

MINUTES
PLANNING AND ZONING COMMISSION OF THE CITY OF UNIVERSAL CITY, TEXAS
Regular Meeting, Monday Evening, 05 June 2023

1. CALL TO ORDER: Chairman Ron Jackson at 6:00 p.m.

2. QUORUM CHECK: Michael Cassata, Development Services Director

Commission Members Present:

Ron Jackson, Chairperson
Mary Andrews, Member
Zach Carlton, Vice-Chair
Deborah Hernandez, Member
John Hudson, Member
Cynthia Spurlock, Member
Justin Villa, Member
Diane Woods, Secretary

Staff Present:

Kim Turner, City Manager
Michael Cassata, Development Services Director
Maribel Garcia, Deputy City Clerk

Applicant:

Mr. Nguyen, Property Owner

Not Present:

Sheila Garcia, Member

Mr. Cassata noted a quorum was present.

3. MINUTES OF THE PREVIOUS MEETING: Regular Meeting – 01 May 2023

Mr. Hudson moved to accept the minutes as presented. Mr. Carlton seconded the motion.

The motion was approved unanimously.

4. NEW BUSINESS:

- A. Public Hearing: P.C. 574 (SU 014) & V.C. 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 explained the property is located on the corner of Lindbergh in the Aviation District and showed maps of the property. He explained that corner lots have more capacity to host multiple units due to increased access to the units, and that the current zoning, R-OT, requires the applicant to get Planning & Zoning Commission and City Council approval to exceed the maximum density requirement through a Specific Use Permit. He went over specifics of the property, showing the site plan and sharing that the property would contain three units. He presented unit access points. He emphasized the plan is in line with Aviation District goals to increase residential unit types as well as the amount of livable space in each dwelling unit. He said the resident was present to answer questions.

Chair Jackson received clarification that an easement, not an alley, lay behind the property.

Mr. Cassata confirmed the effort for tree preservation.

Ms. Woods confirmed each unit would have a two-car garage.

Chair Jackson shared concern over trash and recycling bins.

Mr. Cassata explained there would be space allocated in each garage to hide the bins.

Ms. Woods asked about street parking.

Mr. Cassata explained regulations regarding street parking. He explained each unit would have a two-car garage and enough space to park two trucks on the driveway without extending over the sidewalk. He also confirmed that parking is allowed on the street and the City is building a public parking lot nearby.

Chair Jackson opened the Public Hearing at 6:12 P.M.

Ted Brewster, 702 Bowie, expressed concern over traffic and parking. He stated that the brewery and restaurants already cause parking disruptions. He also worried about construction timelines, how construction would affect traffic, and how well a large truck, common in the city, would fit in the driveway provided. He also shared his concern for how much the properties would sell for. After hearing from Mr. Cassata that the property would be a rental, Mr. Brewster expressed concern about rentals as well.

Mr. Cassata reiterated the parking plan.

Mr. Nguyen, the subject property owner, stated he is and would continue to be responsive to grievances regarding the property.

Chair Jackson closed the Public Hearing at 6:17 P.M.

- B. **Consider: P.C. 574 (SU 014) & V.C. 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.**

Ms. Spurlock asked whether the property owner is looking to rent to a specific demographic.

Mr. Nguyen answered that he has another property he is renting out in Converse, and it would be similar. He is looking to rent the units for 3–4-month rental agreements, likely for pilots. He reassured the Commission that he would be liable for utilities and other bills.

Chair Jackson asked about Planning & Zoning authority over this variance request. He asked what specific circumstances would push this request to Planning & Zoning rather than the Board of Adjustment.

Mr. Cassata explained that the Zoning Code does not allow the Board of Adjustment to consider and grant a variance to increase the density of a project, thereby shifting that consideration to

the P&Z Commission and City Council. He also stated that the Aviation District Masterplan meets the extraordinary conditions requirement for granting a variance.

