

CITY OF SANTA FE
PLANNING & ZONING COMMISSION
REGULAR MEETING
OCTOBER 7, 2014
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 Winnie Corsaro.

2. Roll Call:

Present: Winnie Corsaro, Ronnie Willoughby, Daniel Kitchener, Judith Koleng, Gary Smith, Vince Megale, Community Services Director Diana Steelquist, Community Services Administrative Assistant Stacey Baker. Absent: Donald Davis

3. Invocation and Pledge of Allegiance:

The Invocation and Pledge of Allegiance was led by Vince Megale.

4. Approval of minutes of the Planning and Zoning Meeting of September 2, 2014.

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

5. Possible Hearing, Consideration and Possible Action regarding SD – 140803 Ray Subdivision, 1.0808 Acres, 1 Lot, 1 Block, being a replat of the East 54 feet of Lot 23, Lot 24 and the West 52 feet of Lot 25 of Young Estates, located at 12330 Young Circle, City of Santa Fe, Galveston County, Texas.

Diana Steelquist advised that the Ray family purchased several lots and portions of lots in the Young Subdivision located on Young Circle. To ease confusion and remove lot lot, the Rays are replatting into one lot. Staff recommends approval of the replat.

The public hearing opened up at 7:05 pm.

Mrs. Ray stated she wanted to just clean up the lot lines.

The public hearing closed at 7:06 pm.

A motion was made by Daniel Kitchener to approve the replat and the motion was seconded by Vince Megale. The motion passed unanimously.

6. **Public Hearing, Consideration and Possible action regarding ZC 14-05 Sheppard request for a zone change from Agriculture Residential (AR) to Manufactured Housing (MH) for one tract totaling 1.0 acres located at 7104 FM 646 S, being ABST 48 Page 18 & 21 Outlot 211 (211-5) Alta Loma Outlots, City of Santa Fe, Galveston County, Texas.**

Diana Steelquist advised that in 2008 this tract of land was annexed and zoned as AR. At that time, the owners were operating a small RV park on the one acre tract. It is considered legal non-conforming. The owners would like to add one or two more spaces to the site, but cannot expand because of the legal non-conforming status. They are requesting the appropriate zoning to allow for further development. Staff recommends the zone change to allow continued improvements to the development.

The public hearing opened at 7:15 pm.

Mr. Sheppard stated he would like to do some improvements to the lot they owned the RV park since 2005 and has been operating it regularly. He would like to also add a couple more rv spaces as provided by the health department approval.

The public hearing closed at 7:24 pm.

A motion was made by Ronnie Willoughby to change the zone from AR to MH as requested. The motion was seconded by Gary Smith and passed unanimously.

Diana Steelquist advised this would go to Council for approval and can be denied.

7. **Discussion regarding residential land use and replat of the D&D Brothers Subdivision located off FM 646 S, currently zoned Highway Commercial.**

Dennis Wagner advised that he has been paying for mobile home rental fees at this property and does not want to continue this use. He would like to divide it in three tracts of land and already has possible buyers. The interested parties would like to put \$300,000 homes on these lots and this is why he is asking for it to be rezoned as AR. He was asking the opinion of the board before he spends a lot of money and makes arrangements. The board advised they liked the plans.

8. **Consideration and Possible Action regarding commercial site plan approval for building expansion at 12301 Hwy 6.**

Ms. Steelquist advised that Clay Hertenberger would like to expand a small building on his commercial lot. The building is located at the rear of the property and will have

expansion on each side. The new additions will have 50% masonry coverings to meet the Corridor Development Standards. He plans to use hardy plank which is an approved masonry component. He also may have future expansion. Staff recommends approval.

A motion was made by Vince Megale to approve the site plan as presented. The motion was seconded by Daniel Kitchener and approved unanimously.

9. Adjournment

A motion was made by Ronnie Willoughby to adjourn at 7:45. The motion was seconded by Vince Megale and passed unanimously.

Winnie Corsaro, Chairperson

Diana Steelquist
Community Services Director