- · - · - CIBOLO CREEK CENTERLINE
- x - BARBED WIRE FENCE
- o - o - WOOD FENCE
- △ TBM #120 SURVEYED CONTROL POINT



UNIVERSAL CITY
 EST. 1960
 CAPITAL PROGRAMS

DATE	No.	REVISION	APPROVAL

DRAWN BY: AB	PROJECT NO. 803-02-01
DESIGNED BY: BT	DATE: 28 April 2022
CHECKED BY: BT/CO	SCALE: AS SHOWN ON PLANS

KITTY HAWK ROAD EXTENSION
 UNIVERSAL CITY, TEXAS

PROJECT SURVEY CONTROL (2 OF 2)

SHEET NUMBER:
 4 OF 62

Date: Dec 13, 2023, 5:11pm User: f0-shawton
 File: L:\06\2023\01\Design\UNIVERSITY_CENTL_8030201.dwg

CITY OF UNIVERSAL CITY

Date: 06/10/2024

TO: City Council

FROM: Kim M. Turner, City Manager

SUBJECT: Ordinance 370-P-2024 Permit Exception for Accessory Structures

Historical Background

This Ordinance is related to City Council discussion regarding the exception to permitting and inspections for certain accessory structures as outlined in the International Building Code and the International Residential Code.

Action Requested

City Council approval of Ordinance 370-P-2024. Requires two readings.

Procurement Methodology

This is an Ordinance revision only and requires no procurement by the City.

Source and Amount of Funding

This is an Ordinance revision only and requires no funding by the City. However, removal of the permit requirement will decrease the current and future budget revenues for permit fees collected by the Development Services Department by an estimated \$12,000 annually.

Staff Recommendation

There is a possibility that removing the building permit requirement may cause unintended consequences of accessory structures being substandard and nonconforming with the zoning bulk requirements (square footage, placement, setback and height requirements, and exceeding the number of allowable accessory structures). If nonconformance occurs, then the oversight of accessory structures may shift from the building department to code compliance. However, it should be noted that staff cannot accurately confirm from the public view (i.e., street, alley, sidewalk) whether or not a structure meets the code and, therefore, formal action (i.e., code infraction letter and court appearance) will likely not occur since staff will not be able to provide tangible evidence to the Judge. That said, Staff will monitor alleged accessory structure infractions, and if necessary, advise Council of any reforms that may need to be considered.

ORDINANCE 370-P-2024

AN ORDINANCE AMENDING ORDINANCE 370-P-2022, SECTION 4-6-2 RELATED TO INTERNATIONAL BUILDING CODE EXCEPTIONS AND AMENDMENTS, AND SECTION 4-6-9 RELATED TO INTERNATIONAL RESIDENTIAL CODE EXCEPTIONS AND AMENDMENTS, CODIFIED UNDER THE CITY'S CODE OF ORDINANCES, PART IV, CHAPTER 4-6, ARTICLES I; ESTABLISHING PENALTIES THERETO; PROVIDING FOR SEVERABILITY AND OPEN MEETINGS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Texas Local Government Code empowers the City to enact building codes, plumbing codes, and other codes and regulations and provide for their administration, enforcement, and amendment; and

WHEREAS, the regulation of building and building construction by the City of Universal City is necessary to protect the public health and welfare; and

WHEREAS, the City adopted previous versions of the International Building Code and other International Codes for building and construction, which have since been updated and amended with new versions; and

WHEREAS, the regulation of buildings in all residences, all commercial and other buildings and building construction, plumbing, mechanical, and other codes by the City is necessary to protect the public health, safety and welfare; and

WHEREAS, on May 17, 2022, the City adopted Ordinance 370-P-2022 adopting various international codes and appendices relating to construction and inspection activities, including work exempt from permit; and

WHEREAS, it is the opinion of City Council that the best interest of the citizens of Universal City will be best served by amending a certain section of the International Building Code and International Residential Code related to work exempt from permit and establish provisions regarding the regulation of accessory structures.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS:

Section 1. Amendments. That Part IV, Chapter 4-6, Article I, Section 4-6-2 of the City Code of Ordinances is hereby amended to revise and replace Section 105.2 Work Exempt From Permit of the International Building Code as follows:

AMENDMENTS TO THE INTERNATIONAL BUILDING CODE ARE AS FOLLOWS:

Sec. 105.2 Work exempt from permit

Amend in its entirety to read:

(Building)

- 1) One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided that the floor area is not greater than 120 square feet (11 m²).
- 2) Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
- 3) Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- 4) Temporary motion picture, television and theater stage sets and scenery.
- 5) Shade cloth structures constructed for nursery or agricultural purposes, but not including service systems.
- 6) Swings and other temporary playground equipment accessory to one and two-family dwellings.
- 7) Window awnings supported by an exterior wall of Group R-3, as applicable in Section 101.2 and Group U occupancies of the International Building Code.
- 8) Nonfixed and movable fixtures, cases, racks, counter and partitions not over 5 feet 9 inches (1753 mm) in height.

(Electrical)

- 1) Normal maintenance work, such as replacement of lamps, sockets, fuses, drop cords, snap switches, or other similar minor repairs as may be permitted by the building official.
- 2) Connection of portable electrical equipment to suitable existing permanently installed receptacles.
- 3) Replacement of a motor of the same horsepower and rating and installation of pressure devices and similar controls, when the electrical supply for the same has been properly installed by a licensed electrician.
- 4) The provisions of this chapter shall not apply to electrical equipment used for radio and television transmission but does apply to equipment and wiring for power supply, the installations of towers and antennas.

(Gas)

- 1) Portable heating appliance.
- 2) Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

(Mechanical)

- 1) Portable heating appliance.
- 2) Portable ventilation equipment.
- 3) Portable cooling unit.
- 4) Steam, hot or chilled water piping within any heating or cooling equipment regulated by this chapter.
- 5) Replacement of any part which does not alter its approval or make it unsafe.
- 6) Portable evaporative cooler.
- 7) Self-contained refrigeration system containing 10 lbs. or less of refrigerant and actuated by motors of 1 horsepower or less.

(Plumbing)

- 1) The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this chapter.
- 2) The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

Note: Ordinary minor repairs may be made with the approval of the building official without a permit, provided that such repairs shall not violate any of the provisions of the codes adopted in this section. Where equipment replacements and repairs must be performed requiring a permit in an emergency situation, the permit application shall be submitted within the next working business day to the building official.

(Reason: Clarifies what work does or does not require a permit in both the IBC (parent code) and IRC.)

Section 2. Additions. That Part IV, Chapter 4-6, Article I, Section 4-6-9 of the City Code of Ordinances is hereby amended to add and include Section 105.2 Work Exempt From Permit of the International Residential Code as follows:

ADDITIONS TO THE INTERNATIONAL RESIDENTIAL CODE ARE AS FOLLOWS:

Sec. 105.2 Work exempt from permit

Added in its entirety to read:

(Building)

- 1) Other than *storm shelters*, one-story detached *accessory structures*, provided that the floor area does not exceed 200 square feet (18.58 m²).
- 2) Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
- 3) Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- 4) Temporary motion picture, television and theater stage sets and scenery.
- 5) Shade cloth structures constructed for nursery or agricultural purposes, but not including service systems.
- 6) Swings and other temporary playground equipment accessory to one and two-family dwellings.
- 7) Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
- 8) Nonfixed and movable fixtures, cases, racks, counter and partitions not over 5 feet 9 inches (1753 mm) in height.

(Electrical)

- 1) Normal maintenance work, such as replacement of lamps, sockets, fuses, drop cords, snap switches, or other similar minor repairs as may be permitted by the building official.
- 2) Connection of portable electrical equipment to suitable existing permanently installed receptacles.
- 3) Replacement of a motor of the same horsepower and rating and installation of pressure devices and similar controls, when the electrical supply for the same has been properly installed by a licensed electrician.
- 4) The provisions of this chapter shall not apply to electrical equipment used for radio and television transmission but does apply to equipment and wiring for power supply, the installations of towers and antennas.

(Gas)

- 1) Portable heating, cooking, or clothes drying appliances.
- 2) Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

(Mechanical)

- 1) Portable heating appliance.
- 2) Portable ventilation equipment.
- 3) Portable cooling unit.
- 4) Steam, hot or chilled water piping within any heating or cooling equipment regulated by this chapter.
- 5) Replacement of any part which does not alter its approval or make it unsafe.
- 6) Portable evaporative cooler.
- 7) Self-contained refrigeration system containing 10 lbs. or less of refrigerant and actuated by motors of 1 horsepower or less.

(Plumbing)

- 1) The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this chapter.

- 2) The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

Note: Ordinary minor repairs may be made with the approval of the building official without a permit, provided that such repairs shall not violate any of the provisions of the codes adopted in this section. Where equipment replacements and repairs must be performed requiring a permit in an emergency situation, the permit application shall be submitted within the next working business day to the building official.

(Reason: Clarifies what work does or does not require a permit in both the IRC and IBC (parent code).)

Section 3. The City of Universal City Code of Ordinances shall be amended accordingly.

Section 4. Cumulative. This Ordinance shall be cumulative of all other ordinances of the City of Universal City, and this Ordinance shall not operate to repeal or affect any other ordinances of the City except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, are hereby repealed.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or word of this Ordinance is for any reason held to be unconstitutional, such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 6. Open Meeting. It is officially found, determined and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Texas Government Code Chapter 551, as amended.

Section 7. Effective Date. This Ordinance will take effect in accordance with the provisions of Section 3.11 of the City Charter.

PASSED on first reading 18 June 2024.

PASSED AND ADOPTED the _____ day of _____, 2024.

Tom Maxwell, Mayor

Attest:

Approved as to form:

Maribel Garcia, Deputy City Clerk

Cynthia Trevino, City Attorney
DENTON NAVARRO RODRIGUEZ BERNAL SANTEE
& ZECH, P.C.

CITY OF UNIVERSAL CITY

Date: 06/10/2024

TO: City Council

FROM: Kim M. Turner, City Manager

SUBJECT: Ordinance 581-X-PUD-2023-101-A PUD Extension re 2902 Pat Booker Road

Historical Background

On February 7, 2023, the City adopted Ordinance 581-X-PUD-2023-101 adopting a Planned Unit Development and Zoning Map Amendment for a multi-family residential development at 2902 Pat Booker Road. On May 31, 2024, the City received an official request in writing from White-Conlee Builders, Ltd., the developer and applicant, to extend the Planned Unit Development approval by twelve months.

Action Requested

City Council approval of Ordinance 581-X-PUD-2023-101-A. Requires two readings.

Procurement Methodology

This is an Ordinance extension only and requires no procurement by the City.

Source and Amount of Funding

This is an Ordinance extension only and requires no funding by the City.

Staff Recommendation

Due to market conditions, staff recommends approval of the requested PUD extension.

ORDINANCE NO. 581-X-PUD-2023-101-A
(2902 Pat Booker Road)

AN ORDINANCE OF THE CITY COUNCIL OF CITY OF UNIVERSAL CITY, TEXAS APPROVING AN EXTENSION OF ORDINANCE NO. 581-X-PUD-2023-101, AMENDING THE ZONING MAP OF THE CITY OF UNIVERSAL CITY, TEXAS FOR AN APPROXIMATELY 13.968-ACRE PROPERTY, LOCATED AT 2902 PAT BOOKER ROAD, UNIVERSAL CITY, TEXAS; REZONING SAID PROPERTY FROM C3-COMMERCIAL SERVICES DISTRICT TO PUD 2023-101 DISTRICT, GENERALLY FOR MULTI-FAMILY RESIDENTIAL AND RELATED USES; ADOPTING THE PUD FINAL PLAN RELATED TO PUD 2023-101; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, in accordance with Section 4-5-24 and Section 4-5-56 of the Code of Ordinances, City Council may approve an application for an Official Zoning Map Amendment and a Planned Unit Development to provide some flexibility to traditional zoning by offering a mechanism to balance specific site constraints and development plans with the larger interest of the community and the integrity of the Zoning Ordinance; and

WHEREAS, Chapter 211.003 of the Texas Local Government Code provides that the City Council may regulate the height, number of stories, size of buildings, percentage of a lot that may be occupied, the size of yards, courts, and other open spaces, population density, the location and use of buildings, and land for business; and

WHEREAS, Chapter 211.004 of the Texas Local Government Code provides that zoning regulations must be adopted in accordance with a comprehensive plan; and

WHEREAS, Chapter 211.006 of the Texas Local Government Code provides the procedures that the City Council must follow to exercise the authority relating to zoning regulations and zoning district boundaries; and

WHEREAS, on January 19, 2021, the City adopted Ordinance 581-W-2021 related to Planned Unit Developments, in which is described the process for authorizing an extension to an approved Planned Unit Development; and

WHEREAS, on February 7, 2023, the City adopted Ordinance 581-X-PUD-2023-101 adopting a Planned Unit Development and Zoning Map Amendment for a multi-family residential development at 2902 Pat Booker Road; and

WHEREAS, on May 31, 2024, the City received an official request in writing from White-Conlee Builders, Ltd., the developer and applicant, to extend the Planned Unit Development approval by twelve months; and

WHEREAS, after receipt of said Planned Unit Development extension request, City Council conducted a public meeting on June 18, 2024, during which parties in interest and citizens had an opportunity to be heard on the matter; and

WHEREAS, after conducting a public meeting on the matter where parties in interest and citizens had an opportunity to be heard, City Council finds the request for a twelve-month extension of the adopted Planned Unit Development is in accordance with the City’s Municipal Code of Ordinances; and

WHEREAS, the City has complied with all conditions precedent necessary to take this action, has properly conducted all public meetings pursuant to the Texas Local Government Code and Texas Government Code, as applicable.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS:

SECTION 1. Recitals. The recitals set out above are adopted herein for all purposes.

SECTION 2. The Property. The real property (“Property”) subject to the amendments authorized by this Ordinance is a 13.968-acre tract, more or less, assigned the physical address of 2902 Pat Booker Road, Universal City, Texas, generally located southeast of the intersection of Pat Booker Road/SH 218 and Buckingham Village Street, which is more fully depicted and legally described on **Exhibits “A” and “B”**, attached hereto.

SECTION 3. The Planned Unit Development Extension. City Ordinance No. 581-X-PUD-2023-101 adopting a Planned Unit Development and Zoning Map Amendment for a multi-family residential development at 2902 Pat Booker Road is hereby provided a twelve-month extension that shall expire on August 6, 2025 if construction work on the approved Planned Unit Development has not begun by said expiration date.

SECTION 4. Continuation Clause. All provisions of the Code of Ordinances of the City of Universal City not herein amended or repealed shall remain in full force and effect.

SECTION 5. Repealer Clause. All other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent that they are in conflict.

SECTION 6. Severability Clause. If any provisions of this ordinance shall be held void or unconstitutional, it is hereby provided that all other parts of the same which are not held void or unconstitutional shall remain in full force and effect.

SECTION 7. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 8. It is officially found, determined, and declared that the meeting at which this Ordinance was adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

SECTION 9. Effective Date. This ordinance will take effect upon its passage, approval and publication as provided by law.

PASSED, on first reading by the City Council of the City of Universal City on this the 18th day of June 2024.

PASSED AND APPROVED, on second reading by the City Council of the City of Universal City on this the 16th day of July 2024.

UNIVERSAL CITY

Tom Maxwell, Mayor

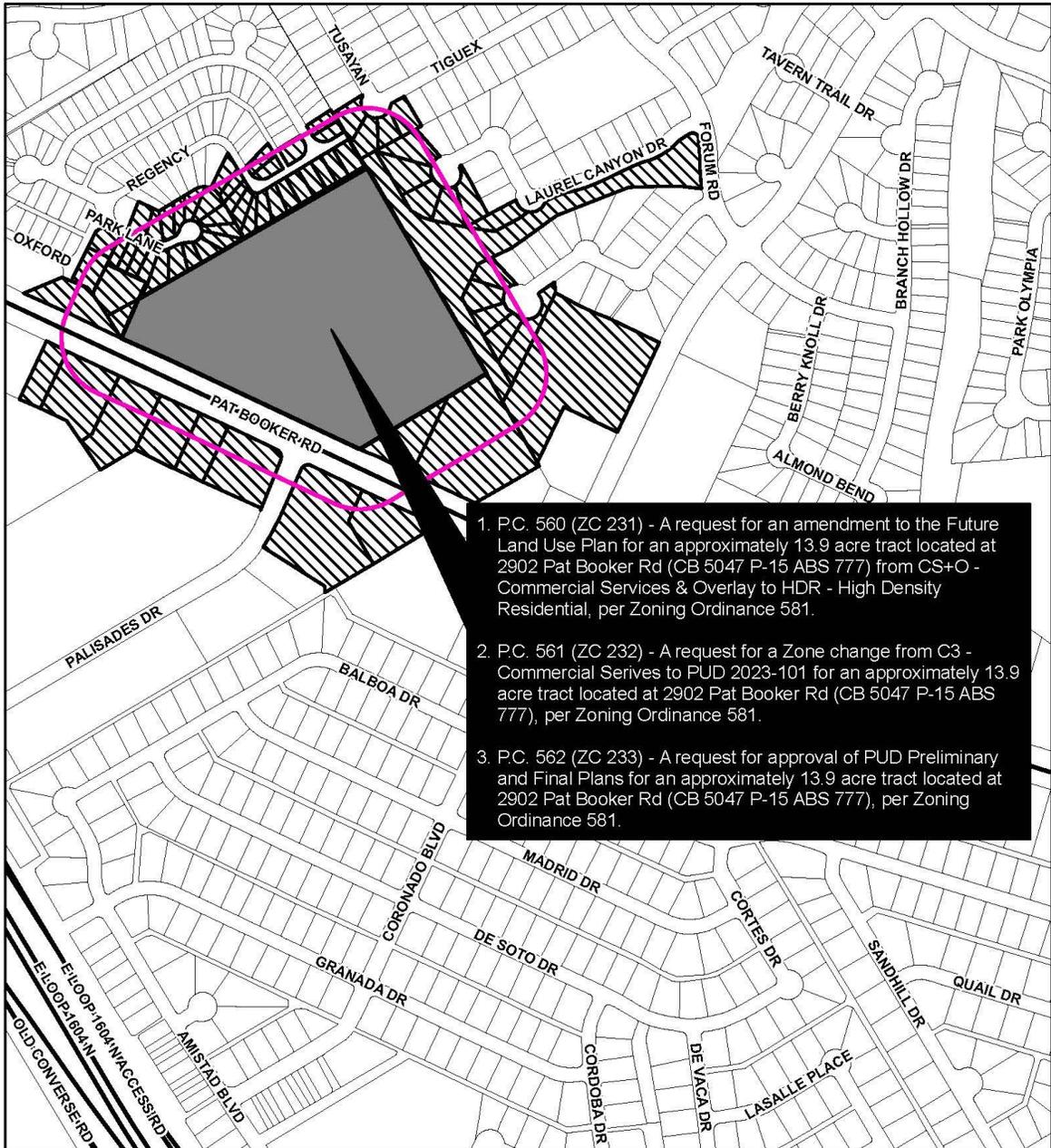
Approved as to form:

Attest:

Maribel Garcia, Deputy City Clerk

Cynthia Trevino, City Attorney
DENTON NAVARRO RODRIGUEZ BERNAL
SANTEE & ZECH, P.C.

EXHIBIT "A"
LOCATION MAP



1. P.C. 560 (ZC 231) - A request for an amendment to the Future Land Use Plan for an approximately 13.9 acre tract located at 2902 Pat Booker Rd (CB 5047 P-15 ABS 777) from CS+O - Commercial Services & Overlay to HDR - High Density Residential, per Zoning Ordinance 581.
2. P.C. 561 (ZC 232) - A request for a Zone change from C3 - Commercial Services to PUD 2023-101 for an approximately 13.9 acre tract located at 2902 Pat Booker Rd (CB 5047 P-15 ABS 777), per Zoning Ordinance 581.
3. P.C. 562 (ZC 233) - A request for approval of PUD Preliminary and Final Plans for an approximately 13.9 acre tract located at 2902 Pat Booker Rd (CB 5047 P-15 ABS 777), per Zoning Ordinance 581.

