



Established 1824

The mission of the City of Victoria is to meet or exceed our citizens' expectations in the provision of municipal services.

CITY OF VICTORIA PLANNING COMMISSION
REGULAR MEETING

THURSDAY, May 19, 2011
5:15 PM

Council Chamber
107 W. Juan Linn Street

AGENDA

A: CALL TO ORDER

B: APPROVAL OF MEETING MINUTES

April 21, 2011 – Regular Meeting

C: CITIZEN COMMUNICATION

[Chairperson will recognize any citizen wishing to address the Commission on issues not specifically listed on the Agenda.]

Dr. Robert Shook – presentation on Victoria's unique history.

D: DEVELOPMENT REVIEWS/FORMAL ACTION

1. **LAKE FOREST SUBDIVISION SECTION II, PHASE I RESUBDIVISION 3** – preliminary and final plat; 1.57 acres; 8 lots, 1 block; patio-home residential use; Lakeway Court addressing; Easley & Hawn Properties, LLC. (owner); Balusek-Frankson (consultant); plat# 110404; received 04/25/11.

- a. Planning Staff Briefing
- b. Preliminary Plat Public Hearing
- c. Preliminary and Final Plat Deliberations

E: OTHER BUSINESS

1. Development Services Monthly Development Report

Planning Services:
700 Main Center, Suite 115

P.O. BOX 1758
VICTORIA, TX 77902
PHONE (361) 485-3360
FAX (361) 485-3364
www.victoriatx.org



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F: ITEMS FROM PLANNING COMMISSIONERS

G: ADJOURNMENT

* In addition to the items listed under "Public Hearings" every item on this agenda shall be considered a public hearing.

** Regardless of the agenda heading under which any item is listed, any subject mentioned in any word or phrase of any item listed on this agenda may be deliberated by the Planning Commission, and it may vote on recommendations and resolutions concerning any such item. Additionally, any ordinance of the City of Victoria relating to the development of land, including, but not limited to, Chapter 21 of the Victoria City Code, may be discussed and deliberated, and the subjects of this agenda are hereby stated as such, regardless of the limitations of any particular item on the Planning Commission agenda. Also, in this meeting, the Planning Commission may discuss: (1) Article XIII, "Signs" of Chapter 5 of the Victoria City Code, (2) the City's adopted Building Code, Electrical Code, Fire Code, Plumbing Code, Residential Building Code, or Minimum Housing Code, (3) the City's unsafe building ordinance, (4) City requirements to extend sewer, water, and other utility lines, (5) the provision of transportation facilities, including sidewalks, roads and public transit, within the City and its extraterritorial jurisdiction (ETJ), (6) the master plans of the City, including the City's Comprehensive Plan, Master Thoroughfare Plan, Master Drainage Plan, and Annexation Plan, (7) City restrictions on private water wells and septic tanks, (8) manufactured housing parks, permitting, and placement, (9) the City's capital improvements plans, (10) federal and state environmental restrictions on the City and residents thereof, (11) the control of nuisances within the City and the City's ETJ, (12) City restrictions on mineral production and exploration, (13) City requirements for landscaping and restrictions thereon, (14) restrictions on development in floodplains and floodways, (15) driveway restrictions, (16) platting requirements and procedures, (17) requirements for dedication and construction of land, easements, and facilities, (18) development guidelines, (19) parking requirements and restrictions, (20) drainage requirements and restrictions, (21) restrictions on fences, lighting, and building height, (22) zoning regulations, (23) infrastructure reimbursement methodology and requirements, (24) building setback requirements, (25) storm water drainage mains, channels, retention ponds, and other drainage facilities, (26) the width and construction requirements for streets and other public facilities, and (27) design principles for subdivision planning and development. No action or failure of the Planning Commission to act in any proceeding or any statement by any member of the Planning Commission may be relied on by any member of the public to limit the Planning Commission's right to discuss any of the aforementioned subjects in any of its meetings. Any statement specifying inclusion of any word or phrase shall not exclude non-listed items.

*** Any item on this agenda may be discussed in executive session if authorized by Texas law regardless of whether any item is listed under "Executive Sessions" of this agenda, regardless of any past or current practice of the Planning Commission. Executive sessions described generally hereunder may include consideration of any item otherwise listed on the agenda plus any subject specified in the executive session notice, to the maximum extent for which executive sessions are permitted pursuant to Chapter 551 of the Texas Local Government Code.

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MEETING MINUTES

Date and Time: April 21, 2010
5:18 p.m.

MEMBERS PRESENT:

Keith Williams, Vice Chairperson
Dennis Caka, Secretary
Jeff Bauknight
Richard Janecka
Dan Mikulenka
Omar Rachid
Sharon Steen

STAFF PRESENT:

Development Services:
Ray Miller Deputy Director
Jared Mayfield, Deputy Director
Monica Leal, Development Coordinator

City Attorney's Office:

Linda Champion, Asst. City Attorney

MEMBERS ABSENT:

Donna Rodriguez
Louise Hull-Patillo

A: CALL TO ORDER – Meeting was called to order at 5:18p.m.

B: APPROVAL OF MEETING MINUTES

The March 17, 2011 Regular Meeting Minutes were approved as delivered. Mr. Rachid motioned to approve the minutes. The motion was seconded by Mr. Mikulenka. Motion passed.

C: CITIZEN COMMUNICATION None.

D: DEVELOPMENT REVIEWS/FORMAL ACTION

1. **CONSIDER APPROVAL OF AN EXTENSION TO THE RECORDING REQUIREMENTS FOR A FINAL PLAT FOR KENDAL ACRES** – final plat; 25 acres, 14 lots, 1 block; Rural Residential use; addressing on Kendal Drive; Kenneth Marbach and Dale Marbach (owners); G&W Engineering (consultant); plat #090701; received 09/02/2009; extension requested 03/28/2011.

a. Planning Staff Briefing

Ms. Leal stated that the owner is requesting an extension of one year to the recording requirements for a final plat. Owner will be required to replace an existing corrugated metal culvert with one that is constructed of approved materials. Staff recommends approval of this extension.

b. Deliberations

Motion made by Mr. Rachid to grant a one year extension, seconded by Mr. Caka. Motion passed unanimously.

