

MINUTES
BOARD OF ADJUSTMENTS OF THE CITY OF UNIVERSAL CITY, TEXAS
Regular Meeting, Monday Evening, 25 March 2019

1. CALL TO ORDER: Chairwoman Chery Maxwell at 6:00 PM.

2. QUORUM CHECK: Kim M. Turner, Assistant City Manager

Members Present:

Cheryl Maxwell, Chairman
Mat Matecko, Vice-Chairman
John Hudson, Member
Lori Putt, Member
Michael Murray, Member
Mary Andrews, Member
Jim Vinci, Member

Present:

Jaclyn Redmon, Building Official
Jacob Jenkins, Code Compliance
Manuel Zavala
David Wanders, QuikTrip

Member Absent:

3. MINUTES OF PREVIOUS MEETING:

Regular Meeting – 27 August 2018

Mrs. Putt moved to approve the minutes as presented. Mr. Hudson seconded the motion. The minutes were approved without correction on a 6/1 vote with an abstention by Mr. Vinci.

4. NEW BUSINESS:

- A. **Public Hearing:** V.C.644—A request for variance for property at 1006 Cibolo Trail (CB 5054G BLK 11 LOT 20 Old Rose Garden) to waive the requirement for a 2-car garage and to allow for a 1-car garage, zoned R2-Low Density Residential per zoning ordinance 581.

Mrs. Turner gave an overview of the property, the condition of the previous garage that was taken down, and the inability to fit a two-car garage do to the layout of the house on the lot. She also offered that fourteen notices were sent out to property owners within 200 ft of the subject site. Seven notices were returned with no stated objections to having a one-car garage.

Mrs. Maxwell opened the public hearing at 6:04 PM

Mr. Manuel Zavala, 1006 Cibolo Trail, introduced himself as the owner. He indicated that he wanted a garage, but it would be impossible to get a two-car garage on the lot

Mrs. Maxwell closed the public hearing at 6:06 PM.

- B. **Consider** V.C.644—A request for variance for property at 1006 Cibolo Trail (CB 5054G BLK 11 LOT 20 Old Rose Garden) to waive the requirement for a 2-car garage and to allow for a 1-car garage, zoned R2-Low Density Residential per zoning ordinance 581.

Mrs. Putt cited “That there are extraordinary conditions affecting the land, specifically, the layout of the house on the lot; that the variance is necessary and essential to the preservation of substantial property rights; that granting the variance will not be

detrimental to the public health or safety ;that extraordinary conditions do not generally apply to other properties within the vicinity; the unique conditions of the property were not created by the property owner; the variances requested are in conformance with the City’s Future Land Use Plan; and approval of the variances requested allows the greatest utilization of the property

Therefore, I move to approve VC 644 and to grant a variance to allow for a one-car garage at 1006 Cibolo Trail.”

Mr. Hudson seconded the motion; the motion was unanimously approved.

- C. **Public Hearing:** V.C. 645—A request for variance for property at 1014 Kitty Hawk Rd (CB 5053 P-125 ABS 745, Vacant Land) to increase the maximum pole sign height from 35 ft to 70 ft, zoned C5-Highway Commercial per zoning ordinance 581.

Mrs. Turner gave an overview of the request, the special land conditions that businesses face when at a freeway intersection or overpass. She advised that almost all businesses at the intersection Loop 1604 and Pat Booker, and Loop 1604 and Kitty Hawk, have a variance for a taller sign. Four notices were sent out to property owners within 200 ft of the site. Two were returned. One objection was made noting an unsightly skyline.

Mrs. Maxwell opened the public hearing at 6:11 PM

Mr. David Wanders introduced himself as a representative of QuikTrip. He talked about the due diligence of QT for site selection and spoke regarding the slope of the land, the crossing of the utility pole lines, the height of the bridge, and safety of motorists exiting the highway.

Mrs. Maxwell closed the public hearing at 6:18 PM.

- D. **Consider:** V.C. 645—A request for variance for property at 1014 Kitty Hawk Rd (CB 5053 P-125 ABS 745, Vacant Land) to increase the maximum pole sign height from 35 ft to 70 ft, zoned C5-Highway Commercial per zoning ordinance 581.

Mr. Hudson cited “That there are extraordinary conditions affecting the land, specifically, the slope of the land and the elevation of the freeway; that the variance is necessary and essential to the preservation of substantial property rights; that granting the variance will not be detrimental to the public health or safety;that extraordinary conditions do not generally apply to other properties within the vicinity; the unique conditions of the property were not created by the property owner; the variances requested are in conformance with the City’s Future Land Use Plan; and approval of the variances requested allows the greatest utilization of the property

Therefore, I move to approve VC 645 and to grant a variance to allow for 70 ft pole sign at 1014 Kitty Hawk Rd.”

Mrs. Putt seconded the motion; the motion was unanimously approved.

5. CITY MANAGER REPORT:

No report was given.

6. ADJOURNMENT:

The meeting adjourned at 6:21 PM.

Cheryl Maxwell
Chair