

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, September 20, 2018

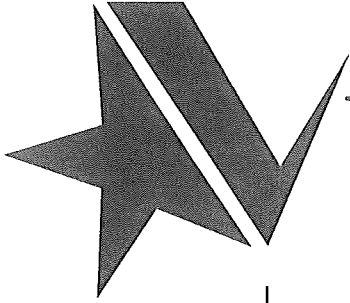
5:15 p.m.

Becki Gaytan, Deputy for
April Hilbrich
City Secretary

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

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.



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Thursday, September 20, 2018
5:15 PM

Council Chamber
107 W. Juan Linn Street

AGENDA

A: CALL TO ORDER

B: TRAINING FOR PLANNING COMMISSIONERS

1. Robert's Rule of Order
2. Variance Criteria

C: ELECTION OF PLANNING COMMISSION OFFICERS

D: APPROVAL OF MEETING MINUTES

1. July 19, 2018 – Regular Meeting

E: CITIZEN COMMUNICATION

[Chairperson will recognize any citizen wishing to address the Commission on issues not specifically listed on the Agenda. *Please note that Planning Commission may not deliberate on topics not included on this agenda.*]

F: DEVELOPMENT REVIEWS/FORMAL ACTION

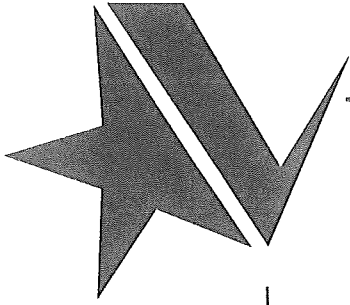
1. The Covey at Quail Creek:

Preliminary Plat: twenty-one Single Family Residential (R1) Lots within Block 1, on a 6.59-acre tract of land out of the Manuel Zepeda Survey, Abstract 128, Victoria County, Texas, in the City's Extraterritorial Jurisdiction. Rodriguez Investment Group (Owner); CivilCorp, LLC (Agent).

Final Plat – Phase 1; eleven (11) Single Family Residential (R1) Lots within Block 1 on a 3.51-acre tract of land out of the Manuel Zepeda Survey, Abstract 128,

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Victoria County, Texas, in the City's Extraterritorial Jurisdiction; Rodriguez Investment Group (Owner); CivilCorp, LLC (Agent).

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

G: OTHER BUSINESS

1. Development Services Monthly Development Report
2. October Planning Commission Meeting – Reschedule to October 11, 2018, due to conflict with the Texas Chapter American Planning Association Conference.

H: ITEMS FROM PLANNING COMMISSIONERS

With respect to items not listed on this agenda, Planning Commissioners may request specific factual information, a recitation of existing policy, or placement of items on the Planning Commission agenda for discussion at the following meeting.

I: 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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