

CITY OF SANTA FE

City Council Regular Meeting
May 14, 2009
Council Chambers at 7:00 PM
12002 HWY 6
SANTA FE, TEXAS

MINUTES

The meeting was called to order at 7:00 p.m. by Mayor Ralph Stenzel.

Roll Call: Present: Mayor Ralph Stenzel
Mayor Pro-tem Bubba Jannett
Councilmember Jeff Tambrella
Councilmember Rebecca A. Darden
Councilmember Joe Carothers
Councilmember Pam Schwertner
City Attorney Ellis J. Ortego
City Manager Joe Dickson
City Secretary Janet L. Davis

The invocation was given by and the pledge of allegiance to the U.S. Flag and to the Texas Flag was led by City Manager Joe Dickson.

The minutes of 4/9/09 were approved as presented.

City Manager's Report: Presented and reviewed the quarterly investment report for the period ending December 31, 2008, and the financial statement and quarterly investment report for the period ending March 31, 2009.

Planning and Zoning Business:

Old Business:

1. Consideration and possible action: Second and final reading of an ordinance of the City of Santa Fe, Texas, amending Ordinance No. 02-03, commonly known as the City of Santa Fe Unified Development Code, or the Santa Fe Zoning Ordinance, 2002 Edition, the official zoning map adopted under Section 3.08, by changing the zoning classification from Neighborhood Commercial District (NC) to Multi-Family Residential District (R-3), for 4.849 acres located at the NW corner of FM 646 and 11th Street, described as Abst 47 Page 6 Part of Outlot 270 (270-3) Alta Loma Outlots, City of Santa Fe, Galveston County, Texas
Community Services Director Diana Steelquist said this is the second reading of the ordinance changing the zoning classification from NC to R3 for the senior apartment complex planned for the corner of FM 646 and 11th Street. The Planning and Zoning Commission held a public hearing in April and there were comments and concerns expressed by adjoining residents of the Triple Bar Estates subdivision. Those issues will be addressed through the site plan. This action

tonight addresses the zone change to allow this type of multi-residential development at that location. Motion by Councilmember Jannett, seconded by Councilmember Carothers to pass the second and final reading of an ordinance of the City of Santa Fe, Texas, amending Ordinance No. 02-03, commonly known as the City of Santa Fe Unified Development Code, or the Santa Fe Zoning Ordinance, 2002 Edition, the official zoning map adopted under Section 3.08, by changing the zoning classification from Neighborhood Commercial District (NC) to Multi-Family Residential District (R-3), for 4.849 acres located at the NW corner of FM 646 and 11th Street, described as Abst 47 Page 6 Part of Outlot 270 (270-3) Alta Loma Outlots, City of Santa Fe, Galveston County, Texas. The motion passed the roll call vote unanimously.

New Business:

1. Consideration and possible action: Public hearing and First reading of an ordinance of the City of Santa Fe, Texas, amending the text of Ordinance No. 02-03, commonly known as the City of Santa Fe Unified Development Code, or the Santa Fe Zoning Ordinance, 2002 Edition, amending Appendix 4-F, Zoning District Matrix, by deleting the current text and replacing it with a matrix integrating The 2007 North American Industry Classification System (NAICS); providing for penalties; providing for severability

Community Services Director Diana Steelquist said Appendix 4-F is a table in the zoning ordinance listing the uses that are allowed in each zoning district in the city. The current table consists of 277 entries, so staff has consolidated and reduced this table to 189 entries by integrating the North American Industry Classification System (NAICS). By utilizing the NAICS, the descriptions and types of uses are kept up-to-date by the US Census Bureau and are available online to the public and the staff. The city's use matrix could then be reviewed to determine the zones allowed for that classification index number. The Planning and Zoning Commission held a public hearing and there were no comments. The Commissioners did propose two changes to include a conditional use for utility uses in the AR, R-1, R-2, R-3, MH, and NC districts and to allow full-service restaurants as a use-by-right in the TR zone. Mayor Stenzel opened the public hearing at 7:12 p.m. and there no comments by the public. Motion by Councilmember Darden, seconded by Councilmember Tambrella to pass the first reading of an ordinance of the City of Santa Fe, Texas, amending the text of Ordinance No. 02-03, commonly known as the City of Santa Fe Unified Development Code, or the Santa Fe Zoning Ordinance, 2002 Edition, amending Appendix 4-F, Zoning District Matrix, by deleting the current text and replacing it with a matrix integrating The 2007 North American Industry Classification System (NAICS); providing for penalties; providing for severability. The motion passed the roll call vote unanimously.