P.C. 560 ZC 231, P.C. 561 ZC 232, P.C. 562 ZC 233
2902 PAT BOOKER RD

Date Prepared: Thursday, Dec. 1, 2022



Legend

-  200 Ft Buffer
-  Affected Parcels



The City of Universal City
Texas
2150 Universal City Blvd
Universal City, TX 78148

EXHIBIT "B"

LEGAL DESCRIPTION

CB 5047 P-15 ABS 777

MEETS AND BOUNDS DESCRIPTION

METES AND BOUNDS DESCRIPTION FOR

A 13.968 ACRE, OR 608,466 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF A REMAINDER OF CALLED 17 ACRES, CONVEYED TO JOSEPH MARKS, IN DEED RECORDED IN VOLUME 3362, PAGE 108, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUAN VASQUEZ SURVEY NO. 310, ABSTRACT NO. 777, COUNTY BLOCK 5047, OF THE CITY OF UNIVERSAL CITY, BEXAR COUNTY, TEXAS. SAID 13.968 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00:

BEGINNING: AT A FOUND ½" IRON ROD WITH ON THE NORTH RIGHT-OF-WAY LINE OF PAT BOOKER ROAD, A 120-FOOT PUBLIC RIGHT-OF-WAY, AT THE SOUTHEAST CORNER OF SAID REMAINDER OF A CALLED 17 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A 0.547 ACRE TRACT CONVEYED TO LEO VINCENT GATES III, IN DEED RECORDED IN VOLUME 5143, PAGE 1886, OF SAID OFFICIAL PUBLIC RECORDS;

THENCE: N 64°48'31" W, ALONG AND WITH SAID NORTH RIGHT-OF-WAY LINE, SAME BEING THE SOUTH LINE OF SAID REMAINDER OF CALLED 17 ACRES, A DISTANCE OF 850.76 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP STAMPED "PAPE-DAWSON" AT A SOUTHWEST CORNER OF SAID REMAINDER OF CALLED 17 ACRES, SAME BEING THE SOUTHEAST CORNER OF A 2.0675 ACRE TRACT, CALLED TRACT 1, CONVEYED TO THE CITY OF UNIVERSAL CITY, RECORDED IN VOLUME 1014, PAGE 812, OF SAID OFFICIAL PUBLIC RECORDS;

THENCE: N 37°52'00" W, ALONG AND WITH AN EAST LINE OF SAID TRACT 1, SAME BEING A WEST LINE OF SAID REMAINDER OF CALLED 17 ACRES, A DISTANCE OF 31.44 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP STAMPED "PAPE-DAWSON" ON AN EAST LINE OF SAID TRACT 1, AT A SOUTHWEST CORNER OF SAID REMAINDER OF CALLED 17 ACRES, AT THE SOUTHEAST CORNER OF A 1.2624 ACRE TRACT, CALLED TRACT 2, CONVEYED TO THE CITY OF UNIVERSAL CITY, IN DEED RECORDED IN VOLUME 1014, PAGE 812, OF SAID OFFICIAL PUBLIC RECORDS;

THENCE: N 25°30'48" E, ALONG AND WITH THE EAST LINE OF SAID TRACT 2, SAME BEING A WEST LINE OF SAID REMAINDER OF CALLED 17 ACRES, A DISTANCE OF 127.09 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP STAMPED "PAPE-DAWSON" ON THE EAST LINE OF SAID TRACT 2, AT A SOUTHWEST CORNER OF SAID REMAINDER OF CALLED 17 ACRES, AT A SOUTHEAST CORNER OF THE REMAINING PORTION OF LOT 2, BLOCK 1, BUCKINGHAM VILLAGE SUBDIVISION, RECORDED IN VOLUME 9500, PAGE 22, OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS;

THENCE: N 59°31'14" E, ALONG AND WITH THE NORTHWEST LINE OF SAID REMAINDER OF CALLED 17 ACRES, SAME BEING THE SOUTHEAST LINE OF SAID REMAINDER OF LOT 2, A DISTANCE OF 871.80 FEET TO A FOUND 1" IRON PIPE AT THE NORTHEAST CORNER OF SAID REMAINDER OF LOT 2, AT THE NORTHWEST CORNER OF SAID REMAINDER OF CALLED 17 ACRES, ON THE WEST LINE OF LOT 100, BLOCK 103, HERITAGE HILLS UNIT-2, RECORDED IN VOLUME 9554, PAGE 18, OF SAID PLAT RECORDS;

THENCE: S 30°13'56" E, ALONG AND WITH THE EAST LINE OF SAID REMAINDER OF CALLED 17 ACRES, SAME BEING THE SOUTHWEST LINE OF SAID LOT 100, A DISTANCE OF 799.18 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP STAMPED "PAPE-DAWSON" AT A SOUTHEAST CORNER OF SAID REMAINDER OF CALLED 17 ACRES, SAME BEING THE NORTH CORNER OF SAID LOT 8;

THENCE: S 58°51'38" W, ALONG AND WITH THE WEST LINE OF SAID LOT 8, SAME BEING THE EAST LINE OF SAID REMAINDER OF CALLED 17 ACRES, A DISTANCE OF 144.78 FEET, TO A NORTHWEST CORNER OF SAID LOT 8, SAME BEING A NORTHEAST CORNER OF SAID 0.547 ACRE TRACT, CONTINUING ALONG THE WEST LINE OF SAID 0.547 ACRE TRACT, FOR A TOTAL DISTANCE OF 489.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.968 ACRES IN THE CITY OF UNIVERSAL CITY, BEXAR COUNTY, TEXAS. SAID TRACT BEING DESCRIBED IN CONJUNCTION WITH A SURVEY MADE ON THE GROUND AND A SURVEY MAP PREPARED UNDER JOB NUMBER 12807-00 BY PAPE-DAWSON ENGINEERS, INC.

CITY OF UNIVERSAL CITY

Date: 6/11/2024

TO: City Council

FROM: Kim M. Turner, City Manager

SUBJECT: Public Meeting: P.C. 501.A— Final Acceptance request re Cibolo Crossing Unit 1 Subdivision

Historical Background

Jeff Brown of UC40 LLC has submitted a petition for final acceptance of public improvements for the Cibolo Crossing Subdivision, Unit One, to include the water system, sanitary sewer system, and drainage and streets systems. A copy of the petition is attached as Exhibit F.

The entire subdivision comprises 163 residential lots within three units. Cibolo Crossing Unit One, which is currently under consideration for final acceptance, comprises 32 acres and consists of 52 residential lots and several 900 series open space lots. A copy of the subdivision is attached.

Randy Luensmann, Director of Public Works, and the city engineer, HMT Engineering and Surveying, have inspected the public improvements and have authorized acceptance.

Action Requested

City Council will need to conduct a **Public Meeting** on the Final Acceptance petition and then make a final consideration.

Procurement Methodology

Upon approval, the utility and infrastructure will become public property.

Source and Amount of Funding

This is a subdivision procedure only and requires no funding by the City.

Staff Recommendation

Staff recommends the petition for final acceptance of the public improvements for the Cibolo Crossing Unit One be approved and I, as the City Manager, be authorized to execute the petition.

EXHIBIT "F"

PART II

DEVELOPER PETITION FOR ACCEPTANCE OF PUBLIC IMPROVEMENT (S), NO. 501.A

WHEREAS, The City Council of the City of Universal City, Texas approved the preliminary acceptance of the improvements listed in Part I, Petition No. 501.A for Cibolo Crossing Unit 1 Subdivision, and

WHEREAS, The Owner has maintained such improvements in good condition for at least one year from date of acceptance by the City Council, and

WHEREAS, The Owner has corrected all deficiencies reported by the City of Universal City,

It is therefore requested that final inspection be made of said improvements, that final acceptance be approved by the City Council of the City of Universal City, and that the Owner be relieved of any further obligation to maintain or cause to maintain such improvements.

6/10/2024
(date)

UC40 LLC
(Owner)

BY Jeffrey J. Brown, Manager

FINAL ACCEPTANCE

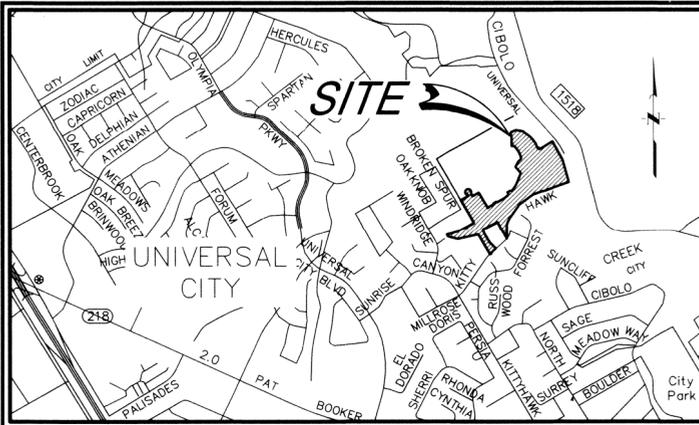
The above improvements listed in the petition have been inspected as required by current ordinances, all required maintenance has been performed and all noted deficiencies have been corrected. I recommend that the improvements described in the petition is accepted by the City of Universal City and all maintenance on said improvements be assumed by the City.

(date)

An Engineer acting on behalf of the
CITY OF UNIVERSAL CITY

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS ON the _____ day of _____ A.D. _____.

Kim M. Turner
City Manager, CITY OF UNIVERSAL CITY



LOCATION MAP
1" = 2,000'

STATE OF TEXAS
COUNTY OF BEXAR

I, UC40 LLC, A TEXAS LIMITED LIABILITY COMPANY, AM THE OWNER OF LAND SHOWN ON THE FOREGOING INSTRUMENT, AND HEREBY DEDICATE ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND RIGHTS-OF-WAY TO THE USE OF THE PUBLIC FOREVER AND EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION EXPRESSED HEREIN.

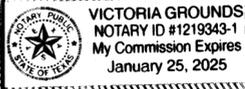
THIS THE 29 DAY OF June, 2022.

Jeffery J. Brown
JEFFERY J. BROWN, MANAGER
UC40 LLC
19122 LG VERITA
SAN ANTONIO, TX 78258

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JEFFERY J. BROWN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF June 29, 2022.



Victoria Grounds
VICTORIA GROUNDS, NOTARY PUBLIC
NOTARY ID #1219343-1
My Commission Expires
January 25, 2025

STATE OF TEXAS
COUNTY OF BEXAR

AS CITY ENGINEER OF THE CITY OF UNIVERSAL CITY, I HEREBY CERTIFY THAT THE SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

THIS THE 11 DAY OF July, 2022
Chris Van Heerde
CITY ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF UNIVERSAL CITY, TEXAS.

THIS THE 5 DAY OF July, 2022
Miriam Carrizosa
DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF BEXAR

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED ON BEHALF OF THE CITY OF UNIVERSAL CITY, TEXAS BY THE PLANNING AND ZONING COMMISSION (OR ADMINISTRATIVE OFFICER).

THIS THE 5 DAY OF July, 2022
Ronald D. Johnson
SECRETARY
J. Swalberg

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT.

David Miller 6/28/2022
REGISTERED PROFESSIONAL ENGINEER

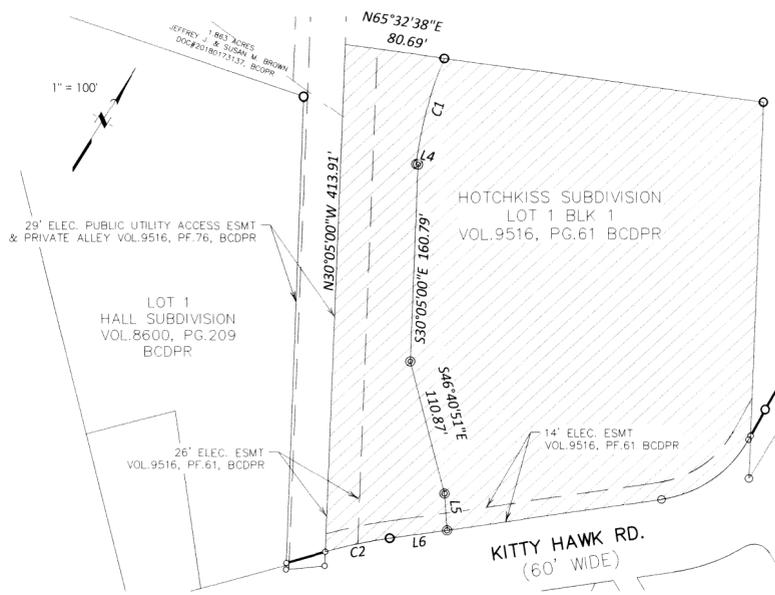
STATE OF TEXAS
COUNTY OF BEXAR

WE HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER OUR SUPERVISION.

Michael A. Romans 6-29-2022
REGISTERED PROFESSIONAL LAND SURVEYOR

AREA BEING REPLATTED: 2.804 ACRES

THE AREA BEING RE-PLATTED IS A ALL OF LOT 1, BLOCK 1 OF HOTCHKISS SUBDIVISION, PLAT OF WHICH IS RECORDED IN VOL. 9516, PG. 61, BCDPR



LINE LEGEND

---	BOUNDARY/PROPERTY LINE
- - - -	MATCHLINE
○	SET 1/2-INCH IRON ROD
⊙	FOUND 1/2-INCH IRON ROD

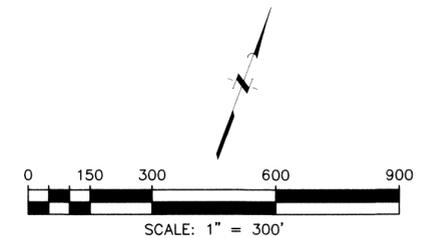
FINAL PLAT & REPLAT ESTABLISHING
CIBOLO CROSSING UNIT 1

BEING 32.293 ACRES OF LAND SITUATED WITHIN THE TORIBO HERRERA SURVEY NO. 68, ABSTRACT 309, COUNTY BLOCK 5046, CITY OF UNIVERSAL CITY, BEXAR COUNTY, TEXAS; CONTAINING A PORTION OF THAT CERTAIN 40.907 ACRE TRACT DESCRIBED IN VOL.18442, PG.1991, BCOPR; CONTAINING A PORTION OF THAT CERTAIN 14.685 ACRE TRACT DESCRIBED IN VOL.18195, PG.735, BCOPR; CONTAINING ALL OF THAT CERTAIN 1.863 ACRE TRACT DESCRIBED IN DOCUMENT#20180173137, BCOPR; AND CONTAINING ALL OF LOT 1, BLOCK 1 OF HOTCHKISS SUBDIVISION, PLAT OF WHICH IS RECORDED IN VOL. 9516, PG. 61, BCDPR

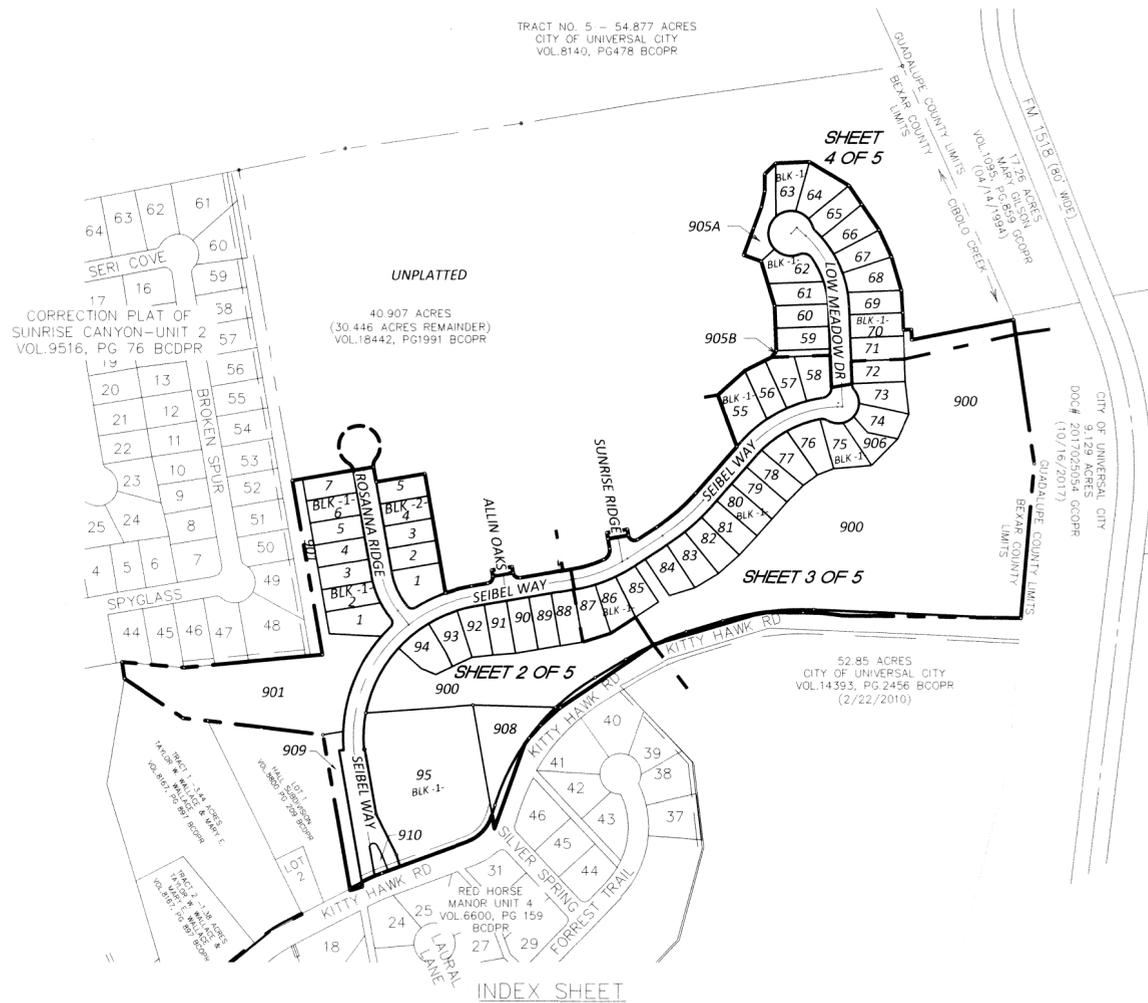
SHEET 1 OF 5 DATE OF PRINT: June 28, 2022

LEGEND

BCOPR	-----	BEXAR COUNTY OFFICIAL PUBLIC RECORDS
BCDPR	-----	BEXAR COUNTY DEED AND PLAT RECORDS
BCDR	-----	BEXAR COUNTY DEED RECORDS
GCOPR	-----	GUADALUPE COUNTY OFFICIAL PUBLIC RECORDS
E.G.T.C.	-----	ELECTRIC, GAS, TELEPHONE, CABLE
E.T.C.	-----	ELECTRIC, TELEPHONE AND CABLE
ESMT	-----	EASEMENT
BSL	-----	BUILDING SETBACK LINE
ROW	-----	RIGHT-OF-WAY
UTILITY	-----	UTILITY
DRN	-----	DRAINAGE
ELEC	-----	ELECTRIC
FF	-----	MINIMUM FINISH FLOOR ELEVATION



- CPS UTILITY NOTES:
1. CITY PUBLIC SERVICE BOARD (CPS ENERGY) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
 2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY AND TEN (10) FOOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.



OWNER/DEVELOPER:
JSB HOLDINGS
19122 LG VERITA
SAN ANTONIO, TX 78258
(210)494-5511

JC JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461-05
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

SEE SHEET 5 FOR ALL GENERAL, SURVEYOR'S AND C.P.S. NOTES

STATE OF TEXAS, COUNTY OF BEXAR
I, LUCY ADAME-CLARK, COUNTY CLERK OF BEXAR COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN
MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS
OF BEXAR COUNTY ON: 7/26/2022 12:18:14 PM
PLAT VOLUME: 20002 PAGE: 2102
AMOUNT: \$82.00
IN TESTIMONY WHEREOF, WITNESS MY HAND
AND OFFICIAL SEAL OF OFFICE,
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: *Lisa Ortega* DEPUTY



RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE BECAUSE OF ILLIGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC.

DOC. NUMBER: 20220182765



Job No. S0923-0001-00

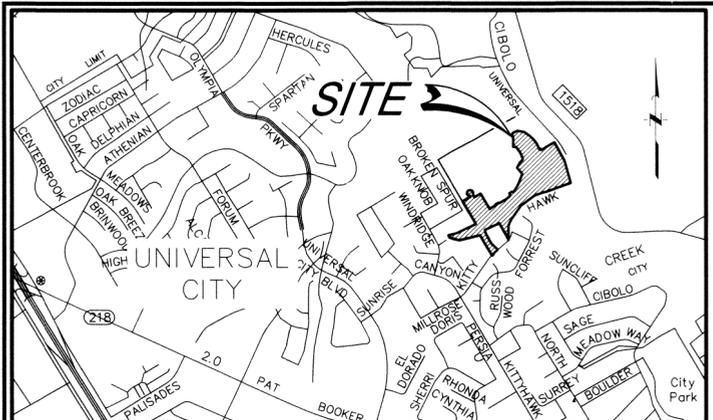
STATE OF TEXAS, COUNTY OF BEAR
I, LUCY ADAME - CLARK, COUNTY CLERK OF BEAR COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN
MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS
OF BEAR COUNTY ON: 7/26/2022 12:16:14 PM
PLAT VOLUME: 20002 PAGE: 2103
AMOUNT: \$82.00
IN TESTIMONY WHEREOF, I HAVE SET MY HAND
AND OFFICIAL SEAL OF OFFICE
COUNTY CLERK, BEAR COUNTY, TEXAS



BY: *Lisa Ortega*
DEPUTY COUNTY CLERK, BEAR COUNTY, TEXAS

RECORDERS MEMORANDUM
AT THE TIME OF RECORDATION THIS
INSTRUMENT WAS FOUND TO BE INADEQUATE
FOR THE BEST PHOTOGRAPHIC REPRODUCTION
BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO
COPY, DISCOLORED PAPER ETC.

DOC. NUMBER: 20220182766



LOCATION MAP
1" = 2,000'

STATE OF TEXAS
COUNTY OF BEAR

I, UC40 LLC, A TEXAS LIMITED LIABILITY COMPANY, AM THE OWNER OF LAND SHOWN ON THE FOREGOING INSTRUMENT, AND HEREBY DEDICATE ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND RIGHTS-OF-WAY TO THE USE OF THE PUBLIC FOREVER AND EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION EXPRESSED HEREIN.

THIS THE 29 DAY OF June, 2022.

Jeffery J. Brown
JEFFERY J. BROWN, MANAGER
UC40 LLC
19122 LG VERITA
SAN ANTONIO, TX 78258

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JEFFERY J. BROWN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF June 29, 2022.

Victoria Grounds
VICTORIA GROUNDS
NOTARY ID #1219343
My Commission Expires
January 25, 2025

STATE OF TEXAS
COUNTY OF BEAR

AS CITY ENGINEER OF THE CITY OF UNIVERSAL CITY, I HEREBY CERTIFY THAT THE SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

THIS THE 11 DAY OF July, 2022

Chris Van Heerde, PE
CHRISTOPHER P. VAN HEERDE
93047
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF UNIVERSAL CITY, TEXAS.

THIS THE 5 DAY OF July, 2022

Wendell Carrata
DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF BEAR

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED ON BEHALF OF THE CITY OF UNIVERSAL CITY, TEXAS BY THE PLANNING AND ZONING COMMISSION (OR ADMINISTRATIVE OFFICER).

THIS THE 5 DAY OF July, 2022

Ronald Jackson
CHAIR

J. Stalberg
SECRETARY

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT.

Dennis Miller 6/28/2022
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

WE HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER OUR SUPERVISION.

