

CITY OF SANTA FE
PLANNING & ZONING COMMISSION
SPECIAL MEETING
MAY 10, 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 7:02 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 Vince Megale.

4. Consideration and Possible Action regarding minutes of the Regular Meetings held on April 5, 2016.

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

5. Consideration and Possible Action regarding Approval of commercial site plan for Chicken Express located on the West side of FM 1764 between Sonic and CVS Pharmacy.

Diana Steelquist advised that Chicken Express proposed to build a 3,096 sq. ft restaurant at 4210 FM 1764. This is between the Sonic and CVS Pharmacy. The area is zoned HC and the use is permitted. The site shares an existing detention pond and will also utilize shared parking with the undeveloped lot behind it. Parking, landscaping, and Corridor Standards for masonry components meet requirements. Staff recommends approval of the site plan.

A motion was made by Daniel Kitchener to approve the site plan. The motion was seconded by Donald Davis and passed unanimously.

6. Public Hearing, Consideration and possible action regarding ZC 16-02 Little, requesting a zone change from Single Family Residential (R-1), Agricultural Residential (AR) and Neighborhood Commercial (NC) to Highway Commercial (HC) for two tracts totaling 7.799 acres located at the SW intersection of Ave S and Walker being ABST 1 PAGE 10 SOUTH PART PT OF LOT 229 (229-1) THAMANS 2ND SUB AND ABST 1 PAGE 10 NORTH PT OF LOT 222 (222-1) THAMANS 2ND SUB, City of Santa Fe, Galveston County, Texas.

Diana Steelquist advised that Roger Little is the property owner of 5 adjoining tracts. Three with frontage along FM 1764 are zoned Highway Commercial. He is requesting that the other two be rezoned to Highway Commercial. He has a buyer that wants to purchase the three lots with FM 1764 and a portion of the remaining two lots. It will need to be replatted. The proposed project is for a single retail

outlet of 25,000 to 30,000 square feet. Rezoning the two tracts will create a single block fully zoned HC. City staff recommends rezoning for further development. Mrs. Steelquist advised that at this time we do not know what the establishment will be due to a confidentiality agreement between the agent and Mr. Little.

The public hearing opened at 7:11pm.

Mr. Yovan, 13234 FM 1764, stated that he lives at the corner of the lots and he does not agree with all of the property to be rezoned ad HC due to a portion of it does not front FM 1764. A lot of the lot fronts Walker St. and Ave S. He does not feel that it is necessary for the all of this area to be rezoned. He said he is in agreement with bringing business to Santa Fe but it should not be placed in residential area and he does not agree with the traffic it will cause on Walker St. and Ave S. He was concerned about what type of business was allowed there and what was actually being placed there Mr. Yovan stated he does not want to open a door to something that we don't want. There is not enough information to make a decision.

Mrs. Steelquist advised that if something qualifies and meets the requirements of each zone then it will not be denied to go into a specific zone as long as it meets requirements.

Mr. Donald Davis stated that there is not enough information to make a decision at this time.

Marsha Bass, 12303 9th St., stated she too was concerned that the school did not have a representative there to speak about this since it is right next door to it. She is a retired teacher and does not understand why an unnamed business could go there and wanted to know who notified the public. Mrs. Steelquist advised that she sent out all notices.

Travis Knoll, agent to property owner, stated that could not disclose what the business is. The goal is to make all parcels zoned the same for a retail store. It will not have alcohol and firearm sales and will meet requirement of the zoning ordinance. The space that will be utilized would be 4 to 5 acres at this time. He asked if Planning and Zoning denied this request if City Council makes the overall decision. Diana Steelquist advised that City Council can overturn a decision and it will be on the agenda Thursday. This is not a spot zoning issue. If this location is rezoned it can be used for what is allowed in that zone. Not sure if can replat. The intent is to move forward and develop this business within 6 to 8 weeks. This location suits the needs of the business. The deal is at least a week away from letting the public know. The jobs that will be available would be approximately 12 and the revenue would be similar to Dollar General.

Margaret Raitano asked what the difference between HC and NC. Diana Steelquist explained the difference. She would like it to be zoned NC and not HC.

The public hearing closed at 7:25pm.

A motion was made by Vince Megale to reject the rezoning request as submitted. The motion was seconded by Donald Davis and passed unanimously.

