

**AGENDA**  
**CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS**  
2150 Universal City Blvd, Universal City, TX 78148  
Regular Meeting, July 5, 2023 @ 6:30 P.M.

1. **CALL TO ORDER:** Mayor John Williams at 6:30 p.m.
2. **QUORUM CHECK:**
3. **INVOCATION and PLEDGE OF ALLEGIANCE:**
4. **VOTE TO CONSIDER THE EXCUSE OF ABSENT MAYOR/COUNCILMEMBERS (if applicable):**
5. **AWARDS/PROCLAMA/INTRODUCTION OF GUESTS:**
6. **CONSENT:**  
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.
  - a) Consider the minutes of the Tuesday, June 20, 2023 City Council Regular Meeting.
  - b) Consider Ordinance No. 655-J-2023 (PC 574 SU 014 VC 672): An Ordinance approving a **Specific Use Permit** to Tuan A Nguyen for a Apartment Residential Use and Density Variance for a Triplex in a R-OT Old Town Residential District on property located at 201 E. Lindbergh Boulevard, Universal City, Texas (CB 5768 BLK 21 LOT 20); providing for non-severability; and establishing an effective date. (1<sup>st</sup> Reading).
  - c) Consider Resolution No. 954-2023: A Resolution of the City Council of the City of Universal City approving a project of the Universal City Economic Development Corporation as authorized by Section 505.158 of the Texas Local Government Code, authorizing certain financial assistance to be used for targeted infrastructure located within the City of Universal City, Texas; and providing for an effective date.
7. **CITIZENS TO BE HEARD:** This time is provided for citizens to address city council on issues or concerns and must be *INFORMATIVE ONLY. NO CITY COUNCIL DISCUSSION OR ACTION WILL BE TAKEN.* Please limit your comments to three minutes.
8. **BUSINESS:**  
NO TAB 1: Venue Tax Discussion.
9. **CITY MANAGER'S COMMENTS:**
  - a) Dates and times of local meetings;
  - b) Items for future council discussion or consideration;
  - c) Status of city projects;
  - d) Receipt of city awards;
  - e) Recognition of citizen achievements.
10. **COUNCILMEMBERS' COMMENTS:**
11. **MAYOR'S COMMENTS:**
12. **ADJOURN:**

In accordance with the requirements of Texas Government Code section 551.127, a member of the governing body will 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. 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. Request 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.

# TAB A

a)

## MINUTES

### CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS

Regular Meeting, Tuesday, 20 June 2023

1. **CALL TO ORDER:** Mayor John Williams at 6:30 P.M.

2. **QUORUM CHECK:** Kristin Mueller, City Clerk

**Present:**

Mayor John Williams  
Mayor Pro Tem Bear Goolsby  
Councilmember Steven Buck  
Councilmember Ashton Bulman  
Councilmember Christina Fitzpatrick  
Councilmember Paul Najarian  
Councilmember Phil Vaughan

**Staff Present:**

Kim Turner, City Manager  
Megan Santee, City Attorney  
Kristin Mueller, Economic Development Director/City Clerk  
Michael Cassata, Development Services Director  
Randy Luensmann, Public Works Director  
Regina Carmona, Community Relations Specialist  
Maribel Garcia, Deputy City Clerk  
Robert Sam, Marketing Assistant  
Chief Johnny Siemens, Police Chief  
Chief Todd Perna, Fire Chief

Mayor Williams noted a quorum was present.

3. **INVOCATION and PLEDGE OF ALLEGIANCE:**

Councilmember Buck gave the invocation. The Pledge of Allegiance to both the United States and Texas flags were led by Mayor Williams.

4. **VOTE TO CONSIDER THE EXCUSE OF ABSENT MAYOR/COUNCILMEMBERS:**

No action was necessary; all councilmembers were present.

5. **AWARDS/PROCLAMATION/INTRODUCTION OF GUESTS:**

Mayor Williams presented an Olympia Hills Junior Golf Camp video. He commended the Keil family for sponsoring the camp through the Les Keil Memorial Fund, giving scholarships for the camp, and constantly giving back to their community.

6. **MINUTES OF THE PREVIOUS COUNCIL MEETING:**

Councilmember Buck moved to approve the minutes of the May 16, 2023 Regular City Council Meeting and the June 06, 2023 Regular City Council Meeting. Mayor Pro Tem Goolsby seconded the motion.

**Vote: Yeas: Buck, Goolsby, Bulman, Fitzpatrick, Najarian, Vaughan  
Nays: None.**

**Motion to approve carried.**

7. **CITIZENS TO BE HEARD:**

- Kim Igleheart, 736 Garden Meadow, expressed concern over the perceived expansion of the Aviation District. She cited differences in maps and said there was no documented reason for

the expansion. She asked for a reason to be provided or an agenda item for discussion on the expansion of the map to be created.

- Linda Sefton, 205 Trudy Lane, expressed concern over the 201 E. Lindbergh triplex. She feared the properties' use for short-term rentals. She said that even though the target prospective renter would be Air Force pilots, she feared partying and lack of parking in the area. She expressed concern for the location so close to the Aviation District, as she expected negative affects to the area and consequently, the success of the Aviation District. She asked whether the property owner would be willing to amend the agreement to only long-term leases.
- Denise Thomas, 314 Colonial Bluff, expressed concern about overgrown grass on a Kitty Hawk lot across from her house. She asked the City Council to reconsider Code pertaining to grass height on vacant lots. She said the lot is following City Code but that she disagrees with how high the grass can grow.
- Lori Putt, 114 Foxglove, thanks Sal Garcia for teaching both golf and life lessons to the children at Junior Camp. She also commended Regina Carmona for her successful and highly attended events. She wished to represent the good in the City.
- Elpidio Brito, 218 Rosewood Drive, gave background about himself and his restaurant. He displayed several awards he and his restaurant received. He said his restaurant is the only Caribbean food in town and was very successful when it was open. He stated he wants his restaurant to stay in Universal City and asked for community support in reopening.

## **8. BUSINESS:**

### **N.T.1. CPS Color-Coded Energy Conservation Presentation.**

Ms. Milady Nazir presented the latest CPS media campaign. She explained CPS used a color-coding system to guide energy users with levels of conservation. Green meant everyday conservation, yellow indicated peak demand days and higher conservation need, and orange and red alerts are only called by ERCOT. She shared recognitions received by their media campaign and encouraged the community to stay in touch through several different avenues.

Councilmember Buck asked Ms. Nazir to explain the program wherein CPS controls your home thermostat during peak energy use times.

Ms. Nazir stated that a Wi-Fi thermostat would be installed and controlled during peak hours. This program would lead to rebate rewards.

Councilmember Buck asked about privacy concerns with Wi-Fi controlled systems.

Ms. Nazir stated people can opt out at any time and she would follow up with privacy concerns.

### **N.T.2. Aviation District Masterplan Review Presentation.**

Mr. Cassata gave an overview of City recommendations and Council approvals for the Aviation District (hereafter "the District") Masterplan. He went over the goals and vision of the District. He shared surveys conducted in the area and multiple studies done to find the optimal use for each space. Studies showed a need for public gathering spaces, aging in place accommodations, and also showed a lack of diverse restaurants and wayfinding signage. He gave an overview of market analysis and existing conditions. He conveyed the need for higher density housing. He

presented steps that have been completed and steps that need to be completed within the District. He shared the City's methodology of accomplishing each need including infrastructure improvements, gathering commercial and residential data to attract developers, marketing to attract investment, and various funding mechanisms. He gave visual presentations of the District plan and layout. He stated interim uses for lots that have not been developed.

Councilmember Bulman received confirmation that the City could buy land for uses other than parking and a town square within the District.

Councilmember Vaughan received clarification that the District extends from Travis to Trudy.

Mr. Cassata added that the plan allows them to expand if the District is successful.

Councilmember Vaughan asked whether houses were in the plan.

Mrs. Turner stated housing depends on what the market dictates and how property owners want to utilize their land.

Mr. Cassata said the District called for high density residential housing and housing alternatives.

Mayor Pro Tem Goolsby asked if masterplans are used as guidelines as he was concerned about developers being turned away for uses not specified within the plan.

Mr. Cassata clarified the City would encourage developers to follow the guidelines, but ultimately developers are allowed to do what they wish with their land.

Mayor Pro Tem Goolsby expressed concern over shutting down highly trafficked roadways. He supported closing roads at night to allow for "life at night." He asked whether Mr. Cassata was looking for Council approval for signage or if he would put together a sign code for the District.

Mr. Cassata answered he would create a sign code that would need Council approval.

Mayor Pro Tem Goolsby received background for the design of the arches, materials, lighting, and design process including coming to Council for final approval.

Councilmember Buck asked if eminent domain would ever be used to complete the District.

Mrs. Turner stated there would be no use of eminent domain and explained EDC purchases of property in the area.

Councilmember Bulman asked whether the recent Request for Proposal regarding the District requested a specific focus for development.

Mrs. Turner explained the purpose and process of Requests for Proposals and stated they do not ask to focus on anything. The Request for Proposal did not lean in any direction.

**N.T.3. Public Hearing: P.C. 574 (SU 014) VC 672: A request for a Specific Use Permit and related variance for a 0.1570-acre tract located at 201 E. Lindbergh Boulevard (CB 5768 BLK 21 LOT 20) to: (i) allow an apartment residential use in a R-OT–Old Town Residential District; and (ii) exceed the maximum density requirement of 16 units per acre and allow 19 units per acre, per Zoning Ordinance 581.**

Mr. Cassata presented history of the property and explained the Specific Use Permit (SUP) process for this proposal. He showed architectural mockups of the proposed triplex which would replace the current home on the property. He presented layouts and aspects for each home in the triplex. He said were sent out and two residents responded with concern. He said the SUP would follow the goals of the District Masterplan.

Mr. Andrew Nguyen, the property owner who would oversee the triplex, stated he had spent up to five years in Universal City and agreed with the need for recreational activities provided by the District. He said the idea of a triplex in this area would provide small starter homes for families in the future. For now, he would like this triplex to serve as short term housing for pilots training at Randolph Air Force Base. He said there would not be parties and that most pilots travel with their families and need homes to accommodate.

**Mayor Williams opened the Public Hearing at 7:41 P.M.**

Ms. Linda Sefton, 205 Trudy Lane, expressed concern over short-term leases on the property. She opined those short-term leases ruin neighborhoods. She said she knows the military would most likely be renting these homes, but that most pilots come without families. She feared there would be no recourse to enforce policies with short-term renters. She would rather the triplexes be sold.

Mr. Nguyen responded that the lease states there shall be no parties. He said in his years since owning the property and leasing it out, there have been no parties.

Mr. Ken Mitts asked whether two-way street parking was allowed.

Mr. Cassata stated it was allowed and traffic can still flow this way.

**Mayor Williams closed the Public Hearing at 7:45 P.M.**

- B. Discuss and Consider Ordinance No. 655-J-2023 (PC 574 SU 014 VC 672): An Ordinance approving a Specific Use Permit to Tuan A Nguyen for a Apartment Residential Use and Density Variance for a Triplex in a R-OT Old Town Residential District on property located at 201 E. Lindbergh Boulevard, Universal City, Texas (CB 5768 BLK 21 LOT 20); providing for non-severability; and establishing an effective date.**

Councilmember Buck received confirmation that Mr. Nguyen was an Air Force veteran and knew the code of conduct for Air Force pilots. He alluded to enforceable disciplinary action through the Air Force itself for disruptive behavior at the triplex. He asked if there could be a hotline to report any disruptive behavior, potentially to the Air Force.

Mr. Nguyen stated residents may contact him if they see any disruptive behavior. He would contact commanding officers.

Councilmember Buck stated Ms. Sefton's concerns were valid but that he had faith in the Air Force pilots.

Councilmember Bulman asked Mr. Nguyen why he would not opt for long-term leases.

Mr. Nguyen stated short-term leases are easier for consistent upkeep of the property. If tenants move out every few months, he can perform upkeep before the next tenant moves in. This guarantees the properties would stay in pristine shape.

Councilmember Bulman asked if there would be a Homeowners Association.

Mr. Nguyen answered there would be one when it is sold.

Councilmember Vaughan asked whether Mr. Nguyen could be contacted to fix a problem if there are issues with the property or tenants.

Mr. Nguyen answered yes and that this is already the protocol.

Councilmember Fitzpatrick understood the concern for short-term rentals but stated this seemed to be a different situation with Air Force pilots. She asked if cleaning services would only be in between rentals or if there would be consistent cleaning throughout the lease.

Mr. Nguyen stated the cleaning service is part of the lease.

Councilmember Fitzpatrick asked if he would provide a number or plan to contact him if problems occur. She said it may make neighbors feel more comfortable if they had a number to contact.

Mrs. Turner assured Council that the City has the means of contacting Mr. Nguyen or any resident with a property that falls into disrepair or has violations of some sort. She also said that there is Code Enforcement and Police to deal with other circumstances.

Councilmember Najarian shared his support for the SUP as it fits with the District. He opined that Universal City must look to build upwards rather than spreading out as the City is landlocked. He said he shared Ms. Sefton's concerns but stated they were not dealbreakers. He also expressed concern for the effect of setting a precedent of allowing short-term leases. He asked whether the Northlake area would be better suited to short-term leases.

Mayor Williams asked whether approving the SUP would include specific language limiting short-term leases to Air Force pilots.

Mr. Nguyen clarified that by approving the SUP, Council is not approving short-term leases, only increased density.

Mr. Cassata added that short-term leases were always allowed.

Councilmember Najarian moved to approve Ordinance No. 655-J-2023. Councilmember Fitzpatrick seconded the motion.

**Vote: Yeas: Najarian, Fitzpatrick, Goolsby, Buck, Vaughan  
Nays: Bulman.**

**Motion to approve carried.**

- C. Discuss and Consider Resolution No. 954-2023: A Resolution of the City Council of the City of Universal City approving a project of the Universal City Economic Development Corporation as authorized by Section 505.158 of the Texas Local Government Code, authorizing certain financial assistance to be used for targeted infrastructure located within the City of Universal City, Texas; and providing for an effective date.**

Ms. Mueller explained that it had been determined that the Bowie lot's interim use would best serve the community as additional public parking. She said this parking lot would help with overflow parking from surrounding businesses, or as residential parking as it is caddy corner to the SUP triplex. She said the contract proposed through this resolution is for \$20,480 and would pay for the design of the parking lot. She stated Mr. Luensmann would take the lead on this project, as many aspects of the project pertain to tasks done in-house by Public Works. Generally, she said the design provided from this contract would address lighting, landscaping, pedestrian connectivity, and parking space design.

Councilmember Buck received confirmation the parking lot would only be for interim use while adjacent properties were acquired to fulfill the needs of the District.

Ms. Mueller clarified the timespan possibilities of "interim" use. She also noted the property's location in the District Masterplan, though she said different lots were interchangeable to have different uses.

Councilmember Bulman questioned the material choice for the parking lot related to cost.

Both Ms. Mueller and Mrs. Turner clarified that the lot would be asphalt, which is not as expensive. They also cautioned against using materials such as gravel due to the possible longevity of the interim use.

Mrs. Turner stated gravel was not sturdy enough for EMS vehicles and could cause environmental issues as a parking lot.

Councilmember Vaughan asked how much the project would cost in total.

Mr. Luensmann answered he was not sure yet as it had not been designed yet. He assured Councilmember Vaughan that they would use as many recycled materials as possible to save money.

Councilmember Bulman stated it was hard to approve a project without an estimated cost.

Staff explained how the project would be stopped if it was cost prohibitive.

Councilmember Goolsby received clarification that this Resolution only approves payment for the design and that this was the typical cost of a parking lot design.

Councilmember Buck moved to approve Resolution No. 954-2023. Councilmember Najarian seconded the motion.

**Vote: Yeas: Buck, Najarian, Goolsby, Fitzpatrick  
Nays: Bulman, Vaughan.**

**Motion to approve carried.**

**D. Discuss and Consider the 2023-2028 Emergency Medical Services Interlocal Agreement with the City of Schertz, Texas.**

Schertz Fire Chief Jason Mabbitt presented call statistics and stated that Universal City is the second busiest City who contracts with them. He gave details on response time, service area, and protocol for responding to calls. He clarified that Universal City Fire Department (UCFD)

responds first and may provide the first line of care, while Schertz's EMS provides the rest of care. He stated Schertz attempts to keep fees low and that their account is run as an enterprise fund. He explained that EMS is expensive because about 30% of calls are non-billable. He continued that they could not bill for calls that do not require transportation to the hospital.

Councilmember Buck asked for clarification on billing.

Chief Mabbitt stated if the person is administered medication, then they would be billed for the medication but not general services. He continued explaining the cost of service by sharing the price of equipment and vehicles. He went over the cost to Schertz for each ambulance call. He explained that Universal City is billed for the cost of readiness whereas patients are billed for services. The cost of readiness includes use of ambulances and having two people at the UCFD ready to provide services. He displayed a chart explaining who covers which expenses, explained inflation costs for medical supplies, and went over specifics of the proposed agreement. The increased cost would increase by a maximum of 3%.