Michael A. Romans 6-29-2022
REGISTERED PROFESSIONAL LAND SURVEYOR

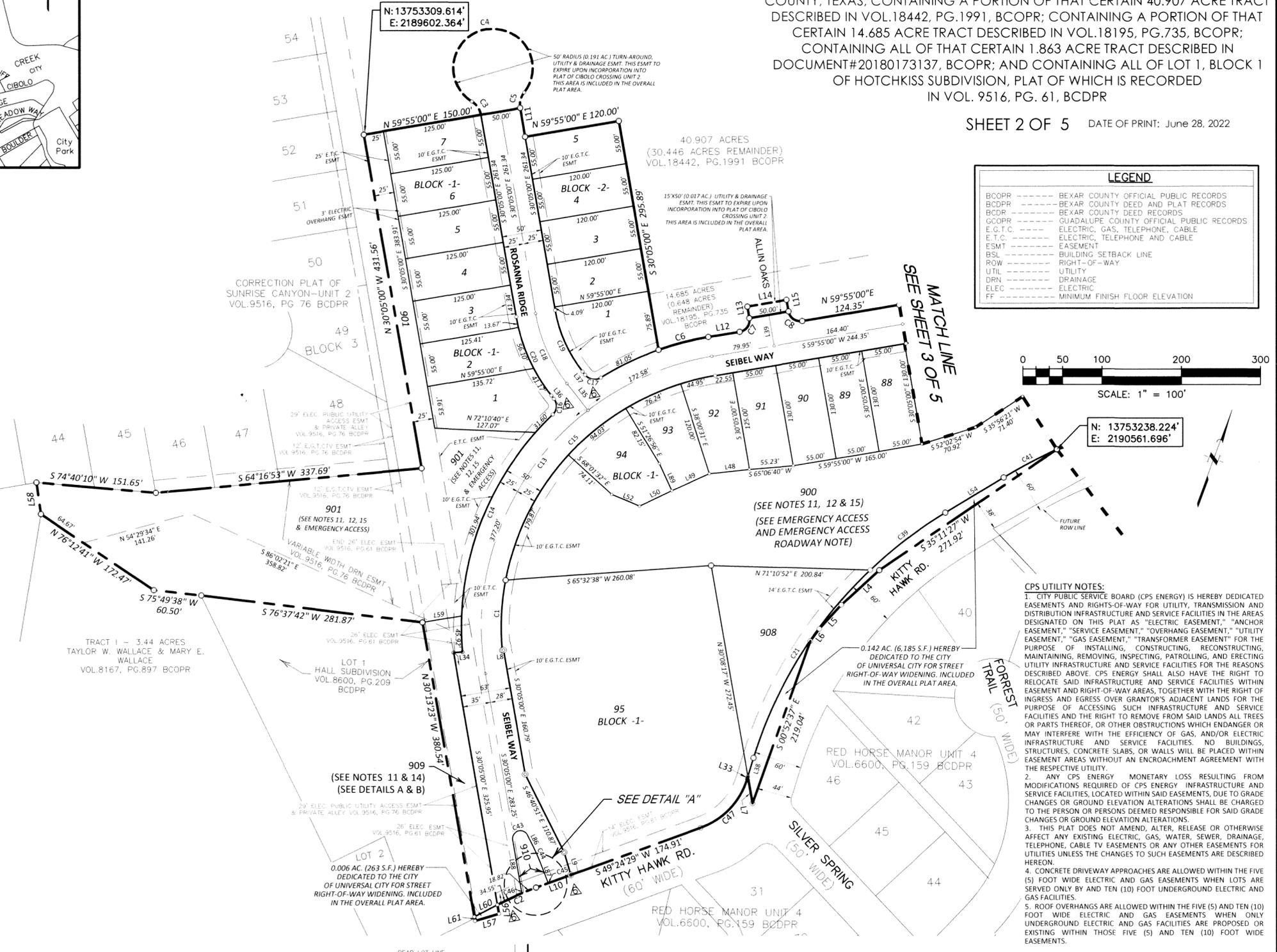


JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
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4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

OWNER/DEVELOPER:
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SAN ANTONIO, TX 78258
(210) 494-5511

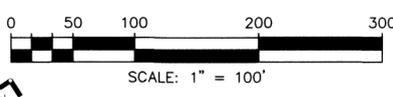
FINAL PLAT & REPLAT ESTABLISHING
CIBOLO CROSSING UNIT 1
BEING 32.293 ACRES OF LAND SITUATED WITHIN THE TORIBIO HERRERA SURVEY NO. 68, ABSTRACT 309, COUNTY BLOCK 5046, CITY OF UNIVERSAL CITY, BEAR COUNTY, TEXAS; CONTAINING A PORTION OF THAT CERTAIN 40.907 ACRE TRACT DESCRIBED IN VOL.18442, PG.1991, BCOPR; CONTAINING A PORTION OF THAT CERTAIN 14.685 ACRE TRACT DESCRIBED IN VOL.18195, PG.735, BCOPR; CONTAINING ALL OF THAT CERTAIN 1.863 ACRE TRACT DESCRIBED IN DOCUMENT#20180173137, BCOPR; AND CONTAINING ALL OF LOT 1, BLOCK 1 OF HOTCHKISS SUBDIVISION, PLAT OF WHICH IS RECORDED IN VOL. 9516, PG. 61, BCDPR

SHEET 2 OF 5 DATE OF PRINT: June 28, 2022



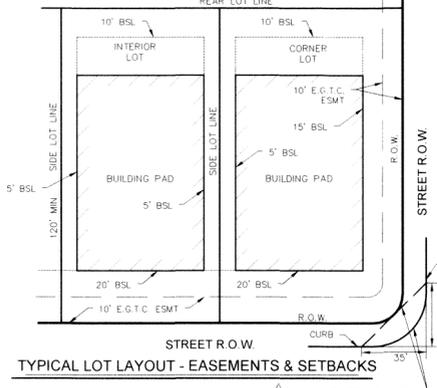
LEGEND

BCOPR	BEAR COUNTY OFFICIAL PUBLIC RECORDS
BCDPR	BEAR COUNTY DEED AND PLAT RECORDS
BCDR	BEAR COUNTY DEED RECORDS
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E.G.T.C.	ELECTRIC, GAS, TELEPHONE, CABLE
E.T.C.	ELECTRIC, TELEPHONE AND CABLE
ESMT	EASEMENT
BSL	BUILDING SETBACK LINE
ROW	RIGHT-OF-WAY
UTIL	UTILITY
DRN	DRAINAGE
ELEC	ELECTRIC
FF	MINIMUM FINISH FLOOR ELEVATION



CPS UTILITY NOTES:

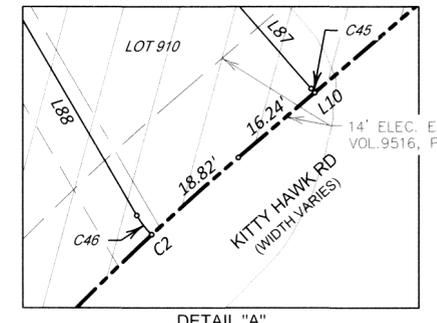
- CITY PUBLIC SERVICE BOARD (CPS ENERGY) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
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- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY AND TEN (10) FOOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.



LINE LEGEND

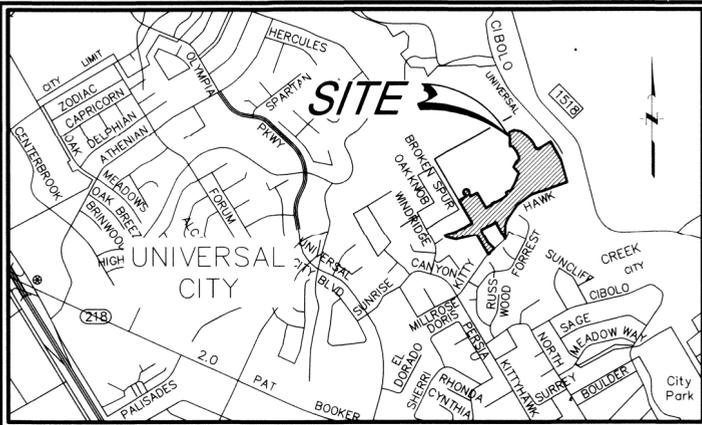
---	BOUNDARY/PROPERTY LINE
---	MATCHLINE
●	SET 1/2-INCH IRON ROD
○	FOUND 1/2-INCH IRON ROD

SEE SHEET 5 FOR ALL GENERAL NOTES, SURVEYOR'S NOTES, C.P.S. NOTES, AND LINE AND CURVE TABLES



DETAIL "A"
SCALE 1" = 20'

Job No. S0923-0001-00



LOCATION MAP
1" = 2,000'

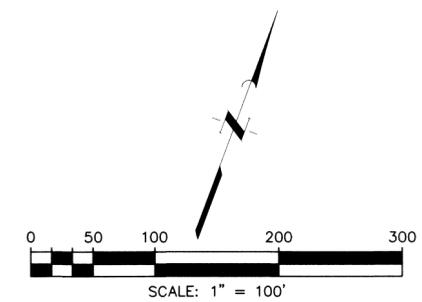
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(210)494-5511

FINAL PLAT & REPLAT ESTABLISHING CIBOLO CROSSING UNIT 1
BEING 32.293 ACRES OF LAND SITUATED WITHIN THE TORIBIO HERRERA SURVEY NO. 68, ABSTRACT 309, COUNTY BLOCK 5046, CITY OF UNIVERSAL CITY, BEXAR COUNTY, TEXAS; CONTAINING A PORTION OF THAT CERTAIN 40.907 ACRE TRACT DESCRIBED IN VOL.18442, PG.1991, BCOPR; CONTAINING A PORTION OF THAT CERTAIN 14.685 ACRE TRACT DESCRIBED IN VOL.18195, PG.735, BCOPR; CONTAINING ALL OF THAT CERTAIN 1.863 ACRE TRACT DESCRIBED IN DOCUMENT#20180173137, BCOPR; AND CONTAINING ALL OF LOT 1, BLOCK 1 OF HOTCHKISS SUBDIVISION, PLAT OF WHICH IS RECORDED IN VOL. 9516, PG. 61, BCDPR

SHEET 3 OF 5 DATE OF PRINT: June 28, 2022

CPS UTILITY NOTES:
1. CITY PUBLIC SERVICE BOARD (CPS ENERGY) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY AND TEN (10) FOOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.



LINE LEGEND

- BOUNDARY/PROPERTY LINE
- MATCHLINE
- SET 1/2-INCH IRON ROD
- ⊙ FOUND 1/2-INCH IRON ROD

LEGEND

- BCOPR ----- BEXAR COUNTY OFFICIAL PUBLIC RECORDS
- BCDPR ----- BEXAR COUNTY DEED AND PLAT RECORDS
- BCDR ----- BEXAR COUNTY DEED RECORDS
- GCOPR ----- GUADALUPE COUNTY OFFICIAL PUBLIC RECORDS
- E.G.T.C. ----- ELECTRIC, GAS, TELEPHONE, CABLE
- E.T.C. ----- ELECTRIC, TELEPHONE AND CABLE
- ESMT ----- EASEMENT
- B.S.L. ----- BUILDING SETBACK LINE
- ROW ----- RIGHT-OF-WAY
- UTIL ----- UTILITY
- DRN ----- DRAINAGE
- ELEC ----- ELECTRIC
- FF ----- MINIMUM FINISH FLOOR ELEVATION

STATE OF TEXAS
COUNTY OF BEXAR

I, UC40 LLC, A TEXAS LIMITED LIABILITY COMPANY, AM THE OWNER OF LAND SHOWN ON THE FOREGOING INSTRUMENT, AND HEREBY DEDICATE ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND RIGHTS-OF-WAY TO THE USE OF THE PUBLIC FOREVER AND EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION EXPRESSED HEREIN.

THIS THE 29 DAY OF June, 2022.

Jeffery J. Brown
JEFFERY J. BROWN, MANAGER
UC40 LLC
19122 La VERITA
SAN ANTONIO, TX 78258

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JEFFERY J. BROWN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF June 29, 2022.

Victoria Grounds
VICTORIA GROUNDS
NOTARY PUBLIC
NOTARY ID #1219343-1
My Commission Expires
January 25, 2025
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

AS CITY ENGINEER OF THE CITY OF UNIVERSAL CITY, I HEREBY CERTIFY THAT THE SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

THIS THE 11th DAY OF July, 2022
Chris Van Heerde, PE
CITY ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF UNIVERSAL CITY, TEXAS.

THIS THE 5 DAY OF July, 2022
Miranda Carrillo
DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF BEXAR

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED ON BEHALF OF THE CITY OF UNIVERSAL CITY, TEXAS BY THE PLANNING AND ZONING COMMISSION (OR ADMINISTRATIVE OFFICER).

THIS THE 5 DAY OF July, 2022
Darren J. McAfee
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

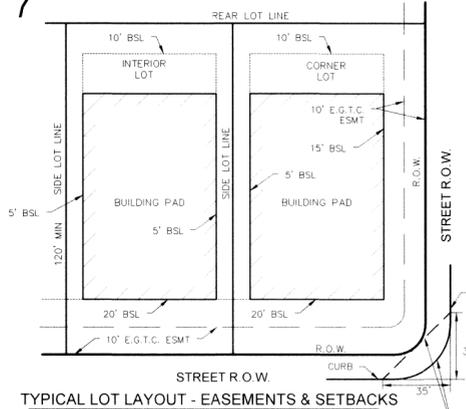
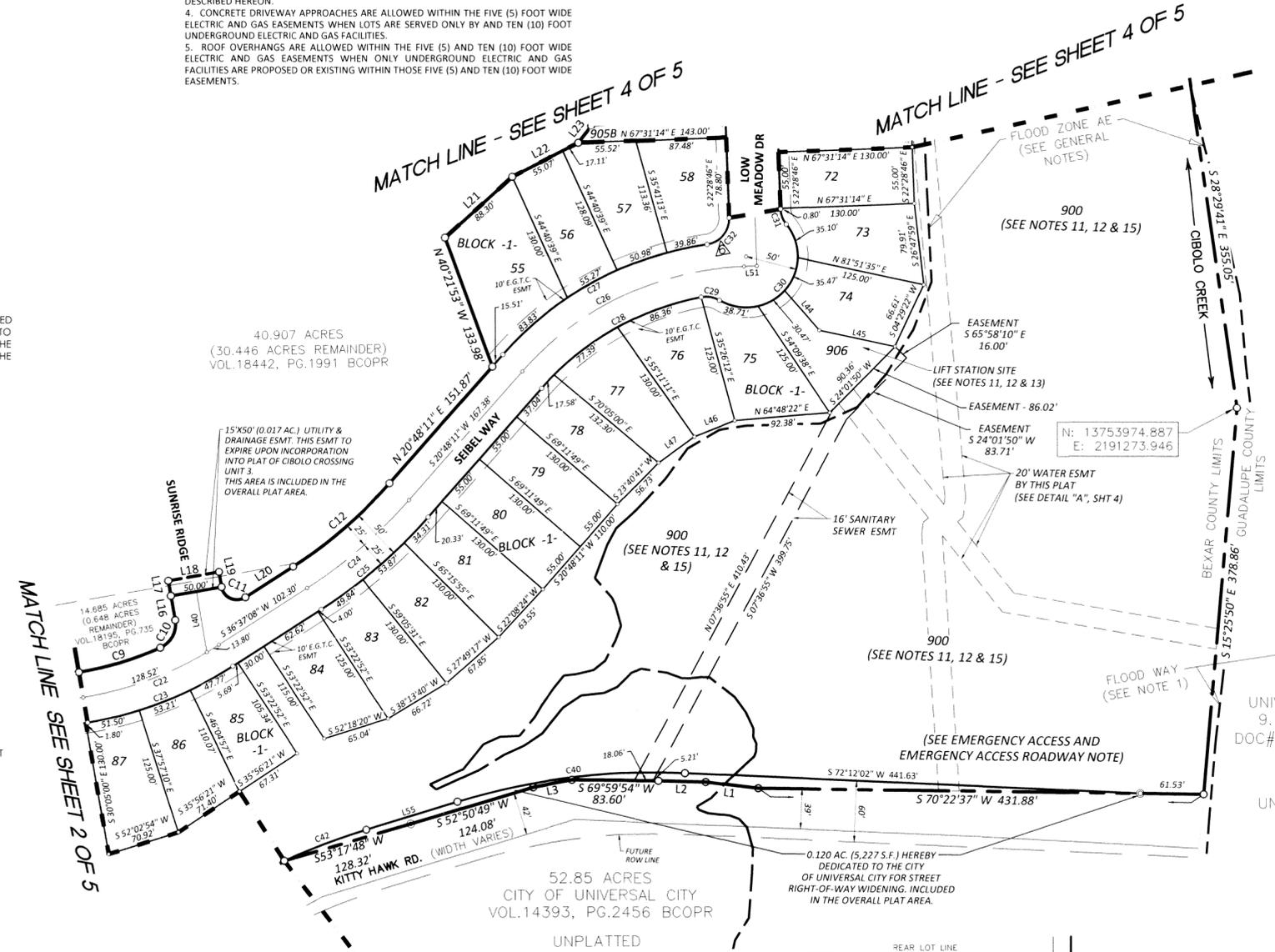
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT.

Dawn Miller 6/28/2022
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

WE HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER OUR SUPERVISION.

Michael A. Romans 6.29.2022
REGISTERED PROFESSIONAL LAND SURVEYOR



SEE SHEET 5 FOR ALL GENERAL NOTES, SURVEYOR'S NOTES, C.P.S. NOTES, AND LINE AND CURVE TABLES

STATE OF TEXAS, COUNTY OF BEXAR
I, LUCY ADAME-CLARK, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS OF BEXAR COUNTY ON: 7/26/2022 12:18:14 PM
PLAT VOLUME: 20002 PAGE: 2104
AMOUNT: \$82.00
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
COUNTY CLERK, BEXAR COUNTY, TEXAS



BY: *Lisa Ortega* DEPUTY

RECORDER'S MEMORANDUM AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLUMINATION, CARBON OR PHOTO COPY, DISCOLORED PAPER ETC.

DOC. NUMBER: 20220182767

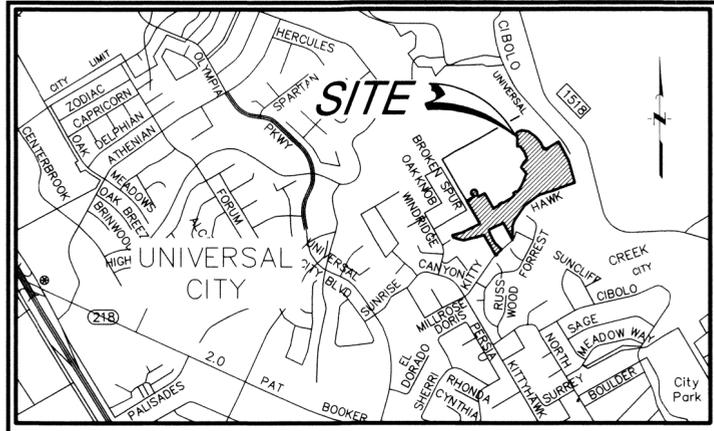


Job No. S0923-0001-00

STATE OF TEXAS, COUNTY OF BEAR COUNTY, TEXAS
 I, LUCY ADAME - CLARK, COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS OF BEAR COUNTY ON 7/26/2022 12:18:14 PM PLAT VOLUME: 20002 PAGE: 2106 AMOUNT: \$62.00
 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, COUNTY CLERK, BEAR COUNTY, TEXAS

RECORDER'S MEMORANDUM
 AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLUMINATION, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC.

DOC. NUMBER: 20220182769



LOCATION MAP
 1" = 2,000'

JONES | CARTER
 Texas Board of Professional Engineers Registration No. F-439
 Texas Board of Professional Land Surveying Registration No. 100461-05
 4850 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

OWNER/DEVELOPER:
 JSB HOLDINGS
 19122 La VERITA
 SAN ANTONIO, TX 78258
 (210) 494-5511

SCALE: 1" = 300'

CPS UTILITY NOTES:

- CITY PUBLIC SERVICE BOARD (CPS ENERGY) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY AND TEN (10) FOOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

CITY OF UNIVERSAL CITY UTILITY NOTE:
 THE CITY OF UNIVERSAL CITY IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. UNIVERSAL CITY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, OR OTHER UTILITY INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE CITY OF UNIVERSAL CITY.

STATE OF TEXAS
 COUNTY OF BEAR

I, UC40 LLC, A TEXAS LIMITED LIABILITY COMPANY, AM THE OWNER OF LAND SHOWN ON THE FOREGOING INSTRUMENT, AND HEREBY DEDICATE ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND RIGHTS-OF-WAY TO THE USE OF THE PUBLIC FOREVER AND EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION EXPRESSED HEREIN.

THIS THE 29 DAY OF June, 2022.

Jeffery J. Brown
 JEFFERY J. BROWN, MANAGER:
 UC40 LLC
 19122 La VERITA
 SAN ANTONIO, TX 78258

STATE OF TEXAS
 COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JEFFERY J. BROWN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF June 29, 2022.

Victoria Grounds
 VICTORIA GROUNDS
 NOTARY PUBLIC
 NOTARY ID #1219343-1
 My Commission Expires
 January 25, 2025
 BEAR COUNTY, TEXAS

AS CITY ENGINEER OF THE CITY OF UNIVERSAL CITY, I HEREBY CERTIFY THAT THE SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

THIS THE 16 DAY OF July, 2022.

Chris Van Heerde, PE
 CITY ENGINEER

STATE OF TEXAS
 COUNTY OF BEAR

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF UNIVERSAL CITY, TEXAS.

THIS THE 5 DAY OF July, 2022.

Sharon Camacho
 DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS
 COUNTY OF BEAR

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED ON BEHALF OF THE CITY OF UNIVERSAL CITY, TEXAS BY THE PLANNING AND ZONING COMMISSION (OR ADMINISTRATIVE OFFICER).

THIS THE 5 DAY OF July, 2022.

Ronald A. Johnson
 CHAIR

Paul Salberg
 SECRETARY

STATE OF TEXAS
 COUNTY OF BEAR

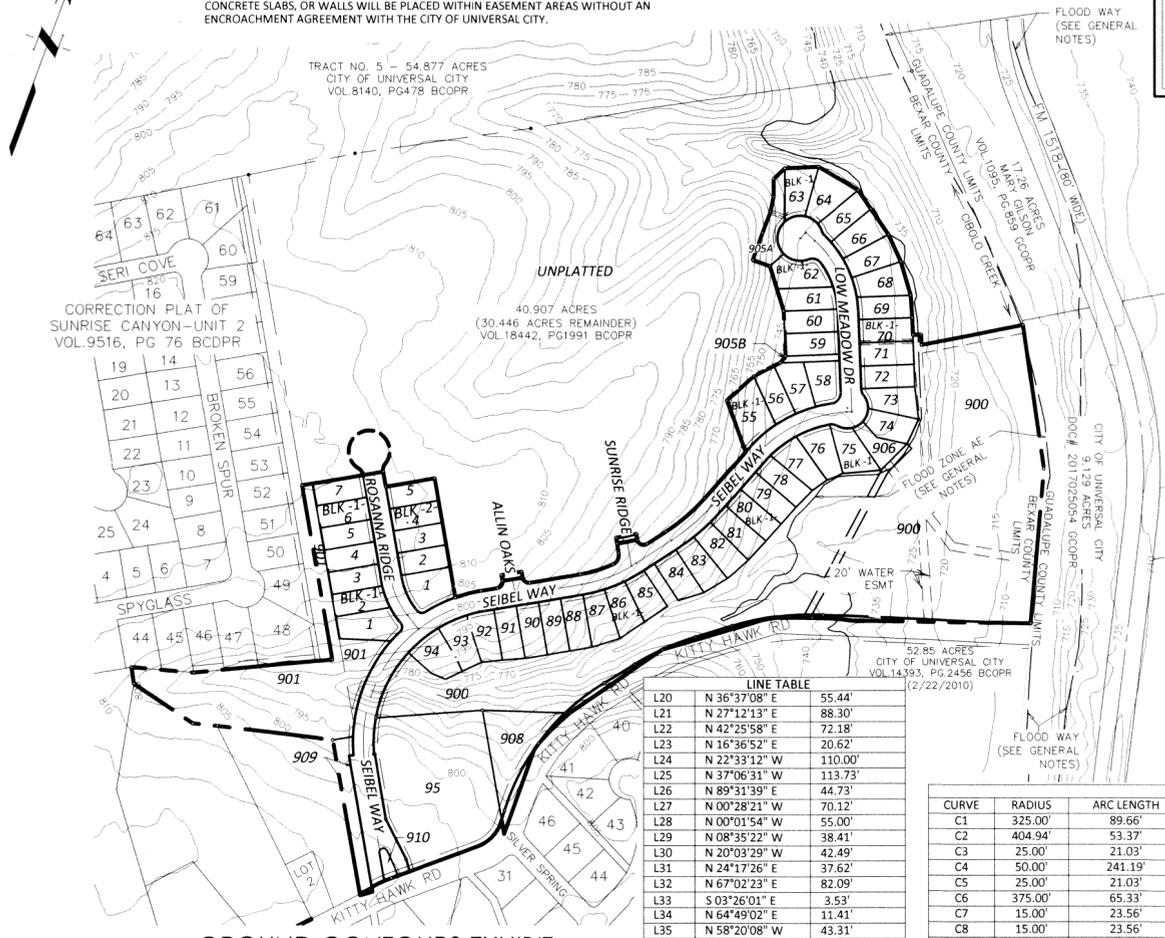
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT.

