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 Richard Neville
   - Councilmember Tom England
   - Councilmember Bear Goolsby
   - Councilmember Tom Maxwell
   - Councilmember William Shelby
   - Councilmember Beverly Volle
   - Ken Taylor, City Manager
   - Jameene Williams, City Attorney
   - Kim Turner, Asst. City Manager
   - Manuel Casarez, Fire Chief
   - Gary Speer, Police Chief
   - Randy Luensmann, Public Works Director
   - Kristin Mueller, City Clerk
   - Jaclyn Redmon, Building Inspector
   - Linda Iglehart, Code Enforcement Officer
   - Veronica Hernandez, Utilities Administrator

   Mayor Williams noted a quorum was present.

3. **INVOCATION:** Councilmember Goolsby gave the invocation.

4. **PLEDGE OF ALLEGIANCE TO THE US AND TEXAS FLAG:** Led by Mayor Williams

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

   No action was necessary; all members were present.

6. **AWARDS/PROCLAMATION/INTRODUCTIONS OF GUESTS:**

   Mayor Williams introduced Melissa Govea, Ex Officio for the Code Enforcement Association of Texas, who presented Code Enforcement Officer Jacob Jenkins with the 2016 CEAT Community Service Award.

   Mayor Williams recognized the following airmen and marines that volunteered to help make Snowfest a huge success;

   Santos Adorno  
   Aaron Anderson  
   Alberto Armenta  
   Brandon Bill  
   Joe Boles  
   Noah Butler  
   Hunter Cauffmann  
   Connor Chambers  
   Kaycie Davis  
   Michael Devale  
   Kyla Eland  
   Samuel Fanara  
   Cheyenne Gotsch  
   William Grace  
   Justin Herndon  
   Taylor Ingersoll  
   Brandon Johnson  
   Marcus Mashburn  
   Anders Mayorga  
   Destiny Pickney  
   Ishmael Ruffin  
   Ricky Sanchez  
   Kelvin Serrano  
   Phillip Strong  
   Matthew Sullivan  
   Liam Taylor  
   Adlai Valle  
   Kevin Vazquez  
   Devin Weyland  
   Edwardo Ybarra  
   Ian Zaragoza

7. **MINUTES OF PREVIOUS MEETING:**

   Councilmember Goolsby moved to approve the Tuesday, March 7, 2017 Regular Meeting Minutes. Councilmember Maxwell seconded the motion.

   **Vote:**  
   - **Yeas:** Goolsby, Maxwell, Neville, England, Shelby, Volle  
   - **Nays:** None.

   Motion to approve carried.
8. CITIZENS TO BE HEARD:

Suzanne Kenoyer, 9007 Valhalla, Selma, Texas, informed City Council that she is running for Judson ISD School Board Place 1.

Rick Moench, 110 Laurel Lane, stated that he opposes P.C. 501/502 and the proposed development of 162 homes on Kitty Hawk. He believes that Kitty Hawk is too narrow to handle the potential increase in traffic.

Dustin Collins, 144 Forrest Trail, voiced his opposition to the R3 zoning and would like Council to consider all the opinions of the citizens in their decision.

Jill Hall, 133 Kitty Hawk, requested that Council speak in laymen’s terms so that the citizens present can comprehend what is being discussed. She pointed out some inconsistencies in the zoning ordinance and the Council agenda. She said that if the proposed development is built like the neighborhood on Gothic it would be a benefit to the community. She also requested that Universal City make a SMART plan like New Braunfels.

Pat DePasquale, 146 Broken Spur, stated that she believes the proposed homes are not compatible with the neighborhoods around it. The proposed development does not offer any amenities which makes it appear to be lower income housing. Ms. DePasquale did ask to see the comparison of projected revenue and projected expense of the proposed development.

Duane Ryan, 107 Oak Circle, indicated that he believes that flooding is the number one threat to this region and that continued urban development increases that threat. He feels that the proposed development on Kitty Hawk will increase his neighborhoods flood potential. He asks the Council to consider the risk associated with developing the property.

