

MINUTES

PLANNING & ZONING COMMISSION OF THE CITY OF UNIVERSAL CITY, TEXAS Regular Meeting, Monday Evening, 03 June 2019

1. **CALL TO ORDER:** Chairman Ron Jackson at 6:00 p.m.
2. **QUORUM CHECK:** Michael J. Cassata, Development Services Director

Commission Members present:

Ron Jackson, Chairman
Sally Cook, Vice-Chairman
Elizabeth Dixon, Member
Ron Hannan, Member
Dr. Nellie Cantu, Member
J Svalberg, Member
Christina Fitzpatrick, Member

Also present:

Kim M. Turner, City Manager
Mike Vanderstappen, RPLS

Commission Members Absent:

Scott Dagg, Secretary
Shelly Reynolds, Member

3. **MINUTES OF PREVIOUS MEETING:**

Regular Meeting – 06 May 2019

Dr. Cantu moved to accept the minutes as presented. Ms. Cook seconded the motion. The motion was approved on a 7/0 vote.

4. **NEW BUSINESS:**

- A. **Consider:** P.C. 519—A **Preliminary Plat** being a 1.73 acre tract of land situated in Universal City, County Block 5768, Bexar County Texas and being comprised of all of Lots 1 through 8 and 19 through 26, Block 6, A 15-foot by 250-foot alley, a portion of said alley conveyed from the City of Universal City to John A. Sippel and Grace Sippel by Warranty Deed executed February 7, 1967, recorded in Volume 5793, Page 296, Deed Records of Bexar County, Texas and a portion of said alley conveyed from the City of Universal City to Ed J. Kneupper by Warranty Deed executed February 7, 1967 recorded in Volume 5762, Page 27, Deed Records of Bexar County, and apportion of Lots 9 through 18, Block 6, Universal City, according to plat thereof recorded in Volume 980, Page 302, Deed and Plat Records of Bexar County, Texas, said 1.730-acre tract also being all of a tract of land conveyed from John P. Sippel and David E. Sippel to VRE Universal City, LLC by Special Warranty Deed with Vendor's Lien recorded as Document No. 20180245755, Official Public Records of Real Property, Bexar County, Texas **to establish the Sippel Subdivision consisting of Lot 1, Block 1, (1.69 AC).**

Chairman Jackson gave an overview of the applicant's request for a replat of the Sippel property and asked Mr. Cassata to provide more details, as necessary.

Mr. Cassata explained the replat included the consolidation of multiple lots into one lot in order to allow for the development of a 7-11 gas station with food service.

Ms. Turner provided further details on the proposed food establishment.

Mr. Cassata clarified the 15-foot alley would be vacated as part of the replat.

No one from the public provided comment.

Dr. Cantu moved to approve the preliminary plat. Ms. Cook seconded the motion; the motion was approved on a 7/0 vote.

- B. **Consider:** P.C. 519—A **Final Plat** being a 1.73 acre tract of land situated in Universal City, County Block 5768, Bexar County Texas and being comprised of all of Lots 1 through 8 and 19 through 26, Block 6, A 15-foot by 250-foot alley, a portion of said alley conveyed from the City of Universal City to John A. Sippel and Grace Sippel by Warranty Deed executed February 7, 1967, recorded in Volume 5793, Page 296, Deed Records of Bexar County, Texas and a portion of said alley conveyed from the City of Universal City to Ed J. Kneupper by Warranty Deed executed February 7, 1967 recorded in Volume 5762, Page 27, Deed Records of Bexar County, and apportion of Lots 9 through 18, Block 6, Universal City, according to plat thereof recorded in Volume 980, Page 302, Deed and Plat Records of Bexar County, Texas, said 1.730-acre tract also being all of a tract of land conveyed from John P. Sippel and David E. Sippel to VRE Universal City, LLC by Special Warranty Deed with Vendor's Lien recorded as Document No. 20180245755, Official Public Records of Real Property, Bexar County, Texas **to establish the Sippel Subdivision consisting of Lot 1, Block 1, (1.69 AC).**

Chairman Jackson asked if there was any discussion needed for final plat consideration and finding none, called for a motion.

Dr. Cantu moved to approve the final plat. Ms. Cook seconded the motion; the motion was approved on a 7/0 vote.

5. **CITY MANAGER'S REPORT:** Ms. Turner gave an overview of upcoming events.
6. **ADJOURNMENT:** The meeting adjourned at 6:10 p.m.

Ronald N. Jackson
Chairman