

CITY OF SANTA FE
PLANNING & ZONING COMMISSION
JANUARY 5, 2010
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 7:05 p.m., by Chairperson, Winnie Corsaro.

2. Roll Call:

Present: Winnie Corsaro, Charles Coleman, Gary Smith, Daniel Kitchener, Dorothy Bello, and Judy Koleng. Community Services Director Diana Steelquist, Community Services Assistant Brandi Flisowski, and Building Official Benny Davis were also present at the meeting.

3. Invocation and Pledge of Allegiance:

The Invocation and Pledge of Allegiance was led by Mrs. Corsaro.

4. Approval of the minutes of the Planning & Zoning Meeting of November 3, 2009.

Motion to approve the minutes was made by Mr. Coleman and seconded by Mr. Smith. Motion was approved unanimously.

5. Discussion and Possible Action regarding revision to the Subdivision Ordinance regarding Storm Water Pollution Prevention.

Mrs. Steelquist explained that we are now required by the EPA & State of Texas to have a Storm Water Pollution Prevention Ordinance in place. It will be placed under section 6.12 in the subdivision ordinance. Mrs. Steelquist explained that it was only for any development that was disturbing over 1 acre. Mrs. Steelquist explained the type of barriers that were approved to use such as silt fences, hay bales or other approved materials to keep the sand/dirt or debris from going into the ditch and ending up in the bay. Mrs. Steelquist explained that this will also help cut down on the complaints from the street department that they have to re-dig ditches once developers are finished. Before beginning any projects, developer will have to come up with a drawing if they are disturbing land over an acre to show how they will protect the water ways.

Mr. Kitchener asked about the section on water and sewer. He wanted to make verbiage changes in the water and sewer section but the board decided to keep the wording.

Mrs. Koleng made a motion to move forward with the corrections and seek approval from City Council, seconded by Mrs. Bello. Motion passed unanimously.

6. **Discussion and Possible Action regarding revision to the Zoning Ordinance Article 12-Corridor Development Standards.**

Mrs. Steelquist explained that she made the revisions from the last meeting and cleaned up some of the verbiage. She asked the board to clarify the masonry requirements for buildings seen from the corridor. She asked if the masonry requirement should be required on the backs of the building if it could be seen from the roadway. Board agreed that if it is visible from the street the masonry requirements must be met.

Mrs. Steelquist asked about increasing the masonry requirements to at least 25%. Mr. Coleman said that he thought it was already too high. The board decided to leave it at the current rate. The board also wanted to change the wording of no “raised ribbed siding” to no “traditional raised ribbed siding” as an approved material. Mrs. Steelquist explained that the masonry finish requirement does not have to be just around the bottom of the building. It could be in the columns, around the windows, in the center of the building, etc.

Mr. Coleman asked about someone being able to construct an all brick building. According to how the ordinance reads on page 8, it explains they have to use two materials. Mrs. Steelquist explained that the reason for this is so you do not end up with a flat brick wall. She explained that you want a window, opening, or change in depth of the wall. Mrs. Steelquist explained that the wording could be changed to at least two masonry, brick, or stucco materials totaling 20% or 100% brick, stucco, or masonry finish. The board agreed to add stucco as an approved masonry material and remove it from the secondary finish.

Mr. Coleman explained that on page 9, where it talks about chimneys and fireplaces, he believed the word “minimum” needs to be taken out of “a minimum of 100%”.

Mr. Coleman asked about corrugated metal being approved roofing. The board agreed to remove corrugated metal as an approved roofing material.

Mr. Coleman asked about residential lots sharing parking and driveways. Mrs. Steelquist explained that at the end of the ordinance it explains that residential projects were exempt from the corridor overlay standards.

Mrs. Bello made a motion to move forward with the changes to seek approval from City Council, seconded by Mrs. Koleng.

7. **Adjournment**

Mr. Coleman made a motion to adjourn at 8:15 p.m., seconded by Mrs. Koleng. The motion passed unanimously by the Commission.

Winnie Corsaro, Chairperson

Diana Steelquist
Community Services Director