MINUTES

CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS

Regular Meeting, Tuesday, October 21, 2025 @ 6:30 PM

1. **CALL TO ORDER:**
   Mayor Maxwell at 6:30 p.m.

2. **QUORUM CHECK AND VOTE TO CONSIDER THE EXCUSE OF ABSENT MEMBERS (IF APPLICABLE):**
   Maribel Garcia-Uribe, City Clerk

   Present:
   Mayor Tom Maxwell
   Mayor Pro Tem Christina Fitzpatrick
   Councilmember Bear Goolsby
   Councilmember Lori Putt
   Councilmember Bernard Rubal
   Councilmember William Shelby
   Councilmember Phil Vaughan

   Staff Present:
   Michael Cassata, Development Services & EDC Director
   Christine Green, Finance Director
   Randy Luensmann, Public Works Director
   Sal Garcia, Golf Operations Director
   Jeremy Laak, Golf Superintendent
   Maribel Garcia-Uribe, City Clerk

   Ms. Garcia-Uribe noted a quorum was present.

3. **INVOCATION AND PLEDGE OF ALLEGIANCE:**
   Councilmember Putt invited Billy Hill to give the invocation. Mayor Maxwell led everyone in pledges to the United States and Texas flags.

4. **CITIZENS TO BE HEARD:**
   Josh Cortez, running for the 35th Congressional District, announced his candidacy as a Republican candidate. He shared his political experience and his history as an 8th generation Texan. He highlighted the water crisis in the area and his focus on the ability for young adults to attend technical schools.

5. **STAFF REPORTS AND OTHER DISCUSSION ITEMS:**

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

      i. **Olympia Hills--Course Renovation Design Update**
      Nathan Crase of Watermark Golf presented a progress updated regarding the golf course renovation design project. He reported that one issue the golf course has that is being addressed are the size of the bunkers. By reducing the size of the bunkers, Staff will be able to allocate maintenance hours elsewhere. He highlighted the difficulty of maintaining the current bunkers after a rain event. He noted which bunkers would be renovated. Bunkers would be reduced from 52 to 50 and from approximately 86000 to 29000 square feet. He also addressed the golf course irrigation issues. He said the irrigation system would be updated to use the latest technology and would improve turf health and slow erosion. He presented a map of the new irrigation system and said 800 existing sprinkler heads would be replaced with more heads and irrigation measures added for better coverage. Tees would also be addressed, especially the par-3 tees which see a lot of wear. Trees would be pruned and addressed.

      Councilmembers Rubal and Shelby, Mr. Crase and Mr. Laak discussed the changes to maintenance hours and reallocations of man hours resulting from the bunker renovations. It would take less time to maintain bunkers so that other maintenance operations could take place.

   b. **STAFF REPORT:**
   Mr. Cassata gave a refresher regarding Specific Use Permits (SUPs). He reviewed zoning uses and the groupings which result in zoning districts. Each zoning districts have uses that are approved by-right or require a SUP. He clarified that the SUP uses are already approved. However, they differ from uses approved by-right in that they must go before Council because the uses may require conditions or mitigation of impacts for the use. SUPs require consideration of the impact of the use on surrounding businesses and neighbors. After some inquiries from Council, he noted that a SUP is not a consideration of

whether it is the best use for the area or if it is a preferred use. Also, SUPs run with the applicant, not the land.

Following Councilmember Rubal's inquiry, Mr. Cassata reviewed the legal notice requirements for SUPs.

6. **PUBLIC HEARINGS:**

a. **Specific Use Permit Request re Valvoline at 460 Kitty Hawk**
Mayor Maxwell opened the Public Hearing at 7:02 p.m.

Mr. Cassata clarified the location and the proposed site plans. The plans follow zoning requirements. Ten notices were sent out per legal requirements with no responses. He presented site plan elevations for the project. The Planning & Zoning Commission recommended approval 8-0. He clarified that Valvoline would only provide oil changes and not full auto-repair services.

There being no public comments, **Mayor Maxwell closed the Public Hearing at 7:05 p.m.**

Councilmember Putt gained clarification that the applicant was the property owner. After inquiry, Mr. Cassata clarified that the land had been vacant since UC incorporation. She opined that this was more of a Pat Booker Road business and, given the location of the property on a major corner, she wished it was used for a restaurant or retail business.

