

CITY OF SANTA FE

Planning & Zoning Commission Regular Meeting

May 5, 2009

Council Chambers at 7:00 PM

12002 HWY 6

SANTA FE, TEXAS

MINUTES

A. Regular Business

1. Call to Order:

The Planning & Zoning Commission meeting was called to order at 6 p.m., by Chairperson, Winnie Corsaro.

2. Roll Call:

Present: Winnie Corsaro, Gary Smith, Daniel Kitchener, Judith Koleng, Dorothy Bello. Community Services Director Diana Steelquist and Community Services Assistant Brandi Flisowski were also present at the meeting. Cyndi Nelson & Charles Coleman were absent.

3. Invocation and Pledge of Allegiance:

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

4. Approval of Minutes of the Planning & Zoning meeting of April 7, 2009 and April 23, 2009.

Winnie Corsaro stated that if there were no objections to the April 7, 2009, meeting minutes as written, they would stand approved. None of the Commissioners objected to the minutes, and the minutes were approved with a motion from Mrs. Bello and a second by Mrs. Koleng.

Winnie Corsaro stated that if there were no objections to the April 23, 2009, meeting minutes as written, they would stand approved. None of the Commissioners objected to the minutes, and the minutes were approved with a motion from Mr. Smith and a second by Mrs. Bello.

5. Public Hearing, Consideration and Possible Action regarding ZC 09-03 Zone change from R-1 Single Family Residential to LM – Light Manufacturing for 2.0 acres located on the SE corner of Avenue M and 7th described as Cambiano Subdivision (2005) Abst 149, Lot 1, City of Santa Fe, Galveston County, Texas

Mrs. Steelquist explained that the applicant Mr. Jose Moran was present and asked if he could address the commission. Mr. Moran explained to the commission that the reason for his petition is so he and his family would be self employed and would have a job in this tough economy. He explained that he would like to open 7th Street and pave it so there would be access off FM 646. Mrs. Corsaro asked him if had talked with Mrs. Steelquist about the requirements he would have

to meet in order to place a road and open a salvage yard business.

Mrs. Koleng asked Mr. Moran what his plans were for the remaining parts that were not sold from the car. He explained that he would take out parts of the car and only house the car parts not the body. The body would then be sold to a scrap yard or an individual for removal. She also asked if the parts of the cars would be enclosed in a building or if they would be out in the open. He explained that he would like to build a large building where some but not all of the parts would be housed.

Mrs. Bello asked what would happen to the oil and transmission fluid that comes out of the cars. He explained that he would have somewhere take the fluids.

Public hearing opened at 7:17 p.m.

Sherry Konechny

4018 Ave M, expressed that this business is almost in her front yard and she is concerned about having young children at her house. She was also concerned about the environment and the oils, chemical, etc. that will pollute the ground.

Alice Cornish

4010 Ave M, expressed her opposition about the business being on a small residential street. She expressed that they already have high traffic due to the girl's softball fields.

David & Cornilla Scher

4006 Ave M, Sent a letter with Mrs. Cornish expressing their opposition about the environmental concerns and other concerns they had about the business going in.

Wayne Cornish

4010 Ave M, expressed that this business would cause more traffic and problems in general. He also explained that if any fluids escaped this property it would go straight the drainage ditch behind the property. He also expressed that he already fights a skunk problem and thinks that this would increase that problem.

Earl Vicknair

4002 Pecan Grove, expressed his concern about the salvage yard becoming an eye sore. He also explained that a fence would only go so high and people would still be able to see over it or they could still stack material high enough where it is visible from the road and neighbors properties.

Kim Hays

4115 FM 646 N, owns the carwash on FM 646 and is concerned about this new business bringing down the value of their property. She also explained that salvage yards get out of hand easily although people start out with great intention neatly displayed on paper.

Lucille Birkmeyer

4021 Ave M, is not happy about this zoning change and is opposed to having this business in a residential area. She has three small grand children that she does not want exposed to this type of business. She explained that they already have varmint problems and thinks this would increase the problem.

Larry French

4130 Ave L, wanted to express his opposition to this zoning change.

Debbie Jordan

4001 Pecan Grove, thinks this change will bring more loitering people to the area along with more traffic. She is opposed to this change.

Beverly Self

4109 Ave M, her house sits in the middle. She is neither opposed or unopposed to this property but would like to see him build houses for his family instead of opening a business.

Public Hearing closed at 7:38 p.m.

Mrs. Corsaro explained that there have been very few times that the commission has changed an area from residential to commercial. She expressed that she does not think this type of business should be placed in a residential area. She also explained that if we rezone this area we would have to consider doing it for other people that want drastic zoning changes in residential areas. Mrs. Corsaro explained that there is no way to monitor what goes in that zone once the change has been made. She explained that the next person might want to place something else there if they ever decided to sell it.

Mr. Smith explained that he would love to see Santa Fe have a salvage yard but believes it should be targeted to a state highway.

Daniel Kitchner made a motion to deny the zone change from R-1 Single Family Residential to LM – Light Manufacturing for 2.0 acres located on the SE corner of Avenue M and 7th described as Cambiano Subdivision (2005) Abst 149, Lot 1, City of Santa Fe, Galveston County, Texas, seconded by Judith Koleng. Motion passed unanimously by the commission.

6. Discussion and possible action regarding Transportation District prohibition on sit down restaurant uses

Mrs. Steelquist explained that we have had interest in placing a sit down restaurant in a TR Transportational zone and currently it is not allowed in this zone. Mr. Smith expressed that if they have room for parking and room for a sit down area he did not see why they could not place a sit down restaurant in that zone. Kitchner suggested the board making a recommendation that they allow it by conditional use or by use by right. He explained that he would rather see it as a use by right.

Motion was made by Daniel Kitchner that we move forward to allow sit down type restaurants in a TR zone, seconded by Gary Smith.

5. Adjournment

Dorothy Bello made a motion and Gary Smith seconded the motion to adjourn at 8:16 p.m. The motion passed unanimously by the Commission.

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