

CITY OF SANTA FE
PLANNING & ZONING COMMISSION
REGULAR MEETING
SEPTEMBER 2, 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 7:01 p.m., by Winnie Corsaro.

2. Roll Call:

Present: Winnie Corsaro, Ronnie Willoughby, Daniel Kitchener, Judith Koleng, Gary Smith, Donald Davis, Vince Megale, Community Services Director Diana Steelquist, Community Services Administrative Assistant Stacey Baker. Absent: None

3. Invocation and Pledge of Allegiance:

The Invocation and Pledge of Allegiance was led by Ronnie Willoughby.

4. Approval of minutes of the Planning and Zoning Meeting of August 5, 2014.

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

5. Consideration and Possible Action regarding the commercial site plan for 4300 FM North, a 3,000 square foot expansion to the AFMA Karate School.

Mr. Butcher, the owner, advised that he was in need for another building to be able to continue the karate school and the daycare. He advised that the daycare is doing very well and more room is needed for the karate students. He advised that he wanted to build a second building similar to the first and he was aware of the guidelines he needed to follow. Diana Steelquist advised that staff recommends approval of the site plan if the Commission interprets the applied masonry components to negate the requirements for no long unarticulated walls. She said that she felt it does not and windows or other features are needed on the West and South walls. Mr. Butcher agreed to Diana Steelquist's suggestions. Diana Steelquist also advised that there already is a buffer fence between the business and the neighbors and there is enough room for the building. The entire front of the building will be brick.

A motion was made by Vince Megale to approve the site plan and for 2 additional windows to be placed on the building. The motion was seconded by Judith Koleng and passed unanimously.

6. **Public Hearing, Consideration and Possible action regarding ZC 14-03 Armbrecht a request for a zone change from Manufactured Housing (MH) to Agriculture Residential (AR) for one tract totaling 2.562 acres located at 13504 W. 6th St., being ABST 47 Page 5 Lots 44 & 45 & N ½ of lot 43 (44-1) Mary Hall Unrecorded Sub, City Of Santa Fe, Galveston County, Texas.**

Diana Steelquist and advised that Ms. Armbrecht submitted application to insure that her property can only be used for site built homes. She became concerned that the area along Davis Hall Rd was zoned for manufactured homes after a replat was approved across the Street that will allow 4 additional manufactured homes to be placed on the neighborhood. Her neighbors are also requesting a similar rezoning. Diana Steelquist advised that a neighbor, Mrs. Greer, phoned and said that she was in favor also.

The public hearing opened at 7:28 pm.

Mrs. Armbrecht stated that she was not aware that this area was zoned MH in the past. She stated she thought they have a negative effect to Santa Fe. She has support of the neighbors. Mr. and Mrs. Lee also advised they were in favore.

The public hearing closed at 7:31 pm.

Diana Steelquist advised this matter will be forwarded to Council for 2 readings.

A motion was made by Daniel Kitchener to allow the rezoning to change from MH to AR as requested. The motion was seconded Ronnie Willoughby by and passed unanimously.

7. **Public Hearing, Consideration, and Possible Action regarding ZC 14-04 Lee a Request for Zone change from Manufactured Housing (MH) to Agricultural Residential (AR) for three tracts totaling 3.075 acres located at the corner of Davis Hall Rd and W 6th St., being ABST 47 Page 5 Lots 40 & 41 (40-1) Mary Hall Unrecorded Sub and Lee Replat (2007) ABST 47, Lots 1 & 2, City of Santa Fe, Galveston County, Texas.**

Diana Steelquist and advised that Mrs. Lee submitted application to insure that her property can only be used for site built homes. She became concerned that the area along Davis Hall Rd was zoned for manufactured homes after a replat was approved across the Street that will allow 4 additional manufactured homes to be placed on the neighborhood. Her neighbors are also requesting a similar rezoning.

The public hearing opened at 7:34 pm.

Mrs. Lee stated that she agreed with what Mrs. Armbrecht previously stated. Her neighbors feel the same as she does. They currently have lots for sale and this is a safety measure and she is adding a deed restriction to the lots. She is against most mobile homes in the area. She wants to see the area improve in the future and she feels that this is a step forward for the area. She thinks this will protect future investors. The Lee family moved 3 mobile homes off the other properties to cleaned up the lots.

The public hearing closed at 7:42 pm.

Judy Koleng advised that there is a zoning map on display for the public to review at any time needed.

A motion was made by Vince Megale to change the zone from MH to AR. The motion was seconded by Ronnie Willoughby and passed unanimously.

8. Adjournment

A motion was made by Ronnie Willoughby and seconded by Judith Koleng to adjourn at 7:50 pm. The motion passed unanimously.

Winnie Corsaro, Chairperson

Diana Steelquist
Community Services Director