Councilmember Vaughan referred to the Schertz EMS financial statements stating they had a good year. He asked if there would be a point where they would not raise rates and if there was an option to reconsider rates during the 5-year contract period.

Chief Mabbitt stated they make a habit to operate at a surplus with no bad debt.

Councilmember Vaughan received clarification on dispatch practices which go through the Universal City dispatch office.

Councilmember Bulman stated residents were happy with Schertz EMS.

Mrs. Turner stated most firefighters are EMTs and that UCFD can address emergency needs before Schertz arrives for the rest.

Universal City Fire Chief Todd Perna stated Schertz helped the UCFD receive licenses.

Councilmember Buck and Fitzpatrick expressed support for the contract.

Councilmember Najarian moved to approve the 2023-2028 Emergency Medical Services Interlocal Agreement with the City of Schertz, Texas. Mayor Pro Tem Goolsby seconded the motion.

**Vote: Yeas: Najarian, Goolsby, Buck, Bulman, Fitzpatrick, Vaughan  
Nays: None.**

**Motion to approve carried.**

**Mayor Williams recessed the meeting at 8:26 P.M. He reconvened the meeting at 8:37 P.M.**

**E. Discuss and Consider STRAC Interlocal Cooperation Agreement and Business Associate Agreement.**

Mrs. Turner explained that the Interlocal Cooperation Agreement was to provide patient care and medical services software for the UCFD. The Business Associate Agreement was to protect the data that is in the software.

Chief Perna stated it would greatly help with emergency reporting at cheaper cost.

Councilmember Fitzpatrick moved to approve both STRAC agreements. Councilmember Najarian seconded the motion.

**Vote: Yeas: Fitzpatrick, Najarian, Goolsby, Buck, Bulman, Vaughan  
Nays: None.**

**Motion to approve carried.**

#### **N.T. 4. Public Safety Presentation.**

Universal City Police Chief Johnny Siemens explained that he and Chief Perna would present the state of safety in the City. He shared resources bought with ARPA funds in the Universal City Police Department (UCPD) including a mental health officer and traffic unit.

Chief Perna stated the UCFD is at an all-time high with calls. He shared that the UCFD has a community presence and shared how ARPA funds were leveraged for new resources. He said the UCFD has gone through active shooter training.

Chief Siemens said they were fortunate to have vacant schools to run drills and said that the UCPD and UCFD have acquired resources for better preparedness after the Uvalde shooting in 2022.

Both Chiefs shared commendations received from the community for their mental health officers.

Chief Siemens stated many calls are mental health related.

Mrs. Turner said it was important to combat problems with the correct resources which mental health officers provide. She clarified that mental health officers are either the first responders or there to relieve officers with calls related to mental health.

Councilmember Bulman received clarification on how many mental health officers there are.

Chief Perna shared their mental health officer association with the Multi-Assistance Center as a sort of consultant to them. He also said the CAD would have notes on file to help identify mental health risks and concerns.

Chief Siemens stated mental health officers also assist internally with officers who may struggle with trauma from duties.

Chief Perna said the UCFD operates at a five-person minimum staffing. He said adding staff cuts overtime.

Councilmember Vaughan received clarification on policing strategy for the City from Chief Siemens. He also received staffing specifics and assurance that the UCPD was not understaffed. He asked if there was a downside to outsourcing dispatch to other municipalities.

Chief Siemens and Chief Perna shared personal experiences with municipalities who had outsourced dispatch. They both stated response times went down drastically, the City would not be prioritized during dispatch assignment, and cities who outsource dispatch later came to

regret it but could not justify the cost of reestablishing dispatch departments as they are expensive to establish.

Chief Siemens said Universal City dispatch runs close to cost with salaries being the main cost. He opined that the cost of dispatch within the City was not large. He emphasized that outsourcing dispatch would make Universal City a second priority and that Universal City dispatch has been used by other cities. He informed Council that dispatch serves all City departments including all Public Works calls and Animal Care Services calls.

Mr. Luensmann confirmed that in the absence of a dispatch center, Public Works would have to contract out as well.

Councilmember Bulman received confirmation that officers spend most of their time patrolling rather than doing desk work.

Chief Siemens clarified that officers doing desk work are often working cases.

Councilmember Bulman asked both Chief Siemens and Chief Perna the ideal number of staff per shift they would like to operate at.

Chief Perna stated seven rather than five.

Chief Siemens stated five rather than four. He said UCPD operates with two officers on patrol and two in the department.

Councilmember Bulman asked about the ratio of officers to residents.

Chief Siemens stated there is not an exact model and has more to do with what resident expectations are. If residents want faster response times, the department must operate with more officers than the FBI recommends. He opined that residents move to the suburbs for faster response times.

Councilmember Bulman asked about homeless concerns.

Chief Siemens gave an update on homelessness in the City and stated there is consistent work on the issue. So far, he is not too concerned.

Councilmember Bulman asked if new developments increased response times.

Chief Siemens and Chief Perna both assured her that the new developments were still patrolled and serviced, and that response times are still good.

Councilmember Bulman asked whether staffing was good considering Insurance Services Office (ISO) rating.

Chief Perna stated staffing does not affect the ISO rating.

Mrs. Turner added that other services affect the ISO rating as well.

Both chiefs were thanked for their presentation. Public Safety events were recommended to Councilmembers and attendees.

**N.T. 5. Kitty Hawk Thoroughfare Status Presentation.**

Nolan Pierce and Stephen Aniol, both contracted staff through Kimley-Horn, presented the Kitty Hawk Thoroughfare project status updates.

Mr. Aniol gave background information for the project. He showed the location and went over different stages in the project. He went over coordination with Walmart for relocation of parking spaces.

Mr. Pierce said they are looking to connect Kitty Hawk to the future development off Loop 1604. He went over materials used and inclusions such as ADA ramps, stormwater systems, signage, lights, and landscaping. He also went over improvements along Kitty Hawk such as a median, expanded left turn, and increasing safety with traffic control. He also stated there would be utilities upgrades keeping future use in mind.

Mr. Aniol went over progress to date. He also explained delays in the project. He broke down costs, stating the project would total approximately \$4.1 million which includes a 30% contingency.

Mayor Pro Tem Goolsby asked whether a 30% contingency was common at this stage.

Mr. Pierce stated the percent contingency would decrease as the project went on, but 30% was common at this stage.

Mayor Pro Tem Goolsby asked whether the median would block the church exit.

Mr. Pierce gave more detail on traffic safety adjustments in front of the church.

Mayor Pro Tem Goolsby asked if they could revisit traffic safety studies and explore different options as the church utilizes that exit frequently for left turns.

Mr. Pierce clarified traffic concerns with people queuing at the signal. He stated allowing a left turn out of that exit would be highly disruptive due to its proximity to the traffic light.

Both Mayor Pro Tem Goolsby and Councilmember Bulman explained the high usage of the exit.

Mr. Aniol stated he understood the concern and shared provisions they made in the project.

Mr. Luensmann added that 1604 and Universal City Boulevard would add to the traffic on the Kitty Hawk Thoroughfare presented.

Mr. Pierce stated the traffic light timing can be adjusted due to high demand and peak hours at the church.

Councilmember Vaughan received clarification that the \$4.1 million should cover everything presented.

**N.T. 6. Closed Session pursuant to Tex. Gov't Code Sec. 551.072 regarding the purchase and value of real property if deliberation in open session would have a detrimental effect on the position of the corporation in negotiations with a third party; and for attorney consultation pursuant to Sec. 551.071(2); regarding property between the 500 and 800 blocks of Kitty Hawk Road.**

**Mayor Williams began the Closed Session at 9:46 P.M.**

Mayor Williams convened into Closed Session with City Council, City Manager Kim Turner, Economic Development Director Kristin Mueller, Development Services Director Michael Cassata, Public Works Director Randy Luensmann, and City Attorney Megan Santee.

**Mayor Williams reconvened into Open Session at 10:11 P.M. No action was taken during Closed Session.**

**F. Consider the reappointment of the Universal City Economic Development Corporation Board of Directors to Fill the 2022-2024 Unexpired Term.**

Ms. Mueller explained that Mr. Neville was immediately removed after the May 2023 election due to rules in the EDC's Articles of Incorporation. She said the EDC voted to recommend reappointing Mr. Neville to fill the 2022-2024 Unexpired Term.

Councilmember Vaughan moved to approve the reappointment of Richard Neville to the 2022-2024 Unexpired Term of the EDC. Councilmember Bulman seconded the motion.

**Vote: Yeas: Vaughan, Bulman, Goolsby, Buck, Fitzpatrick, Najarian  
Nays: None.**

**Motion to approve carried.**

**9. CITY MANAGER COMMENTS:**

Mrs. Turner had no comments.

**10. COUNCILMEMBER COMMENTS:**

Councilmember Buck asked for consensus to have a Venue Tax agenda item on the agenda of the July 5<sup>th</sup> meeting. He reminded Council of the Venue Tax discussion in which the Venue Tax was distinguished from the golf course. He argued that the Venue Tax, having initially been intended to repay bonds, would have fulfilled its purpose, and should be placed on a ballot for voters to decide further action. He asked at least 3 fellow Councilmembers to support having a discussion and vote on the Venue Tax. He stated after the vote, they would give direction to Staff for ballot language.

Councilmember Najarian asked for clarification on the process of having workshops and asked if Councilmember Buck wanted to forego the workshop process.

Councilmember Buck said no and gave a timeline of the current workshops in relation to the deadline to file ballot language. He stated he wanted to get this done before budget season as the deadline to file is August 21<sup>st</sup>, which is in the middle of the budget process.

Councilmember Najarian stated he is in favor of having more workshops to discuss the Venue Tax thoroughly.

Mayor Pro Tem Goolsby wished to have a workshop discussing the Venue Tax to figure out what to vote on.

Councilmember Buck asked Council for consensus to have discussion on the Venue Tax on July 5<sup>th</sup> and have an action item on the July 18<sup>th</sup> agenda to result in a vote on what to do with the Venue

Tax.

Councilmember Fitzpatrick expressed her wish to not rush the decision. She asked to consider the interfund loan and transfers as well.

Councilmember Buck reiterated his request for consensus to have a July 5<sup>th</sup> discussion and a vote on July 18<sup>th</sup>.

Mayor Pro Tem Goolsby expressed concern that Staff would not have sufficient time to gather the requested information.

Mayor Williams clarified that a vote on the Venue Tax would only be had if that results from discussion but emphasized that the vote would not take place at the same meeting as discussion.

Councilmember Buck received consensus that there would be discussion on the Venue Tax at the July 5<sup>th</sup> meeting.

Councilmember Bulman asked that the code or ordinance for grass length allowance be reviewed. She referred to Ms. Denise Thomas's comments in Citizens to be Heard.

Mrs. Turner gave history of the issue along with the interactions between the property owner and Ms. Thomas. She believed there was a communication disconnect between Ms. Thomas and the property owner. She added that a property's grass height, when the property is above 2 acres, is at the discretion of the Fire Marshal which cleared this property. She also said a grass height ordinance was passed last year.

Councilmember Bulman stated that sharing the cost of landscaping would be a good agreement between the property owner and the HOA.

Councilmember Najarian commended Staff for the Splashfest event.

**11. MAYORAL COMMENTS:**

Mayor Williams thanked everyone for attending the meeting. He thanked the Commissioner's Court for the money the City would receive. He shared that he and Mr. Luensmann visited the court to represent the City. He shared an article in the San Antonio Express News about the Cibolo Creek trails.

**12. ADJOURNMENT:** Mayor Williams adjourned the meeting at 10:34 P.M.

**APPROVED:**

**Attest:**

\_\_\_\_\_  
John Williams, Mayor

\_\_\_\_\_  
Kristin Mueller, City Clerk

**ORDINANCE NO. 655-J-2023 (PC 574 SU 014 VC 672)**  
(201 E. Lindbergh Blvd.)

**AN ORDINANCE APPROVING A SPECIFIC USE PERMIT TO TUAN A NGUYEN FOR A APARTMENT RESIDENTIAL USE AND DENSITY VARIANCE FOR A TRIPLEX IN A R-OT OLD TOWN RESIDENTIAL DISTRICT ON PROPERTY LOCATED AT 201 E. LINDBERGH BOULEVARD, UNIVERSAL CITY, TEXAS (CB 5768 BLK 21 LOT 20); PROVIDING FOR NON-SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.**

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**WHEREAS**, in accordance with Sections 1-3-42 and 4-5-54 of the Code of Ordinances, City Council may approve an application for a density variance and Specific Use Permit 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**, as described in Section Two of this Ordinance, an application has been made for a Specific Use Permit and related density variance; and

**WHEREAS**, the Zoning Table of Uses authorizes City Council to issue the Specific Use Permit; and

**WHEREAS**, after proper delivery of notice, the Planning and Zoning Commission conducted a public hearing on the application for the Specific Use Permit and related density variance on June 5, 2023; and

**WHEREAS**, at the conclusion of the public hearing, the Planning and Zoning Commission made a recommendation in favor of the application for the Specific Use Permit and related density variance and made the findings required by Sections 4-5-26 and 4-5-54 of the Code of Ordinances as follows:

- That there are extraordinary or special conditions affecting the land involved such that strict application of the provisions of this Code will deprive the applicant of a reasonable use of the land. For example, a variance might be justified because of topographic, or other special conditions unique to the property and development involved, while it would not be justified due to inconvenience or financial disadvantage.
- That the variance is necessary for the preservation of a substantial property right of the applicant.
- That the granting of the variance will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this Code.
- That the conditions that create the need for the variance do not generally apply to other property in the vicinity.
- The plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property.
- That the granting of the variance would not substantially conflict with the Future Land Use Plan and the purposes of this Ordinance.
- That because of the conditions that create the need for the variance, the application of this Code to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.

- The proposed use is in accord with the objectives of these regulations and the purposes of the district in which the site is located.
- That the proposed use will comply with each of the applicable provisions of these regulations.
- That the proposed use and site development, together with any modifications applicable thereto, will be completely compatible with existing or permitted uses in the vicinity.
- That the conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and ensure compatibility with existing or permitted uses in the same district and the surrounding area, and that the prescribed zoning standards do not provide enough mitigation of the impacts identified, thus warranting stricter standards, if so recommended.
- The Commission has given due consideration to all technical information supplied by the applicant.
- That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity; and

**WHEREAS**, after proper publication of notice and receipt of the Planning and Zoning Commission’s recommendation, City Council conducted a public hearing on the application for the Specific Use Permit and related density variance on June 20, 2023; and

**WHEREAS**, after conducting a public hearing on the matter wherein the testimony and comments of members of the public were received, City Council finds the proposed specific use and related density variance comply with Sections 1-3-42 and 4-5-54(4) of the City Code; provided there is full compliance with the conditions set out in Section 3, herein.

**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 Specific Use Permit and Related Density Variance.** The application for a Specific Use Permit and related density variance to Tuan A Nguyen for an Apartment Residential Use and density variance for a triplex in the R-OT Old Town Residential District on property located at 201 E. Lindbergh Boulevard, Universal City, Texas (CB 5768 BLK 21 LOT 20), is hereby approved, subject to the conditions set out in Section 3.

**SECTION 3.** Pursuant to Sections 1-3-42 (entitled “Planning and Zoning Commission Functions”) and 4-5-54 (entitled “Specific Use Regulations”) of Code of Ordinances, the following condition is imposed:

1. The construction of the triplex at 201 E. Lindbergh Boulevard shall be consistent with the approved site plan and architectural elevations shown in **Exhibit “A”**.

**SECTION 4.** 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.** All other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent that they are in conflict.

**SECTION 6.** This ordinance is not severable.

**SECTION 7.** This ordinance will take effect upon its passage, approval and publication as provided by law.

**SECTION 8.** This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

**SECTION 9.** 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 Chapter 551, as amended, Texas Government Code.

**PASSED, on first reading** by the City Council of the City of Universal City on this the \_\_\_\_ day of \_\_\_\_\_ 2023.

**PASSED AND APPROVED, on second reading** by the City Council of the City of Universal City on this the \_\_\_\_ day of \_\_\_\_\_ 2023.

UNIVERSAL CITY

\_\_\_\_\_  
John Williams, Mayor

Attest:

Approved as to form:

\_\_\_\_\_  
Kristin Mueller, City Clerk

\_\_\_\_\_  
Megan R. Santee, City Attorney  
DENTON, NAVARRO ROCHA BERNAL &  
ZECH, P.C.

