

**MINUTES**  
**CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS**  
 Regular Meeting, Tuesday, 16 April 2024

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

**2. QUORUM CHECK and VOTE TO CONSIDER THE EXCUSE OF ABSENT MEMBERS (if applicable):**

Maribel Garcia, Deputy City Clerk

**Present:**

Mayor John Williams  
 Mayor Pro Tem 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  
 Michael Cassata, Development Services Director  
 Randy Luensmann, Public Works Director  
 Johnny Siemens, Police Chief

Mayor Williams noted a quorum was present.

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

Mayor Williams gave the invocation and led the Pledge of Allegiance to the United States and Texas flags.

**4. STAFF REPORTS AND OTHER DISCUSSION ITEMS:** None.

**5. CITIZENS TO BE HEARD:**

- Janice Hughes, 170 Clear Oak, expressed her appreciation for the Council’s time and research conducted for meetings. She disagreed with divisions on City Council, and felt that Council may disagree with each other but should stay united. She quoted Frank Zappa, Marcus Aurelius, and Thomas Merton relating to political intentions and dangers.
- Bernie Rubal, 635 Balboa, demonstrated tax revenue and funding that goes into the golf course compared to the earned revenue that comes out of the golf course. He asserted the City only received returns of less than 3% of funding. He asked Council to revisit the management policies related to the golf course.
- Jeff Flinn, 8018 Cherry Glade, Converse, TX, reminisced on his time interacting with Mayor Williams as a reporter at the Herald Newspaper and at Northeast Lakeview College. He wished Mayor Williams well in his departure from the seat. He commented that the metro-com is filled with Mayors who love their cities – John Williams being one. He thanked the Mayor for his service.
- Billy Hill, 9023 Phoenix Ave., thanked Council for their time researching agenda items in the interest of Universal City residents. However, he questioned why Council could not receive answers to simple questions and gain clarification on items prior to the meeting to then present their position at the meeting; he noted a consideration for laws that may prevent this. He asked Council to consider what could be done to address topics prior to meetings.
- Michael Voeller, Gather Brewing Co., mentioned that the brewery is attempting to build a pergola in the front. He noted the positive interaction he had with Jaclyn Redmon, Building Inspector, and felt

the clarifying communication with the City was valuable and appreciated it.

## **7. ANNOUNCEMENTS:**

### **a. CITY MANAGER’S ANNOUNCEMENTS: None.**

### **c. COUNCILMEMBERS’ ANNOUNCEMENTS:**

Councilmember Bulman presented a token of appreciation in the form of Lego flowers in a book-shaped vase to Ms. Carmen Flynn for her work in the Library with Tasty Table and the Crafty Crew. She commended all the work Ms. Flynn does with the Library and noted that her events are well-attended.

Ms. Flynn reported the quick achievement of being completely booked for events, including the Bridgerton Tea Party with Tasty Table.

### **b. MAYORS’ ANNOUNCEMENTS:**

Mayor Williams shared a letter he received from a 9<sup>th</sup> Grader attending Calvary Chapel Christian Academy expressing the students’ comfort from having high police presence in the area, especially with her brother starting to drive. She said, “knowing that there are police around helps me not feeling like I’m going to die every time he drives.” The Mayor wanted to share this humorous letter with Chief Siemens and thanked the Police for everything they do.

Mayor Williams also shared his experience with EZ Wash and the attendant’s generosity and help. His dryer broke and he had to use a laundromat after years of never using one. The attendant noticed he needed help, and covered the charge herself after realizing Mayor Williams did not know he had to have coins. He thanked her and gave laudations to business owners like her in the City that show immense pride and generosity in their work.

### **c. COUNCILMEMBERS’ ANNOUNCEMENTS:**

Councilmember Buck addressed comments from Citizens to be Heard saying he agreed with sentiments of wanting less divisiveness. He noted it was clear that all current Councilmembers and all candidates running for Council want the best for the City, though they may not agree. He felt humbled by the trust residents placed in him as an elected official to make decisions for the City. He opined that sometimes deliberation could be messy, but that was okay.

Mayor Pro Tem Goolsby verified that this was not Councilmember Buck’s last meeting – he would make his comments later.

Councilmember Najarian was excited for presentations on the agenda. He reported on the recent NE Partnership meeting with Congresswoman Donna Campbell and other candidates. He said he would be attending the Judson ISD Bond meeting. He thanked everyone in attendance for attending.