2. **REQUEST TO VACATE the recorded plat of DRAGON SUBDIVISION** – final plat; 26.01 acres; 1 lot, 1 block; Industrial use; 10103 US Hwy 59 North; Crenshaw Real Properties, VII, Ltd. (owner); Urban Engineering (consultant); plat# 100804; received 03/28/2011.
 - a. **Planning Staff Briefing**

Ms. Leal stated that applicant is requesting to vacate the existing 26 acre final plat for Dragon Subdivision. Dragon will then replat the 4 acres the business currently occupies. The remaining 22 acres will be sold and platted by the new owners.

Mr. Janecka wanted to clarify that this was not going to create a loop hole to avoid improvements to the infrastructure. Ms. Leal stated that a new plat has already been submitted for the 4 acres and that all infrastructure improvements are complete. This is just a way for Dragon to sell the 22 acres and allow the new owners to replat without the Dragon name. The new plat will be required prior to issuance of building permits.
 - b. **Deliberations**

Motion made by Mr. Caka, Seconded by Mr. Janecka. Motion passed unanimously.

E: OTHER BUSINESS

1. **Development Services Monthly Development Report** – Mr. Miller addressed the information in the monthly report.

Ms. Steen asked if the new Wells Fargo Bank location new means that there are no further plans for a drive-in at One O'Connor plaza. Mr. Miller stated that as far as we know there are no further plans for a drive-in bank at that location.

Mr. Caka asked if North American Hydraulic Excavator (Caterpillar) is platting 315.7 acres as one lot. Mr. Miller stated that yes they are platting the entire industrial park as one lot.

F: ITEMS FROM PLANNING COMMISSIONERS – None

- G: ADJOURNMENT** – Motion to adjourn was made by Mr. Bauknight and seconded by Mr. Janecka. The meeting was adjourned at 5:28 p.m.

APPROVED: _____
Donna Rodriguez, Chairperson
Victoria Planning Commission

APPROVED: _____
Dennis Caka, Secretary
Victoria Planning Commission



Agenda Item #: D-1

May 19, 2010

CASE:

1. Preliminary and Final Plat approval of LAKE FOREST SUBDIVISION, SECTION II, PHASE I, RESUBDIVISION #3.

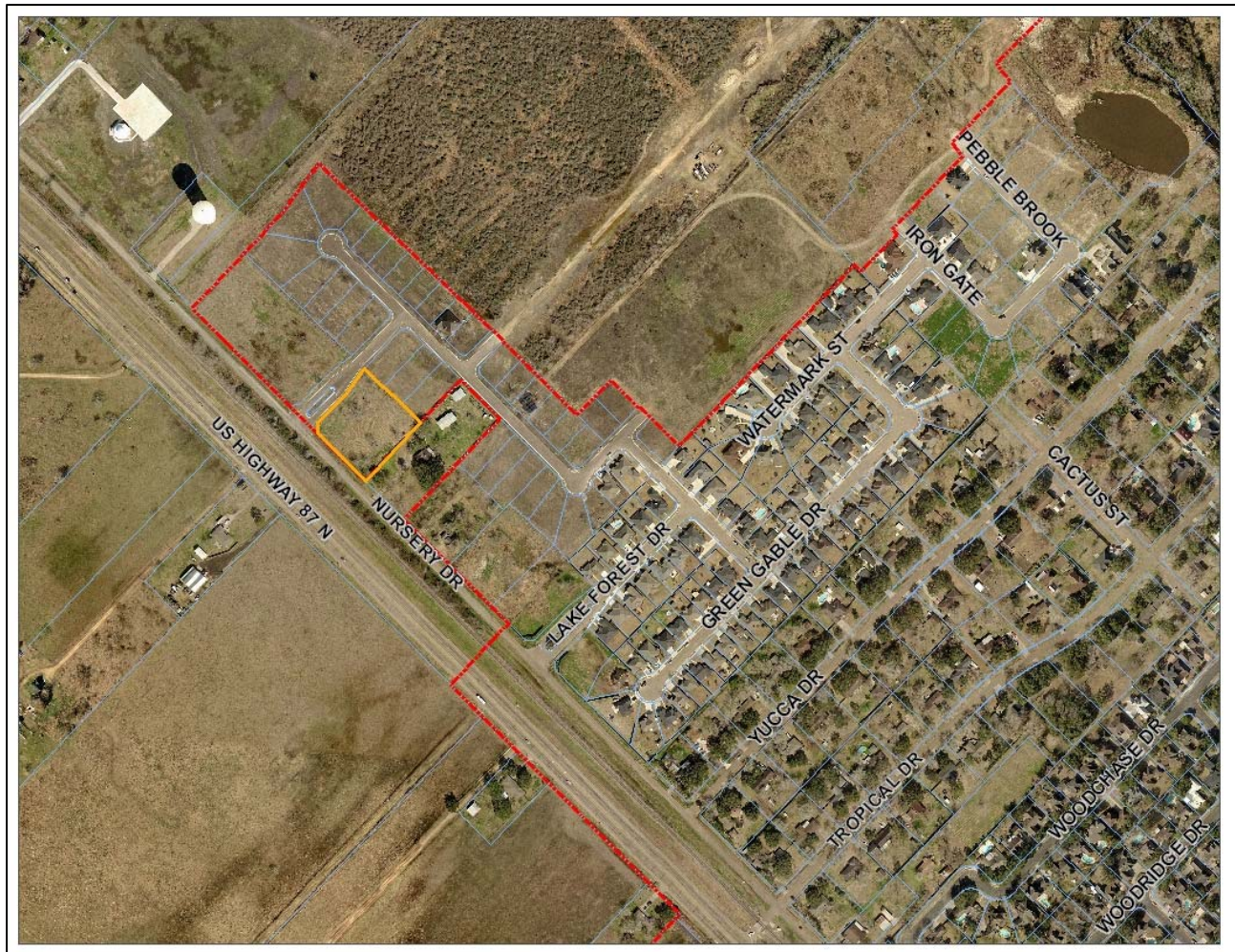
Location: Lakeway Court (Proposed Street) – 1.57 acres legally described as Lot 1, Block 9 of Lake Forest Subdivision, Section II, Phase I of Victoria County, Texas.