Becky Ryan, 107 Oak Circle, asked Council to take the information that she shared with them seriously. She said several citizens have presented facts, opinion, and emotion, and prayed that Council consider that information as they decide how to zone the property in question. She asked Council to vote R1.

Heidi Sobotik, 111 Oak Circle, detailed the development would not give the City as much revenue as previously projected because of the expense of adding services. She specified that the development would increase traffic and crime rates and decrease the surrounding areas property value.

Mike Bruce, 222 Millridge, is concerned with the condition of the grounds and roads on Kitty Hawk and, if the properties are developed as proposed, he wants to know where the revenue will come from to fix Kitty Hawk.

Cynthia Harvey, 274 Guilford Forge, opposed the proposed development because of the destruction of the trees, displaced wildlife, and the overcrowding of schools.

9. NEW BUSINESS:

A. Consider the CDBG Signature Authorization Form PY 2017.

Public Works Director Randy Luensmann stated that the county requires the completion of the Signature Authorization form for the CDBG contracts.

Mayor Pro Tem Neville moved to approve the CDBG Signature Authorization Form PY 2017. Councilmember Goolsby seconded the motion.

Vote: Yeas: Neville, Goolsby, England, Maxwell, Shelby, Volle
Nays: None.

Motion to approve carried.
B. **Consider the Recommendation of the UCIDC Board of Directors as it Relates to Awarding the Construction Bid for the Relocation of Hole 14 at 12900 Mt. Olympus.**

Assistant City Manager Kim Turner stated that the UCIDC went to bid to relocate hole 14 and reconstruct a permanent hole $14. Four bids were received. Staff recommends that the project be award to VM Golf Services. There construction period is about 60 days.

Councilmember Maxwell moved to approve awarding the construction bid for the relocation of Hole 14 to VM Golf Services. Councilmember England seconded the motion.

*Vote:* **Yeas:** Maxwell, England, Neville, Goolsby, Shelby, Volle  
**Nays:** None.  

**Motion to approve carried.**

C. **Consider the Recommendation of the UCIDC Board of Directors to expend up to $12,500 for sponsorship of the T-Cal State Championship Basketball Tournament.**

Ms. Turner said that the UCIDC has been working with T-Cal (Texas Christian Athletic League) to move their state volleyball and basketball tournaments from north Texas to Universal City. The UCIDC is proposing that they do another sponsorship for the 2017 basketball tournament. The tournament brings 16-24 teams into Universal City along with their parents and fans and will spend 3-4 days in the city.

Mayor Pro Tem Neville explained to the audience that the money that UCIDC spends is not property tax, it is a percentage of sales tax collected in Universal City.

Councilmember Shelby moved to approve the UCIDC expenditure of $12,500 for sponsorship of the T-Cal State Championship Basketball Tournament. Councilmember Maxwell seconded the motion.

*Vote:* **Yeas:** Shelby, Maxwell, Neville, England, Goolsby, Volle  
**Nays:** None.  

**Motion to approve carried.**

D. **PUBLIC HEARING on P.C. 503 -- Proposed Amendments to the Future Land Use Plan as authorized by Local Government Code Chapter 213. Specific Request is to Reclassify Approximately 4.176 Acres Located at Approximately 16656 N IH 35 (CB 5046 P-38A ABS 309, Prop ID 293343) from Open Space to C5-Highway Commercial.**

Mr. Taylor said that the next two agenda items have to do with the future hotel project and asked Ms. Turner to elucidate.

Ms. Turner stated that the currently the golf course is donated as Open Space. In order to make room for the hotel, the Future Land Use Plan must be changed to C5-Highway Commercial. The Planning and Zoning Commission voted unanimously in favor of the FLUP change and no citizens commented at said meeting.

Mayor Williams opened the Public Hearing at 7:33 p.m.

Jo Scott, 911 Gothic, asked how many new jobs the new hotel would create.

