

MINUTES

PLANNING & ZONING COMMISSION OF THE CITY OF UNIVERSAL CITY, TEXAS Regular Meeting, Monday Evening, June 4, 2018

1. **CALL TO ORDER:** Chairman Steve Thompson at 6:00 p.m.
2. **QUORUM CHECK:** Kim M. Turner, Assistant City Manager

Commission Members present:

Steve Thompson, Chairman
Sally Cook, Vice-Chairman
Dr. Nellie Cantu, Member
Ron Hannan, Member
J Svalberg, Member
Shelly Reynolds, Member
Roger Pritt, Member
Scott Dagg, Member

Also present:

Charles Mulvihill
Frederico Roesch

Commission Members Absent:

3. **MINUTES OF PREVIOUS MEETING:**

Regular Meeting – 07 May 2018

Dr. Cantu moved to accept the minutes as presented. Mr. Dagg seconded the motion. The motion was approved on an 8/0 vote.

4. **NEW BUSINESS:**

- A. **Consider:** P.C. 501.A—A **Preliminary Plat** being a total of 38.257 acres or land out of that certain 40.97 acre tract described in Vol 18442 Pg 1997, BCRPR and that certain 14.685 acre tract described in Vol 18195 Pg 735 CRPR and containing a portion of Lot 1 Block 1 of Hotchkiss Subdivision, plat of which is recorded in Vol 9516 Pg 61, BCDPR situated in the Toribio Herrera Survey No 68, County Block 5046, City of Universal City **to establish Seibel Crossing UT 1** consisting of Block 1, Lots 1 thru 7 and lots 34 thru 94; Block 2 Lots 1-5; Block 3 lots 22-37; and 900 Series lots 901, 903, 904, and 905, zoned R3-Medium Density Residential per Zoning Ordinance 581.

Mr. Thompson noted that there was a change in lot numbers for Block 1.

At the request of Ms. Cook, Mrs. Turner provided a background briefing on the zone change for the property and changes that were made to the zoning use table to eliminate certain types of housing.

Ms. Cook moved to accept the preliminary plat for Seibel Crossing UT 1. Mr. Dagg seconded the motion. The motion was approved on an 8/0 vote.

- B. **Consider:** P.C. 501.B—A **Preliminary Plat** being 16.089 acres of land out of that certain 40.907 acre tract described in Vol 18422 Pg 1991, BCRPR and that certain 14.685 Acre tract described in Vol 18195 Pg 735, BCRPR situated in the Toribio Herrera Survey No 68, County Block 5046, City of Universal City, Bexar County, Texas **to establish Seibel Crossing UT 2** consisting of Block 1, Lots 8-33; Block 2,

Lots 6-32; Block 3, Lots 1-21; and 900 Series lot 901, 903, and 904, zoned R3-Medium Density Residential per Zoning Ordinance 581.

Discussion took place regarding phasing of subdivisions and housing supply and demand.

Ms. Cook moved to accept the preliminary plat for Seibel Crossing UT 2. Mr. Dagg seconded the motion. The motion was approved on an 8/0 vote.

- C. **Public Hearing:** P.C. 512 (CU 148)— A request for a **conditional use permit** at 613 Pat Booker Rd (CB 5768 BLK 50 LOT 14 (UNIVERSAL CITY) for an Administrative and Business Office use in a C2Retail District per zoning ordinance 581.

Mr. Thompson opened the public hearing at 6:10 PM.

Mr. Charles Mulvihill introduced himself as the owner of the building and noted that Crickett had been at 613 Pat Booker Road for the last ten years but had recently vacated. He offered that Pronto Insurance was a Texas agency with 200 locations in Texas; 38 being in Bexar County. He felt that the company was stable with a good reputation.

Mr. Frederico Roesch introduced himself as being a site locator with Pronto Insurance which is headquartered in Brownsville. He noted the company is privately owned and is working on expansion plans. Mr. Roesch said Universal City area was attractive and that their business model is based on lower income persons who need the lowest priced insurance.

Ms. Reynolds asked how long Crickett had been gone and what other prospective tenants had inquired about leasing the space. Mr. Mulvihill said the space had been empty for two months. He noted that he looks for businesses that are stable and that he didn't want a hair salon because people complain about fumes.

Ms. Cook spoke about the concern of having the appropriate office vs retail mix. She asked if Mr. Mulvihill was intending to sell the building and he replied that he was not intending to sell but needed to utilize the back of the building to provide better parking.

Mr. Pritt inquired about the term of the lease. Mr. Roesch provided that the lease would not be signed until the Conditional Use Permit was approved. However, if signed, the lease would be for five years with a three-year extension.

Ms. Cook asked about the previous types of businesses that had been in the building. Together, everyone remembered the past tenants, namely, a florist, dry cleaner, bakery, and a tattoo parlor.

Ms. Reynolds asked Mr. Roesch if 613 Pat Booker was the only location he had looked at in Universal City. He responded in the affirmative and then explained that the 613 Pat Booker Road had the high visibility his company wanted and that they wanted to be near to JBSA-Randolph.

Mr. Thompson closed the public hearing at 6:31 PM.

- D. **Consider:** P.C. 512 (CU 148)— A request for a **conditional use permit** at 613 Pat Booker Rd (CB 5768 BLK 50 LOT 14 (UNIVERSAL CITY) for an Administrative and

Business Office use in a C2Retail District per zoning ordinance 581.

Ms. Reynold noted that there is always a conundrum when retailers leave. Mr. Dagg noted he had concerns about taking retail locations and making them into office uses. Mr. Pritt offered that he was in retail for 40 years and that it was hard to put a retailer in small spaces like 2,400 sq ft. He said the proposed 850 sq ft space was a good fit for an insurance office that is looking for walk-in business. Dr. Cantu asked for clarification about the size of the space that is being considered for the conditional use permit. Mr. Mulvihill stated that 613 Pat Booker Road is 1,200 sq ft in size.

Ms. Reynolds indicated that she appreciated Mr. Pritt's comments and inquired as to why two cell phone stores would go side-by-side. Mr. Mulvihill noted that it was because they shared the same customer base.

Mr. Hannan wondered if the insurance should be allowed to move in so that area didn't look so depressed. Mrs. Turner talked about the typical ebb and flow of businesses and that it was more noticeable because Pat Booker was so long. She also talked about the transition that was occurring in the Aviation District both commercially and residentially and many of the now vacant buildings would be torn down or restored with new tenants. Dr. Cantu inquired about the types of retail businesses that could go into a 1,200 sq ft building. Mrs. Turner reviewed the Zoning Use Table included in the agenda packet to give an overview of the types of retail businesses that could go in the space under consideration.

Ms. Cook moved to deny the request for a conditional use permit at 613 Pat Booker Road. Mr. Dagg seconded the motion. The motion was approved on a 5/3 vote with Members Cook, Dagg, Cantu, Hannan and Thompson voting "Aye"; and Members Pritt, Svalberg, and Reynolds voting "Nay".

5. **CITY MANAGER'S REPORT:** Mrs. Turner gave an overview of upcoming road construction projects and Splashfest
6. **ADJOURNMENT:** The meeting adjourned at 6:57 PM.

Steve Thompson
Chairman