Land Use: Single-Family Residential (R1)

Applicant(s): Balusek-Frankson on behalf of Easley and Hawn Properties, LLC.

Staff Contact: Monica Leal, Development Coordinator

LOCATION MAP:



GENERAL DESCRIPTION:

The affected property is a 1.57 acre tract of land located on the east side of Nursery Road, just south of Garden Gate Lane. The property is further described as being Lot 1, Block 9 of Lake Forest Subdivision, Section II, Phase I of Victoria, Texas. The property is owned by Easley and Hawn, LLC. The applicant is proposing to re-subdivide the commercial lot into 8 single-family residential lots. The proposed new residential lots will have separate access to Nursery Road through the proposed local street Lakeway Court.

The proposed resubdivision will provide a new cul-de-sac local street with 60ft of right-of-way and will provide access for the 8 single-family residential lots from Nursery Road. As stated above, the 1.57 acre is one (1) legally platted commercial lot. The commercial lot was created with Lake Forest Subdivision, Section II, Phase I. Since Victoria does not have a Zoning Ordinance, the City Code utilizes land use description to prescribe the lot sizes and other development regulations based on the proposed use at the time of platting. Lot 1 is described as commercial, but could be developed as almost any land use as long as the intended use meets the appropriate off-street parking requirements, landscaping requirements and various other applicable requirements.

The purpose of the preliminary plat and the required public hearing is to provide an opportunity to ensure that the proposed layout meets the minimum requirements of the City Code and to seek input from adjacent property owners on concerns about the proposed development that can be addressed on the final plat and the actual construction plans for the proposed subdivision.

"Minimum Single Family Requirements"

- (1) *Minimum lot size.* 6,000 square feet.
- (2) *Minimum lot width.* 50 feet.
- (3) *Minimum front yard setback.* 20 feet.
- (4) *Minimum interior side yard setback.* 5 feet
- (5) *Minimum exterior side yard setback.* 15 feet, except that garages opening onto the exterior side yard shall be set back at least 20 feet.
- (6) *Minimum rear yard setback.* 10 feet, except where abutting an arterial street or expressway, in which event the minimum setback for the principal structure shall be 30 feet. Accessory structures as defined in this chapter, shall be permitted to encroach the 30-foot building line, but shall not encroach the typical 10-foot minimum rear setback line or rear utility easement, whichever is greater.

According to ITE Trip Generation Software, 8 single-family residential lots would generate an average weekday traffic volume of 22 vehicles. As stated above, the proposed lots will have access to Nursery Road through Lakeway Court. Nursery Road is a 2-lane open-ditch road that had a 2006 traffic volume of 1000 vehicles per day.

INFRASTRUCTURE:

Water: Water service provided by an existing 16" line located in Nursery Road, and an existing 8" water line in Garden Gate Lane.

Sewer: Sanitary sewer service provided by an existing 8" main located within Garden Gate Lane.

Streets: Lakeway Court proposed local street with 60' ROW.

Drainage: Directed to existing 24" storm sewer main located within Nursery Drive.

Construction Plans for the proposed public improvements have been reviewed by the Public Works Department and are pending final approval. Several areas of concern that did not meet the minimum requirements were returned to the applicant to address prior to the Planning Commission meeting. Staff's recommendation for this item may change pending the applicant's revisions.

STAFF RECOMMENDATION:

The proposed plat is in compliance with the minimum requirements for single-family residential contained within the Subdivision and Development Regulations. Staff recommends approval of the preliminary and final plat for Lake Forest Subdivision, Section II, Phase I, Resubdivision #3.

Attachments:

