



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

Member Absent:

Philip Johns
Jill Trevino

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

- 1. Development Services Monthly Development Report – Julie Fulgham

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