Councilmember Fitzpatrick commented on differences of opinion on Council but noted that they all have the best interests of the community at heart. She said they all were thoughtful about those decisions and had to be open to new ideas. She thanked everyone for attending and reminded them that Heroes Camp registration would open with the camp hosted June 3-7 for 12-14 year olds.

Councilmember Vaughan addressed Mr. Hill's comments stating he hoped the Council Message Board would help with time in the meetings. He informed Council of a possible conflict of interest and his intent to recuse himself from items regarding the Reunion Development.

## 6. PUBLIC HEARINGS:

### Reunion Development

- a. **PC 602 (ZC 253) – A request for an amendment to the Future Land Use Plan for two tracts combined totaling an approximately 43-acre larger tract located primarily between E. Loop 1604 N. Access Road and Universal City Boulevard (see metes and bounds descriptions below) from HC-Highway Commercial and OS-Open Space to HC-Highway Commercial, HDR-High Density Residential and OS-Open Space, per Zoning Ordinance 581.**
- b. **PC 603 (ZC 254)—A request for a Zone Change from OS-Open Space and C4-General Commercial to PUD 2024-101 District for two tracts combined totaling an approximately 43-acre larger tract located primarily between E. Loop 1604 N. Access Road and Universal City Boulevard (see metes and bounds descriptions below), per Zoning Ordinance 581.**
- c. **PC 604 (ZC 255)—A request for approval of PUD Preliminary and Final Plans (PUD 2024-101) for two tracts combined totaling an approximately 43-acre larger tract located primarily between E. Loop 1604 N. Access Road and Universal City Boulevard (see metes and bounds descriptions below), per Zoning Ordinance 581.**

Mr. Cassata presented background of the Reunion Development project, a Planned Unit Development. He stated that the City and EDC owned 43 acres of property off E. Loop 1604 N. for which market analysis was conducted; average income would be approximately \$85,000 annually. He shared recommendations as a result of consultation with the Retail Coach, including having a master developer control the whole site, gaining public buy-in for infrastructure needs, master planning the site, and zoning the development for mixed use intentions. A map of the development was presented – it was parsed into various proposed uses including retail, hotel/apartments, multi-family housing, flex warehousing, business offices, active senior housing, recreation facilities, restaurants, and more. He noted development requirements in Exhibit D of the PUD Ordinance. He assured Council that market conditions would be considered and proposed uses could subsequently change location. He emphasized the development's prioritization of pedestrian connectivity with 10-foot shared-use paths. He shared right-of-way specifications, parking plans, positive traffic study results at full build-out, floodplain analysis, and presented a construction timeline. Infrastructure should be completed by December 2025, after which development could begin. He said the applicant requested a FLUP amendment, rezoning to the PUD 2024-101 District, approval of the Master Development Agreement, and approval of both EDC and City sale agreements. He clarified that the EDC owned approximately 10 acres of the 43 acres with the City owning the rest. Thirty notices were distributed according to statute with two objections received from businesses stating their concern of increased traffic and crime associated with apartments.

Reunion Development partners Zach Wolf and Mitchell Ward briefly reported their experience with Live Oak Interests. Their firm focused on multi-family development, building market-rate apartments and active senior/adult living. They gave an overview of other team members as well as consultants already chosen for the project. They presented their current development portfolio.

### Mayor Williams opened the Public Hearing at 7:16 PM.

- Janice Hughes, 170 Clear Oak, worried about emergency services coverage of the area with sustainable growth of the Police and Fire departments. She opined that passive land with no designated purpose is okay. She was concerned with the effect of the new development on water

restrictions. She played Joni Mithcell’s “Yellow Taxi” warning about how “they paved paradise, put up a parking lot.” She hoped that progress was done with present and future considerations.

- Bernie Rubal, 635 Balboa, expressed concern regarding loss of retail or commercial zoning with the new development. He stated commerce helps reduce property taxes for residents. He wondered who would bear the tax burden. He wished for clarification on the land that was, until recently, labeled as parks land in the Parks Master Plan.

