

**ORDINANCE NO. 581-Y-PUD-2023-107-A**  
(Loop 1604 & Byrd SE)

**AN ORDINANCE OF THE CITY COUNCIL OF CITY OF UNIVERSAL CITY, TEXAS APPROVING AN EXTENSION OF ORDINANCE NO. 581-Y-PUD-2023-107, AMENDING THE ZONING MAP OF THE CITY OF UNIVERSAL CITY, TEXAS FOR AN APPROXIMATELY 29.5-ACRE PROPERTY, LOCATED AT THE SOUTHEAST CORNER OF E. LOOP 1604 N. ACCESS ROAD & W. BYRD BOULEVARD; REZONING SAID PROPERTY FROM C5-HIGHWAY COMMERCIAL & C4- GENERAL COMMERCIAL TO PUD 2023-103 DISTRICT, GENERALLY FOR COMMERCIAL SERVICES AND RETAIL, MULTI-FAMILY RESIDENTIAL, CONVENIENCE STORAGE, AND WAREHOUSING; ADOPTING THE PUD FINAL PLAN RELATED TO PUD 2023-103; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, in accordance with Section 4-5-24 and Section 4-5-56 of the Code of Ordinances, City Council may approve an application for an Official Zoning Map Amendment and a Planned Unit Development to provide some flexibility to traditional zoning by offering a mechanism to balance specific site constraints and development plans with the larger interest of the community and the integrity of the Zoning Ordinance; and

**WHEREAS**, Chapter 211.003 of the Texas Local Government Code provides that the City Council may regulate the height, number of stories, size of buildings, percentage of a lot that may be occupied, the size of yards, courts, and other open spaces, population density, the location and use of buildings, and land for business; and

**WHEREAS**, Chapter 211.004 of the Texas Local Government Code provides that zoning regulations must be adopted in accordance with a comprehensive plan; and

**WHEREAS**, Chapter 211.006 of the Texas Local Government Code provides the procedures that the City Council must follow to exercise the authority relating to zoning regulations and zoning district boundaries; and

**WHEREAS**, on January 19, 2021, the City adopted Ordinance 581-W-2021 related to Planned Unit Developments, in which is described the process for authorizing an extension to an approved Planned Unit Development; and

**WHEREAS**, on June 6, 2023, the City adopted Ordinance 581-X-PUD-2023-103 adopting a Planned Unit Development and Zoning Map Amendment for a mixed-use development at the southeast corner of E. Loop 1604 N. Access Road and W. Byrd Boulevard; and

**WHEREAS**, on November 21, 2023, the City adopted Ordinance 581-X-PUD-2023-107 amending Ordinance 581-Y-UD-2023-103 adopting a Planned Unit Development and Zoning Map Amendment for a mixed-used development at the southeast corner of E. Loop 1604 N. Access Road and W. Byrd Boulevard; and

**WHEREAS**, on March 4, 2025, the City received an official request in writing from Alamo Storage, LLC, the developer and applicant, to extend the Planned Unit Development approval by twelve months; and

**WHEREAS**, after receipt of said Planned Unit Development extension request, City Council conducted a public meeting on March 18, 2025, during which parties in interest and citizens had an opportunity to be heard on the matter; and

**WHEREAS**, after conducting a public meeting on the matter where parties in interest and citizens had an opportunity to be heard, City Council finds the request for a twelve-month extension of the adopted Planned Unit Development is in accordance with the City's Municipal Code of Ordinances; and

**WHEREAS**, the City has complied with all conditions precedent necessary to take this action, has properly conducted all public meetings pursuant to the Texas Local Government Code and Texas Government Code, as applicable.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF UNIVERSAL CITY, TEXAS:**

**SECTION 1. Recitals.** The recitals set out above are adopted herein for all purposes.

**SECTION 2. The Property.** The real property (“Property”) subject to the amendments authorized by this Ordinance is a 29.5-acre tract, more or less, assigned the property identification of 307020, generally located southeast corner of E. Loop 1604 N. Access Road & W. Byrd Boulevard, which is more fully depicted and legally described on **Exhibits “A” and “B”**, attached hereto.

**SECTION 3. The Planned Unit Development Extension.** City Ordinance No. 581-X-PUD- 2023-107 adopting a Planned Unit Development and Zoning Map Amendment for a mixed-use development at southeast corner of E. Loop 1604 N. Access Road & W. Byrd Boulevard is hereby provided a twelve-month extension that **shall expire on May 22, 2026** if construction work on the approved Planned Unit Development has not begun by said expiration date.

**SECTION 4. Continuation Clause.** All provisions of the Code of Ordinances of the City of Universal City not herein amended or repealed shall remain in full force and effect.

**SECTION 5. Repealer Clause.** All other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent that they are in conflict.

**SECTION 6. Severability Clause.** If any provisions of this ordinance shall be held void or unconstitutional, it is hereby provided that all other parts of the same which are not held void or unconstitutional shall remain in full force and effect.

**SECTION 7.** This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

**SECTION 8.** It is officially found, determined, and declared that the meeting at which this Ordinance was adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

**SECTION 9. Effective Date.** This ordinance will take effect upon its passage, approval and publication as provided by law.

**PASSED, on first reading** by the City Council of the City of Universal City on this the 18<sup>th</sup> day of March 2025.

**PASSED AND APPROVED, on second reading** by the City Council of the City of Universal City on this the 1<sup>st</sup> day of April 2025.

CITY OF UNIVERSAL CITY, TEXAS

APPROVED:

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Tom Maxwell, Mayor

ATTEST:

APPROVED AS TO FORM:

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Maribel Garcia, Deputy City Clerk

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Natalie Thamm, City Attorney  
DENTON NAVARRO RODRIGUEZ BERNAL SANTEE &  
ZECH, P.C.