**EXHIBIT "A"**

**SITE PLAN AND ARCHITECTURAL ELEVATIONS**



# Proposed 3 Unit Development

201 E. Lindbergh Blvd. Universal City. Texas 78148

Nguyen Family  
Cell: (210) 929-2930

CITY OF UNIVERSALCITY RESIDENTIAL DEVELOPMENT CALCULATIONS

PROJECT INFORMATION		APPLICABLE CODES		
OWNER:	ANDY NGUYEN FAMILY	THIS PROJECT HAS BEEN DESIGNED UNDER THE INTERNATIONAL RESIDENTIAL CODE FOR ONE SINGLE FAMILY DWELLING, 2018 EDITION.		
ADDRESS:	201 E. LINDBERGH BLVD. TEXAS 78148			
LEGAL DESCRIPTION:	LOT - BLOCK - UNIVERSAL CITY AN ADDITION			
ZONING CLASSIFICATION:				
CITY OF UNIVERSAL CITY, TEXAS				
LOT= 6,250 SQ.FT.	F.A.R.	IMPERVIOUS COVERAGE	BUILDING COVERAGE	GROSS AREA
<b>UNIT-1</b>				
1ST FLOOR	415	415	415	415
2ND FLOOR	870			870
3RD FLOOR	565			565
FRONT PORCH	*288-288= 0	288	288	288
BACK PATIO	*0-0= 0	0	0	0
2 CAR GARAGE	*515-515= 0	515	515	515
DRIVEWAY		275		
WALKWAY		52		
AC PATH		8		
FIRE SPRINKLER ROOM	*24-24= 0	24	24	24
STORAGE				
<b>UNIT-2</b>				
1ST FLOOR	415	415	415	415
2ND FLOOR	1005			1005
FRONT PORCH	*78-78= 0	78	78	78
BACK PATIO	*78-78= 0	78	78	78
2 CAR GARAGE	*500-500= 0	500	500	500
DRIVEWAY		295		
WALKWAY		46		
AC PATH		8		
<b>UNIT-3</b>				
1ST FLOOR	415	415	415	415
2ND FLOOR	1005			1005
FRONT PORCH	*78-78= 0	78	78	78
BACK PATIO	*78-78= 0	78	78	78
2 CAR GARAGE	*500-500= 0	500	500	500
DRIVEWAY		256		
WALKWAY		46		
AC PATH		8		
TOTAL	4,690 SQ.FT. 4,690 / 6,250 x 100= (75.00%)	4,378 SQ.FT. 4,378 / 6,250 x 100= (70.00%)	3,384 SQ.FT. 3,384 / 6,250 x 100= (54.14%)	6,829 SQ.FT.
LOT= 6,250 SQ.FT.				

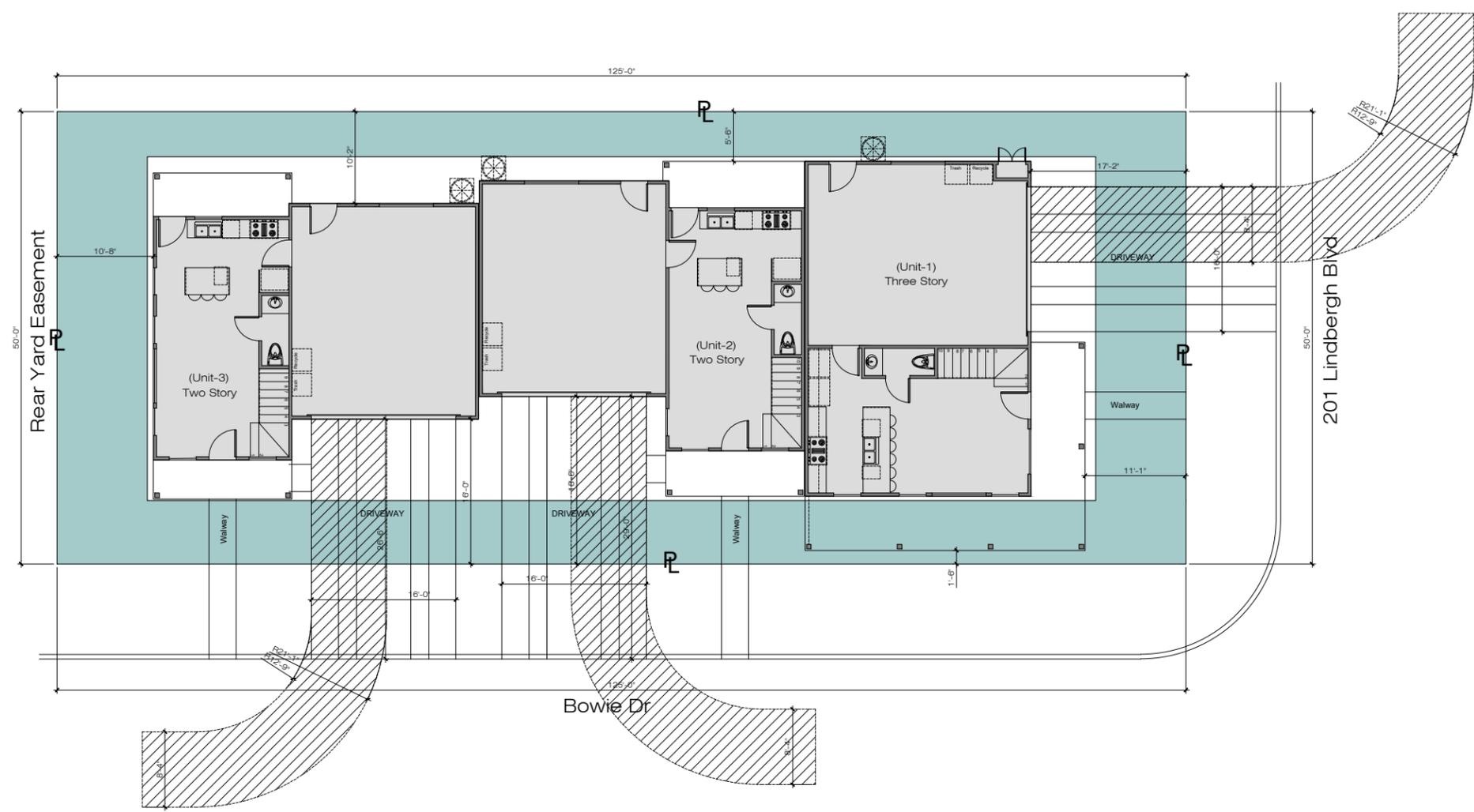


Address: 2705 Crusader Bend Cibolo, Texas. 78108  
 Email: luiscadarch@yahoo.com  
 Cell phone: (830) 743-8487

# Proposed 3 Unit Development

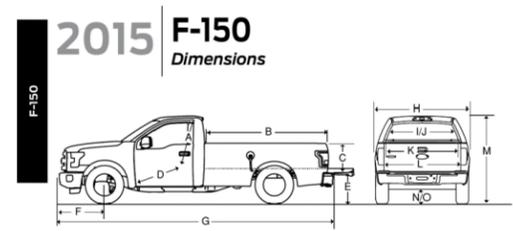
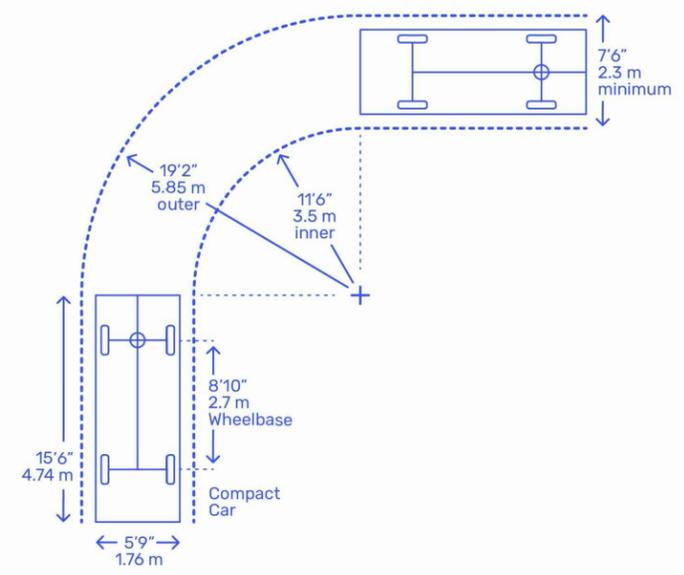
201 E. Lindbergh Blvd. Universal City, Texas 78148

**Nguyen Family**  
Cell: (210) 929-2930



**Proposed Site Plan (Units 1, 2, and 3)**  
scale: 1/8" = 1'-0" (11x17 Sheet)  
scale: 1/4" = 1'-0" (24x36 Sheet)

### Dimensions Guide Passenger Vehicle 90° Turning Path



**2015 F-150 Dimensions**

Body Dimensions  
REGULAR CAB<sup>(1)</sup>

Code	Description (in.)	4x2	4x4
Drive		6.5	8.0
Wheelbase (in.)		122.4	141.1
A	Head Room	40.8	40.8
B	Inside Length <sup>(2)</sup> (at floor)	78.9	78.9
C	Inside Height <sup>(2)</sup>	21.4	21.4
D	Leg Room (maximum)	43.9	43.9
E	Open Tailgate to Ground (Empty) <sup>(3)</sup>	34.2	34.3
F	Front Overhang	37.8	37.8
G	Overall Length	209.3	229.9
H	Width (Max.) (excluding mirrors)	79.9	79.9
I	Shoulder Room	66.7	66.7
J	Hip Room	62.5	62.5
K	Width Between Wheelhouses <sup>(2)</sup>	50.6	50.6
L	Max. Load Width <sup>(2)</sup> (at floor)	65.2	65.2
M	Cab Height (Empty) <sup>(1)</sup>	79.2	79.7
N	Ground Clearance (front)	8.9	9.9
O	Ground Clearance (rear)	8.8	9.4

Interior Volume

Volume (cu. ft.)
Front Passenger
Cargo Volume Behind First Row

Fuel Tank Capacity

Capacity (gallons)
Standard
Available

NOTE: Specifications and descriptions contained within are based upon the most current information available at the time of release. Content subject to change.  
NOTE: Please see the Major Product Summary pages and/or the Dealer Ordering Guide for availability.  
©2014 Ford Motor Company

7th Modern Design Studio, LLC

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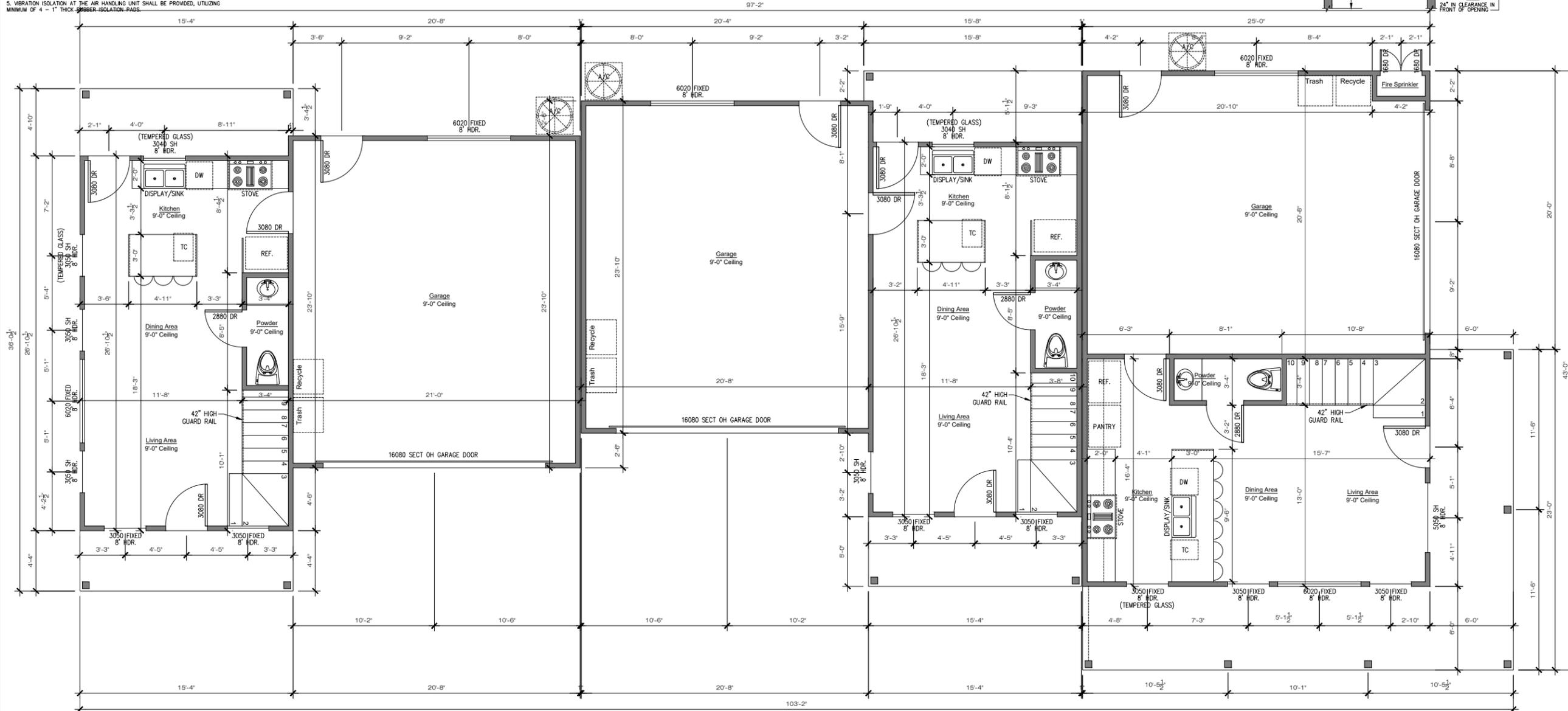
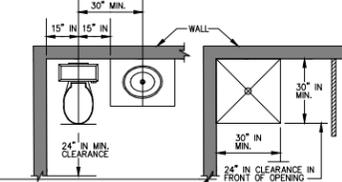
no.  
 Rendering W/Landscape  
 sheet title  
 date: sheet **A-2b**

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**MECHANICAL NOTES**

- HVAC SPLIT SYSTEM NOMINAL CAPACITY IS ESTIMATED AT 3.5 TO 4 TONS (PER UNIT), WITH 1 AIR HANDLING UNIT AND 1 CONDENSING UNIT. SYSTEM DESIGN: MULTI-POSITION BLOWER WITH HEAT PUMP OUTDOOR CONDENSING UNIT.
- HVAC SYSTEM DUCTWORK CONSTRUCTION SHALL BE REINFORCED FOIL FACED SEMI-RIGID GLASS FIBER DUCTS (SQUARE, RECTANGULAR), WITH FLEX DUCT CONNECTIONS AT MOST REGISTERS OR DIFFUSERS. SUPPLY AIR AND RETURN AIR DUCTWORK SHALL BE MINIMUM R-8 INSULATION. FLEX DUCTWORK CONNECTIONS SHALL ALSO BE RATED MINIMUM R-8.
- PROVIDE ENERGY EFFICIENT AIR HANDLING AND CONDENSING UNITS WITH MINIMUM 14 SEER. COMPLY WITH COA STANDARDS.
- HIGH QUALITY RESIDENTIAL SUPPLY DIFFUSERS AND RETURN AIR GRILLES, AS APPROVED BY THE OWNER, SHALL BE PROVIDED. STAMPED METAL GRILLES WILL NOT BE ACCEPTABLE.
- VIBRATION ISOLATION AT THE AIR HANDLING UNIT SHALL BE PROVIDED, UTILIZING MINIMUM OF 4 - 1" THICK RUBBER ISOLATION PADS.

