

CITY OF SANTA FE  
PLANNING & ZONING COMMISSION  
REGULAR MEETING  
AUGUST 5, 2014  
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 7:05 p.m., by Winnie Corsaro.

**2. Roll Call:**

Present: Winnie Corsaro, Ronnie Willoughby, Daniel Kitchener, Judith Koleng, Gary Smith, Donald Davis, Vince Megale, Community Services Director Diana Steelquist, Community Services Administrative Assistant Stacey Baker. Absent: None

**3. Invocation and Pledge of Allegiance:**

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

**4. Oath of Office for new member Mr. Vince Megale.**

The Oath of Office was presented to Mr. Vince Megale by Stacey Baker and Mr. Megale completed the Oath and Statement as needed.

**5. Approval of minutes of the Planning and Zoning Meeting of July 1, 2014.**

A motion was made by Judith Koleng to accept the minutes. The motion was seconded by Gary Smith and passed unanimously.

**6. Public Hearing, Consideration and Possible Action regarding regarding SD 140701 a variance request to the Santa Fe City Code, Chapter 8 Subdivisions Article 6.1.1.B and 6.2.2 requesting the reduction of lot frontage requirements of the Zoning Ordinance from 80 feet to 30 feet for ABST 47 L CRAWFORD SUR PT OF OUTLOT 393 (393-1 & 393-5) ALTA LOMA OUTLOTS AND ABST 47 PAGE 9 PT OF OUTLOT 393 (393-2) ALTA LOMA OUTLOTS being three tracts totaling 5.916 acres located at 5110 Ave T, City of Santa Fe, Galveston County, Texas.**

Diana Steelquist advised that Mr. Lippert owns three tracts along Ave T. One of the tracts is land locked and does not have any frontage. One tract is only 40 feet wide. The other is 150 feet wide and has a house on it already. The Lipperts would like to subdivide the area

and reconfigure two tracts to be “flag pole” lots. These lots will only have 30 feet of frontage on Ave T. Our current requirement of areas zoned AR is to have a minimum of 80 feet of street frontage. The Santa Fe codes state all variances should only be approved if they meet certain conditions. Staff believes that this is a self-imposed hardship and the situation is not unique. There are other properties within the city that have similar conditions.

The public hearing opened at 7:15 p.m.

Mr. Lippert advised that his family would like to subdivide the lots to make them useful for his family now and in the future. He understands the rules of the city and is requesting this on his families behalf and to be able to acquire a building permit to build a large home on the property as soon as possible and maybe another in the future.

Ms. Steelquist advised that a possible solution would be to subdivide into two lots and meet the frontage requirements. Alternatively, the property owners could subdivide and build a road with a sixty foot right-of-way to access the rear of the property. A road would require a minimum pavement width of 20 feet.

The commission advised they understood the situation and his intentions but they have to go by the City Codes.

Mr. Lippert stated that he cannot afford to put in a road and the expense of the upkeep and that he has lived there a long time and planned on giving property to family to use and this matter can keep him from accessing the property correctly and building nice homes on the lots. He also advised that he and brother do not get along and that asking him to help build a road is not an option. He does not agree as to what the codes state because they make it hard to develop land that was platted a long time ago before the codes were set and therefore they are hard to meet today’s requirements.

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

Diana Steelquist and the Commission advised he could appeal to Council if needed.

All members voted yes that the granting of the variance will not be detrimental to the public health, safety, or welfare, be injurious to the surrounding property, or violate the intent and purpose of the regulation.

All members voted no that the granting of the variance is not based on a hardship which is self- imposed.

A motion was made by Vince Magale to deny the variance as requested. The motion was seconded by Ronnie Willoughby and passed unanimously.

7. **Adjournment**

A motion was made by Ronnie Willoughby to adjourn at 8:00 p.m. The motion was seconded by Daniel Kitchener and passed unanimously.

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Winnie Corsaro, Chairperson

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Diana Steelquist  
Community Services Director