

**MINUTES**  
**PLANNING AND ZONING COMMISSION OF THE CITY OF UNIVERSAL CITY, TEXAS**  
Regular Meeting, Monday Evening, 07 August 2023

**1. CALL TO ORDER:** Vice Chair Zachary Carlton at 6:00 P.M.

**2. QUORUM CHECK:** Michael Cassata, Development Services Director

**Commission Members Present:**

Mary Andrews, Member  
Zack Carlton, Vice-Chair  
Sheila Garcia, Member  
Deborah Hernandez, Member  
John Hudson, Member  
Linda Sefton, Member  
Cynthia Spurlock, Member  
Devona Trigilio, Member  
Diane Woods, Secretary

**Staff Present:**

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

**Applicant Attendees:**

Matt Blanton, Calvary Chapel  
David Strauss, CLX Ventures  
Thomas Hill, CLX Ventures

Mr. Cassata noted a quorum was present.

**3. MINUTES OF THE PREVIOUS MEETING:** Regular Meeting – 10 July 2023

Mr. Hudson moved to approve the minutes of the previous meeting. Ms. Andrews seconded the motion.

**The motion was approved unanimously.**

**4. NEW BUSINESS:**

**A. Election of Officers**

Ms. Spurlock nominated Mr. Carlton for Chair. Ms. Garcia seconded the motion.

Ms. Woods nominated Ms. Spurlock for Vice Chair. Ms. Garcia seconded the motion.

Ms. Spurlock nominated Ms. Woods for Secretary. Ms. Garcia seconded the motion.

**All nominations were approved unanimously.**

**B. Public Meeting:** P.C. 588 – A request for approval of the Final Plat of Subdivision for an approximately 13.968-Acre tract located at 2902 Pat Booker Road/SH 218 (CB 5047 P-15 ABS 777) in connection with approved PUD 2023-101, per Ordinance 581.

Mr. Cassata explained that this was the Final Plat of Subdivision for a development that had previously been reviewed by the Commission. He stated the Commission had approved the Preliminary Plat in a previous meeting. The development would be for a multi-family development.

Ms. Woods moved to open the Public Meeting. Ms. Garcia seconded the motion.

**The motion was approved unanimously; Chair Carlton opened the Public Meeting at 6:05 P.M.**

Brief clarification over which property this referred to was discussed with the public.

There being no further discussion, Ms. Woods moved to close the Public Meeting. Mr. Hudson seconded the motion.

**Chair Carlton closed the Public Meeting at 6:07 P.M.**

- C. Consider: P.C. 588—A request for approval of the Final Plat of Subdivision for an approximately 13.968-Acre tract located at 2902 Pat Booker Road/SH 218 (CB 5047 P-15 ABS 777) in connection with approved PUD 2023-101, per Zoning Ordinance 581.**

After conducting a Public Meeting on the request for approval of the Final Plat of Subdivision for the Marks-Universal City Multifamily Subdivision at 2902 Pat Booker Road, the Planning and Zoning Commission had considered the request and Mr. Hudson moved to approve PC 588 with the following condition:

1. Staff approval of any outstanding comments.

Ms. Woods seconded the motion.

**The motion was approved unanimously.**

- D. Public Hearing: P.C. 585 (ZC 247)—A request for an amendment to the Future Land Use Plan from R-Retail to NS-Neighborhood Services for an approximately 5-acre tract located at 1922 Pat Booker Road/2103 Universal City Boulevard [CB 5047AA BLK 1 LOT 21 (UNIVERSAL SQUARE SUBD)], per Zoning Ordinance 581.**

Mr. Cassata explained this PUD would be for Calvary Chapel. He noted their current location and future location proposed for the PUD. The location would take them from the Triangle Shopping Center, a prime retail location, to Universal Square Shopping Center. He explained the request for a FLUP Amendment, Zone Change, and PUD approval. He shared that Calvary Chapel had worked with Staff since March and had presented a concept plan to Council in June. He stated Staff had sent out 17 notices and only received 1 response not objecting to the proposal. He also shared that the applicant responded to the PUD standards.

Ms. Spurlock moved to open the Public Hearing. Mr. Hudson seconded the motion.