Mr. Cassata and Councilmember Putt discussed the challenges of the property, including JBSA AICUZ restrictions.

Council discussed the low-density uses approved by JBSA for the AICUZ zone and considerations that go into these approvals.

Councilmember Rubal and Mr. Cassata discussed the market factors that go into establishing a similar business at this location to those on Pat Booker Road.

Mayor Pro Tem Fitzpatrick expressed her frustration with an auto-service shop acquiring this corner, given that it was a rare corner with a stop light; the corners felt better utilized for other businesses. However, she understood JBSA AICUZ restrictions.

b. **Specific Use Permit Request for a Duplex at 237 Park Lane**
Mayor Maxwell opened the Public Hearing at 7:12 p.m.

Mr. Cassata clarified the location of the property and explained the request for a SUP for a duplex use on the single-family lot. He noted that the lot is larger than the average lot in the neighborhood, which allows for a duplex. He shared specifics regarding the plans for the property including that each duplex would have a two-car garage. 32 legal notices were sent out with one letter returned in favor and two opposed. Several neighbors attended the Planning & Zoning Commission meeting and voiced their opposition to the project. Mr. Cassata presented a photo of the concept elevation.

Jose Fernandez, 229 Park Lane, gave Council a list of signatures of neighbors in opposition to the project. He noted that many neighbors came to oppose the duplex at the Planning & Zoning Commission meeting. He felt the duplex was not right for the neighborhood and felt the owner was unreliable and irresponsible for the property.

The applicant's translator clarified that the applicant did not want to bring anything bad to the area. They wished to bring more homes to the area and understood that the area was family-oriented. They wished to upgrade the area and not be a nuisance. Following the comments of Mr. Fernandez, he said they were open to working with the community. They heard feedback from the P&Z Commission meeting against a two-story home and changed plans for one-story duplexes. He noted that change comes to every community.

There being no further public comment, **Mayor Maxwell closed the Public Hearing at 7:22:00 p.m.**

Mayor Maxwell briefly recess the meeting at 7:22:10 p.m. He reconvened the meeting at 7:28 p.m.

7. **ANNOUNCEMENTS:**

   a. **CITY MANAGER'S ANNOUNCEMENTS**
   None.

   b. **MAYOR'S ANNOUNCEMENTS**
   Mayor Maxwell announced the unfortunate passing of Councilmember Tim Brown from Schertz. He lauded the Pumpkin Patch for their success and announced the opening of the Kitty Hawk Chick-fil-a. He shared November voting information and an update on the golf course parking lot project.

   c. **COUNCILMEMBERS' ANNOUNCEMENTS**
   Councilmember Putt reported that the Pumpkin Patch had accrued 1,200 volunteer hours among 230 students. She emphasized that the Patch relies on volunteer hours to function.

   Councilmember Rubal thanked the Police Department for adding the crime list to the monthly informational reports. He wondered why the speed sign on De Soto had been there for three months. He looked forward to the November meeting to discuss the Venue Tax.

   Councilmember Goolsby commended the Animal Control department for their work picking up animals in the community, and the Parks Partners for their work at the Pumpkin Patch. He encouraged voters to become informed before voting by visiting the League of Women Voters website.

   Mayor Pro Tem Fitzpatrick noted that the TikToks that have gone viral about the Pumpkin Patch are from members outside the community. She complimented Lt. Marla Jendrusch LP of the Fire Department on her success in a local competition.

8. **CONSENT AGENDA:**
   None.

9. **ACTION ITEMS:**

   a. **Res No. 966 2025-5: Resolution Authorizing EDC Project at Randolph Plaza Shopping Center**
   Mr. Cassata explained the location of the project and that the project was to replace the tile awning on the whole Randolph Plaza Shopping Center. The whole project would cost approximately $52,000, and the EDC agreed to reimburse $35,000 for the project. This resolution would ratify the EDC approval of the reimbursement.

   Councilmember Rubal confirmed that there was a way for the EDC to address the shopping center parking lot so long as the property owner was on board.

   Councilmember Shelby moved to approve Resolution 966-2025-5. Councilmember Goolsby seconded the motion.