Mayor Williams closed the Public Hearing at 7:35 p.m.
E. **Discuss & Consider P.C. 503 -- Proposed Amendments to the Future Land Use Plan as authorized by Local Government Code Chapter 213. Specific Request is to Reclassify Approximately 4.176 Acres Located at Approximately 16656 N IH 35 (CB 5046 P-38A ABS 309, Prop ID 293343) from Open Space to C5-Highway Commercial; and Ordinance 632-PC 503 FLUP 2017: An Ordinance of the City of Universal City Amending the City’s Future Land Use Plan; Providing for Legislative Findings in Support Thereof; Providing for Severability, Repealing Any Conflicts and Setting an Effective Date.**

Ms. Turner said that there is not a developer at this time but the City is preparing to have one in the near future. She identified for Council what part of hole 14 is being affected by the FLUP change.

Councilmember England asked if there will be shuttle service from the hotel to the golf course club house. Ms. Turner said that specific amenities will be negotiated with the developer.

Councilmember Shelby asked how long it would take police and fire to respond to an incident on this property. Ms. Turner said that mutual aid will benefit this property as well as that a sprinkler system will be required. Also, there will be an emergency entrance to the golf course from the hotel parking lot.

Mayor asked Ms. Turner to clarify who currently owns the property. Ms. Turner informed the audience that the property was owned by the City of Universal City and the 4.17 acres were transferred to the UCIDC for the purposes of preparing the land for the hotel.

Councilmember Shelby moved to approve Ordinance 632-PC 503 FLUP 2017. Councilmember Volle seconded the motion.

**Vote:** Yeas: Shelby, Volle, Neville, England, Goolsby, Maxwell

Nays: None.

Motion to approve carried.

F. **PUBLIC HEARING on Ordinance 581-K-2017: An Ordinance Amending Ordinance 581 (The Zoning Ordinance) to Amend the R3-Medium Density Residential and R-OT “Old Town” Residential Zoning District Purpose Statements; Revising the Permitted Uses Within the Residential Zoning Districts of R3-Medium Density Residential and R-OT “Old Town” Residential; and to Amend the Universal City Codes Accordingly and Setting an Effective Date.**

Mayor Williams opened the Public Hearing at 7:41 p.m.

Janaa Chrystal, 133 Kitty Hawk, asked if there will be a conference center attached to the hotel.

Mayor Williams closed the Public Hearing at 7:43 p.m.

G. **Discuss & Consider P.C. 503 (ZC 205) 2017 -- A Request for Amendments to the Zoning Map as Authorized by Local Government Code Chapter 211 and Zoning Ordinance 581. Specific Request is to Rezone Approximately 4.176 Acres Located at Approximately 16656 N IH 35 (CB 5046 P-38A ABS 309, Prop ID 293343) for Open Space to C5-Highway Commercial; and Ordinance 581-PC 503 (ZC 205)-2017: An Ordinance of the City of Universal City Approving A Zone Change for An Approximate 4.176 Acre Tract at 16656 N IH 35 (CB 5046 P-38A ABS 309, Prop ID 293343), From OS-Open Space to C5-Highway Commercial.**

Councilmember Goolsby asked how many rooms the hotel will need to be. Ms. Turner
stated that it will be at least 98 rooms.

Councilmember Volle moved to approve Ordinance 581-PC 503 (ZC 305)-2017. Councilmember England seconded the motion.

Councilmember England thanked the citizen who spoke in the Public Hearing for the comment about the conference center. He thinks that is a very appropriate thing to look at for the developer.

Vote: Yeas: Volle, England, Neville, Goolsby, Maxwell, Shelby
Nays: None.

Motion to approve carried.

H. **PUBLIC HEARING** on Ordinance 581-K-2017: An Ordinance Amending Ordinance 581 (The Zoning Ordinance) to Amend the R3-Medium Density Residential and R-OT “Old Town” Residential Zoning District Purpose Statements; Revising the Permitted Uses Within the Residential Zoning Districts of R3-Medium Density Residential and R-OT “Old Town” Residential; and to Amend the Universal City Codes Accordingly and Setting an Effective Date.

Mr. Taylor stated that this item would restrict R3 zoning to single family residential only, taking out zero lot line, garden homes, townhomes, etc. He then asked Ms. Turner to present.