Preliminary Plat

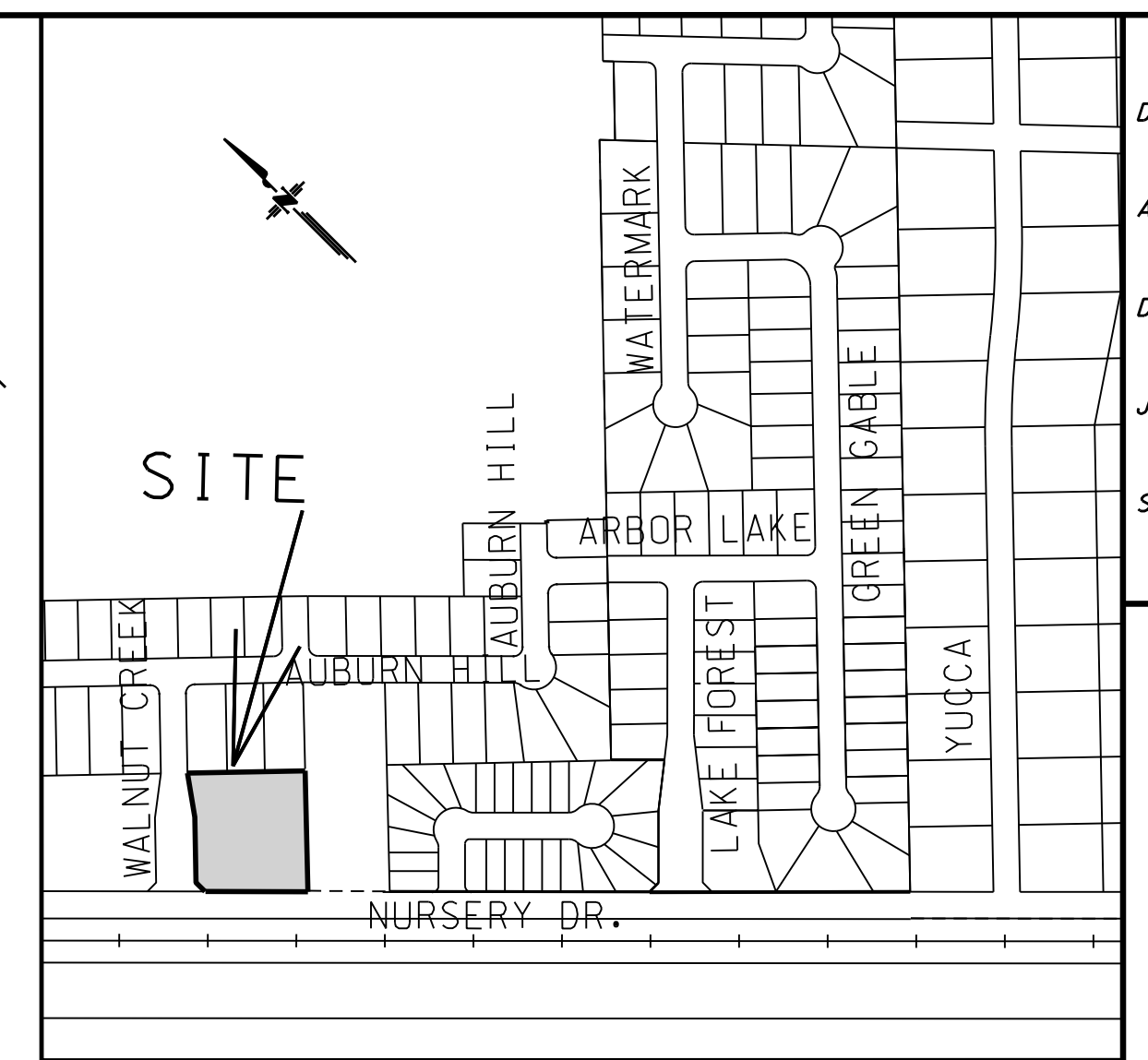
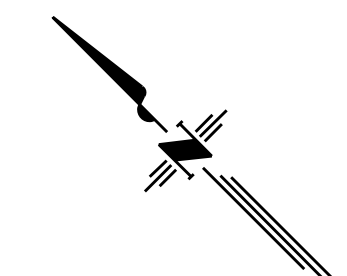
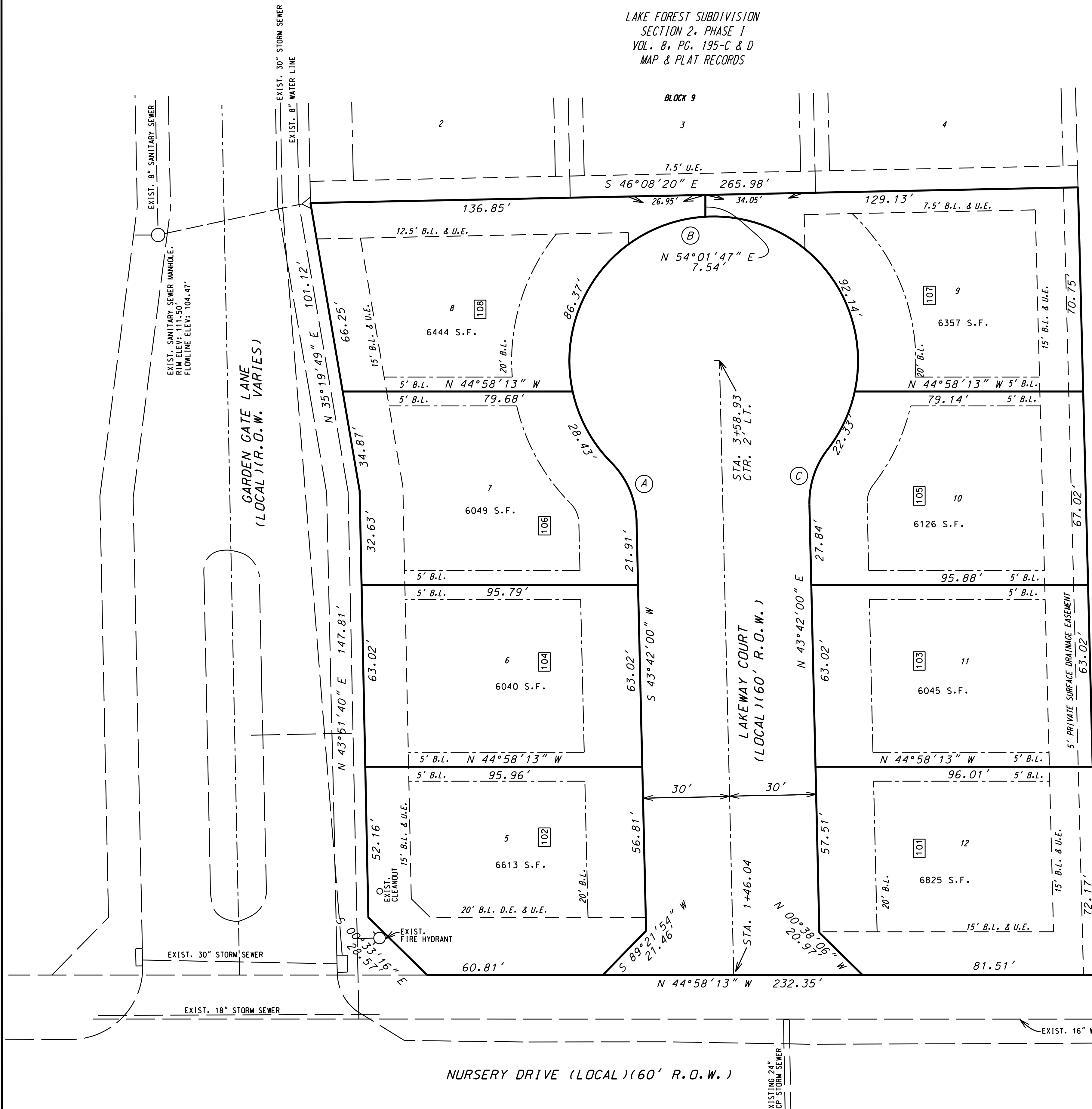
Final Plat

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH
Ⓐ	43° 31' 52"	30.00'	22.79'	N 21° 56' 04" E	22.25'
Ⓑ	262° 43' 34"	50.00'	229.27'	S 48° 28' 05" E	75.05'
Ⓒ	39° 11' 42"	30.00'	20.52'	S 63° 17' 51" W	20.12'

NO DRIVEWAY ACCESS ONTO GARDEN GATE LANE FROM LOTS 5, 6, 7 & 8, BLOCK 9.

NO DRIVEWAY ACCESS ONTO NURSERY DRIVE FROM LOTS 5 & 12, BLOCK 9.