Dawn Miller 6/28/2022
 REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEAR

WE HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER OUR SUPERVISION.

Michael A. Romans 6-29-2022
 REGISTERED PROFESSIONAL LAND SURVEYOR



MINIMUM FINISHED FLOOR ELEVATION TABLE

BLK #	LOT #	ELEVATION (FT)
1	63	743.0
1	64	742.0
1	65	741.5
1	66	741.0
1	67	740.5
1	68	740.0
1	69	739.5
1	70	739.0
1	71	739.0
1	72	739.0
1	73	739.0
1	74	739.0
1	75	738.0
1	76	738.0
1	77	738.0
1	78	738.0
1	79	738.0
1	80	738.0

900 SERIES LOT TABLE

LOT NO.	AREA	DESCRIPTION
900	9.940 AC.	PARK, OPEN SPACE, DRAINAGE & EMERGENCY ACCESS LOT
901	2.186 AC.	PARK, OPEN SPACE, DRAINAGE & EMERGENCY ACCESS LOT
905A	0.197 AC.	OPEN SPACE
905B	0.050 AC.	OPEN SPACE/DRAINAGE
906	0.134 AC.	LIFT STATION ESMT/EMERGENCY ACCESS LOT
908	0.518 AC.	PRIVATE OPEN SPACE
909	0.287 AC.	FENCE/LANDSCAPE/OPEN SPACE
910	0.047 AC.	LANDSCAPE/SUBDIVISION SIGNAGE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 76°37'45" W	51.22'
L2	S 71°17'22" W	45.79'
L3	N 58°59'34" E	38.17'
L4	S 26°57'26" W	65.30'
L5	S 21°47'31" W	41.41'
L6	S 15°36'13" W	19.11'
L7	N 30°08'17" W	34.66'
L8	N 64°28'00" E	1.56'
L9	S 36°20'37" E	30.08'
L10	S 49°24'29" W	46.63'
L11	N 30°05'00" W	37.25'
L12	N 59°55'00" E	40.00'
L13	N 30°05'00" W	15.00'
L14	N 59°55'00" E	50.00'
L15	S 30°05'00" E	15.00'
L16	N 30°05'00" W	24.12'
L17	N 30°05'00" W	15.00'
L18	N 59°55'00" E	50.00'
L19	S 30°05'00" E	15.00'

LINE LEGEND

- BOUNDARY/PROPERTY LINE
- - - MATCHLINE
- SET 1/2-INCH IRON ROD
- FOUND 1/2-INCH IRON ROD

LINE TABLE

L20	N 36°37'08" E	55.44'
L21	N 27°12'13" E	88.30'
L22	N 42°25'58" E	72.18'
L23	N 16°36'52" E	20.62'
L24	N 22°31'21" W	110.00'
L25	N 37°06'31" W	113.73'
L26	N 89°31'39" E	44.73'
L27	N 00°28'21" W	70.12'
L28	N 00°01'54" W	55.00'
L29	N 08°35'22" W	38.41'
L30	N 20°03'29" W	42.49'
L31	N 24°17'26" E	37.62'
L32	N 67°02'23" E	82.09'
L33	S 03°26'01" E	3.53'
L34	N 64°49'02" E	11.41'
L35	N 58°20'08" W	43.31'
L36	N 58°20'08" W	5.37'
L37	N 58°20'08" W	5.37'
L38	S 03°26'01" E	24.70'
L39	S 30°05'00" E	40.00'
L40	S 30°05'00" E	60.48'
L41	N 67°28'46" W	30.00'
L42	N 22°31'14" E	20.00'
L43	S 26°21'40" W	45.00'
L44	S 61°20'28" E	51.30'
L45	S 81°51'35" W	75.00'
L46	N 47°59'12" E	42.03'
L47	N 33°34'39" E	43.08'
L48	N 63°20'32" E	50.91'
L49	N 45°09'15" E	52.41'
L50	N 43°31'14" W	44.91'
L51	S 67°28'48" W	12.32'
L52	S 89°31'39" W	35.24'
L53	S 89°31'39" W	35.24'
L54	S 38°17'37" W	86.40'
L55	N 30°13'23" W	92.60'
L56	S 30°05'00" E	11.56'
L57	S 52°44'59" W	31.38'
L58	N 28°23'23" W	40.63'
L59	N 59°55'00" E	50.16'
L60	S 41°51'25" W	32.76'
L61	N 30°13'23" W	5.32'
L62	N 67°31'14" E	20.00'
L63	S 22°28'46" W	25.26'
L64	S 22°28'46" W	42.00'
L65	S 79°08'47" E	111.67'
L66	S 54°17'54" E	75.64'
L67	S 44°45'34" E	72.36'
L68	S 36°32'41" E	85.32'
L69	S 24°27'42" E	54.95'
L70	S 46°40'51" E	16.52'
L71	N 41°00'08" W	26.60'
L72	S 30°05'00" E	65.00'
L73	S 44°43'46" E	37.70'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	325.00'	89.66'	89.37'	S 17°37'50" E	15°48'22"
C2	404.94'	53.37'	53.33'	S 45°37'57" W	7°33'04"
C3	25.00'	21.03'	20.41'	N 54°10'42" W	48°11'23"
C4	50.00'	241.19'	66.67'	N 59°55'00" E	276°22'46"
C5	25.00'	21.03'	20.41'	S 05°59'19" E	48°11'23"
C6	375.00'	65.33'	65.25'	N 54°55'33" E	9°58'54"
C7	15.00'	23.56'	21.21'	N 14°55'00" E	90°00'00"
C8	15.00'	23.56'	21.21'	S 75°05'00" E	90°00'00"
C9	325.00'	82.85'	82.63'	S 52°36'49" E	14°36'22"
C10	25.00'	32.90'	30.57'	N 07°36'49" E	75°23'38"
C11	15.00'	29.66'	25.06'	S 86°43'56" E	113°17'51"
C12	450.00'	124.22'	123.82'	N 28°42'40" E	15°48'57"
C13	350.00'	549.78'	494.97'	N 14°55'00" E	90°00'00"
C14	375.00'	333.54'	322.65'	N 00°17'50" E	50°57'39"
C15	325.00'	395.04'	371.17'	S 25°05'41" W	69°38'38"
C16	15.00'	22.02'	20.10'	S 16°16'45" E	84°06'47"
C17	15.00'	22.02'	20.10'	N 79°36'28" E	84°06'47"
C18	200.00'	98.62'	97.62'	S 44°12'34" E	28°15'08"
C19	175.00'	86.29'	85.42'	S 44°12'34" E	28°15'08"
C20	225.00'	110.95'	109.83'	S 44°12'34" E	28°15'08"
C21	555.00'	284.23'	281.14'	N 11°42'16" E	29°20'35"
C22	350.00'	142.33'	141.34'	N 48°16'04" E	23°17'51"
C23	375.00'	152.48'	151.23'	N 48°16'04" E	23°17'51"
C24	475.00'	131.12'	130.70'	S 28°42'40" W	15°48'57"
C25	500.00'	138.02'	137.58'	S 28°42'40" W	15°48'57"
C26	300.00'	244.61'	237.89'	S 44°09'43" W	46°43'03"
C27	325.00'	229.94'	225.18'	N 41°04'19" E	40°32'16"
C28	275.00'	181.33'	178.07'	N 39°41'36" E	37°46'49"
C29	25.00'	18.42'	18.01'	S 79°41'42" W	42°13'24"
C30	50.00'	139.76'	98.50'	N 20°43'43" E	160°09'22"
C31	25.00'	16.09'	15.81'	S 40°54'52" E	36°52'12"
C32	25.00'	36.57'	33.40'	N 19°25'51" E	83°49'13"
C33	250.00'	196.35'	191.34'	S 44°58'46" E	45°00'00"
C34	275.00'	202.85'	202.85'	N 44°07'21" W	43°17'11"
C35	225.00'	128.90'	127.15'	N 38°53'31" W	32°49'30"
C36	25.00'	33.44'	31.00'	S 86°22'51" W	76°37'46"
C37	55.00'	262.64'	75.30'	S 04°52'11" W	273°36'26"
C38	25.00'	11.97'	11.86'	S 52°02'47" W	27°26'21"
C39	55.00'	119.96'	119.73'	N 32°06'05" E	12°23'03"
C40	650.00'	223.25'	222.15'	N 62°21'41" E	19°40'43"
C41	650.31'	75.89'	75.85'	N 41°38'12" E	6°41'11"
C42	650.31'	85.61'	85.54'	N 48°45'04" E	7°32'32"
C43	10.00'	28.52'	19.76'	N 51°37'04" E	163°24'09"
C44	230.00'	22.80'	22.79'	N 43°50'30" W	5°40'44"
C45	15.00'	0.86'	0.86'	S 39°21'51" E	3°16'34"
C46	15.00'	3.94'	3.93'	N 37°36'27" W	15°02'53"
C47	95.99'	88.53'	85.42'	S 22°59'14" W	52°50'30"

LEGEND

- BCOPR ----- BEAR COUNTY OFFICIAL PUBLIC RECORDS
- BCOPR ----- BEAR COUNTY DEED AND PLAT RECORDS
- BCDR ----- BEAR COUNTY DEED RECORDS
- GCOPR ----- GUADALUPE COUNTY OFFICIAL PUBLIC RECORDS
- E.C.T.C. ----- ELECTRIC, GAS, TELEPHONE, CABLE
- E.T.C. ----- ELECTRIC, TELEPHONE AND CABLE
- ESMT ----- EASEMENT
- BSL ----- BUILDING SETBACK LINE
- ROW ----- RIGHT-OF-WAY
- UTIL ----- UTILITY
- DRN ----- DRAINAGE
- ELEC ----- ELECTRIC
- FF ----- MINIMUM FINISH FLOOR ELEVATION

SURVEYOR'S NOTES

- PROPERTY CORNERS ARE MONUMENTED WITH AN IRON ROD WITH CAP OR DISK MARKED "JONES|CARTER" UNLESS OTHERWISE NOTED.
- THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (NAD'83), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS) WITH NGS OPUS POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. TO CONVERT GRID DISTANCES TO SURFACE, APPLY THE COMBINED GRID TO SURFACE SCALE FACTOR OF 1.00015995. PLEASE REVIEW THE RECORD INSTRUMENTS CITED HEREON TO COMPARE THE SURVEY BEARINGS AND DISTANCES WITH THE RECORD CALLS.
- VERTICAL DATUM IS BASED ON THE NORTH AMERICAN DATUM OF 1988, DERIVED FROM GPS OCCUPATION USING NGS OPUS POST PROCESSING.
- BOUNDARY CLOSURES AND AREA CALCULATIONS ARE NOT CHECKED BY THE CITY OF UNIVERSAL CITY AND ARE SOLE RESPONSIBILITY OF THE SURVEYOR AND ENGINEER.
- CIBOLO CREEK IS AN EPHEMERAL STREAM THAT FLOWS DURING PERIODS OF HEAVY PRECIPITATION, PARTS OF THE CREEK BOTTOM CONTAINS POOLS OF STANDING WATER THAT ARE PERSISTENT EVEN THROUGH DRIER MONTHS. THE EASTERLY BOUNDARY OF THE SUBJECT TRACT WAS UNDER WATER ON THE DATE OF THE FIELD WORK. NO PROPERTY CORNERS WERE SET ALONG SAID BOUNDARY.

VARIANCE APPLICABILITY

- THE MAXIMUM LOT COVERAGE FOR ALL LOTS WITHIN THIS SUBDIVISION WILL BE 65% AS AUTHORIZED BY VARIANCE REQUEST V.C. 638.

EMERGENCY ACCESS

- EMERGENCY AND MAINTENANCE PERSONNEL ARE GRANTED ACCESS TO ALL 900 SERIES LOTS. AN EMERGENCY ACCESS ROADWAY WILL BE CONSTRUCTED ON LOT 900, 901 & 906. THE ROADWAY WILL BE MAINTAINED BY UNIVERSAL CITY.

WASTEWATER

- THIS TRACT IS SITUATED WHOLLY WITHIN THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) SERVICE AREA. UNIVERSAL CITY ALONG WITH THE CCMA IS THE WASTEWATER PURVEYOR TO THIS SUBDIVISION.

GENERAL NOTES

- THE GRAPHIC LOCATION OF THE SUBJECT TRACT SUPERIMPOSED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48029C00295F AND 48029C00285F EFFECTIVE DATE SEPTEMBER 29, 2010, INDICATES THAT A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "AE" WHICH IS DEFINED BY FEMA AS "1% ANNUAL FLOOD CHANCE AREA WITH BASE FLOOD ELEVATIONS DETERMINED". ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE. THIS STATEMENT DOES NOT IMPLY THAT ANY PORTION OF THE SUBJECT TRACT IS TOTALLY FREE OF POTENTIAL FLOOD HAZARD. LOCALIZED FLOODING CAN OCCUR DUE TO NATURAL AND/OR MAN-MADE INFLUENCES. THIS FLOOD STATEMENT SHALL CREATE NO LIABILITY ON THE PART OF JONES|CARTER OR THE UNDERSIGNED.

- THE ADDITIONAL OWNERSHIP INFORMATION WAS OBTAINED FROM THE BEAR COUNTY APPRAISAL DISTRICT TAX ROLLS

CITY OF UNIVERSAL CITY

Date: 6/11/2024

TO: City Council

FROM: Kim M. Turner, City Manager

SUBJECT: Public Meeting: P.C. 575— Preliminary Acceptance request re Cibolo Crossing Unit 2 Subdivision

Historical Background

Jeff Brown of UC40 LLC has submitted a petition for preliminary acceptance of public improvements for the Cibolo Crossing Subdivision, Unit Two, to include the water system, sanitary sewer system, and drainage and streets systems. A copy of the petition is attached as Exhibit F.

The entire subdivision comprises 163 residential lots within three units. Cibolo Crossing Unit Two, which is currently under consideration for preliminary acceptance, comprises 14 acres and consists of 62 residential lots and several 900 series open space lots. A copy of the subdivision is attached.

Randy Luensmann, Director of Public Works, and the city engineer, HMT Engineering and Surveying, have inspected the public improvements and have authorized acceptance.

Action Requested

City Council will need to conduct a **Public Meeting** on the Preliminary Acceptance petition and then make a final consideration.

Procurement Methodology

Upon approval, the City has one year to monitor the improvements and require necessary repairs prior to final acceptance of the utility and infrastructure, which, at that time, will become public property. A Maintenance Bond has been secured for necessary maintenance of the improvements that the City will retain until final acceptance is issued (Exhibit D).

Source and Amount of Funding

This is a subdivision procedure only and requires no funding by the City.

Staff Recommendation

Staff recommends the petition for preliminary acceptance of the public improvements for the Cibolo Crossing Unit Two be approved and I, as the City Manager, be authorized to execute the petition (Exhibit F) and maintenance bond exhibit (Exhibit D).

EXHIBIT "F"

CIBOLO CROSSING UNIT 2

PART I

DEVELOPER PETITION FOR ACCEPTANCE OF PUBLIC IMPROVEMENT (S), NO. 575 MC

STATE OF TEXAS §
COUNTY OF BEXAR §
CITY OF UNIVERSAL CITY §

WHEREAS, UC40 LLC, hereinafter called Owner, is the owner of the land described as Final Subdivision Plat Establishing Cibolo Crossing Unit 2 Subdivision, more particularly described on Exhibit "A" hereto and incorporated herein for all purposes, desires to file this, his (its) Petition, with the City Council of the City of Universal City. This petition is being filed in accordance with the terms and ordinances of the current Regulations.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENT: UC40 LLC respectfully files this, his (its) Petition, with the City Council of the City of Universal City for acceptance of the following described public improvements (list each):

Public Roadways, Domestic Water; Wastewater; Storm Drainage; and all-related appurtenances as previously field-accepted by City staff.

(Water and sewer projects shall define the limits by street, alley between streets, and/or across easements by description of the property.)

OWNER, in filing this petition, sets forth the following information as required in current Ordinances:

- A. Attached hereto as Exhibit "A" is a true and correct copy of the itemized construction costs of the above described project(s). Construction was accomplished by Contractor RTM Construction Company, Ltd. at a total cost of \$1,616,784.13.
- B. Attached as Exhibit "B" are two (2) true and correct copies of "as built" drawings certified to by a registered professional engineer.
- C. Attached as Exhibit "C" are two (2) true and correct copies of field density Tests and material source tests, certified by a recognized testing laboratory. (Exhibit "C" is required only for street and alley improvements).

OWNER GUARANTEES:

- A. All materials and workmanship to be in accordance with approved plans and specifications prescribed by the City, and
- B. To correct any and all deficiencies not in accordance with approved plans and specifications as may be noted until final acceptance by the City Council, and

C. All materials, workmanship and maintenance in good condition for a period of one year from the date of preliminary acceptance by the City and/or until final acceptance by the City. The owner, upon completion of the maintenance period, will advise the City when said improvements are ready for final inspection and concurrently request final acceptance thereof. The acceptance of this petition based upon preliminary acceptance of the improvements listed shall not impose any duty upon the City of Universal City concerning the maintenance of the herein described project (s) until they shall be finally accepted by the City Council of the City of Universal City.

WHEREFORE, PROMISES CONSIDERED, UC40 LLC respectfully requests that this, his (its) Petition, be in all things accepted.

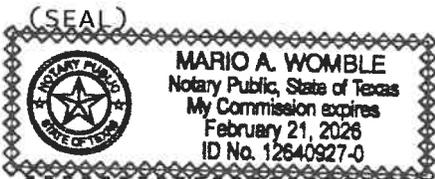
Executed on this the 10th ~~1st~~ day of June 2024.

Owner UC40 LLC

BY Jeffrey J. Brown
Manager

BEFORE ME, the undersigned authority, on this day personally appeared Jeffrey J. Brown, a duly authorized officer of UC40 LLC a Texas Corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, (in the capacity therein stated, as the act and deed of said corporation.)

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this, the 10th day of June A.D. 2024.



Mario A. Womble
Notary Public, Bexar County, Texas

PRELIMINARY ACCEPTANCE

The improvements listed above have been inspected as required by the current Ordinances and I recommend the above petition be in all things granted subject to the one year maintenance in good condition and correction of any deficiencies as may from time to time be noted until final acceptance by the City Council.

(date) An Engineer acting on behalf of the CITY OF UNIVERSAL CITY

APPROVED AND PRELIMINARILY ACCEPTED BY THE CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS SUBJECT TO FULFILLMENT OF THE OWNER'S OBLIGATIONS UNDER THIS AGREEMENT, SIGNED THIS the (Enter the day here) day of (Enter the month here) A.D. (Enter the year here).

City Manager, CITY OF UNIVERSAL CITY

J. STEVEN BROWN, PE

Texas Board of Professional Engineers Registration No. F-23155

15526 Dawn Crest
San Antonio, Texas 78248
210.386.1549

MAINTENANCE BOND ESTIMATE

CIBOLO CROSSING UNIT 2 - PUBLIC IMPROVEMENTS

DESIGN ENGINEER: QUIDDITY ENGINEERING (Formerly JONES & CARTER, IN
CONTRACTOR: RTM CONSTRUCTION CO. LTD.

DEVELOPER: UC40 LLC
DATE: 5/20/2024

ITEM NO.	DESCRIPTION	UNITS	QUANTITIE \$	UNIT PRICE	TOTAL
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ONSITE STREET IMPROVEMENTS

1	Mobilization	LS	1.000	77,790.29	77,790.29
2	Pollution Prevention (SWPPP)	LS	1.000	18,710.22	18,710.22
3	Preparing R.O.W.	AC	2.400	4,741.45	11,379.48
4	Demo Curbs	LF	317.000	11.24	3,563.08
5	Remove Existing Asphalt & Base	SY	630.000	14.44	9,097.20
6	Street Excavation	CY	5,131.000	10.80	55,414.80
7	Street Embankment	CY	1,621.000	2.75	4,457.75
8	Base (Flexible, 5")	SY	8,316.000	11.46	95,301.36
9	Curb - Machine Laid	LF	3,934.000	18.57	73,054.38
10	Asphalt (220#, 2")	SY	7,003.000	15.35	107,496.05
11	Asphalt - Type B (3")	SY	7,003.000	19.59	137,188.77
12	Geo-Grid	SY	8,383.000	2.15	18,023.45
13	Mailbox & Conc Pad	EA	3.000	8,042.06	24,126.18
14	Developer Sidewalks along Drains (4' wide)	LF	316.000	24.96	7,887.36
15	Developer ADA Curb Ramps	EA	6.000	1,310.14	7,860.84

Total Onsite Street Improvements: \$ **651,351.21**

DRAINAGE IMPROVEMENTS

1	Clearing / ROW & Easement Preparation	AC	0.300	4,803.87	1,441.16
2	24" HDPE (0'-6')	LF	48.000	104.97	5,038.56
3	24" HDPE (6'-8')	LF	226.000	121.81	27,529.06
4	24" HDPE (8'-10')	LF	122.000	141.62	17,277.64
5	24" RCP T&G	LF	53.000	126.65	6,712.45
6	Type "C" Inlet - 5' Extension	EA	1.000	7,489.35	7,489.35
7	Type "C" Inlet - 10'	EA	2.000	13,790.92	27,581.84
8	Junction Box (4'x4')	EA	2.000	6,297.30	12,594.60
9	Junction Box (5'x5')	EA	1.000	8,269.16	8,269.16
10	Manhole Access to Junction Boxes	EA	3.000	2,181.40	6,544.20
11	Concrete Rip-Rap - 5"	SY	77.000	78.61	6,052.97
12	Rock Rip-Rap (8" x 12")	SY	16.000	186.20	2,979.20
13	Concrete Retards	EA	3.000	374.33	1,122.99

Total Drainage Improvements: \$ **130,633.18**

SANITARY SEWER COLLECTION SYSTEM IMPROVEMENTS

1	8" Sewer Connection	EA	3.000	1,399.95	4,199.85
2	8" Sewer Line (0'-6')	LF	85.000	53.30	4,530.50
3	8" Sewer Line (6'-8')	LF	695.000	57.94	40,268.30
4	8" Sewer Line (8'-10')	LF	822.000	64.35	52,895.70
5	8" Sewer Line (10'-12')	LF	505.000	75.54	38,147.70
6	8" Sewer Line (12'-14')	LF	315.000	84.78	26,705.70
7	8" Sewer Line (14'-16')	LF	176.000	94.77	16,679.52
8	6" Sewer Lateral	LF	2,926.000	57.48	168,186.48
9	Vertical Stacks	VF	64.000	355.83	22,773.12
10	Wyes (8"x6") w/ Cleanouts	EA	78.000	395.46	30,845.88
11	Manholes w/ Protective Coating	EA	8.000	9,028.65	72,229.20
12	Manholes Drop w/ Protective Coating	EA	1.000	9,826.60	9,826.60
13	Manhole Extra Depth	VF	33.000	885.94	29,236.02
14	Trench Protection	LF	5,524.000	3.12	17,234.88
15	Sewer Television Inspection	LF	2,598.000	4.98	12,938.04
16	18" Steel Casing w/ Casing Spacers	LF	51.000	359.97	18,358.47

Total Sanitary Sewer Collection System: \$ **565,055.96**

WATER DISTRIBUTION SYSTEM IMPROVEMENTS

1	8" Water Tie In	EA	3.000	2,009.03	6,027.09
2	8" Water Line (C-909) PVC	LF	2,245.000	54.49	122,330.05
3	8" Gate Valve	EA	6.000	2,139.30	12,835.80
4	Fire Hydrant	EA	4.000	5,935.94	23,743.76
5	2" Blow Off Permanent & Temp	EA	3.000	1,448.09	4,344.27
6	Service, Dual - Short	EA	17.000	1,423.50	24,199.50
7	Service, Dual - Long	EA	11.000	2,004.28	22,047.08
8	Service, Single - Short	EA	3.000	1,200.23	3,600.69
9	Service, Single - Long	EA	4.000	1,413.90	5,655.60
10	Meter Boxes	EA	63.000	209.84	13,219.92
11	Trench Protection	LF	2,245.000	2.50	5,612.50
12	Ductile Iron Fittings	TON	2.250	11,080.33	24,930.74
13	Hydrostatic Testing	LS	1.000	1,196.78	1,196.78

Total Water Distribution System: \$ **269,743.78**

TOTAL \$ **1,616,784.13**



Chris Van Heerde, P.E.