**The motion was approved unanimously; Chair Carlton opened the Public Hearing at 6:12 P.M.**

Applicant Matt Blanton from Calvary Chapel gave a presentation regarding the proposed PUD. He shared that Calvary Chapel wished to consolidate all of their facilities under one building, which they would be able to do at the old Alorica tenant space. They would provide religious, academic, medical, and food services. All services provided by their parish would be free, including the school. Mr. Blanton displayed a proposed layout of the space. The service hall would accommodate many more people who are currently attending services virtually due to lack of space. He stated that the property owner agrees with the intended use of the space and would allow them to begin work to move in on October 1<sup>st</sup>. Mr. Blanton anticipated that if all tenant space build out went smoothly, then the Chapel's first service could be Easter of 2024 with the school component beginning the following year. He went over considerations including sufficient parking, waiving school zone right-of-way, and waiving possible liquor and gun sale limitations. Traffic impact would be minimal to nonexistent. There would be minimal exterior changes limited to signage; the footprint of the building would stay the same. Mr. Blanton explained that the church cannot use their current space due to size and zoning restrictions, the Alorica space would likely remain vacant for years, moving would make a prime retail space available in the Triangle Shopping Center, the Chapel wants to stay in Universal City and would bring outside residents into the City to grow its economy, and there are a variety of free services offered that would benefit the City and its residents.

Chair Carlton received clarification on what medical services were offered at the Calvary clinic.

Ms. Sefton discussed pregnancy services that were provided by the clinic. She was told there is currently no obstetrician available, but one had been provided in the past.

Mr. Blanton added that their clinic does not prescribe narcotics to patients.

Ms. Spurlock asked about current enrollment in the school and if they anticipate growth. She also inquired about school drop off and staffing.

Mr. Blanton responded that they currently have 10-12 students per class with one class per grade level. Their waitlist is equally as long as their enrollment. He stated school drop off would not be a problem as they have a system at their current space which is more restrictive. He showed a diagram of drop-off schematics. He shared that if the space allows, they may be able to increase their class sizes or have multiple classes per grade level, and that this would include hiring more teachers. This is all tentative, though, and would not exceed 30 staff with increases.

Ms. Woods asked what the maximum enrollment would be at the new location.

Mr. Blanton answered that this would depend on how much space there was. He stated they had not contracted an architect for the interior layout yet. There would be no parking issues as most students do not drive their own cars.

There was a traffic related discussion that resulted in the reassurance that there would be minimal to no traffic impact.

With no further comments, Mr. Hudson moved to close the Public Hearing. Ms. Sefton seconded the motion.

**The motion was approved unanimously; Chair Carlton closed the Public Hearing at 6:38 P.M.**

- E. Consider: P.C. 585 (ZC 247)—A request for an amendment to the Future Land Use Plan from R-Retail to NS-Neighborhood Services for an approximately 5-acre tract located at 1922 Pat Booker Road/2103 Universal City Boulevard [CB 5047AA BLK 1 LOT 21 (UNIVERSAL SQUARE SUBD)], per Zoning Ordinance 581.**

After conducting a Public Hearing on the request for an amendment to the Future Land Use Plan for a portion of the property at 1922 Pat Booker Road/2103 Universal City Boulevard, the Planning and Zoning Commission had considered the request and Ms. Sefton moved to approve PC 585 (ZC 247) and the amendment to the Future Land Use Plan from R-Retail to NS-Neighborhood Services for a portion of the property at 1922 Pat Booker Road/2103 Universal City Boulevard where Calvary Chapel of San Antonio will be located with the following conditions.

1. City Council approval of the Zone Change from C2-Retail to PUD 2023-106 District.
2. City Council approval of the PUD Final Plan.

Mr. Hudson seconded the motion.

**The motion was approved unanimously.**

- F. **Public Hearing: P.C. 586 (ZC 248)—A request for a Zone Change from C2-Retail to PUD 2023-106 for an approximately 5-acre tract located at 1922 Pat Booker Road/2103 Universal City Boulevard [CB 5047AA BLK 1 LOT 21 (UNIVERSAL SQUARE SUBD)], per Zoning Ordinance 581.**

Ms. Woods moved to open the Public Hearing. Mr. Hudson seconded the motion.

**The motion was approved unanimously; Chair Carlton opened the Public Hearing at 6:41 P.M.**

There being no public comment, Mr. Hudson moved to close the Public Hearing. Ms. Garcia seconded the motion.