   Vote: Yeas: Shelby, Goolsby, Fitzpatrick, Putt, Rubal, Vaughan
   Nays: None
   Motion to approve carried.

   b. **Res No. 969 2025-6: Resolution Authorizing EDC Project re Universal City Blvd Improvements**
   Mr. Cassata explained that the EDC approved the request from Staff. The request was for the property behind the strip center on the corner of Pat Booker and UC Blvd, which was slated for a food truck park. He noted that the improvements would extend the sidewalk from the apartments to the intersection. It would

also add a fire hydrant to be able to support a food truck park and improve/create driveways to the property. The improvements would allow more parking spaces on the property and address traffic concerns. The total cost of the project, which the EDC approved, was approximately $124,000.

Councilmember Shelby confirmed that the food truck park was fairly certain to follow through. He gained clarification that the food truck park agreement would go before Council. He and Mr. Cassata discussed the benefits of the improvements regardless of the food truck park.

Councilmember Vaughan and Mr. Cassata discussed the adaptability of the lot for another business should the food truck park not succeed. They also discussed fencing updates on the property.

Councilmember Rubal and Mr. Cassata discussed parking and traffic concerns.

Councilmember Goolsby moved to approve Resolution 969-2025-6. Councilmember Shelby seconded the motion.

Vote: Yeas: Goolsby, Shelby, Putt, Vaughan
Nays: Rubal
Recuse: Fitzpatrick
Motion to approve carried.

c. **Ordinance 655-W-2025 re SUP for Valvoline at 460 Kitty Hawk**
Councilmember Goolsby recused himself from the item due to his property being within 200 feet of the proposed SUP.

Councilmember Vaughan gained clarification regarding when a SUP should be denied.

Councilmember Shelby gained clarification regarding the path of oil disposal. He also shared his concern regarding future business uses. He and Mr. Cassata discussed adaptive reuse and the restrictions of JBSA.

Councilmember Shelby stated that after conducting a public hearing on the request for a Specific Use Permit for the property at 460 Kitty Hawk and receiving the Planning and Zoning Commission's recommendation, City Council has considered the request, and he moved to approve PC 627 and SU 031 and to grant a specific use permit to Valvoline Instant Oil Change to allow an Automotive Repair Services use at 460 Kitty Hawk. Councilmember Vaughan seconded the motion.

Vote: Yeas: Shelby, Vaughan, Fitzpatrick
Nays: Putt, Rubal
Recusal: Goolsby
Motion to approve carried.

d. **Ordinance 655-X-2025: SUP for a Duplex at 237 Park Lane**
Mr. Cassata added that the Planning & Zoning Commission had recommended denial of this request 8-0.

Councilmember Shelby stated that he was opposed to this duplex project because of the lack of other duplexes in the neighborhood. He noted that many duplexes are investment properties and that these properties would not be owned but would be rented.

Councilmember Putt confirmed that there were other rentals in the area.

Councilmember Rubal noted the amount of opposition the project had received. After visiting the location, he felt that anything other than a single-family home would be out of place.

Councilmember Goolsby felt the design and project did not fit the area. He said he felt the project was great, just not for the area.

Mayor Pro Tem Fitzpatrick felt the design of the project did not encourage families to move in. Furthermore, she felt that whether the property would be owner-occupied impacted the consideration greatly.

Councilmember Shelby stated that after conducting a public hearing on the request for a Specific Use Permit for the property at 237 Park Lane and receiving the Planning and Zoning Commission's recommendation, City Council had considered the request and he moved to approve PC 628 and SU 032 and to grant a specific use permit to VM Housing Development, LLC to allow a Duplex Residential use at 237 Park Lane. Councilmember Goolsby seconded the motion.

Vote: Yeas: None
Nays: Shelby, Goolsby, Fitzpatrick, Putt, Rubal, Vaughan
Motion to approve failed.

e. **Ordinance 361-AI-2025: Establishing a Multi-Event Temporary Food License**
Mr. Cassata explained that the ordinance allowed for vendors who attend the same event multiple times a year to only get one permit. This would streamline the process for them and save them money.

