



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, November 17, 2011  
5:15 PM**

Council Chamber  
107 W. Juan Linn Street

**AGENDA**

**A: CALL TO ORDER**

**B: APPROVAL OF MEETING MINUTES**

October 20, 2011 – Regular Meeting

**C: CITIZEN COMMUNICATION**

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

**D: DEVELOPMENT REVIEWS/FORMAL ACTION**

**1. LAKE FOREST SECTION II PHASE I RESUBDIVISION #1 AMENDED PLAT –** final plat; 25 lots, 1 block, 4.126 acres; patio home residential use; Amberglow Court addressing; DGMP Inc. (owner); Balusek-Frankson (consultant); plat #111101; received 10/31/11.

- a. Planning Staff Briefing
- b. Deliberations

**2. SUBDIVISION & DEVELOPMENT ORDINANCE REVISIONS.**

A. **Sidewalk Waivers.** A revision to move authority to approve sidewalk waivers from the Public Works Department to the Development Services Department.

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- B. **Cul-de-sacs in Nonresidential Areas.** A revision to remove the separate turnaround radius requirement for cul-de-sacs on nonresidential streets.
- C. **Intersection Separation for Collector and Local Streets.** A revision to increase the separation distance between intersecting local and collector streets.
- D. **Land Use Designations.** A revision to eliminate the separate Office (O) land use designation.
- E. **Site Plans.** This revision will give the Development Services Department sole authority to approve site plans and require an engineer's certification of compliance for improvements constructed in the public right-of-way.
- F. **Off-Street Parking Standards.** This revision will add a parking ratio for dance/gymnastic facilities and simplify the retail parking standards. It will also eliminate the veterinarian office parking standard.
  - 1) Planning Staff Briefing
  - 2) Public Hearing
  - 3) Deliberations

**E: OTHER BUSINESS**

- 1. Development Services Monthly Development Report

**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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