

**CITY OF SANTA FE  
REGULAR COUNCIL MEETING  
JULY 25, 2019      7:00 P.M.  
COUNCIL CHAMBERS  
12002 HWY. 6, SANTA FE, TEXAS**

**MINUTES**

The meeting was called to order at 7:02 p.m. by Mayor Jason Tabor.

Roll Call:            Present:            Mayor Jason Tabor  
                                 Mayor Pro-tem Bill Pittman  
                                 Councilmember Corey Jannett  
                                 Councilmember Jason O'Brien  
                                 Councilmember Fidencio Leija  
                                 Councilmember IV Hoke  
                                 City Manager Joe Dickson  
                                 City Secretary Janet L. Davis  
                         Absent:            City Attorney Ellis J. Ortego, excused

The invocation was given by City Manager Joe Dickson and the pledge of allegiance to the U. S. Flag and to the Texas Flag was led by City Manager Joe Dickson.

Mayor's and City Manager's Report: None

Citizens' Comments: Ms. Melissa Washington with the General Land Office thanked the city for getting the word out about available Hurricane Harvey assistance. Ms. Rebecca Wright, chairperson of the steering committee for the Santa Fe Strong Resiliency Center, gave Councilmembers an invitation to come by and tour the resiliency center next Thursday to see, hear, learn, open a dialog about the community's needs, and share information.

Planning and Zoning Business:

Old Business:

**1. Consideration and possible action: First reading of an ordinance of the City of Santa Fe, Texas, amending Ordinance No. 02-03, commonly known as the City of Santa Fe Unified Development Code, or the Santa Fe Zoning Ordinance, 2002 Edition, the official zoning map adopted under Section 3.08, by changing the zoning classification from Neighborhood Commercial (NC) to Highway Commercial (HC) for two tracts totaling 6.672 acres located at 2908 FM 646 N, City of Santa Fe, Galveston County, Texas**

Community Services Director Diana Steelquist said Mr. Tipton is not present tonight, but he has requested a zone change from NC to HC to build an RV/boat storage yard. Councilmember Pittman asked if Mr. Tipton had contacted the state to see if the state's outfall is capable of handling the drainage from this development. Councilmember Pittman said he is also concerned about the site's appearance, including opaque fencing, if next to residential property. Ms. Steelquist said all HC uses will be allowed if the zone is changed and any proposed development will be required to meet further regulations regarding drainage and setbacks before a permit will be issued. Motion by Councilmember Pittman, seconded by Councilmember O'Brien to pass the first reading of an ordinance of the City of Santa Fe, Texas, amending Ordinance No. 02-03, commonly known as the City of Santa Fe Unified Development Code, or the Santa Fe Zoning Ordinance, 2002 Edition, the official zoning map adopted under Section 3.08, by

changing the zoning classification from Neighborhood Commercial (NC) to Highway Commercial (HC) for two tracts totaling 6.672 acres located at 2908 FM 646 N, City of Santa Fe, Galveston County, Texas. The motion passed the roll call vote unanimously.

**2. Consideration and possible action: Second and final reading of an ordinance of the City of Santa Fe, Texas, 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 Edition, amending Article 4, Zoning Districts, Section 4.02.04, Area Regulations for Single-Family Residential Lot Sizes, amending Appendix 4E, Lot Area and Standards Matrix for Single-Family Residential Lots; providing for severability**

Community Services Director Diana Steelquist said this is the final reading of the ordinance decreasing the lot size requirements for residential developments when public water and sewer along with curb and gutter streets are available to allow for increased development. Councilmember Pittman recused himself from discussion because of a potential conflict of interest as a developer. Motion by Councilmember O'Brien, seconded by Councilmember Hoke to pass the second and final of an ordinance of the City of Santa Fe, Texas, 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 Edition, amending Article 4, Zoning Districts, Section 4.02.04, Area Regulations for Single-Family Residential Lot Sizes, amending Appendix 4E, Lot Area and Standards Matrix for Single-Family Residential Lots; providing for severability. The motion passed the roll call vote unanimously. Councilmember Pittman abstained from the vote and then returned to the dais.

**3. Consideration and possible action: Second and final reading of an ordinance of the City of Santa Fe, Texas, amending Ordinance No. 02-03, commonly known as the City of Santa Fe Unified Development Code, or the Santa Fe Zoning Ordinance, 2002 Edition, the official zoning map adopted under Section 3.08, by changing the zoning classification from Highway Commercial (HC) to Agricultural Residential (AR) for one acre located at 11703 FM 1764 and the 3500 block of Rush Rd, City of Santa Fe, Galveston County, Texas**

Community Services Director Diana Steelquist said this is the final reading of the zone change from HC to AR to allow for this tract to be subdivided in order to use the back half for residential development. Motion by Councilmember Leija, seconded by Councilmember Jannett to pass the second and final reading of an ordinance of the City of Santa Fe, Texas, amending Ordinance No. 02-03, commonly known as the City of Santa Fe Unified Development Code, or the Santa Fe Zoning Ordinance, 2002 Edition, the official zoning map adopted under Section 3.08, by changing the zoning classification from Highway Commercial (HC) to Agricultural Residential (AR) for one acre located at 11703 FM 1764 and the 3500 block of Rush Rd, City of Santa Fe, Galveston County, Texas. The motion passed the roll call vote unanimously.

