

CITY OF SANTA FE

**Planning & Zoning Commission Regular Meeting
January 6, 2009
Council Chambers at 7:00 PM
12002 HWY 6
SANTA FE, TEXAS**

MINUTES

1. Call to Order:

The Planning & Zoning Commission meeting was called to order at 7:02 p.m., by Chairperson, Winnie Corsaro.

2. Roll Call:

Present: Winnie Corsaro, Gary Smith, Daniel Kitchener, Charlie Coleman, Judith Koleng, and Dorothy Bello. Cyndi Nelson arrived at 7:15 p.m. Community Services Director Diana Steelquist and Community Services Assistant Carrie Jones was also present at the meeting.

3. Invocation and Pledge of Allegiance:

The Invocation and Pledge of Allegiance were led by Winnie Corsaro.

4. Approval of Minutes:

A motion was made by Charlie Coleman and seconded by Gary Smith to approve the minutes as written of the December 2, 2008 meeting. The motion was approved unanimously by the Commission.

5. Comments from the Public:

Jill Kaiser of 4307 Dover stated that she felt the October 21, 2008 minutes did not accurately reflect her statements. Mrs. Kaiser asked that the minutes be changed to reflect her view on the items discussed. Diana Steelquist stated that minutes are done to reflect action taken on each item of the agenda and are not meant to be written word-for-word. Diana stated that each meeting is recorded so that a more accurate record can be reviewed if needed. Mrs. Kaiser stated that she purchased an open records copy of the October 21 meeting, but still wants her views on the subject she spoke about to be written word for word per her request. Diana stated that the minutes were already approved as written, but that her word-for-word request would be reflected in the minutes of this meeting.

Jill Kaiser's word-for-word statement regarding item #6 on the October 21, 2008 agenda, as requested at the January 6, 2009 meeting.

"The Dover Avenue pool project would have never been an issue at all for the HOA had the City

done their due diligence when issuing the permit to begin with.”

“I also sighted the City’s own Subdivision Ordinance and never sighted the HOA Deed Restrictions; the Deed Restrictions have nothing to do with the City Ordinance what so ever. You trump anything an HOA Board could ever do.”

6. Public Hearing, Consideration and Possible Action regarding ZC – 08-04 from NC Neighborhood Commercial requesting CUP (Conditional Use Permit) for an Artisan woodworking shop for 3701 Avenue J, City of Santa Fe, Galveston County, Texas.

Diana gave some background information regarding the request for the CUP made by property owners, George and Beverly Sims of 3701 Avenue J. Diana stated that the Sims are selling the property to Linden Steyn who intends to operate a wood working shop and live at this location. Diana stated that Mr. Steyn specializes in fabricating boat cabinetry, and that the property will be cleaned up, repaired, and he intends to try to utilize the existing workshop and home on the property.

Mr. Steyn spoke and stated that the existing barn that is on the property he plans to convert into a workshop. He stated that he had been working in Bayou Vista but Ike had flooded him out of that current location.

Building Official Benny Davis spoke regarding the large metal building on the property and told Mr. Steyn that when he comes to City Hall to obtain permits, he will discuss with him any needs and requirements for restroom facilities on the property. Mr. Steyn stated that there were utilities to the property.

Winnie Corsaro opened the Public Hearing at 7:17 p.m. Jill Kaiser of 4307 Dover asked why Mr. Steyn needed to obtain a CUP since that area was already zoned NC and there wouldn’t be any consumers coming and going as long as he wasn’t opening a business like a grocery store or something of that nature. Diana stated that since it’s currently zoned NC, he still has to apply for a CUP for this type of use. The Public Hearing was closed at 7:21 p.m.

Daniel Kitchener made a motion, and Dorothy Bello seconded the motion, to approve the CUP for the artisan woodworking shop at 3701 Avenue J. The motion passed unanimously by the Commission.

7. Public Hearing, Consideration and Possible Action regarding ZC 09-03 to rezone approximately 150.7 acres or 0.235 square miles called “Area C” located south of 28th Street along FM 646 S, City of Santa Fe, Galveston County, Texas, from AR-Agricultural Residential to NC-Neighborhood Commercial or AR-Agricultural Residential, per the 2008 Zoning Plan.

Diana stated that back in March 2008, the City annexed 3 areas into the City limits of Santa Fe. Diana stated that this “Area C” was given a temporary zoning designation of AR, when it was annexed. Diana stated that in November 2008, the Planning and Zoning Commission and City Council met and discussed proposed zoning for this area. In keeping with the Master Plan, it was determined that tracts along FM 646 are designated as NC, and all other tracts are to remain as

AR. Diana stated that at the joint workshop, City Council requested that Staff make the zoning the same for adjacent tracts if they were located behind tracts fronting FM 646. Diana stated that a few of the tracts which do not front on FM 646 have therefore been designated as NC since ownership is contiguous with tracts along the major thoroughfare.

Winnie Corsaro opened the Public Hearing at 7:34 p.m. Wayne Nelson spoke and stated that he owns 3 acres on FM 646 and that most lots on FM 646 are single home residential lots and he wanted to know why this was being zoned NC when its already residential in that area. Winnie reminded Mr. Nelson that he lives on a major thoroughfare and that economic development is in the future for the city and that the city has to plan for businesses, and that most businesses are located on major thoroughfares. Winnie stated that the City's don't thrive on residential, they grow from commercial uses. Daniel Kitchener told Mr. Nelson that without zoning being put into place that anyone could have come in and placed a bar or something of that sort right next to him. Daniel stated that with this zoning that wouldn't happen. Jill Kaiser asked if there had been potential businesses that came to City Hall to request a business in the current zone. Ms. Kaiser asked why the need to blanket the entire area, when there hasn't been a request to put a business in this area at the time. Diana stated this was done because it's part of the Zoning Plan. Daniel stated that it's always been the plan of the City to concentrate commercial businesses on highways and major thoroughfares. Winnie stated that this has been a long term plan of the City's, and that many meetings have been held regarding the zoning. Winnie stated that this is not something that just sprung up overnight. Joe Walters spoke regarding his concerns and asked if this decision was being made at this meeting. Daniel Kitchener stated that they would just be making a recommendation to City Council and that until Council approves their recommendation it stands at the current zone of AR. Ronnie Switzer stated that he owned some raw land in that area and was inquiring about spot zoning. Diana responded to Mr. Switzer that he wouldn't be affected by this recommended zoning. The Public Hearing was closed at 7:44 p.m.

Dorothy Bello made a motion, and Judith Koleng seconded the motion, to recommend the rezoning to City Council. The motion passed unanimously by the Commission.

8. Adjournment.

Dorothy Bello made a motion, and Gary Smith seconded the motion to adjourn the meeting at 7:45 p.m. The motion passed unanimously by the Commission.

The City of Santa Fe will make every reasonable effort to make its meetings accessible to persons with disabilities. Requests for accommodation services must be made prior to the meeting by contacting the City Secretary ([Janet L. Davis](#)) at (409) 925-6412.