

CITY OF SANTA FE
PLANNING & ZONING COMMISSION
REGULAR MEETING
JANUARY 8, 2013
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 Daniel Kitchener.

2. Roll Call:

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

3. Invocation and Pledge of Allegiance:

The Invocation and Pledge of Allegiance was led by Mr. Coleman.

4. Approval of the minutes of Regular Planning & Zoning Meeting of December 4, 2012.

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

5. Public Hearing, Consideration and Possible Action regarding SD-121201 Bilmar's Second Subdivision, a Preliminary plat for subdivision of 1.9285 acres, 8 lots, 1 block; being part of Outlot 231 of Alta Loma Outlots; located on the West side of Ave L between 6th and 7th Streets, City of Santa Fe, Galveston County, Texas.

The public hearing opened at 7:06 p.m.

Mr. Bill Pittman advised he was present for questions. Ms. Steelquist advised that a preliminary plat was presented and she advised Mr. Pittman as to the corrections that needed to be done to the preliminary plat, 2012 taxes must be paid, provide tax certificates, provide a title report, provide letter of approval from WCID#8, trees must be planted, all lots must be seeded, provide a drainage plan and also provide a Storm Water Pollution Plan with the final plat and file it with TCEQ. Water and sewer lines are ran to the area and this site is in the water district. She also advised that staff recommend approval of the preliminary plat contingent upon the developer addressing staff comments and list of requirements given to Mr. Pittman.

The public hearing closed at 7:08 p.m.

A motion was made by Judith Koleng to approve the preliminary plat contingent upon the developer addressing staff comments. The motion was seconded by Dorothy Bello and was passed unanimously.

6. Discussion and possible action regarding revisions to noise regulations in city codes

Ms. Steelquist advised that several comments have been made concerning the effects of current noise regulations on property owners. There are a couple of gun ranges and motocross racing places in the ETJ which would not be allowed to operate under current regulations. She recommends a couple of changes to clarify the intent of the allowable exceptions. There are a couple of mis-spelled words in the text that need to be corrected along with clarification. She wants to take out exception times/circumstances and add the following new section: C. Exceptions (1) In the case of urgent necessity or in the interest of public safety, the City Council may issue a permit to allow the erection, excavation, demolition, alteration, or repair of any building or development in a residential or business district for any time during the day or night. Also the sound pressure levels needs to be increased from sixty five decibels to eighty five decibels. The Center for Disease Control advises that the sound levels of 85 decibels for duration of up to 8 hours are not a health hazard.

The Commission advised that they agree the changes were necessary. Ms. Steelquist advised she will move forward and present the changes to City Council.

7. Discussion and possible action regarding revisions to gun regulations in city codes.

Ms. Steelquist advised that state regulations have changed since our city codes were first adopted and she would like to insert new language in to the code to reflect current State laws. Mr. Smith advised that Texas Castle Law Bill 378 needed to be reviewed by the city and the city attorney before any changes should be made. This law allows a person to fire a gun with just cause and different types of guns have different regulations. It was also mentioned that there may be different regulations for Santa Fe since the city is a bird sanctuary. The Commission agreed not to make any changes until further research has been done with the city attorney and TML concerning state laws versus city ordinances. Ms. Steelquist advised she will further research the matter. No action was taken.

8. Adjournment

A motion was made by Dorothy Bello and seconded by Judith Koleng to adjourn at 7:35 p.m. The motion passed unanimously.

Winnie Corsaro, Chairperson

Diana Steelquist
Community Services Director