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, February 15, 2018
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.
CITY OF VICTORIA PLANNING COMMISSION
REGULAR MEETING

Thursday, February 15, 2018
5:15 PM

Council Chamber
107 W. Juan Linn Street

AGENDA

A: CALL TO ORDER

B: APPROVAL OF MEETING MINUTES
   1. January 18, 2018 – 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. Amendment to the City of Victoria’s Thoroughfare Plan
      a. Staff Report
      b. Planning Commission Deliberations/Action

E: OTHER BUSINESS
   1. Development Services Monthly Development Report
   2. Introduction of Celeste Menchaca, Planner

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 108, "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.**
MEETING MINUTES

Date and Time: January 18, 2018 at 5:15pm

MEMBERS PRESENT:
- Greg Spears
- James Johnson
- John Hyak
- Michael Atkinson
- Gail Hoad
- Julia Welder
- Mary Ann Wyatt

STAFF PRESENT:
- Development Services:
  - Julie Fulgham, Director Development Services
  - Rick Madrid, Assistant Director
  - Alina Phillips, Planning Manager
  - Larry Badon, MPO Manager and Acting Planner
  - Lila Foster, Planning Technician

  City Manager's Office:
  - John Kaminski – Assistant City Manager

  City Attorney's Office:

A: CALL TO ORDER
January 18, 2018 – Regular Meeting 5:15pm

B: APPROVAL OF MEETING MINUTES
December 21, 2017 – Regular Meeting

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

C: CITIZEN COMMUNICATION - None

D: DEVELOPMENT REVIEWS/FORMAL ACTION

1. Original Townsite Resubdivision No. 84 and Variance Request for 404 West Murray Street: Request for replat and a variance to City Code for a tract legally described as being a 0.113-acre tract of land situated in Lot 1, Block 63 ½, of the Original Townsite of the City of Victoria, Victoria County, Texas; Milton D. Bluhm (Agent); Greg Stanford (Owner).

   Variance:
   A request to replat and a variance to Section 21-82(a)(1) which requires single-family residential lots to have a minimum lot size of 6,000 square feet.

   a. Staff Report – Julie Fulgham
   The subject property is a 0.113 tract of land located at 404 West Murray Street. There is one storage structure located on the property. The applicant is requesting a variance to City Code Section 21-82(a)(1), which requires
single-family residential lots to have a minimum lot size of 6,000 square feet, in order to replat the property into a lot comprised of only 4,850 square feet, so that a new residential structure may be developed on the property. This property is located within the regulated floodplain, and, therefore, any structure built must be elevated to comply with floodplain regulations. Due to the floodplain regulations, the property owner wishes to replat the property into a single-family residential lot of only 4,850 rather than a cottage lot, which has additional regulations for the setback and placement of garages and porches. The applicant believes that compliance with the additional setback regulations for garages imposed on cottage lots will make development of the property more difficult due to the floodplain regulations, which require any structures to be elevated. The property owner desires to place off-street parking beneath an elevated residential structure. Staff recommends approval of the variance request and replat.

b. Public Hearing for Variance – None

c. Motion to approve the Variance and Plat, pending City Council approval of the variance was made by Ms. Wyatt, seconded by Ms. Welder, Motion passed unanimously.

E: OTHER BUSINESS


F: ITEMS FROM PLANNING COMMISSIONERS - None

G: ADJOURNMENT

Time 5:20pm

APPROVED: 

Greg Spears, Chairperson
Victoria Planning Commission

APPROVED: 

James Johnson, Secretary
Victoria Planning Com
Background Information. A Thoroughfare Plan provides a functional hierarchy of major streets that permits travel between origins and destinations with directness, ease and safety, and is designed to: provide for the orderly development of an adequate major street system as land development occurs or as traffic increases; reduce the costs of major street improvements, mainly through coordination with private action; reduce travel and transportation costs; enable private interests to plan their actions, improvements, and development with full knowledge of public intent; minimize the disruption of people and business (development can be prohibited in a road corridor, saving future disruption); reduce environmental impacts on air quality, wetlands, historic sites, parks and other publicly used recreational areas, archeological sites, endangered species, and neighborhoods.

The City of Victoria’s City Council adopted its Thoroughfare Plan in November 1998. Because of recent development interest, a proposed secondary arterial extension needs to be realigned in the plan. The City of Victoria’s Master Thoroughfare Plan is enforced through the City’s Subdivision Ordinance.

