



Established 1824

Our mission is to  
provide city services  
that enhance the  
livability of our  
community.

NOTICE IS HEREBY GIVEN IN ACCORDANCE WITH  
THE TEXAS OPEN MEETINGS LAW OF THE FOLLOWING MEETING OF A  
CITY GOVERNMENTAL BODY:

**CITY OF VICTORIA PLANNING COMMISSION  
REGULAR MEETING**

Council Chamber  
107 W. Juan Linn Street  
Victoria, Texas

Thursday, January 16, 2020

5:15p.m.

April Hilbrich  
City Secretary

Planning Services:  
700 Main Center, Suite 129

P.O. BOX 1758  
VICTORIA, TX 77902  
PHONE (361) 485-3360  
FAX (361) 485-3364  
[www.victoriatx.org](http://www.victoriatx.org)

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (361) 485-3040 or FAX (361) 485-3045 for further information.



Established 1824

Our mission is to  
provide city services  
that enhance the  
livability of our  
community.

## CITY OF VICTORIA PLANNING COMMISSION REGULAR MEETING

Thursday, January 16, 2020  
5:15PM

Council Chamber  
107 W. Juan Linn Street  
Victoria, Texas

### AGENDA

**A: CALL TO ORDER**

**B: CITIZEN COMMUNICATION**

[Chairperson will recognize any citizen wishing to address the 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 REVIEWS/FORMAL ACTION**

1. **Variance Request and Final Plat for A & R Madera Subdivision** – Request for a Variance to the City Code and Final Plat for a tract legally described as a 4.00 acres tract of land, situated in the Casiana Sambrano Survey, Abstract No. 103, Victoria County, Texas, and Being the same tract of land, described as Tract I, Conveyed from Tony D. McGarrah Et Al to Jenny A. Madera by Deed dated March 5, 2013 as Recorded in Official Records Instrument No. 201303213 of Victoria County, Texas. The property is located on US Highway 59. Jenny A. Madera (Owner), Civil Corp, LLC (Agent).

A variance request to Section 21-82(c)(3) – minimum lot width of 125 feet.

- a. Staff Report
- b. Public Hearing for Variance
- c. Variance Deliberations and Action
- d. Final Plat Deliberations and Action

2. **Preliminary Plat and Final Plat for Springwood Medical Park 2 Subdivision** – Request for Preliminary Plat and Final Plat approval for one (1) Commercial Lot within Block 1, on a tract legally described as Being a 4.334 Acre tract of land,

Planning Services:  
700 Main Center, Suite 129

P.O. BOX 1758  
VICTORIA, TX 77902  
PHONE (361) 485-3360  
FAX (361) 485-3364  
[www.victoriatx.org](http://www.victoriatx.org)



Established 1824

Our mission is to  
provide city services  
that enhance the  
livability of our  
community.

Being a portion of Tract "A", A 6.716 Acre Tract of Land and A portion of Tract "B", A 38.412 Acre Tract of land, as Conveyed from Gary Rosenquest, Et Al to Diversified Wellness Associates, LLC According to Instrument No. 201700729 of the Official Public Records of Victoria County, Texas. The property is located on Nursery Drive. Diversified Wellness Associates, LLC (Owner), Urban Engineering (Agent).

- a. Staff Report
- b. Public Hearing for Preliminary Plat
- c. Preliminary Plat Deliberations and Action
- d. Final Plat Deliberations and Action

#### **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 sperate 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 December 19, 2019, Regular Meeting**

#### **E: OTHER BUSINESS**

1. Development Services Monthly Development Report
2. Introduction of Celeste Menchaca as the new Development Coordinator.

#### **F: 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.*

#### **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 floodplains and floodways, (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,

Planning Services:  
700 Main Center, Suite 129

P.O. BOX 1758  
VICTORIA, TX 77902  
PHONE (361) 485-3360  
FAX (361) 485-3364  
[www.victoriatx.org](http://www.victoriatx.org)





Established 1824

Our mission is to  
provide city services  
that enhance the  
livability of our  
community.

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.

Planning Services:  
700 Main Center, Suite 129

P.O. BOX 1758  
VICTORIA, TX 77902  
PHONE (361) 485-3360  
FAX (361) 485-3364  
[www.victoriatx.org](http://www.victoriatx.org)