



MEETING MINUTES

Date and Time: February 21, 2019 at 5:15pm

MEMBERS PRESENT:

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

STAFF PRESENT:

Development Services:

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

MEMBERS ABSENT:

Julia Welder
Brian Rokyta

City Manager's Office

John Kaminski

City Attorney's Office:

Allison Lacey, Assistant City Attorney

A: CALL TO ORDER

Chair Wyatt called the February 21, 2019 Regular Meeting to order at 5:15pm.

B: APPROVAL OF MEETING MINUTES

November 15, 2018 – Regular Meeting December meeting cancelled
Motion to approve the November 15, 2018 Minutes was made by Commissioner Atkinson, seconded by Commissioner Hoad. Motion passed unanimously.

C: CITIZEN COMMUNICATION - None

D: DEVELOPMENT REVIEWS/FORMAL ACTION

1. Tuscany Subdivision Amending Preliminary Plat and Planned Unit Development

The property is legally described as being a 73.92 acre tract of land situated in the S. A. & M. G. RR. Company Survey, abstract No. 322, Victoria County, Texas, said 73.92 acres also being comprised of a 35.00 acre tract of land conveyed from Albert Gary Rosenquest, et al to RHP Family Partnership LTD by deed dated March 31, 2008 as recorded in official records instrument No. 200803707 of Victoria County, Texas., a 38.92 acre tract of land conveyed from Albert Gary Rosenquest, et al to RHP Family Partnership LTD by deed dated April 1, 2009 as recorded in official records Instrument No. 20093975 of Victoria County, Texas and a portion of a residual 143.009 acre tract of

land conveyed from Albert Gary Rosenquest, et al to RHP Family Partnership LTD. By deed dated March 31, 2008 as recorded in official records Instrument No. 200803711 of Victoria County, Texas.

Amending Preliminary Plat and Planned Unit Development; Tuscany Preliminary Plat was originally platted into 194 single-family lots, 113 patio home lots, and 3 common areas, totaling 310 lots; the Amended Preliminary Plat is being platted into a Planned Unit Development to include 265 single-family lots, 15 patio home lots, and 5 common area lots totaling 285 lots.

a. Staff Report for Items D1, D2, and D3

Tuscany Amending Preliminary Plat and Planned Unit Development:

The Tuscany Preliminary Plat was originally approved in September of 2008 and was comprised of both single-family residential lots as well as patio home lots. Most recently, Section 1B, Phase 1 was platted in June of 2014. This phase consisted of 36 patio homes. However, the market for patio homes has made completing the phase difficult and the property owner and applicant wishes to redesign the subdivision for single-family residential homes.

Tuscany was originally platted into 194 single-family lots, 113 patio home lots, and 3 common areas, totaling 310 lots. The property owner wishes to amend the preliminary plat into a planned unit development to include 265 single-family lots, 15 patio home lots, and 5 common area lots totaling 285 lots. 18 lots do not meet the minimum 6,000 square foot lot size and to offset the increased density, the developer proposes to provide approximately 4,690 linear feet of walking trail accessed through 5 access easements as an amenity to the subdivision in order to make the substantial amount of common area dedicated within the subdivision as usable open space. Other than the 18 lots being below the required minimum lot size, there are no deviations to other applicable regulations such as setbacks, sidewalks, right-of-way widths, or construction standards.

The Amending Preliminary Plat and Planned Unit Development consist of Sections 1C, 1A and Section 2A, which have already been developed. Section 1B has been partially developed and a resubdivision and final plat for this section has been submitted concurrently with this amending preliminary plat. Sections 2B and 2C are future phases.

Section 1B, Phase 1 Resubdivision & Phase 2 Final Plat:

The need for a planned unit development is a result of the infrastructure for Section 1B, Phase 1 already having been constructed. This phase was originally constructed with 36 patio home lots. Converting patio home lots that have not yet been developed into single-family residential results in 18 lots that do not meet the minimum lot standards. These 18 lots range from 4,278 square feet to 5,367 square feet with an average lot size of 4,472 square feet. The developers are also proposing to dedicate 2.65 acres of common area in Section 1B, Phase 1. However, most of this land is already being utilized for a detention and open space area, but in order to provide an enhanced area and more usable space within Section 1B, the developer

is proposing to construct 1,320 linear feet of walking trail and provide 4 access easements to the trail to facilitate a neighborhood park environment and provide adequate open space, which minimum lot size standards achieve.

Staff recommends approval of the Tuscany Amending Preliminary Plat and Planned Unit Development. Staff believes the addition of the walking trail and large amount of open space in the common areas off-set the 18 lots below the minimum lot standard of 6,000 square feet. Additionally, the mixture of lots types and sizes provide for several different housing types within the neighborhood but are similar enough to provide a cohesive neighborhood environment.

With approval of the Amending Preliminary Plat and Planned Unit Development of Tuscany Subdivision, the Section 1B, Phase 1 Resubdivision and Section 1B, Phase 2 Final Plat meets all applicable ordinances and regulations and staff recommends approval of these plats.

- b. Public Hearing for Preliminary Plat
Chair Wyatt opened public hearing. No citizens appeared. Chair Wyatt closed public hearing.
- c. Deliberations and Action
Motion to accept the Tuscany Preliminary Plat and PUD was made by Commissioner Trevinio and seconded by Commissioner Hyak. The motion passed 7 for and 0 against.

2. Tuscany Subdivision Residential Replat of Section 1B, Phase 1

This property is legally described as being a 6.24 acre tract of land situated in the S. A. & M. G. RR. Company Survey, abstract No. 322, Victoria County, Texas, said 6.24 acres being a portion of Tuscany Section 1B-Phase 1, an addition to the City of Victoria, Victoria County, Texas according to the established map and plat of said addition of record in Volume 9, Page 131 A&B of the Plat records of Victoria County, Texas.

Re-plat of Section 1B, Phase 1; replats 6.24 acres of land being 36 patio home lots into 21 single family lots and 15 patio home lots, with associated common area.

- a. Public Hearing for Replat Section 1B Phase 1 – Chair Wyatt opened public hearing. No citizens appeared. Chair Wyatt closed public hearing.
- b. Deliberations and Action
Motion to accept the replat was made by Commissioner Atkinson and seconded by Commissioner Trevino. The motion passed 7 for and 0 against.

3. Tuscany Subdivision Final Plat of Section 1B, Phase 2

This property is legally described as being a 4.57 acre tract of land situated in the S. A. & M. G. RR. Company Survey, abstract No. 322, Victoria County, Texas, said 4.57 acres

being a portion of a 35.00 acre tract of land conveyed from Albert Gary Rosenquest, et al to RHP Family Partnership LTD by deed dated March 31, 2008 as recorded in official records instrument No. 200803707 of Victoria County, Texas.

Final Plat Section 1B, Phase 2; plats 4.57 acres of land into 2 blocks and 21 single-family lots with associated common area.

- a. Final Plat Deliberations and Action
Motion to accept the replat was made by Commissioner Atkinson and seconded by Commissioner Hoad. The motion passed 7 for and 0 against

E: OTHER BUSINESS

1. Director Fulgham introduced Brianna Annas, Planner.
2. Development Services Monthly Development Report – Director Julie Fulgham

F: ITECOMMISSIONER FROM PLANNING COMMISSIONERS - None

G: ADJOURNMENT

Chair Wyatt adjourned the meeting at 5:29pm.

APPROVED:

Mary Anne Wyatt, Chairperson
Victoria Planning Commission

APPROVED:

James Johnson, Secretary
Victoria Planning Commission