

CITY OF SANTA FE
PLANNING & ZONING COMMISSION
REGULAR MEETING
MARCH 5, 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 7:04 p.m., by Winnie Corsaro.

2. Roll Call:

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

3. Invocation and Pledge of Allegiance:

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

4. Approval of the minutes of Regular Planning & Zoning Meeting of February 5, 2013.

A motion was made by Dorothy Bello to approve the minutes as presented and the motion was seconded by Gary Smith. The motion passed unanimously.

5. Public Hearing, Consideration and Possible Action regarding ZC 13-02 requesting a zone change from Neighborhood Commercial (NC) to Highway Commercial (HC) for 6.936 acres located at 12311 FM 1764, being ABST 1 PAGE 11 PART OF LOT 18 (18-1) THAMANS 1st SUBDIVISION, City of Santa Fe, Galveston County, Texas.

Mike Villanueva, the owner of the property advised that his son-in-law Chris McCarvel was interested in operating a wholesale business out of the existing building located at 12311 FM 1764. Chris McCarvel also was present and advised that he and his business partner would like to make and wholesale boudin.

Mr. Novelli, adjacent property owner, advised he was present to represent his family regarding the rezoning of the property.

The public hearing opened at 7:11 p.m.

Mr. Novelli requested additional information regarding the property in question. He was not aware exactly which property the rezoning request was for and whether or not the existing structure was going to be used, remodeled, or if an additional warehouse would be placed on the property. He also asked if the corner property that the Villanueva family owns was for sale and going to be rezoned also.

Mr. McCarvel advised that the property in question was the one that the old Magical Funland business was operated from. He also stated that they were not going to build

another building currently unless his business increased in the future. They are going to use the existing building and may do a few minor repairs to the building. They intend the business to be family operated and approximately four people will be there managing the office. The boudin will be made there on site and will be shipped out wholesale to grocery stores and not to the general public. There will not be a lot of traffic in and out of the establishment and no large trucks. They may or may not sale the corner lot and all the property was asked to be rezoned.

Mr. Novelli stated that he did not think that this would be a major concern to himself and his family any longer since he received the additional information tonight.

The public hearing closed at 7:28 p.m.

Diana Steelquist advised that if this item was approved it will be forward to City Council for two readings and they have the ultimate decision regarding the rezoning and that anyone can attend the hearings to speak for or against the rezoning.

A motion was made by Charlie Coleman to approve the rezoning of the property as requested. The motion was seconded by Daniel Kitchener and passed unanimously.

6. Adjournment.

A motion was made by Dorothy Bello and seconded by Ron Willoughby to adjourn at 7:30 p.m. The motion passed unanimously.

Winnie Corsaro, Chairperson

Diana Steelquist
Community Services Director