

CITY OF SANTA FE
PLANNING & ZONING COMMISSION
REGULAR MEETING
APRIL 3, 2012
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 7:00 p.m., by Winnie Corsaro.

2. Roll Call:

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

3. Invocation and Pledge of Allegiance:

The Invocation and Pledge of Allegiance was led by Mrs. Corasaro.

4. Approval of the minutes of the Planning & Zoning Meeting of March 6, 2012.

A motion was made to correct the minutes of February 7, 2012 to state that Mrs. Corsaro lead the Invocation and Pledge of Allegiance and not Mr. Willoughby was made by Mr. Willoughby. The motion was seconded by Mrs. Koleng to correct the minutes and to accept the remaining minutes as presented and passed unanimously.

5. Consideration and Possible Action regarding revisions to the Engineering Specifications for subdivision development.

Ms. Steelquist advised that the last update and review of the regulations have been over ten years ago. There are additional requirements for storm water pollution control and it seemed appropriate to review specifications. The items added to the current Subdivision Ordinance requirements are as follows: need for a Storm Water Pollution Prevention Control Plan, flexible base roadways require a variance, the minimum width of concrete roads are 24 feet, and sidewalks need to be 5 feet wide, when required.

She also advised that the staff would like the recommendation to go to City Council to adopt by resolution the revised criteria.

A motion was made by Daniel Kitchener to approve the revisions and was seconded by Ron Willoughby. The motion passed unanimously.

6. Discussion with developer regarding possible uses for a 6 acre tract off of FM 1764.

William Pittman, the owner of the tract in question advised the lot is 4.48 acres and is interested in rezoning the property to put apartments at that location. He advised there would be proper drainage and has spoken with the Wagners concerning the project.

Approximately 80 apartments would be available. Also they considered zero lot line apartments. The property backs up to the drainage ditch and will provide for drainage. He asked the commission to consider the possibility of rezoning and wanted their opinion before they started the work on the project. The Commission briefly discussed the issue and were very interested in seeing the development of the property in question on 1764 and would like to see some 3 bedroom apartments in the area. Mr. Pittman advised there is a need for apartment and rental property in the Santa Fe area and the Commission agreed. Ms. Steelquist advised also that Village Manor contacted her stating they are interested in purchasing additional property to build more apartments. They are completely booked up and there is a waiting list for the apartments. Additional apartments are definitely needed. Mr. Pittman advised he would like to start the process as soon as possible. Ms. Steelquist advised that a conditional use permit was required, a development plat was needed, and a public hearing process was required to start the project.

There also was a brief discussion regarding other property Mr. Pittman and his business partners were interested in developing along Ave. M. He would like to rezone it to multi family and place some additional living quarters there. It explained that he did not want to buy property and not be able to do anything with the property. He wants to make sure he can do the project and place 3 bedroom units on a couple lots on Ave M. The two tracts in question combined would be 76 feet across the front and will be 275 feet deep. This would be enough room for apartments, small garages/storage area, detention, and 2 parking spaces per apartment.

7. Adjournment

A motion was made by Dorothy Bello and seconded by Judith Koleng to adjourn at 7:35pm.. The motion passed unanimously.

Winnie Corsaro, Chairperson

Diana Steelquist
Community Services Director