Ms. Turner stated that on the February 21, 2017 meeting, council tabled the rezoning of the two properties and gave staff two options; to deed restrict the property only allowing single family residences only or for city staff to revise the city zoning ordinance to allow only single family residential in R3. The staff decided to revise the zoning ordinance of the R3 and R-OT “Old Town” Residential.

The zoning district purpose statements for R3 Medium Density Residential is to be revised to exclude garden homes, zero lot line construction. The “Old Town” Residential Area the reference of duplexes, townhomes, fourplexes, and condominiums. The zoning use table for R3-Medium Density Residential will be revised to exclude duplexes, fourplexes, townhouse residential, condominiums, and group residential. The zoning use table for R-OT “Old Town” Residential would exclude zero lot line, duplex, townhouse residential, condominium residential, apartment residential, and group residential. Ms. Turner explained that changing the R3 zoning designation would affect the subdivisions that are already zoned R3 as well as any new subdivisions.

Mayor Williams opened the Public Hearing at 7:55 p.m.

Becky Ryan, 107 Oak Circle, said she liked that the city is trying to change the zoning ordinance. She wanted to know if the garden homes, zero lot lines, etc. would be added into a different zoning designation or prohibited all together. She also requested that Council look at rezoning all of Universal City to better fit the zoning designations.

Mayor Williams closed the Public Hearing at 7:56 p.m.

I. **Discuss & Consider Ordinance 581-K-2017**: An Ordinance Amending Ordinance 581 (The Zoning Ordinance) To Amend the R3-Medium Density Residential and R-OT “Old Town” Residential Zoning District Purpose Statements; Revising the Permitted Uses Within the Residential Zoning Districts of R3-Medium Density Residential and R-OT “Old Town” Residential; and to Amend the Universal City Codes Accordingly and Setting an Effective Date.

Councilmember Goolsby confirmed that R4 and R5 are not being redefined tonight.
Councilmember Shelby asked for a definition of clustered housing. Ms. Turner explained the pattern for clustered housing. Ms. Turner said that there is a clustered housing pattern being built at the corner of Gothic and Universal City Blvd. That is the only subdivision in Universal City with a clustered housing pattern.

Councilmember Maxwell asked if an extensive renovation would make nonconforming properties have to conform. Ms. Turner said that the zoning ordinance allows for improvements as long as it does not expand past their current lot boundaries.

Mayor Pro Tem Neville asked what size of home could be built on R1, R2, and R3. Ms. Turner explained that R1 allows for 25% lot coverage, R2 allows for 40% lot coverage, and R3 allows for 50% lot coverage, and "Old Town" Residential allows for 55% lot coverage. For an R3, the minimum lot size is 6,000 sq. ft. so the amount of impervious coverage would be 3,000 sq. ft. Impervious coverage includes the sidewalk, driveway, if there was a shed in the back, or any amount of concrete coverage. For an R1, the minimum lot size is 7,500 sq. ft so the amount of impervious coverage would be 1,800 sq. ft. The distance between the houses would be 10-20 feet.

Mayor Williams reminded council that the item being discusses is what use could be allowed in an R3 zoning designation.


**Vote:** Yeas: Maxwell, Goolsby, Neville, England, Shelby, Volle
Nays: None.

Motion to approve carried.

Mayor Williams announced a short intermission and stated that the meeting will reconvene at 8:10 p.m.

10. **OLD BUSINESS:**

A. **Discuss & Consider P.C. 501 (ZC 203)-2017 -- A Request for Amendments to the Zoning Map as Authorized by Local Government Code Chapter 211 and Zoning Ordinance 581.** Specific Request is to Rezone Approximately 40.907 Acres Located at 25 Kitty Hawk (CB 5046 P-10 ABS 309 REFER TO: 05046-013-0361) from OS-Open Space to R3-Medium Density Residential; and Ordinance 581-PC 501 (ZC 203)-2017: An Ordinance of the City of Universal City Approving a Zone Change for an Approximate 40.907 Acres Located at 25 Kitty Hawk (CB 5046 P-10 ABS 309 REFER TO: 05046-013-0361) From OS-Open Space to R3-Medium Density Residential. (First Reading).

