



## MEETING MINUTES

Date and Time: December 19, 2019 at 5:15pm

### MEMBERS PRESENT:

Julia Welder  
Mary Anne Wyatt  
Brian Rokyta  
Michael Atkinson  
Vanessa Hicks-Callaway

### MEMBERS ABSENT:

Jill Trevino  
Gail Hoad  
Brittanie Dierlam  
James Johnson

### STAFF PRESENT:

#### Development Services:

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

#### City Manager's Office:

#### City Attorney's Office:

### A: CALL TO ORDER

Chair Wyatt called the December 19, 2019, Regular Meeting to order at 5:15pm.

### B: CITIZEN COMMUNICATION

No citizen came forward to address the Commission.

- C: Variance Request and Final Plat for Lot 1, Block 1 Martinez-Cameron Subdivision –** Request for a Variance to the City Code and Final Plat for a tract legally described as being a 0.10 acres, being the North thirty (30) feet of Lot 2, Block 229, City of Victoria, an Addition to the City of Victoria Texas, Recorded in Volume 2, Page 67 of the Map Records of Victoria County, Texas. The property has an existing address of 606 S. Cameron St. Becky Martinez (Owner), Roberto Cardenas (Agent).

1. Variance to Section 21-82(b)(3) which requires a 40-foot minimum lot width for single-family residential detached, cottage lots.
2. Approval of a Final Plat for Martinez-Cameron Subdivision
  - a. Staff Report

#### Variance

The subject property is a 0.10 acre tract of land located at 606 South Cameron Street. The subject property has existed as a single-family residential lot. Due to Hurricane Harvey, the previous single-family residential home obtained substantial damage to the structure. The property owner filed for and was awarded assistance, from the General Land Office, to

demolish the current home structure and to rebuild a new home. The property owner would like to plat the property into a Single-Family Residential detached, Cottage Lot.

The City Code Section 21-82(b)(3) requires Single-Family Residential detached, Cottage Lots to have a lot width of at least 40 feet. The subject property has 30' 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 4,000 square feet as required by Section 21-82(b)(2) of the City Code. The subject property has a lot size of approximately 4,200 square feet, which exceeds the minimum 4,000 square feet requirement.

The granting of this variance would allow the property owner to Plat the property into a Single-Family Residential detached, Cottage Lot with a lot width of 30 feet, while meeting all other platting requirements set out in the City Code for a Single-Family Residential detached, Cottage Lot.

**Final Plat**

The Martinez-Cameron Subdivision is a proposed final plat of 0.10 acres. The subject property is bounded by South Cameron Street, located south of East Murray Street. The property is currently developed as a Single-Family Residential Lot and is being platted into one (1) Single-Family Residential detached, Cottage Lot (R-1) within Block 1. With approval of the variance, the Final Plat will meet all applicable ordinances.

- b. Public Hearing for Variance  
No citizen stepped forward.
  
- c. Variance Deliberations and Action  
Motion was made by Commissioner Welder to accept the variance; Commissioner Atkinson seconded motion. Motion passed unanimously
  
- d. Final Plat Deliberations and Action  
Motion was made by Commissioner Welder to accept the final plat; Commissioner Atkinson seconded motion. Motion passed unanimously

**D: 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 Members 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 October 17, 2019, Regular Meeting were approved.

**E: OTHER BUSINESS**

- 1. Development Services Monthly Development Report

**F: ITEMS FROM PLANNING COMMISSIONERS**

No items were presented by the Commissioners.

**G: ADJOURNMENT 5:19**

APPROVED: \_\_\_\_\_  
Mary Anne Wyatt, Chairperson  
Victoria Planning Commission

APPROVED: \_\_\_\_\_  
James Johnson, Secretary  
Victoria Planning Commission