Councilmember Rubal and Mr. Cassata discussed the logistics and loss of revenue for the City with this change. Mr. Cassata noted that this would not apply to many existing permits.

Mayor Maxwell noted that this change came about due to a vendor who asked about the permit process for the Aviation District Markets. He felt this action would increase revenue for the City in the long run through sales tax.

Councilmember Goolsby moved to approve Ordinance 361-AI-2025. Councilmember Putt seconded the motion.

Vote: Yeas: Goolsby, Putt, Fitzpatrick, Shelby, Vaughan
Nays: Bernard Rubal
Motion to approve carried.

f. **Ordinance 620-2025: Amusement Redemption Machine Update**
Mr. Cassata explained that the item was brought to Council by Staff due to the confusion for the public between games of skill and games of chance. He explained the difference between 'games of skill' and 'games of chance,' and he informed Council of the broad interpretation of a 'game of skill' that causes issues for Staff enforcement. Many of these 'games of chance' are installed in convenience stores, though owners may argue that these machines are 'games of skill.' In order to provide clear direction for Staff and streamline the process for owners and operators, the proposed ordinance provides the following updates: 1) no longer requires a license or fee; 2) reduces the number of allowed machines in a 'game room' to a maximum of four machines; 3) provides a distance in which a game room can be to a church, school, etc.; 4) only permitted as an accessory or ancillary use in commercial districts; 5) removes certain restrictions for hours of use; 6) can be located in a convenience store; and 7) a 'game room' sign is no longer required to be posted. There is only one establishment in town that is classified as a 'game room.' These changes would reduce Staff hours on this issue and would help Staff avoid inconsistency in enforcement. There are most likely many establishments that have amusement redemption machines, or 'games of chance,' in

their establishments that Staff is unaware of.

Councilmember Vaughan gained clarification regarding a few ordinance specifics, such as the reason for a limit of four machines per establishment. Mr. Cassata responded that this was due to the assumption that Council did not want to have an increase in game rooms around the City. It also took into consideration the amount of machines that would fit comfortably in a convenience store. Councilmember Vaughan opined that four machines may have been too restrictive.

Councilmember Shelby gained clarification that the City wished to defer to State regulation of these machines.

Councilmember Rubal and Mr. Cassata discussed a few costs and benefits to the City of this change in the ordinance. Namely, they discussed the loss of revenue to the City and the loss of regulating power.

Councilmember Goolsby confirmed that the ordinance would not affect games of skill.

Councilmember Vaughan moved to approve Ordinance 620-2025 with amendments to change language limiting the number of machines from four to six. Councilmember Goolsby seconded the motion.

Vote: Yeas: Vaughan, Goolsby, Putt, Maxwell
Nays: Fitzpatrick, Rubal, Shelby
Motion to approve carried.

g. **Ordinance 332-2025: Deleting Coin-Operated Machines Ordinance**
Mr. Cassata explained that the ordinance would eliminate the fee for having a coin operated machine in the City. He used the example of gumball machines. The State only allows Cities to charge a certain amount per machine; Universal City charged $15 per machine. Mr. Cassata emphasized that there were not many machines in the City and the income lost by the City would not be significant compared to Staff time.

Councilmember Shelby moved to approve Ordinance 332-2025. Councilmember Vaughan seconded the motion.

Vote: Yeas: Shelby, Vaughan, Fitzpatrick, Goolsby, Putt
Nays: Rubal
Motion to approve carried.

h. **Ordinance 361-AH-2025: Deleting Fees for Amusement Redemption and Coin-Operated Machines**
Mr. Cassata explained that the ordinance amends the fee schedule in line with the last two ordinances to delete coin-operated machines and game room fees.

Councilmember Shelby gained clarification that, without the existing game room, revenue lost would be less than $1,000.

Councilmember Shelby moved to approve Ordinance 361-AH-2025. Councilmember Goolsby seconded the motion.

Vote: Yeas: Shelby, Goolsby, Fitzpatrick, Putt, Vaughan
Nays: Rubal
Motion to approve carried.

10. **ADJOURNMENT:**

Mayor Maxwell adjourned the meeting at 8:23 p.m.

APPROVED:

Tom Maxwell, Mayor

ATTEST:

Maribel Garcia-Uribe, City Clerk