**The motion was approved unanimously; Chair Carlton closed the Public Hearing at 6:42 P.M.**

- G. **Consider: P.C. 586 (ZC 248)—A request for a Zone Change from C2-Retail to PUD 2023-106 for an approximately 5-acre tract located at 1922 Pat Booker Road/2103 Universal City Boulevard [CB 5047AA BLK 1 LOT 21 (UNIVERSAL SQUARE SUBD)], per Zoning Ordinance 581.**

After conducting a Public Hearing on the request for a Zone Change for a portion of the property at 1922 Pat Booker Road/2103 Universal City Boulevard, the Planning and Zoning Commission had considered the request and Ms. Woods moved to recommend approval of PC 586 (ZC 248) and the Zone Change from C2-Retail to PUD 2023-106 District for a portion of the property at 1922 Pat Booker Road/2103 Universal City Boulevard where Calvary Chapel of San Antonio will be located with the following conditions.

1. City Council approval of the FLUP amendment from R-Retail to NS-Neighborhood Services.
2. City Council approval of the PUD Final Plan.

Mr. Hudson seconded the motion.

**The motion was approved unanimously.**

- H. **Public Hearing: P.C. 587 (ZC 249)—A request for approval of PUD Preliminary and Final Plans (PUD 2023-106) for an approximately 5-acre tract located at 1922 Pat Booker Road/2103 Universal City Boulevard [CB 5047AA BLK 1 LOT 21 (UNIVERSAL SQUARE SUBD)], per Zoning Ordinance 581.**

Ms. Spurlock moved to open the Public Hearing. Ms. Garcia seconded the motion.

**The motion was approved unanimously; Chair Carlton opened the Public Hearing at 6:45 P.M.**

There being no public comment, Mr. Hudson moved to close the Public Hearing. Ms. Andrews seconded the motion.

**The motion was approved unanimously; Chair Carlton closed the Public Hearing at 6:45:30 P.M.**

- I. **Consider: P.C. 587 (ZC 249)—A request for approval of PUD Preliminary and Final Plans (PUD 2023-106) for an approximately 5-acre tract located at 1922 Pat Booker Road/2103 Universal City Boulevard [CB 5047AA BLK 1 LOT 21 (UNIVERSAL SQUARE SUBD)], per Zoning Ordinance 581.**

Per Section 4-5-56 of the Zoning Code, no PUD Preliminary and Final Plans shall be recommended for approval by the Planning and Zoning Commission unless said plans have met with the procedural process requirements outlined for preliminary and final plans. As such, the Planning and Zoning Commission had:

1. Made findings of fact based upon the evidence presented at the Public Hearing to support the conclusions identified in Section 4-5-56(6) of the Zoning Code.

2. Determined that the PUD Final Plan is in substantial conformity with the approved PUD Preliminary Plan, which in this case are one and the same.
3. Determined that the PUD Final Plan complies with any and all conditions imposed by approval of the PUD Preliminary Plan.
4. Determined that the PUD Final Plan complies with the provisions of the PUD zoning ordinance and all other applicable federal, state and City codes, ordinances, regulations, and other applicable laws.
5. Specified that the reason for a recommendation of approval is due to the fact that the PUD Final Plan is designed to accommodate church and educational uses and any related uses that will allow flexibility in order to achieve a higher and better use not otherwise afforded via traditional zoning.
6. Provided recommended limitations or conditions as identified in the following section of this motion.

Therefore, in conclusion and as a separate statement from the Findings of Fact, Mr. Hudson moved to recommend approval of PC 587 (ZC 249) and the associated PUD Preliminary and Final Plans for the portion of the property at 1922 Pat Booker Road/2103 Universal City Boulevard where Calvary Chapel of San Antonio will be located with the following conditions:

1. City Council approval of the FLUP amendment from R-Retail to NS-Neighborhood Services
2. City Council approval of the Zone Change from C2-Retail to PUD 2023-106 District.

Ms. Garcia seconded the motion.

**The motion was approved unanimously.**

**The following items – items J-O regarding a FLUP Amendment, Zoning Change, and PUD approval for property located at the northeast corner of Athenian Drive and Centerbrook Drive – were withdrawn due to plan changes. Mr. Cassata explained that the changes were minor but still require new notices in accordance with State law. This plan will be presented in the September 11<sup>th</sup> meeting of the Planning and Zoning Commission.**

- P. Public Hearing: P.C. 578 (ZC 241)—A request for an amendment to the Future Land Use Plan from CS-Commercial Services to GC-General Commercial and HDR-High Density Residential for an approximately 12-acre tract located at 2280 Pat Booker Road [CB 5047 P-30 & P-113 ABS 777], per Zoning Ordinance 581.**

Mr. Cassata gave background of the request and clarified the location. He stated CLX Ventures is requesting one lot for High Density Residential and one lot for an indoor climate-controlled storage facility. He explained that the latter is better suited for that location due to the AICUZ II Zone. He shared that the applicant had worked with staff since March and presented a concept plan to Council in May. He gave an overview of the specifics of the request and mentioned that the applicant had provided responses to the PUD standards. He stated that a traffic analysis was conducted with no expected negative effects.

