



MEETING MINUTES

Date and Time: May 19, 2011
5:15 p.m.

MEMBERS PRESENT:

Donna Rodriguez, Chairperson
Keith Williams, Vice-Chairperson
Dennis Caka, Secretary
Jeff Bauknight
Richard Janecka
Dan Mikulenska
Louise Hull-Patillo
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: None

A: CALL TO ORDER – Meeting was called to order at 5:15p.m.

B: APPROVAL OF MEETING MINUTES

The April 21, 2010 Regular Meeting Minutes were approved as delivered. Mr. Bauknight motioned to approve minutes, seconded by Ms. Steen. Motion passed.

C: CITIZEN COMMUNICATION

Dr. Robert Shook 205 Bristol Court Victoria, TX made a presentation concerning the historic origins of Victoria and the Street of Ten Friends.

D: DEVELOPMENT REVIEWS/FORMAL ACTION

1. **LAKE FOREST SUBDIVISION SECTION II, PHASE I, RESUBDIVISION NO. 3** – preliminary and final plat; 1.57 acres; 8 lots, 1 block; single-family residential use; Lakeway Court addressing; Easley & Hawn Properties, LLC. (owner); Balusek-Frankson (consultant); plat# 110404; received 04/25/11.

a. Planning Staff Briefing by Monica Leal

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 applicant is proposing to re-subdivide the existing commercial lot into eight single-family residential lots with separate access to Nursery Road through the proposed

local street Lakeway Court. Staff recommends approval of both the preliminary and final plats.

b. Preliminary and Final Plat Public Hearing – None

c. Preliminary and Final Plat Deliberations:

Mr. Williams stated his concern with the condition and capacity of Nursery Road and the increased development along this stretch of roadway. Mr. Bauknight questioned whether the developer was going to install sidewalk along Garden Gate Lane. Mr. Miller stated that the perimeter sidewalk is the responsibility of the developer and would be installed along with the street and other public infrastructure as shown on the approved construction plans. The interior sidewalks would be the responsibility of individual lot owners at the time of home construction.

Mr. Rachid motioned to approve the plats and was seconded by Ms. Hull-Patillo. Motion passed unanimously.

E: OTHER BUSINESS

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

F: ITEMS FROM PLANNING COMMISSIONERS –

Mr. Janecka stated that he had spoken to the manager's of Victoria Mall and that they are expecting eight new tenants. This is expected to bring the occupancy rate up to 85%.

- G: ADJOURNMENT** – Motion to adjourn was made by Mr. Mikulenka and seconded by Mr. Williams. The meeting adjourned at 5:48 p.m.

APPROVED: _____
Donna Rodriguez, Chairperson
Victoria Planning Commission

APPROVED: _____
Dennis Caka, Secretary
Victoria Planning Commission