



MEETING MINUTES

Date and Time: December 15, 2011
5:15pm

MEMBERS PRESENT:

Donna Rodriguez, Chairperson
Keith Williams, Vice-Chairperson
Jeff Bauknight, Secretary
Richard Janecka
Gabriel Lopez
Dan Mikulenska
Louise Hull-Patillo
Omar Rachid
Sharon Steen

STAFF PRESENT:

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

City Attorney's Office:
Linda Champion, Asst. City Attorney

Absent: None

A: CALL TO ORDER – Meeting was called to order at 5:15p.m. by Donna Rodriguez, Chairperson.

B: APPROVAL OF MEETING MINUTES

Mr. Bauknight made a motion to approve the November 17, 2011 Regular Meeting minutes as presented, Ms. Steen seconded. Motion passed.

C: CITIZEN COMMUNICATION – None.

D: DEVELOPMENT REVIEWS/FORMAL ACTION

1. INDIAN TRAILS SUBDIVISION, SECTION 1, RESUBDIVISION #9 – final plat; 4 lots, 1 block, 63.687 acres; Planned Shopping Center use; Navarro Street addressing; H/S Victoria LP (owner); Urban Engineering (consultant); plat #111105; received 11/21/11.

A. Planning Staff Briefing – Monica Leal

The subject property is located on the northeast corner of Zac Lentz Parkway (LP 463) and North Navarro (US 77) and bordered to the north by East Larkspur Street and to the northeast by Parkstone Subdivision.

The subject tract is the location of Victoria Mall, Cinemark Theater, and is the remainder of Lot 2R, of Indian Trails Subdivision, Section 1, Resubdivision No. 1. At one time Lot 2R consisted of the entire mall property. However, Dillard's and JC Penny's lots were previously separated out by metes and bounds. Lot 2R is owned by

H/S Victoria LP. The applicant is proposing four (4) lots within the existing planned shopping center.

The purpose of this resubdivision is to create a lot for a possible future hotel development (Lot 2RB), and to create two additional lots. One lot adjacent to E. Larkspur (Lot 2RC) and one larger lot north of the proposed hotel site and west of the JC Penny's and Dillard's tracts (Lot 2RD).

Lots 2RB & 2RD do not have adequate public frontage and therefore, do not meet the minimum lot width requirement. City Code Section 21-83(b)(6) allows staff to reduce the minimum requirements for planned shopping centers with approval of the Planning Commission. The proposed plat is in compliance with all other minimum requirements for planned shopping center use contained within the Subdivision and Development Ordinance.

Staff recommends approval of the final plat.

- B. Deliberations – Mr. Bauknight expressed several concerns with the condition of the existing pavement/driveway, additional traffic in this area and access to adequate parking. After much discussion by the Commission it was determined that an access easement for the ring road would address the access concerns to the property.

It was further determined that the site plan for the proposed development would address the condition of the ring road in this area. Improvements would be similar to the other areas of the mall ring road, including curbing, striping of the parking lot, etc. The City only has jurisdiction over the Victoria Mall road from Zac Lentz Parkway up to the Sears Service Center area; this portion is city right-of-way. The remainder of the ring road is private property.

Mr. Janecka asked about the infrastructure and was informed that the water and sewer lines are right adjacent to the property. He also pointed out that the future building may not be a hotel. It is actually a two acre pad site and anything commercial could be constructed on it.

Ms. Rodriguez asked about access of Emergency Vehicles and was informed there would be adequate access.

Mr. Rachid questioned if the Commission did not approve this plat, what are the applicant's options. Ms. Champion responded that the applicant could apply for a variance. She further explained that a variance goes with the property where as the site plan requirements go with the specific project.

Mr. Williams asked if the staff had any concerns. Mr. Mayfield stated that any concerns they had were addressed by the access easement.

A motion was made by Ms. Hull-Patillo to approve the final plat, seconded by Mr. Williams. Motion passed unanimously.

E: OTHER BUSINESS

Development Services Monthly Development Report – Mr. Mayfield addressed the information in

the monthly report.

F: ITEMS FROM PLANNING COMMISSIONERS – None.

G: ADJOURNMENT – Motion to adjourn was made by Mr. Rachid and seconded by Mr. Williams. The meeting adjourned at 5:50 p.m.

APPROVED: _____
Donna Rodriguez, Chairperson
Victoria Planning Commission

APPROVED: _____
Jeff Bauknight, Secretary
Victoria Planning Commission