

CITY OF SANTA FE
PLANNING & ZONING COMMISSION
SEPTEMBER 6, 2011
CITY OF SANTA FE COUNCIL CHAMBERS HIGHWAY 6, SANTA FE, TEXAS

MINUTES

A. Regular Business

1. Call to Order:

The Planning & Zoning Commission meeting was called to order at 7:02 p.m., by Winnie Corsaro.

2. Roll Call:

Present: Winnie Corsaro, Dorothy Bello, Gary Smith, Daniel Kitchener, Charlie Coleman, Ronnie Willoughby, Judith Koleng, 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 Mr. Coleman.

4. Approval of the minutes of the Planning & Zoning Meeting of August 2, 2011.

A motion to approve the minutes was made by Mr. Kitchener and seconded by Mrs. Koleng. The motion was approved unanimously.

5. Public Hearing, Consideration and Possible Action regarding SD-110701 Shyam's Subdivision, a request for subdivision of 0.513 acres, into 2 lots, 1 block being a replat of Lot 3 Reeder's Special located on the North side of 6th St. across from Ave O, City of Santa Fe, Galveston County, Texas.

Ms. Steelquist advised the commission that Mr. Mishra purchased Lot 3 of Reeder Subdivision. This ½ acre lot is located adjacent to the 4 lots he recently subdivided along 6th St. The proposed replat into two lots meets the City's requirements as to lot size and width. The area is also zoned for R-1. The replat documents meet City requirements and water and sanitary sewer are available to the subdivision. She also advised that the staff recommend approval of the replat and that all requirements have been met and there is no reason why this matter should not pass.

Public hearing opened at 7:06pm.

Mrs. Nancy Click at 12654 6th St. was present and spoke on behalf of her family. Her property is directly beside the property of discussion. She protested the replat of the lot and stated that when she bought her property she was under the impression that all the lots in the subdivision were going to remain ½ acre tracts and larger homes would be placed in the area. She stated that she does not want to see the lots divided smaller than ½ acres and that she did not want small homes developed there to depreciate the value of

her property and the surrounding properties. Mrs. Click also provided the members with letters from other property owners disputing the replat.

Mr. Mitch Brunkenhoefer at 12658 6th St. was present and spoke on behalf of his family. His property is next to Mrs. Click's property. He stated that he agreed with Mrs. Click completely and objected to the subdivision of the property.

Mr. John Barber was present at the hearing. He stated he once lived at 12701 6th St. and wanted to speak on the behalf of Mary Henderson, property owner. He also stated he agreed with the above protest for the same reasons and also stated that he would hate to see the value of the homes go down due to smaller structures being placed there and that rental property in the neighborhood has proved to be unsightly, messy, and often a pain to deal with.

Kathy and David Blankenship of 12701 also spoke and opposed to the subdivision of the property due to all the reasons referenced above.

Public hearing closed at 7:28pm.

Once again, Ms. Steelquist advised the members that all requirements were met and there was not a valid reason to deny the replat of the ½ acre lot. She also advised that there may be legal recourse if the property owner was denied the replat and advised that a super majority vote was needed to deny the request. There was a brief discussion among the members concerning the recourse of the actions that may be taken.

A motion was made by Daniel Kitchener not to approve the replat of the subdivision into two lots. The motion was seconded by Dorothy Bello. A vote was taken by roll call and the following votes took place:

Charlie Coleman – No	Ronnie Willoughby - Yes
Gary Smith – No	Dorothy Bello- Yes
Winnie Corsaro- No	Daniel Kitchener-Yes
	Judith Koleng- Yes

The motion passed with a majority vote not to approve the replat of the subdivision.

6. **Public Hearing, Consideration and Possible Action regarding ZC 11-03, Request for Conditional Use Permit- Centerpoint Energy Smart Grid Tower, requesting installation of a 100 foot tall tower on 9.535 acres located at 3525 FM 646 N described as ABST 1 PAGE 11 LOT 20 THAMANS 1ST SUB, City of Santa Fe, Galveston County, Texas.**

Ms. Steelquist advised this item had to go through a conditional use process. The tower will be placed inside an enclosed area located on the corner of FM 646 and 1764. The tower will electronically read the electric meters. She also advised there were surrounding areas that already went through the process of placing the towers in the cities.