New Business: None

City Business (Other):

Old Business:

**1. Consideration and possible action: Authorizing Mayor to execute lease agreement with County of Galveston for a portion of Runge Park**

City Manager Joe Dickson said this item has been brought back to Council with additional information from mental health professionals who have recommended we separate resiliency center programs from counseling services. He said one option is to lease a portion of Runge Park to relocate programs from the Resiliency center and to continue direct counseling services at the current location at the Aldersgate United Methodist Church. Mayor Tabor

said the County has corrected the plumbing issues at the Runge Park community center. He said this would allow us to separate the programs from the counseling, and we can rent the facility to the public at times it is not being utilized by the resiliency center to help offset our expenses. Mayor Tabor asked Council to support him in leasing a portion of Runge Park and then assess the utilization and feasibility of relocating the programs in a few months. Ms. Rosie Yanas of 13422 – 24<sup>th</sup> Street said she supports separation of services and relocation from the church facility. Councilmember Leija asked how this new lease would impact the current lease at the church. Mayor Tabor said the current lease agreement should be adjusted if less space is being utilized for resiliency center services and the space used can be streamlined. Councilmember Pittman clarified that high and medium impact cases are currently handled by Texas Children's or the Gulf Coast Center located at Mall of the Mainland, and the low impact screening and intake are currently handled by Innovative Alternatives at the Resiliency Center located at the Aldersgate United Methodist Church. Ms. Rebecca Wright clarified that the facility agreement is not rent or a lease but rather a gift through a memorandum of understanding where actual costs incurred by the church for the space being utilized is the only expense to the city. City Manager Joe Dickson said the VOCA grant will pay for lease space but if the lease is not entirely for VOCA grant activities, then only a pro-rated amount would be eligible for funding based upon the resiliency center's use for direct victim services. Motion by Councilmember O'Brien, seconded by Councilmember Leija to authorize the Mayor to execute the lease agreement with the County of Galveston for a portion of Runge Park with the stipulation that Council review this arrangement again in six months. Motion by Councilmember Pittman, seconded by Councilmember Jannett to amend the motion to change the termination clause from 60 days to 30 days. The amendment passed the roll call vote unanimously. The amended motion passed the roll call vote unanimously.

New Business:

**1. Consideration and possible action: Adoption of a resolution amending Resolution #2018-29 authorizing the submission of a Community Development Block Grant Disaster Recovery (CDBG-DR) application to the Texas General Land Office to provide for a specific target area**

Director of Administrative Services Stacey Baker said Council previously approved this grant application for street and drainage improvements throughout the city, but the resolution needs to be amended to reflect the low to moderate income target area for funding the proposed project. She said a public notice has been posted to notify the community about the city's \$1.3M grant application for these street and drainage improvements in the Avenue G ½ target area. Motion by Councilmember Pittman, seconded by Councilmember Hoke to adopt the resolution amending Resolution #2018-29 authorizing the submission of a Community Development Block Grant Disaster Recovery (CDBG-DR) application to the Texas General Land Office to provide for a specific target area. The motion passed the roll call vote unanimously.

**2. Consideration and possible action: First reading of an ordinance amending Chapter 3, Construction Regulations, Code of Ordinances, City of Santa Fe, Section 19, Flood Hazard Area Regulations, Subsection C (2), by updating flood insurance rate maps; and providing for severability**

Community Services Director Diana Steelquist said the FEMA flood maps have been in the revision process for the past eight years and will become effective August 15, 2019. She said these new maps do not differ substantially for the incorporated areas of Santa Fe, but we have been advised by our FEMA Region 6 representative to amend our ordinance to include specific language about the new maps. Motion by Councilmember Jannett, seconded by Pittman to pass the first reading of an ordinance amending Chapter 3, Construction Regulations, Code of Ordinances, City of Santa Fe, Section 19, Flood Hazard Area Regulations, Subsection C (2), by updating flood insurance rate maps; and providing for severability. The motion passed the roll call vote unanimously.

**3. Consideration and possible action: Authorizing staff to proceed with the purchase of a 2013 Ford pickup for the park department**

City Manager Joe Dickson said the park department has been without a second vehicle for a while. He said Mayor Tabor found this available vehicle with low mileage, and although it is not a budgeted item, staff is requesting authorization to purchase this vehicle. Motion by Councilmember Hoke, seconded by Councilmember Jannett to authorize staff to proceed with the purchase of a 2013 Ford pickup for the park department. The motion passed the roll call vote unanimously.

Announcements: Mayor Tabor said the city is working closely with the drainage district for a drainage solution for the Castle Estates and Triple Bar Estate subdivision areas. He also said that a large development, about 590 acres with 1,750 proposed new homes, is looking at an area in Santa Fe. The General Land Office will return on August 1 for another round of home assistance applications, and the council/staff goal setting workshop has been scheduled for July 30.

Summary of action from this agenda, request for future agenda items, and scheduling future meetings

Motion by Councilmember O'Brien, seconded by Councilmember Pittman to adjourn. The motion passed and the meeting adjourned at 8:07 p.m.

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JASON TABOR, MAYOR

ATTEST:

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Janet L. Davis, City Secretary