

CITY OF SANTA FE

City Council Special Session
February 10, 2009
Council Chambers at 6:00 PM
12002 HWY 6
SANTA FE, TEXAS

MINUTES

A. Regular Business

1. Call to Order:

The Planning & Zoning Commission special meeting was called to order at 6:04 p.m., by Chairperson, Winnie Corsaro.

2. Roll Call:

Present: Winnie Corsaro, Gary Smith, Dorothy Bello, and Judy Koleng, Cyndi Nelson, and Daniel Kitchener. Community Services Director Diana Steelquist and Community Services Assistant Carrie Jones were also present at the meeting. Charles Coleman was absent.

3. Invocation and Pledge of Allegiance:

The Invocation and Pledge of Allegiance was led by Winnie Corsaro.

4. Approval of Minutes of the Planning & Zoning meeting of January 6, 2009.

Judith Koleng made a motion, and Dorothy Bello seconded the motion to approve the January 6, 2009 minutes as written. The motion passed unanimously by the Commission.

5. Public Hearing, Consideration and Possible Action regarding SD – 081001 Tamez Addition a subdivision of 2.005 acres, 2 lots, 1 block, being a replat of lot two of a subdivision of lot 305 of Thaman's Second Subdivision located at 2303 Shouse Road, City of Santa Fe, Galveston County, Texas.

Diana gave some background information regarding the request to subdivide this property. She stated that it was one house and they wanted to subdivide into two parts. Diana let the Commission know that it met all the requirements and recommended approval of replat.

Winnie Corsaro opened the Public Hearing at 6:09 p.m. There were no comments from the Public, and the Public Hearing was closed at 6:10 p.m. Daniel Kitchener made a motion, and Dorothy Bello seconded the motion to approve the replat. The motion passed unanimously by the Commission.

6. Consideration and Possible Action regarding Final Plat of Tierra Garcia Addition, 2 lots in 1 block, being 7.00 acres located at McKay Road and Calvert Lane, City of Santa Fe, Galveston County, Texas.

Diana stated that this would have normally been an administrative plat, but asked that this come before Planning & Zoning because of Calvert Lane. Diana reminded the Commission that Calvert Lane is not a dedicated Right-of-Way and that it is considered a prescriptive easement and does have houses at the end of the road. She stated that Calvert Lane has been maintained by both Galveston County and the City of Santa Fe. Diana stated that Calvert Lane is paved, and the plat is dedicating 30 feet of right-of-way to the City. Diana stated that people use the street, and the city considers it a street whether it's a dedicated Right-of-Way or not. Diana recommended the final plat be approved as submitted.

Daniel Kitchener made a motion, and Dorothy Bello seconded the motion to approve the final plat of the Tierra Garcia Addition as submitted. The motion passed unanimously.

The regular business of Planning & Zoning ended at 6:15 p.m., and the Commission moved into a workshop setting with City Council.

B. Special Workshop with City Council convened at 6:40 p.m.

Present: Mayor Ralph Stenzel, Council Member Joe Carothers, Council Member Pam Schwertner, Council Member Jeff Tambrella, and City Manager Joe Dickson. Planning & Zoning Commissioners present were Gary Smith, Cyndi Nelson, Daniel Kitchener, Dorothy Bello, Winnie Corsaro, and Judith Koleng. Community Services Director Diana Steelquist, and Community Services Assistant Carrie Jones were also present.

1. Discussion regarding proposed Heritage Crossing senior apartments project located at 11th Street and FM 646 N.

Winnie Corsaro introduced Ron Williams, the Executive Director of SETH, to give a presentation of the Heritage Crossing senior apartments that were proposed at 11th Street and FM 646 N. Mr. Williams gave a presentation and explained the benefits of the affordable rental units for senior citizens, and passed around pictures of the Morning Star Development located in Texas City. Mr. Williams suggested that anyone wanting to tour one of their developments, visit the facility in Texas City to see the quality that they are proposing for the Santa Fe apartments. Mr. Williams pointed out that all residents are subject to a background check prior to obtaining residence; the facility has a 55 and over policy for residents but children are permitted to visit but not reside at the property.

It was discussed that the facility would most likely lose some of their land due to the Drainage District's requirements for detention. Janine Sisak Vice President of DMA Development stated they downsized the number of units to allow for detention and their next step was planning water & sewer for the site. There was concern that this project would take away any home funds for the city, but it was stated that these are federal funds administered by a state agency. Mr. Williams and Ms. Sisak addressed all concerns that were posed by Council and the Commission and stated that the project was set to be completed by 2011 if everything ran smoothly. Winnie reassured everyone that they would touch base with all taxing entities regarding the development. After the extensive presentation and explanation of all avenues surrounding the project, Winnie asked if

Council would support and endorse a resolution recognizing the efforts of Santa Fe SETH-DMA Housing, LLC to obtain home funding and housing tax credits to construct Heritage Crossing, and to appoint them on the City's behalf to apply for the TDHCA Home funds for the facility.

Everyone present was supportive of the development and no one spoke against it, or stated they would not support the resolution.

2. Discussion regarding revision of zoning map to establish zoning districts for newly annexed areas.

Diana stated that she wanted to make sure that everyone was on the same page regarding the zoning for the newly annexed areas, because she was surprised when this item didn't pass when voted on by City Council. Winnie agreed with Diana regarding their surprise of this item failing before Council and stated that Council must have a different plan for the City than the previous plan that was understood and discussed many times before. Pam Schwertner stated that she was not on board with this item from the beginning, and didn't support some of the zoning recommendations. Jeff Tambrella stated that the night this item failed, there was some confusion because of someone that spoke that evening that was against the zoning and didn't even live in the effected area. Jeff stated that they also had a motion and no second for that item and what they should have done was table the item instead of considering it failed. Joe Carothers stated that he found two problems on the zoning map that evening and had a hard time supporting the zoning and introducing new issues when he felt there were already current issues that needed to be addressed. Diana stated that it becomes very costly to advertise for a Public Hearing and just wants to know if we need to move forward with the other zones. Concerns were discussed by all that attended the workshop. Council members recommended reviewing existing commercial land uses in the annexed areas and allowing those uses to continue with the appropriate zoning.

3. Discussion regarding revisions to the Use Matrix of the Zoning Ordinance.

Diana stated that last year she began to consolidate the uses within the matrix into an easier to read use matrix. She explained that there are now 20 main categories and that the prefixes allowed them to decrease the uses within the matrix. Everyone felt that the consolidated matrix was much easier to use and very beneficial. The consensus was to move forward with the changes to the Ordinance.

C. Adjournment

Cyndi Nelson made a motion to adjourn, and the motion was unanimously agreed to by the Council and Commission, so the meeting adjourned at 8:20 p.m.

The City of Santa Fe will make every reasonable effort to make its meetings accessible to persons with disabilities. Requests for accommodation services must be made prior to the meeting by contacting the City Secretary ([Janet L. Davis](#)) at (409) 925-6412.