05/24/2024



Jack Steven Brown
5/29/2024

EXHIBIT "D"

MAINTENANCE BOND

CIBOLO CROSSING UNIT 2

STATE OF TEXAS § BOND NO LFB1068649
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR §

That we, UC40 LLC, the undersigned subdivision, as Principal and Old Republic Surety Company, as Surety, do hereby acknowledge ourselves to be held and firmly bound unto the City of Universal City, a municipal corporation of the County of Bexar and State of Texas, in the full and just sum of \$ One Hundred and Sixty One Thousand Six Hundred and Seventy Eight and 41/100*** (\$161,678.41) Dollars, (being 10% of the estimated cost of the hereinafter enumerated site improvements) for the payment of which will and truly to be made, we hereby bind ourselves and our respective heirs, administrators, executors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has petitioned the City Council of the City of Universal City for permission to develop a subdivision within the jurisdiction of the City of Universal City, more particularly described as follows, to wit:

BEING 13.786 ACRES OF LAND SITUATED WITHIN THE TORIBIO HERRERA SURVEY NO. 68, ABSTRACT 309, COUNTY BLOCK 5046, CITY OF UNIVERSAL CITY, BEXAR COUNTY, TEXAS; CONTAINING A PORTION OF THAT CERTAIN 40.907 ACRE TRACT DESCRIBED IN VOL. 18442, PG. 1991, BCRPR AND CONTAINING A PORTION OF THAT CERTAIN 14.685 ACRE TRACT DESCRIBED IN VOL. 18195, PG. 735, BCRPR

which is shown on a subdivision plat, entitled Final Subdivision Plat Establishing Cibolo Crossing Unit 2 heretofore conditionally approved by the Planning and Zoning Commission of the City of Universal City on June 5, 2023; and

WHEREAS, under the provisions of the City of Universal City subdivision ordinance, being Ordinance No. 559, passed and approved on the 18th day of May, 2003 and as amended by the City Council of the City of Universal City requires, as conditional

precedent to the granting of such petition, that the Principal furnish a guarantee that he will maintain and cause to be maintained, in good condition according to the requirements of such subdivision ordinance, and to correct any and all deficiencies not in accordance with the approved plans and specifications as may be noted, the following site improvements for a period of one (1) year after acceptance of the construction thereof by the City Council or until such time as such improvements have been accepted (final) by the City whichever is the later:

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall maintain or correct, and cause to be maintained or corrected, the above mentioned improvements in accordance with the requirements of the City of Universal City subdivision ordinance, and the amendments thereto, if any, for the period of one (1) year after the acceptance of the construction thereof by the City Council of the City of Universal City, or until said improvements have been accepted (final) by the City Council of Universal City, then this obligation shall be void; otherwise, the obligations made under this bond will remain in full force and effect:

This Agreement shall be construed in conformance with the laws of the State of Texas and shall be performable in Bexar County, Texas.

IN TESTIMONY WHEREOF, WITNESS OUR HANDS and seal, this the 1st Day of June 2024.

UC40 LLC

Subdivider and Principal

BY: Jeffrey J. Brown

Jeffrey J. Brown

TITLE: Manager

Old Republic Surety Company

Surety

BY: Courtney J. Goulding

Courtney J. Goulding

TITLE: Attorney-in-Fact



APPROVED AND ACCEPTED, this the _____ day of _____ 2024.

City of Universal City

BY: _____

Kim M. Turner

TITLE: City Manager



POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That OLD REPUBLIC SURETY COMPANY, a Wisconsin stock insurance corporation, does make, constitute and appoint:

Wesley M. Pitts, Cynthia Giesen, Courtney J. Goulding of Austin, TX

its true and lawful Attorney(s)-in-Fact, with full power and authority for and on behalf of the company as surety, to execute and deliver and affix the seal of the company thereto (if a seal is required), bonds, undertakings, recognizances or other written obligations in the nature thereof, (other than bail bonds, bank depository bonds, mortgage deficiency bonds, mortgage guaranty bonds, guarantees of installment paper and note guaranty bonds, self-insurance workers compensation bonds guaranteeing payment of benefits, asbestos abatement contract bonds, waste management bonds, hazardous waste remediation bonds or black lung bonds), as follows:

ALL WRITTEN INSTRUMENTS

and to bind OLD REPUBLIC SURETY COMPANY thereby, and all of the acts of said Attorneys-in-Fact, pursuant to these presents, are ratified and confirmed. This appointment is made under and by authority of the board of directors at a special meeting held on February 18, 1982.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following resolutions adopted by the board of directors of the OLD REPUBLIC SURETY COMPANY on February 18, 1982.

RESOLVED that, the president, any vice-president or assistant vice president, in conjunction with the secretary or any assistant secretary, may appoint attorneys-in-fact or agents with authority as defined or limited in the instrument evidencing the appointment in each case, for and on behalf of the company to execute and deliver and affix the seal of the company to bonds, undertakings, recognizances, and suretyship obligations of all kinds; and said officers may remove any such attorney-in-fact or agent and revoke any Power of Attorney previously granted to such person.

RESOLVED FURTHER, that any bond, undertaking, recognizance, or suretyship obligation shall be valid and binding upon the Company

- (i) when signed by the president, any vice president or assistant vice president, and attested and sealed (if a seal be required) by any secretary or assistant secretary; or
(ii) when signed by the president, any vice president or assistant vice president, secretary or assistant secretary, and countersigned and sealed (if a seal be required) by a duly authorized attorney-in-fact or agent; or
(iii) when duly executed and sealed (if a seal be required) by one or more attorneys-in-fact or agents pursuant to and within the limits of the authority evidenced by the Power of Attorney issued by the company to such person or persons.

RESOLVED FURTHER that the signature of any authorized officer and the seal of the company may be affixed by facsimile to any Power of Attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the company; and such signature and seal when so used shall have the same force and effect as though manually affixed.

IN WITNESS WHEREOF, OLD REPUBLIC SURETY COMPANY has caused these presents to be signed by its proper officer, and its corporate seal to be affixed this 22nd day of September, 2020

Karen J. Haffner
Assistant Secretary



OLD REPUBLIC SURETY COMPANY

Alan Pavlic
President

STATE OF WISCONSIN, COUNTY OF WAUKESHA - SS

On this 22nd day of September, 2020, personally came before me, Alan Pavlic and Karen J Haffner, to me known to be the individuals and officers of the OLD REPUBLIC SURETY COMPANY who executed the above instrument, and they each acknowledged the execution of the same, and being by me duly sworn, did severally depose and say: that they are the said officers of the corporation aforesaid, and that the seal affixed to the above instrument is the seal of the corporation, and that said corporate seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority of the board of directors of said corporation.



Kathryn R. Pearson
Notary Public

My Commission Expires: September 28, 2022

(Expiration of notary's commission does not invalidate this instrument)

CERTIFICATE

I, the undersigned, assistant secretary of the OLD REPUBLIC SURETY COMPANY, a Wisconsin corporation, CERTIFY that the foregoing and attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolutions of the board of directors set forth in the Power of Attorney, are now in force.

89 5695



Signed and sealed at the City of Brookfield, WI this 1st day of June, 2024

Karen J. Haffner
Assistant Secretary

ORSC 22262 (3-06)

IMPORTANT NOTICE

To obtain information or make a complaint:

You may call Old Republic Surety Company's and/or Old Republic Insurance Company's toll-free telephone number for information or to make a complaint at:

1-(800) 527-9834

You may also write to Old Republic Surety Company and/or Old Republic Insurance Company at:

**2201 E Lamar Blvd. Unit 260,
Arlington, TX 76006**

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

1-(800) 252-3439

You may write the Texas Department of Insurance:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: <http://www.tdi.state.tx.us>
E-Mail: ConsumerProtection@tdi.state.tx.us

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should contact the agent or Old Republic Surety Company and/or Old Republic Insurance Company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR

POLICY: This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener informacion o para someter una queja:

Usted puede llamar al numero de telefono gratis de Old Republic Surety Company's / Old Republic Insurance Company's para informacion o para someter una queja al:

1-(800) 527-9834

Usted tambien puede escribir a Old Republic Surety Company / Old Republic Insurance Company:

**2201 E Lamar Blvd. Unit 260,
Arlington, TX 76006**

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al:

1-(800) 252-3439

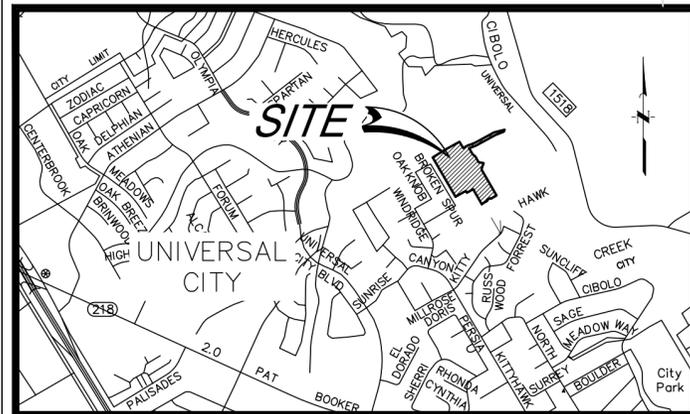
Puede escribir al Departamento de Seguros de Texas:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: <http://www.tdi.state.tx.us>
E-Mail: ConsumerProtection@tdi.state.tx.us

DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el agente o Old Republic Surety Company / Old Republic Insurance Company primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU POLIZA: Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.



LOCATION MAP
1" = 2,000'



JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461-05
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

OWNER/DEVELOPER:

JSB HOLDINGS
19122 La VERITA
SAN ANTONIO, TX 78258
(210)494-5511

FINAL SUBDIVISION PLAT ESTABLISHING CIBOLO CROSSING UNIT 2

BEING 13.786 ACRES OF LAND SITUATED WITHIN THE TORIBIO HERRERA SURVEY NO. 68, ABSTRACT 309, COUNTY BLOCK 5046, CITY OF UNIVERSAL CITY, BEXAR COUNTY, TEXAS; CONTAINING A PORTION OF THAT CERTAIN 40.907 ACRE TRACT DESCRIBED IN VOL. 18442, PG. 1991, BCRPR AND CONTAINING A PORTION OF THAT CERTAIN 14.685 ACRE TRACT DESCRIBED IN VOL. 18195, PG. 735, BCRPR

SHEET 1 OF 4

DATE OF PRINT: January 19, 2021

LEGEND

BCRPR	-----	BEXAR COUNTY REAL PROPERTY RECORDS
BCDR	-----	BEXAR COUNTY DEED AND PLAT RECORDS
BCDR	-----	BEXAR COUNTY DEED RECORDS
GCOPR	-----	GUADALUPE COUNTY OFFICIAL PUBLIC RECORDS
E.G.T.C.	-----	ELECTRIC, GAS, TELEPHONE, CABLE
E.T.C.	-----	ELECTRIC, TELEPHONE AND CABLE
ESMT	-----	EASEMENT
BSL	-----	BUILDING SETBACK LINE
ROW	-----	RIGHT-OF-WAY
UTIL	-----	UTILITY
DRN	-----	DRAINAGE
ELEC	-----	ELECTRIC
FF	-----	MINIMUM FINISH FLOOR ELEVATION

LINE LEGEND

---	BOUNDARY/PROPERTY LINE
-.-.-	MATCHLINE
●	SET 1/2-INCH IRON ROD
⊙	FOUND 1/2-INCH IRON ROD

STATE OF TEXAS
COUNTY OF BEXAR

WE, JEFFERY J. AND SUSAN M. BROWN, ARE THE OWNERS AND I MARK S. BROWN THE DEVELOPER OF LAND SHOWN ON THE FOREGOING INSTRUMENT, AND HEREBY DEDICATE ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND RIGHTS-OF-WAY TO THE USE OF THE PUBLIC FOREVER AND EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION EXPRESSED HEREIN.

THIS THE ____ DAY OF _____, 20__.

JEFFERY J. BROWN, OWNER:
19122 La VERITA
SAN ANTONIO, TX 78258

SUSAN M. BROWN, OWNER:
19122 La VERITA
SAN ANTONIO, TX 78258

MSB DEVELOPMENT SERVICES LLC, DEVELOPER:
BY: MARK S. BROWN, MANAGER
2313 LOCKHILL SELMA RD #134
SAN ANTONIO, TX 78230

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JEFFERY J., SUSAN M. BROWN AND MARK S. BROWN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _____, 20__.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

AS CITY ENGINEER OF THE CITY OF UNIVERSAL CITY, I HEREBY CERTIFY THAT THE SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

THIS THE ____ DAY OF _____, 20__.

CITY ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF UNIVERSAL CITY, TEXAS.

THIS THE ____ DAY OF _____, 20__.

DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF BEXAR

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED ON BEHALF OF THE CITY OF UNIVERSAL CITY, TEXAS BY THE PLANNING AND ZONING COMMISSION (OR ADMINISTRATIVE OFFICER).

THIS THE ____ DAY OF _____, 20__.

CHAIR

SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

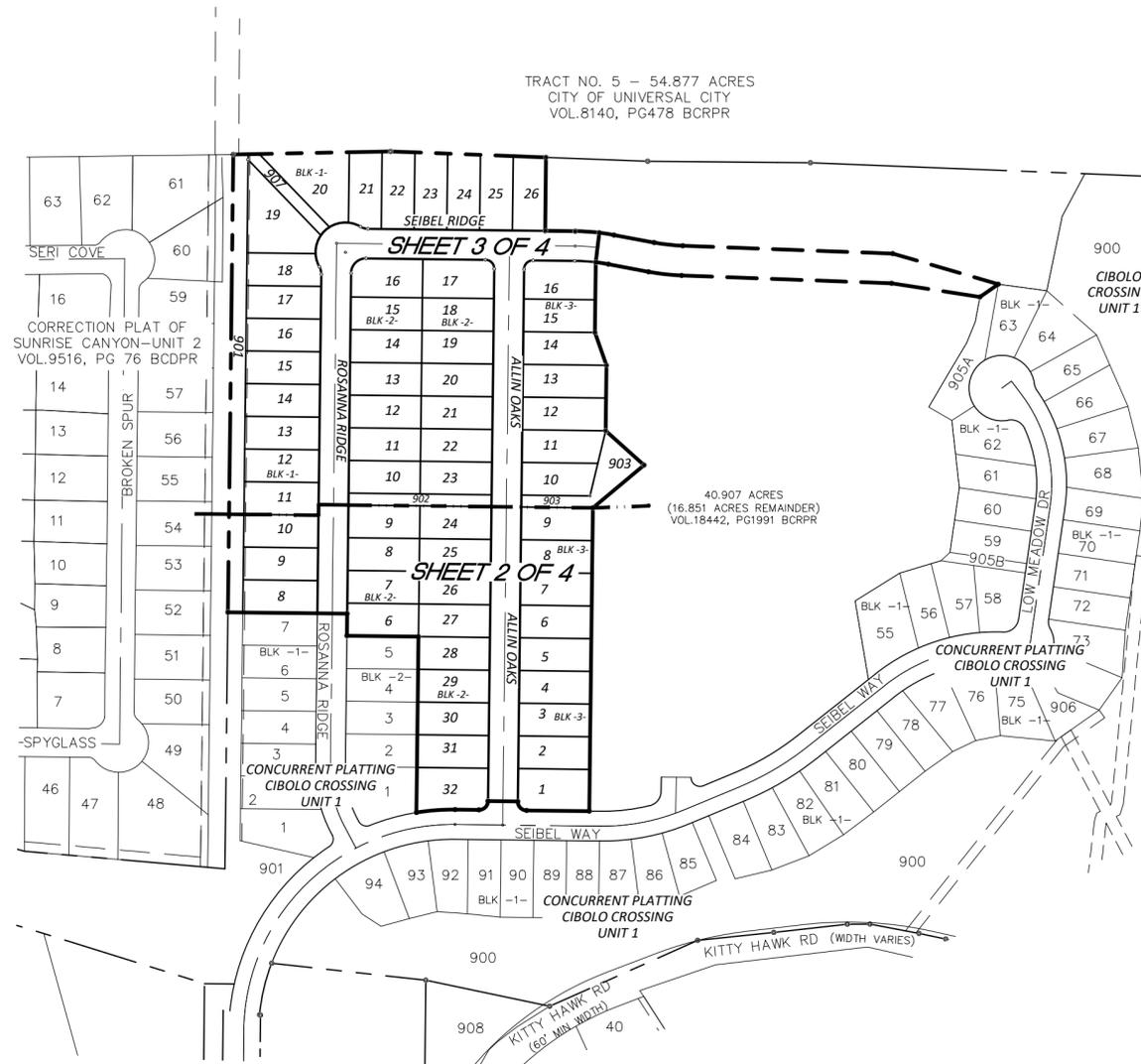
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT.

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

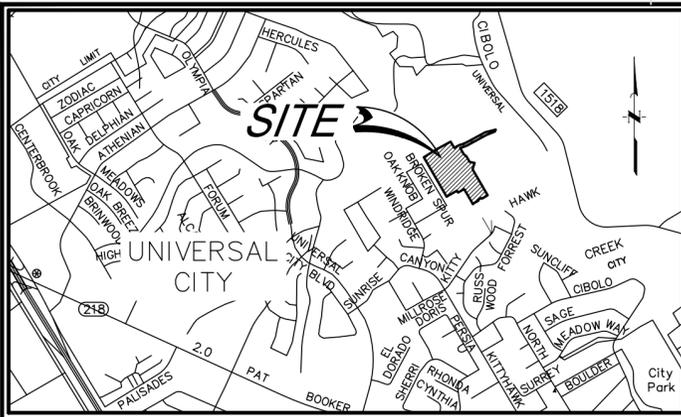
WE HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER OUR SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR



INDEX SHEET

SEE SHEET 4 FOR ALL GENERAL,
SURVEYOR'S AND C.P.S. NOTES,



LOCATION MAP
1" = 2,000'

JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461-05
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511



OWNER/DEVELOPER:
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(210)494-5511

FINAL SUBDIVISION PLAT ESTABLISHING
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SHEET 2 OF 4
DATE OF PRINT: January 19, 2021

STATE OF TEXAS
COUNTY OF BEXAR

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JEFFERY J. BROWN, OWNER: 19122 La VERITA SAN ANTONIO, TX 78258
SUSAN M. BROWN, OWNER: 19122 La VERITA SAN ANTONIO, TX 78258

MSB DEVELOPMENT SERVICES LLC, DEVELOPER:
BY: MARK S. BROWN, MANAGER
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STATE OF TEXAS
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SECRETARY

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REGISTERED PROFESSIONAL ENGINEER

