

CITY OF SANTA FE
PLANNING & ZONING COMMISSION
REGULAR MEETING
OCTOBER 2, 2012
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 7:00 p.m., by Daniel Kitchener.

2. Roll Call:

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

3. Invocation and Pledge of Allegiance:

The Invocation and Pledge of Allegiance was led by Mr. Smith.

4. Approval of the minutes of Regular Planning & Zoning Meeting of August 7, 2012.

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

5. Public Hearing, Consideration and Possible Action regarding ZC12-06 zone change from Single Family Residential (R-1) to Neighborhood Commercial (NC) for 0.514 acres located at 4006 & 4008 FM 646 North being BEST 47 PAGE 5 LOTS 25 AND 26 LANGFORD SUBDIVISION, City of Santa Fe, Galveston County, TX.

Mrs. Baker advised that Mr. Maleche and Ms. Steelquist recently spoke concerning the zoning of the property. She advised that Ms. Steelquist was not in favor of the rezoning of the property. This property is located on the corner of FM 646 and 6th St and is nonconforming. This section was a little over a half an acre in size. If the rezoning is approved any site plan must be approved by P&Z and all requirements must be met. This property has current nonconforming use. There is limited development for this area and is now in single family residential zone.

Public hearing opened at 7:06 p.m.

Vincent Maleche, property owner, advised that he wants the area rezoned now and has not decided what type of business he wants to place there at this time. He feels he has an option to place a business there or can rebuild a house and can decide later. He wants to wait for the FM 646 project to be complete before he places anything there. Mr. Maleche wants to clean the area up and believes Santa Fe has development potential. He also states that the properties across the street are already zoned and highway commercial and neighborhood commercial.

Mrs. Bello asked why he wanted to rezone now and not wait. Mr. Maleche stated that he wanted to get this step out of the way so that when he is ready to build he can do it quicker. He also advised that that he spoke with Ms. Steelquist and knows that she is not in favor of the zone change and that she advised that she thought that if the change was approved that a dry cleaners would go good there. He stated that he does not want to place a dry cleaners there. He wants to improve the looks of the corridor on FM 646. He asked P&Z to think of the land in general and current zoning of the area only. He will determine later the business manner and will present that at a later date for approval. He reminded the members that the item on the agenda was the rezoning of the property and not what type of business was going to be placed there.

Mr. Smith stated that he agreed with Mr. Maleche and the item at hand was the rezoning of the area and not to approve a business plan. He stated that he felt as if the area should be rezoned since the surrounding areas were commercial already. He also asked Mr. Maleche what his plans were for the duplex currently on the property. Mr. Maleche stated he wants to remove the duplexes as soon as he can. Mr. Kitchener states that this area is small and advised Mr. Maleche to research the types of businesses could be placed there because of the limited size of the lot. Mr. Maleche advised that if some of the surrounding properties came up for sale that he would be interested in purchasing them. He is aware of what type of risks he may have.

Public hearing closed at 7:22 p.m.

A motion was made by Mr. Smith to approve the rezoning of the property to Neighborhood Commercial. The motion was seconded by Mr. Willoughby. The votes are as follows: Gary Smith-yes, Dorothy Bello-no, Ron Willoughby-yes, Daniel Kitchener-yes, Judith Koleng-yes, and the motion was approved.

6. Adjournment

A motion was made by Mrs. 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