

CITY OF SANTA FE
PLANNING & ZONING COMMISSION
FEBRUARY 1, 2011
CITY OF SANTA FE COUNCIL CHAMBERS HIGHWAY 6, SANTA FE, TEXAS

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, Gary Smith, Daniel Kitchener, Charlie Coleman, Ronnie Willoughby, Dorothy Bello, Judith Koleng, 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 the Planning & Zoning Meeting of December 7, 2010.

A motion to approve the minutes was made by Mr. Smith and seconded by Mrs. Koleng. The motion was approved unanimously.

5. Public Hearing, Consideration and Possible Action regarding ZC 11-01, a request to change zoning from Highway Commercial (HC) to Single Family Residential (R-1) for 0.688 acres out of 1.976 acres located at 3938 N FM 646 described as ABST 1 M AUSTIN SUR PT OF LOT 3 (3-1) THAMANS 1ST SUB AKA PT OF REMAINDER OF REPLAT, City of Santa Fe, Galveston County, Texas.

Ms. Steelquist explained that the property owner, Vijay Mishra, was present at the meeting and is requesting a change for .699 acres out of a larger 1.976 acre tract. The 1.976 acre tract is located at the corner of FM 646 N and 6th St. The tract is zoned Highway commercial. Our Zoning Ordinance does not allow subdividing of Commercial Zones for residential use. Mr. Mishra would like to subdivide a .699 acre portion into 4 single family lots. The remaining acreage will stay Highway Commercial including the hard corner of 6th and FM 646. Central Appraisal District records indicate that this is a residential tract and there is an existing house there and Mr. Mishra rents this property for residential use. Water and sanitary sewer lines are located nearby and will need to be extended if the tract is rezoned and subdivided. There is a 50 foot strip that will remain behind the houses and can be used as an area for a detention pond for commercial property facing FM 646. Ms. Steelquist advised that the plans Mr. Mishra provided complies with the regulations of the city and meets all requirements.

Public Hearing Opened at 7:16 p.m.

Ms. Steelquist recommended that the rezoning take place and that Mr. Mishra has built other nice homes here in the city and some are located on 11th St. and also on Langford. His rental property is kept up neatly and he complies when necessary. Ms. Steelquist also stated she only had one person talk to her about the rezoning in this area and no official complaint was made.

Mr. Coleman stated he thought that this area should be zoned as R1 since it faces 6th St. and no one will want to place a commercial business in this residential area. All members agreed after a brief discussion.

Mr. Mishra was present at the meeting and stated he would like this property rezoned. There was no one else present.

The public hearing closed at 7:19 p.m.

A motion was made by Mr. Kitchener to approve the zone change. The motion was seconded by Mrs. Koleng and passed unanimously.

Ms. Steelquist advised that this issue will go to City Council for final review.

6. Adjournment

Mr. Coleman made a motion to adjourn at 7:20 p.m. The motion was seconded by Mr. Smith. The motion passed unanimously by the Commission.

Winnie Corsaro, Chairperson

Diana Steelquist
Community Services Director