

AGENDA
PLANNING & ZONING COMMISSION OF THE CITY OF UNIVERSAL CITY, TEXAS
Regular Meeting, Monday Evening, August 3, 2026
COUNCIL CHAMBER, CITY HALL

1. **CALL TO ORDER:** Chair Cynthia Spurlock at 6:00 pm
2. **QUORUM CHECK:** Michael Cassata, Assistant City Manager
3. **MINUTES OF PREVIOUS MEETING:** Regular Meeting—6 July 2026
4. **NEW BUSINESS:**

ITEM 1

- A. **Public Meeting:** P.C. 643—A request for approval of a **Replat** establishing SA Telephone Company Phase 3, Lot 4, Block 56, County Block 5053, San Antonio Telephone Company, Phase 2 Subdivision, Universal City, Bexar County, Texas, per zoning ordinance 581.
 - B. **Consider:** P.C. 643—A request for approval of a **Replat** establishing SA Telephone Company Phase 3, Lot 4, Block 56, County Block 5053, San Antonio Telephone Company, Phase 2 Subdivision, Universal City, Bexar County, Texas, per zoning ordinance 581.
5. **CITY MANAGER'S REPORT:**
 - A. Dates and times of local meetings
 - B. Items for future commission discussion or consideration
 - C. Status of city projects and Council decisions
 6. **ADJOURNMENT:**

Maribel Garcia-Urbe, City Clerk

This facility is handicap accessible and handicap parking spaces are available. Requests for accommodations or interpretive services must be made 72 hours prior to this meeting. Please contact the City Clerk's Office at (210) 659-0333 if these services are needed.

MINUTES
PLANNING & ZONING COMMISSION OF THE CITY OF UNIVERSAL CITY, TEXAS
Regular Meeting, Monday, July 6, 2026 @ 6:00 PM

1. **CALL TO ORDER:**

Chair Spurlock at 6:06 p.m.

2. **QUORUM CHECK:**

Michael Cassata, Assistant City Manager

Present:

Chair Cynthia Spurlock
Commissioner Sheila Garcia
Commissioner Deborah Hernandez
Vice-Chair Linda Sefton
Commissioner Devona Trigilio
Secretary Diane Woods

Staff Present:

Michael Cassata, Assistant City Manager

Absent:

Vice President Scott Dagg
Commissioner John Hudson
Commissioner Roslyn McCumber

Mr. Cassata noted a quorum was present.

3. **MINUTES OF PREVIOUS MEETING:**

a. **Regular Meeting — 6 April 2026**

Ms. Woods moved to approve the minutes as presented. Ms. Garcia seconded the motion. The motion was approved unanimously.

4. **NEW BUSINESS:**

a. **Public Meeting: P.C. 642—A request for approval of a Preliminary Plat of Subdivision establishing Whispering Creek, ABS: 153 SUR: T HERRERA 73.457 AC. "FARM", Universal City, Guadalupe County, Texas, per zoning ordinance 581.**

Mr. Cassata reminded the commission of the Meritage Homes single-family subdivision that was approved by the P&Z Commission earlier this year. He clarified the location of the property and explained that tonight's consideration was for the preliminary plat for the entire subdivision. He explained the subdivision would be broken into two phases and the final plat for each phase would come back to the P&Z Commission for consideration at later dates.

Mr. Cassata addressed several questions related to drainage and amenity areas, as well as ingress/egress requirements.

Ms. Woods moved to open the Public Meeting. Ms. Hernandez seconded the motion. With the motion approved unanimously, Chair Spurlock opened the Public Meeting at 6:17 p.m.

There being no public comments, Ms. Woods moved to close the Public Meeting. Ms. Sefton seconded the motion. The motion was approved unanimously, and Chair Spurlock closed the Public Meeting at 6:19 p.m.

b. **Consider: P.C. 642—A request for approval of a Preliminary Plat of Subdivision establishing Whispering Creek, ABS: 153 SUR: T HERRERA 73.457 AC. "FARM", Universal City, Guadalupe County, Texas, per zoning ordinance 581.**

Ms. Woods stated that after conducting a public meeting on the request for approval of a preliminary plat of subdivision for the 73-acre property located at 3600 E. FM 1518 N., the Planning & Zoning Commission had considered the request and she moved to approve PC 642 with the following condition: 1) Staff approval of any outstanding comments. Ms. Sefton seconded the motion.

