



MEETING MINUTES

Date and Time: June 15, 2017 at 5:15pm

MEMBERS PRESENT:

Greg Spears
Philip Johns
Michael Atkinson
John Hyak
James Johnson
Julia Welder
Member Absent:
Bruce Woods
Jill Trevino
Mary Ann Wyatt

STAFF PRESENT:

Development Services:

Julie Fulgham, Asst. Director Development Services
Jaron Hogenson, Planner
Lila Foster, Planning Technician

City Manager's Office:

John Kaminski, Assistant City Manager

City Attorney's Office:

A: CALL TO ORDER

Chairman Spears called the Regular Meeting of June 15, 2017 to order at 5:15pm.

B: APPROVAL OF MEETING MINUTES

May 18, 2017 – Regular Meeting

A motion to accept the May 18, 2017 minutes was made by Mr. Johns and seconded by Mr. Johnson; the motion passed unanimously

C: CITIZEN COMMUNICATION

None

D: DEVELOPMENT REVIEWS/FORMAL ACTION – Jaron Hogenson

1. **Tuscany Section 1B- Phase 2** – Final Plat Extension; 27 lots on a 4.57 acre tract of land situated in the S. A. & M. G. RR. Company Survey, Abstract No.322, Victoria County, Texas; 27 Patio Home Residential Lots (R-3); Ball Airport Road Development LLC (Owner); CivilCorp LLC (Agent).

Tuscany Section 1B Phase 2 is a proposed final plat of 4.57 acres. The subject property is located at the southwest corner of the intersection of Ball Airport and Northside Roads. The owner wishes to plat the property into twenty-seven (27) Patio Home Residential (R-3) lots within two blocks. Access to the development will be provided via Ball Airport Road. Fifteen feet (15') of additional right-of-way for Northside Road is also dedicated to the public with the recordation of this final plat.

The final plat for Tuscanly Section 1B - Phase 2 was approved by Planning Commission at the February 19, 2015 meeting. Construction is currently in progress on the public improvements and nearing completion. The estimated time to complete the public improvements is one month depending on the weather. 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 and infrastructure construction is almost completed.

A motion to approve the extension was made by Ms. Welder and seconded by Mr. Atkinson; the motion was approved unanimously.

2. **Tuscanly Section 2C- Phase 1** – Final Plat Extension; 24 lots on a 5.36 acre tract of land situated in the S. A. & M. G. RR. Company Survey, Abstract No.322, Victoria County, Texas; 24 Single Family Residential Lots (R-1); Ball Airport Road Development LLC (Owner); CivilCorp LLC (Agent).

Tuscanly Section 2C Phase 1 is a proposed final plat of 5.36 acres. The subject property is located at the intersection of Tuscanly Drive and Paco Road. The owner wishes to plat the property into twenty-four (24) Single Family Residential (R-1) lots within two blocks. Access to the development will be provided via Tuscanly Drive.

The final plat for Tuscanly Section 2C - Phase 1 was approved by Planning Commission at the December, 2014 meeting. 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 and infrastructure construction is almost completed.

A motion to approve the extension was made by Ms. Welder and seconded by Mr. Johns; the motion was approved unanimously.

3. **Tuscanly Section 2A- Phase 2** – Final Plat Extension; 20 lots on a 5.10 acre tract of land situated in the S. A. & M. G. RR. Company Survey, Abstract No.322, Victoria County, Texas; 20 Single Family Residential Lots (R-1); Ball Airport Road Development LLC (Owner); CivilCorp LLC (Agent).

Tuscanly Subdivision Section 2A, Phase 2 is a proposed plat of 5.10 acres. The subject property is located northwest of the Bridle Ridge and Saddlebrook Subdivisions. This final plat proposes 20 single-family residential lots and extends Andrea Court from Ball Airport Road with a cul-de-sac.

A revised Preliminary Plat was approved for Tuscanly Subdivision by the Planning Commission on July 18, 2013. Since the original approval of this plat, no changes to Chapter 21 of the Code of Ordinances have occurred that would be applicable to the subject property.

The final plat for Tuscany Subdivision Section 2A, Phase 2 was approved by Planning Commission at the September 19, 2013 meeting. An extension was granted for the final plat on February 18, 2016 for 1 year. The water, sanitary sewer, and storm lines have been installed. Paving work has begun and the estimate for completing the public improvements is two months depending on the weather.

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 and infrastructure construction is almost completed.

A motion to approve the extension was made by Mr. Atkinson and seconded by Ms. Welder; the motion was approved unanimously.

4. **Quail Creek Terrace Phase 3** – Final Plat Extension; 23 lots on a 7.938 acre tract of land situated in the Manuel Zepeda Survey, Abstract 128, Victoria County, Texas; 23 Single Family Residential Lots (R-31); Kramer Construction (Owner); Urban Engineering (Agent).

Quail Creek Terrace Phase III is a proposed final plat of 7.938 acres. The subject property is located in the City of Victoria's 3.5 mile Extra-Territorial Jurisdiction (ETJ) near the intersection of Pheasant Drive and East Grouse Road. The owner wishes to subdivide the property into two blocks, containing twenty-three Single Family Residential lots. The proposed lots will be accessed via Blue Jay Loop, a proposed local street with a 60' ROW.

The preliminary plat for Quail Creek Terrace Phases II and III was approved on May 21, 2015. The final plat for Phase II was also approved at that time.

The final plat for Quail Creek Terrace Phase III was approved by Planning Commission at the June 18, 2015 meeting. Construction is nearing completion for the public improvements. Construction is expected to begin at the beginning of July 2017. 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 and construction on the infrastructure is expected to begin soon.

A motion to approve the extension was made by Ms. Welder and seconded by Mr. Johnson; the motion was approved unanimously.

5. **Pelicans Point Subdivision (WITHDRAWN)** – Preliminary Plat & Final Plat; 25 lots on a 4.62 acre tract of land situated Block 1 Range 6 East Above Town in the Original Four League Grant to the Town of Victoria, Victoria County, Texas.; 25 Single Family (R-1) lots; Kimberlite Homes (Owner); CivilCorp LLC (Agent).

The applicant has withdrawn the application for preliminary plat and final plat approval for the proposed Pelicans Point Subdivision.

E: OTHER BUSINESS

Development Services Monthly Development Report – Jaron Hogenson

F: ITEMS FROM PLANNING COMMISSIONERS

None

G: ADJOURNMENT

The meeting was adjourned by Chairman Spears at 5:25pm.

APPROVED:

Greg Spears, Chairperson
Victoria Planning Commission

APPROVED:

James Johnson, Secretary
Victoria Planning Commission