

CITY OF SANTA FE
PLANNING & ZONING COMMISSION
REGULAR MEETING
AUGUST 4, 2015
CITY OF SANTA FE COUNCIL CHAMBERS 12002 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, Ronnie Willoughby, Daniel Kitchener, Donald Davis, Judith Koleng, Vince Megale, Community Services Director Diana Steelquist, Community Services Administrative Assistant Stacey Baker. Absent: Gary Smith

3. Invocation and Pledge of Allegiance:

The Invocation and Pledge of Allegiance was led by Ron Willoughby.

4. Consideration and Possible Action regarding minutes of the Regular Meetings held on July 7, 2015.

A motion was made by Donald Davis to accept the minutes. The motion was seconded by Ron Willoughby and passed unanimously.

5. Public Hearing, Consideration and Possible Action regarding abandonment of public right-of-way at the north end of Shouse Rd.

Diana Steelquist advised that Mr. Woodcock filed a request asking for the abandonment of the right-of-way adjacent to their home. This unopen portion of the road is used as his driveway to his home. He has been trying to purchase this area for a long time but the City was unable to locate the adjacent property owner. The new owner of the property is DD#1 and freely grants permission to abandon this portion of Shouse. All utilities and property owners have been notified.

The public hearing opened at 7:08 p.m.

Mr. Woodcock stated that he has been maintaining the right-of-way for over 10 years and uses this area as his driveway. Mrs. Steelquist advised that there were no objections from abutting property owners. She also advised that Dennis Wagner with the Drainage District did advise that they will need access to the ditch to be able to mow it.

The public hearing closed at 7:10 p.m.

A motion was made by Daniel Kitchener to recommend the abandonment to the City Council as requested. The motion was seconded by Vince Megale and passed unanimously.

6. **Discussion regarding possible change in zoning from neighborhood commercial to agricultural residential to allow residential development at 2720 FM 646 North.**

Robert Turner, son in law to property owner Tammy Coble was present asking if it was feasible to pursue a rezoning for a commercial lot to be rezoned to a residential lot to allow his family to build a mother in law home or to subdivide to build a new home. His mother in law currently has 4.7 acres and one house is on the property. They would like to utilize the property that is there. He really would like to rezone it to AR. Daniel Kitchener pointed out that the property located directly behind this property is also zoned as AR and this would not be spot zoning. The commission agreed that because the lot is very deep and not very wide, the best option would be for the owner to request a rezone to AR to try to get as much use out of the property as possible. Mr. Turner advised he will complete an application and turn it in to be able to get the item on the agenda.

7. **Consideration and Possible Action regarding commercial site plan for Jolly Storage located at 13435 FM 1764, Santa Fe, Texas.**

Diana Steelquist advised that variances were granted to the owners of Jolly storage for setback requirements, landscaping, and façade. Mr. Jolibois will also remodel the front of the existing building with brick and add a small awning to approve the look of the existing buildings. The new additions will be behind the existing structures and will not be visible from the highway and a detention pond will be added. The site plan will need to be approved so that they can move forward to get permits. She advised that staff recommends approval of the site plan.

A motion was made by Daniel Kitchener to approve the site plan as submitted. The motion was seconded by Judith Koleng and passed unanimously.

8. **Adjournment**

A motion was made by Ronnie Willoughby at 7:46 pm to adjourn. The motion was seconded by Donald Davis and passed unanimously.

Winnie Corsaro, Chairperson

Diana Steelquist, Community Services Director