

CITY OF SANTA FE
PLANNING & ZONING COMMISSION
REGULAR MEETING
AUGUST 7, 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 7:03 p.m., by Winnie Corsaro.

2. Roll Call:

Present: Winnie Corsaro, Ronnie Willoughby, Daniel Kitchener, Charlie Coleman, Judith Koleng, Gary Smith, Dorothy Bello, 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 Mr. Smith.

4. Approval of the minutes of Regular Planning & Zoning Meeting of July 10, 2012.

A motion was made by Charlie Coleman to approve the minutes as presented and the motion was seconded by Daniel Kitchener. The motion passed unanimously.

5. Public Hearing, Consideration and Possible Action regarding a request for city property abandonment of the triangular section of land located West of Cemetery Rd, South of Pine St.

Ms. Steelquist advised that Mr. Vince Megale III filed a request with the city requesting the abandonment of the triangular section of land west of Cemetery Road, South of Pine Street. The property is the Keep Santa Fe Beautiful site and Mr. Megale has maintained it for the past ten years.

The public hearing opened at 7:07 p.m.

Mr. Megale was present and said that he and his wife advised they would like to obtain the property and keep maintaining it. He also installed an underground water system from his house to the property for tree watering. Ms. Steelquist advised that the Water Department had some concern regarding the abandonment of the site. This area is a potential site for a lift station for the area. A brief discussion was made among the members concerning the lift station. Mr. Megale also advised that the utilities around the area would not affect the property.

The public hearing closed at 7:16 p.m.

A motion was made by Charlie Coleman to approve the abandonment as requested. The motion was seconded by Ronnie Willoughby and passed unanimously.

6. Public Hearing, Consideration and Possible Action regarding ZC 12-05 Zone Change 52.933 acres from Agricultural Residential (AR) and Highway Commercial (HC) to Light Manufacturing (LM) located along the west of FM 646 and 2nd St, being part of Lot 120 (120-0) and Lot 121 of Thamans 1st Subdivision, and Lots 369, 370, 381 and 382 of Thamans 2nd Subdivision, City of Santa Fe, Galveston County, Texas.

Ms. Steelquist advised that the Louisiana Valve Source company is proposing to purchase 6 tracts of land totaling 52 acres at 2nd St. and FM 646. The property was foreclosed upon by Hometown Bank. The company is requesting the rezoning of the area from AR and HC to LM to build a facility. The proposed facility will be built fronting FM 646 with two buildings approximately 15,000 and 17,000 sq ft. The facility will start with approximately 30 employees and hope to expand to 100 employees within 5 years. Current sales for their facility in Houston is 4.5 million. They expect to increase sales about \$1M to \$500K. She also advised that the company will need to work with the Health District and the Subsidence District for well water/septic approval, and DD#1 for drainage and detention issues and approval.

The public hearing opened at 7:20 p.m.

Tom Hennigon, representative of Louisiana Valve Co., was present and advised that Ms. Steelquist was correct. He also advised that several of his employees that currently work at the Houston facility live here in Santa Fe. He feels that the company will benefit Santa Fe and bring jobs and growth to the area. He has been in the valve repair business for approximately 5 years. They also will cast new valves as well. They plan on utilizing 10-15 of the 52 acres fronting FM 646 for the first couple of years and may expand. Construction will start immediately and completion will be 9 months to 1 year. At this time there is no plans to create an entrance from 2nd St.

Janie and Steven Burns located at 12807 2nd St. advised that they were in favor of the company coming to the area but had some concerns about the detention pond, mosquitoes, and the containment of waste water entering the well water of the surrounding areas. Mr. Hennigon advised they recycle all water, no coolant or shavings will go onto the ground, the pond is necessary to minimize flooding, and they will keep the area mowed to minimize mosquitoes.

Robin Mulcahey at 12811 2nd St. advised that he was in favor of the company provided they do not do night shift or 3 shifts a day disrupting the neighborhood. Mr. Hennigon advised they will work 10 to 12 hour days and the building will be insulated from noise pollution. They want to keep working one shift.

Raymond Regini of 12819 2nd St. stated he had concerns regarding casting of new material, flood plain information, and why is 52 acres being rezoned when only 15 acres is being used. Ms. Steelquist advised that the front portion of the property that is being developed is not in the flood plain area and should not cause a flooding problem for the neighborhood. The detention pond will help control flooding. Mr. Hannigon advised that castings will not be poured at this facility. They only machine the valves. He also advised that there may be future expansion of the company and that is why they want the entire

52 acres rezoned. He also advised that the plans for the building is in preliminary process and not have yet been finished. Ms. Steelquist advised that the plans will have to be approved through Planning and Zoning and DD1.

Steve Burns also asked how the facility will affect the taxes and what kind of vehicles were going to be used to transport items to and from the facility. Mrs. Corsaro advised that this facility should or may help prevent the increase of taxes. Mr. Hannigon advised that the vehicles used are followed by DOT guidelines. The loads typically are not oversized. There are several sized trucks going in and out the facility from half ton to 18 wheeler. There is not a lot of 18 wheelers. The trucks will enter from 646 unload or load in the back of the facility and exit through the second entrance. Most likely the route his trucks will be taking will be from FM 517 to 646.

Virgil Enos 12817 2nd St. expressed concerns of the increase in traffic among the 646 area and residential streets along the facility and the speeds of the highways. He also had questions concerning sand blasting, etching, and painting of the valves and piping. He also expressed concerns about not receiving the information concerning the hearing. Ms. Steelquist advised that there is another hearing concerning this matter he may attend. Mr. Enos also was worried about his property value and wanted to know if there were tax abatements. Ms. Steelquist advised we do not have any tax abatements to offer. Benny Davis, Building Official, advised that there will be buffers placed around the property. Ms. Steelquist advised that there are set back requirements. The Commision advised that concerns with the traffic and installing of red lights should be addressed to TXDOT. Mr. Hennigon advised that there should not be much of an increase in traffic. They do not do sandblasting in the facility. They work with bead blasting. All the work they do is self contained. The facility does not do etching and the paint purchased and used is regulated by the state.

Ms. Steelquist advised that this item may be considered and acted upon at the public hearing on Thursday at 7:00 p.m. There was a brief discussion among the Committee regarding the necessity of the facility.

The public hearing closed at 8:09 p.m.

A motion was made by Dorothy Bello to approve and forward the rezoning request. The motion was seconded by Judith Koleng and was seconded unanimously.

7. Adjournment

A motion was made by Charlie Coleman and seconded by Ron Willoughby to adjourn at 8:12 p.m. The motion passed unanimously.

Winnie Corsaro, Chairperson

Diana Steelquist
Community Services Director