Toilet and Shower MIN Dimension Clearances per IRC



**Proposed 1st Floor Plans (Unit 1, 2, and 3)**

scale: 1/8" = 1'-0" (11x17 Sheet)  
 scale: 1/4" = 1'-0" (24x36 Sheet)

**FLOOR PLAN NOTES**

- CONTRACTOR SHALL FIELD VERIFY AND CORRELATE ALL DIMENSIONS ON THE JOBSITE.
- FIELD VERIFY AND USE DIMENSIONS AS INDICATED. DO NOT SCALE DIMENSIONS FROM THE DRAWINGS.
- CONTRACTOR TO LOCATE AND LAY-OUT ALL WALLS AND PARTITIONS AS THEY RELATE TO THE STRUCTURE AND OTHER BUILDING ELEMENTS AS SHOWN ON THE DRAWINGS, AND IN CONFORMANCE WITH THE DESIGN CONCEPT AND INTENT.
- ALL FLOOR PLAN DIMENSIONS ARE TO THE FACE OF PLYWOOD SHEATHING OR GYPSUM BOARD AT WOOD FRAME EXTERIOR WALLS OR INTERIOR PARTITIONS OR FURRING ASSEMBLIES, THE FACE OF THE EXTERIOR/PERIMETER EDGE OF THE CONCRETE SLAB OR FOUNDATION WALLS, GRID LINES OR THE CENTER LINE OF COLUMNS AND BEAMS; THE FACE OF MASONRY WALLS OR VENEERS; THE FACE OF WINDOWS FRAMES OR HOLLOW METAL DOOR FRAMES; THE EXPOSED FACE OF WOOD DOOR FRAMES (JAMBS) AT NOMINAL DOOR OPENINGS; UNLESS NOTED OTHERWISE. (U.N.O.)
- FLOOR PLAN DIMENSIONS AT EXTERIOR PERIMETER WALLS ARE TO THE FACE OF THE SHEARING (OSB, PLYWOOD, GYPSUM) AND THE EDGE OF THE CONCRETE SLAB FOUNDATION, AND DO NOT INCLUDE THE THICKNESSES OF THE EXTERIOR FINISH MATERIALS: FIBER CEMENT OR WOOD Siding AND TRIM, STUCCO OR CEMENT PLASTER, AND/OR METAL WALL PANELS AND TRIM, OR OTHER MATERIALS AS INDICATED OR NOTED. FLOOR PLAN DIMENSIONS AT EXTERIOR PERIMETER CAVITY WALLS WITH MASONRY OR STONE VENEERS ARE TO THE FACE OF THE MASONRY OR STONE VENEERS AND THE EDGE OF THE CONCRETE SLAB FOUNDATION, UNLESS NOTED OR INDICATED OTHERWISE.
- DIMENSIONS NOTED AS CLR. (CLEAR) AND O.T.O. (OUTSIDE TO OUTSIDE) ARE TO FINISH WALL OR PARTITIONS SURFACES.
- PROVIDE CONCEALED WOOD BLOCKING, WOOD SUPPORT FRAMEWORK AND BRACING, AND ALL WOOD NAILED, ETC., AS REQUIRED.
- PROVIDE CONCEALED WOOD BLOCKING, CONTINUOUS, WHERE REQUIRED IN ALL WOOD STUD PARTITIONS FOR THE PROPER ANCHORAGE OF WALL ATTACHED ITEMS, SUCH AS MIRRORS, TOILET ACCESSORIES, FUTURE GRAB BARS, WALL-HUNG AND BASE CABINETS, COUNTERTOPS, WALL-HUNG LAVATORIES, CLOSET RODS, CLOSET LEADER STRIPS AND SHELVES, METALS SHELF BRACKETS, OWNER PROVIDED CLOSET SYSTEM
- ALL INTERIOR PARTITION WALLS EXTEND TO THE STRUCTURE OR THE BOTTOM OF CEILING/FLOOR FRAMING OR CEILING/ROOF FRAMING, UNLESS NOTED OR INDICATED OTHERWISE. ALL INTERIOR PARTITIONS THAT DO NOT EXTEND TO THE FRAMING SHALL BE BRACED TO THE STRUCTURE AS REQUIRED TO PREVENT MOVEMENT OR DEFLECTION.
- NOTIFY THE ARCHITECT IMMEDIATELY OF DISCREPANCIES IN THE DRAWINGS, BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND ACTUAL JOB CONDITIONS WHICH AFFECT THE EXECUTION OF THE WORK AS INTENDED. THE ARCHITECT WILL ISSUE A CLARIFICATION OR PREPARE ALTERNATE DOCUMENTS WHICH MAY BE REQUIRED.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES, FOR CHECKING AND COORDINATING ALL CONTRACT DOCUMENTS, SUBMITTALS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY, AND CONFIRMING THAT THE WORK IS BUILDABLE AS SHOWN AND INTENDED, BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE QUESTIONS REGARDING THESE OR ANY OTHER COORDINATION ISSUES, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT REGARDING THE WORK, OR ANY RELATED WORK, IN QUESTION, BEFORE PROCEEDING WITH THE WORK.
- AREA QUANTITIES NOTED ON THE PLAN DRAWINGS ARE PROVIDED FOR INFORMATION PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND AREA CALCULATIONS UTILIZED TO DETERMINE HIS COSTS AND QUANTITIES NECESSARY TO PROVIDE ALL LABOR, MATERIALS, COMPONENTS, AND ACCESSORIES REQUIRED TO COMPLETE WORK.
- DIMENSIONS SHOWN ARE FOR NOMINAL OPENINGS; FRAMERS SHALL ALLOW ROUGH OPENING CLEARANCES AS REQUIRED.

**ELECTRICAL NOTES**

- LAYOUT SHOWN IS SCHEMATIC ONLY. ELECTRICAL CONTRACTOR SHALL DESIGN AND FURNISH ELECTRICAL SYSTEM IN CONFORMANCE WITH ALL APPLICABLE CODES.
- COORDINATE WITH HVAC INSTALLER TO PROVIDE POWER FOR ALL MECHANICAL UNITS.
- PROVIDE NEW DISTRIBUTION PANELS AS REQUIRED, COORDINATE LOCATION WITH BUILDING DESIGNER.
- COORDINATE WITH PLUMBING CONTRACTOR TO PROVIDE POWER FOR TANK-LESS WATER HEATER WITH ELECTRIC IGNITION CONTROLS, GARBAGE DISPOSALS, ELECTRIC OR GRINDER PUMPS AND OTHER EQUIPMENT WHERE INDICATED OR NOTED.
- VERIFY POWER REQUIREMENT FOR APPLIANCES WITH ARCHITECT/GENERAL CONTRACTOR.
- BUILDING SERVICE TO ELECTRICAL PANELS SHALL BE OVERHEAD.
- CONDUCTORS: COPPER, ROMEX, INSULATED UL APPROVED, PER COA CODE AND NEC.
- PANELS, SWITCHGEAR, MAIN DISTRIBUTION PANELS SHALL BE EQUIPPED WITH APPROPRIATE NUMBER AND SIZE OF CIRCUIT BREAKERS/ PROVIDE MIN. OF FOUR SPACES, BLANK WITHOUT CIRCUIT BREAKERS.
- PROVIDE DIRECTORY IDENTIFYING ALL CIRCUITS AND ROOM NAMES FOR COMPLETED ELECTRICAL SYSTEM, MOUNTED ON INSIDE FRONT CORNER OF PANEL.
- OUTLET BOXES AND BOXES FOR LIGHT FIXTURES AND SWITCH BOXES SHALL BE PLASTIC, UL APPROVED, PER COA CODE, BY PASS AND SEMI-OUR OR EQUAL. PROVIDE SPECIAL GALVANIZED METAL BOXES FOR CEILING FANS. PROVIDE GALVANIZED METAL BOXES IN MASONRY OR CEMENT PLASTER WALLS.
- WIRING DEVICES: SWITCHES AND RECEPTACLES: UL APPROVED BY PASS AND SEMI-OUR OR EQUAL SWITCHES SHALL BE SILENT TYPE, DECORATOR SWITCHES APPROVED BY ARCHITECT; DIMMER SWITCHES, UL APPROVED BY LUTRON, TYPE APPROVED BY ARCHITECT.
- DEVICE PLATES: PLASTIC, BY PASS AND SEMI-OUR OR LUTRON, OR EQUAL, COLOR APPROVED BY ARCHITECT.
- IN GENERAL, WALL OUTLET BOXES FOR RECEPTACLES SHALL BE MOUNTED AT 15" AFF TO CENTERLINE, TYPICAL AND BOXES FOR SWITCHES AND DIMMERS SHALL BE MOUNTED AT 48" AFF TO CENTERLINE, TYPICAL.
- FIELD VERIFY AND COORDINATE WITH ARCHITECT REGARDING MOUNTING HEIGHTS AND LOCATIONS AND FINISH THICKNESSES FOR OUTLET BOXES AT KITCHEN AND BATHROOM CABINETS AND COUNTERTOPS, BACK AND END SPLASHES, AND OTHER SPECIAL CONDITIONS.

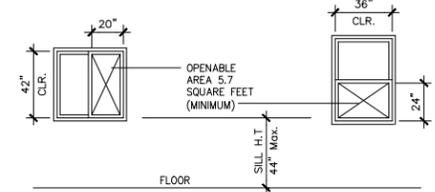
**RCP NOTES**

- CONTRACTOR SHALL FIELD VERIFY AND CORRELATE ALL DIMENSIONS ON THE JOBSITE.
- DIMENSIONS INDICATED ON THE REFLECTED CEILING PLAN ARE TO THE FACE OF GYPSUM BOARD PARTITIONS OR FURRING ASSEMBLIES, THE FACE OF MASONRY SURFACES, WINDOWS FRAMES, AND GRID LINES, AND TO THE CENTER LINE OF LIGHT FIXTURES, CEILING FANS, SUPPLY AIR DIFFUSERS, EXHAUST AND RETURN AIR GRILLES, ETC., UNLESS NOTED OTHERWISE.
- CONTRACTOR TO LOCATE AND LAYOUT CEILING SYSTEM AND CEILING MOUNTED FIXTURES AND OTHER ITEMS AS THEY RELATE TO THE STRUCTURE AND OTHER BUILDING ELEMENTS AS SHOWN ON THE DRAWINGS, AND IN CONFORMANCE WITH THE DESIGN CONCEPT AND INTENT.
- CEILING MOUNTED ELEMENTS, RECESSED LIGHT FIXTURES, MECHANICAL DIFFUSERS AND GRILLES, SPEAKERS, SMOKE DETECTORS, CEILING FANS, SURFACE MOUNTED TRACK LIGHTING SYSTEMS, ETC., SHALL BE CENTERED IN EACH ROOM, UNLESS NOTED OTHERWISE.
- REFER TO THE MECHANICAL AND ELECTRICAL PLAN SYMBOL SCHEDULES.
- COORDINATE ALL WORK WITH OTHER TRADES. REFER TO THE PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS AS REQUIRED.
- TYPICAL CEILINGS TO BE PAINTED GYPSUM BOARD CEILING SYSTEM, UNLESS NOTED OTHERWISE, WITH CEILING OFFSETS AND FURR DOWN AS INDICATED.
- PROVIDE RECESSED FLUSH MOUNTED ACCESS PANELS TO PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT LOCATED ABOVE THE FINISH CEILING IN ALL SUSPENDED GYPSUM BOARD CEILINGS AS REQUIRED.
- NOTIFY ARCHITECT FOR OBSERVATION OF THE ABOVE CEILING MEP WORK PRIOR TO THE INSTALLATION OF GYPSUM BOARD CEILING.
- USE 2"x4" FRAMING FOR ALL FURR DOWNS.

**PLUMBING NOTES**

- CONTRACTOR SHALL VERIFY AND COORDINATE THE EXACT LOCATION OF PIPING, FITTINGS, OFFSETS, BENDS, DEVICES AND EQUIPMENT WITH EXISTING SITE CONDITIONS, THE BUILDING ELEMENTS AND THE WORK OF OTHER TRADES.
- ALL WORK, INCLUDING MATERIALS AND WORKMANSHIP, SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES, LAWS AND ORDINANCES, THE UNIFORM MECHANICAL, PLUMBING AND BUILDING CODES, THE WORK SHALL BE COMPLETE IN ALL RESPECTS AND IN ACCORDANCE WITH ACCEPTED AND ESTABLISHED CONSTRUCTION PRACTICES.
- THE COLD AND HOT WATER PLUMBING SYSTEMS ARE NOT SHOWN ON THE DRAWINGS.
- WATER HEATER: NATURAL GAS WHOLE HOUSE TANK-LESS WATER HEATER, OUTDOOR INSTALLATION, VENT-LESS, ENERGY EFFICIENT, FREEZE PROTECTION TO FIVE DEGREES FAHRENHEIT, ELECTRONIC IGNITION, OPTIONAL REMOTE THERMOSTAT, ENDLESS HOTWATER SUPPLY FOR 2 MAJOR APPLICATIONS AT A TIME. MODEL: AQUASTAR 240000P BY BOSCH, OR "AQUASTAR 250000P" OR APPROVED EQUAL OR RINNAI MODEL # R85E (2532W).
- WATER SYSTEM PIPING: PEX, CROSS-LINKED FLEXIBLE, POLYETHYLENE PLASTIC PIPING WITH HIGH TEMPERATURE POLYMER FITTINGS PROVIDE 1" THICK FOAM INSULATION AT ALL HOT WATER PIPING, AND 1/2" THICK AT ALL COLD WATER PIPING ABOVE THE SLAB, INCLUDING UNDER THE CONCRETE SLAB. PROVIDE CONTINUOUS PLASTIC SHEATHING AT ALL WATER SYSTEM PIPING PLACED BENEATH THE SLAB; COLOR CODED TO PROTECT THE TUBING - NOT SHOWN IN THIS PLAN.
- WATER SYSTEM PIPING SHALL BE INSTALLED UNDERNEATH THE VAPOR BARRIER MEMBRANE FOR THE CONCRETE SLAB. NO JOINTS IN THE PIPING OR TUBING BENEATH THE SLAB ARE PERMITTED.
- WASTE WATER DRAIN AND VENT PIPING: PVC, SCHEDULE 40.

- NOTES:**
- INSTALL SMOKE DETECTORS TO CODE
  - ALL WET AREA RECEPTS. ON GFCL
  - CONSULT OWNER REGARDING SPEAKER, TV, PHONE AND SECURITY SYSTEM WIRING REQUIREMENTS
  - ELECTRICAL DRAWINGS ARE SCHEMATIC ONLY and ARE TO BE REVIEWED AND INSTALLED BY A LICENSED PROFESSIONAL TO MEET ALL APPLICABLE CODES



emergency escape and rescue windows  
 SCALE: N.T.S.  
 Note: Foundation and Structural will be engineered by a register licensed engineer and inspected before final inspection is perform.

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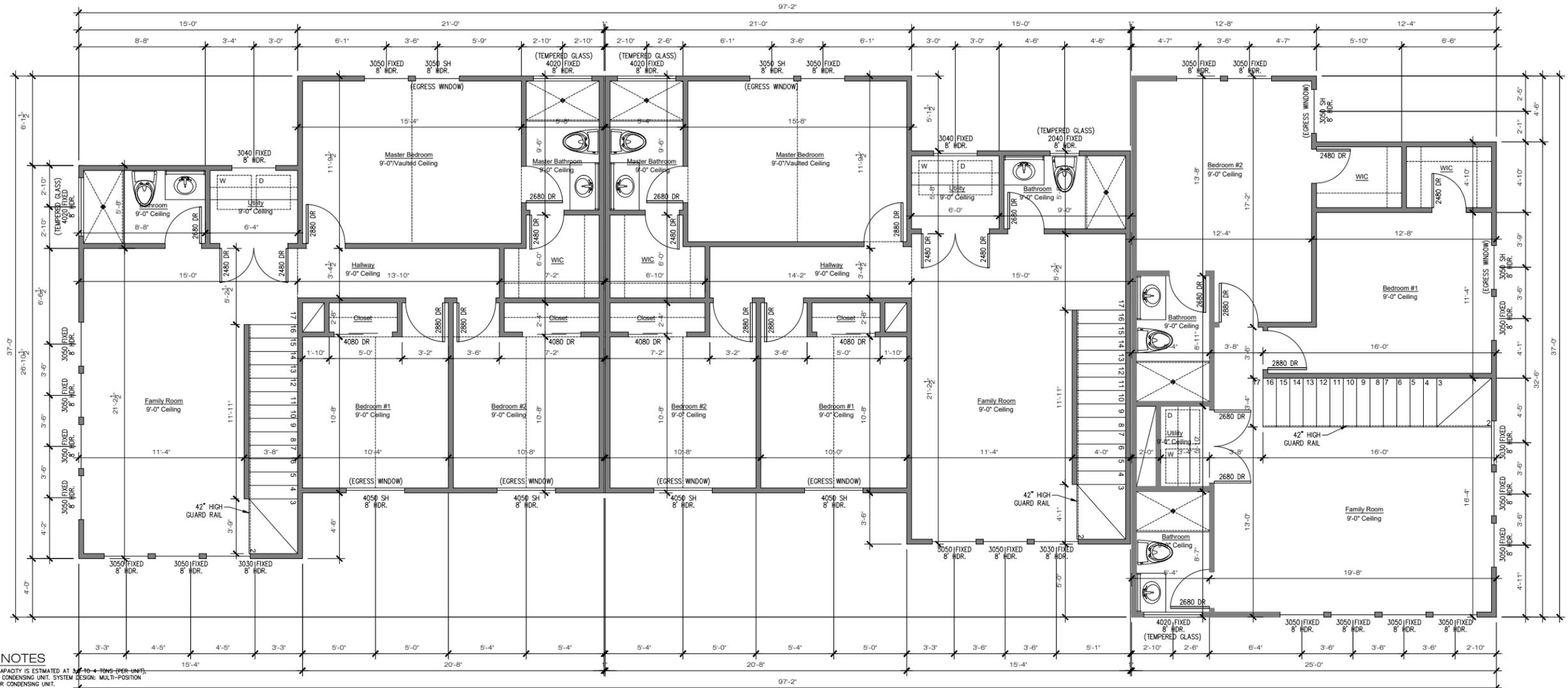
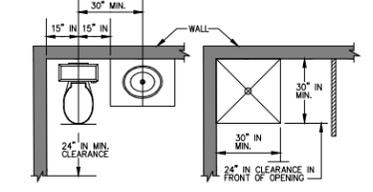
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sheet title  
 sheet **A-3**

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Toilet and Shower MIN Dimension Clearances per IRC



