

CITY OF SANTA FE  
PLANNING & ZONING COMMISSION  
MAY 4, 2010  
CITY OF SANTA FE COUNCIL CHAMBERS HIGHWAY 6, SANTA FE, TEXAS  
MINUTES

**1. Call to Order:**

The Planning & Zoning Commission meeting was called to order at 7:03 p.m., by Winnie Corsaro

**2. Roll Call:**

Present: Winnie Corsaro, Gary Smith, Daniel Kitchener, Charles Coleman, Ronnie Willoughby, Dorothy Bello, and Judy Koleng. Community Services Director, Diana Steelquist, was also present at the meeting.

**3. Invocation and Pledge of Allegiance:**

The Invocation and Pledge of Allegiance was led by Mrs. Corsaro.

**4. Approval of minutes of the Planning & Zoning Meeting of March 3, 2010.**

Motion to approve minutes was made by Dorothy Bello and seconded by Judy Koleng. Motion passed unanimously.

**5. Public Hearing, Consideration and Possible Action regarding ZC 10-03 a request to change zoning from Single Family Residential (R-1) to Highway Commercial (HC) for six tracts totaling 6.165 acres located in the 13000 block of FM 1764 described as ABST 1 PAGE 10 PART OF LOTS 223 (223-5) and 224 (224-3), (224-4), (224-5), (224-6) & (224-7) THAMANS 2ND SUB, City of Santa Fe, Galveston County, Texas**

Ms. Steelquist gave history of request stating the property owners, Wilbur Duntan, David Rac, Dan Kubacak, Mark & Sandra Mitchell, would like to rezone the six tracts they own in 13000 block of FM 1764. Three lots adjacent to the request were rezoned in 2009 from residential to commercial.

Lenora Dickerson of 13210 FM 1764 and Ann Breitschopf of 13110 FM 1764 are not a part of this rezoning. The Breitschopf property is in probate. However, now that the process has begun, Mrs. Dickerson had contacted the city and would also like to see her tract rezoned to HC. All property owners within 200 feet of the three tracts were notified in writing regarding the zone change request.

Mrs. Corsaro opened the Public Hearing at 7:10 pm. Patrick Milligan, acting as agent for the property owners, addressed the Commission. He stated that the highest and best use for the properties was as commercial.

Lenora Dickerson, 13210 FM 1764, addressed the Commission in favor of the rezoning. She would also like to have her property rezoned to Highway Commercial and wanted to know if she could be included in this rezoning procedure.

Mrs. Steelquist addressed the Commission to note that a letter had been received from Bill Pittman of Bilmar Homes. They have no objection to the rezoning request. She also stated that Dennis Fielder had visited City Hall to state his concerns with the rezoning. Winnie Corsaro recalled that Mr. Fielder had attended the previous rezoning hearing for the adjacent tracts. The public hearing was closed at 7:14 pm.

Daniel Kitchener made a motion to recommend approval of the rezoning and if legally possible to include both the Dickerson and Breitschopf properties in the procedure. Judy Koleng seconded the motion. It was approved unanimously.

**6. Consideration and Possible Action regarding Multi-family development site plan for Heritage Crossing located at the intersection of FM 646 and 11th Street.**

Ms. Steelquist addressed the Commission stating that City Code required site plans for multi-family developments be approved by the Commission. Ms. Corsaro noted that it had been many years since a multi-family project had been developed in Santa Fe. Janine Sisak of DMA Management addressed the Commission regarding the site plan. They propose to start the project in June and be complete in 10 to 12 months. Additional landscaping will be included. Daniel Kithener stated the project was needed and looked good. Charles Coleman asked if parking would be assigned to each unit. Ms. Sisak stated it would not. Ms. Steelquist re-stated that the project had received a variance to reduce the number of parking spaces to 84.

Daniel Kitchener made a motion to approve the site plan which was seconded by Gary Smith. The motion passed unanimously with Winnie Corsaro abstaining. Mrs. Corsaro serves on the SETH board who is in partnership with the project.

**7. Adjournment**

Judy Koleng made a motion to adjourn at 7:40 p.m., seconded by Mrs. Bello. The motion passed unanimously by the Commission.

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Winnie Corsaro, Chairperson

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Diana Steelquist  
Community Services Director