Mr. Taylor explained that he believes that the proposed development is in the best interest of all the citizens of Universal City. He then asked Ms. Turner to present.

Ms. Turner reminded City Council of the details of the project.

Councilmember Maxwell stated that even though the proposed development is requesting to be zoned an R3, they are proposing a larger than minimum lot size. Ms. Turner confirmed that the developer is proposing a lot size of 6,500 sq. ft. and the minimum lot size allowed in R3 is 6,000 sq. ft. The developer is requesting to be zones R3 so that they can get the higher amount of impervious coverage.

Councilmember Maxwell asked that if tabling this agenda item in the last council meeting obligated council to take a specific action. Ms. Turner explained that when the item was tabled at the February 21st council meeting the direction was given to the
developer and to City staff that 1) deed restrictions needed to be placed on the property to only allow for single family residential or 2) the City staff would change the zoning ordinance for R3 to only allow for single family residential. Staff determined that it would be best to edit the zoning ordinance and that is what was approved on the previous agenda item.

Mayor Pro Tem Neville asked if there was a minimum or maximum size home allows. Ms. Turner informed him that there is not. The market is what determines the home size. Ms. Turner said that currently the market is for a bigger home.

Councilmember England questioned Ms. Turner about the R1 zoning designation. He asked what type of single family home could be built on the lots with that designation. She said because of impervious coverage restrictions and taking into account the sidewalks and driveway, a single story home would only be about 1,000 sq. ft.

Councilmember Volle reiterated that there will no longer be zero lot line homes in R3 and R-OT. Ms. Turner confirmed. Councilmember Volle asked if there would be sidewalks. Ms. Turner informed that all residential subdivisions must have sidewalks.

Councilmember Volle mentioned City's masonry ordinance and asked Ms. Turner to explain that all new residential construction must have rock, brick, or stucco on at least three sides. Councilmember Volle asked how much park land the city currently has. Ms. Turner said Universal City has 234 acres of park land.

Mayor Pro Tem Neville asked if there are any requirements for developers if they have to knock down trees to build. Ms. Turner said that Universal City does not have a tree ordinance but there are normally proactive steps taken to try to save the good trees.

Councilmember Shelby asked Ms. Turner if, during the platting phase, council can ask the developer to extend existing sidewalk on Kitty Hawk. Ms. Turner said that the City can request additional right of way.

Mayor Williams stated that he has noticed that single story homes seem to sell much faster than two-story homes. He asked if a 2,100 sq. ft. single story home would fit in a R3 zoning designation. Ms. Turner confirmed that it would fit.

Councilmember Goolsby asked Ms. Turner to define the platting phase process. Then, he asked Mr. Luensmann about the utilities.

Councilmember Goolsby asked what efforts have been made to access the market value of proposed development. Steve Brown, with Jones & Carter Engineering, stated that it was based on conversations with potential builders. Councilmember Goolsby then asked if the masonry ordinance will help to drive the price of the neighborhood up and Mr. Brown confirmed that it would.

Mr. Brown shared that he appreciated citizens for voicing their opinion so professionally. He also clarified that his firm is not looking to build at the bare minimum. It terms of lot sizes, if the current proposed lot size was zoned an R2 there would be approximately 1,270 sq. ft. of living area. Under an R3 zoning designation on the same size lot, there would be close to 2,100 sq. ft. of living area available. He stated that the proposed development is trying to provide a greenspace that the resident would not have to maintain.

Councilmember Goolsby asked the developer could be responsible for the potential upgrades to Kitty Hawk. Mr. Brown said those are appropriate things to bring up in the development stage.

Mayor Pro Tem Neville stated that it was his perception that the height of Universal City side of the creek is higher than the side on FM1518 so that it would take a tremendous flood to flood this side. Mr. Luensmann confirmed that was true and stated that the 1998
flood and 2002 flood did not flood that area.

Councilmember England moved to approve Ordinance 581-PC 501 (ZC 203)-2017. Councilmember Goolsby seconded the motion.

