

MINUTES
CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS
Regular Meeting, Tuesday, January 18, 2022

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 Bear Goolsby
Councilmember Tom Maxwell
Councilmember Paul Najarian
Councilmember William Shelby
Councilmember Beverly Volle

Present:

Kim Turner, City Manager
Matthew Longoria, City Attorney
Kristin Mueller, City Clerk/Economic Dev Director

Mayor Williams noted a quorum was present.

3. INVOCATION: Mayor Pro Tem Neville gave the invocation.
4. PLEDGE OF ALLEGIANCE TO THE U.S. 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/INTRODUCTION OF GUESTS:

Mayor Williams requested a moment of silence in honor of Martin Luther King, Jr.

Mayor Williams read a proclamation declaring January 23 – January 29, 2022 *School of Choice Week* in Universal City.

7. CONSENT AGENDA:

Councilmember Najarian moved to approve the following consent agenda items:

1. Consider the City Council Meeting minutes of the Tuesday, January, 4 2022 Regular Meeting.
2. Consider Ordinance 572-B-2022: An Ordinance of the City Council of the City of Universal City to amend Chapter 1-3 Commissions, Board, Committees and Authorities, article XIV. Golf Course and Conference Committee and to amend the Universal City Code of Ordinances accordingly; and setting an effective date.

Councilmember Shelby seconded the motion.

Vote: Yeas: Najarian, Shelby, Neville, Goolsby, Maxwell, Volle
Nays: None

Motion to approve carried.

8. CITIZENS TO BE HEARD:

- John Herberling, 8434 Ulysses, publicly apologized to Randy Luensmann and the Public Works Department for any inconvenience he may have caused by a poorly worded social media post about leak alerts. He did correct the post. He said every month there is an announcement on the water bill and in the Gateway about leak alerts. He said he may have missed some of the communications efforts made to inform residents about the trash service transition, but asked the City do everything they can to get the word out to residents about the change because there are still people who are unaware.
- Richard Edwards, 209 Trudy Ln, said that he would rather see single family homes on the 1604/Byrd development, not apartments. Additionally, he was concerned with the number of parking spaces proposed in the development and suggested that they add at least 100 more spaces. Otherwise, cars would be parked on Byrd.
- Bernie Rubal, 635 Balboa, gave his review of golf course expenditures and revenues for the last twenty years. He pointed out that a line in the audit has been the exact same since 2002. He asked council to take control of the operating expenses at the golf course and noted which councilmembers that have been on the dais while the net deficit has continued to grow.
- Kim Igleheart, 736 Garden Meadow, said that Mr. Rubal's analysis hasn't adjusted for cost of living. She stated that the golf course may have been a good idea at some point but asked Council if they thought it was a good idea today as one-half of one percent of the sales tax has and will continue to go to the golf course.

9. BUSINESS:

A. Concept Plan Presentation re Mixed-Use PUD at Loop 1604 & Byrd (SE Corner).

City Manager Kim Tuner stated that the property being discussed is owned by Alamo Storage LLC and has two zoning districts: G4-General Commercial and C5-Highway Commercial. The properties to the north are comprised of Victory Assembly of God church and vacant tracts owned by the City and the EDC. Loop 1604 and West Lindbergh are to the west and south, respectively. The property to the east is in a floodplain and owned by the City. She said that this property is outside of the flight path, but as a courtesy the City will submit a letter of notification to JBSA-Randolph, who can make recommendations on how the property is developed.

Rod Killen, Attorney with Killen, Griffin, & Farrimond, introduced his team and gave a brief overview of the proposal. The proposal consisted of four phases; a multi-family phase, a commercial phase, retail/commercial phase, and a business park phase.

The multi-family phase consisted of 291 market rate units, 5' setbacks and a maximum density of 25 units per acre, a parking ratio of 1.82, and a luxurious amenity center. He showed design examples from similar projects.

The retail and retail/commercial phases consisted of approximately 9 acres and would be intended for retail and general commercial uses. They gave examples of insulated metal panels with a faux masonry finish to show that the mixed material can be aesthetically appealing.

Additionally, the business park phase would consist of approximately 7 acres and allow for all permitted uses in the proposed PUD Use Table.

