

CITY OF SANTA FE
PLANNING & ZONING COMMISSION
AUGUST 3, 2010
CITY OF SANTA FE COUNCIL CHAMBERS HIGHWAY 6, SANTA FE, TEXAS

MINUTES

A. Regular Business

1. Call to Order:

The Planning & Zoning Commission meeting was called to order at 7:01 p.m., by Winnie Corsaro.

2. Roll Call:

Present: Winnie Corsaro, Gary Smith, Daniel Kitchener, Charlie Coleman, Ronnie Willoughby, and Judith Koleng. Community Services Director Diana Steelquist, Community Services Assistant Brandi Flisowski, Administrative Assistant Stacey Baker and Building Official Benny Davis were also present at the meeting. Absent: Dorothy Bello

3. Invocation and Pledge of Allegiance:

The Invocation and Pledge of Allegiance was led by Mr. Coleman.

4. Approval of the minutes of the Planning & Zoning Meeting of July 6, 2010.

Motion to approve the minutes was made by Mr. Coleman and seconded by Mr. Smith. Motion was approved unanimously.

5. Public Hearing, Consideration and Possible Action regarding ZC 10-05 CUP-Restaurant from NC – Neighborhood Commercial requesting a Conditional Use Permit for a Restaurant (Donut Shop) located at 13805 FM 1764, City of Santa Fe, Galveston County, Texas.

Ms. Steelquist explained that the zoning for the property located at 13805 FM 1764 was currently Neighborhood Commercial and in order for them to be able to open a donut shop in that zone they would have to request a conditional use permit. Ms. Steelquist explained that she would like to see the conditional use permit cover restaurants in general in case they decided to change the use from a donut shop to another type of restaurant or someone else bought the property.

Public hearing opened at 7:08
No citizens spoke at the public hearing.
Public hearing closed at 7:10

A motion was made by Mrs. Koleng to approve the conditional use permit for a restaurant located at 13805 FM 1764, seconded by Mr. Willoughby. Motioned passed unanimously.

6. **Public Hearing, Consideration and Possible Action regarding ZC 10-07 CUP – Open Air Market from HC – Highway Commercial requesting Conditional Use Permit for an Open Air Market (Farmers Market) located at 1111 FM 646 North, City of Santa Fe, Galveston County, Texas.**

Ms. Steelquist explained this request was related to the change to the matrix the commission approved last month. She explained that he currently plans to use the pre-existing concrete slab for the booths and current parking as his only parking for now. He also plans to park the booth tenants in the grass field behind the store. Ms. Steelquist explained that by ordinance he was required to have a minimum of 20 parking spaces according to the space he is planning on utilizing but on his sight plan he did not indicate where the parking spaces would be. Ms. Steelquist suggested the commission request, if they approved the conditional use permit, a site plan that showed the designated parking spaces.

Public hearing opened at 7:33 p.m.

Ms. Steelquist read a letter from the Aldous Law Firm representing Billie Maniscalco who opposes the conditional use permit.

Public hearing closed at 7:36 p.m.

A motion was made by Mr. Kitchener to approve the conditional use permit subject to Mr. Williams meeting the City's parking requirements and indicating the parking spaces on his site plan, seconded by Mrs. Koleng. Motion passed unanimously.

8. **Adjournment**

Mrs. Koleng made a motion to adjourn at 7:55 p.m., seconded by Mr. Kitchener. The motion passed unanimously by the Commission.

Winnie Corsaro, Chairperson

Diana Steelquist
Community Services Director