



## MEETING MINUTES

Date and Time: March 16, 2017 at 5:15pm

### MEMBERS PRESENT:

Greg Spears  
Mary Anne Wyatt  
Michael Atkinson  
Jill Trevino  
John Hyak  
James Johnson  
Bruce Woods

### Member Absent:

Philip Johns  
Julia Welder

### STAFF PRESENT:

#### Development Services:

Julie Fulgham, Asst. Director Development Services  
Will Charles, Planner  
Lila Foster, Planning Technician

#### City Manager's Office:

John Kaminski, Assistant City Manager

#### City Attorney's Office:

Allison Marek

#### A: CALL TO ORDER

March 16, 2017 – Regular Meeting 5:15pm

#### B: APPROVAL OF MEETING MINUTES

February 16, 2017 – Regular Meeting

Motion to accept the minutes was made by Mr. Atkinson, seconded by Ms. Wyatt, Motion passed unanimously

#### C: CITIZEN COMMUNICATION -None

#### D: DEVELOPMENT REVIEWS/FORMAL ACTION

1. **Fleetwood Subdivision, Resubdivision No. 3** – Final Plat Extension; 7 lots, 1 block, a 1.28 acre tract of land situated in the Fleetwood Subdivision, Resubdivision No. 2, Victoria County, Texas; 6 Duplex/Two Family Residential (R-2) and 1 General Commercial (C1); Hammond Land Development, LLC (Owner); Urban Engineering (Agent).

A preliminary plat and final plat for this property were approved at the March 19, 2015 Planning Commission meeting. The subject property is located near the intersection of Fleetwood Drive and Miori Lane. The previously approved final plat would subdivide the property into 6 duplex/ two family residential lots, and 1 general commercial lot. The 6 duplex lots would share 1 common driveway off Miori Lane. The owner feels that current economic conditions have made duplex-sized lots, and residential development a less desired product. However, the owner is hoping that this will change within the next 2 years and has requested an extension to the final plat.

The final plat for Fleetwood Subdivision, Resubdivision No. 3 was approved by Planning Commission at the March 19, 2015 meeting. Construction has not begun on this project, but the owner is hoping to begin in the coming years if economic conditions change. The owner is requesting an extension to the final plat's two-year recording/filing deadline. An extension of two-years would be a standard extension length as it is the amount of time allotted for a new final plat to be filed.

Planning Staff recommends approval of an extension to the recording requirements for the Final Plat for two additional years finding conditions in the area have remain unchanged.

Motion to accept the minutes was made by Mr. Atkinson, seconded by Mr. Woods, Motion passed unanimously.

2. **Town Plaza Mall Subdivision No. 1, Resubdivision No. 2** – Minor Plat (Forwarded to Planning Commission per Section 21-31 (6) of the Victoria City Code); 3 lots; 1 block, a 19.595 acre tract of land situated in the Town Plaza Mall Subdivision No. 1, Resubdivision No. 1, Victoria County, Texas; 3 General Commercial (C-1) lots; Diocese of Victoria and Aaron and Blanch Starks (Owners); Civil Corp (Agent).

19.595 acres of land situated within the Town Plaza Mall Subdivision No. 1, Resubdivision No. 2 located at the northeast corner of East Airline Road and North Laurent Street in Victoria, Victoria County, Texas

A minor plat for this property has been submitted for approval. Minor plats are generally approved administratively and are allowed if the following criteria are met: each lot of the proposed subdivision has frontage on an existing public street; the proposed subdivision is adequately served by existing infrastructure; and the proposed subdivision consist of 4 or fewer lots. Furthermore, Section 21-31 (6) of the Victoria City Code allows staff, for any reason, to elect to forward the minor plat to the Planning Commission for review and approval.

Town Plaza Mall Subdivision No. 1, Resubdivision No. 2 is a proposed minor plat being forwarded to the Planning Commission for review and approval because it was submitted without interior building setbacks between proposed lots 1RA and 1RB. Section 21-83(A)(5) allows abutting commercial uses to have a common wall, or zero-foot setback to be allowed; however, the approval of a zero-foot setback can only be authorized by the Planning Commission as stated in Section 21-83 (b) (4), which allows certain requirements to be reduced to accommodate existing structures and development, at approval of the Planning Commission. The absence of interior side setbacks on this proposed plat is the determining factor in forwarding this proposed plat to the Planning Commission for approval.

Staff recommends approving this proposed minor plat, finding it meets all applicable criteria and regulations.

Motion to accept the minutes was made by Ms. Wyatt, seconded by Ms. Trevino, Motion passed unanimously.

**E: OTHER BUSINESS**

Development Services Monthly Development Report – Will Charles

**F: ITEMS FROM PLANNING COMMISSIONERS**

None

**G: ADJOURNMENT**

Time 5:25pm

**APPROVED:** \_\_\_\_\_

Greg Spears, Chairperson  
Victoria Planning Commission

**APPROVED:** \_\_\_\_\_

James Johnson, Secretary  
Victoria Planning Commission