LAKE FOREST SUBDIVISION
SECTION 2, PHASE I
VOL. 8, PG. 195-C & D
MAP & PLAT RECORDS



VICINITY MAP

- LEGEND
- BL BUILDING LINE
 - DE DRAINAGE EASEMENT
 - UE UTILITY EASEMENT

BUILDING LINES:
SINGLE FAMILY RESIDENTIAL (R1)

20' FRONT
5' INTERIOR SIDE
15' REAR

I, A. C. FRANKSON, HEREBY CERTIFY THAT I HAVE, TO THE BEST OF MY ABILITY, DESIGNED THIS SUBDIVISION/PRELIMINARY PLAT IN ACCORDANCE WITH THE GENERAL PLANS OF THE CITY OF VICTORIA, WITH WHICH I AM COMPLETELY FAMILIAR, AND IN ACCORDANCE WITH THE ORDINANCES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

A.C. FRANKSON
REGISTERED PROFESSIONAL
ENGINEER
TEXAS REGISTRATION NO. 22861
DATE:

THE PROPERTY CONTAINED ON THIS PLAT IS LOCATED IN THE CORPORATE LIMITS OF THE CITY OF VICTORIA.

PRELIMINARY PLAT

LAKE FOREST SUBDIVISION, SECTION 2, PHASE I
RESUBDIVISION NO. 3

8 LOTS, 1 BLOCK
1.57 ACRES (68,583 SQ. FT.)
LAND USE :
SINGLE FAMILY RESIDENTIAL (R1)

OWNER:

Easley and Hawn Properties, LLC
Jay M. Easley, Separate Property, Manager
614 Basswood, Victoria, Tx. 77904

MORRIS RYAN
2.00 ACRES
VOL. 1001, PG. 331
DEED RECORDS

AFTER REVIEWING THE DEDICATIONS AND IMPROVEMENTS REQUIRED BY THE ORDINANCES OF THE CITY OF VICTORIA CODE, AND THE CITY OF VICTORIA'S ADOPTED MASTER PLANS FOR THE APPROVAL OF THIS SUBDIVISION, I HAVE DETERMINED AND APPROVED THAT THE DEVELOPER'S PORTION OF THE CITY'S REQUIRED COSTS FOR THE CITY'S APPROVAL OF THIS PROPERTY DEVELOPMENT PROJECT DOES NOT EXCEED AN AMOUNT THAT WOULD BE ROUGHLY PROPORTIONATE TO THIS PROPOSED PROPERTY DEVELOPMENT PROJECT.

DEVELOPMENT SERVICES ENGINEER

DRAWN BY: C.D.

APPROVED BY: A.C.F.

DATE: 03-28-11

JOB NUMBER: 11-035

SCALE: 1" = 20'

BALUSEK-FRANKSON
F-9183
ENGINEERS & SURVEYORS
308 E. GOODWIN AVE.
VICTORIA, TEXAS 77901
FAX: 361-573-6991

PRELIMINARY PLAT
LAKE FOREST SUBDIVISION SECTION 2, PHASE I
RESUBDIVISION NO. 3

BEING 1.57 ACRES OF LAND SAME BEING ALL OF LOT ONE, BLOCK NINE, LAKE FOREST SUBDIVISION SECTION 2, PHASE I AS RECORDED IN VOL. 8, PGS. 195C & 195D OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

No.	Date	Revision

SHEET NUMBER

1 OF 1

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH
Ⓐ	43°31'52"	30.00'	22.79'	N 21°56'04" E	22.25'
Ⓑ	262°43'34"	50.00'	229.27'	S 48°28'05" E	75.05'
Ⓒ	39°11'42"	30.00'	20.52'	S 63°17'51" W	20.12'

THE PROPERTY CONTAINED ON THIS PLAT IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF VICTORIA.

AFTER REVIEWING THE DEDICATIONS AND IMPROVEMENTS REQUIRED BY THE ORDINANCES OF THE CITY OF VICTORIA CODE, AND THE CITY OF VICTORIA'S ADOPTED MASTER PLANS FOR THE APPROVAL OF THIS SUBDIVISION, I HAVE DETERMINED AND APPROVED THAT THE DEVELOPER'S PORTION OF THE PROJECT DOES NOT EXCEED AN AMOUNT THAT WOULD BE ROUGHLY PROPORTIONATE TO THE IMPACT OF THIS PROPOSED PROPERTY DEVELOPMENT PROJECT.

LOT SIZES

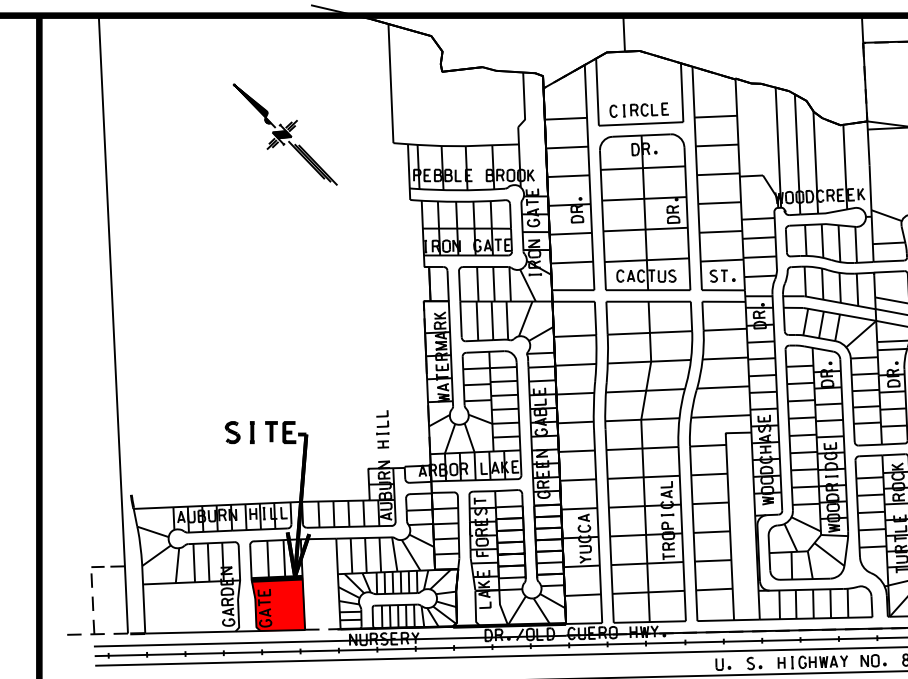
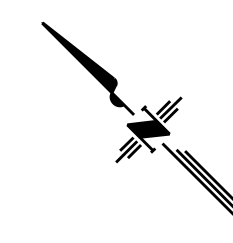
- 5 - 6613 S.F.
- 6 - 6040 S.F.
- 7 - 6049 S.F.
- 8 - 6444 S.F.
- 9 - 6357 S.F.
- 10 - 6126 S.F.
- 11 - 6045 S.F.
- 12 - 6825 S.F.