Vote: Yeas: Woods, Spurlock, Hernandez, Garcia, Sefton, Trigilio

Nays: None

Motion to approve carried.

5. **CITY MANAGER'S REPORT:**

In Mrs. Turner's absence, Mr. Cassata updated the commission on events and developments in the City.

6. **ADJOURNMENT:**

Chair Spurlock adjourned the meeting at 6:21 p.m.

Cynthia Spurlock, Chair

CITY OF UNIVERSAL CITY

Date 24 July 2026

File P.C. 643

TO: Members of Planning and Zoning Commission

FROM: Michael Cassata, Assistant City Manager

SUBJECT: P.C. 643—Replat for 1425 Universal City Boulevard

The proposed replat is for the vacant portion of the property located at 1425 Universal City Boulevard in Northlake Business Park. The existing property is 2.147 acres and will be split into two separate lots comprising Lot 5 at 1.836 acres and Lot 6 at 0.581 acres. The City is looking to acquire Lot 6 to incorporate it into the pond park plan that will complement the future Reunion development project.

The City engineer and Staff have reviewed the proposed replat to ensure conformance with the City's subdivision regulations and best engineering practices. However, Staff recommends that approval be conditioned on further review by City Staff and consultants related to any outstanding plat issues.

Attachments:

Plat Schematics

AERIAL MAP

1425 UNIVERSAL CITY BLVD – REPLAT



P:\PROJECTS\S0999 GENERAL\123 MAR\Temp Jobs\UCEDC\Q526-0038 UCEDC SA Telephone Lots 2-3 replat temp\1 Surveying Phase\Cad Files\Northlake Park expansion prelim exh V3.dwg Jul 13,2026 - 10:43am MAR

THE CITY OF UNIVERSAL CITY
39.672 ACRES - TRACT "B"
VOL.7303, PG.1325 BCOPR
(REMAINDER)

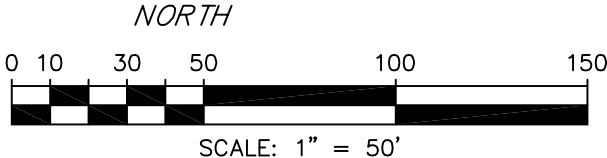
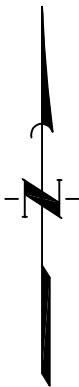
0.127 AC ELEC ESMT.
VOL.17917, PG.334, BCOPR

28' CPS ELEC ESMT.
VOL.10458, PG.238, BCOPR

16' SANITARY SEWER ESMT.
VOL.9523, PG.220-226 BCOPR
28' CPS ELEC ESMT.
VOL.10458, PG.232, BCOPR

PROPOSED OUT TRACT
LOT BY RE-PLAT
0.561 Acres
SAN ANTONIO TELEPHONE
COMPANY PHASE 2 SUBDIVISION
PORTION OF LOT 4, BLOCK 56
VOL.9603, PG.17, B.C.D.P.R.

THE CITY OF UNIVERSAL CITY
39.672 ACRES - TRACT "B"
VOL.7303, PG.1325 BCOPR
(REMAINDER)



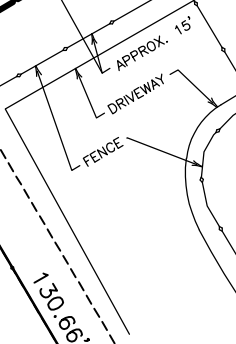
THIS IS NOT A LAND TITLE SURVEY

UNIVERSAL CITY BLVD.
VOL.9523, PG.220-226 BCOPR
(66' RIGHT-OF-WAY)

13' ELEC ESMT.
VOL.9550, PG.2, BCOPR

16' SANITARY SEWER ESMT.
VOL.9523, PG.220-226 BCOPR

S 30°31'46" E 172.00'
S 59°28'14" W 141.98'



PROPOSED LOT
BY RE-PLAT
1.857 Acres

SAN ANTONIO TELEPHONE
COMPANY PHASE 2 SUBDIVISION
Lot 4 Block 56
VOL.9603, PG.17, B.C.D.P.R.