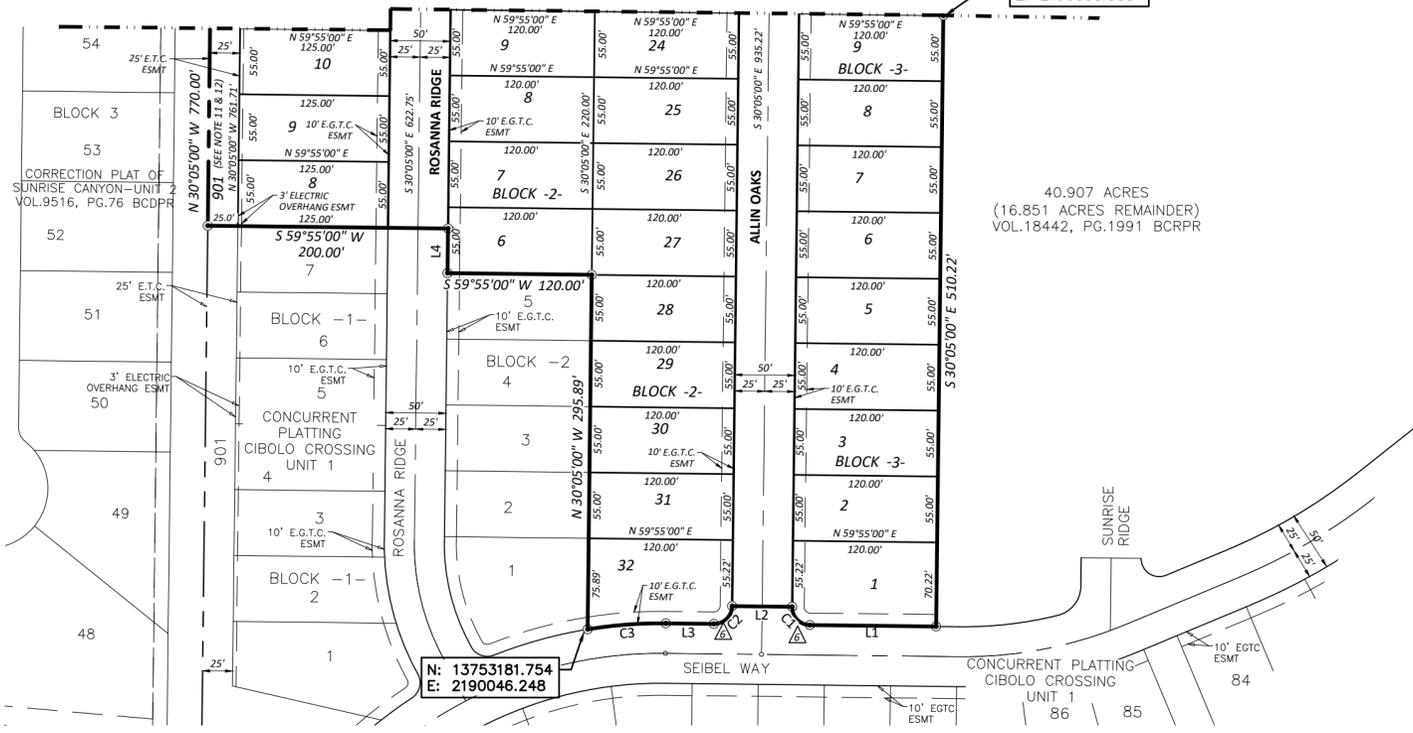
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REGISTERED PROFESSIONAL LAND SURVEYOR

MATCH LINE SEE SHEET 2 OF 3

N: 13753773.518
E: 2190038.588



N: 13753181.754
E: 2190046.248

40.907 ACRES
(16.851 ACRES REMAINDER)
VOL.18442, PG.1991 BCRPR

LEGEND

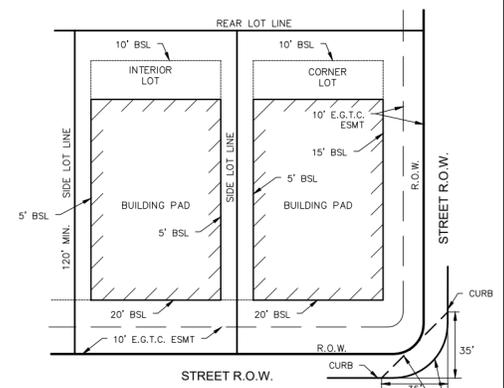
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ZONING CODE REQUIREMENTS (ORD. 581)

ZONING DISTRICT	R3 - MEDIUM DENSITY RESIDENTIAL
DENSITY	7 UNITS/ACRE
MIN. LOT SIZE	6,000 SQUARE FEET
MIN. LOT WIDTH	50 FEET
FRONT SETBACK	20 FEET
SIDE SETBACK	5 FEET
REAR SETBACK	5 FEET
MAXIMUM HEIGHT	35 FEET
LOT COVERAGE MAXIMUM	65% (VARIANCE PER V.C. 638)

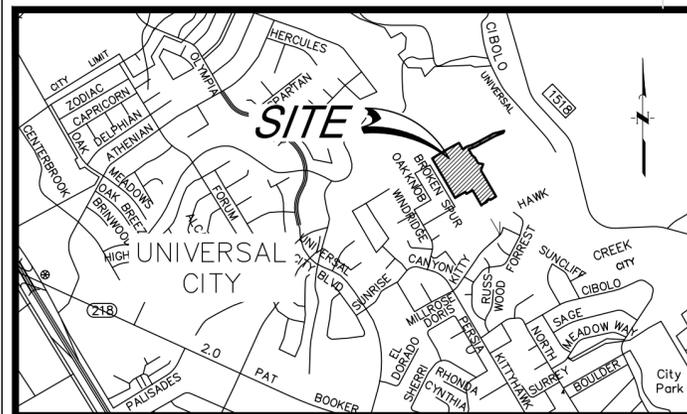


CPS UTILITY NOTES:

- CITY PUBLIC SERVICE BOARD (CPS ENERGY) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
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SEE SHEET 4 FOR ALL GENERAL NOTES, SURVEYOR'S NOTES, C.P.S. NOTES, AND LINE AND CURVE TABLES

Job No. S0923-0001-00
Date: Jan 19, 2021, 5:04pm, User ID: JWS
File: P:\PROJECTS\S0923_JSB Holdings\0001_55_Ac UC-Cibolo Creek Tract\2 Design Phase\CAD\Plan\UNIT 2 2020 V2\S0923-0001 PLAT UNIT 2 2020-09-21.mxd



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REGISTERED PROFESSIONAL ENGINEER

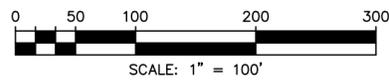
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Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461-05
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511



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JSB HOLDINGS
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SHEET 3 OF 4

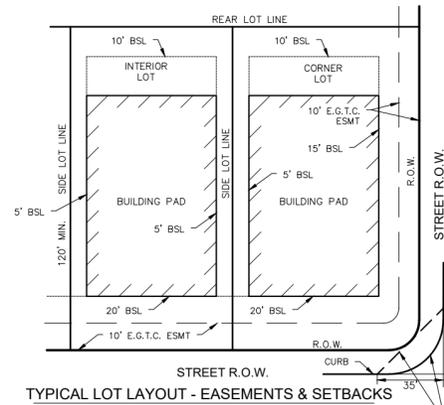
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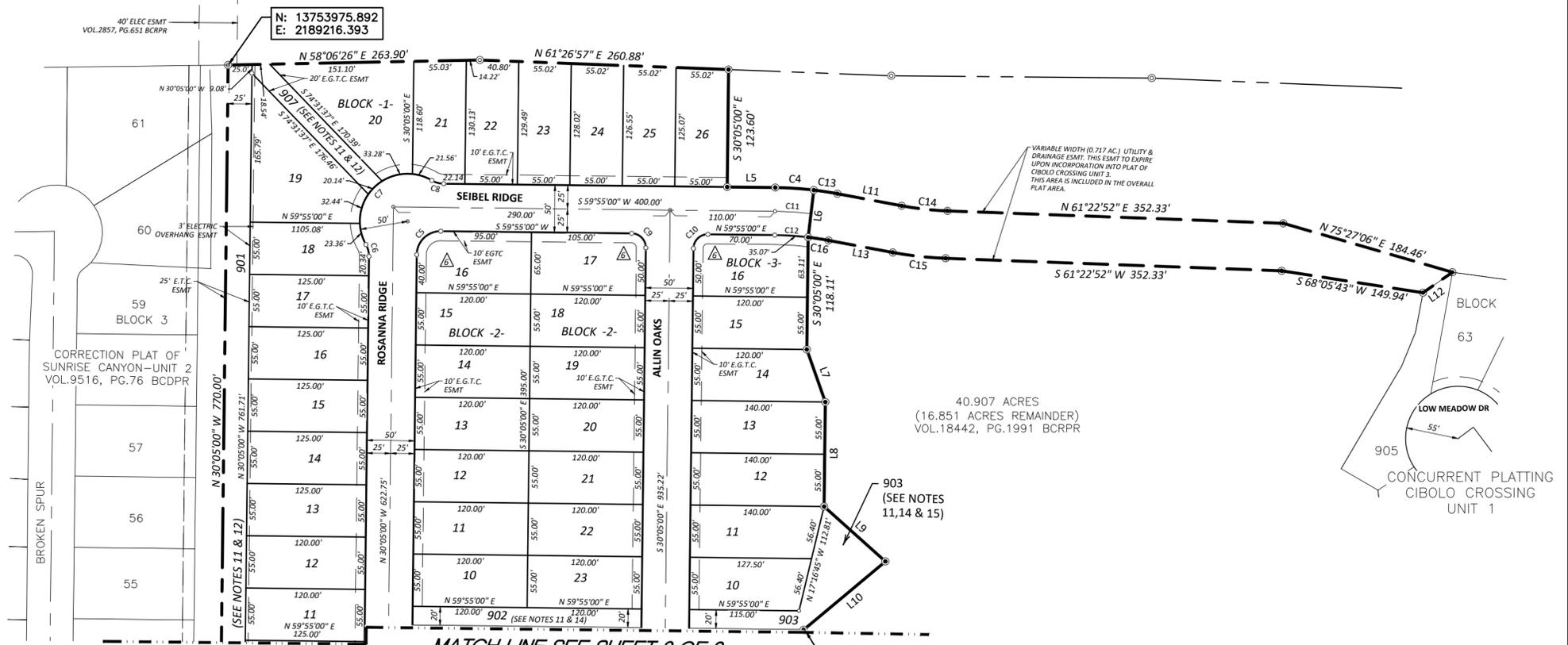
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TYPICAL LOT LAYOUT - EASEMENTS & SETBACKS

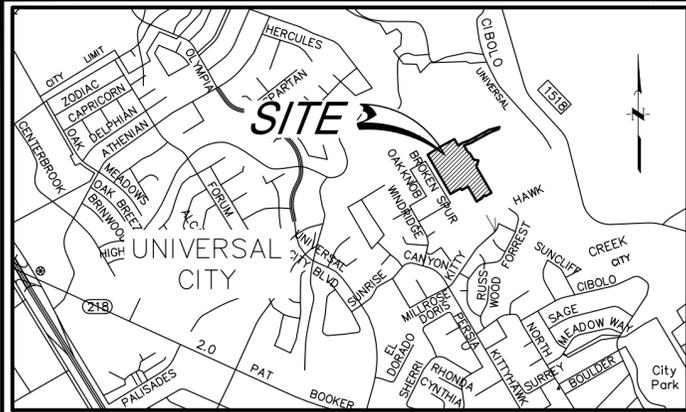
6 VISIBILITY TRIANGLE ESMT (SEE GEN NOTE 6, SHT 4)

TRACT NO. 5 - 54.877 ACRES
CITY OF UNIVERSAL CITY
VOL. 8140, PG. 478 BCRPR



N: 13753773.518
E: 2190038.588

SEE SHEET 4 FOR ALL GENERAL NOTES, SURVEYOR'S NOTES, C.P.S. NOTES, AND LINE AND CURVE TABLES



LOCATION MAP
1" = 200'



JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
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OWNER/DEVELOPER:

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SCALE: 1" = 200'

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SHEET 4 OF 4

DATE OF PRINT: January 19, 2021

GENERAL NOTES

- THE GRAPHIC LOCATION OF THE SUBJECT TRACT SUPERIMPOSED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48029C00285 F, EFFECTIVE DATE SEPTEMBER 29, 2010, INDICATES THAT A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "AE" WHICH IS DEFINED BY FEMA AS "1% ANNUAL FLOOD CHANCE AREA WITH BASE FLOOD ELEVATIONS DETERMINED". ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE. THIS STATEMENT DOES NOT IMPLY THAT ANY PORTION OF THE SUBJECT TRACT IS TOTALLY FREE OF POTENTIAL FLOOD HAZARD. LOCALIZED FLOODING CAN OCCUR DUE TO NATURAL AND/OR MAN-MADE INFLUENCES. THIS FLOOD STATEMENT SHALL CREATE NO LIABILITY ON THE PART OF JONES|CARTER OR THE UNDERSIGNED.
- THE ADJOINING OWNERSHIP INFORMATION WAS OBTAINED FROM THE BEXAR COUNTY APPRAISAL DISTRICT TAX ROLLS AND MAY NOT REFLECT THE CURRENT OWNERSHIP STATUS.
- ZONING IS R3-MEDIUM DENSITY RESIDENTIAL, APPROVED BY THE CITY COUNCIL OF UNIVERSAL CITY, TEXAS ON APRIL 4, 2017.
- FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM 8" ABOVE THE LOCAL ADJACENT GRADE AND AT LEAST 12" ABOVE BASE FLOOD ELEVATIONS.
- ALL LOTS ARE OUTSIDE THE 100 YEAR FEMA DESIGNATED FLOODPLAIN PANEL 4802C00295F EFFECTIVE DATE SEPTEMBER 29, 2010.
- VISIBILITY TRIANGLES SHALL NOT HAVE LANDSCAPING IN EXCESS OF TWO (2) FEET IN HEIGHT, WHEN MEASURED VERTICALLY FROM PAVEMENT AND SHALL NOT HAVE LANDSCAPING OR STRUCTURES THAT CREATE AN OBSTRUCTION OF VIEW FOR MOTORIST OR PEDESTRIANS WITHIN SAID VISIBILITY TRIANGLE.
- WATER AND WASTEWATER IMPACT FEES WERE NOT ASSESSED AT THE TIME OF PLATTING. ALL IMPACT FEES MUST BE PAID IN FULL AT THE RATE IN EFFECT AT THE TIME OF SERVICE APPLICATIONS, PRIOR TO WATER METER SET AND/OR WASTEWATER CONNECTION IN ACCORDANCE WITH UNIVERSAL CITY ORDINANCE 559.
- NO PRIVATELY OWNED STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS OR R.O.W. SHOWN ON THIS PLAT UNLESS APPROVED BY THE CITY.
- NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER.
- ALL 900 SERIES LOTS ARE HEREBY RESTRICTED TO NON-RESIDENTIAL STRUCTURES.
- LOTS 902 & 903 SHALL BE CONVEYED IN FEE TO THE PROPERTY OWNERS ASSOCIATION (POA) FOR THE CIBOLO CROSSING SUBDIVISION AND SHALL BE MAINTAINED BY THE POA AS OPEN SPACE LAND FOR THE BENEFIT OF THE RESIDENTS. THE OPEN SPACE MAY INCLUDE TRAILS, PARK IMPROVEMENTS, RETAINING WALLS AND DRAINAGE IMPROVEMENTS. ALL SURFACE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE POA.
- LOTS 902 & 903 ARE HEREBY DEDICATED AS DRAINAGE EASEMENTS TO UNIVERSAL CITY AND MAY INCLUDE DRAINAGE IMPROVEMENTS. ANY DRAINAGE IMPROVEMENTS WITHIN THESE LOTS WILL BE MAINTAINED BY UNIVERSAL CITY.
- LOTS 901 & 907 ARE HEREBY CONVEYED IN FEE TO UNIVERSAL CITY, AND MAY INCLUDE WATER, OPEN SPACE AND EMERGENCY ACCESS ROADWAYS. UNIVERSAL CITY SHALL MAINTAIN ALL WATER, DRAINAGE AND EMERGENCY ACCESS ROADWAYS ON THESE LOTS. THE CITY WILL MAINTAIN THE AREA ONLY TO THE EXTENT NEEDED FOR ITS PURPOSES.
- ANY RETAINING WALLS CONSTRUCTED BY THE DEVELOPER OR BUILDER ON LOTS 902 AND 903, SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA) FOR THE CIBOLO CROSSING SUBDIVISION. THE POA SHALL HAVE THE RIGHT TO ACCESS AND USE THESE LOTS FOR MAINTAINING THE RETAINING WALLS.

SURVEYOR'S NOTES

- PROPERTY CORNERS ARE MONUMENTED WITH AN IRON ROD WITH CAP OR DISK MARKED "JONES|CARTER" UNLESS OTHERWISE NOTED.
- THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (NAD'83), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS) WITH NGS OPUS POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. TO CONVERT GRID DISTANCES TO SURFACE, APPLY THE COMBINED GRID TO SURFACE SCALE FACTOR OF 1.00015995. PLEASE REVIEW THE RECORD INSTRUMENTS CITED HEREON TO COMPARE THE SURVEY BEARINGS AND DISTANCES WITH THE RECORD CALLS.
- VERTICAL DATUM IS BASED ON THE NORTH AMERICAN DATUM OF 1988, DERIVED FROM GPS OCCUPATION USING NGS OPUS POST PROCESSING.
- BOUNDARY CLOSURES AND AREA CALCULATIONS ARE NOT CHECKED BY THE CITY OF UNIVERSAL CITY AND ARE SOLE RESPONSIBILITY OF THE SURVEYOR AND ENGINEER.

VARIANCE APPLICABILITY

- THE MAXIMUM LOT COVERAGE FOR ALL LOTS WITHIN THIS SUBDIVISION WILL BE 65% AS AUTHORIZED BY VARIANCE REQUEST V.C. 638.

AIR INSTALLATION COMPATIBILITY USE ZONE (AICUZ)

- THE SUBDIVISION IS OUTSIDE ANY CURRENT AICUZ.

LANDSCAPE MAINTENANCE

- ALL LANDSCAPED AREAS WITHIN 900 SERIES LOTS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

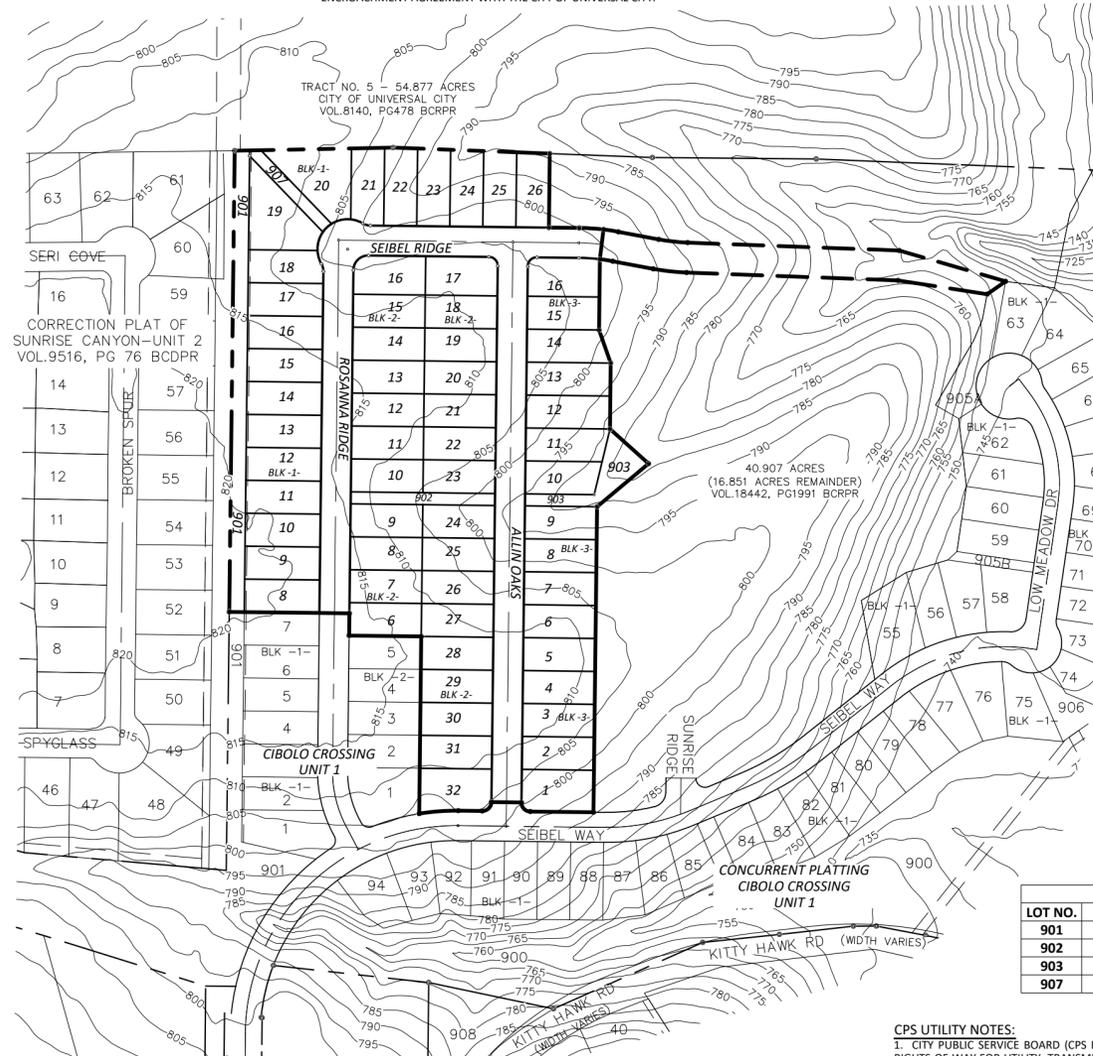
EMERGENCY ACCESS

- EMERGENCY AND MAINTENANCE PERSONNEL ARE GRANTED ACCESS TO ALL 900 SERIES LOTS. AN EMERGENCY ACCESS ROADWAY MAY BE CONSTRUCTED ON LOTS 901 & 907. THE ROADWAY WILL BE MAINTAINED BY UNIVERSAL CITY.

900 SERIES LOT TABLE		
LOT NO.	AREA	DESCRIPTION
901	0.442 AC.	EMERGENCY ACCESS/OPEN SPACE/PARK
902	0.110 AC.	DRAINAGE/OPEN SPACE
903	0.176 AC.	DRAINAGE/OPEN SPACE
907	0.081 AC.	EMERGENCY ACCESS/OPEN SPACE

CPS UTILITY NOTES:

- CITY PUBLIC SERVICE BOARD (CPS ENERGY) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY AND TEN (10) FOOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.



STATE OF TEXAS
COUNTY OF BEXAR

WE, JEFFERY J. AND SUSAN M. BROWN, ARE THE OWNERS AND I MARK S. BROWN THE DEVELOPER OF LAND SHOWN ON THE FOREGOING INSTRUMENT, AND HEREBY DEDICATE ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND RIGHTS-OF-WAY TO THE USE OF THE PUBLIC FOREVER AND EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION EXPRESSED HEREIN.

THIS THE ____ DAY OF _____, 20__.

JEFFERY J. BROWN, OWNER:
19122 La VERITA
SAN ANTONIO, TX 78258

SUSAN M. BROWN, OWNER:
19122 La VERITA
SAN ANTONIO, TX 78258

MSB DEVELOPMENT SERVICES LLC, DEVELOPER:
BY: MARK S. BROWN, MANAGER
2313 LOCKHILL SELMA RD #134
SAN ANTONIO, TX 78230

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JEFFERY J., SUSAN M. BROWN AND MARK S. BROWN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _____, 20__.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

AS CITY ENGINEER OF THE CITY OF UNIVERSAL CITY, I HEREBY CERTIFY THAT THE SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

THIS THE ____ DAY OF _____, 20__.

CITY ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF UNIVERSAL CITY, TEXAS.

THIS THE ____ DAY OF _____, 20__.

DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF BEXAR

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED ON BEHALF OF THE CITY OF UNIVERSAL CITY, TEXAS BY THE PLANNING AND ZONING COMMISSION (OR ADMINISTRATIVE OFFICER).

THIS THE ____ DAY OF _____, 20__.