**MECHANICAL NOTES**

- HVAC SPLIT SYSTEM NOMINAL CAPACITY IS ESTIMATED AT 3.5 TONS (PER UNIT), WITH 1 AIR HANDLING UNIT AND 1 CONDENSING UNIT. SYSTEM DESIGN: MULTI-POSITION BLOWER WITH HEAT PUMP OUTDOOR CONDENSING UNIT.
- HVAC SYSTEM DUCTWORK CONSTRUCTION SHALL BE REINFORCED FOIL FACED SEMI-RIGID GLASS FIBER DUCTS (SQUARE, RECTANGULAR), WITH FLEX DUCT CONNECTIONS AT MOST REGISTERS OR DIFFUSERS. SUPPLY AIR AND RETURN AIR DUCTWORK SHALL BE MINIMUM R-8 INSULATION. FLEX DUCTWORK CONNECTIONS SHALL ALSO BE RATED MINIMUM R-8.
- PROVIDE ENERGY EFFICIENT AIR HANDLING AND CONDENSING UNITS WITH MINIMUM 14 SEER. COMPLY WITH COA STANDARDS.
- HIGH QUALITY RESIDENTIAL SUPPLY DIFFUSERS AND RETURN AIR GRILLES, AS APPROVED BY THE OWNER, SHALL BE PROVIDED. STAMPED METAL GRILLES WILL NOT BE ACCEPTABLE.
- VIBRATION ISOLATION AT THE AIR HANDLING UNIT SHALL BE PROVIDED, UTILIZING MINIMUM OF 4 - 1\"/>

**Proposed 2nd Floor Plans (Unit 1, 2, and 3)**

scale: 1/8" = 1'-0" (11x17 Sheet)  
scale: 1/4" = 1'-0" (24x36 Sheet)

**FLOOR PLAN NOTES**

- CONTRACTOR SHALL FIELD VERIFY AND CORRELATE ALL DIMENSIONS ON THE JOBSITE.
- FIELD VERIFY AND USE DIMENSIONS AS INDICATED. DO NOT SCALE DIMENSIONS FROM THE DRAWINGS.
- CONTRACTOR TO LOCATE AND LAY-OUT ALL WALLS AND PARTITIONS AS THEY RELATE TO THE STRUCTURE AND OTHER BUILDING ELEMENTS AS SHOWN ON THE DRAWINGS, AND IN CONFORMANCE WITH THE DESIGN CONCEPT AND INTENT.
- ALL FLOOR PLAN DIMENSIONS ARE TO THE FACE OF PLYWOOD SHEATHING OR GYPSUM BOARD AT WOOD FRAME EXTERIOR WALLS OR INTERIOR PARTITIONS OR FURRING ASSEMBLIES, THE FACE OF THE EXTERIOR/PERIMETER EDGE OF THE CONCRETE SLAB OR FOUNDATION WALLS, GRID LINES OR THE CENTER LINE OF COLUMNS AND BEAMS; THE FACE OF MASONRY WALLS OR VENEERS; THE FACE OF WINDOWS FRAMES OR HOLLOW METAL DOOR FRAMES; THE EXPOSED FACE OF WOOD DOOR FRAMES (JAMBS) AT NOMINAL DOOR OPENINGS; UNLESS NOTED OTHERWISE, (U.N.D.).
- FLOOR PLAN DIMENSIONS AT EXTERIOR PERIMETER WALLS ARE TO THE FACE OF THE SHEARING (OSB, PLYWOOD, GYPSUM) AND THE EDGE OF THE CONCRETE SLAB FOUNDATION, AND DO NOT INCLUDE THE THICKNESSES OF THE EXTERIOR FINISH MATERIALS: FIBER CEMENT OR WOOD SING AND TRIM, STUCCO OR CEMENT PLASTER, AND/OR METAL WALL PANELS AND TRIM, OR OTHER MATERIALS AS INDICATED OR NOTED. FLOOR PLAN DIMENSIONS AT EXTERIOR PERIMETER CAVITY WALLS WITH MASONRY OR STONE VENEERS ARE TO THE FACE OF THE MASONRY OR STONE VENEERS AND THE EDGE OF THE CONCRETE SLAB FOUNDATION, UNLESS NOTED OR INDICATED OTHERWISE.
- DIMENSIONS NOTED AS CLR. (CLEAR) AND O.T.O. (OUTSIDE TO OUTSIDE) ARE TO FINISH WALL OR PARTITION SURFACES.
- PROVIDE CONCEALED WOOD BLOCKING, WOOD SUPPORT FRAMEWORK AND BRACING, AND ALL WOOD NAILERS, ETC., AS REQUIRED.
- PROVIDE CONCEALED WOOD BLOCKING, CONTINUOUS, WHERE REQUIRED IN ALL WOOD STUD PARTITIONS FOR THE PROPER ANCHORAGE OF WALL ATTACHED ITEMS, SUCH AS MIRRORS, TOILET ACCESSORIES, FUTURE GRAB BARS, WALL-HUNG AND BASE CABINETS, COUNTERTOPS, CLOSET RODS, CLOSET LEADER STRIPS AND SHELVES, METALS SHELF BRACKETS, OWNER PROVIDED CLOSET SYSTEM
- ALL INTERIOR PARTITION WALLS EXTEND TO THE STRUCTURE OR THE BOTTOM OF CEILING/FLOOR FRAMING OR CEILING/ROOF FRAMING, UNLESS NOTED OR INDICATED OTHERWISE. ALL INTERIOR PARTITIONS THAT DO NOT EXTEND TO THE FRAMING SHALL BE BRACED TO THE STRUCTURE AS REQUIRED TO PREVENT MOVEMENT OR DEFLECTION.
- NOTIFY THE ARCHITECT IMMEDIATELY OF DISCREPANCIES IN THE DRAWINGS, BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND ACTUAL JOB CONDITIONS WHICH AFFECT THE EXECUTION OF THE WORK AS INTENDED. THE ARCHITECT WILL ISSUE A CLARIFICATION OR PREPARE ALTERNATE DOCUMENTS WHICH MAY BE REQUIRED.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES, FOR CHECKING AND COORDINATING ALL CONTRACT DOCUMENTS, SUBMITTALS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY, AND CONFIRMING THAT THE WORK IS BUILDABLE AS SHOWN AND INTENDED, BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE QUESTIONS REGARDING THESE OR ANY OTHER COORDINATION ISSUES, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT REGARDING THE WORK, OR ANY RELATED WORK, IN QUESTION, BEFORE PROCEEDING WITH THE WORK.
- AREA QUANTITIES NOTED ON THE PLAN DRAWINGS ARE PROVIDED FOR INFORMATION PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND AREA CALCULATIONS UTILIZED TO DETERMINE HIS COSTS AND QUANTITIES NECESSARY TO PROVIDE ALL LABOR, MATERIALS, COMPONENTS, AND ACCESSORIES REQUIRED TO COMPLETE WORK.
- DIMENSIONS SHOWN ARE FOR NOMINAL OPENINGS; FRAMERS SHALL ALLOW ROUGH OPENING CLEARANCES AS REQUIRED.

**ELECTRICAL NOTES**

- LAYOUT SHOWN IS SCHEMATIC ONLY. ELECTRICAL CONTRACTOR SHALL DESIGN AND FURNISH ELECTRICAL SYSTEM IN CONFORMANCE WITH ALL APPLICABLE CODES.
- COORDINATE WITH HVAC INSTALLER TO PROVIDE POWER FOR ALL MECHANICAL UNITS.
- PROVIDE NEAR DISTRIBUTION PANELS AS REQUIRED, COORDINATE LOCATION WITH BUILDING DESIGNER.
- COORDINATE WITH PLUMBING CONTRACTOR TO PROVIDE POWER FOR TANK-LESS WATER HEATER WITH ELECTRIC IGNITION CONTROLS, GARBAGE DISPOSALS, ELECTOR OR GRINDER PUMPS AND OTHER EQUIPMENT WHERE INDICATED OR NOTED.
- VERIFY POWER REQUIREMENT FOR APPLIANCES WITH ARCHITECT/GENERAL CONTRACTOR.
- BUILDING SERVICE TO ELECTRICAL PANELS SHALL BE OVERHEAD.
- CONDUCTORS: COPPER, ROMEX, INSULATED UL APPROVED, PER COA CODE AND NEC.
- PANELS, SWITCHGEAR: MAIN DISTRIBUTION PANELS SHALL BE EQUIPPED WITH APPROPRIATE NUMBER AND SIZE OF CIRCUIT BREAKERS/ PROVIDE MIN. OF FOUR SPARES, BLANK WITHOUT CIRCUIT BREAKERS.
- PROVIDE DIRECTORY IDENTIFYING ALL CIRCUITS AND ROOM NAMES FOR COMPLETED ELECTRICAL SYSTEM, MOUNTED ON INSIDE FRONT CORNER OF PANEL.
- OUTLET BOXES AND BOXES FOR LIGHT FIXTURES AND SWITCH BOXES SHALL BE PLASTIC, UL APPROVED, PER COA CODE, BY PASS AND SEMI-OUR OR EQUAL. PROVIDE GALVANIZED METAL BOXES FOR CEILING FANS. PROVIDE GALVANIZED METAL BOXES IN MASONRY OR CEMENT PLASTER WALLS.
- WIRING DEVICES: SWITCHES AND RECEPTACLES: UL APPROVED BY PASS AND SEMI-OUR OR EQUAL. SWITCHES SHALL BE SILENT TYPE, DECORATOR SWITCHES APPROVED BY ARCHITECT; DIMMER SWITCHES, UL APPROVED BY LUTRON, TYPE APPROVED BY ARCHITECT.
- DEVICE PLATES: PLASTIC, BY PASS AND SEMI-OUR OR LUTRON, OR EQUAL, COLOR APPROVED BY ARCHITECT.
- IN GENERAL, WALL OUTLET BOXES FOR RECEPTACLES SHALL BE MOUNTED AT 15\"/>

**ROCP NOTES**

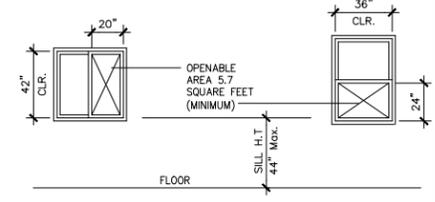
- CONTRACTOR SHALL FIELD VERIFY AND CORRELATE ALL DIMENSIONS ON THE JOBSITE.
- DIMENSIONS INDICATED ON THE REFLECTED CEILING PLAN ARE TO THE FACE OF GYPSUM BOARD PARTITIONS OR FURRING ASSEMBLIES, THE FACE OF MASONRY SURFACES, WINDOWS FRAMES, AND GRID LINES, AND TO THE CENTER LINE OF LIGHT FIXTURES, CEILING FANS, SUPPLY AIR DIFFUSERS, EXHAUST AND RETURN AIR GRILLES, ETC., UNLESS NOTED OTHERWISE.
- CONTRACTOR TO LOCATE AND LAYOUT CEILING SYSTEM AND CEILING MOUNTED FIXTURES AND OTHER ITEMS AS THEY RELATE TO THE STRUCTURE AND OTHER BUILDING ELEMENTS AS SHOWN ON THE DRAWINGS, AND IN CONFORMANCE WITH THE DESIGN CONCEPT AND INTENT.
- CEILING MOUNTED ELEMENTS, RECESSED LIGHT FIXTURES, MECHANICAL DIFFUSERS AND GRILLES, SPEAKERS, SMOKE DETECTORS, CEILING FANS, SURFACE LIGHTING TRACK LIGHTING SYSTEMS, ETC., SHALL BE CENTERED IN EACH ROOM, UNLESS NOTED OTHERWISE.
- REFER TO THE MECHANICAL AND ELECTRICAL PLAN SYMBOL SCHEDULES.
- REFER TO THE ROOM FINISH SCHEDULE FOR CEILING SYSTEM MATERIALS AND FINISHES. CEILING HEIGHTS ARE NOTED ON THE FLOOR AND THE REFLECTED CEILING PLANS AND THE BUILDING SECTIONS.
- COORDINATE ALL WORK WITH OTHER TRADES. REFER TO THE PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS AS REQUIRED.
- TYPICAL CEILINGS TO BE PAINTED GYPSUM BOARD CEILING SYSTEM, UNLESS NOTED OTHERWISE, WITH CEILING OFFSETS AND FURR DOWNS AS INDICATED.
- PROVIDE RECESSED FLUSH MOUNTED ACCESS PANELS TO PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT LOCATED ABOVE THE FINISH CEILING IN ALL SUSPENDED GYPSUM BOARD CEILING AS REQUIRED.
- NOTIFY ARCHITECT FOR OBSERVATION OF THE ABOVE CEILING MEP WORK PRIOR TO THE INSTALLATION OF GYPSUM BOARD CEILING.
- USE 2"x4" FRAMING FOR ALL FURR DOWNS.

**PLUMBING NOTES**

- CONTRACTOR SHALL VERIFY AND COORDINATE THE EXACT LOCATION OF PIPING, FITTINGS, OFFSETS, BENDS, DEVICES AND EQUIPMENT WITH EXISTING SITE CONDITIONS, THE BUILDING ELEMENTS AND THE WORK OF OTHER TRADES.
- ALL WORK, INCLUDING MATERIALS AND WORKMANSHIP, SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES, LAWS AND ORDINANCES, THE UNIFORM MECHANICAL, PLUMBING AND BUILDING CODES, THE UNIFORM ELECTRICAL CODE AND RESPECTIVE AND IN ACCORDANCE WITH ACCEPTED AND ESTABLISHED CONSTRUCTION PRACTICES.
- THE COLD AND HOT WATER PLUMBING SYSTEMS ARE NOT SHOWN ON THE DRAWINGS.
- WATER HEATER: NATURAL GAS WHOLE HOUSE TANK-LESS WATER HEATER, OUTDOOR INSTALLATION, VENT-LESS, ENERGY EFFICIENT, FREEZE PROTECTION TO FIVE DEGREES FAHRENHEIT, ELECTRONIC IGNITION, OPTIONAL REMOTE THERMOSTAT. ENDLESS HOTWATER SUPPLY FOR 2 MAJOR APPLICATIONS AT A TIME. MODEL: AQUASTAR 240000P BY BOSCH, OR "AQUASTAR 250000P" OR APPROVED EQUAL OR RINNAI MODEL # R85E (2532W).
- WATER SYSTEM PIPING: PEX, CROSS-LINKED FLEXIBLE, POLYETHYLENE PLASTIC PIPING WITH HIGH TEMPERATURE POLYMER FITTINGS PROVIDE 1" THICK FOAM INSULATION AT ALL HOT WATER PIPING, AND 1/2" THICK AT ALL COLD WATER PIPING ABOVE THE SLAB, INCLUDING UNDER THE CONCRETE SLAB. PROVIDE CONTINUOUS PLASTIC SHEATHING AT ALL WATER SYSTEM PIPING PLACED BENEATH THE SLAB; COLOR CODED TO PROTECT THE TUBING - NOT SHOWN IN THIS PLAN.
- WATER SYSTEM PIPING SHALL BE INSTALLED UNDERNEATH THE VAPOR BARRIER MEMBRANE FOR THE CONCRETE SLAB. NO JOINTS IN THE PIPING OR TUBING BENEATH THE SLAB ARE PERMITTED.
- WASTE WATER DRAIN AND VENT PIPING: PVC, SCHEDULE 40.

**NOTES:**

- INSTALL SMOKE DETECTORS TO CODE
- ALL WET AREA RECEPTS. ON GFCL
- CONSULT OWNER REGARDING SPEAKER, TV, PHONE AND SECURITY SYSTEM WIRING REQUIREMENTS
- ELECTRICAL DRAWINGS ARE SCHEMATIC ONLY AND ARE TO BE REVIEWED AND INSTALLED BY A LICENSED PROFESSIONAL TO MEET ALL APPLICABLE CODES

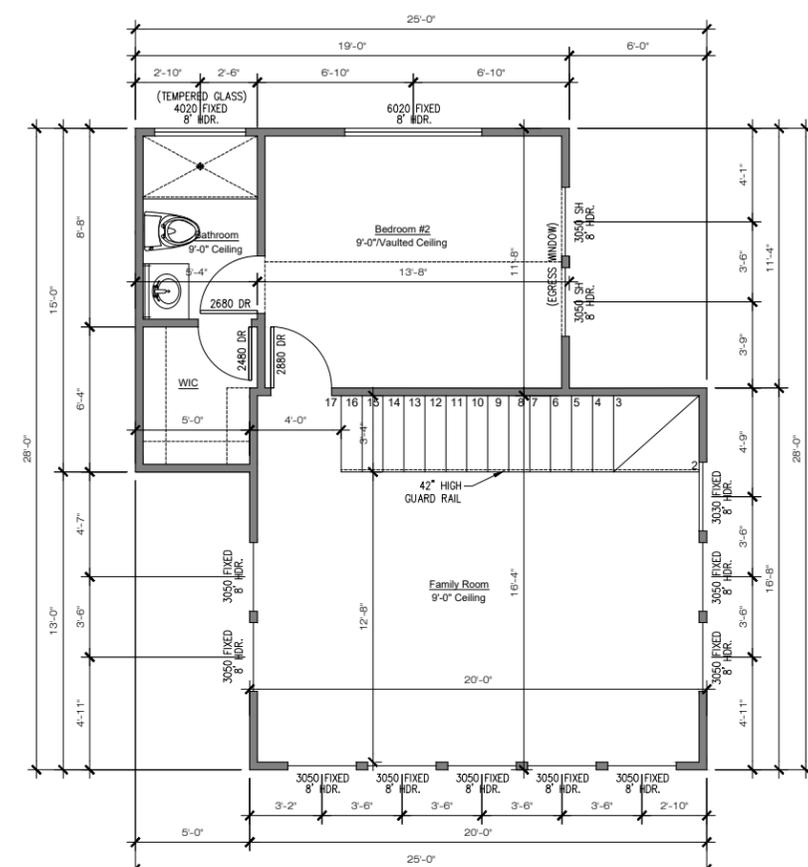
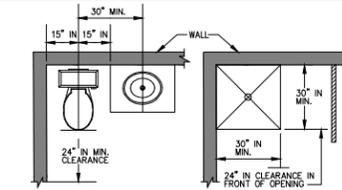


emergency escape and rescue windows  
SCALE: N.T.S.