There being no further comment, **Mayor Williams closed the Public Hearing at 7:25 PM.**

#### **E. Wright Rowhomes**

- d. **PC 605 (ZC 256) – A request for an amendment to the Future Land Use Plan for an approximately 0.717-acre tract located at the southeast corner of Bowie Drive and E. Wright Boulevard, with the common addresses of 604 Bowie Drive and 206-218 E. Wright Boulevard, [CB 5768 BLK 21 LOTS 1-5] from MDR-Medium Density Residential to HDR-High Density Residential, per Zoning Ordinance 581.**
- e. **PC 606 (ZC 257) – A request for a Zone Change from R-OT Old Town Residential to PUD 2024-102 District for an approximately 0.717-acre tract located at the southeast corner of Bowie Drive and E. Wright Boulevard, with the common addresses of 604 Bowie Drive and 206 – 218 E. Wright Boulevard, [CB 5768 BLK 21 LOTS 1-5], per Zoning Ordinance 581.**
- f. **PC 607 (ZC 258)—A request for approval of PUD Preliminary and Final Plans (PUD 2024-102) for an approximately 0.717-acre tract located at the southeast corner of Bowie Drive and E. Wright Boulevard, with the common addresses of 604 Bowie Drive and 206 – 218 E. Wright Boulevard, [CB 5768 BLK 21 LOTS 1-5], per Zoning Ordinance 581.**

Mr. Cassata clarified the location in the Aviation District and said the project was in line with the Aviation District Masterplan. He noted the usefulness of the Masterplan because it allowed Staff to present it to the property owner years ago when he expressed interest in building in the Aviation District. From there, his property acquisition progressed to allow for a rowhomes project fitting the vision of the District. Mr. Cassata noted the project’s proximity to another community called The Solitude and explained concepts of New Urbanism including incentivizing walkability by bringing buildings closer to the sidewalk and having rear-entry garages. He noted accommodations for emergency vehicles and requirements for architectural materials. He gave a brief overview of the unit size to be three-bedroom, two-story units.

Richard Raimondi, the applicant, stated he agreed with the vision of the Aviation District. He gave an overview of his background in Universal City, including the involvement of his son in this project. He felt this was a family investment. He assured Council that he had years of experience with all contractors and trusted their work. He briefly explained exterior designs of the units with each being unique.

**Mayor Williams opened the Public Hearing at 7:33 PM.**

- Kim Igleheart, 736 Garden Meadow, was concerned about the rear-entry garages. She wondered who would maintain the alley where residents access the garages. She reported her experience with a rear-entry garage alleyway noting water retention and potholes. The overgrown grass narrowed the street. She asked Staff and Council to address this.
- Bernie Rubal, 635 Balboa, observed the loss of retail/commercial space with the new development. He noted Item 10 in the Aviation District Masterplan was removed and rowhomes would be markedly different from the mixed-use residential complexes initially proposed in the Masterplan.

- Judge Michelle Garcia, 405 E Lindbergh, inquired what would happen to the residential houses in her area. She noticed houses on her street being bought by an entity and her property was one of the last remaining on the street. She worried her property would be bought and wondered if this was an issue to address with the City or if the purchase of property was due to the Air Force base.

There being no further comment, **Mayor Williams closed the Public Hearing at 7:38 PM.**

## **7. CONSENT AGENDA:**

Councilmember Najarian moved to approve the following Consent Agenda items:

- 1) Consider the minutes of the Tuesday, 02 April, 2024 Regular Meeting.

Councilmember Fitzpatrick seconded the motion.

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

**Motion to approve carried.**

## **8. ACTION ITEMS:**

- B. Resolution 966-2024-6 (Daniels & Daniels Storefront Improvement): A resolution authorizing a project, which will facilitate the promotion and development of new or expanded commercial development, and which was approved by the Board of Directors of the Universal City Economic Development Corporation on 11 April, 2024; and providing an effective date.**

Mrs. Turner reminded Council that Daniels & Daniels recently relocated to the old law office at 2117 Pat Booker with a Specific Use Permit approval by Planning & Zoning and City Council. After approval, they applied for the EDC Storefront Improvement Program to add building signage. The project would cost \$5,400, \$3,000 of which the EDC Board agreed to reimburse.

The Council gained clarification of sign plans for other businesses leasing on the property. No other businesses on the property had applied for the Storefront Improvement program as of the date of the meeting.

Mayor Pro Tem Goolsby moved to approve Resolution 966-2024-6. Councilmember Vaughan seconded the motion.

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

**Motion to approve carried.**

- C. Resolution No. 971-2024: A resolution by the City Council of the City of Universal City, Texas authorizing and approving projects and expenditures related to promoting new and expanded business development by the Universal City Economic Development Corporation; and other matters in connection therewith.**

Mrs. Turner explained that this bond would fund Kitty Hawk road improvements. She said the EDC had posted appropriate notices and approved necessary items prior to this meeting. She gave a timeline overview for the bond process. The callability of the \$5.3 million bonds with the

proposed payment plan and the process of procurement for the bonds was clarified. The bond would be for a 15-year period callable at 10 years. She noted that both the EDC and the City's financial advisor Victor Quiroga had both recommended the 10-year callable bond plan. The EDC would be saving about \$400,000 in extra interest payments by using the recommended plan.