CHAIR

SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT.

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

WE HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER OUR SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 59°55'00" W	105.00'
L2	S 59°55'00" W	50.00'
L3	S 59°55'00" W	40.00'
L4	N 30°05'00" E	37.25'
L5	N 59°55'00" E	50.45'
L6	N 23°54'04" E	50.00'
L7	S 50°04'00" E	58.52'
L8	S 30°05'00" E	110.00'
L9	S 78°47'34" E	86.43'
L10	S 19°15'18" W	111.98'
L11	N 69°55'00" E	68.54'
L12	S 24°17'26" W	37.62'
L13	S 69°55'00" W	68.54'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	23.56'	21.21'	N 75°05'00" W	90°00'00"
C2	15.00'	23.56'	21.21'	S 14°55'00" W	90°00'00"
C3	375.00'	65.33'	65.25'	S 54°55'33" W	9°58'54"
C4	375.00'	40.46'	40.44'	N 63°00'28" E	6°10'56"
C5	25.00'	39.27'	35.36'	N 14°55'00" E	90°00'00"
C6	25.00'	13.06'	12.91'	N 45°02'48" W	29°55'35"
C7	50.00'	130.77'	96.56'	N 14°55'00" E	149°51'10"
C8	25.00'	13.06'	12.91'	N 74°52'47" E	29°55'35"
C9	15.00'	23.56'	21.21'	N 75°05'00" W	90°00'00"
C10	15.00'	23.56'	21.21'	N 14°55'00" E	90°00'00"
C11	350.00'	37.77'	37.75'	S 63°00'28" W	6°10'56"
C12	325.00'	35.07'	35.05'	S 63°00'28" W	6°10'56"
C13	375.00'	24.99'	24.98'	N 68°00'28" E	3°49'04"
C14	325.00'	48.42'	48.37'	N 65°38'56" E	8°32'08"
C15	375.00'	55.86'	55.81'	S 65°38'56" W	8°32'08"
C16	325.00'	21.66'	21.65'	S 68°00'28" W	3°49'04"

Job No. S0923-0001-00 Date: Jan 19, 2021, 3:04pm User ID: JWS File: P:\PROJECTS\S0923_JSB Holdings\0001_55_Ac_LC-Cibolo Creek Tract\2 Design Phase\CAD\Plan\PLAT UNIT 2 2020-09-21.mxd

CITY OF UNIVERSAL CITY

Date: 06/18/2024

TO: City Council
FROM: Kim M. Turner, City Manager
SUBJECT: Resolution 889-J-2024: Amending the Library Collection Development Policy and Attachment E

Historical Background

A Library Collection Development Policy is a statement of the principles and guidelines used by the Library in the selection, acquisition, evaluation and maintenance of library materials. It is intended to ensure consistency of practice among those responsible for developing the collections and to communicate the Library's policies to residents, staff and other interested persons. Attachment E of the Policy provides the means for the public to request that materials be considered for removal from the UCPL collection.

The enclosed UCPL Collection Development Policy and Attachment E have been reviewed by the Library Advisory Commission and is being presented for consideration and adoption by City Council.

Action Requested

City Council approval of Resolution 889-J2024. Requires one reading.

Procurement Methodology

This is a Resolution revision only and requires no procurement by the City.

Source and Amount of Funding

This is a Resolution revision only and requires no funding by the City.

Staff Recommendation

Staff recommends approval of Resolution 889-J-2024.

RESOLUTION 889-J-2024

A RESOLUTION AMENDING THE LIBRARY COLLECTION DEVELOPMENT POLICY AND EXHIBIT E FOR SAID POLICY FOR THE MUNICIPAL LIBRARY OF THE CITY OF UNIVERSAL CITY; ESTABLISHING LEGISLATIVE FINDINGS; PROVIDING AN AMENDMENT AND ADOPTION; AND SETTING AN EFFECTIVE DATE.

WHEREAS, the City of Universal City (the “City”) is a Home Rule municipality possessing the full power of local self-government, pursuant to Article 11, Section 5 of the Texas Constitution, Section 51.072 of Texas Local Government Code, as amended, and the City’s Home Rule Charter; and

WHEREAS, the City of Universal City, Texas is authorized by Article 11, Section 5 of the Texas Constitution, Section 51.072 of Texas Local Government Code, as amended, and the City’s Home Rule Charter to adopt regulations to promote good governance and to amend said regulations when the City Council finds that it is in the best interest of the City to do so; and

WHEREAS, the City Council finds that it is in the best interest of the City to amend the Library Collection Development Policy and Exhibit E of said Policy after following the procedures set forth in City’s Home Rule Charter and to adopt this amended policy through official Council action; and

WHEREAS, the City Council hereby finds and determines that it is necessary to formally amend the Library Collection Development Policy and Exhibit E of said Policy referenced herein by resolution.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS:

SECTION 1.

THAT the Library Collection Development Policy as fully attached hereto and all actions taken by the City Council of the City of Universal City are hereby amended, adopted, approved and RATIFIED.

SECTION 2.

THAT the Library Collection Development Policy shall be amended and adopted as outlined in Exhibit A.

SECTION 3.

THAT Exhibit E of the Library Collection Development Policy shall be amended in its entirety and adopted as outlined in Exhibit A.

SECTION 4.

THAT all provisions of the Universal City Public Library Policies of the City of Universal City not herein amended or repealed shall remain in full force and effect.

SECTION 5.

THAT all other resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent that they are in conflict.

SECTION 6.

THAT if any provisions of this resolution shall be held void or unconstitutional, it is hereby provided that all other parts of the same which are not held void or unconstitutional shall remain in full force and effect.

SECTION 7.

THIS resolution will take effect upon its passage, approval and publication as provided by law.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Universal City on this the _____th day of _____ 2024.

A P P R O V E D

Tom Maxwell, MAYOR

Attest: _____
Maribel Garcia, Deputy City Clerk

APPROVED AS TO FORM:

Cynthia Trevino, City Attorney
DENTON NAVARRO RODRIGUEZ BERNAL
SANTEE & ZECH, P.C.

Exhibit A

Universal City Public Library Collection Development Policy June 2024

MISSION STATEMENT

Universal City Public Library is a dynamic civic resource that will provide free access to information, materials, and services to all members of the community to stimulate ideas, advance knowledge and enhance quality of life.

COMMUNITY ANALYSIS

Universal City's land mass is 6.5 square miles and located "at the north gate of Randolph Air Force Base on State Highway 78, Loop 1604, State Highway 218, and on the Southern Pacific Railroad on the northern edge of San Antonio in northeast Bexar County", as described in the *Handbook of Texas*.

CLIENTELE – LIBRARY DESCRIPTION

~~The library service area includes the City of Universal City and residents of Bexar, Guadalupe, Comal, Kendall, Bandera, Medina, Atascosa, and Wilson counties. The library clientele is comprised of diverse groups, including students at all educational levels public, professionals, recreational users, independent researchers, children, retirees, and visitors to the local area.~~ **The Universal City Public Library is a department of the City of Universal City and serves as the home library for the City of Universal City. The service population also includes Bexar County and those neighboring counties such as Guadalupe and Comal counties.**

POLICY OBJECTIVES

The collection development policy supports the library's mission and establishes the goals of the collection. It is the purpose of the Universal City Public Library to provide equal access to resources, regardless of sex, age, origin, ethnic background, nationality, or socioeconomic status. The Library will acquire, organize, maintain, and make available resource materials to meet the needs, interest, and concerns of the community. The library provides resources for various opinions relating to important, complex, and controversial issues, including views that are unpopular and unorthodox. The Library will serve as a source of information and will provide the opportunity and encouragement for people of all ages to meet their educational, recreational and leisure needs.

The library follows the principles of Intellectual freedom and access to information, adopted by the American Library Association as expressed in the Library Bill of Rights (Attachment A), the Free Access to Libraries for Minors (Attachment B), the

Freedom to Read Statement (Attachment C), and the Freedom to View Statement (Attachment D).

The library believes that individuals possess the freedom to accept or reject an item from the library collection for their personal use. Children's use of the library collections rests with their parents and/or legal guardians, not the library. The library assumes that parental consent is given to youth that view/borrow materials in the adult collection. Material selection will not be inhibited by the possibility that material may inadvertently come into the possession of a child.

General Selection Policy

- I. The ultimate responsibility for collection development rests with the Library Director who operates within the framework of policies determined by the Library Advisory Commission and the City Council of Universal City. Library staff has the responsibility of initial screening, based on the collection development policy in regard to copyright and general material condition, of all materials donated to the library. The Library Director is responsible for determining what materials and the format of said materials will be added to the collection.
- II. The library does not limit itself to print medium and offers access to media resources as well. The library continually explores all new formats as technologies continue to evolve.
- III. The library collects traditional and current mediums, including items in print (books, large print books, graphic novels, and periodicals), non-print (DVDs, books on CD, read along books for children) and electronic/digital (online databases, downloadable books, audios, videos, and magazines.)

IV. COLLECTIONS

- a. Children's collection (Birth to 6th grade)
The library collects materials for children with a focus toward currency, age level suitability, and a general balance of the subject collection. The collection contains, but is not limited to:
 1. Picture books, board books, graphic novels, and bilingual books.
 2. Books for reading aloud to young children
 3. Educational and entertainment video recordings
 4. Electronic resources and games for education and recreation
 5. Basic works on a wide range of subjects of interest to the children served
 6. Titles that appear on school reading lists

7. Current editions of standard children’s works that enjoy enduring popularity
 8. Basic reference tools in both print and electronic format
 9. Works reflecting diverse views on controversial topics
- b. Young Adult Collection (Ages 13 – 17)
- The young adult collection is not intended to meet all the needs of teenagers whose interests vary widely and are highly developed. Young adults working on school assignments rely primarily on adult collections. The library collects materials for Young Adults that include works reflecting diverse views on controversial topics. The collection contains, but is not limited to:
1. Basic works on a wide range of subjects found to be of interest to young adults in the library community
 2. Titles that appear on school reading lists
 3. Works that are widely read for pleasure by young adults
 4. Works intended to help young adults cope with the challenges of adolescence
 5. Sound and video recordings of interest to young adults
- c. Adult collection (Ages 18 and up)
- The adult collection is intended to meet patron’s day-to-day needs for both recreation and information. The collection includes standard classic works, high demand materials, and a core collection of items to meet adult needs for basic information. Budget and space limitations require a focus on materials that appeal to a broad range of patrons. The collection contains, but is not limited to:
1. Popular fiction, best sellers, classics, and genre fiction
 2. Non-fiction works in all subject areas
 3. Periodicals and newspapers in a wide range of subjects
 4. Large print books printed in large type format to meet the special needs of patrons with vision difficulties
 5. Reference materials providing quick and current information
 6. Unabridged versions of both fiction and non-fiction audiobooks
 7. Media materials
- d. Spanish collection (all ages)
- The library maintains a collection of Spanish language materials aimed at meeting the needs of the local Spanish-speaking community. This collection is developed based on budgetary and space limitations. Resources include fiction and non-fiction books and other media formats for children and adults.
- e. Texana Collection

The Texana collection uses non-fiction selection criteria and is curated for local and state information. Texana materials are located in a separate section in the adult non-fiction area of the library.

V. SELECTION CRITERIA

Selections and decisions to add items into the library collection are rarely based on a single criterion. Materials are selected using selection aids such as *Public Library Catalog*, *Children's Catalog* and reviews in professional journals such as *Booklist*, *Kirkus*, *Publisher's Weekly*, *New York Times Book Review*, *Library Journal*, and *School Library Journal*. The lack of a review or an unfavorable review is not sufficient reason to reject an in-demand title.

A. General Selection Criteria

The following criteria apply to both purchased and donated material

1. The existing collection and relation to items already contained in the library's collection
2. Popular demand
3. Attention of critics and reviewers
4. Accurate, current, impartial content
5. Qualification, authority, and reputation of author(s), creator(s), publisher(s), or director(s)
6. Suitability for the intended audience
7. Awards and nominations
8. Budget and space limitations
9. Availability from vendor(s) or publisher(s)
10. Licensing requirements

In addition to the general criteria, the following are also considered:

B. Criteria for selecting non-fiction

1. Quality of the writing
2. Date of publication
3. Physical format

C. Criteria for selecting fiction

1. Popularity of the author
2. Quality of the writing
3. Literary merit
4. Physical format

D. Criteria for selecting reference materials

1. Accuracy and objectivity of information
2. Arrangement of the information

3. Timeliness or publication date
4. **Q**uality of illustrations, binding, and design
5. **P**hysical format

E. Criteria for selecting electronic/downloadable materials

1. Ease of access
2. **C**omparison of content with other available formats
3. Hardware requirements
4. Licensing requirements
5. Networking capabilities
6. Customer service requirements

F. Criteria for selecting audio-visual materials

1. Demand
2. Reviews
3. Artistic merit or recognition by prizes or awards
4. Quality of production
5. Relationship of the item to the existing library collection

Textbooks - The Universal City Public Library does not intentionally collect textbooks. Textbooks will not be purchased based on the need of educational courses. Donations of textbooks are not accepted.

VI. INTERLIBRARY LOANS

All efforts are made to provide adequate resources to our Library community. The Universal City Public Library participates in TexShare as part of a Resources Sharing Agreement. UC residents, library volunteers, and members of the Friends of the Library that hold a valid UC library card and are in good standing are eligible to use Interlibrary Loan services. Library patrons who do not reside in Universal City will be *encouraged* to use available local resources, especially the San Antonio Public Library system. Library staff will assist non-Universal City residents in locating desired materials in the San Antonio Public Library system, if that resource is available to them. The Universal City Public Library makes every effort to provide materials to meet our clientele's needs. However, the Library cannot support all the curriculum needs of clientele enrolled in or involved with various schools and academic institutions.

VII. GIFTS AND MEMORIALS

Universal City Public Library welcomes gifts and donations that support the mission of the library and serve to enhance library resources and services. The library has no obligation to accept or maintain any items donated. All donations accepted become the property of the Universal City Public Library. The library welcomes gifts of cash for the direct purchase of library materials and will try to accommodate the subject

or title preferences of the donor in so far as they align with the library's Collection Development Policy. A bookplate recognizing the donor can be affixed to print material if so desired. Substantial cash offerings and bequests will be handled by the Library Director.

Donations of print and nonprint materials will be evaluated according to criteria described in the Collection Development Policy. Not all gifts of materials will be added to the collection and any donations or gifts not selected for inclusion will be disposed of at the discretion of the library. The library reserves the right to not accept gifts of print and nonprint materials dependent upon space limitations and items may be given to the Friends of the Universal City Public Library for book sales, recycled, or discarded.

All gift purchases and donated materials added to the collection shall be integrated into the library collection as time permits. The library reserves the right to decide the location of the materials and is not obligated to keep donated materials for any length of time and does not accept responsibility for notifying donors of withdrawal or replacement of items.

VIII. WEEDING

Regular removal of unused materials from the Library collection promotes a collection that is current and relevant to the needs of the community. The Library uses the *Collection Evaluation and Weeding for Small and Medium-Sized Public Libraries Manual* (CREW), a publication available through the Texas State Library. Materials are weeded according to the following criteria:

1. Materials worn, damaged, or heavily damaged through use.
2. Materials that are no longer accurate or factual, or which are considered inappropriate according to standards set forth in the CREW Manual.
3. Materials that no longer circulate or have little to no recent use.
4. Excess copies of materials that are no longer in demand.

Items that are selected for removal may be disposed of through recycling or donated to the Friends of the Universal City Public Library for sale at the bookstore.

IX. CHALLENGES TO MATERIALS – RE-EVALUATION OF LIBRARY MATERIALS

The Universal City Public Library fully endorses patron's freedom of choice in selection and access to materials. The library upholds the right of the individual to access information, even though its contents may be controversial, unorthodox, or unconventional. The library's aim is to offer a wide diversity of views and expressions responsive to community needs. Though the library provides materials presenting various points of view, the decision to acquire material does not constitute endorsement of the material's content, viewpoint, implications, or means of expression.

The library recognizes that some materials are controversial and that any given item may offend some patrons. ~~When a patron expresses concern over an item, her (he) or she will be referred to the appropriate selector (the Library Director or the Youth Librarian) for discussion of the matter. The selector will listen to the patron's concerns and attempt to resolve the matter informally.~~ **Patrons that wish to express his or her concerns in writing may submit a** ~~If the patron wishes to express his or her concerns in writing, the selector will provide them with a~~ ***Request for Re-Evaluation of Library Materials form*** ~~*Reconsideration of a Book or Other Library Material form*~~ **(Attachment E).** **Forms will be accepted from adult cardholders, who are residents of the library's legal service area (a resident for the incorporated City of Universal City) who holds an active library card and who have read, viewed, or listened to the material in its entirety.**

~~Upon receipt of the form, library staff will inform the Library Director that a request has been received and draft a response to the patron. The response will be submitted to the Library Director for further review. Upon approval of the draft by the Library Director, the response will be sent to the patron, informing him or her of the outcome of the request.~~ **Upon receipt of the properly completed form, it will be forwarded to the librarian responsible for collection development in that area. The librarian will consider the request in a timely fashion, reviewing the questioned material in its entirety and conduct the necessary research to reevaluate the items appropriateness for inclusion in the library's collection. The librarian will consult with the Library Director and a decision will be made regarding the item's retention or placement. Once a decision has been made regarding the retention or placement of the item, the patron who submitted the *Request for Re-evaluation of Library Materials form* will be notified of the decision and the reasons for it.** ~~library staff will inform the Library Director that a request has been received and draft a response to the patron. The response will be submitted to the Library Director for further review. Upon approval of the draft by the Library Director, the response will be sent to the patron, informing him or her of the outcome of the request.~~ **If there are other concerns with this decision, then a written appeal may be made to the Library Advisory Committee. No materials will be removed or relocated prior to the conclusion of this procedure. Individual titles will not be re-evaluated more than once a year.**

X. REQUESTS FOR ADDITIONS TO THE COLLECTION

Patron requests for materials are welcome and encouraged. All requests are assessed with the Selection Criteria identified herein. The library will not fill requests for textbooks, materials accessible to only one patron over the life of the material, or any items that require on-going costs, such as memberships or subscriptions.

XI. LOCAL AUTHORS

Local authors are defined as residents of the City of Universal City, **Bexar County, and those of neighboring counties such as Guadalupe and Comal counties.** ~~Bexar County, Guadalupe County, Comal County, Kendall County, Bandera County, Medina County, Atascosa County, and Wilson County.~~ The library wishes to recognize the literary efforts of local authors by including their works in its collections. These works, however, must meet the Selection Criteria identified herein and the Gifts and Donations Policy. Some works, especially works of non-fiction, may not be considered without accompanying professional reviews. Works not accepted for the collection will not be returned to the author.

Attachment E

**Request for Reconsideration of
a Book or Other Library Material***

~~To the person requesting reconsideration: Library policy requires that complaints be made on this form for discussion in detail. Formal reconsideration of materials will be instituted only after submission of a written and signed copy of this form. Review of the complaint will be initiated by either the Librarian or someone appointed by the Library Advisory Commission. No materials will be removed or relocated prior to this procedure. The materials selection policy will be made available to you.~~

Author: _____

Title: _____

Publisher or Producer: _____

Request initiated by: _____

Address: _____ Telephone: _____

City: _____ Zip Code: _____

Requestor represents: Individual: _____

Organization: _____

Other group: _____

Check one: Book Paperback Magazine Audio Book Video/Film

Picture Other _____

1. Specifically, to what do you object? (Cite pages, instances, etc.) _____

2. What do you feel might be the result of reading, hearing or seeing this material? _____

3. Did you read the entire book or examine the entire item? (If not all, state which parts were read or viewed.) _____

4. Are you aware of the judgment of this material by professional critics? Have you read a review of this material?

5. What do you believe is the theme of this book or material? _____

6. For what age group would you recommend this material? _____

7. What material of equal literary value would you recommend to replace this book / material that would provide the same perspective and quality of information about this subject?

8. What would you like to have your library do about this material? _____

**Entire form must be completed to be considered.*

Signature: _____

Date: _____

EXHIBIT A
Universal City Public Library
Request for Re-evaluation of Library Materials
June 2024

The process outlined below is for materials purchased by and housed at the Universal City Public Library. Any opinions or concerns for materials not owned, such as those owned by a consortium or other entity, will not be considered.

The Universal City Public Library fully endorses patron's freedom of choice in selection and access to materials. The library upholds the right of the individual to access information, even though its contents may be controversial, unorthodox, or unconventional. The library recognizes that some materials are controversial and that any given item may offend some patrons. If you have an opinion or a concern about a specific item in the library's collection, Library policy requires submission of this completed *Request for Re-evaluation of Library Materials form*. Forms will be accepted from adult cardholders who are residents of the library's legal service area (a resident of the incorporated City of Universal City) who holds an active library card and who have read, viewed, or listened to the material in its entirety. You can return the form to the library through mail, email, or at the main circulation desk. The entire form must be completed to be considered.

Upon receipt of the properly completed form, it will be forwarded to the librarian responsible for collection development in that area. The librarian will consider the request in a timely fashion, reviewing the questioned material in its entirety and conduct the necessary research in order to re-evaluate the items appropriateness for inclusion in the library's collection. The librarian will consult with the library director and a decision will be made regarding the retention or placement of the item. Once a decision has been made, the patron who submitted the Request for Re-Evaluation of Library Materials form will be notified of the decision and the reasons for it.

If there are other concerns with this decision, then a written appeal may be made to the Library Advisory Committee. No materials will be removed or relocated prior to the conclusion of this procedure. Individual titles will not be re-evaluated more than once a year.

Contact Information:

Universal City Public Library
100 Northview Dr.
Universal City, TX 78148
librarian@uctx.gov

Request for Reconsideration of a Book or Other Library Material*

To the person requesting reconsideration: Library policy requires that complaints be made on this form for discussion in detail. Formal reconsideration of materials will be instituted only after submission of a written and signed copy of this form. Review of the complaint will be initiated by either the Librarian or someone appointed by the Library Advisory Commission. No materials will be removed or relocated prior to this procedure. The materials selection policy will be made available to you.

Author: _____

Title: _____

Publisher or Producer: _____

Request initiated by: _____

Address: _____ Telephone: _____

City: _____ Zip Code: _____

Requestor represents: Individual: _____

Organization: _____

Other group: _____

Check one: Book Paperback Magazine Audio Book Video/Film

Picture Other _____

1. Specifically, to what do you object? (Cite pages, instances, etc.) _____

2. What do you feel might be the result of reading, hearing or seeing this material? _____

3. Did you read the entire book or examine the entire item? (If not all, state which parts were read or viewed.) _____

4. Are you aware of the judgment of this material by professional critics? Have you read a review of this material?

5. What do you believe is the theme of this book or material? _____

6. For what age group would you recommend this material? _____

7. What material of equal literary value would you recommend to replace this book / material that would provide the same perspective and quality of information about this subject?