Ms. Garcia moved to open the Public Hearing. Mr. Hudson seconded the motion.

**The motion was approved unanimously; Chair Carlton opened the Public Hearing at 6:57 P.M.**

Thomas Hill and David Strauss presented on behalf of CLX Ventures, the applicants for the PUD. Mr. Hill clarified that the multi-family units would be market rate units. He presented their background regarding developments built and experience. He displayed the concept design of the project proposed at 2280 Pat Booker Road. He reported as favorable the results of the demand/market analysis conducted for both the climate-controlled storage units and the multi-family residential spaces. He presented images of potential exterior design materials and gave a timeline for when they could open with complete build out in 2025.

Ms. Sefton asked whether they would have ADA accessible units and elevators.

Mr. Hill stated there would be ADA accessible units but no elevators.

Ms. Sefton inquired about the final design of the exterior.

Mr. Strauss stated images presented were close to what the final design would look like.

Ms. Sefton expressed her desire for more character reflecting existing architectural design in Universal City. She asked that they consider looking at the historic architectural design on Randolph Air Force Base and cited old Spanish colonial design aspects, such as arches. She referred to an example CLX Ventures gave of some units they had designed with arches.

Ms. Andrews asked whether there was only one entrance to the apartments.

Mr. Strauss noted a second ingress/egress point, though this second point is intended as an egress to aid in the flow of traffic.

Ms. Andrews expressed concern for fire and emergency services.

Ms. Turner assured the Commission that the Fire Department had reviewed plans for the development and added that the development is fully sprinklered. She discussed the benefits of these buildings being sprinklered.

Ms. Woods further asked about the entrances.

Mr. Strauss explained the gated entrance and the intended gated exit point. He shared considerations for the design of these points. He explained negotiations and proposals between CLX Ventures and Peppermill Apartments for the road leading to the Peppermill development.

The multi-story development and its height specifications were discussed.

Diane Burne, 13127 Almond Bend, expressed great concern for the development, especially with the fact it would have multiple stories. Her property borders the property, and she was worried about privacy, security, noise, and light with the apartments. She also expressed concern for traffic, the greenbelt, and wildlife. She cited the effects that cement, and fencing could have on runoff. She believed there were enough apartment complexes in the City.

Ms. Garcia moved to close the Public Hearing. Ms. Sefton seconded the motion.

**The motion was approved unanimously; Chair Carlton closed the Public Hearing at 7:21 P.M.**

- Q. Consider: P.C. 578 (ZC 241)—A request for an amendment to the Future Land Use Plan from CS-Commercial Services to GC-General Commercial and HDR-High Density Residential for an approximately 12-acre tract located at 2280 Pat Booker Road [CB 5047 P-30 & P-113 ABS 777], per Zoning Ordinance 581.**

Ms. Woods asked for Staff to advise the Commission on how to balance development concerns with residential concerns.

Mr. Cassata explained the current zoning and consequences if a development went in with that zoning, which is commercial: there would be increased impervious cover, commercial activity, and possible noise from trucks. He stated that with this PUD, the City is able to mitigate the effects of developing the land. He listed other mitigation efforts such as saving trees and planning for drainage issues. He emphasized the

developer's efforts to mitigate impacts to the surrounding community. He stated the approximate distances between the back of the complex and the existing single-family residences.

Ms. Spurlock asked whether the market dictates development and if there was demand for increased housing.

Mr. Cassata answered yes to both and stated that the property is not ideal for retail due to it being an interior lot.

Ms. Turner gave a history of the property and past failed proposals.

Ms. Garcia shared her understanding of both residents' and the property owner's conflicting concerns and interests.

Ms. Sefton received explanation regarding the retention pond, natural materials used to design it, and that it would be a dry pond. She asked about trees in the area noting that the current hackberry trees bring pests rather than value.

Mr. Cassata noted that bird nesting trees could not be planted in the area due to the flight path from Randolph Air Force Base.

Ms. Hernandez asked what other things could be developed in this area and asked Mr. Cassata to speak to apartment growth in the City.