Councilmember Buck and Clay Binford discussed the difference in interest rates based on the repayment period and their contribution to savings. They also discussed the complexities of how, if the EDC sells Aviation District land during this ten year period when bonds are not callable, State law allows the use of escrow investments to pay bonds.

Mr. Binford clarified certain limitations on tax-exempt debt for Councilmember Najarian.

Mrs. Turner cautioned Council that, while the EDC could sell property to pay the bonds, there are other projects they could use the money for instead of committing the money to bond payments.

Councilmember Buck moved to approve Resolution No 971-2024. Councilmember Najarian seconded the motion.

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

**Motion to approve carried.**

**Mayor Williams briefly recessed the meeting at 7:56 PM to sign documents related to the bond.**

**Mayor Williams reconvened the meeting at 8:02 PM.**

### **Reunion Development – TABS D-H**

#### **Council discussed Reunion Development items.**

Councilmember Bulman received clarification regarding emergency services and water restrictions. Emergency services, specific to Police and Fire, had been tracking their call volumes and predicted that at full build-out of the development, call volume would increase by 2-3%. Water restrictions were explained to not be controlled by Universal City and are not dependent on how much water the City has; the Edwards Aquifer Authority dictates water restrictions. Additionally, the City always budgets to buy more water rights.

Mrs. Turner noted that growth would be gradual giving Police and Fire the time to adjust and communicate need. For water concerns, she noted that the City has multiple water reuse contracts, and the development would set up reuse easements.

Mr. Luensmann confirmed that the City had plenty of water to support this growth.

Councilmember Buck and Chief Siemens reviewed the City's Police Department mutual aid agreements with surrounding EMS and police departments to guarantee the fastest response time.

Councilmember Goolsby confirmed that there would be no commercial loss with apartments since they

are considered commercial and taxed and charged for utilities at the same commercial rates.

Councilmember Buck noted that loss of commercially zoned properties was a concern for sales tax, but with apartments being considered commercial, the commercial tax burden would be placed on apartment residents. He also noted that the property had not succeeded in developing as a retail space for some time. He commented that, while he would love the space to be retail, this was not going to happen, and Reunion Development was a good alternative.

Mrs. Turner gave Council history of the property leading to the PUD. She elaborated on Councilmember Buck's consideration that the property failed as a retail space, leading to the mixed-use development.

In response to online comments regarding the property sale being a one-time revenue, Councilmember Fitzpatrick noted that at full build-out, the property would be taxed at a higher rate, bringing in revenue for the City. She asked everyone to remember that the development was not only being invested in by the City, but also Reunion Development partners. She asked how many acres would be park land and how the open space could be used, so as not to misrepresent what could be done with the open space.

Mr. Luensmann stated the parkland to be approximately 10-acres. However, this park connects to the linear parks system through trails.

Walking path specifications were clarified, and open spaces were clarified to be privately owned spaces that would be open to the public.

**D. Ordinance No. 632-PC-583-FLUP-2024: An ordinance amending the Future Land Use Plan to change Land Use designation of property located at 11514 E. Loop 1604 N, Universal City, Texas from HC-Highway Commercial and OS-Open Space to HC-Highway Commercial, HDR-High Density Residential, and OS-Open Space; providing for severability; and establishing an effective date.**

Councilmember Buck stated that, after conducting a public hearing on the request for an amendment to the Future Land Use Plan for the two tracts combined totaling an approximately 43-acre larger tract located primarily between E. Loop 1604 N. Access Road and Universal City Boulevard, and receiving the Planning and Zoning Commission's recommendation, City Council has considered the request and moves to approve PC 602 (ZC 253) and the amendment to the Future Land Use Plan from HC-Highway Commercial and OS-Open Space to HC-Highway Commercial, HDR-High Density Residential and OS-Open Space for the subject property with the following conditions:

1. Staff approval of outstanding PUD Final Plan comments
2. Staff approval of outstanding Master Development Agreement items
3. City Council approval of the Zone Change from OS-Open Space and C4-General Commercial to PUD 2024-101 District
4. City Council approval of the PUD Final Plan
5. City Council approval of the Resolution approving the Purchase and Sale Agreement for the 33-acre tract owned by the City
6. City Council approval of the EDC Resolution approving the Purchase and Sale Agreement for the 9.987-acre tract owned by the EDC
7. Planning and Zoning Commission approval of the Final Plat of Subdivision within two years of PUD Final Plan approval by City Council

Councilmember Najarian seconded the motion.

