

# CITY OF SANTA FE

**Planning & Zoning Commission Regular Meeting**  
**April 7, 2009**  
**Council Chambers at 7:00 PM**  
**12002 HWY 6**  
**SANTA FE, TEXAS**

## MINUTES

### A. Regular Business

#### 1. Call to Order:

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

#### 2. Roll Call:

Present: Winnie Corsaro, Gary Smith, Daniel Kitchener, and Judy Koleng, Charles Coleman, Dorothy Bello. Community Services Director Diana Steelquist and Community Services Assistant Brandi Flisowski were also present at the meeting. Cyndi Nelson 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 February 10, 2009.

Winnie Corsaro stated that if there were no objections to the March 3, 2009, meeting minutes as written, they would stand approved. None of the Commissioners objected to the minutes, and the minutes were approved.

Before the public hearing was opened, Chairperson Winnie Corsaro explained that she had a personal interest in the case because she serves on the Southeast Texas Housing Finance Corporation and this company will be purchasing the property. Mrs. Corsaro stepped down from the dais and Commissioner Charles Coleman chaired the meeting during Mrs. Corsaro's absence.

#### 5. Public Hearing, Consideration and Possible Action regarding ZD 09-02 Heritage Crossing Senior Apartments requesting a zone change from NC-Neighborhood Commercial to R-3 Multi-Family Residential 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

Commissioner Charles Coleman opened the meeting and asked if any citizen had any questions or comments. Andy Driver of 12546 F Bar Drive asked the commission if this project would in any way raise their personal residential property taxes. Diana Steelquist explained that she did

not believe that it would increase or decrease their taxes. She also explained that CAD regulates not the city. Gary Smith explained that normally when CAD appraised houses they appraise them single family residence vs. single family residence and this project will not be single family residence. Mr. Drivers second question was if children will be allowed to live in this complex. Ms. Steelquist explained that it is for seniors 55 years and older and children will be allowed to visit but time limits will be set as to how long they can stay. Mr. Driver also asked about the placement of the dumpsters. He said that where they were proposed to be placed it is located right behind their fence. Ms. Steelquist explained that they will try to place them as close to 11th Street or FM646 as they can.

Claude Hope 4407 B Bar Drive. Wanted to know how big the easement would be. Janine Sisak representing the Housing project called Heritage Crossing, addressed the commission and citizens regarding and proposed development. She explained that they plan to start construction in 2010 and open in 2011 if they are approved for a grant which will be revealed to them in June or July 2009. They are proposing to build 72 units with a no children policy but children will be allowed to visit for a certain number of days. The units will be income qualifying units with the exceptions of a few units that are market value units. A land use restriction agreement will be filed with the state limiting its use for a 40-year period as a senior affordable housing complex. She explained that we can rearrange dumpsters, fences, etc. once funding is approved.

Linda Spear 12527 F Bar Drive wanted to know if they were going to raise the ground level up to the shopping center across the street. Ms. Steelquist explained that they cannot increase the flooding in the area and that they will have to build a detention area.

Sherry Driver 12546 F Bar Drive wanted to know if there were going to be enough parking area. Ms. Sisak explained that typically there is enough parking because not all the seniors have a vehicle. The entrance to the prop is off 11th Street behind Big Chief. Mrs. Carsaro explained that Jim Daniels, the owner the shopping center, is planning on opening a walkway from the shopping center to the senior residence.

Laura Lindsey at 4302 A Bar Drive wanted to know if this property was going to be gated. Ms. Sisak explained that they can discuss fencing but most of the time the residence do not like the fence after it is up.

Public hearing closed at 7:35. Motion was made by Daniel Kitchener to approve the zone change from Neighborhood Commercial (NC) to Multi Family Residential (R-3) with a second from Judith Koleng. Motion passed unanimously by the Commission.

## 7. Adjournment

Dorothy Bello made a motion and Daniel Kitchener seconded the motion to adjourn at 7:37 p.m. The motion passed unanimously by the Commission.

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.