8 LOTS
1.57 ACRES

NO DRIVEWAY ACCESS ONTO GARDEN GATE LANE FROM LOTS 5, 6, 7 AND 8, BLOCK 9.

NO DRIVEWAY ACCESS ONTO NURSERY DRIVE FROM LOTS 5 AND 12, BLOCK 9.

DEVELOPMENT ENGINEER



LOCATION MAP 1" = 1000'

LAND USE:

SINGLE FAMILY RESIDENTIAL (R1)

BUILDING LINES:

- 20' FRONT
- 5' INTERIOR SIDE
- 15' EXTERIOR SIDE
- 10' REAR

LEGEND:

- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- EXISTING IRON ROD
- SET IRON ROD

KNOW ALL MEN BY THESE PRESENTS THAT I, A.C. FRANKSON, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED IN ACCORDANCE WITH THE SUBDIVISION AND DEVELOPMENT ORDINANCE OF THE CITY OF VICTORIA, TEXAS.

A.C. FRANKSON
Professional Engineer
Texas Registration No. 22861

KNOW ALL MEN BY THESE PRESENTS THAT I, A.C. FRANKSON, DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY OF THE PLATTED LAND AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND DEVELOPMENT ORDINANCE OF THE CITY OF VICTORIA, TEXAS.

A.C. FRANKSON
Registered Professional
Land Surveyor
Texas Registration No. 2239

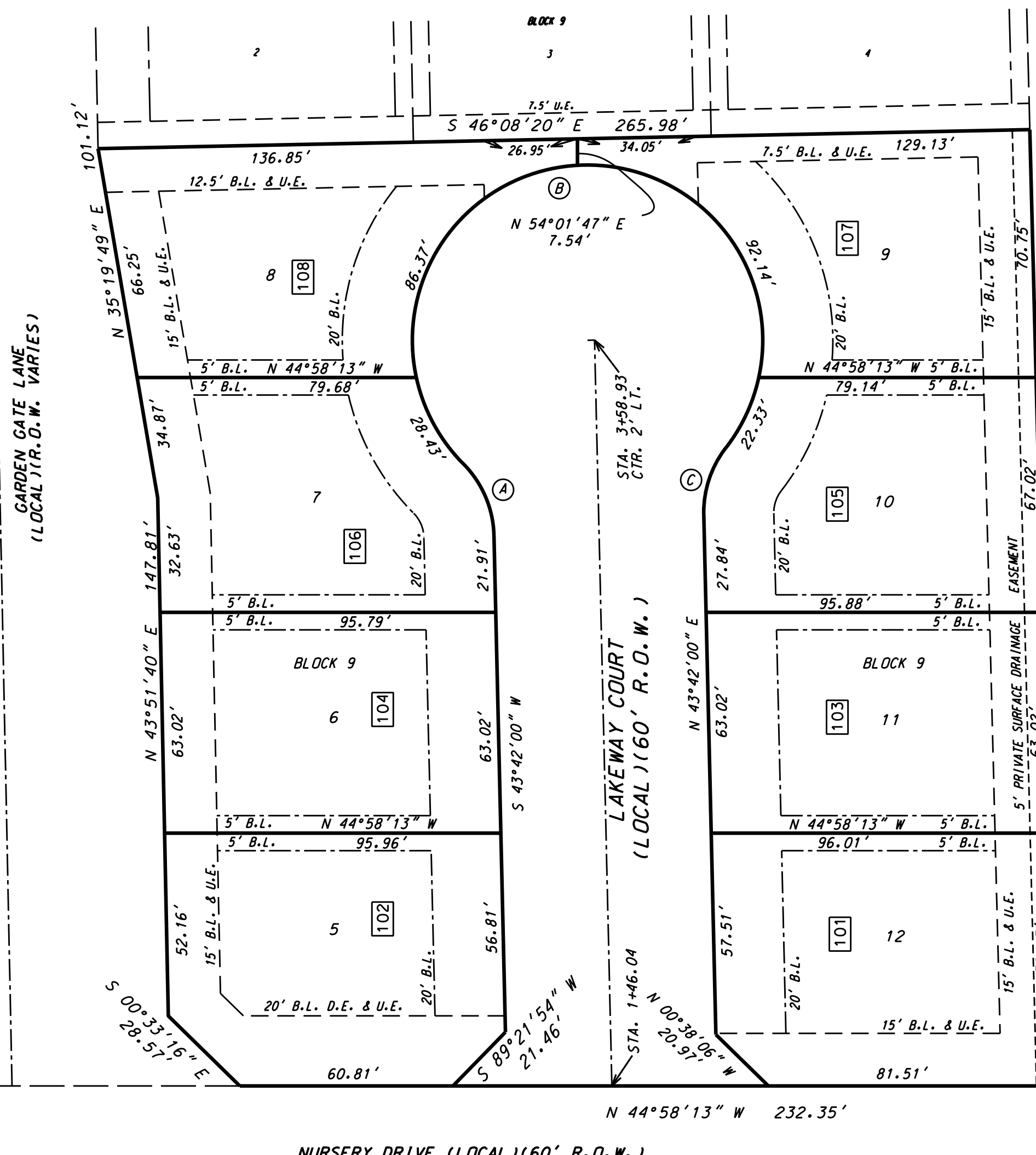
APPROVED THIS THE _____ DAY OF _____, 20____, AS A MAJOR PLAT, BY THE CITY PLANNING COMMISSION OF THE CITY OF VICTORIA, TEXAS.