Ball Airport Road from proposed extension of East Airline Road to Business US 59. This section of roadway is currently designated to line up as an entrance to the Brentwood Subdivision. However, due to a recent development interest in an abutting 150 acre tract, the owners of the tract, as well as the owners of an adjacent property, would like to readjust the proposed alignment to straddle their two tracts of land along existing property lines. The proposed realignment extension of Ball Airport Road from East Airport Road to Business US 59 would allow a 150 acre tract of land to be more attractive to future economic development. Brentwood Subdivision provides a barrier to further develop Ball Airport Road towards the southern portion of the County. The realignment to the existing property lines would create about 500’ of intersection separation from the original entrance to the Brentwood Subdivision, and would not generate negative impacts to the residential community.
**Recommendation:**

The proposed amendment to the City of Victoria’s Thoroughfare Plan would move the alignment approximately 500’ from its current position and will not produce any negative effects to the surrounding residential communities or commercial activities. However, there would be a positive economic impact to the entire Victoria region as the property would be more attractive to new businesses wanting to locate operations near the vicinity of the Victoria Regional Airport because aligning the proposed thoroughfare along the property line, the property becomes more easily developable. Staff recommends approval of this Master Thoroughfare Plan Amendment; if approved, this amendment will be forwarded to City Council for consideration at their March 6, 2018 regular meeting.

**Requested Action/Motion:**

Approval of the proposed Master Thoroughfare Plan Amendment for the proposed Ball Airport Road extension from East Airline Road to Business US 59.
## Development Services
### Monthly Development Report

**Jan-18**

<table>
<thead>
<tr>
<th>Minor Plat</th>
<th>Name</th>
<th>Address</th>
<th>Owner(s)</th>
<th>Agent</th>
<th>Land Use</th>
<th>Acreage</th>
<th>Date</th>
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<tbody>
<tr>
<td>1</td>
<td>Northgate Tracts No. 3 Resub no. 1</td>
<td>303-309 Edinburgh</td>
<td>Platinum Homes Investments</td>
<td>Civil Corp</td>
<td>R-1</td>
<td>12.28</td>
<td>1/22/2018</td>
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<table>
<thead>
<tr>
<th>Major Plat</th>
<th>Name</th>
<th>Address</th>
<th>Owner(s)</th>
<th>Agent</th>
<th>Land Use</th>
<th>Acreage</th>
<th>Date</th>
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</thead>
<tbody>
<tr>
<td></td>
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<table>
<thead>
<tr>
<th>Site Plans</th>
<th>Name</th>
<th>Address</th>
<th>Owner(s)</th>
<th>Agent</th>
<th>Land Use</th>
<th>Acreage</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>The Texan</td>
<td>7305 N Main St</td>
<td>Brian Dlugosch Texan Store Properties LLC</td>
<td>Charles Pope and Assoc.</td>
<td>C-1</td>
<td>5.9</td>
<td>43109</td>
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### City Council Action

<table>
<thead>
<tr>
<th>Origianl Townsite Resub No 84</th>
<th>Variance Section 21-82 (a) (1) Minimum Lot Size</th>
<th>PC Recommendation</th>
<th>Council Action</th>
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<tbody>
<tr>
<td></td>
<td></td>
<td>Approval</td>
<td>Granted</td>
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</table>

**Land Use Codes:**
- **R-1** Single Family Residential
- **R-4** Multi-Family Residential
- **C-1** Commercial General
- **Q** Quasi-Public/ Institutional
## City of Victoria
### Monthly Activity Report

**Jan-18**

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<thead>
<tr>
<th>Description</th>
<th>Total #</th>
<th>Valuation (rounded)</th>
<th>Total #</th>
<th>Valuation (rounded)</th>
<th>Total # Valuation (rounded)</th>
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<tbody>
<tr>
<td>Residential Single Family</td>
<td>9</td>
<td>$1,070,989.00</td>
<td>27</td>
<td>$4,097,314.00</td>
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<td>RMH Placement</td>
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<td>Res Multi. Family</td>
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<td>Res Add/Repairs</td>
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<td>1 $1,445,000.00</td>
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<td>Other</td>
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<td>$-</td>
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<td>$1,090.00</td>
<td>20 $18,000.00</td>
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<td>Plan Reviews</td>
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<td>$-</td>
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<td>$-</td>
<td>2 $-</td>
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<td>3,688</td>
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### M.E.P. Permits Issued

**Jan-18**

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<th>Description</th>
<th>Total</th>
<th>Total</th>
<th>Total</th>
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<tbody>
<tr>
<td>Electrical Permits</td>
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<td>287</td>
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<tr>
<td>Mechanical Permits</td>
<td>30</td>
<td>106</td>
<td>25</td>
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<tr>
<td>Plumbing Permits</td>
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<tr>
<td>TOTAL:</td>
<td>152</td>
<td>610</td>
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### Permit Fees Collected

**Jan-18**

<table>
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<tr>
<th>Description</th>
<th>Total</th>
<th>Total</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>Building</td>
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<tr>
<td>Mechanical</td>
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<td>Plumbing</td>
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<td>Plumbing</td>
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<td>License Fee</td>
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<td>Plan Review Fees</td>
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<td>Misc. Fees</td>
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<td>Misc. Fees</td>
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<td>TOTAL:</td>
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