



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, June 21, 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.

Planning Services:
700 Main Center, Suite 129

P.O. BOX 1758
VICTORIA, TX 77902
PHONE (361) 485-3360
FAX (361) 485-3364
www.victoriatx.org



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CITY OF VICTORIA PLANNING COMMISSION
REGULAR MEETING

Thursday, June 21, 2018
5:15 PM

Council Chamber
107 W. Juan Linn Street

AGENDA

A: CALL TO ORDER

B: APPROVAL OF MEETING MINUTES

1. May 17, 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. Aloe Landing:

Preliminary Plat: twenty-eight (28) Manufactured Home Residential (R6) lots and one (1) Manufactured Home Park (R6) lot within Blocks 1, 2, 3 on a 19.53 acre tract of land out of the Manuel Zepeda Survey, Abstract 128, Victoria County, Texas, in the City's Extraterritorial Jurisdiction. John and Judy Clegg Investments, Ltd. (Owner); Urban Engineering, LLC (Agent).

Final Plat – Phase 1: eleven (11) Manufactured Home Residential (R6) lots and one (1) Manufactured Home Park (R6) lot within Blocks 2 and 3 on a 9.422 acres tract of land out of the Manuel Zepeda Survey, Abstract 128, Victoria County, Texas, in the City's Extraterritorial Jurisdiction; John and Judy Clegg Investments, Ltd. (Owner); Urban Engineering, LLC (Agent).

- a. Staff Report
- b. Public Hearing for Preliminary Plat
- c. Preliminary Plat Deliberations and Action
- d. Final Plat Deliberations and Action

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2. **Variance Request for Shoppa's Farm Supply** – Request for Variance to City Code for tract legally described as being 5.5 acres and being part of the Lloyd Shoppa Subdivision No 1 located at 8906 US 59 Highway North; Christopher A. Shoppa (Owner); Wesley Cates (Agent).

A variance request to Section 21-100(a);(b);(c) – Off-street Storage Requirements, including Section 21-94(c) – Surface Requirements.

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

3. **Ordinance Revision for the Creation of Design Districts** – A proposed amendment to establish design districts by creating Article III, Division 3 of Chapter 21, as well as amendments to Chapter 5, Article XIII and Sections 21-82 and 12-8 of the City of Victoria Code of Ordinances.

- a. Staff Report
- b. Public Hearing
- c. Ordinance Amendments Deliberations and Action

E: OTHER BUSINESS

1. Discussion regarding potential future amendments to Article II, Division 2, Section 21-54(e) of Chapter 21, specifically regarding sidewalks.
2. Development Services Monthly Development Report
3. Texas Open Meeting Act Training
4. American Planning Association, Texas Chapter 2018 Conference

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

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