CHAIRPERSON: DONNA RODRIGUEZ

ATTEST

SECRETARY: DENNIS CAKA

MORRIS RYAN
2.00 ACRES
VOL. 1001, PG. 331
DEED RECORDS



LAKE FOREST SUBDIVISION
SECTION 2, PHASE I
VOL. 8, PG. 195-C & D
MAP & PLAT RECORDS

Drawn By: C.D.
Approved By: A.C.F.
Date: 04-25-11
Job No. 11-035
Scale: 1" = 30'

BALUSEK-FRANKSON
F-9183
ENGINEERS & SURVEYORS
308 E. GOODWIN AVE.
VICTORIA, TEXAS 77901

LAKE FOREST SUBDIVISION
SECTION 2, PHASE I
RESUBDIVISION NO. 3
BEING 1.57 ACRES OF LAND SAME BEING ALL OF LOT ONE,
BLOCK NINE, LAKE FOREST SUBDIVISION SECTION 2, PHASE I
AS RECORDED IN VOL. 8, PGS. 195C & 195D OF THE MAP AND
PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

No.	Date	Revision

Sheet Number
1 of 2

PHONE: (361) 578-9956
FAX: (361) 573-6991

FINAL PLAT

RECORDED IN VOL. _____, PG. _____
OF THE MAP AND PLAT RECORDS OF
VICTORIA COUNTY, TEXAS.

CITY PLAT FILE NO. 110404

A FIELDNOTE DESCRIPTION FOR
1.57 ACRES OF LAND

THE STATE OF TEXAS §
COUNTY OF VICTORIA §

BEING 1.57 acres of land same being all of Lot 1, Block 9 of Lake Forest Subdivision Section 2, Phase I as recorded in Volume 8, Pages 195C & 195D of the Map & Plat Records of Victoria County, Texas, same being a portion of that certain 40.522 acre tract of land conveyed to D. G. M. P., Inc. by Victoria Developers by Warranty Deed with Vendor's Lien dated November 6, 2006 and recorded as Instrument No. 200614913, 11 pages in the Official Records of Victoria County, Texas said 1.57 acres of land being more fully described by metes and bounds as follows:

BEGINNING at an existing iron rod in the Northeast right-of-way line of Nursery Drive/Old Cuero Highway (60' wide) at the intersection of Nursery Drive and Garden Gate Lane, said iron rod also being a corner of said Lot 1, Block 9 Lake Forest Subdivision Section 2, Phase I, said iron rod also being the PLACE OF BEGINNING and the most Western corner of the herein described tract;

THENCE, N. 00° 33' 16" W., a distance of 28.57 feet along the Southeast right-of-way line of said Garden Gate Lane to an existing 5/8 inch iron rod, said iron rod being a corner of the herein described tract;

THENCE, N. 43° 51' 40" E., a distance of 147.81 feet along the Southeast right-of-way line of said Garden Gate Lane same being the Northwest line of said Lot 1 Block 9 to an existing 5/8 inch iron rod, said iron rod being a corner of the herein described tract,

THENCE, N. 35° 19' 49" E., a distance of 101.12 feet along the Southeast right-of-way line of said Garden Gate Lane, same being the Northwest line of said Lot 1, Block 9 to a set 5/8 inch iron rod, said iron rod being the common corner of said Lot 1, Block 9 and Lot 2, Block 9 of Lake Forest Subdivision Section 2, Phase 1, said iron rod being the most Northern corner of the herein described tract,

THENCE, S. 46° 08' 20" E., a distance of 265.98 feet along the common line of Lots 1, 2, 3 and 4, Block 9 of Lake Forest Subdivision Section 2, Phase I to an existing 5/8 inch iron rod in the Northwest line of Morris Ryan 2.00 acre tract of land described in a deed recorded in Volume 1001, Page 331 of the Deed Records of Victoria County, Texas, said iron rod being the common corner of said Lots 1 and 4, Block 9, said iron rod also being the most Eastern corner of the herein described tract;

THENCE, S. 43° 34' 48" W., a distance of 272.96 feet along the Northwest line of the said Morris Ryan 2.00 acre tract to an existing iron rod in the Northeast right-of-way line of Nursery Drive, said iron rod being the most Western corner of the said Morris Ryan 2.00 acre tract, said iron rod also being the most Southern corner of the herein described tract;

THENCE, N. 44° 58' 13" W., a distance of 232.35 feet along the Northeast right-of-way line of Nursery Drive to the PLACE OF BEGINNING containing within these metes and bounds 1.57 acres of land.

THE STATE OF TEXAS §§
COUNTY OF VICTORIA §§

This is to certify that Easley and Hawn Properties, LLC is the legalowner of Lot 1, Block 9 and Lot 1, Block 10, as described by deed dated JUNE 26, 2009 and recorded in Instrument No. 200906766 of the Official Records of Victoria County, Texas, and designated herein as, LAKE FOREST SUBDIVISION SECTION 2, PHASE I, to the City of Victoria, Texas.

FURTHER, I, the undersigned, do hereby DEDICATE to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places shown on this plot for the purpose and considerations therein expressed.

Easley and Hawn Properties, LLC
By: Jay M. Easley, Separate Property, Manager

Easley and Hawn Properties, LLC
By: Jason Hawn, Manager

THE STATE OF TEXAS §§
COUNTY OF VICTORIA §§

BEFORE ME, the undersigned authority, on this day personally appeared Jay M. Easley known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that such person executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office on this the _____ day of _____, 20__.

Notary Public, State of Texas

THE STATE OF TEXAS §§
COUNTY OF VICTORIA §§

BEFORE ME, the undersigned authority, on this day personally appeared Jason Hawn known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that such person executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office on this the _____ day of _____, 20__.

Notary Public, State of Texas

Drawn By: C.D.

Approved By: A.C.F.

