

CITY OF SANTA FE  
PLANNING & ZONING COMMISSION  
REGULAR MEETING  
MARCH 1, 2016  
CITY OF SANTA FE COUNCIL CHAMBERS 12002 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 Vince Megale.

**2. Roll Call:**

Present: Daniel Kitchener, Ronnie Willoughby, Donald Davis, Judith Koleng, Vince Megale, Gary Smith, 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 Gary Smith.

**4. Consideration and Possible Action regarding minutes of the Regular Meetings held on November 3, 2015.**

A motion was made by Donald Davis to accept the minutes. The motion was seconded by Ron Willoughby and passed unanimously.

**5. Public Hearing, Consideration and Possible Action regarding SD 160201 frontage variance for. ABST 118 J HAGGARD SUR PT OF OUTLOT 125 ALTA LOMA OUTLOTS AND ABST ABST 118 J HAGGARD SUR PT OF OUTLOT 125 (125-1) ALTA LOMA OUTLOTS BEING Two tracts totaling 15.208 acres located at 3014 & 3018 Ave F, City of Santa Fe, Galveston County Texas, requesting a variance to City Code, Chapter 8 Subdivisions Article 6.1.1B. and 6.2.2 Requesting the reduction of lot frontage requirements of the Zoning Ordinance from 80 ft to 66 ft.**

Diana Steelquist advised that the Johnson family purchased two lots prior to the annexation of this area. The majority of the land is under water. There are two homes and a workshop on the property. A one acre tract was created at the time they purchased the area as a home site for the original land owner. After his death, the Johnson's purchased the one acre at 3014 Ave F. Both tracts share a drive way at the End of the paved portion of Ave F. An iron fence was also erected to separate the one acre tract. An iron gate is used at the end of Ave F to access both properties. The large workshop has a separate address for electrical service and is listed as 3016 Ave F. The Johnsons would like to create 3 lots and requesting a variance for minimum frontage requirement from 80 ft. to 66 ft. If the variance is approved, the driveway will be reconfigured so that each lot has its own access point on Ave F. Lots 1 and 2 will be flag lots with 66 feet of frontage on Ave F. City has no plans to complete the road and this property is close to the gravel pit. Staff recommends the variance to be approved to allow the property to be divided into 3 separate lots. Final approval will be made by City Council.

The public hearing opened at 7:07p.m.

Mr. Johnson stated that he wanted to divide the property so that he could give it to his daughters in the future and there will not be a problem for them. He bought the property with intentions of using it properly and his wants to make sure he does not get locked into it.

Christine Villere, neighbor, was concerned that the zoning would change and a mobile/manufactured home park could be placed there.

Diana Steelquist advised that the zone will remain Agricultural Residential and mobile homes are not allowed but a modular is allowed as long as it meets qualifications.

The public hearing closed at 7:09p.m.

A motion was made by Daniel Kitchener to approve the variance as requested. The motion was seconded by Donald Davis and passed unanimously.

6. **Consideration and possible action regarding SD 160202 final amended plat of Carol Lamb Subdivision.**

Diana Steelquist advised that property owner has removed this item from the agenda.

7. **Adjournment**

A motion was made by Daniel Kitchener to adjourn at 7:11p.m. The Motion was seconded by Donald Davis and passed unanimously.

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Winnie Corsaro, Chairperson

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Diana Steelquist, Community Services Director