

CITY OF SANTA FE
PLANNING & ZONING COMMISSION
REGULAR MEETING
DECEMBER 4, 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: Ronnie Willoughby, Daniel Kitchener, Judith Koleng, Gary Smith, Dorothy Bello, Winnie Corsaro, Charlie Coleman, 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 November 6, 2012.

A motion was made by Dorothy Bello to approve the minutes as presented and the motion was seconded by Judith Koleng. The motion passed unanimously.

5. Public Hearing, Consideration and Possible Action regarding ZC 12-08 A zone change for 12410 A Bar Drive from Single Family Residential (R-1) to Neighborhood Commercial for three tracts of totaling 3.558 acres located at 12410 A Bar Dr., being ABST 47 L CRAWFORD SURVEY PART OF OUTLOT 268 (268-0, 268-1, 268-2) ALTA LOMA OUTLOTS AKA LOTS 1 & 2 OF REPLAT, City of Santa Fe, Galveston County, Texas.

At 7:04 p.m. Mr. Coleman was asked to step down from the Commission since the item on the agenda was his item and it was a conflict of interest and there is a petition on file.

Mr. Coleman passed out a copy of Section 4.06. NC Neighborhood Commercial District of the City of Santa Fe Zoning Ordinance explaining the description of what a Neighborhood Commercial Zone is to the citizens. He explained that there is a pipeline that runs through a portion of the property and also there is a drainage easement along the northwest side of the property that decreases the size of the lot for development. He also explained that the FM 646 project will take the immediate frontage of the property and a large portion of the lots facing A Bar. The lot that is now 3.558 acres will not be able to be developed completely, and that approximately 1 and ½ to 2 acres will be available for development. The size of a commercial business will be limited. He feels that people will not want to buy this property for residential use and C Bar access is very limited in size. Mrs. Corsaro also pointed out that most of the surrounding area was commercial.

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

James Pratt announced he lives at 12426 A Bar Dr. and was concerned with what types of businesses could be placed there and the traffic flow. Ms. Steelquist and the Commission advised that the Matrix was available to the public and explained the Matrix to everyone and advised that the FM 646 expansion will help the traffic flow.

Kimberly Hagen that lives at 4322 A Bar asked when the FM 646 project was going to start and expressed her concern about the safety, traffic flow increase, and where the entrance of the business would be located. Ms. Steelquist and the Commission explained that approximately 3 years is when the project will take place. They feel that the traffic flow of Triple Bar will not increase. They also explained that they cannot guarantee where entrances will be placed once a business is placed there. Mr. Coleman advised that that the logical place for the entrance to a business would be located on FM 646 and not within Triple Bar, but that was up to the developer and owner of the property at the time. The Commission advised that the business would have to meet City requirements.

Danielle Summerlin that lives at 12410 A Bar asked what type of business would be able to be placed there. The Commission advised the business would be low traffic flow such as an office area, automatic teller machine, realty office, ect. A convenient store also could be placed there with a buffer separating the business and the residential lots. They also advised that there was no way to know now what was going to be placed there in the future and that a pond is most likely going to be placed on the lot for drainage.

Mr. James Craig and Mrs. Craig that lives at 12506 A Bar advised they were concerned about drainage throughout the entire Triple Bar subdivision along with roads flooding, traffic flow, speeding, erosion of drainage ditches, and they feel that these are issues that may or may not be resolved. Ms. Steelquist and the Commission advised that the flooding and erosion of the drainage ditches and the culvert blockage was under control of the Drainage District and they needed to report to Dennis Wagner. Mrs. Corsaro advised she will also speak to Mr. Wagner. Mr. Smith advised that he was aware of the street flooding and the problem may be resolved once the FM 646 project is completed and new drainage will be placed along FM 646 and Triple Bar. The Commission also advised that reports should be made to Santa Fe Police Department when there is speeding within the community. Ms. Steelquist also advised that they may want to contact Citizens on Patrol.

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

Ms. Steelquist advised that if this item is passed by the Planning and Zoning Commission that it still had to go through City Council December 13th and 2 readings had to take place before it would be approved and will receive the petition presented.

A motion was made by Mr. Smith to approve the rezoning as presented. The motion was seconded by Mrs. Bello and was approved unanimously.

6. Adjournment

A motion was made to adjourn at 8:00 by Dorothy Bello. The motion was seconded by Judith Koleng and passed unanimously.

Winnie Corsaro, Chairperson

Diana Steelquist
Community Services Director