



MEETING MINUTES

Date and Time: October 17, 2019 at 5:15pm

MEMBERS PRESENT:

Gail Hoad
Mary Anne Wyatt
Brian Rokyta
Jill Trevino
Michael Atkinson
James Johnson
Vanessa Hicks-Callaway
Brittanie Dierlam

STAFF PRESENT:

Development Services:

Julie Fulgham, Director of Development Services
Rick Madrid, Asst. Director of Development Services
Chris Nelson, Planner
Lila Foster, Planning Technician

City Manager's Office:

John Kaminski, Asst. City Manager

City Attorney's Office:

Allison Lacey Assistant City Attorney

MEMBERS ABSENT:

Julia Welder

A: CALL TO ORDER

Chair Wyatt called the October 17, 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.

Director Fulgham presented former Commissioner John Hyak with his Service award in recognition of his six years of service to the City of Victoria Planning Commission. She also recognized his nearly perfect attendance, with having only missed one meeting in six years.

C: ELECTION OF OFFICERS

1. Chair

Commissioner Trevino nominated Commissioner Wyatt for the position of Chair. No other nominations were made.

2. Vice-Chair

Commissioner Johnson nominated Commissioner Trevino for the position of Vice Chair. No other nomination were made.

3. Secretary

Commissioner Trevino nominated Commissioner Johnson for the position of Secretary. No other nomination were made.

Nominations were closed.

Commissioner Hoad made a motion to accept the slate as nominated. Commissioner Atkinson seconded the motion. The motion passed unanimously.

D: DEVELOPMENT REVIEWS/FORMAL ACTION

1. Replat for The Northgate Tracts Subdivision No. 1, Resubdivision No. 5

Request for a replat of 0.87 acres legally described as Lot 3R, Block 2, Northgate Tracts Subdivision No. 1, Resubdivision No. 4, Volume 9, Page 155-D, Plat Records, Victoria County, Texas, and located near the intersection of Eden Roc Street and Broadmoor Street. Kimberlite Homes, LLC (Owner), Urban Engineering (Agent).

a. Staff Report

The applicant is requesting approval of the final plat for The Northgate Tracts Subdivision No. 1, Resubdivision No. 5. This plat is a proposed final plat of 0.87 acres. The subject property is located near the intersection of Eden Roc Street and Broadmoor Street. The owner wishes to plat the property into 3 Single-Family Residential lots. In accordance with Chapter 212.015 of the Local Government Code of the State of Texas, a public hearing must be held for approval of the final plat. In accordance with Section 21-31 (7)(b), any land being replatted within a year of being subdivided via minor plat must be approved by the Planning Commission.

Staff recommends approval of the final plat for The Northgate Tracts Subdivision No. 1, Resubdivision No. 5, finding the plat meets all applicable regulations.

b. Public Hearing – Ms. Evelyn Nicholson, 908 Bellevue Victoria, TX 77904

Ms. Nicholson expressed that she was against the replat of this lot, having lived there for fifty years. She stated the community was built on large lots, with large homes, and believed this development would negatively impact the community.

c. Deliberations and Action

After a brief discussion, Commissioner Trevino made a motion to approve the plat. Commissioner Johnson seconded the motion. The motion passed six (6) to two (2).
Ayes: Hoad, Rokyta, Trevino, Wyatt, Johnson and Dierlam
Nays: Hicks-Callaway, Atkinson

2. Amendments to Chapter 21, Section 21-92, Table 3.1 of the City of Victoria's Code of Ordinances

a. Staff Report

Approval of the New Parking Regulations for Salons

Until this point in time, salons have been required to provide three parking spaces per operating chair. Staff research has shown that many of these salons have been adding chairs, without adding parking. These salons have often been doing this without getting

city approval. Because these salons that have added chairs have not been receiving parking complaints, it is our conclusion that the parking requirements for the salons are currently too stringent.

Staff recommends that the parking requirements be lowered from three spaces per chair to one space per 250 square feet. This would not only lower the parking requirements in general but would make the ordinance much easier for staff to enforce.

This code update will not include massage parlors. Massage parlors have been deemed by staff to have unique needs, therefore they will have a specialized category in the city's parking requirements table.

b. Public Hearing

No citizen stepped forward to address the Commission.

c. Deliberations and Action

Commissioner Hoad made a motion to accept the changes, Commissioner Atkinson seconded the motion. The motion passed unanimously.

E: Consent Agenda

[All consent agenda items listed are considered routine by the Planning Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Member so requests, in which event the item will be removed from the consent agenda and considered after the remainder of the consent agenda.]

1. Meeting minutes from the August 15, 2019 Regular Meeting

Commissioner Trevino made a motion to accept the consent agenda. Commissioner Atkinson seconded the motion. The consent agenda was approved unanimously.

F: OTHER BUSINESS

1. Development Services Monthly Development Report

G: 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.

H: ADJOURNMENT

Chairman Wyatt adjourned the meeting at 5:29pm.

APPROVED:

Mary Anne Wyatt, Chairperson
Victoria Planning Commission

APPROVED:

James Johnson, Secretary
Victoria Planning Commission