

THE CITY OF  
**VICTORIA**  
DEVELOPMENT SERVICES

Established 1824

Our mission is to  
provide city services  
that enhance the  
livability of our  
community.

NOTICE IS HEREBY GIVEN IN ACCORDANCE WITH  
THE TEXAS OPEN MEETINGS LAW OF THE FOLLOWING MEETING OF A  
CITY GOVERNMENTAL BODY:

**CITY OF VICTORIA PLANNING COMMISSION  
REGULAR MEETING**

Council Chamber  
107 W. Juan Linn Street  
Victoria, Texas

Thursday, December 21, 2017

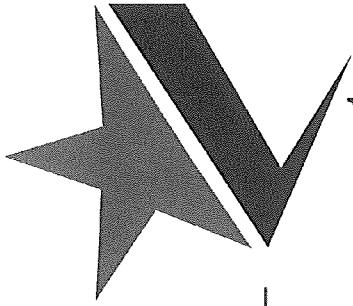
5:15 p.m.

April Hilbrich  
City Secretary

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (361) 485-3040 or FAX (361) 485-3045 for further information.

Planning Services:  
700 Main Center, Suite 129

P.O. BOX 1758  
VICTORIA, TX 77902  
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[www.victoriatx.org](http://www.victoriatx.org)



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REGULAR MEETING

**Thursday, December 21, 2017**  
**5:15 PM**

Council Chamber  
107 W. Juan Linn Street

**AGENDA**

**A: CALL TO ORDER**

**B: APPROVAL OF MEETING MINUTES**

1. September 21, 2017 – Regular Meeting

**C: CITIZEN COMMUNICATION**

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

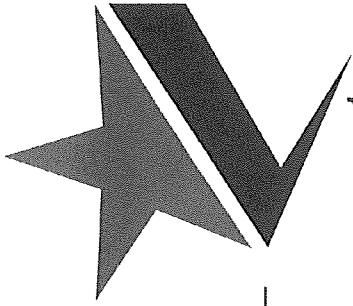
**D: DEVELOPMENT REVIEWS/FORMAL ACTION**

1. **The Texan Subdivision** – Preliminary Plat and Final Plat; 1 lot on a 5.90 acre tract of land out of the Jose Maria J Carbajal League Survey, Abstract Number 13 in Victoria County, Texas; 1 Commercial Lot (C-1); The Texan Store Properties, LLC - Brian Dlugosch, President (Owner); Urban Engineering LLC (Agent).
  - a. Staff Report
  - b. Public Hearing for Preliminary Plat
  - c. Preliminary Plat Deliberations/Action
  - d. Final Plat Deliberations/Action
2. **Variance Request for 1607 Carville** – Request for variance to City Code for a tract legally described as being a 0.50-acre tract of land situated in, Block 2, Range 7, East Above Town Farm Lot 2 of the City of Victoria, Victoria County, Texas; Mark Anthony Garcia (Owner).

A variance request to Section 21-9(b)(4), the requirement to plat property prior to issuance of a building permit, to allow the placement of a manufactured home

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without platting.

- a. Staff Report
- b. Public Hearing for Variance
- c. Variance Deliberations/Action

**E: OTHER BUSINESS**

1. Introduction of Alina Phillips, Planning Manager
2. 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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