



MEETING MINUTES

Date and Time: June 20, 2019 at 5:15pm

MEMBERS PRESENT:

James Johnson
John Hyak
Julia Welder
Gail Hoad
Mary Anne Wyatt
Brian Rokyta

MEMBERS ABSENT:

Jill Trevino
Michael Atkinson
B J Davis

STAFF PRESENT:

Development Services:

Julie Fulgham, Director of Development Services
Chris Nelson, Planner
Alina Phillips, Planning Manager
Lila Foster, Planning Technician

City Manager's Office:

City Attorney's Office:

A: CALL TO ORDER

Chair Wyatt called the June 20, 2019, Regular Meeting to order at 5:15pm.

B: 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.

C: DEVELOPMENT REVIEWS/FORMAL ACTION

1. Plat Extension Request for Tuscany Section 2C, Phase 1.

Request for an extension of the Final Plat approval for Tuscany Section 2C, Phase 1, being a 5.36-acre tract out of the S.A. & M.G. RR Company Survey, A-322, Victoria County Texas. Ball Airport Road Development LLC (Owner); CivilCorp (Agent).

a. Staff Report - Director Fulgham

The applicant is requesting a deadline extension to file the plat for Tuscany Section 2C, Phase 1. This plat is a proposed final plat of 5.36 acres. The subject property is located near the intersection of Ball Airport Road and Tuscany Drive and located south of Paco Drive. The owner wishes to subdivide the property into two blocks, containing twenty-four Single-Family Residential lots. The proposed lots will be accessed via San Savino Court, a proposed extension of a local street with a 60' ROW. The final plat for Tuscany Section 2C, Phase 1 was approved by Planning Commission at the June 15, 2017 meeting. The Planning Commission granted a prior extension on March 29, 2018. The final plat for Tuscany Section 2C, Phase 1 is set to expire on June 17, 2019.

The owner is requesting an extension to the final plat's two-year recording/filing deadline. An extension of two-years would be a standard extension length as it is the amount of time allotted for a new final plat to be filed.

Staff recommends approval of an extension to the recording requirements for the Tuscany Subdivision Section 2C, Phase 1 final plat for two additional years, finding conditions in the area have remained unchanged and the plat still meets all applicable ordinances and regulations.

- b. Commission Hoad made a motion to accept the plat extension and Commissioner Johnson seconded the motion. The motion passed unanimously.

2. Plat Extension Request for Pavliska Subdivision No. 1, Resubdivision No. 1

Request for extensions for the Final Plat approval of Pavliska Subdivision No. 1, Resubdivision No. 1, Lots 1-3, Block 1, Pavliska Subdivision No. 1, Volume 9 Pages 056-C & 056-D, Plat Records, Victoria County, Texas. Gary Pavliska, (Owner); Urban Engineering (Agent)

- a) Staff Report - Director Fulgham

The applicant is requesting an extension to file the plat for Pavliska Subdivision No. 1, Resubdivision No. 1. This plat is a proposed final plat of 1.441 acres. The subject property is located near the intersection of North Vine Street and West Crestwood Drive and located south of North Vine Street. The owner wishes to subdivide the property into one block, containing one Single-Family Residential lot and ten Duplex/Two Family Residential lots. The proposed lots will be accessed via a private access easement, which was approved by a variance granted by Council on October 21, 2014.

The final plat for Pavliska Subdivision No. 1, Resubdivision No. 1 was approved by Planning Commission at the November 20, 2014 meeting. The Planning Commission granted a prior extension on May 18, 2017.

Construction has begun on this project, with all the utility extensions and the 20' access easement completed. The HOA documents are being drafted by the attorney and the visitor parking will need to be completed. The owner is requesting an extension to the final plat's two-year recording/filing deadline. An extension of two-years would be a standard extension length as it is the amount of time allotted for a new final plat to be filed.

Staff recommends approval of an extension to the recording requirements for the Pavliska Subdivision No. 1, Resubdivision No. 1 final plat for two additional years, finding conditions in the area have remained unchanged and the plat still meets all applicable ordinances and regulations.

- b) Plat Extension Deliberations and Action

A motion to accept the plat extension was made by Commissioner Welder and seconded by Commissioner Johnson. The motion passed unanimously.

D. Consent Agenda

- 1. Meeting minutes from the May 16, 2019 Regular Meeting

2. Final Plat for Terra Vista Subdivision, Phase X
Final Plat: thirty-seven (37) Single Family Residential (R1) Lots within Phase X being a 12.309-acre tract of land out of the J.L. Carbajal Survey, Abstract No. 12, Victoria County, Texas, situated in a portion of the Levi & Co. Subdivision according to the established map and plat of record in Volume 59, Page 506 of the Deed Records of Victoria County and located near the northwest corner of Ball Airport Road and Glasgow Street in Victoria, Victoria County, Texas. Landmark Residential Holdings, LTD (Owner); Urban Engineering (Agent)

A motion to accept all items on the consent agenda was made by Commissioner Welder and seconded by Commissioner Hoad. The motion passed unanimously and the meeting minutes from the May 16th Regular Meeting and the Final Plat for Terra Vista Subdivision, Phase X was approved.

E: OTHER BUSINESS

1. Development Services Monthly Development Report – Director Fulgham
The Monthly Development Report was presented by Director Fulgham.
2. Introduction of Chris Nelson, Planner
Director Fulgham introduced the new Planner, Chris Nelson.

F: ITEMS FROM PLANNING COMMISSIONERS

There were no items from Planning Commissioners.

G: ADJOURNMENT

Chairman Wyatt adjourned the meeting at 5:19pm.

APPROVED:

Mary Anne Wyatt, Chairperson
Victoria Planning Commission

APPROVED:

James Johnson, Secretary
Victoria Planning Commission