EXHIBIT OF PROPOSED
0.561 ACRE
OUT-TRACT BY RE-PLAT
SAN ANTONIO TELEPHONE COMPANY, PHASE 2
SUBDIVISION VOL.9603, PG.17, B.C.D.P.R.
BEING A PORTION OF
LOT 4, BLOCK 56, CB 5053
CITY OF UNIVERSAL CITY, BEXAR COUNTY, TEXAS
REVISED: JULY 13, 2026



QUIDDITY

TBPELS Registration Nos. F-23290 & 10046100
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

Austin * College Station * Dallas * Georgetown * Houston * New Braunfels * Rosenberg * Round Rock * San Antonio * The Woodlands

RE-PLAT ESTABLISHING
SA TELEPHONE COMPANY PHASE 3

RE-PLATTING LOT 4, BLOCK 56, COUNTY BLOCK 5053,
SAN ANTONIO TELEPHONE COMPANY, PHASE 2 SUBDIVISION,
PLAT OF WHICH IS RECORDED IN
VOLUME 9603, PAGE 17 OF THE BEXAR COUNTY DEED & PLAT RECORDS
AND BEING 2.417 ACRES (105.292 S.F.) OF LAND SITUATED IN THE
MARIA LUCIA TORRES SURVEY NO. 81, ABSTRACT NO. 745, COUNTY BLOCK 5053
CITY OF UNIVERSAL CITY, BEXAR COUNTY, TEXAS

DATE OF PRINT: July 16, 2026

SHEET 1 OF 1

CITY OF UNIVERSAL CITY UTILITY NOTE:

THE CITY OF UNIVERSAL CITY IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT", AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. UNIVERSAL CITY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, OR OTHER UTILITY INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE CITY OF UNIVERSAL CITY.

CPS UTILITY NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", AND/OR "TRANSFORMER EASEMENT", FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

RANDOLPH AIR FORCE BASE ACCIDENT POTENTIAL ZONE (APZ) STATEMENT:

THIS TRACT IS SITUATED WITHIN THE RANDOLPH AIR FORCE BASE "ACCIDENT POTENTIAL ZONE" ("APZ") ACCORDING TO THE AIR INSTALLATION COMPATIBILITY USE ZONE (AICUZ) STUDY DATED DECEMBER 2000