Mr. Roy Luma, a representative of Center Point was present and explained the use of the tower along with the construction plans of the steel tower. He also requested an addendum to the tower regarding the height of the tower. The tower needs to be 150 feet tall, not 100 feet tall. This tower will serve as one of the main towers in the area and will cover a larger area being 150 feet tall. The 100 foot towers are used as backups and are called repeater towers. The tower will relay messages to the meters to be able to read meters electronically. This is done by microwave communication and will not interrupt any satellite, phones, or medical devices. The equipment is considered a smart grid. It is part of the intelligent grid plan throughout the United States. Placement of the towers across America will take approximately 2 years. He advised Santa Fe is one of the last sites to install the tower in the area. The tower is made of steel and anchored with concrete and will withstand 130 mph winds. The new meters will be placed in the homes in the near future and will take approximately 10 minutes to replace the new meter with the new meter. They fit in the same spots and slotted exactly the same as the old meters. He also explained that there is one located in Galveston like it. They are designed by licensed engineers. The meter readers that are now on the streets will be relocated to different departments due to the new smart meters. The meters will automatically notify the electric companies when power is out, can be turned on or off automatically, and can be useful for economy. The tower will not be tall enough so that a beacon light will be needed for airplanes.

Public hearing opened at 8:07pm.

Kathy Morrison that lives next to the property of the proposed site and asked why Center Point could not use the cellular tower that is already there. Mr. Luma explained that due to legal matters and the difference in the towers require them to build a new tower. The new tower will not be close to her property and no trees will be removed to build the tower. She advised she has livestock and wants to make sure that a fence will not be destroyed and no one will enter onto her property.

Doug Warrington asked where the tower was going to be placed. The tower will be on the lot located at FM 646 and 1764.

Representatives of Center Point explained this will be a very restricted area and no one other than Center Point will be allowed in the area.

Public hearing closed at 8:14pm.

Mr. Kitchener made a motion to approve the conditional use permit for the tower. The motion was seconded by Mrs. Bello and passed unanimously.

Ms. Steelquist advised that the 150 feet addendum may need to be placed on the next agenda and revoted upon.

7. **Discussion regarding converting existing billboards into digital/LED boards.**

Ms. Steelquist advised the members that one LED billboard could eliminate most billboards in the City. The City would also be allowed to use the billboard to advertise

any information concerning emergencies, ect. She also advised that some cities have gone to this particular type and one of the LED billboards that could be viewed at this time was at Calder Rd. in League City. The board changes every 8 seconds. She also advised that there were pros and cons that needed to be evaluated and discussed at a future meeting and our ordinance states the signs can change every 10 seconds. The name of the company who wants to place the LED board in Santa Fe is called Clear Channel and she will ask them to come out and do a presentation for the members.

There was a brief discussion among the committee. No action was taken.

8. **Discussion regarding ZC 11-04 Zone Change on Ave M from Agricultural Residential (AR) to Single Family Residential (R-1) for 18.072 acres located along the west side of Ave M containing 17 parcels, City of Santa Fe, Galveston County, Texas.**

Ms. Steelquist advised the staff is requested the rezoning on Ave M from AR to R-1 due to the current utilities available from WCID #8. Two property owners have also expressed interest in developing residential projects in the area.

Mary Warrington stated she and her family owned 7 ½ acres located on Ave M. She advised Michael Gately is her uncle and she is his power of attorney. She is positive that when he passes away someone in her family will acquire his land. Mrs. Warrington stated that 5 homes on Ave M are homes of her family members. She advised they would like to leave the property AR. Her family was one of the first families to build on this street. They planted most of the pecan trees in the area and most her family was raised there. They do not plan on selling the land and may continue to buy land in the area.

Mr. Coleman asked how would the rezoning affect her family. Mrs. Warrington stated that this will safeguard her family and the intentions of the land.

The committee briefly discussed only rezoning certain areas of Ave M. The other side of Ave M is already R1.

Ms. Steelquist advised she will do a revised map of the area and where the Warrington family was located on the map. The matter will be discussed at the next hearing.

9. **Discussion regarding ZC 11-05 Amending Zoning Use Matrix by amending the text of Ordinance No. 02-03, commonly known as the City of Santa Fe Unified Development Code, or the Santa Fe Zoning Ordinance, 2002 Eddition, Amending Appendix 4-F Zoning Matrix by allowing NAICD use #4541940 Veternarian and animal clinic use in a Neighborhood Commercial (NC) zoning district with a Conditional Use Permit, City of Santa Fe, Galveston County, Texas.**

Ms. Steelquist advised that under the use matrix, the veterinary clinic is not allowed at all in NC zone. The clinic on 646 is legal nonconforming and cannot expand. The owner would like to sell it to someone who would like to add to the existing building. It would seem appropriate to allow the vet clinic to get a conditional use permit within the NC zoning district to move forward with his plans. There was a brief discussion concerning this matter. No action was taken.

10. Adjournment

A motion was made by Judith Koleng to adjourn the meeting. The motion was seconded by Mr. Willouhby and passed unanimously.

Winnie Corsaro, Chairperson

Diana Steelquist
Community Services Director