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

**Motion to approve carried.**

- E. Ordinance No. 581-Y-PUD-2024-101: An ordinance of the City Council of the City of Universal City, Texas, amending the Zoning Map of the City of Universal City, Texas for an approximately 43-acre property located at 11514 E. Loop 1604 N; rezoning said property from OS-Open Space and C4-General Commercial to PUD 2024-101 District, generally for Multi-Family Residential, Commercial, Office-Research and Open Space; adopting the PUD Final Plan related to PUD 2024-101 District; providing for severability; providing for the publication of the caption of this ordinance; and establishing an effective date.**

Regarding the Zone Change, Councilmember Najarian stated that, after conducting a public hearing on the request for a Zone Change for the two tracts combined totaling an approximately 43-acre larger tract located primarily between E. Loop 1604 N. Access Road and Universal City Boulevard, and receiving the Planning and Zoning Commission's recommendation, City Council has considered the request and moves to approve PC 603 (ZC 254) and the Zone Change from OS-Open Space and C4-General Commercial to PUD 2024-101 District for the subject property with the following conditions:

1. Staff approval of outstanding PUD Final Plan comments
2. Staff approval of outstanding Master Development Agreement items
3. City Council approval of the FLUP amendment from HC-Highway Commercial and OS- Open Space to HC-Highway Commercial, HDR-High Density Residential and OS-Open Space
4. City Council approval of the PUD Final Plan
5. City Council approval of the Resolution approving the Purchase and Sale Agreement for the 33-acre tract owned by the City
6. City Council approval of the EDC Resolution approving the Purchase and Sale Agreement for the 9.987-acre tract owned by the EDC
7. Planning and Zoning Commission approval of the Final Plat of Subdivision within two years of PUD Final Plan approval by City Council

Councilmember Buck seconded the motion.

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

**Motion to approve carried.**

Regarding the PUD and Ordinance, Councilmember Najarian stated that, after conducting a public hearing on the request for approval of the PUD Preliminary and Final Plans and receiving the Planning and Zoning Commission's recommendation, City Council has considered the request and moves to approve PC 604 (ZC 255) and the associated PUD Preliminary and Final Plans and PUD Ordinance 581-Y-PUD-2024-101 for the two tracts combined totaling an approximately 43-acre larger tract located primarily between E. Loop 1604 N. Access Road and Universal City Boulevard with the following conditions:

1. Staff approval of outstanding PUD Final Plan comments
2. Staff approval of outstanding Master Development Agreement items

3. City Council approval of the FLUP amendment from HC-Highway Commercial and OS- Open Space to HC-Highway Commercial, HDR-High Density Residential and OS-Open Space
  4. City Council approval of the Zone Change from OS-Open Space and C4-General Commercial to PUD 2024-101 District
  5. City Council approval of the Resolution approving the Purchase and Sale Agreement for the 33-acre tract owned by the City
  6. City Council approval of the EDC Resolution approving the Purchase and Sale Agreement for the 9.987-acre tract owned by the EDC
  7. Planning and Zoning Commission approval of the Final Plat of Subdivision within two years of PUD Final Plan approval by City Council
- Mayor Pro Tem Goolsby seconded the motion.

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

**Motion to approve carried.**

**N. T. 2: Executive Session:**

- a) Pursuant to Texas 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:
  - i. 43 acres of vacant, undeveloped property owned by the City of Universal City (33.3 acres) and the Economic Development Corporation (9.994 acres) located at Loop 1604 and Byrd Boulevard
- b) Reconvene in Open Session and take action, if needed, on any item pertaining to or listed in the Executive Session section of this Agenda.