Note: Foundation and Structural will be engineered by a register licensed engineer and inspected before final inspection is perform.

7th Modern Design Studio, LLC

Address:  
2705 Crusader Bend  
Cibolo, Texas 78108  
Cell phone:  
(830) 743-8487



**Proposed 3rd Floor Plans (Unit 3)**  
 scale: 1/8" = 1'-0" (11x17 Sheet)  
 scale: 1/4" = 1'-0" (24x36 Sheet)

**MECHANICAL NOTES**

- HVAC SPLIT SYSTEM NOMINAL CAPACITY IS ESTIMATED AT 3.5 TO 4 TONS (PER UNIT), WITH 1" AIR HANDLING UNIT AND 1" CONDENSING UNIT. SYSTEM DESIGN: MULTI-POSITION BLOWER WITH HEAT PUMP OUTDOOR CONDENSING UNIT.
- HVAC SYSTEM DUCTWORK CONSTRUCTION SHALL BE REINFORCED FOIL FACED SEMI-RIGID GLASS FIBER DUCTS (SQUARE, RECTANGULAR), WITH FLEX DUCT CONNECTIONS AT MOST REGISTERS OR DIFFUSERS. SUPPLY AIR AND RETURN AIR DUCTWORK SHALL BE MINIMUM R-8 INSULATION. FLEX DUCTWORK CONNECTIONS SHALL ALSO BE RATED MINIMUM R-8.
- PROVIDE ENERGY EFFICIENT AIR HANDLING AND CONDENSING UNITS WITH MINIMUM 14 SEER. COMPLY WITH COA STANDARDS.
- HIGH QUALITY RESIDENTIAL SUPPLY DIFFUSERS AND RETURN AIR GRILLES, AS APPROVED BY THE OWNER, SHALL BE PROVIDED. STAMPED METAL GRILLES WILL NOT BE ACCEPTABLE.
- VIBRATION ISOLATION AT THE AIR HANDLING UNIT SHALL BE PROVIDED, UTILIZING MINIMUM OF 4 - 1" THICK RUBBER ISOLATION PADS.

**FLOOR PLAN NOTES**

- CONTRACTOR SHALL FIELD VERIFY AND CORRELATE ALL DIMENSIONS ON THE JOBSITE.
- FIELD VERIFY AND USE DIMENSIONS AS INDICATED. DO NOT SCALE DIMENSIONS FROM THE DRAWINGS.
- CONTRACTOR TO LOCATE AND LAY-OUT ALL WALLS AND PARTITIONS AS THEY RELATE TO THE STRUCTURE AND OTHER BUILDING ELEMENTS AS SHOWN ON THE DRAWINGS, AND IN CONFORMANCE WITH THE DESIGN CONCEPT AND INTENT.
- ALL FLOOR PLAN DIMENSIONS ARE TO THE FACE OF PLYWOOD SHEATHING OR GYPSUM BOARD AT WOOD FRAME EXTERIOR WALLS OR INTERIOR PARTITIONS OR FURRING ASSEMBLIES, THE FACE OF THE EXTERIOR/PERIMETER EDGE OF THE CONCRETE SLAB OR FOUNDATION WALLS, GRID LINES OR THE CENTER LINE OF COLUMNS AND BEAMS; THE FACE OF MASONRY WALLS OR VENEERS; THE FACE OF WINDOWS FRAMES OR HOLLOW METAL DOOR FRAMES; THE EXPOSED FACE OF WOOD DOOR FRAMES (JAMBS) AT NOMINAL DOOR OPENINGS, UNLESS NOTED OTHERWISE. (U.N.O.)
- FLOOR PLAN DIMENSIONS AT EXTERIOR PERIMETER WALLS ARE TO THE FACE OF THE SHEARING (OSB, PLYWOOD, GYPSUM) AND THE EDGE OF THE CONCRETE SLAB FOUNDATION, AND DO NOT INCLUDE THE THICKNESSES OF THE EXTERIOR FINISH MATERIALS: FIBER CEMENT OR WOOD SOUNG AND TRIM, STUCCO OR CEMENT PLASTER, AND/OR METAL WALL PANELS AND TRIM, OR OTHER MATERIALS AS INDICATED OR NOTED. FLOOR PLAN DIMENSIONS AT EXTERIOR PERIMETER CAVITY WALLS WITH MASONRY OR STONE VENEERS ARE TO THE FACE OF THE MASONRY OR STONE VENEERS AND THE EDGE OF THE CONCRETE SLAB FOUNDATION, UNLESS NOTED OR INDICATED OTHERWISE.
- DIMENSIONS NOTED AS CLR. (CLEAR) AND O.T.O. (OUTSIDE TO OUTSIDE) ARE TO FINISH WALL OR PARTITIONS SURFACES.
- PROVIDE CONCEALED WOOD BLOCKING, WOOD SUPPORT FRAMEWORK AND BRACING, AND ALL WOOD NAILERS, ETC., AS REQUIRED.
- PROVIDE CONCEALED WOOD BLOCKING, CONTINUOUS, WHERE REQUIRED IN ALL WOOD STUD PARTITIONS FOR THE PROPER ANCHORAGE OF WALL ATTACHED ITEMS, SUCH AS MIRRORS, TOILET ACCESSORIES, FUTURE GRAB BARS, WALL-HUNG AND BASE CABINETS, COUNTERTOPS, WALL-HUNG LAVATORIES, CLOSET RODS, CLOSET LEADER STRIPS AND SHELVES, METALS SHELF BRACKETS, OWNER PROVIDED CLOSET SYSTEM

- ALL INTERIOR PARTITION WALLS EXTEND TO THE STRUCTURE OR THE BOTTOM OF CEILING/FLOOR FRAMING OR CEILING/ROOF FRAMING, UNLESS NOTED OR INDICATED OTHERWISE. ALL INTERIOR PARTITIONS THAT DO NOT EXTEND TO THE FRAMING SHALL BE BRACED TO THE STRUCTURE AS REQUIRED TO PREVENT MOVEMENT OR DEFLECTION.
- NOTIFY THE ARCHITECT IMMEDIATELY OF DISCREPANCIES IN THE DRAWINGS, BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND ACTUAL JOB CONDITIONS WHICH AFFECT THE EXECUTION OF THE WORK AS INTENDED. THE ARCHITECT WILL ISSUE A CLARIFICATION OR PREPARE ALTERNATE DOCUMENTS WHICH MAY BE REQUIRED.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES, FOR CHECKING AND COORDINATING ALL CONTRACT DOCUMENTS, SUBMITTALS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY, AND CONFIRMING THAT THE WORK IS BUILDABLE AS SHOWN AND INTENDED, BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE QUESTIONS REGARDING THESE OR ANY OTHER COORDINATION ISSUES, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT REGARDING THE WORK, OR ANY RELATED WORK, IN QUESTION, BEFORE PROCEEDING WITH THE WORK.
- AREA QUANTITIES NOTED ON THE PLAN DRAWINGS ARE PROVIDED FOR INFORMATION PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND AREA CALCULATIONS UTILIZED TO DETERMINE HIS COSTS AND QUANTITIES NECESSARY TO PROVIDE ALL LABOR, MATERIALS, COMPONENTS, AND ACCESSORIES REQUIRED TO COMPLETE WORK.
- DIMENSIONS SHOWN ARE FOR NOMINAL OPENINGS; FRAMERS SHALL ALLOW ROUGH OPENING CLEARANCES AS REQUIRED.

**ELECTRICAL NOTES**

- LAYOUT SHOWN IS SCHEMATIC ONLY. ELECTRICAL CONTRACTOR SHALL DESIGN AND FURNISH ELECTRICAL SYSTEM IN CONFORMANCE WITH ALL APPLICABLE CODES.
- COORDINATE WITH HVAC INSTALLER TO PROVIDE POWER FOR ALL MECHANICAL UNITS.
- PROVIDE NEW DISTRIBUTION PANELS AS REQUIRED, COORDINATE LOCATION WITH BUILDING DESIGNER.
- COORDINATE WITH PLUMBING CONTRACTOR TO PROVIDE POWER FOR TANK-LESS WATER HEATER WITH ELECTRIC IGNITION CONTROLS, GARBAGE DISPOSALS, EJECTOR OR GRINDER PUMPS AND OTHER EQUIPMENT WHERE INDICATED OR NOTED.
- VERIFY POWER REQUIREMENT FOR APPLIANCES WITH ARCHITECT/GENERAL CONTRACTOR.
- BUILDING SERVICE TO ELECTRICAL PANELS SHALL BE OVERHEAD.
- CONDUCTORS: COPPER, ROMEX, INSULATED UL APPROVED, PER COA CODE AND NEC.
- PANELS, SWITCHGEAR: MAIN DISTRIBUTION PANELS SHALL BE EQUIPPED WITH APPROPRIATE NUMBER AND SIZE OF CIRCUIT BREAKERS/ PROVIDE MIN. OF FOUR SPARES, BLANK WITHOUT CIRCUIT BREAKERS.
- PROVIDE DIRECTORY IDENTIFYING ALL CIRCUITS AND ROOM NAMES FOR COMPLETED ELECTRICAL SYSTEM, MOUNTED ON INSIDE FRONT CORNER OF PANEL.
- OUTLET BOXES AND BOXES FOR LIGHT FIXTURES AND SWITCH BOXES SHALL BE PLASTIC, UL APPROVED, PER COA CODE, BY PASS AND SEMI-OUR OR EQUAL. PROVIDE SPECIAL GALVANIZED METAL BOXES FOR CEILING FANS. PROVIDE GALVANIZED METAL BOXES IN MASONRY OR CEMENT PLASTER WALLS.
- WIRING DEVICES: SWITCHES AND RECEPTACLES: UL APPROVED BY PASS AND SEMI-OUR OR EQUAL SWITCHES SHALL BE SILENT TYPE, DECORATOR SWITCHES APPROVED BY ARCHITECT; DIMMER SWITCHES, UL APPROVED BY LUTRON, OR EQUAL, COLOR APPROVED BY ARCHITECT.
- IN GENERAL, WALL OUTLET BOXES FOR RECEPTACLES SHALL BE MOUNTED AT 15" AFF TO CENTERLINE, TYPICAL AND BOXES FOR SWITCHES AND DIMMERS SHALL BE MOUNTED AT 48" AFF TO CENTERLINE, TYPICAL.
- FIELD VERIFY AND COORDINATE WITH ARCHITECT REGARDING MOUNTING HEIGHTS AND LOCATIONS AND FINISH THICKNESSES FOR OUTLET BOXES AT KITCHEN AND BATHROOM CABINETS AND COUNTERTOPS, BACK AND END SPLASHES, AND OTHER SPECIAL CONDITIONS.

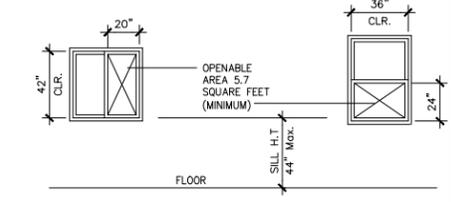
**RCP NOTES**

- LAYOUT SHALL FIELD VERIFY AND CORRELATE ALL DIMENSIONS ON THE JOBSITE.
- DIMENSIONS INDICATED ON THE REFLECTED CEILING PLAN ARE TO THE FACE OF GYPSUM BOARD PARTITIONS OR FURRING ASSEMBLIES, THE FACE OF MASONRY SURFACES, WINDOW FRAMES, AND GRID LINES, AND TO THE CENTER LINE OF LIGHT FIXTURES, CEILING FANS, SUPPLY AIR DIFFUSERS, EXHAUST AND RETURN AIR GRILLES, ETC., UNLESS NOTED OTHERWISE.
- CONTRACTOR TO LOCATE AND LAYOUT CEILING SYSTEM AND CEILING MOUNTED FIXTURES AND OTHER ITEMS AS THEY RELATE TO THE STRUCTURE AND OTHER BUILDING ELEMENTS AS SHOWN ON THE DRAWINGS, AND IN CONFORMANCE WITH THE DESIGN CONCEPT AND INTENT.
- CEILING MOUNTED ELEMENTS, RECESSED LIGHT FIXTURES, MECHANICAL DIFFUSERS AND GRILLES, SPEAKERS, SMOKE DETECTORS, CEILING FANS, SURFACE MOUNTED TRACK LIGHTING SYSTEMS, ETC., SHALL BE CENTERED IN EACH ROOM, UNLESS NOTED OTHERWISE.
- REFER TO THE MECHANICAL AND ELECTRICAL PLAN SYMBOL SCHEDULES.
- COORDINATE ALL WORK WITH OTHER TRADES. REFER TO THE PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS AS REQUIRED.
- TYPICAL CEILINGS TO BE PAINTED GYPSUM BOARD CEILING SYSTEM, UNLESS NOTED OTHERWISE, WITH CEILING OFFSETS AND FURR DOWNS AS INDICATED.
- PROVIDE RECESSED FLUSH MOUNTED ACCESS PANELS TO PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT LOCATED ABOVE THE FINISH CEILING IN ALL SUSPENDED GYPSUM BOARD CEILINGS AS REQUIRED.
- NOTIFY ARCHITECT FOR OBSERVATION OF THE ABOVE CEILING MEP WORK PRIOR TO THE INSTALLATION OF GYPSUM BOARD CEILINGS.
- IN GENERAL, WALL OUTLET BOXES FOR RECEPTACLES SHALL BE MOUNTED AT 15" AFF TO CENTERLINE, TYPICAL AND BOXES FOR SWITCHES AND DIMMERS SHALL BE MOUNTED AT 48" AFF TO CENTERLINE, TYPICAL.
- FIELD VERIFY AND COORDINATE WITH ARCHITECT REGARDING MOUNTING HEIGHTS AND LOCATIONS AND FINISH THICKNESSES FOR OUTLET BOXES AT KITCHEN AND BATHROOM CABINETS AND COUNTERTOPS, BACK AND END SPLASHES, AND OTHER SPECIAL CONDITIONS.

**PLUMBING NOTES**

- CONTRACTOR SHALL VERIFY AND COORDINATE THE EXACT LOCATION OF PIPING, FITTINGS, OFFSETS, BENDS, DEVICES AND EQUIPMENT WITH EXISTING SITE CONDITIONS, THE BUILDING ELEMENTS AND THE WORK OF OTHER TRADES.
- ALL WORK, INCLUDING MATERIALS AND WORKMANSHIP, SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES, LAWS AND ORDINANCES, THE UNIFORM MECHANICAL, PLUMBING AND BUILDING CODES, THE WORK SHALL BE COMPLETE IN ALL RESPECTS AND IN ACCORDANCE WITH ACCEPTED AND ESTABLISHED CONSTRUCTION PRACTICES.
- THE COLD AND HOT WATER PLUMBING SYSTEMS ARE NOT SHOWN ON THE DRAWINGS.
- WATER HEATER: NATURAL GAS WHOLE HOUSE TANK-LESS WATER HEATER, OUTDOOR INSTALLATION, VENT-LESS, ENERGY EFFICIENT, FREEZE PROTECTION TO FIVE DEGREES FAHRENHEIT, ELECTRONIC IGNITION, OPTIONAL REMOTE THERMOSTAT, ENDLESS HOTWATER SUPPLY FOR 2 MAJOR APPLICATIONS AT A TIME. MODEL: AQUASTAR 24000P BY BOSCH, OR "AQUASTAR 25000XG" OR APPROVED EQUAL OR RINNAI MODEL # R85E (2532W).
- WATER SYSTEM PIPING: PEX, CROSS-LINKED FLEXIBLE, POLYETHYLENE PLASTIC PIPING WITH HIGH TEMPERATURE POLYMER FITTINGS PROVIDE 1" THICK FOAM INSULATION AT ALL HOT WATER PIPING, AND 1/2" THICK AT ALL COLD WATER PIPING ABOVE THE SLAB, INCLUDING UNDER THE CONCRETE SLAB. PROVIDE CONTINUOUS PLASTIC SHEATHING AT ALL WATER SYSTEM PIPING PLACED BENEATH THE SLAB; COLOR CODED TO PROTECT THE TUBING - NOT SHOWN IN THIS PLAN.
- WATER SYSTEM PIPING SHALL BE INSTALLED UNDERNEATH THE VAPOR BARRIER MEMBRANE FOR THE CONCRETE SLAB. NO JOINTS IN THE PIPING OR TUBING BENEATH THE SLAB ARE PERMITTED.
- WASTE WATER DRAIN AND VENT PIPING: PVC, SCHEDULE 40.