8. What would you like to have your library do about this material? _____

**Entire form must be completed to be considered.*

Signature: _____

Date: _____

Request for Re-Evaluation of Library Materials
***Entire form must be completed to be considered.**

Patron Information	
Name	
Address	
Phone Number	
Email	
Library Card #	
Organization you represent	
Material Information	
Title	
Author	
Publisher/ Producer	
Material Format (book, DVD, etc.)	
Request Information	
Specifically, to what do you object? Please cite pages.	
Did you read the entire book or examine the entire item? (If not all, state which parts were read or viewed.)	
What do you feel might be the result of reading, hearing or seeing this material?	
Are you aware of the judgment of this material by professional critics? Have you read a review of this material?	
What do you believe is the theme of this book or material? For what age group would you recommend this material?	
What material of equal literary value would you recommend to replace this book / material that would provide the same perspective and quality of information about this subject?	
What would you like to have your library do about this material?	

CITY OF UNIVERSAL CITY

Date: 06/18/2024

TO: City Council

FROM: Kim M. Turner, City Manager

SUBJECT: Resolution 943-E-2024 Motor Vehicle Crime Prevention Authority Grant

Historical Background

Texas Department of Motor Vehicles often put forth grants for police departments. In past years, the UCPD has been successful in submitting and receiving funding for various pieces of police equipment. In order to apply for any grant, the City Council must approve a separate Resolution for each grant application.

The grant is for the purchase and installation of twelve license plate recognition cameras that would be strategically placed throughout the City. The first-year cost of purchase and installation is estimated at \$45,300. The detection and prevention of catalytic converter theft grant requires a 20% City match if awarded (\$7,150.00), with a second year (FY2026) extension based on available funding and program performance. The cost in subsequent years would be \$38,000. The cameras would be on an annual renewal term unless the City provides a cancellation notice 30 days prior to the end of each term.

Action Requested

Approve 943-E-2024 Motor Vehicle Crime Prevention Authority Grant.

Procurement Methodology

The Police Department received an estimate for the cameras from Flock Safety. Flock Safety is the vendor used by cities adjoining Universal City. It is imperative that Universal City and our sister cities utilize the same product to ensure real-time tracking of vehicles as they move from one jurisdiction to another.

Source of Funding

The Police Department budgets annually for matching grant funds. Specifically, under the General Fund, Other Contract Services, and potentially asset seizure funds if needed.

Staff Recommendation

Staff recommends approval of Resolutions-E-2024.

Resolution 943-E-2024
Motor Vehicle Crime Prevention Authority Grant

Whereas, under the provisions of the Texas Transportation Code chapter 1006 and the Texas Administrative Code Title 43; Part 3; Chapter 57, entities are eligible to receive grants from the Motor Vehicle Crime Prevention Authority to provide financial support to law enforcement agencies for economic automobile theft enforcement teams and to combat motor vehicle burglary in the jurisdiction; and

WHEREAS, this grant program will assist this jurisdiction to combat motor vehicle burglary and theft, and;

WHEREAS, The Universal City Police Department finds it in the best interest of the citizens of Universal City, Texas that the Motor Vehicle Crime Prevention Authority Grant be operated for the year of 2025; and

WHEREAS, the Universal City Police Department agrees to provide applicable matching funds for the said project as required by the Office of the Governor of Texas grant application; and

WHEREAS, the Universal City Police Department agrees that in the event of loss or misuse of the Office of the Governor funds, the Universal City Police Department assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, the Universal City Police Department designates Kim M. Turner, City Manager, the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

Whereas, Steve Mihalski, Assistant Police Chief, is designated as the Program Director, and Christine Green, Finance Director is designated as the Financial Officer of this grant.

NOW THEREFORE, BE IT RESOLVED that the Universal City Police Department and the City Council of the City of Universal City approves submission of the grant application for the Motor Vehicle Crime Prevention Authority Grant to the Texas Department of Motor Vehicles.

Passed and Approved this 18th day of June 2024.

Grant Number: **Senate Bill 224 Catalytic Converter Theft Grant**

Mayor Tom Maxwell
City of Universal City, Texas

ATTEST:

Maribel Garcia, Deputy City Clerk

ANIMAL CARE & CONTROL FACILITY MONTHLY PERFORMANCE REPORT

May 2024

	Current Month			Year to Date		
	Dogs	Cats	Total	Dogs	Cats	Total
Visitors to the Facility			213			1,111
Total Calls Outs			138			613
Wild Animal Complaints			35			144
Nuisance Complaints Barking, Animals at Large	58	16	74	361	77	438
Animals Licensed	88	8	96	316	45	361
Quarantined	3	1	4	9	1	10
Verbal Warnings Issued	2	1	3			5
Written Warnings Issued	23	3	26			199
Summons Issued	4	0	4			8

Animals Remaining at Shelter April 2024	7	11	18			
Impounded	16	24	40	96	63	159
Owner Surrendered Pets	1	1	2	4	2	6
Shelter transfer - IN	0	0	0	6	0	6
Returned to Owner	7	2	9	49	8	57
Escaped or Released from Facility	0	0	0	0	0	0
Adopted	3	11	14	32	25	57
Adopted - Owner Surrender	1	1	2	3	1	4
Shelter Transfer - OUT	0	0	0	3	0	3
Shelter Transfer - Owner Surrender	0	0	0	0	0	0
Animals Euth (Non- Rehabilitatable)	0	1	1	11	10	21
Animals Euthanized (Space)	0	0	0	0	0	0
Animals Euthanized (Medical)	0	2	2	5	7	12
Animals Euthanized -Owner Surrender-No Rehab	0	0	0	0	0	0
Animals Euthanized-Owner Surrender-Space	0	0	0	0	0	0
Animals Euthanized-Owner Surrender-Medical	0	0	0	0	0	0
Total Euthanasias	0	3	3	16	17	33
Died @ Facility (Natural Causes)	0	0	0	0	0	0
Animals Remaining at Shelter May 2024	13	19	32			

ACCF Maximum Holding Capacity	22	Dog Runs	32	Cat Kennels
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PERCENTAGE OF OCCUPANCY	59%	Dogs	59%	Cats
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MUNICIPAL COURT MONTHLY STATISTICS

	2024 Fines Collected						2022 Fines Collected						2021 Fines Collected			
	#Tkts	#FTAs	Total Tickets	Total \$	Retained \$	Warrant \$	#Tkts	#FTAs	Total Tickets	Total \$	Retained \$	Warrant \$	#Tkts	Total \$	Retained \$	Warrant \$
January	528	136	392	176,881	127,704	75,994	769	224	545	179,400	122,584	46,504	357	131,296	97,279	54,622
February	535	147	388	192,852	145,935	100,104	675	270	405	136,714	90,742	47,418	291	161,835	121,373	101,512
March	601	161	440	193,234	144,570	89,286	812		812	282,601	205,523	148,663	571	227,516	179,417	161,317
April	689	168	521	197,623	145,319	92,982	670	134	536	178,085	127,049	70,752	545	140,086	104,830	68,199
May	728	177	551	196,880	137,776	77,112	678	137	541	190,454	130,156	76,784	636	149,068	110,534	77,370
June							813	215	598	188,765	131,234	61,857	747	143,549	100,135	63,239
July							879	94	785	177,224	121,073	57,100	563	166,071	117,286	59,904
August							804	230	574	216,074	138,889	82,038	685	185,422	124,940	79,797
September							739	195	544	175,055	119,173	49,755	758	151,030	101,576	47,413
October							570	171	399	183,292	126,285	56,268	832	167,922	116,943	54,745
November							545	107	438	140,620	100,362	53,052	563	133,342	95,779	64,734
December							513	169	344	137,763	98,476	40,277	749	167,727	112,399	51,184
TOTALS							8467	1946	6521	2,186,047	1,511,546	790,468	7,297	1,924,864	1,382,491	883,036
AVERAGE							705.583	161.333		182,171	125,962	65,872	608	160,405	115,208	73,670

DEVELOPMENT SERVICES DEPARTMENT

MONTHLY REPORT

MAY 2024

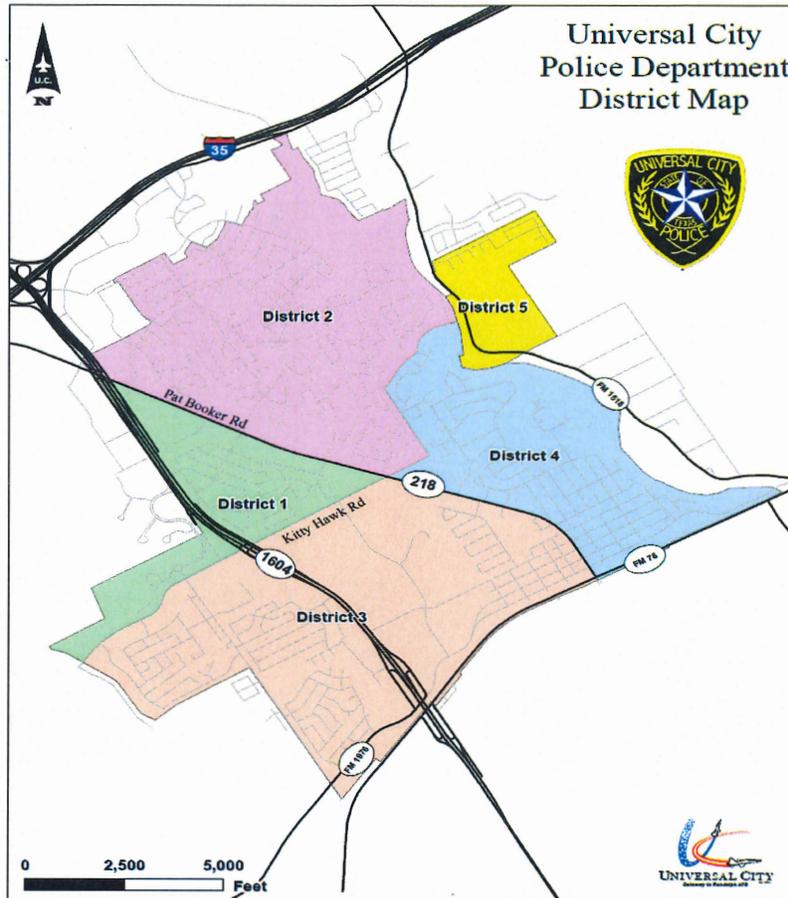
BUILDING		
<u>PERMITS ISSUED</u> 136	<u>CERTIFICATES OF OCCUPANCY</u> 8	
<u>TOTAL INSPECTIONS</u> 316	<u>1ST TIME INSPECTIONS</u> 288	<u>RE-INSPECTIONS</u> 28
HEALTH		
<u>TOTAL INSPECTIONS</u> 42	<u>1ST TIME INSPECTIONS</u> 22	<u>RE-INSPECTIONS</u> 20
CODE COMPLIANCE		
<u>CASES OPENED</u> 29	<u>CASES CLOSED</u> 42	



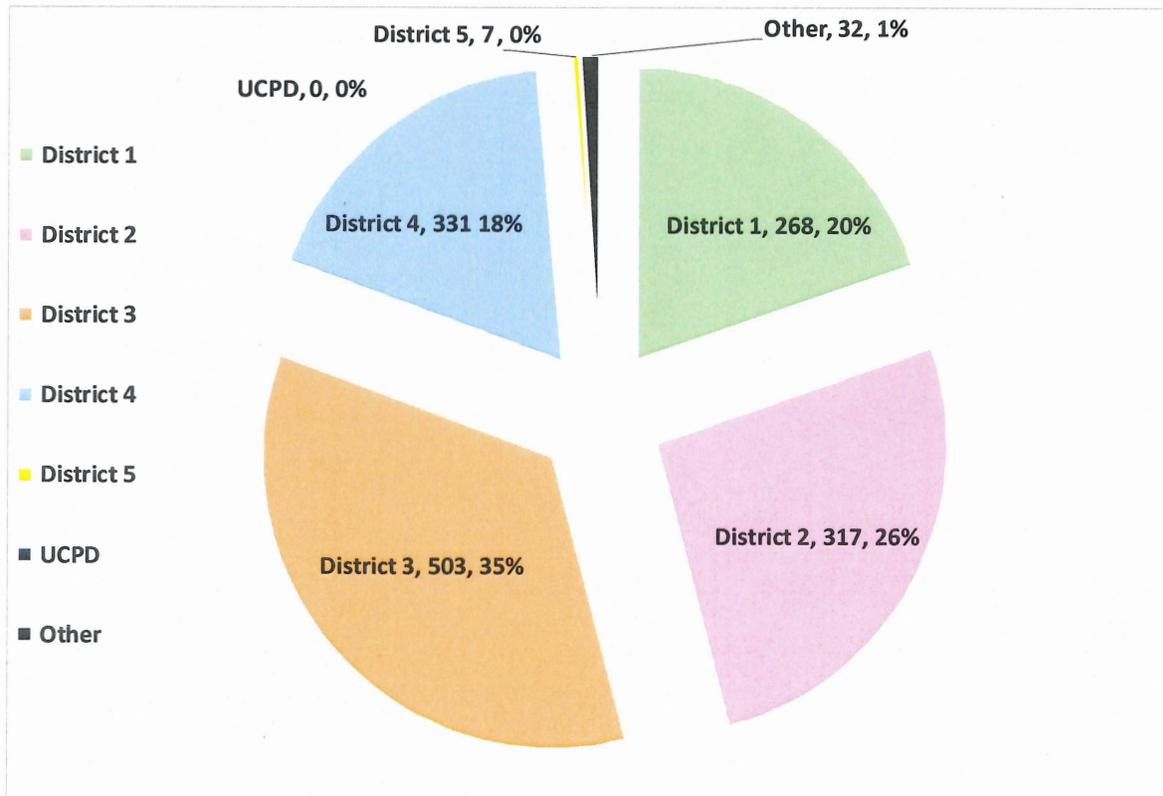
May 2024

ACTIVITY REPORT

“To provide patrol services, respond to emergencies, investigate crimes, and develop crime prevention programs that will render a safe environment for our community”.



Call activity received by Communication Technicians include the following: Officer initiated, backup calls, 911 emergency and non-emergency telephone calls.



WRITTEN REPORTS

ORIGINAL	257
SUPPLEMENTAL	286
TOTAL	543

CALL TYPES

PRIMARY	863
BACK-UP	666
CALL FOR SERVICE	2805
TOTAL	4334

INVESTIGATIONS

ASSIGNED	349
CLEARED	19
TOTAL	330

SUMMONS

CITATIONS	503
WARNINGS	426
TOTAL	929

ARREST

ADULT	71
JUVENILE	15
TOTAL	86

ACCIDENTS

MAJOR	15
MINOR	33
TOTAL	48

UNIVERSAL CITY POLICE DEPARTMENT

MAY-2024

Case ID	Crash Date	Occurred On	Intersecting Road	Intersection Offset Amt	Direction	Private Drive / Parking Lot
FM0078		2 crashes				
240005952	05/01/2024	FM0078	SH0218	0		NO
240006137	05/05/2024	FM0078	SH0218	348.000 FEET	NE	NO
FM1976		1 crash				
240005941	05/01/2024	FM1976	E 1604 LOOP	21.000 FEET	E	NO
SL1604		10 crashes				
240006098	05/04/2024	SL1604	SL1604	99.000 FEET	S	NO
240006051	05/03/2024	SL1604	ATHENIAN	201.000 FEET	W	NO
240005929	05/01/2024	SL1604	KITTY HAWK RD	1.000 MILES	N	NO
240006103	05/04/2024	SL1604	KITTY HAWK RD	1000.000 FEET	S	NO
240006569	05/14/2024	SL1604	KITTY HAWK RD	640.000 FEET	S	NO
240006780	05/19/2024	SL1604	KITTY HAWK RD	364.000 FEET	NW	NO
240006340	05/09/2024	SL1604	W BYRD BLVD	42.000 FEET	N	NO
240006656	05/16/2024	SL1604	W BYRD BLVD	0		NO
240006195	05/06/2024	SL1604	BRYD ST	42.000 FEET	SW	NO
240006254	05/07/2024	SL1604	MATHOM DR	1000.000 FEET	S	NO
UNIVERSAL CITY BLVD		1 crash				
240006383	05/10/2024	UNIVERSAL CITY BLVD	KITTY HAWK RD	0		NO
SH0218		10 crashes				
240006633	05/15/2024	SH0218	FM0078	100.000 FEET	S	NO
240006698	05/17/2024	SH0218	ATHENIAN	20.000 FEET	N	NO
240006070	05/04/2024	SH0218	VILLAGE GREEN	0		NO
240007099	05/26/2024	SH0218	VILLA DR	42.000 FEET	E	NO
240006286	05/08/2024	SH0218	KITTY HAWK RD	0		NO
240006508	05/13/2024	SH0218	CORONADO BLVD	0		NO
240007015	05/24/2024	SH0218	E AVIATION BLVD	0		NO
240005984	05/02/2024	SH0218	78	21.000 FEET	NW	NO
240006561	05/14/2024	SH0218	W LINDBERGH BLVD	0		NO

UNIVERSAL CITY POLICE DEPARTMENT

MAY-2024

Case ID	Crash Date	Occurred On	Intersecting Road	Intersection Offset Amt	Direction	Private Drive / Parking Lot
240007095	05/26/2024	SH0218 VILLAGE GREEN	BUCKINGHAM VILLAGE ST	0		NO
		1 crash				
240006247	05/07/2024	VILLAGE GREEN KITTY HAWK RD	SH0218	100.000 FEET	E	NO
		2 crashes				
240006042	05/03/2024	KITTY HAWK RD	DE VACA DR	100.000 FEET	N	YES
240006825	05/20/2024	KITTY HAWK RD PAT BOOKER RD	E LOOP 1604 N ACCESS RD	0		NO
		1 crash				
240006795	05/19/2024	PAT BOOKER RD E AVIATION BLVD	CORONADO RD	20.000 FEET	E	YES
		2 crashes				
240006501	05/13/2024	E AVIATION BLVD	E BYRD BLVD	10.000 FEET	W	NO
240007064	05/25/2024	E AVIATION BLVD HARMON DR	AZTEC WAY	0		NO
		1 crash				
240006965	05/23/2024	HARMON DR BALBOA DR	FM0078	268.000 FEET	S	NO
		1 crash				
240006535	05/14/2024	BALBOA DR E LINDBERGH BLVD	ROBIN DR	200.000 FEET	W	NO
		1 crash				
240006347	05/09/2024	E LINDBERGH BLVD TRUDY LN	TRUDY LN	0		NO
		1 crash				
240006338	05/09/2024	TRUDY LN OLD CIMARRON TRL	NATIONAL BLVD	51.000 FEET	N	NO
		1 crash				
240006344	05/09/2024	OLD CIMARRON TRL FM 1976	FM1976	120.000 FEET	N	NO
		1 crash				
240006188	05/06/2024	FM 1976 DA GAMA	N 1604 ACCESS LOOP	0		NO
		1 crash				
240006026	05/03/2024	DA GAMA N PAT BOOKER RD	QUIVIRA DR	290.000 FEET	SW	NO
		1 crash				
240006179	05/06/2024	N PAT BOOKER RD	ATHENIAN DR	0		NO

UNIVERSAL CITY POLICE DEPARTMENT

MAY-2024

Case ID	Crash Date	Occurred On	Intersecting Road	Intersection Offset Amt	Direction	Private Drive / Parking Lot
<hr/>						
Grand Total: 38						

Agency Executive Dashboard: UNIVERSAL CITY POLICE DEPARTMENT

Crash Summary by Year

by Crash Category	2021	2022	2023	2024 *
Total Crashes	505	401	438	197
Fatal (K)	2	1	1	--
Other Injury (A,B,C)	125	126	117	52
Non-Injury (N, U)	378	274	320	145
DUI	21	25	19	11
DWI	13	14	7	4
Speed Related	134	97	124	28
CMV Involved	14	8	5	6
Intersection Related	195	175	216	87
Motorcycle Involved	11	6	6	6
Cell Phone Related	3	9	4	1

by Crash Severity	2021	2022	2023	2024 *
FATAL INJURY	2	1	1	0
NOT INJURED	369	267	311	144
POSSIBLE INJURY	46	58	45	27
SUSPECTED MINOR INJURY	57	62	60	15
SUSPECTED SERIOUS INJURY	22	6	12	10

by Weather Condition	2021	2022	2023	2024 *
CLEAR	448	372	368	168
CLOUDY	22	10	39	19
FOG	1	0	0	0
OTHER (EXPLAIN IN NARRATIVE)	1	0	0	0
RAIN	25	19	31	9
SLEET/HAIL	2	0	0	1
SNOW	6	0	0	0

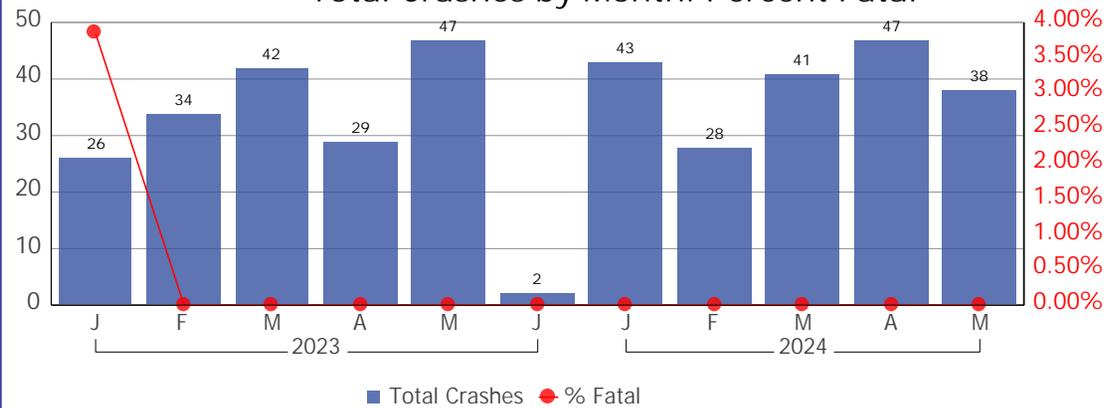
-- = No crash data

*Thresholds are based on YTD vs. YTD LY values

Crash Summary YTD

Top 5 Crash Contributing Factors YTD	Crashes	Crashes YTD LY	DUI Crashes	Fatal Crashes	Fatalities
DRIVER INATTENTION	44	53	1	--	--
FAILED TO CONTROL SPEED	24	46	3	--	--
FAILED TO YIELD RIGHT OF WAY - TURNING LEFT	24	14	--	--	--
CHANGED LANE WHEN UNSAFE	21	17	--	--	--
FOLLOWED TOO CLOSELY	20	13	--	--	--

Total Crashes by Month: Percent Fatal



Total Crashes Last 16 Weeks: Percent Fatal