2. Consideration and possible action: Public hearing and First reading of an ordinance of the City of Santa Fe, Texas, amending Ordinance No. 02-03, commonly known as the City of Santa Fe Unified Development Code, or the Santa Fe Zoning Ordinance, 2002 Edition, the official zoning map adopted under Section 3.08, by changing the zoning classification from Single Family Residential (R-1) to Light Manufacturing (LM), for 2.0 acres located on the SE corner of Avenue M and 7th Street, described as Cambiano Subdivision (2005) Abst 149, Lot 1, City of Santa Fe, Galveston County, Texas

Community Services Director Diana Steelquist said the Planning and Zoning Commission held a public hearing on this request to change the zoning classification from R-1 to LM for a proposed

auto salvage yard at the corner of Avenue M and 7th Street. There were many negative public comments at that public hearing about this type of use in this residential neighborhood. The Planning and Zoning Commission does not recommend approval of this request for a zone change because they felt this site is a bad location for this type of commercial development. In addition, the street configuration along FM 646 will be changing due to the widening project forthcoming, so the use would be further off the highway following that construction. Mayor Stenzel opened the public hearing at 7:15 p.m. Ms. Sherry Konecny of 4018 Avenue M said she is concerned about this type of business or any business in this area. She said this road has become a shortcut for access to the girls' softball field and between FM 646 and FM 1764, so any more traffic on this short, residential street would be even more outrageous. She said she is also concerned about environmental and drainage issues should this business develop at this site, and if this use is to salvage parts, what happens to the leftover parts. Motion by Councilmember Tambrella, seconded by Councilmember Jannett to deny the first reading of an ordinance of the City of Santa Fe, Texas, amending Ordinance No. 02-03, commonly known as the City of Santa Fe Unified Development Code, or the Santa Fe Zoning Ordinance, 2002 Edition, the official zoning map adopted under Section 3.08, by changing the zoning classification from Single Family Residential (R-1) to Light Manufacturing (LM), for 2.0 acres located on the SE corner of Avenue M and 7th Street, described as Cambiano Subdivision (2005) Abst 149, Lot 1, City of Santa Fe, Galveston County, Texas. The motion passed the roll call vote unanimously.

City Business (Other):

Old Business: None

New Business:

1. Consideration and possible action: Adoption of an Order Canvassing the Returns and Declaring the Results of a General City Officers' Election

Mayor Stenzel said the responsibility of the Council is to review the returns and declare the results official. City Secretary Janet Davis said the early voting, election day, and provisional votes have been tallied for both the general election for city officers and the special election for charter amendment propositions, and those returns have been summarized for Council review and acceptance. Motion by Councilmember Carothers, seconded by Councilmember Darden to adopt the Order Canvassing the Returns and Declaring the Results of a General City Officers' Election. The motion passed the roll call vote unanimously.

2. Consideration and possible action: Adoption of an Order Canvassing the Returns and Declaring the Results of a Special Election

Motion by Councilmember Darden, seconded by Councilmember Tambrella to adopt the Order Canvassing the Returns and Declaring the Results of a Special Election. The motion passed the roll call vote unanimously.

3. Consideration and possible action: Adoption of a resolution authorizing the aerial spraying for the abatement of mosquitoes

City Manager Joe Dickson said this is the annual authorization to allow the Galveston County Health District to fly over the city to spray for mosquito abatement. Motion by Councilmember

Darden, seconded by Councilmember Carothers to adopt the resolution authorizing the aerial spraying for the abatement of mosquitoes. The motion passed the roll call vote unanimously.

4. Consideration and possible action: Appointment/reappointment of members to serve on the Planning and Zoning Commission for a three-year term to expire May, 2012

City Manager Joe Dickson said that the terms of Daniel Kitchener and Judith Koleng will expire this month. Both have served the community well and both have indicated their willingness to continue to serve for another term. Motion by Councilmember Carothers, seconded by Councilmember Darden to reappoint Daniel Kitchener and Judith Koleng as members to serve on the Planning and Zoning Commission for a three-year term to expire May, 2012. The motion passed the roll call vote unanimously.

Announcements: On June 20 there will be 3 simultaneous events in the City: (1) the Santa Fe Chamber of Commerce 3rd annual car show and swap meet; (2) a city-wide sale by the businesses; (3) a Heritage Tour of 6 historic homes in the Santa Fe area.

Summary of action from this agenda, request for future agenda items, and scheduling future meetings

The next regular meeting is scheduled for May 28, 2009.

Motion by Councilmember Darden, seconded by Councilmember Carothers to adjourn. The motion passed and the meeting adjourned at 7:25 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.