

CITY OF SANTA FE  
PLANNING & ZONING COMMISSION  
REGULAR MEETING  
SEPTEMBER 3, 2013  
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: Ronnie Willoughby, Daniel Kitchener, Judith Koleng, Winnie Corsaro, Dorothy Bello, Charlie Coleman, Gary Smith, 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 Gary Smith.

**4. Approval of the minutes of Regular Planning & Zoning Meeting of July 9, 2013.**

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. Consideration and Possible Action regarding the final plat of SD 130501 Cardin Subdivision.**

Ms. Steelquist advised that the preliminary plat for this 4 lot subdivision was approved in March 2013. She also advised that once the pavement along Carding Street is completed, City Council will have to accept the roadway. The staff recommends approval of final plat so that the developer can move forward.

A motion was made by Daniel Kitchener to approve the plat and the motion was seconded by Judith Koleng and passed unanimously.

**6. Public Hearing, Consideration and Possible action regarding ZC 13-07 zone change request for 3720 FM 646 from Highway Commercial (HC) to Single Family residential (R-1); 3.938 acres, being ABST 1 PAGE 11 N PART OF LOT 9(9-2) THAMANS 1<sup>st</sup> SUBDIVISION, City of Santa Fe, Galveston County, Texas.**

Ms. Steelquist advised that the Gerik family has submitted a request to rezone their 3.938 acre tract located at 3720 FM 646. The tract is currently in the HC zone and the Gerik family homestead. Mr. Gerik is seeking to rezone to R-1 to allow subdivision of the lot to create 2 lots. He wants to deed the existing home to his son and build a new one for himself. As of right now the Gerik family can only build 1000 sq ft home.

The public hearing opened at 7:16p.m.

Mr. and Mrs. Gerik, the owners of the property, explained that they have been there a long time. They purchased the property prior to zoning with the intentions of creating a homestead for his family and future family. Mr. Gerick's son now has a family of his own and wants a home of his own. The property had been intended for the family to use as they see fit and to later divide up to family members. Mr. Coleman explained that commercial property sells for more than residential. The Gerik family acknowledged that and said that the family was more important. Several committee members stated they understood the need of the request. Mrs. Corsaro advised that this was a hard decision to make considering the zoning ordinance rules and regulations. Mr. Kitchener advised that there were other residential lots around the area including the properties behind theirs. Also he stated that the Delesandri family also had similar problems and he feels that this request is not spot zoning. Mrs. Corsaro advised she spoke to the neighbor, Mr. Vail, stated that his property adjoins the Gerik property and he was in favor of the rezone.

The public hearing closed at 7:21p.m.

After a brief discussion among the committee it was decided that the land was intended for family use and not commercial use.

A motion was made by Daniel Kitchener to accept the request. The motion was seconded by Dorothy Bello and passed unanimously.

7. **Discussion and possible action regarding attendance at Texas APA conference to be held in October in Galveston, TX.**

Ms. Steelquist advised that she knew that Ronnie was going to the conference. She needs to know who is available. Daniel advised he was not available. Judy, Winnie, and Gary advised that they can attend on Thursday. Dotty and Charlie was not aware of their schedule and could not commit. She also advised the members that some free local classes was being offered by Texas A & M and she emailed the information to them.

8. **Adjournment**

A motion was made by Judith Koleng to adjourn at 7:40 p.m. The motion was seconded by Daniel Kitchener and passed unanimously.

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Winnie Corsaro, Chairperson

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Diana Steelquist  
Community Services Director