

CITY OF SANTA FE
PLANNING & ZONING COMMISSION
REGULAR MEETING

APRIL 2, 2013

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 7:06 p.m., by Winnie Corsaro.

2. Roll Call:

Present: Ronnie Willoughby, Daniel Kitchener, Gary Smith, Dorothy Bello, Judith Koleng, Winnie Corsaro, Community Services Director Diana Steelquist, Community Services Administrative Assistant Stacey Baker. Absent: Charlie Coleman

3. Invocation and Pledge of Allegiance:

The Invocation and Pledge of Allegiance was led by Gary Smith.

4. Approval of the minutes of Regular Planning & Zoning Meeting of March 5, 2013.

A motion was made by Dorothy Bello to approve the minutes as presented and the motion was seconded by Judith Koleng. The motion passed unanimously.

5. Consideration and Possible Action regarding Commercial Site Plan Approval for 15925 Hwy 6 proposed mechanic shop.

Patrick Henderson, General Contractor, was present to represent the property owner. He was asking for general requirements and recommendations regarding the site plan and the 80 ft by 40 ft metal building that he submitted for approval for a mechanic shop. Ms. Steelquist advised that before a permit could be issued the following had to be addressed: 4 foot landscape buffer between parking lot and right of way, site needs additional tree, add 3 feet of landscape buffer around areas of building, show 6 ft of landscape buffer along sides of lot, indicate masonry components on front and side of building, 18 parking spaces are required, minimum driveway needs to be 25 ft, and the power pole may be relocated to accommodate the parking. Possible solutions would be to turn the building 90 degrees towards the East side of lot. Ms. Steelquist advised that the site plan be redone and resubmitted at a later time.

A motion was made by Daniel Kitchener to table the item. Judith Koleng seconded the motion and it passed unanimously.

6. Public Hearing, Consideration and Possible Action regarding ZC 13-03 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 Article 4 Zoning Districts, Section 4.01.04. Area Regulations for Agricultural Residential Lot Sizes: Amending Appendix 4E Lot Area and Standards Matrix for Agricultural Residential Lots, City of Santa Fe, Galveston County, Texas.

Ms. Steelquist advised the current AR lot size of 15,000 sq ft restricts infill development. In order to facilitate new economic growth and growing housing needs, the proposed ordinance reduces the minimum AR lot size to 10,000 sq ft where the public water and sewer can be connected. To keep that rural look in area zoned AR, a larger lot width is proposed from 60 to 80 feet with increased side set backs to 10 feet. Lot coverage would be increased for those smaller lots from 20% to 40% for roofed structures. Many areas served by WCID#8 are zoned AR.

The public hearing opened at 7:30 p.m.

Bill Pitman with Bilmar homes was present and spoke in favor of the change. He states that space would be utilized better and the utilities use in the area would improve.

The public hearing closed at 7:34 p.m.

7. **Public Hearing, Consideration and Possible Action regarding SD 130302 the Preliminary Plat for Cardin Subdivision (aka D&D Brothers Subdivision No. 2) being 1.0475 acres located at the intersection of Ave S and Cardin St: 4 Lots, 1 Blk; City of Santa Fe, Galveston County, TX.**

Ms. Steelquist advised that Dennis Wagner proposed to plat 4 lots on 1.04 acres. The lots will face Cardin St. which is currently a private road. With the development of this subdivision, Cardin St. will be paved per City specifications along the frontage of the development and then will be considered a public street for the paved portion.

Ms. Steelquist advised that she recommend conditional approval of the preliminary plat conditioned upon the amendment to the Zoning Ordinance being approved by City Council to reduce lot sizes in the AR district.

The public hearing opened at 7:43p.m.

Dennis Wagner was present and stated that a 320 foot road that will be dedicated to the City of Santa Fe, it will be a concrete road where water and sewer will be ran and will be available for surrounding property owners. Mr. Wagner advised that the surrounding property owners advised that they wanted water ran there and it would help increase property values.

The public hearing closed at 7:47p.m.

8. **Public Hearing, Consideration and Possible Action regarding request for City abandonment of a portion of the unopened Downey Street public right of way located just south of Beriton Street, abutting Beriton Street, Lot 1, 2, & 3 of Block 12.**

Richard Williams filed a request with the City requesting abandonment of a portion of the unopened Downey Street public right of way located just South of Beriton Street.

The public hearing opened at 7:51p.m.

Mr. Richard Williams was present and stated that this property was overgrown with trees and underbrush. He can clean the land to use it for building on and install a septic system

for his family. He advised that this property is currently not being used. This property will also provide shade for him and his family. His property currently does not have many trees.

The public hearing closed at 7:55p.m.

A motion was made by to Daniel Kitchener approve the abandonment of the right of way. The motion was seconded by Ronnie Willoughby and passed unanimously.

9. Adjournment

A motion was made by Ronnie Willoughby to adjourn and seconded by Dorothy Bello. The motion passed unanimously. The meeting adjourned at 8:00p.m.

Winnie Corsaro, Chairperson

Diana Steelquist
Community Services Director