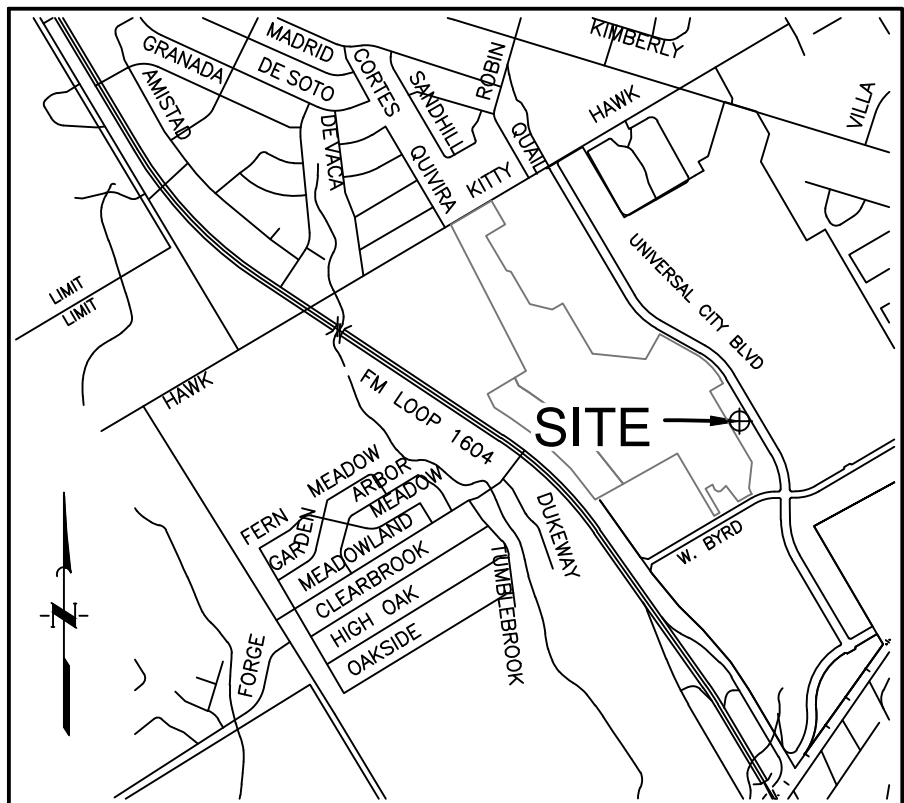
GENERAL NOTES

1. THE GRAPHIC LOCATION OF THE SUBJECT TRACT SUPERIMPOSED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48029C029F, EFFECTIVE DATE SEPTEMBER 29, 2010, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" COMMONLY KNOWN AS THE 500-YEAR FLOODPLAIN. ZONE "X" (UN-SHADED) IS OUTSIDE OF ANY FEMA ESTABLISHED FLOOD HAZARD ZONE. THIS STATEMENT DOES NOT IMPLY THAT ANY PORTION OF THE SUBJECT TRACT IS TOTALLY FREE OF POTENTIAL FLOOD HAZARD. LOCALIZED FLOODING CAN OCCUR DUE TO NATURAL AND/OR MAN-MADE INFLUENCES.
2. LOTS 5 AND 6 ARE SITUATED WITHIN ZONE "C4" (COMMERCIAL SERVICES) PER THE CITY OF UNIVERSAL CITY WEB SITE AND IS THEREFORE SUBJECT TO THE RESTRICTIONS STIPULATED BY THE CITY OF UNIVERSAL CITY ZONING CODE FOR SAID ZONE.
3. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM 8" ABOVE THE FINAL ADJACENT GRADE AND AT LEAST 12" ABOVE BASE FLOOD ELEVATIONS.
4. WATER AND WASTEWATER IMPACT FEES WERE NOT ASSESSED AT THE TIME OF PLATTING. ALL IMPACT FEES MUST BE PAID IN FULL, AT THE RATE IN EFFECT AT THE TIME OF SERVICE APPLICATIONS, PRIOR TO WATER METER SET AND/OR WASTEWATER CONNECTION IN ACCORDANCE WITH UNIVERSAL CITY ORDINANCE 559.
5. THIS TRACT IS SITUATED WHOLLY WITHIN THE SAN ANTONIO RIVER AUTHORITY SEWER SERVICE AREA.
6. LOTS 5 AND 6 ARE SITUATED WHOLLY WITHIN THAT CERTAIN 188.712 ACRE "CLEAR ZONE" EASEMENT RECORDED IN VOLUME 4551, PG.2005, BCOPR.
7. MAXIMUM LOT COVERAGE IS 65% WITH CONDITIONS FOR GREENSPACE AS OUTLINED IN ZONING ORDINANCE 581.
8. EMERGENCY AND UTILITY MAINTENANCE PERSONNEL ARE GRANTED ACCESS TO LOTS 5 AND 6 SHOWN HEREON.

