



MEETING MINUTES

Date and Time: April 18, 2019 at 5:15pm

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Julia Welder

STAFF PRESENT:

Development Services:

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

City Manager's Office:

City Attorney's Office:

Allison Lacey, Assistant City Attorney

A: CALL TO ORDER

Chair Wyatt called the April 18, 2019, Regular Meeting to order at 5:15pm.

B: APPROVAL OF MEETING MINUTES

March 21, 2019 – Regular Meeting

A motion to approve the minutes from the March 21, 2019 meeting was made by Commissioner Trevino. Commissioner Atkinson seconded motion to accept the minutes as presented. The motion passed unanimously.

C: 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.

D: DEVELOPMENT REVIEWS/FORMAL ACTION

1. **Variance Request and Final Plat for Guevara Subdivision No. 1** – Request for Variance to the City Code, Section 21-82(a)(2) – minimum lot width of 50 feet, and Final Plat for a tract legally described as being a 0.1515-acre tract situated in Farm Lot 2 Block 1, Range 7, East Above Town in the Original Four League Grant to the Town of Victoria, Victoria County, Texas, located at 4303 Hanselman Road; Jehu Eliel Garcia Guevara (Owner); Milton D. Bluhm (Agent).

a. Staff Report presented by Julie Fulgham

Variance

The subject property is a 0.1515-acre tract of land located at 4303 Hanselman Road. The subject property is currently undeveloped. The property owner would like to plat the property to develop it for development of a single-family residence.

The City Code Section 21-82(a)(2) requires residential lots to have lot width of at least 50 feet. The subject property has 44' feet of frontage lot width, which is below the minimum required lot width. However, the total lot size meets the required minimum lot size of 6,000 square feet as required by Section 21-82(a)(1) of the Victoria City Code. Deducting the right-of-way dedication required by the platting process, the subject property will have a lot size of approximately 6,273 square feet, which exceeds the minimum 6,000 square feet requirement.

The granting of this variance would allow the property owner to Plat his property into a single-family residential lot with a lot width of 44 feet, while meeting all other platting requirements set out in the City Code for a single-family residential lot.

Final Plat

The Guevara Subdivision No. 1 is a proposed final plat of 0.1515 acres. The subject property is bounded by Hanselman Road, located West of Anthony Road. The property is undeveloped and is being platted into one (1) Single Family Residential (R-1) lot within Block 1. The proposed plat will dedicate 9.7' of ROW to the future expansion of Hanselman Road a local street. With approval of the variance, the final plat will meet all applicable ordinances.

Staff recommends the approval of the variance request to allow the platting of the residential lot with a 44-foot lot width and the approval of the Final Plat of Guevara Subdivision No. 1, subject to final approval of the variance by City Council. The lot has long been in this configuration and a 44' wide lot is not detrimental to the area and is a sufficient width for single-family residential development. Approval of this variance will facilitate infill development in this area.

Final Plat approval will be subject to City Council approval May 21st.

b. Public Hearing for Variance

No one from the public addressed the Commission on this item and the public hearing was closed.

c. Variance Deliberations and Action

A motion to approve the variance was made by Commissioner Atkinson. Commissioner Davis seconded motion. The motion passed unanimously.

d. Final Plat Deliberations

A motion to approve the Final Plat, pending City Council approval of the variance on May 21, 2019, was made by Commissioner Atkinson. Commissioner Trevino seconded motion. The motion passed unanimously.

E: OTHER BUSINESS

1. Development Services Monthly Development Report
Director Fulgham presented the Monthly Development Report.

F: ITEMS FROM PLANNING COMMISSIONERS

There were no items from Planning Commissioners.

G: ADJOURNMENT

Chair Wyatt adjourned the meeting at 5:19pm.

APPROVED: _____
Mary Anne Wyatt, Chairperson
Victoria Planning Commission

APPROVED: _____
James Johnson, Secretary
Victoria Planning Commission