Mr. Cassata explained the history of apartment growth, stating that most apartment complexes in the City were built before 1974. He said the last apartment built in the City was in 2006. He emphasized the need for updated apartments and said new, market-rate apartments would likely incentivize older apartments to renovate in order to compete. He mentioned current apartment residents make up approximately 31% of the total residents in town and this percentage would increase to approximately 37% with the build-out of the three most recent apartment proposals.

Ms. Burns proposed apartments be developed in the Northlake area rather than on Pat Booker Road behind her property.

Ms. Trigilio discussed the importance of changing the negative reputation that apartments hold. She opined that as an apartment resident, she saw less law enforcement than in her current home. She emphasized that apartments are not necessarily a negative development and expressed her belief that apartments could bring positive economic growth. She also stated that this would be a good development for the property instead of leaving it undeveloped.

Chair Carlton asked about apartment rates planned for the development and asked about military and senior discounts.

Mr. Hill said they are rated at about \$1.80/square foot. This would mean approximately \$1,081 monthly rent per apartment.

Mr. Strauss shared that the apartments give preferred employer discounts with the military being one of the preferred employers.

Ms. Sefton expressed support for the apartments due to the need for affordable housing for young families. She said these were high-end apartments that could function as temporary housing while families save for

permanent homes.

Mr. Strauss shared that the apartment management company does both criminal and financial background checks for prospective residents.

Ms. Sefton noted the recurrence of a “three-times-the-rent” income requirement across the board for high-end housing.

Mr. Strauss added that the management company requires residents to carry renter’s insurance. He pointed out the trend of retired and aging populations moving to apartments.

Ms. Sefton asked about ADA accessible apartments.

Mr. Strauss shared that all first-floor apartments were accessible making the development 67% accessible. He also said the clubhouse would be designed to accommodate retiring veterans and provide a communal space for activities.

Mr. Cassata clarified that “accessible” meant easier to access from the outside, providing the required handicapped parking, and complying with Fair Housing Act standards, not necessarily meeting accessibility building codes inside the units.

After conducting a Public Hearing on the request for an amendment to the Future Land Use Plan for the property at 2280 Pat Booker Road, the Planning and Zoning Commission had considered the request and Ms. Garcia moved to approve PC 578 (ZC 241) and the amendment to the Future Land Use Plan from CS-Commercial Services to GC-General Commercial and 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 C3-Commercial Services to PUD 2023-104 District.
3. City Council approval of the PUD Final Plan.
4. Planning and Zoning Commission approval of the Preliminary and Final Plats of Subdivision within two years of PUD Final Plan approval by City Council.

Ms. Andrews seconded the motion.

**The motion was approved unanimously.**

- R. **Public Hearing: P.C. 579 (ZC 242)—A request for a Zone Change from C3-Commercial Services to PUD 2023-104 for an approximately 12-acre tract located at 2280 Pat Booker Road [CB 5047 P-30 & P-113 ABS 777], per Zoning Ordinance 581.**

Ms. Sefton moved to open the Public Hearing. Ms. Spurlock seconded the motion.

**The motion was approved unanimously; Chair Carlton opened the Public Hearing at 7:49 P.M.**

There being no public comments, Mr. Hudson moved to close the Public Hearing. Ms. Garcia seconded the motion.

**The motion was approved unanimously; Chair Carlton closed the Public Hearing at 7:50 P.M.**



- S. Consider: P.C. 579 (ZC 242)—A request for a Zone Change from C3-Commercial Services to PUD 2023-104 for an approximately 12-acre tract located at 2280 Pat Booker Road [CB 5047 P-30 & P-113 ABS 777], per Zoning Ordinance 581.**

After conducting a Public Hearing on the request for a Zone Change for the property at 2280 Pat Booker Road, the Planning and Zoning Commission had considered the request and Ms. Spurlock moved to recommend approval of PC 579 (ZC 242) and the Zone Change from C3-Commercial Services to PUD 2023-104 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 CS-Commercial Services to GC-General Commercial and HDR-High Density Residential.
3. City Council approval of the PUD Final Plan.
4. Planning and Zoning Commission approval of the Preliminary and Final Plats of Subdivision within two years of PUD Final Plan approval by City Council.

Mr. Hudson seconded the motion.

**The motion was approved unanimously.**

- T. Public Hearing: P.C. 580 (ZC 243)—A request for approval of PUD Preliminary and Final Plans (PUD 2023-104) for an approximately 12-acre tract located at 2280 Pat Booker Road [CB 5047 P-30 & P-113 ABS 777], per Zoning Ordinance 581.**

Ms. Garcia moved to open the Public Hearing. Ms. Woods seconded the motion.

