

**CITY OF SANTA FE
SPECIAL COUNCIL MEETING
FEBRUARY 5, 2019 7:00 P.M.
COUNCIL CHAMBERS
12002 HWY. 6
SANTA FE, TEXAS**

MINUTES

Mayor Jason Tabor, Councilmember Bill Pittman, and Councilmember Bubba Jannett attended the Planning and Zoning Commission meeting as they discussed the following items, but a quorum of the City Council was not present.

2. Conditional use permit for a cellular communications tower on one tract totaling 1.345 acres located in the Highway Commercial (HC) Zoning District at 1307 FM 646 N, City of Santa Fe, Galveston County, Texas

Community Services Director Diana Steelquist said she has received an application for a conditional use permit for a 200' cell tower on FM 646 N near 2nd Street to provide coverage improvement in the area. She said the underlying zone for the proposed tract is highway commercial but it is also located in the corridor overlay zone. She said a cell tower is an allowed use in this zone with a conditional use permit. Ms. Steelquist said the other structures on the property are legal, non-conforming uses since they were in existence before the city annexed the property. She said there is also a wrecker yard with a conditional use permit and a car lot on the property.

1. Zone change request from Highway Commercial (HC) to Light Manufacturing (LM) and conditional use permit for a gas powered utility plant for one tract totaling 9.43 acres located in the 3400 block of FM 646 N, City of Santa Fe, Galveston County, Texas

Community Services Director Diana Steelquist said this proposed utility plant is allowed, with a conditional use permit, in all districts except the highway commercial and transportation zone. She said this proposed location is close to an existing gas line and a CenterPoint Energy plant. A representative for the applicant, Pro Energy, said the company is a private company which operates an air-permitted, clean-burning, electricity-producing facility. He said they would like to construct a six-unit power plant at this location because of access to natural gas, the availability of land, zoned for commercial use. The representative said the plant is considered a peaking facility which means it's typically operational during peak periods like hot summer days between 3 pm and 9 pm. Citizens in attendance had the following concerns: drainage, industrial use on a major thoroughfare, emissions/pollutants, eyesore (especially after 25 yr typical life span of facility), enforcement efforts/action for permit violations, property valuation changes, and the effect on the future sale of residential properties and development opportunities for adjacent properties.

JASON TABOR, MAYOR

ATTEST:

Janet L. Davis, City Secretary