**Mayor Williams began the Closed Session at 8:30 P.M.**

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

**Mayor Williams and the City Council reconvened into Open Session at 9:09 P.M. No action was taken during the Closed Session.**

- F. Ordinance No. 581-AA-2024: An ordinance of the City Council of the City of Universal City, Texas approving an agreement with Reunion Development Partners, LLC to program economic development incentives for public project enhancements, development standards, emergency service access, and correlated infrastructure relating to the development of Reunion Development in Universal City; and establishing a Savings Clause and an effective date.**

Councilmember Bulman stated that, after conducting a public hearing on the request for approval of the PUD Preliminary and Final Plans and receiving the Planning and Zoning Commission's recommendation, City Council has considered the request and moves to approve the associated Master Development Agreement with Reunion Development Partners, LLC for the two tracts combined totaling an approximately 43-acre larger tract located primarily between E. Loop 1604 N. Access Road and Universal City Boulevard with the following

conditions:

1. Staff approval of outstanding PUD Final Plan comments
  2. Staff approval of outstanding Master Development Agreement items
  3. City Council approval of the FLUP amendment from HC-Highway Commercial and OS- Open Space to HC-Highway Commercial, HDR-High Density Residential and OS-Open Space
  4. City Council approval of the Zone Change from OS-Open Space and C4-General Commercial to PUD 2024-101 District
  5. City Council approval of the Resolution approving the Purchase and Sale Agreement for the 33-acre tract owned by the City
  6. City Council approval of the EDC Resolution approving the Purchase and Sale Agreement for the 9.987-acre tract owned by the EDC
  7. Planning and Zoning Commission approval of the Final Plat of Subdivision within two years of PUD Final Plan approval by City Council
- Mayor Pro Tem Goolsby seconded the motion.

**Vote: Yeas: Bulman, Goolsby, Buck, Fitzpatrick, Najarian**

**Nays: None**

**Recuse: Vaughan**

**Motion to approve carried.**

- G. Resolution No. 970-A-2024: A resolution of the City of Universal City authorizing the sale of Real Property located at 11514 E. Loop 1604 N., Universal City, Texas, by Universal City, Texas, for projects to promote new or expanded business development.**

Councilmember Fitzpatrick stated that, after conducting a public hearing on the request for approval of the PUD Preliminary and Final Plans and receiving the Planning and Zoning Commission's recommendation, City Council has considered the request and moves to approve the associated Purchase and Sale Agreement with Reunion Development Partners, LLC for the City-owned tract totaling approximately 33 acres located primarily between E. Loop 1604 N. Access Road and Universal City Boulevard with the following conditions:

1. Staff approval of outstanding PUD Final Plan comments
2. Staff approval of outstanding Master Development Agreement items
3. City Council approval of the FLUP amendment from HC-Highway Commercial and OS- Open Space to HC-Highway Commercial, HDR-High Density Residential and OS-Open Space
4. City Council approval of the Zone Change from OS-Open Space and C4-General Commercial to PUD 2024-101 District
5. City Council approval of the EDC Resolution approving the Purchase and Sale Agreement for the 9.987-acre tract owned by the EDC
6. Planning and Zoning Commission approval of the Final Plat of Subdivision within two years of PUD Final Plan approval by City Council

Councilmember Bulman seconded the motion.

**Vote: Yeas: Fitzpatrick, Bulman, Goolsby, Buck, Najarian**

**Nays: None**

**Recuse: Vaughan**

**Motion to approve carried.**

- H. Resolution No. 970-B-2024: A resolution of the City of Universal City authorizing the sale of**

**Real Property located at 11514 E. Loop 1604 N., Universal City, Texas, by the Universal City Economic Development Corporation, for projects to promote new or expanded business development.**

Councilmember Najarian stated that, after conducting a public hearing on the request for approval of the PUD Preliminary and Final Plans and receiving the Planning and Zoning Commission’s recommendation, City Council has considered the request and moves to approve the EDC Resolution approving the associated Purchase and Sale Agreement with Reunion Development Partners, LLC for the EDC-owned tract totaling approximately 10 acres located primarily between E. Loop 1604 N. Access Road and Universal City Boulevard with the following conditions:

1. Staff approval of outstanding PUD Final Plan comments
2. Staff approval of outstanding Master Development Agreement items
3. City Council approval of the FLUP amendment from HC-Highway Commercial and OS- Open Space to HC-Highway Commercial, HDR-High Density Residential and OS-Open Space
4. City Council approval of the Zone Change from OS-Open Space and C4-General Commercial to PUD 2024-101 District
5. City Council approval of the Resolution approving the Purchase and Sale Agreement for the 33-acre tract owned by the City
6. Planning and Zoning Commission approval of the Final Plat of Subdivision within two years of PUD Final Plan approval by City Council

Councilmember Bulman seconded the motion.

