

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

**2. Roll Call:**

Present: Winnie Corsaro, Dorothy Bello, Gary Smith, Daniel Kitchener, Ronnie Willoughby, Judith Koleng, Charlie Coleman, Community Services Director Diana Steelquist. Absent: Community Services Administrative Assistant Stacey Baker

**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 November 8, 2011.**

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

**5. Public Hearing, Consideration and Possible Action regarding SD 111101 Lauren-N-Bailey Subdivision: Requesting a variance to the Subdivision Ordinance Section 6.3.1 A and 6.3.1E.2 for no paved minimum 400 ft extension of Davis Hall Rd. into tract: being a 17.972 acre tract described as ABST 47 PAGE 9 OUTLOT 392 ALTA LOMA OUTLOTS, City of Santa Fe, Galveston County, Texas.**

Ms. Steelquist explained that Ms. Chatelain would like to build a once-acre home on the 17.9 acre tract by her daughter Cheree Rose. The tract is located at the end of Davis Hall and abuts Ave T and the un-improved portion of 19<sup>th</sup> St. The owner would like to enter the tract from Davis Hall Rd. and WCID 8 will extend water and sewer services to the new lot. This development requires subdivision of the property into two lots. The owner may further subdivide and understand that all lots must front on an improved street.

The owners are also requesting variances to the Subdivision Ordinance to be exempted from the paved road requirement. This tract is unique in that it fronts on two right of ways and has a third which dead ends into it. Section 3.11 of the Subdivision Ordinance does have provisions which allow a plat to provisionally dedicate a R.O.W. in the event that future subdividing may occur. The proposed plat indicated a provisional 60' R.O.W. extending Davis Hall into the new subdivision should any new development take place. The property owners are further dedicating additional R.O.W. along Ave T and 19<sup>th</sup> St to meet the minimum width requirements for improved streets.

Public hearing opened at 7:07 p.m.  
No comments  
Public hearing closed at 7:08 p.m.

Mr. Kitchener then verified that the property would be serviced by WCID 8.

Mr. Kitchener made a motion to approve the item as requested and to forward it to City Council. The motion was seconded by Judith Koleng and was passed unanimously.

6. **Consideration and Possible action regarding approval of the final plat of Lauren-N-Baily Subdivision.**

Ms. Steelquist advised she recommends a conditional approval of the final plat on the condition that City Council approves the variance requested.

Mr. Kitchener made a motion to approve the plat as presented upon the approval of the City Council. The motion was seconded by Dorothy Bello and passed unanimously.

7. **Consideration and Possible Action regarding approval of site plans for the Gulf Coast Cowboy Church located at 5622 FM 643 South.**

Ms. Steelquist advised that the building the Cowboy Church would like to place on the property is a Mueller 40 ft x 100 ft kit. Ms. Steelquist advised there is some landscaping on the property now that will qualify but they will need to place more landscaping on the property. The building will be approx 436 feet from 646. The drawings submitted are hand drawn. The building will have brick on the front. It is a tan building and a rusty red roof. Staff recommends approval of the site plans contingent to landscaping requirements being met. They already have a fire hydrant and water.

Mrs. Corsaro asked if cattle and horses would be placed on the property. Mr. Rocky Louthan advised there would be animals on the lot in regards to 4H projects. They tried to preserve the bigger trees on the property. He also advised that they have 250 members. There will be a retention pond on the property. There is 7.26 acres there to work with.

A motion was made by Judith Koleng to approve the site plans contingent to landscape requirements. The motion was seconded by Ron Willoughby and passed unanimously.

8. **Adjournment**

A motion was made by Ronnie Willoughby to adjourn at 7:25 pm, it was seconded by Judy Koleng and passed unanimously.

---

Winnie Corsaro, Chairperson

---

Diana Steelquist  
Community Services Director