Mr. Hudson moved to approve PC 574, SU 009 & VC 672 and to grant a Specific Use Permit and related variance to the property owners to:

1. Allow an apartment residential use in form of a triplex in the R-OT Old Town Residential District; and
2. Exceed the maximum density requirement of 16 units per acre and allow 19 units per acre in the following condition:
 - The construction of the triplex at 201 E. Lindbergh Boulevard shall be consistent with the approved site plan and architectural elevations.

Mr. Hudson moved to approve after verifying the Commission had made findings based upon the evidence presented at the public hearing to support the conclusions identified in Sections 4-5-26(4) and 4-5-54(4) of the Zoning Code.

Mr. Carlton seconded the motion.

The motion was approved unanimously.

Mr. Cassata stated this proposal would be presented to City Council on June 20, 2023.

Chair Jackson explained that the Cibolo Crossing development for Units 2 and 3 are part of the same project and would require the same procedures from the Planning & Zoning Commission, and therefore used his authority to combine the two Public Hearings to consider their respective Preliminary and Final Plats of Subdivision for the units. He also combined the items to be able to vote on the items in one motion.

- C. Public Hearing: P.C. 575 and 576—A request for approval of the Preliminary & Final Plats of Subdivision being 13.786 acres of land situated within the Toribio Herrera Survey No. 68, Abstract 309, County Block 5046, City of Universal City, Bexar County, Texas; containing a portion of that certain 40.907 acre tract described in Vol. 18442, PG. 1991, BCRPR and containing a portion of that certain 14.685 acre tract described in VOL. 18195, PG. 735, BCRPR, City of Universal City, Bexar County, Texas to establish Cibolo Crossing Units 2 and 3, zoned R3-Medium Density Residential, per Zoning Ordinance 581.**

Mr. Cassata explained the project includes three units with Unit 1 currently under construction. He stated that the previous approval of Units 2 and 3 had expired and rather than request an extension, he and the developer thought it more prudent to renew the approval of the Preliminary and Final Plats of Subdivision for Units 2 and 3. He confirmed that nothing from the project had changed from the first approval.

Chair Jackson opened the Public Hearing at 6:27 P.M. Given that there was no public comment, he closed the Public Hearing at 6:28 P.M.

- D. Consider: P.C. 575 and 576—A request for approval of the Preliminary & Final Plats of Subdivision being 13.786 acres of land situated within the Toribio Herrera Survey No. 68, Abstract 309, County Block 5046, City of Universal City, Bexar County, Texas; containing a portion of that certain 40.907 acre tract described in Vol. 18442, PG. 1991, BCRPR and**

containing a portion of that certain 14.685 acre tract described in VOL. 18195, PG. 735, BCRPR, City of Universal City, Bexar County, Texas to establish Cibolo Crossing Units 2 and 3, zoned R3-Medium Density Residential, per Zoning Ordinance 581.

Mr. Cassata provided clarification regarding the location and gave specifics on procedural details such as permits released.

After conducting Public Meetings on the requests for approval of the Preliminary and Final Plats of Subdivision for the property commonly known as Cibolo Crossing Units 2 and 3, Mr. Carlton stated the Planning and Zoning Commission had considered the requests and he moved to approve PCs 575 and 576 without conditions.

Mr. Hudson seconded the motion.

The motion was approved unanimously.


5. CITY MANAGER'S REPORT:

Ms. Turner gave updates on the progress of economic development in the City. She reminded the Commission there would be a Staff budget presentation to City Council on July 12th, and there would be an EMS, Fire, and Police Department public safety presentation to Council on July 20th. She encouraged viewing the livestreamed City Council meetings and gave a general overview of upcoming events.

Chair Jackson asked about a prior applicant: Tint World.

Mr. Cassata shared their status.

6. ADJOURNMENT: Chair Jackson adjourned the meeting at 6:35 p.m.


Ronald N. Jackson
Chairman