**Vote: Yeas: Najarian, Bulman, Goolsby, Buck, Fitzpatrick**

**Nays: None**

**Recuse: Vaughan**

**Motion to approve carried.**

**E. Wright Rowhomes – TABS I-J**

**Council discussed items related to the E. Wright Rowhomes.**

Mayor Pro Tem Goolsby confirmed that the rear-entry street is private property and subject to the Property Maintenance Code.

Councilmember Vaughan confirmed that the open space would be maintained by Mr. Raimondi, the property owner.

Mr. Cassata clarified that the open space is included as part of the platting process which will not allow the land to be parceled; the land will remain common space. He also clarified that the location behind the property would be separated by a fence.

Councilmember Fitzpatrick confirmed that the purchasing of property on E. Lindbergh was addressed with Judge Garcia; the property acquisition she referred to was done by Randolph Air Force Base while they were expanding their clear zone.

- I. **Ordinance No. 632-PC-584-FLUP-2024: An ordinance amending the Future Land Use Plan to change Land Use designation of property located at 604 Bowie Drive and 206-218 E. Wright Boulevard, Universal City, Texas (CB 5768 BLK 21 LOTS 1-5) from MDR-Medium Density**

**Residential to HDR-High Density Residential; providing for severability; and establishing an effective date.**

Councilmember Bulman stated that, after conducting a public hearing on the request for an amendment to the Future Land Use Plan for the properties at the southeast corner of Bowie Drive and E. Wright Boulevard, with the common addresses of 604 Bowie Drive and 206-218 E. Wright Boulevard, and receiving the Planning and Zoning Commission’s recommendation, City Council has considered the request and moves to approve PC 605 (ZC 256) and the amendment to the Future Land Use Plan from MDR-Medium Density Residential to HDR-High Density Residential for the subject property with the following conditions:

1. Staff approval of outstanding PUD Final Plan comments
2. City Council approval of the Zone Change from R-OT Old Town Residential to PUD 2024-102 District
3. City Council approval of the PUD Final Plan
4. Planning and Zoning Commission approval of the Final Plat of Subdivision within two years of PUD Final Plan approval by City Council

Councilmember Buck seconded the motion.

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

**Motion to approve carried.**

- J. Ordinance No. 581-Y-PUD-102: An ordinance of the City Council of the City of Universal City, Texas amending the Zoning Map of the City of Universal City, Texas for an approximately 0.717-acre property, located at 604 Bowie Drive and 206-218 E. Wright Boulevard, Universal City, Texas; rezoning said property from R-OT Old Town Residential District to PUD 2024-102 District, generally for High-Density Residential and related uses; adopting the PUD Final Plan related to PUD 2024-102; providing for severability; providing for the publication of the caption of this ordinance; and establishing an effective date.**

Regarding the Zone Change, Councilmember Buck stated that, after conducting a public hearing on the request for a Zone Change for the properties located at the southeast corner of Bowie Drive and E. Wright Boulevard, with the common addresses of 604 Bowie Drive and 206-218 E. Wright Boulevard, and receiving the Planning and Zoning Commission’s recommendation, City Council has considered the request and moves to approve PC 606 (ZC 257) and the Zone Change from R-OT Old Town Residential to PUD 2024-102 District for the subject property with the following conditions:

1. Staff approval of outstanding PUD Final Plan comments
2. City Council approval of the FLUP amendment from MDR-Medium Density Residential to HDR-High Density Residential
3. City Council approval of the PUD Final Plan
4. Planning and Zoning Commission approval of the Final Plat of Subdivision within two years of PUD Final Plan approval by City Council

Councilmember Bulman seconded the motion.

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

**Motion to approve carried.**

Regarding the PUD and Ordinance, Councilmember Fitzpatrick stated that, after conducting a public hearing on the request for approval of the PUD Preliminary and Final Plans and receiving the Planning and Zoning Commission's recommendation, City Council has considered the request and moves to approve PC 607 (ZC 258) and the associated PUD Preliminary and Final Plans and PUD Ordinance 581-Y-PUD-2024- 102 for the properties at the southeast corner of Bowie Drive and E. Wright Boulevard, with the common addresses of 604 Bowie Drive and 206-218 E. Wright Boulevard, with the following conditions:

1. Staff approval of outstanding PUD Final Plan comments
2. City Council approval of the FLUP amendment from MDR-Medium Density Residential to HDR-High Density Residential
3. City Council approval of the Zone Change from R-OT Old Town Residential to PUD 2024-102 District
4. Planning and Zoning Commission approval of the Final Plat of Subdivision within two years of PUD Final Plan approval by City Council

Mayor Pro Tem Goolsby seconded the motion.