**Vote:** Yeas: England, Goolsby, Neville, Maxwell, Shelby, Volle
Nays: None.

**Motion to approve carried.**

B. **Discuss & Consider P.C. 502 (ZC 204)-2017 – A Request for Amendments to the Zoning Map as Authorized by Local Government Code Chapter 211 and Zoning Ordinance 581. Specific Request is to Rezone Approximately 16.185 Acres Located at 121 Kitty Hawk [(CB: 5046G BLK 1 LOT: 1 HOTCHKISSSUBD (2.831AC) and CB: 5046 P-13 (3.506AC) & P-13A (10.00AC) ABS: 309] from Open Space to MDR-Medium Density Residential; and Ordinance 581-PC502 (ZC 204)-2017: An Ordinance of the City of Universal City Approving a Zone Change for an Approximate 16.185 Acres Located at 121 Kitty Hawk [(CB: 5046G BLK 1 LOT: 1 HOTCHKISS SUBD (2.831AC) and CB: 5046 P-13 (3.506AC) & P-13A (10.00AC) ABS: 309] from Open Space to MDR-Medium Density Residential. (First Reading).

Councilmember Shelby asked to see the topography map for the property. He wanted a general idea of what direction the water would go from Kitty Hawk through the property to the golf course.

Councilmember England pointed out that there was no reference to R3 in the agenda item. Ms. Turner clarified that it was a typographical error on the agenda, the ordinance reads correctly, and it would get corrected on the agenda for the second reading.

Councilmember England stated that he watched the property while it was raining and recognized that the drainage was working well. He does not believe that the proposed development would cause a flooding issue. He reminded everyone that he was the one who motioned to restrict the R3 zoning designation to single family residential only.

Councilmember England moved to approve Ordinance 581-PC 503 (ZC 204)-2017. Councilmember Shelby seconded the motion.

Councilmember Shelby asked what size of land is will the current home sit on after the development. Mr. Brown said that currently it is mapped 1.5 acres. He also said that the house will not be torn down.

**Vote:** Yeas: England, Shelby, Goolsby, Maxwell, Volle
Nays: Neville

**Motion to approve carried.**

11. **CITY MANAGER COMMENTS:**

Mr. Taylor made no comments.

12. **COUNCILMEMBER COMMENTS:**

Councilmember Goolsby congratulated Jacob Jenkins for his CEAT Community Service Award.

Councilmember Volle gave kudos to Jacob Jenkins for his attention to detail. He took care of all the empty signs on Pat Booker Road when she first started as councilmember and she appreciated it.

Councilmember England as Ms. Turner about political signs and how long they can be posted.
Ms. Turner informed him that if the sign is on private property, it can be there year round. If the sign is at a polling location, it can be put up 3 days before early voting starts and must be taken down by 3 days after the election. If it is a right-of-way, it will be taken down.

Councilmember Shelby congratulated Jacob Jenkins for his award. Jenkins started getting into code compliance when Councilmember Shelby was on the Board of Adjustments and he appreciates Jenkin’s dedication to his job. Councilmember Shelby thanked all the citizens present for voicing their opinion and the staff for all their hard work.

Councilmember Maxwell gave kudos to Jacob Jenkins for winning his award. The Community Service Award is a very big award and he has made an impact on the state of Texas. Councilmember Maxwell thanked the citizens for the time and effort they have put into researching the zoning issue.

Mayor Pro Tem Neville thanked the citizens for voicing their opinions in such a professional manner. He did state that the two developments that were mentioned on Old Cimarron Trail are in Converse. He also stated that he had received complaints about the limited library hours and would like to see later hours to better accommodate the citizens.

13. **MAYORAL COMMENTS:**

Mayor Williams thanked the citizens for commenting with class and respects how they feel about the project. Also, Mayor Williams said that Councilmember Maxwell did go to Austin with the Northeast Partnership to the SB2 senate hearing. It was announced that the bill will be revised to cap the property tax revenue at 5% over the effective rate. He thanked Councilmember Maxwell for attending and representing Universal City.

14. **ADJOURNMENT:** Mayor Williams adjourned the meeting at 9:14 p.m.

ATTEST:

__________________________     ____________________________
Kristin Mueller, City Clerk     John Williams, Mayor