



MEETING MINUTES

Date and Time: September 20, 2018, at 5:15pm

MEMBERS PRESENT:

B J Davis
Michael Atkinson
John Hyak
James Johnson
Gail Hoad
Mary Ann Wyatt
Brian Rokyta
Jill Trevino

MEMBERS ABSENT:

Julia Welder

STAFF PRESENT:

Development Services:

Julie Fulgham, Director of Development Services
Rick Madrid, Assistant Director of Development Services
Alina Phillips, Planning Manager
Celeste Menchaca, Planner
Lila Foster, Planning Technician

City Manager's Office

John Kaminski

City Attorney's Office:

Allison Lacey, Assistant City Attorney
Thomas Gwodz, City Attorney

A: CALL TO ORDER

Vice-Chair Wyatt called the September 20, 2018, regular meeting to order at 5:15pm.

B: TRAINING FOR PLANNING COMMISSIONERS

Thomas Gwodz, City Attorney, presented training to the Planning Commissioners on the following topics:

1. Open Meetings Act
2. Robert's Rule of Order
3. Standards for Adopting Plats
4. Variance Criteria

C: ELECTION OF PLANNING COMMISSION OFFICERS

Chair:

Mr. Gwodz opened the floor to nominations for Chair.

Commissioner John Hyak nominated Commissioner Mary Anne Wyatt for Chair.

Commissioner James Johnson nominated Commissioner Jill Trevino for Chair.

Mr. Gwodz closed nominations and called for a vote on Chair. Commissioner Wyatt was elected Chair unanimously.

Vice-Chair:

Mr. Gwodz opened the floor to nominations for Vice-Chair.

Commissioner James Johnson nominated Commissioner Jill Trevino. No other nomination were made for Vice-Chair.

Mr. Gwodz closed nominations and called for a vote on Vice-Chair. Commissioner Trevino was elected Vice-Chair unanimously.

Secretary:

Mr. Gwodz opened the floor to nomination for Secretary.

Commissioner Jill Trevino nominated Commissioner James Johnson for Secretary. No other nominations were made for Secretary.

Mr. Gwodz closed nominations and called for a vote on Secretary. Commissioner Johnson was elected Secretary unanimously.

Commissioner Julia Welder was absent for the vote on Planning Commission Officers.

D: APPROVAL OF MEETING MINUTES

July 19, 2018 – Regular Meeting

A motion to approve the July 19, 2018, minutes was made by Commissioner Johnson. Commissioner Trevino seconded the motion to accept the minutes. The motion passed unanimously.

E: CITIZEN COMMUNICATION

Chair Wyatt asked if any citizen wished to address the Commission on issues not specifically listed on the Agenda. No citizen approached the Commission.

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

a. Staff Report

The staff report and staff recommendation were presented by Celeste Menchaca, Planner to the Planning Commissioners.

A 6.59 acre tract of land situated in the Manuel Zepeda Survey, Abstract No. 128, Victoria County, Texas, bounded by Turkey Lane, Dove Drive, and Warehouse Road, located North of the intersection of Business 59 and Zac Lentz Parkway in the City’s Extraterritorial Jurisdiction, and being the same tract of land, described as 6.58 acres, conveyed from Frank Junior Hernandez to Rodriguez Investment Group, LP by deed dated March 6, 2018, as recorded in official records instrument No. 201802552 Victoria Preliminary Plat

The Covey at Quail Creek is a proposed preliminary plat of 6.59 acres. The subject property is bounded by Turkey Lane, Dove Drive, and Warehouse Road, located north of the intersection of Business 59 and Zac Lentz Parkway in the City’s Extraterritorial Jurisdiction. The property is undeveloped and is being platted into twenty-one (21) Single Family Residential Lots within Block 1. Development of The Covey at Quail Creek shall be completed in two (2) phases.

Access to the subdivision will be provided via local streets Turkey Lane, Warehouse Road, and Dove Drive.

Water service will be provided by Quail Creek Municipal Utility District (M.U.D.) by an existing 6” water line in Turkey Lane, existing 6” water line in Dove Drive, and a proposed 6” water line in Warehouse Road.

Sanitary sewer service will be provided by an existing 10” sanitary sewer line in Dove Drive and a proposed 8” sanitary sewer line in Warehouse Road and Turkey Lane.

Drainage is in accordance with the master drainage plan of the City of Victoria.

Final Plat

The Covey at Quail Creek – Phase 1 is a proposed final plat of 3.51 acres. The subject property is bounded by Turkey Lane, Dove Drive, and Warehouse Road, located north of the intersection of Business 59 and Zac Lentz Parkway in the City’s Extraterritorial Jurisdiction. The property is undeveloped and is being platted into eleven (11) Single Family Residential (R-1) lots within Block 1.

Access to the subdivision will be provided via local streets Turkey Lane, Warehouse Road, and Dove Drive. Victoria County, Texas.

Water service will be provided by Quail Creek Municipal Utility District (M.U.D.) by an existing 6” water line in Turkey Lane, existing 6” water line in Dove Drive, and a proposed 6” water line in Warehouse Road

Sanitary sewer service will be provided by an existing 10" sanitary sewer line in Dove Drive and a proposed 8" sanitary sewer line in Warehouse Road and Turkey Lane.

Drainage is in accordance with the master drainage plan of the City of Victoria.

The proposed Preliminary and Final plat are in compliance with the minimum requirements for Single Family Residential development contained within the Subdivision and Development Regulations. Staff recommends approval of the preliminary plat for The Covey at Quail Creek and final plat for The Covey at Quail Creek – Phase 1, finding they meet all applicable ordinances and regulations.

b. Public Hearing for Preliminary Plat

Chair Wyatt opened the meeting for a public hearing on the Preliminary Plat. No owners, agents, or citizens approached the podium to address the Planning Commission.

c. Preliminary Plat Deliberations and Action

Chair Wyatt closed the public hearing and the Commissioners began their deliberations and acted on the Preliminary Plat.

Commissioner Trevino made a motion to accept the Preliminary Plat. Commissioner Hoad seconded the motion to accept the Preliminary Plat.

Chair Wyatt asked for vote.

The Preliminary Plat was accepted and approved unanimously. Commissioner Welder was absent.

d. Final Plat Deliberations and Action

Commissioner Trevino made a motion to accept the Final Plat. Commissioner Hoad seconded the motion to accept the Final Plat.

Chair Wyatt asked for vote.

The Final Plat was accepted and approved unanimously. Commissioner Welder was absent.

G: OTHER BUSINESS

1. Development Services Monthly Development Report present by Ms. Menchaca
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

There were no items from the Planning Commissioners.

I: ADJOURNMENT

Commissioner Wyatt adjourned the meeting at 6:05pm.

APPROVED:

Mary Anne Wyatt, Chair
Victoria Planning Commission

APPROVED:

James Johnson, Secretary
Victoria Planning Commission