Date: 04-25-11

Job No. 11-035

Scale: 1" = 30'

BALUSEK-FRANKSON
F-9183
ENGINEERS & SURVEYORS
308 E. GOODWIN AVE.
VICTORIA, TEXAS 77901
PHONE: (361) 578-9956 FAX: (361) 573-6991

LAKE FOREST SUBDIVISION
SECTION 2, PHASE I
RESUBDIVISION NO. 3
BEING 1.57 ACRES OF LAND SAME BEING ALL OF LOT ONE,
BLOCK NINE, LAKE FOREST SUBDIVISION SECTION 2, PHASE I
AS RECORDED IN VOL. 8, PGS. 195C & 195D OF THE MAP AND
PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

No.	Date	Revision

FINAL PLAT

RECORDED IN VOL. _____, PG. _____
OF THE MAP AND PLAT RECORDS OF
VICTORIA COUNTY, TEXAS.

CITY PLAT FILE NO. 110404

Sheet Number

2 of 2



*DEVELOPMENT SERVICES DEPARTMENT
MONTHLY DEVELOPMENT REPORT
April 11, 2011 thru May 9, 2011*

MINOR PLATS RECEIVED:

Hospitality Subdivision – General Commercial lot; 8107 NE Zac Lentz Parkway; 2.122 acres; Dipak D. Patel (owner); Jay Sinojia (agent).

MAJOR PLATS RECEIVED:

Lake Forest Section 2, Phase 1, Resub No.3 – 8 Single-Family Residential lots; Lakeway Court; 1.57 acres; Easley & Hawn Properties, LLC. (owner); Balusek-Frankson (agent).

MINOR PLATS APPROVED:

Starks Subdivision – 2 general commercial lots; 682 and 724 Burroughsville Road; 5.21 acres; John J. Swoboda, Jr. (owner); Urban Engineering (agent).

Tiger Subdivision – Industrial lot; 10103 US Hwy 59; 4 acres; Crenshaw Properties VII, Ltd. (owner); Urban Engineering (agent).

Leita Subdivision No.1– Manufactured Home Residential lot; 2709 Stevie Street; 0.105 acres; James Leita (owner); CivilCorp (agent).

Bon-Aire Resubd. No.3 – General Commercial lot; 2505 N Ben Jordan Street; 0.672 acres; Debbie Bennett Green (owner); Balusek-Frankson (agent).

DEED APPROVAL APPLICATIONS RECEIVED:

None.

SITE PLANS RECEIVED:

Pier 1 Imports – General Commercial; 7903 N Navarro; Navarro Commons Ltd. (owner); Osborn & Vane Architects Inc. (Agent).

Health Force Pediatric Rehab – General Commercial; 4206 Retama Circle; Health Force Pediatric Rehab (owner); Will Pope Construction (Agent).

SITE PLANS APPROVED:

Wells Fargo Victoria – General Commercial; 1201 N Main; Wells Fargo (owner); Urban Engineering (Agent).

Shoppa's Farm Supply (amendment) – General Commercial; 9806 US Hwy 59 North; S-CA Real Estate, Ltd. (owner); Balusek-Frankson (Agent).

Wood Group Logging – General Commercial; 9806 US Hwy 59 North; Wood Group Logging (owner); Urban Engineering (Agent).

OWI Sales, Inc. – General Commercial; 3302 Houston Hwy; OWI Sales, Inc. (owner); Advanced Steel Builders, Charles Innocenti (Agent).

Pier 1 Imports – General Commercial; 7903 N Navarro; Navarro Commons Ltd. (owner); Osborn & Vane Architects Inc. (Agent).

PLATS RECORDED (Major & Minor):

Starks Subdivision- 4/19/11

Leita Subdivision No.1- 5/5/11

Tiger Subdivision- 5/6/11

Bon-Aire Resubd. No.3- 5/6/11

CITY COUNCIL ACTION:

None.

**City of Victoria
Monthly Activity Report**

April 2011			Fiscal YTD - 7 months of year		April 2010	
Description	Total #	Valuation (rounded)	Total #	Valuation (rounded)	Total #	Valuation (rounded)
Residential Single Family	11	\$ 1,915,329.00	40	\$ 7,569,573.00	6	\$ 1,087,220.00
RMH Placement	1	\$ 500.00	18	\$ 431,092.00	14	\$ 172,279.00
Res Multi. Family	0	\$ -	0	\$ -	0	\$ -
Res Add/Repairs	50	\$ 1,070,811.00	273	\$ 2,676,887.00	59	\$ 344,164.00
Comm. New Constr	6	\$ 1,819,000.00	12	\$ 6,095,000.00	3	\$ 1,175,000.00
Comm. Add/Repair	24	\$ 1,365,510.00	135	\$ 8,332,175.00	17	\$ 437,750.00
Signs	5	\$ 15,575.00	52	\$ 355,852.00	4	\$ 18,030.00
Other	44	\$ 72,000.00	296	\$ 260,029.00	49	\$ -
Plan Reviews	7	\$ -	57	\$ -	7	\$ -
Total:	148	\$ 6,258,725.00	883	\$ 25,720,608.00	159	\$ 2,394,892.00

M.E.P. Permits Issued

April 2011		Fiscal YTD - 7 months of year		April 2010	
	Total		Total		Total
Electrical Permits	66	Electrical Permits	343	Electrical Permits	66
Mechanical Permits	45	Mechanical Permits	234	Mechanical Permits	62
Plumbing Permits	45	Plumbing Permits	277	Plumbing Permits	51
Total	156		854		179

Permit Fees Collected

April 2011		Fiscal YTD - 7 months of year		April 2010	
	Total		Total		Total
Building	\$ 13,625.00	Building	\$ 53,680.00	Building	\$ 8,039.00
Electrical	\$ 4,125.00	Electrical	\$ 21,428.00	Electrical	\$ 3,651.00
Mechanical	\$ 2,472.00	Mechanical	\$ 14,710.00	Mechanical	\$ 2,974.00
Plumbing	\$ 3,823.00	Plumbing	\$ 19,268.00	Plumbing	\$ 3,152.00
License Fees	\$ 4,400.00	License Fees	\$ 22,600.00	License Fees	\$ 2,400.00
Plan Review Fees	\$ 1,605.00	Plan Review Fees	\$ 19,828.00	Plan Review Fees	\$ 1,532.00
Misc. Fees	\$ 1,824.00	Misc. Fees	\$ 14,482.00	Misc. Fees	\$ 1,613.00
Total	\$ 31,874.00		\$ 165,996.00		\$ 23,361.00