

CITY OF SANTA FE
PLANNING & ZONING COMMISSION
REGULAR MEETING
JULY 1, 2014
CITY OF SANTA FE COUNCIL CHAMBERS HIGHWAY 6, SANTA FE, TEXAS
REGULAR MEETING MINUTES

A. Regular Business

1. Call to Order:

The Planning & Zoning Commission meeting was called to order at 7:07 p.m., by Winnie Corsaro.

2. Roll Call:

Present: Winnie Corsaro, Ronnie Willoughby, Daniel Kitchener, Judith Koleng, Gary Smith, Donald Davis Community Services Director Diana Steelquist, Community Services Administrative Assistant Stacey Baker. Absent: Vince Megale

3. Invocation and Pledge of Allegiance:

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

4. Oaths of Office for new members Mr. Vince Megale and Mr. Donald Davis.

The Oath of Office was presented to Mr. Donald Davis by Stacey Baker and Mr. Davis completed the Oath and Statement as needed. Mr. Vince Megale was not present at this meeting.

5. Approval of minutes of the Planning and Zoning Meeting of June 3, 2014.

A motion was made by Judith Koleng to accept the minutes. The motion was seconded by Ronnie Willoughby and passed unanimously.

6. Consideration and Possible Action regarding SD 140403 Replat of Kelly Benskin Subdivision, being 01764 Acres, 4 Lots, 1Block, being a replat pf Lot 1 of the Kelly Benskin Subdivision, located at 13418 6th St., City of Santa Fe, Galveston County, Texas.

Ms. Steelquist advised everyone that she recently spoke with the City Attorney regarding the replat on this particular lot as requested. The replat would split this lot from 1 large lot to 4 smaller lots. She stated that he advised here that if the applicants submitted the information correctly and it meets the requirements of the ordinance that the replat could

not be denied unless a formal written protest was submitted. Ms. Steelquist advised that this information was provided in the letters that were sent out regarding this situation.

Audience members asked why a hearing was necessary if this issue was going to be approved anyway. Why is there a formal process? Ms. Steelquist advised that it was the law and that this is the way it has to be done. Ms. Steelquist and the committee advised that they could speak with City Council regarding the matter. There is not an appeal process for a plat. Approval would have to be made by a supermajority vote if a petition would have been filed from a certain percentage of the people living in the area. It was asked if the committee members were paid and how they were appointed. Ms. Steelquist advised that the committee was appointed by Council and they did not get paid. This is a voluntary position. Mr. Vick stated that he is still against the manufactured homes going in that spot. Ms. Steelquist advised of the difference between a mobile and manufactured home and manufactured or a site built home could be built there. Ms. Steelquist advised that the area they live in is zoned as manufactured housing and a manufactured home can be placed on a lot that is in that zone. Mrs. Covington stated that she will be calling in on a regular basis regarding the condition of the lot and will continue to call regarding this matter. The neighbors still feel that this area will be a “slum” property and are completely against this replat. Stacey Baker advised that there is a zoning map in the hall way showing each zone. Mrs. Lee asked if this area could be rezoned. Ms. Steelquist advised that they needed to contact the Mayor or a Council member regarding this matter.

A motion was made by Ronnie Willoughby to approve the replat as presented. The motion was seconded by Daniel Kitchener and the motion was approved unanimously.

7. **Public Hearing, Consideration and Possible Action regarding ZC 4-02 requesting a zone change for Agricultural Residential (AR) to Manufactured Housing (MH) for one tract totaling 0.482 acres located at 4926 Ave M, being ABST 47 PAGE 10 Pt of Outlot 273 (273-3) Alta Loma Outlots, City of Santa Fe, Galveston County, TX.**

This tract is part of three lots that have operated a RV/Manufactured home park since zoning was placed in the city. Ms. Steelquist advised that she could not find a record of why this one of three tracts was not zoned correctly as MH when the other two are correct. All three tracts have recently been purchased and they would like to make upgrades and changes to the lots. Because the zoning of the 3rd lot is AR he cannot do improvements to a non-conforming lot. She feels that this was a clerical oversight on the zoning of this lot. Therefore, the new owner is requesting the mistake to be corrected by changing this lot from AR to MH like it should be so that he can upgrade the lot and add a 4th space along with a new driveway and other miscellaneous improvements.

The public hearing opened at 7:35pm.

Bobby and Hughey Parkman stated that they own property across the street from the lots in question and she is part owner of the Lazy Wasp Mobile Home Park. She is familiar of how parks are managed and how they should look like. Mrs. Parkman stated that her family intended on the surrounding lots being residential lots and not to continue to

expand as an RV/Manufactured home park. She and Mr. Parkman feel that they will try to expand the park even larger than requested in the future and the will not be kept up. Mr. Parkman also stated that he did not feel that the area was free of pollutants due to the galvanizing plant that use to be behind this location some years ago. This area has always been an eye soar but has seen improvement to the lots already. Some of the smaller structures have already been removed.

Mary Warrington is POA for Michael Gately and she is opposed to the rezone of this lot. She feels that this area should remain AR and should not be changed and she thinks they have been encroaching on her uncle's property. He would not want this area to change from AR. Doug Warrington also stated that the neighbors told him they did not want any more manufactured homes placed there.

Sam Hower asked how do the rvs get on a MH lot. Ms. Steelquist advised that rvs are only allowed in MH/RV parks. He understands concerns regarding the lot and that this place needs to be cleaned up. They are making some progress Stacey Baker explained. Mr. Hower stated that he also has rental homes and knows how hard to keep lots clean. He is concerned about the ditches on the highways being high and the alleyways out of maintenance. He is trying to understand the laws of the city. Stacey Baker advised of the mowing situation of the highways and alleyways and that the railroads are in charge of their right of ways.

Charles Idelbock stated that he currently rents an RV and is thankful for the chance to live in this area. He is low income and the new owners are making changes and he is not sure if he can continue to live there. He really wants to stay there but is prepared to move on if needed.

Stacey Baker advised that there is a zoning map in the hall stating all the zones in the City and that Mr. Hower was welcome to review it at any time regarding the different zones in the city.

Daniel Kitchener stated that he was on the zoning board and he feels that this area was just an oversight on the City's part and it should have been zoned MH.

Diana Steelquist advised that her and Benny Davis did not realize that this section was not MH and that the intent of the zoning board in the past would have been MH along with the other portion of the lots.

The public hearing closed at 8:05pm.

A motion was made by Daniel Kitchener to approve the request to change the additional lot to MH based on historical information and be submitted to Council. The motion was seconded by Ron Willoughby. The motion passed unanimously.

8. **Adjournment**

A motion was made by Judith Koleng to adjourn at 8:25pm. The motion was seconded by Daniel Kitchener and passed unanimously.

Winnie Corsaro, Chairperson

Diana Steelquist
Community Services Director