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

**Motion to approve carried.**

#### Other Items

- K. Ordinance No. 307-B-2024: An ordinance amending the requirements for Vehicle Wrecker/Tow Services; superseding Ordinance 307-A-1989; amending Chapter 3-3, Article XI: Vehicle Wrecker Services in its entirety; providing for severability; setting an effective date; and amending the Universal City Code of Ordinances accordingly.**

Councilmember Bulman moved to approve Ordinance No. 307-B-2024. Councilmember Vaughan seconded the motion.

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

**Motion to approve carried.**

- L. Approval of Pay Application #2 invoice for the Ivy Lane Street Improvements-Construction.**

Councilmember Vaughan moved to approve Pay Application #2 for Ivy Lane Street Improvements-Construction. Councilmember Bulman seconded the motion.

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

**Motion to approve carried.**

- M. Bid Acceptance of the Kitty Hawk to Meadowland Drive Sanitary Sewer Improvements.**

Councilmember Bulman moved to approve Bid Acceptance by awarding the contract to T

Construction in the amount of \$1,049,359.15 and authorizing the City Manager to execute the contract. Councilmember Buck seconded the motion.

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

**Motion to approve carried.**

**N. Ordinance No. 352-K-2024: An ordinance amending certain sections of Section 4-4-82 – Off Premises Signs of the City Code of Ordinances to amend the allowed locations and other requirements of off premises signs, providing severability, setting an effective date, and to amend the Universal City Codes accordingly.**

Mr. Cassata explained the proposed changes to the Sign Code that allow certain off-premises signs in the Aviation District; it would allow agreements between business owners for sign use as well as allow the EDC and City to use signs in the right-of-way for off-premises uses. This was to address the lack of visibility of businesses on side streets from Pat Booker Road. This change would only be applicable for businesses in the Aviation District. Both the EDC and Planning and Zoning Commission were consulted in the creation of this amendment.

Concerns regarding sign-pollution or overabundance of signs were addressed. Only one off-premises sign would be allowed per business. Additionally, only four off-premises signs could be rented or utilized on one Pat Booker-fronting property in the Aviation District. The signs would be marquee signs, not individual pole signs. It was also clarified that signs would only have to comply with the Sign Code but not with the standards the City sets for the signs it owns. If businesses apply to the Storefront Improvement Program through the EDC, the EDC may place their own architectural requirements. Businesses on Pat Booker within the Aviation District could also have an off-premises sign, but they would also be limited to only one.

The Council discussed the motivations behind the amendment, stating it primarily targeted businesses on the side roads off Pat Booker. The intention was to help businesses not feel that they have to be on Pat Booker to have a prime retail space; instead, they could get the benefit of being in the viewshed of Pat Booker with the off-premises sign while being located off of Pat Booker. The safeguards to avoid abuse of the amendment include the limit of one off-premises sign per business, only four off-premise sign per 32 square foot sign on Pat Booker, and the fact that there are limited businesses that meet the specifications to participate in this amendment.

Councilmember Buck moved to approve Ordinance No. 352-K-2024. Councilmember Najarian seconded the motion.

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

**Motion to approve carried.**

**N. T. 1: Accessory Structure Discussion.**

This item was pulled from the agenda for later discussion with no contest from Council.

**N. T. 2: Executive Session:**

- c) Pursuant to Texas 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:
  - ii. 216 Pat Booker Road
- d) Reconvene in Open Session and take action, if needed, on any item pertaining to or listed in the Executive Session section of this Agenda.

**Mayor Williams began the Closed Session at 8:25 P.M.**

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

**Mayor Williams and the City Council reconvened into Open Session at 9:13 P.M. No action was taken during the Closed Session.**

- O. **Resolution No. 970-C-2024: A resolution of the City of Universal City authorizing the purchase of Real Property located at 216 Pat Booker Road, Universal City, Texas, by the Universal City Economic Development Corporation, for projects to promote new or expanded business development.**

Councilmember Buck moved to approve Ordinance No. 352-K-2024. Mayor Pro Tem Goolsby seconded the motion.

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

**Motion to approve carried.**

**9. ADJOURNMENT:** Mayor Williams adjourned the meeting at 9:56 P.M.

**APPROVED:**

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

**ATTEST:**

\_\_\_\_\_  
Maribel Garcia, Deputy City Clerk