**The motion was approved unanimously; Chair Carlton opened the Public Hearing at 7:52 P.M.**

There being no public comment, Ms. Woods moved to close the Public Hearing. Ms. Spurlock seconded the motion.

**The motion was approved unanimously; Chair Carlton closed the Public Hearing at 7:53 P.M.**

- U. Consider: P.C. 580 (ZC 243)—A request for approval of PUD Preliminary and Final Plans (PUD 2023-104) for an approximately 12-acre tract located at 2280 Pat Booker Road [CB 5047 P-30 & P-113 ABS 777], per Zoning Ordinance 581.**

Per Section 4-5-56 of the Zoning Code, no PUD Preliminary and Final Plans shall be recommended for approval by the Planning and Zoning Commission unless said plans have met with the procedural process requirements outlined for preliminary and final plans. As such, the Planning and Zoning Commission had:

1. Made findings of fact based upon the evidence presented at the Public Hearing to support the conclusions identified in Section 4-5-56(6) of the Zoning Code.
2. Determined that the PUD Final Plan is in substantial conformity with the approved PUD Preliminary Plan, which in this case are one and the same.
3. Determined that the PUD Final Plan complies with any and all conditions imposed by approval of the PUD Preliminary Plan.
4. Determined that the PUD Final Plan complies with the provisions of the PUD zoning ordinance and all other applicable federal, state and City codes, ordinances, regulations, and other applicable laws.
5. Specified that the reason for a recommendation of approval is due to the fact that the PUD Final Plan is designed to accommodate church and educational uses and any related uses that will allow flexibility in order to achieve a higher and better use not otherwise afforded via traditional zoning.
6. Provided recommended limitations or conditions as identified in the following section of this motion.

Therefore, in conclusion and as a separate statement from the Findings of Fact, Ms. Woods moved to recommend approval of PC 580 (ZC 243) and the associated PUD Preliminary and Final Plans for the property at 2280 Pat Booker Road with the following conditions:

1. Staff approval of outstanding PUD Final Plan comments.
2. City Council approval of the FLUP amendment from CS-Commercial Services to GC-General Commercial and HDR-High Density Residential.
3. City Council approval of the Zone Change from C5-Highway Commercial and C4-General Commercial to PUD 2023-104 District.
4. Planning and Zoning Commission approval of the Preliminary and Final Plats of Subdivision within two years of PUD Final Plan approval by City Council.

Mr. Hudson seconded the motion.

**The motion was approved unanimously.**

- V. Public Meeting: P.C. 581—A request for approval of the Preliminary Plat of Subdivision for an approximately 12-acre tract located at 2280 Pat Booker Road [CB 5047 P-30 & P-113 ABS 777], per Zoning Ordinance 581.**

Ms. Woods moved to open the Public Meeting. Ms. Sefton seconded the motion.

**The motion was approved unanimously; Chair Carlton opened the Public Meeting at 7:57 P.M.**

There being no public comment, Ms. Sefton moved to close the Public Meeting. Mr. Hudson seconded the motion.

**The motion was approved unanimously; Chair Carlton closed the Public Meeting at 7:58 P.M.**

- W. Consider: P.C. 581—A request for approval of the Preliminary Plat of Subdivision for an approximately 12-acre tract located at 2280 Pat Booker Road [CB 5047 P-30 & P-113 ABS 777], per Zoning Ordinance 581.**

After conducting a Public Meeting on the request for approval of the Preliminary Plat of Subdivision for the property at 2280 Pat Booker Road, the Planning and Zoning Commission had considered the request and Ms. Garcia moved to approve PC 581 and the Preliminary Plat of Subdivision with the following conditions:

1. Staff approval of outstanding Preliminary Plat of Subdivision comments.
2. City Council approval of the FLUP amendment from CS-Commercial Services to GC-General Commercial and HDR-High Density Residential.
3. City Council approval of the Zone Change from C3-Commercial Services to PUD 2023-104 District.
4. City Council approval of the PUD Final Plan.

Ms. Sefton seconded the motion.

**The motion was approved unanimously.**

## **5. CITY MANAGER'S REPORT:**

Ms. Turner gave updates on local businesses and developments. She shared that there would be a Playscape Ribbon Cutting on August 11<sup>th</sup> at 10 A.M. at Veterans Park. She reported that City Council would host their budget hearing on Tuesday, August 15<sup>th</sup>.

**6. ADJOURNMENT:** Chair Carlton adjourned the meeting at 8:02 P.M.

Zachary Carlton  
Chairman