MINUTES

UNIVERSAL CITY ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF UNIVERSAL CITY, TEXAS

Regular Meeting, Thursday, November 13, 2025 @ 5:00 PM

1. **CALL TO ORDER: PRESIDENT DICK CROW**
   Vice-President Dagg at 5:00 p.m.

2. **QUORUM CHECK: SECRETARY ROLAND HINOJOSA**
   Secretary Hinojosa

   Present:
   Vice-President Leonard Dagg
   Treasurer Mark Dunlop
   Director Christina Fitzpatrick
   Secretary Roland Hinojosa
   Director Bryan Kuhlmann

   Staff Present:
   Kim Turner, City Manager
   Michael Cassata, Development Services & EDC Director
   Maribel Garcia-Uribe, City Clerk

   Absent:
   President Richard Crow
   Director Bear Goolsby

   Mr. Hinojosa noted a quorum was present.

3. **INTRODUCTION OF GUESTS:**
   Mrs. Turner introduced Amira Van Leeuwan with Community Impact.

4. **OLD BUSINESS:**

   a. **Minutes of the 9 October 2025 Regular Meeting**
   Mr. Kuhlmann moved to approve the minutes as written. Ms. Fitzpatrick seconded the motion. **The motion was approved unanimously.**

   b. **Financial Report**
      a. **Accountant Reports**
      b. **Bills to Be Paid and Transfers**
      c. **Expected Incoming Expenses**

   Mr. Cassata gave the Financial Report.

   Mr. Dunlop reported that he and Mr. Cassata reviewed the past several years of SIP history. He noted that there are projects such as the hardware store SIP that are on the books and have been held over for more than four years. He felt there should be a time limit after which the Board should require the applicant to revisit the EDC to request an extension.

   Mrs. Turner explained that the Board could include time limitations within their motions for approval. This would provide a tracking system.

   The Board received updates on the Acme Ace, 2405 Pat Booker Road SIP. There were several contributing factors causing delays on this project.

   Mr. Kuhlmann opined that the project was to the benefit of the City and, because of this, the EDC should continue to support it. However, he also suggested the Board call the applicant for an update.

   Mr. Dunlop gained consensus from the Board to amend Board policy to include 18-month expiration language in all SIP agreements with the option to extend the agreement by a year. He wished to do this so that projects were not unnecessarily carried over into following fiscal years.

Mr. Hinojosa moved to approve the financial report. Mr. Dunlop seconded the motion. **The motion was approved unanimously.**

5. **NEW BUSINESS:**

a. **Discuss & Consider Resolution 2025-10: A resolution of the Board of Directors of the Universal City Economic Development Corporation approving acceptance of a land donation of property located at 3600 E. FM 1518 North to the Economic Development Corporation.**

Mr. Cassata clarified the location of the property along FM 1518. The lot adjoins the Orchard Park Subdivision. Multiple interested developers ultimately did not follow through due to the slope of the property. The property owner reached out to Staff about donating the property either to the City or the EDC. Staff completed a phase 1 environmental study, which passed. He noted that the property was zoned commercial, and accepting the donation would allow the EDC to have more control over determining the future use.

Mrs. Turner reviewed the challenges with the property which caused prospective buyers to step out. There was already a CLOMR (Conditional Letter of Map Revision) to get the property out of the flood plain. There would still need to be a permanent letter of map revision (LOMR). Furthermore, there would need to be a retaining wall installed.

Mr. Dunlop suggested getting a quote on the retaining wall required for the property. He also wondered if the lot could be a park to serve this development.

Mr. Cassata stated that the potential developer had considered some open space inclusions.

Mrs. Turner listed potential uses for the land for the Board to consider.

The Board received clarification, at the request of Mr. Kuhlmann, of the location of the City's ETJ. At the request of Mr. Hinojosa, Mr. Cassata showed the Board a Google Street View of the slope of the property.

Staff was asked about downsides to accepting the property. They said they had considered whether the property was being donated to avoid liability of any sort of environmental contamination. This is why a phase 1 environmental study was conducted. Otherwise, the tax loss to the City would be minimal due to the lack of development on the property.

Mr. Hinojosa gained clarification that the floodplain is a 100-year floodplain.

Mrs. Turner responded that the adjoining properties and road were in the floodplain.

The Board and Staff discussed taxation and back taxes.

Mr. Kuhlmann noted the EDC had been following a great strategy of land acquisition for the purpose of economic development.

The Board and Staff discussed the widening of FM 1518 according to TXDOT plans.

Mr. Dunlop moved to approve Resolution 2025-10. Ms. Fitzpatrick seconded the motion.

Vote: Yeas: Dunlop, Fitzpatrick, Dagg, Hinojosa, Kuhlmann
Nays: None
Motion to approve carried.

b. **Presentation related to the Universal City Vision 35! Comprehensive Plan Update.**

Mr. Cassata explained that a City is not required to have a comprehensive plan by Texas law. However, it is beneficial in that it provides guidance, driven by resident input, for the governing bodies and Staff. The UC Vision 35! Comprehensive Plan (hereafter the "Plan") is made of 3 main components including the FLUP, goals and policies following categorized chapters, and an actionable implementation plan. He explained that the Plan was generated through various outreach methods with the community. This included outreach at Snowfest, surveys, community meetings and more. Mr. Cassata reviewed goals reached through community feedback, which fall into the following categories followed by some highlights within each:

- Land use
  - Mixed Use development
- Transportation
  - Traffic congestion
  - pedestrian-friendly integration such as sidewalks
- Economic Development
  - attracting higher-wage jobs
  - diversifying business
  - building cohesive branding
- Parks, Opens Space and the Environment
  - this built upon the existing Parks Master Plan, as this was already a robust document
  - focus on interconnectivity of parks
- Community Facilities and Infrastructure
  - water and wastewater reliability
  - smart city tech and broadband - tech preparedness
- Image, Identity and Community Character
  - tying back to cohesive branding including for the City as a whole and economic/neighborhood districts

Mr. Cassata further explained the organization of the Plan. He then reviewed the FLUP and noted the main change focused on the inclusion of mixed-use areas. The FLUP provides the flexibility to then change the Zoning Code and provides justification for various types of development in those areas. With the City at 92% build-out right now, the Plan addresses possibilities of future build-out. He then reviewed the Economic Development key goals and policies. He explained how goals were tied to the suggested policies in the Plan.

Upon inquiry from Mr. Dunlop, Mr. Cassata confirmed there were approximately 75 goals in the Comp Plan and that Council would likely prioritize the implementation of those goals.

The Board discussed whether the Economic Development portion of the Plan would be left up to the EDC to prioritize.

c. **Next Meeting: Thursday, December 11, 2025 at 5:00 p.m., Council Chambers**

6. **STAFF REPORT:**

a. **Status of Projects**

b. **Council Action and Considerations**

c. **Upcoming City & Economic Events**
Mrs. Turner shared updates on various events in the City.

7. **PUBLIC COMMENT: None.**

8. **ADJOURNMENT:**
Vice-President Dagg at 6:00 p.m.

Richard Crow, President