



AGENDA

Planning Commission Meeting

5:15 PM - Thursday, December 21, 2023

Council Chambers 105 W. Juan Linn, Victoria, TX 77901

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A. CALL TO ORDER

1. Welcome Citizens
2. Quorum Call

B. COMMUNICATION

1. **ANNOUNCEMENT/REMINDERS**
 - Live Public access is available on TV15
2. **CITIZEN COMMUNICATION**

[Chairperson will recognize any citizen wishing to address the Planning Commission on issues listed on the agenda without public hearings or any issues not specifically listed on the Agenda. *Please note that Planning Commission may not deliberate on topics not included on this agenda.*]

C. DEVELOPMENT ITEMS WITH PUBLIC HEARINGS

The Planning Commission shall call a public hearing before taking action on each item below in this section. Any person wishing to address the Planning Commission on these items should please come forward when the public hearing is called.

1. Preliminary Plat for Northridge Estates - City Plat File No. 231105 - R&M Park Holdings, LLC (Owner), Urban Engineering (Agent).
[Staff Report Northridge Estates - Preliminary Plat](#)

D. CONSENT AGENDA

All consent agenda items listed are considered to be routine by the Planning Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Planning Commissioner so requests, in which event the item will be removed from the consent agenda and considered after the remainder of the consent agenda. Information concerning consent agenda items is available for public review.

1. **Adoption of Minutes**
[Special Planning Commission Meeting - Nov 30 2023 - Minutes - Pdf](#)

E. OTHER BUSINESS:

1. **Monthly Development Report**
[November 2023 Monthly Development Report](#)

F. ITEMS FROM PLANNING COMMISSIONERS:

1. **Commissioners Attendance Report**
[November 2023 Meeting Attendance Report](#)

G. ADJOURNMENT

* In addition to the items listed under “Public Hearings” every item on this agenda shall be considered a public hearing.

** Regardless of the agenda heading under which any item is listed, any subject mentioned in any word or phrase of any item listed on this agenda may be deliberated by the Planning Commission, and it may vote on recommendations and resolutions concerning any such item. Additionally, any ordinance of the City of Victoria relating to the development of land, including, but not limited to, Chapter 21 of the Victoria City Code, may be discussed and deliberated, and the subjects of this agenda are hereby stated as such, regardless of the limitations of any particular item on the Planning Commission agenda. Also, in this meeting, the Planning Commission may discuss: (1) Article XIII, "Signs" of Chapter 5 of the Victoria City Code, (2) the City's adopted Building Code, Electrical Code, Fire Code, Plumbing Code, Residential Building Code, or Minimum Housing Code, (3) the City's unsafe building ordinance, (4) City requirements to extend sewer, water, and other utility lines, (5) the provision of transportation facilities, including sidewalks, roads and public transit, within the City and its extraterritorial jurisdiction (ETJ), (6) the master plans of the City, including the City's Comprehensive Plan, Master Thoroughfare Plan, Master Drainage Plan, and Annexation Plan, (7) City restrictions on private water wells and septic tanks, (8) manufactured housing parks, permitting, and placement, (9) the City's capital improvements plans, (10) federal and state environmental restrictions on the City and residents thereof, (11) the control of nuisances within the City and the City's ETJ, (12) City restrictions on mineral production and exploration, (13) City requirements for landscaping and restrictions thereon, (14) restrictions on development in floodplain and floodway, (15) driveway restrictions, (16) platting requirements and procedures, (17) requirements for dedication and construction of land, easements, and facilities, (18) development guidelines, (19) parking requirements and restrictions, (20) drainage requirements and restrictions, (21) restrictions on fences, lighting, and building height, (22) zoning regulations, (23) infrastructure reimbursement methodology and requirements, (24) building setback requirements, (25) storm water drainage mains, channels, retention ponds, and other drainage facilities, (26) the width and construction requirements for streets and other public facilities, and (27) design principles for subdivision planning and development. No action or failure of the Planning Commission to act in any proceeding or any statement by any member of the Planning Commission may be relied on by any member of the public to limit the Planning Commission's right to discuss any of the aforementioned subjects in any of its meetings. Any statement specifying inclusion of any word or phrase shall not exclude non-listed items.

*** Any item on this agenda may be discussed in executive session if authorized by Texas law regardless of whether any item is listed under “Executive Sessions” of this agenda, regardless of any past or current practice of the Planning Commission. Executive sessions described generally hereunder may include consideration of any item otherwise listed on the agenda plus any subject specified in the executive session notice, to the maximum extent for which executive sessions are permitted pursuant to Chapter 551 of the Texas Local Government Code.