- NOTES:**
- INSTALL SMOKE DETECTORS TO CODE
  - ALL WET AREA RECEPTS ON GFCL
  - CONSULT OWNER REGARDING SPEAKER, TV, PHONE AND SECURITY SYSTEM WIRING REQUIREMENTS
  - ELECTRICAL DRAWINGS ARE SCHEMATIC ONLY and ARE TO BE REVIEWED AND INSTALLED BY A LICENSED PROFESSIONAL TO MEET ALL APPLICABLE CODES



emergency escape and rescue windows  
 SCALE: N.T.S.

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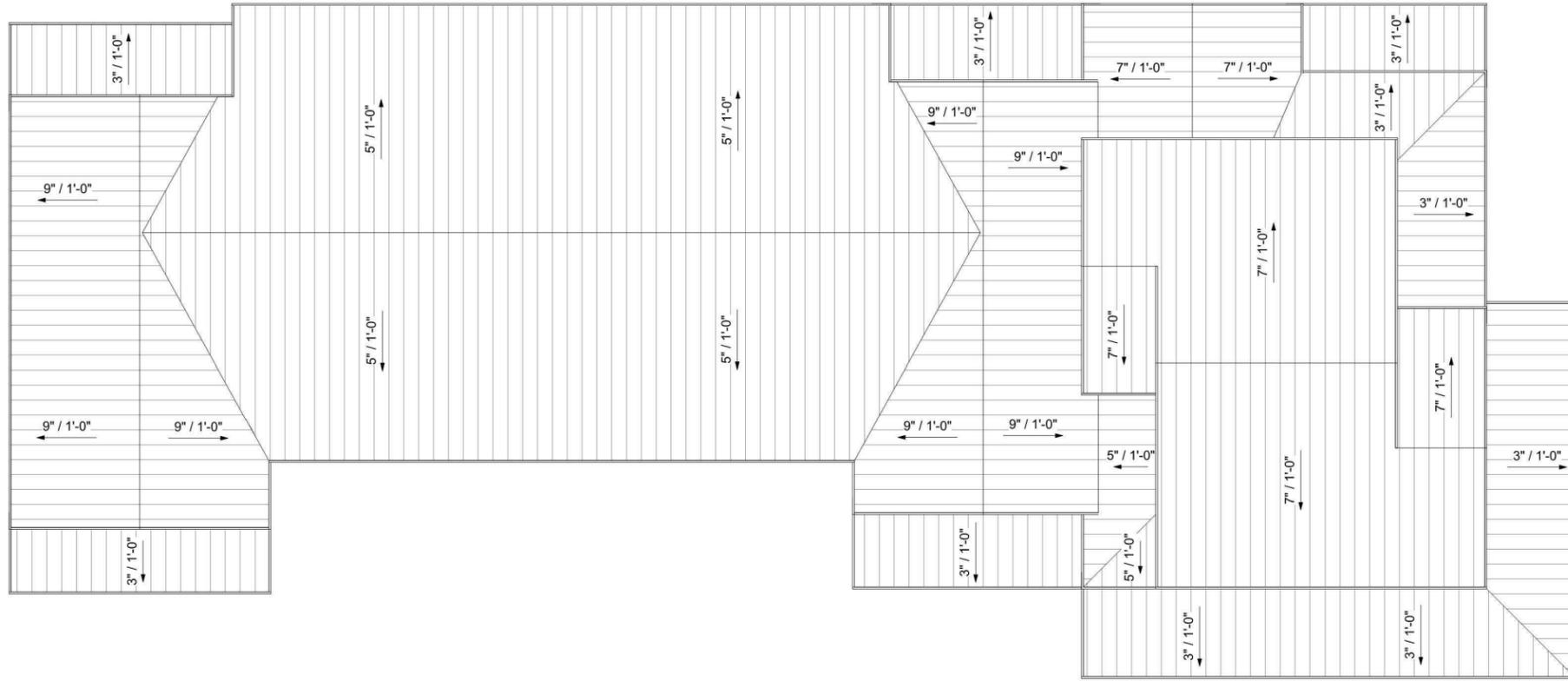
**COUC Submittal**  
 04/28/23

**Proposed 3 Unit Development**  
 201 E. Lindbergh Blvd. Universal City, Texas 78148  
**Nguyen Family**  
 Cell: (210) 929-2930

7th Modern Design Studio, LLC  
 Address: 2705 Crusader Bend  
 Cibolo, Texas 78108  
 Cell phone: (830) 743-8487

no. \_\_\_\_\_  
 sheet title \_\_\_\_\_  
 sheet **A-4a**

Note: Foundation and Structural will be engineered by a register licensed engineer and inspected before final inspection is perform.



1 Roof Plan

scale: 3/32" = 1'-0" (11x17 Sheet)

scale: 3/16" = 1'-0" (24x36 Sheet)



COUC Submittal  
04/28/23

# Proposed 3 Unit Development

201 E. Lindbergh Blvd. Universal City, Texas 78148

**Nguyen Family**  
Cell: (210) 929-2930

7th Modern Design Studio, LLC

Address:  
2705 Crusader Bend  
Cibolo, Texas. 78108

Cell phone:  
(830) 743-8487

no.

sheet title

sheet **A-8**

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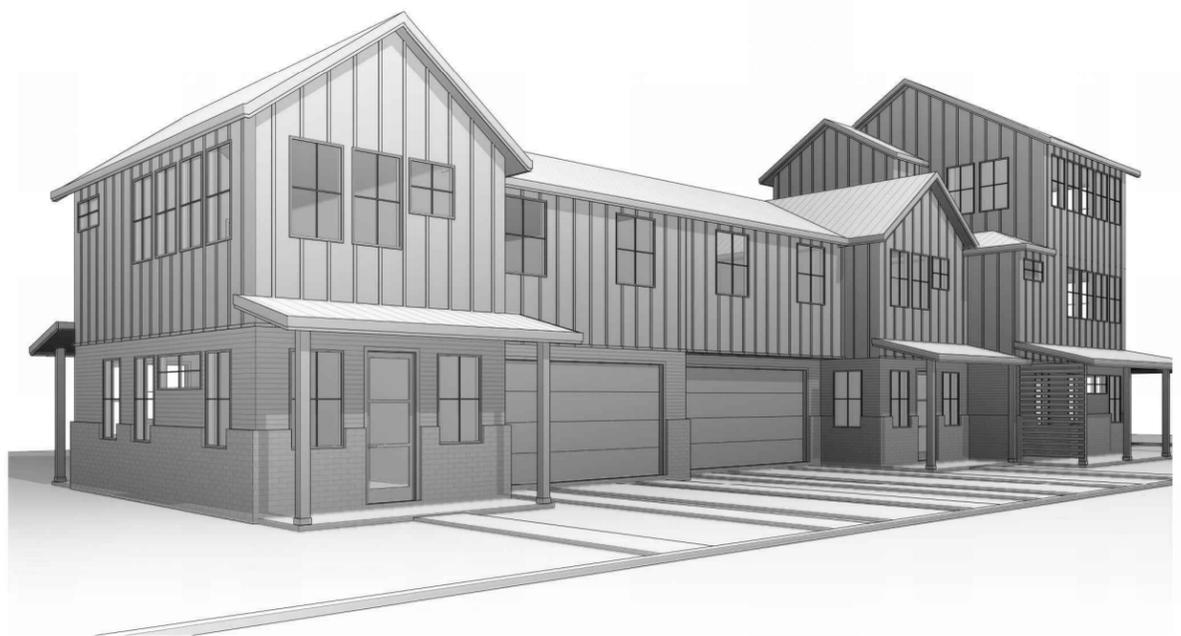
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1 3D View 1



2 3D View 2

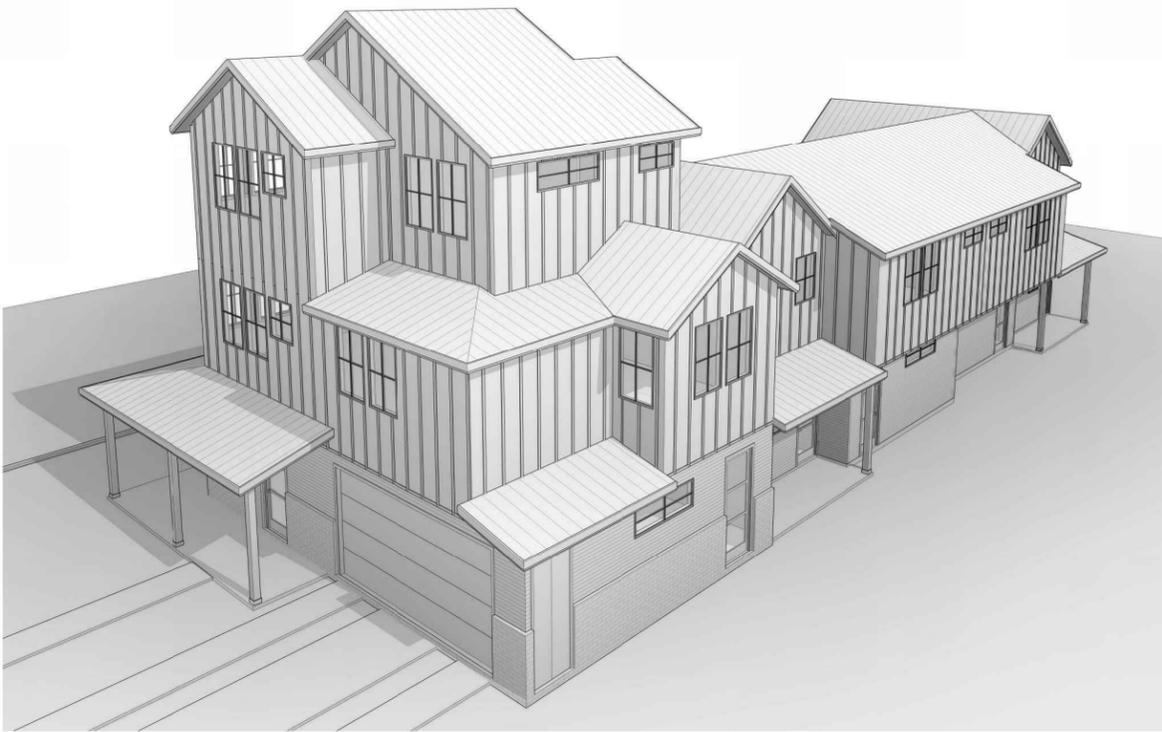


3 3D View 3

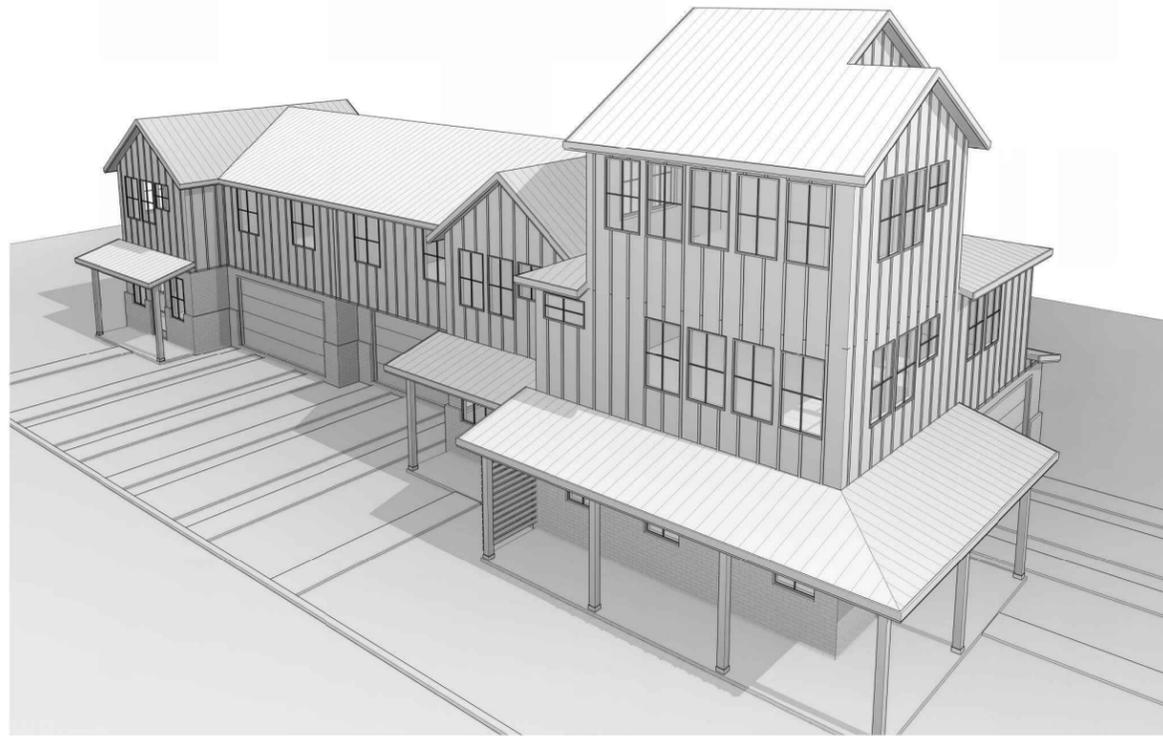


4 3D View 4

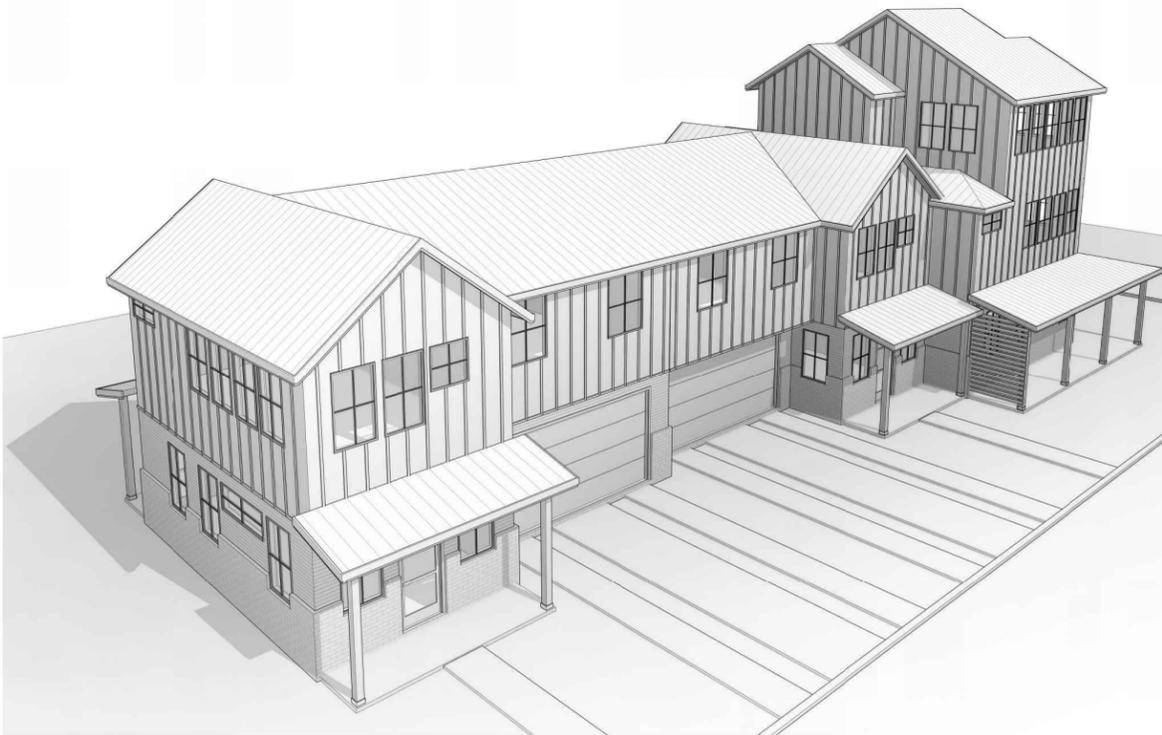
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1 Aerial 1