7. **Public Hearing, consideration and possible action regarding the Preliminary plat for SD 160401 The Enclave Subdivision, 8 lots, 1 block: being two tracts totaling 5 acres described as ABST 149 PAGE 6 PT OF OUTLOT 226 (226-1) AND OUTLOT 227 (227-1) ALTA LOMA OUTLOTS; Located on the East side of Ave L at 9th St., City of Santa Fe, Galveston County, Texas.**

Diana Steelquist advised that Bilmar Homes has purchased 2 tracts totaling five acres off of Ave L. They propose to develop a one street subdivision with 8 lots. The area is zoned Single Family

residential. The lots will be estate size typically 18,900 sq ft. Water and Sanitary sewer service will be provided by WCID#8. Construction plans have been submitted for review with a third party engineering firm. It is the same firm used by Drainage District. Construction plans should not have any issues as they were prepared by Shelmark Engineering who reviews plans for the city. Staff recommends preliminary plat approval upon corrections; 1. Dedicate 10 x 10 or 20 x 20 area for sanitary sewer lift station 2. Update title to 8 Lots, 1 Reserve, 1 Block 3. Add file # SD 160401 4. Add date to title block 5. Check metes and bounds for typo error 6. Indicate point of beginning on boundary 7. Drainage plan to show U.E. and D.E. 8. Dedicate 5 ft along Ave L for additional r-o-w 9. Show 100 year flood plain line on preliminary plat. No pond is planned for this development and the street will be used for holding area.

The public hearing opened at 7:42pm.

Dominic Noto, 3909 Ave J, stated that this property backs up to his property and is very concerned about the drainage and who will maintain it. He is worried that water will overflow onto his property. There is a small ditch between the properties that is not being maintained. Drainage District stated they were not going to maintain it. He is worried about future development of his property. Diana Steelquist advised how the water will drain to the Enclave St. and end up in the canal. The street will hold water.

Margaret Raitano stated she is concerned about the drainage also. She stated she is concerned about added water to where it is currently flooding and the sewer. Diana Steelquist advised the WCID8 controls the water and sewer and approved the plan. Mrs. Raitano was also concerned about additional traffic. Mrs. Steelquist advised there will only be 8 homes placed here.

Mrs. Bass stated that she was concerned about cookie cutter homes and what type of street. Diana Steelquist advised the street is curve and gutter and the homes are on the large side. The street is a dead end street. Mrs. Bass is also concerned about additional traffic. She also thought she might be able to tap into the sewer system. Diana Steelquist advised she needs to talk to WCID8. She is worried about additional traffic on Ave L due to FM 646 widening.

Jasper Maniscalco stated he did not receive proper notice to study the property. Mrs. Steelquist advised this was a courtesy letter that was sent out in a timely matter. The mail was sent out on the 29th and today is the 10th. He is concerned about the unapproved drainage plan and sanitary sewer. He was concerned that the lift station was not placed on the drawing he received. Mrs. Steelquist advised that this is one of the items she previously listed that needs to be placed on the drawings. Mr. Donald Davis advised that we will look at every issue that needs to be addressed and that everyone was properly notified by agenda posting and newspaper. Mr. Maniscalco requested an approved drawing with a lift station. He advised that he attempted to sell an easement for gravity flow but Bilmar Homes rejected it. Bill Pittman advised they could not come to an agreement. Mr. Maniscalco wants to know the size of the lift station and how loud it is. He was asked to contact WCID8 regarding sewer questions. Diana advised that we have meetings the first Tuesday of the month and we will have another meeting.

Ron Willoughby advised that all corrections will need to be made to be able to approve the plat and another meeting may be needed.

Gerald Hadley, lives on 9th St., was concerned about the size of homes. Bill Pittman advised they would be a minimum of 2,000 sq ft. He was concerned about traffic control. He stated that he likes the homes that Bilmar Homes builds.

Jennifer Christian, 12202 9th St., stated she moved here 2 years ago. She likes the area and the country feel of the area. She will miss the land and the horses. She did not worry about traffic until now. She wishes that only 6 houses were going to be built and not 8.

Bill Pitman advised that 8 homes are being built. Shelmark designed the drainage. He would rather have gravity feed but has to do force main and will handle the sewer requirements. He technically could build 20 houses on the lots but choose to build 8. The runoff water is being restricted. The street will fill up and then drain into the canal. All lots will be big lots, not small. Water is going to be maintained and have a swell in the back of property. The property will have sidewalks and curve and gutter streets. They may have an HOA to collect dues to maintain the open ditch along Ave L. The sewer will go to the back of the property by force main. The grinder pump will be designed only for 8 houses.

The public hearing closed at 8:21pm.

A motion was made by Donald Davis to accept the plat as long as all criteria is met. The motion was seconded by Gary Smith and passed unanimously.

8. **Consideration and possible action regarding Final Plat for SD 160401 The Enclave Subdivision, 8 Lots, 1 block; being 2 tracts totaling 5 acres described as ABST 149 PAGE 6 PT OF OUTLOT 226 (226-1) AND OUTLOT 227 (227-1) ALTA LOMA OUTLOTS; located on the West side of Ave. L at 9th St., City of Santa Fe, Galveston County, Texas.**

Diana Steelquist advised this item needs to be tabled until all items are addressed.

A motion was made by Donald Davis to table this item. The motion was seconded by Gary Smith and passed unanimously.

9. Adjournment

A motion was made by Gary Smith to adjourn at 8:22pm. The motion was seconded by Judith Koleng and passed unanimously.

Winnie Corsaro, Chairperson

Diana Steelquist, Community Services Director