SURVEYOR'S NOTES

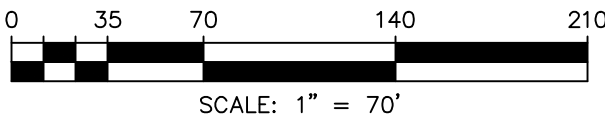
1. LOT CORNERS ARE MONUMENTED WITH A 1/2 IRON ROD (WITH CAP OR DISK MARKED "QUIDDITY"), UNLESS OTHERWISE NOTED.
2. THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (NAD83), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS) WITH NGS OPUS POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. TO CONVERT GRID DISTANCES TO SURFACE, MULTIPLY BY THE COMBINED GRID TO SURFACE SCALE FACTOR OF 1.00017.
3. BOUNDARY CLOSURES AND AREA CALCULATIONS ARE NOT CHECKED BY THE CITY OF UNIVERSAL CITY AND ARE THE SOLE RESPONSIBILITY OF THE SURVEYOR AND ENGINEER.

PRELIMINARY, THIS DOCUMENT SHALL
NOT BE RECORDED FOR ANY PURPOSE.



LOCATION MAP

OWNER/
EVENT HOLDINGS, LLC
5250 Highway 78
Ste, #750-708
Sachse, TX 75048
972-679-4861



LAND SURVEYOR:



TBPELS Registration Nos. F-23290 & 10046100
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210-494-5511
Austin • College Station • Dallas • Georgetown • Houston • New Braunfels • Rosenberg • Round Rock • San Antonio • The Woodlands

THE CITY OF UNIVERSAL CITY
39.672 ACRES - TRACT "B"
VOL.7303, PG.1325 BCOPR
(REMAINDER)

N:13,746,155.22'
E:2,190,063.73'

LOT 6
BLOCK 56
(0.581 Acres)

LOT 5
BLOCK 56
(1.836 Acres)

THE CITY OF UNIVERSAL CITY
39.672 ACRES - TRACT "B"
VOL.7303, PG.1325 BCOPR
(REMAINDER)

SCALE: 1" = 200'

AREA BEING RE-PLATTED - 2.147 ACRES
BEING ALL OF LOT 4, BLOCK 56, COUNTY BLOCK 5053, SAN ANTONIO
TELEPHONE COMPANY, PHASE 2 SUBDIVISION, RECORDED IN VOLUME
9603, PAGE 17 OF THE BEXAR COUNTY DEED AND PLAT RECORDS

**STATE OF TEXAS
COUNTY OF BEXAR**

WE, EVENT HOLDINGS, LLC, ARE THE OWNERS OF LAND SHOWN ON THE FOREGOING INSTRUMENT, AND HEREBY DEDICATE ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND RIGHT-OF-WAY TO THE USE OF THE PUBLIC FOREVER AND EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION EXPRESSED HEREIN.

THIS THE _____ DAY OF _____, _____.

BY: Eugen Walker Jr., President / CEO
EVENT HOLDINGS, LLC, a Texas Limited Liability Company

**STATE OF TEXAS
COUNTY OF BEXAR**

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Eugen Walker Jr., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

THIS THE _____ DAY OF _____, _____.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS
STATE OF TEXAS
COUNTY OF BEXAR

AS CITY ENGINEER OF THE CITY OF UNIVERSAL CITY, I HEREBY CERTIFY THAT THE SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

THIS THE ____ DAY OF _____, _____.

CITY ENGINEER
STATE OF TEXAS
COUNTY OF BEXAR

THIS FINAL RE-PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF UNIVERSAL CITY, TEXAS.

THIS THE ____ DAY OF _____, _____.

DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF BEXAR

THIS FINAL RE-PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED ON BEHALF OF THE CITY OF UNIVERSAL CITY, TEXAS BY THE PLANNING AND ZONING COMMISSION (OR ADMINISTRATIVE OFFICER).

THIS THE ____ DAY OF _____, _____.

CHAIR

SECRETARY
STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

MICHAEL A. ROMANS
REGISTERED PROFESSIONAL LAND SURVEYOR 4657



Motion to Approve – Replat

PC 643

After conducting a public meeting on the request for approval of a replat for the property located adjacent to 1425 Universal City Boulevard, the Planning and Zoning Commission has considered the request and moves to approve PC 643 with the following condition:

1. Staff approval of any outstanding comments