

CITY OF SANTA FE
PLANNING & ZONING COMMISSION
REGULAR MEETING
DECEMBER 2, 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 7:00 p.m., by Winnie Corsaro.

2. Roll Call:

Present: Winnie Corsaro, Ronnie Willoughby, Daniel Kitchener, Judith Koleng, Gary Smith, Vince Megale, Donald Davis 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 Gary Smith.

4. Approval of minutes of the Planning and Zoning Meeting of November 4, 2014.

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

5. Consideration and Possible Action regarding Commercial Site plan for Stripes Santa Fe located in the 12700 block of FM 1764 at the Southwest Corner of FM 1764 and FM 646 North.

Diana Steelquist advised that Stripes purchased the hard corner at FM 646 and FM 1764 from Kurt Pless and proposes to develop a 6844 sq. ft. store/gas station. Detention will be provided off site in the adjacent development using detention pond sized to accommodate the full build out of the intersection. TXDot will have to permit the detention and driveways for development. These permits must be on file for the City to issue permits. Detention will be shared among all developments there at that location. At this time the site plan meets most requirements. Trees need to be added to the site plan. Staff recommends site plan approval upon the submittal of a required landscape plan for this 1.7 acre site

James Butcher was present to answer questions. He stated they would like to break ground at the beginning of the new year. Stripes will have a Laredo Taco eatery. He stated that the parapet will be raised as requested.

A motion was made by Daniel Kitchener to approve site plan subject to meeting landscaping requirements. The motion was seconded by Ron Willoughby and passed unanimously.

6. **Consideration and Possible action regarding the Commercial Site plan for Fuel Express located in the 11000 block of Hwy 6 at the Southeast corner of Hwy 6 and FM 646 South.**

Diana Steelquist advised that the property was once owned by Sloane Lumber Co. The new owner proposes to develop a 4900 sq. ft. store/gas station with a possible 12581 sq. ft. extension to add retail space in the future. The site is 1.5761 acres overall and is in the TR district and subject to Corridor Development Standards. Sites along the railway do not have a rear set back. The new owners are working with the railroad to purchase additional area. TXDot regulations will need to be met. This designer also did Anytime Fitness being developed on FM 1764 and the store located at FM 1764 and FM 646 North. This store will also have a small deli in it. It is an attractive building.

Diana asked them to address the following: 1) the maximum area of lot coverage is 85% and future development needs to be reduced in size. Future development exceeds allowable lot coverage. The landscape summary table is incorrect. 2) one foot of additional landscaping is needed along Hwy 6. 3) minimum drive aisle widths are minimum of 24 ft. and 2 ft. need to be added. 4) Exterior stucco is allowed but not over plywood.

Staff recommends approval upon the items listed above being met. At this time the aisle width has been addressed and landscape requirements.

A motion was made by Daniel Kitchener to approve the site plan subject to meet staff recommendations. The motion was seconded by Judith Koleng and passed unanimously.

7. **Consideration and Possible Action regarding the Commercial Site Plan for Southern California Valve building expansion located at 3521 FM 646 North.**

Diana Steelquist advised that Southern California Valve applied for a variance in October 2014 to allow reduced side set back and continuation of the building materials on the existing building for an extension. The variance was approved. They are now submitting the site plan for Phase 1 of the redevelopment of the 9.466 acre site. The variance will apply to the first phase to add 19125 sq. ft. to the existing building using the same exterior metal materials. Additional parking will be added and a detention pond will be sized to serve the full build out. Staff recommends the approval of the site plan contingent upon the parking area to be built with a hard surface material.

A motion was made by Vince Megale contingent that parking requirements are met. The motion was seconded by Daniel Kitchener and passed unanimously.

8. Adjournment

A motion was made by Ron Willoughby to adjourn at 7:20 pm. The motion was seconded by Gary Smith and passed unanimously.

Winnie Corsaro, Chairperson

Diana Steelquist
Community Services Director