After the presentation, there was general discussion on the amount of parking spaces and garages, if landscaping islands could be turned into parking spaces in the future if the need arises, what type of retail the apartments would attract and if there would be a buffer between the apartments and commercial properties.

Mrs. Turner asked what the developer would do to ensure that the apartments maintain its Class A status. Mr. Killen said that the developer is a long-time holder, so it is in their best interest to keep the property well maintained and stated that they reserve over \$100,000/year for maintenance.

Councilmember Goolsby commented that he would like to see more stone added onto the building. Mrs. Turner replied that the amount of each material could be spelled out in the PUD agreement.

Councilmember Najarian said he liked that the front unit would have an elevator.

Councilmember Volle asked about how they plan to abate the noise from the trains and planes. Bryan Rumsey, Architect with Cross Architects, said that the buildings are well insulated and that the lender requires a sound study.

Mayor Pro Tem Neville asked how many units would be ADA. Mr. Rumsey answered that 2% of the rooms would be fully ADA accessible and all the first floor and rooms accessible by elevator will meet 1st Housing requirements.

Councilmember Shelby requested that when they do present their concept plan to City Council, they include live photos from current developments, not just renderings.

Mayor Williams asked what the next steps would be and Mrs. Turner explained that a preliminary and final concept plan, which can be done simultaneously, would be presented to the Planning and Zoning Commission and City Council for approval, then construction plans would be submitted.

Mayor Williams thanked Mr. Killen and his team for presenting to Council.

B. Consider Financial Report for Q4 FY 2021.

Mrs. Turner presented the Financial Report for Q4 FY 2021 and answered questions accordingly.

Councilmember Maxwell moved to approve the Financial Report for Q4 FY 2021.

Councilmember Goolsby seconded the motion.

Vote: Yeas: Maxwell, Goolsby, Neville, Najarian, Shelby, Volle

Nays: None

Motion to approve carried.

C. Consider Financial Report for Q1 FY 2022.

Mrs. Turner presented the Financial Report for Q1 FY 2021 and answered questions accordingly.

Councilmember Maxwell moved to approve Financial Report for Q1 FY 2022. Mayor Pro Tem Neville seconded the motion.

Vote: Yeas: Maxwell, Neville, Goolsby, Najarian, Shelby, Volle
Nays: None

Motion to approve carried.

10. CITY MANAGER COMMENTS:

Mrs. Turner announced that Olympia Hills will have a Valentine Dinner event on Friday, February 11, 2022. She also informed that the Waste Management related edition of the Gateway should hit resident mailboxes soon. The edition will detail the transition in trash service. Also, the City has been working on a plan to push information out about the transition in trash service, to include flyers, electronic message board, robocalls, a Herald article, and revising the website and service map.

12. COUNCILMEMBER COMMENTS:

Mayor Pro Tem Neville commented that with new development on Loop 1604, it may be time to discuss a fire substation on that side of town.

Councilmember Volle mentioned that she also saw an article about Waste Management in the December/January edition of the Gateway. Additionally, she said that the Animal Shelter raised \$642 on January 17th, the donation day created to celebrate the life of Betty White.

Councilmember Goolsby spoke about really liking the new Planned Unit Development process.

Councilmember Shelby made no comments.

Councilmember Maxwell stated that he has great confidence that even after the City uses so many avenues to get the trash transition information out, there will still be residents who say that they never knew about it.

Councilmember Najarian thanked Mrs. Turner for the breakdown of the golf course budget in the financial report. He said that he was looking forward to the hotel opening and looked forward to the golf course operating in the black. Also, he suggested that Staff look at a 4-way stop at Sunrise Canyon and Universal City Blvd as the flashing crosswalk is confusing some drivers.

13. MAYORAL COMMENTS:

Mayor Williams:

1. Reiterated that the PUD process was just for the developers to receive feedback from council, no action is taken. He said that the process was changed about a year ago and is helpful to both council and the developer;
2. Invited everyone to attend the three ribbon cuttings taking place on Saturday, January 22nd. Golden Goddess at 9:45 AM, The Arena: Tabletop Games at 1 PM, and ModWash at 4 PM; and
3. Stated that college classes were back in session,

14. ADJOURNMENT: Mayor Williams adjourned the meeting at 8:20 P.M.

ATTEST:

John Williams, Mayor

Kristin Mueller, City Clerk