2 Aerial 2



3 Aerial 3



4 Aerial 4

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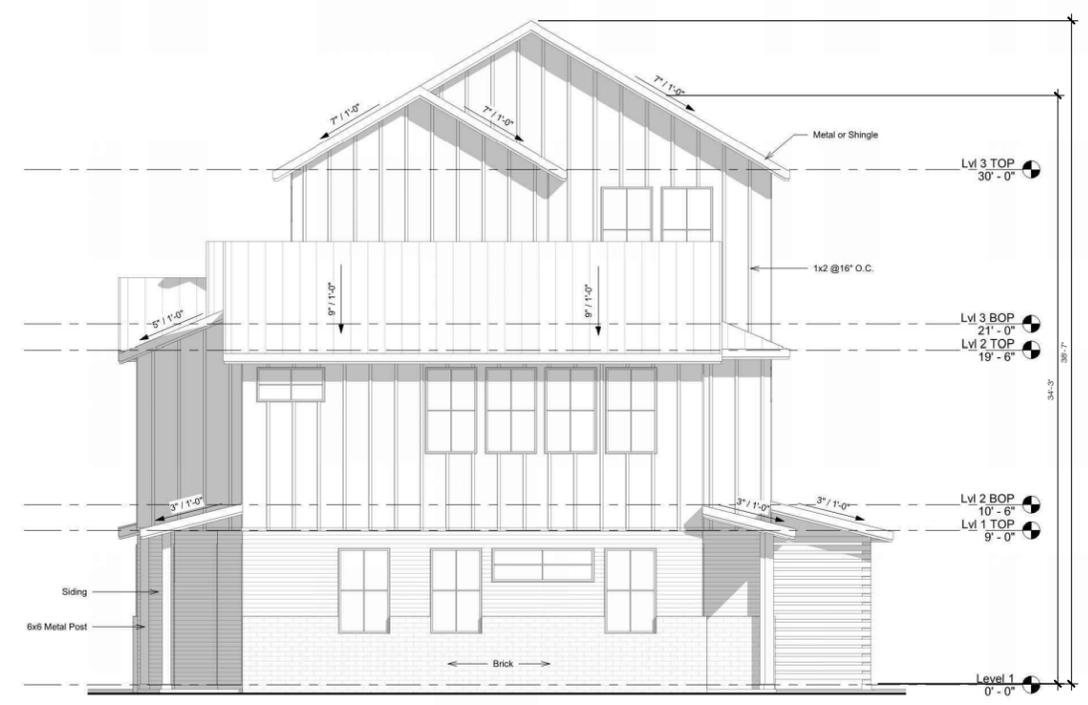
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① South Elevation  
 scale: 3/32" = 1'-0" (11x17 Sheet)  
 scale: 3/16" = 1'-0" (24x36 Sheet)



② North Elevation  
 scale: 3/32" = 1'-0" (11x17 Sheet)  
 scale: 3/16" = 1'-0" (24x36 Sheet)

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1 West Elevation  
 scale: 3/32" = 1'-0" (11x17 Sheet)  
 scale: 3/16" = 1'-0" (24x36 Sheet)



2 East Elevation  
 scale: 3/32" = 1'-0" (11x17 Sheet)  
 scale: 3/16" = 1'-0" (24x36 Sheet)

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**RESOLUTION NO. 954-2023**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UNIVERSAL CITY APPROVING A PROJECT OF THE UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION AS AUTHORIZED BY SECTION 505.158 OF THE TEXAS LOCAL GOVERNMENT CODE, AUTHORIZING CERTAIN FINANCIAL ASSISTANCE TO BE USED FOR TARGETED INFRASTRUCTURE LOCATED WITHIN THE CITY OF UNIVERSAL CITY, TEXAS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Universal City Economic Development Corporation is an in economic development corporation created pursuant to Chapters 501, 502 and 505 of the Texas Local Government Code, as amended; and

**WHEREAS**, Section 505.158 of the Texas Local Government Code provides that for a municipality with a population of 20,000 or less, “project” includes the land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the corporation’s board of directors to promote new or expanded business development; and

**WHEREAS**, as of the last current Census, dated April 1, 2010, the population for the City of Universal City is 18,530; and

**WHEREAS**, the Universal City Economic Development Corporation (EDC) previously authorized projects to promote new or expand business development, including construction and improvement of public infrastructure and utilities related to the promotion of new or expanding business development, construction improvement and/or repair of streets and traffic signal systems, medians, trails, sidewalks and related water, electric, gas, drainage and conservation easement improvements at various locations in the city related to new or expanded business development; and

**WHEREAS**, the EDC has found that expenditures in the amount of approximately \$20,480 necessary for the construction and improvement of public infrastructure at 119 E Aviation, is related to the promotion of new or expanding business development and is an eligible project within the City for the purpose of job retention; and

**WHEREAS**, the EDC Board of Directors have determined the expenditure under this project are consistent with and meet the definition of “project” as that terms is defined in Chapter 501 and 505 of the Texas Local Government Code, and in particular Section 505.158 of the Texas Local Government Code; and the definition of “cost” as that term is defined by Section 501.152 of the Texas Local Government Code.

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

**Section 1.** That the foregoing recitals are hereby found to be true and correct findings

of the City Council of Universal City and are fully incorporated into the body of this Resolution.

**Section 2.** That the City Council of the City of Universal City finds and determines that the expenditure of **Twenty Thousand Four Hundred Eighty and No/100 Dollars (\$20,480)** as a program for targeted public infrastructure related to the promotion of new or expanding business development within the City of Universal City, Texas will retain existing jobs and promote new and expanded business development, and is otherwise consistent with Section 505.158 of the Act.

**Section 3.** That the City Council hereby authorizes the project and authorizes the Mayor to execute this Resolution.

**Section 4.** This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

**Section 5.** If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

**Section 6.** It is officially found, determined, and declared that the meeting at which this Resolution 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 Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

**Section 7.** This Resolution shall be in force and effect from and after its final reading, and it is so resolved.

**PASSED, APPROVED AND DULY RESOLVED** by the City Council of Universal City on first reading this the 20<sup>th</sup> day of June, 2023.

**PASSED AND APPROVED** on second reading this the 5<sup>th</sup> day of July 2023.

---

John Williams, Mayor

**ATTEST:**

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Kristin Mueller, City Clerk

TO: EDC  
FROM: Economic Development Director, Kristin Mueller  
DATE: June 5, 2023  
SUBJECT: 6S Engineering Inc, Bowie Street Parking Lot

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The EDC acquired 119 E. Aviation in October 2022. The property is approximately 0.5022A. While the long term use of the EDC owned real property has not yet been identified, the EDC has determined to use the property in the interim as a public parking lot. The parking lot will serve as additional parking for existing businesses in the Aviation District as well as provide parking for any new businesses (i.e. 302 Pat Booker Rd).

The contract for professional services with 6S Engineering, Inc is to provide the survey and design, bid phase services, and construction administration of the Bowie Street Parking Lot in the amount of \$20,480.00.



**RESOLUTION NO. 2023-6**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION APPROVING A PROJECT AS AUTHORIZED BY SECTION 505.158 OF THE TEXAS LOCAL GOVERNMENT CODE, AUTHORIZING CERTAIN FINANCIAL ASSISTANCE TO BE USED FOR TARGETED INFRASTRUCTURE LOCATED WITHIN THE CITY OF UNIVERSAL CITY, TEXAS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Universal City Economic Development Corporation is an economic development corporation created pursuant to Chapters 501, 502 and 505 of the Texas Local Government Code, as amended; and

**WHEREAS**, Section 505.158 of the Texas Local Government Code provides that for a municipality with a population of 20,000 or less, “project” includes the land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the corporation’s board of directors to promote new or expanded business development; and

**WHEREAS**, as of the last current Census, dated April 1, 2020, the population for the City of Universal City is 19,720; and

**WHEREAS**, the Universal City Economic Development Corporation (EDC) previously authorized projects to promote new or expand business development, including construction and improvement of public infrastructure and utilities related to the promotion of new or expanding business development, construction improvement and/or repair of streets and traffic signal systems, medians, trails, sidewalks and related water, electric, gas, drainage and conservation easement improvements at various locations in the city related to new or expanded business development; and

**WHEREAS**, the EDC has found that expenditures in the amount of approximately \$20,480.00 necessary for the design, bid, and construction phase services of the Bowie Street parking lot, is related to the promotion of new or expanding business development and is an eligible project within the City for the purpose of promoting new business development; and

**WHEREAS**, the EDC Board of Directors have determined the expenditure under this project are consistent with and meet the definition of “project” as that term is defined in Chapter 501 and 505 of the Texas Local Government Code, and in particular Section 505.158 of the Texas Local Government Code; and the definition of “cost” as that term is defined by Section 501.152 of the Texas Local Government Code.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE UNIVERSAL CITY INDUSTRIAL DEVELOPMENT CORPORATION THAT:**

**SECTION 1.** The findings set out above are hereby found to be true and correct and are incorporated herein for all purposes.

**SECTION 2.** That the Universal City Economic Development Corporation finds and determines that the expenditure of Twenty Thousand Four Hundred Eighty and No/100 Dollars (\$20,480) as a program for targeted public infrastructure related to the promotion of new or expanding business development within the City of Universal City, Texas will retain existing jobs and promote new and expanded business development, and is otherwise consistent with Section 505.158 of the Act.

**SECTION 3.** Dick Crow, in his capacity as the President of the Universal City Economic Corporation, is hereby authorized and directed to take actions, including the execution of contracts that are in substantial form as Exhibit “A” and contract and all other agreements, instruments or documents, reasonably necessary to facilitate the purpose of this Resolution.

**SECTION 5.** This Resolution is effective upon passage.

**DULY RESOLVED AND ADOPTED** by the Board of Directors of the Universal City Economic Development Corporation, this 8<sup>th</sup> day of June 2023.

UNIVERSAL CITY ECONOMIC  
DEVELOPMENT CORPORATION

---

Richard “Dick” Crow, President

ATTEST

---

Leonard Dagg, Corporate Secretary

April 26, 2023

Mr. Randy Luensmann  
City of Universal City  
2150 Universal City Blvd.  
Universal City, Texas 78148

Regarding: Bowie Street Parking Lot  
6S Project No. 2023-003-01

Dear Mr. Luensmann:

6S Engineering, Inc. (6S) is pleased to provide you this proposal to perform professional engineering services for the City of Universal City ("City"). The project is defined as the the design, bid phase services and construction administration for a parking area located in Universal City, Texas.

**PROJECT DESCRIPTION:**

6S will provided survey and design for a parking lot near Avaiation Street and Bowie Street. 6S will also assist with bid phase services and be involved in the construction administration.

**SCOPE OF SERVICES TO BE PERFORMED BY ENGINEER ON THE PROJECT:**

6S will provide engineering services for the project described above. The scope of work to complete the design includes the following:

- A. Project Start-up & Management- 6S will meet with the City two (2) times within the scope of the project. This segment of the project includes initial budgeting and setup for the project.
- B. Design Plans – 6S will prepare construction drawings and specifications for the proposed parking lot area. Drawings will be produced on 11"x17" sheets at scales appropriate for the information shown. Drawings will include plan view showing limits of construction, typical roadway cross section and supporting detail sheets. Construction plans and an Opinion of Probable Construction Cost (OPCC) will be provided to City staff at 60% and final completion for review and approval. Final Design plans and specifications will be provided to the city for approval prior to bidding. 6S will utilize Sur-GIS of Texas to perform th project survey.
- C. Project Specifications – 6S will provide project specifications and a bid proposal for the project. The quantities will be provided by the City of Universal City from the previous engineer. The specifications will be derived from a standard City of Universal City Contract.

**QA/QC:**

6S will provide a Quality Control review on the project specifications prior to final document reproduction.

**Contract Document (Specifications) Submittal:**

6S will provide a pdf file and one (1) hard copy set of the contract front end documents for review by the City.

**Bid Phase Services**

6S will prepare the advertisement of the bid for the City.

Prepare and provide complete sets of the bid package, specifications, and instructions to bidders, general provisions, and bid proposal as documentation to the City in PDF format.

Attend pre-bid conference and prepare necessary addenda to provide clarification and interpretation to bidders.

Complete a bid tabulation and analysis of bids and furnish a recommendation on the award of the construction contract.

The Contract will also be placed on Civ-Cast if the City allows to increase bidding opportunity for contractors.

**Construction Phase Services (Additional Service)**

Attend the Pre-Construction conference with the representatives of the interested City departments and the contractor. Prepare a summary record of the Pre-Construction conference as scheduled by the City.

Attend bi-weekly construction meetings (once every 2 weeks) to discuss job progress, revisions, plan clarification and coordination. Sub-consultants shall be included as attendees as necessary in these meetings. 6S will prepare summary record to be distributed to all attendees after review by the City.

Perform periodic visits (once a month) to the site to observe as an experienced and qualified design professional the progress and quality of the executed work, and to determine in general if the work is proceeding in accordance with the plans and specifications. During such visits and on the basis of on-site observations, 6S shall consult and advise the City during construction, and submit monthly reports to the City relating to such visits. 6S shall not be required to make exhaustive or continuous on-site inspections to check the quality and quantity of the work; 6S shall not be responsible to the means, methods, techniques, sequences or procedures of construction selected by the contractor or the safety precautions and programs incident to the work of the contractor. 6S's efforts will be directed towards providing 6S's best judgment to the City that the completed project will conform to the plans and specifications. 6S shall not be responsible for the failure of the contractor to perform the construction work in accordance with plans and specifications and the contractor's contract; however, 6S shall report to the City any deficiencies in the work actually observed by 6S. During such visits and on the basis of on-going observations, 6S shall consult and advise the City during construction.

After contractor's approval, 6S shall review and take appropriate action (approve with modifications, reject, etc.) upon the contractor's submittals such as shop drawings, product data and samples, but only for conformance with the design concept of the project and compliance with the information given in

the contract documents. Such action shall be taken with reasonable promptness so as to minimize delay. Such reviews and approvals or other action shall not extend to means, methods, techniques, sequences, or procedures of construction or the safety precautions and programs incident thereto. The approval of a specific item shall not indicate approval of an assembly of which the item is a component.

Review monthly estimates and recommend approval or other appropriate action on estimates submitted by the contractor.

Develop, at the request of the City, any changes, alterations or modifications to the project that appear to be advisable and feasible and in the best interest of the City. 6S will not modify the design plans or change direction to the contractor without first consultation with the Design Engineer of record for the plan set (Plans were designed by others). Alterations shall appear on or be attached to the City's form "Field Alteration Request". At the direction of the City, 6S shall obtain the contractor's price of the proposed alteration prior to submitting it to the City for its approval.

Perform in company with the City representative(s) a "conditional approval" and a "Final" inspection of the project to observe any apparent defects in the completed construction with regard to conformance with design concept and intent of the contract documents. Assist the City in consultation and discussions with contractor(s) concerning such deficiencies, and make recommendations as a replacement or correction of the defective work.

After completion of the work, and before final payment to the contractor, the City shall receive from the contractor two (2) sets of "Record Drawings". 6S, after receiving the information, shall forward the information to the engineer of record for completion of as-builts (hereinafter called "Plan of Record") for the City's permanent file. 6S shall not be held liable for the information supplied by the contractor and/or City representative.

The City will require the contractor to submit to 6S who shall review and deliver to the City, manufacturer's warranties or bonds on materials and equipment incorporated in the project for which such warranties or bonds were required by the specifications.

Prepare the "Final Field Alteration" recapitulations (over and under) of the project in conjunction with the final request for payment.

**Term of Construction Phase Service (estimated not to exceed 3 months). Additional Services will be necessary after this period.**

**Exclusions:**

- Traffic Impact analysis
- Structural Engineering
- Electrical Engineering

**OWNER'S RESPONSIBILITIES:**

City shall coordinate with Engineer of Record and provide 6S with final plans for reproduction and other documents necessary to complete the contract documents "specifications".

**PERIOD OF DESIGN SERVICE:**

1.5 months from authorization

**PAYMENTS TO ENGINEER:**

6S Engineering Group proposes the following lump sum fees for the above referenced services:

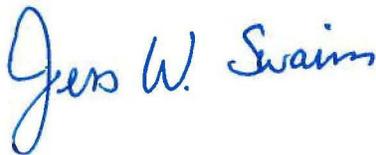
A. Project Start-up.....	\$550.00
B. Design Plans:.....	\$6,220.00
C. Project Specifications:.....	\$2,200.00
QA/QC:.....	\$650.00
Bid Phase .....	\$2,100.00
Construction Phase (Not to Exceed 3 months).....	\$6,000.00
Survey (SURGIS) .....	\$2,760.00
<b>Total Project Cost (Lump Sum): .....</b>	<b>\$20,480.00</b>

Invoicing will occur monthly on a percent complete basis in accordance with the master services agreement.

If this proposal is acceptable to you, please indicate by signing in the space provided below and return the original to this office. If you have any questions, please call our office. We appreciate the opportunity to submit this proposal and look forward to being of service.

Signature of this professional services agreement is understood to constitute authorization to proceed as of the date signed by the client.

Sincerely,



Jess W. Swaim, P.E.  
Vice President

ACCEPTED:  
Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_