

CITY OF SANTA FE
PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
JANUARY 5, 2021

1. Call to Order – 7:00 pm
2. Roll Call Present: Glennie Hefner, Wanda Wagner, Gary Smith, Ronnie Willoughby, Patsy Cook. Dana Marks absent. Staff: Diana Steelquist, Kali Williams
3. Invocation and pledge - Invocation and pledge by Gary Smith
4. Approval of minutes from December 8, 2020 meeting

Motion to approve the minutes as written by Gary Smith, seconded by Wanda Wagner. Approved unanimously.

5. Public hearing, consideration, and possible action regarding SD 201101 Replat Lot 7 of Tibaldo, requesting a replat for 2 lots, 1 block, 10.07 acres, being a replat of Lot 7 of Tibaldo Subdivision (2018) Abst. 161; located at 6028 Ave. A, City of Santa Fe, Galveston County, Texas

Diana recommends approval as the plat meets all statutory requirements. Open to public at 7:05 pm. Closed for public comment at 7:06pm. Motion to approve by Glennie Hefner, seconded by Gary Smith. Approved unanimously.

6. Public hearing, consideration and possible action regarding ZC 21-01 Guerra; requesting a zone change from Highway Commercial (HC) to Single Family Residential (R-1) for 1 tract totaling 0.91 acres described as ABST 1 PAGE 10 SE PT OF LOT 217 (217-3) THAMANS 2ND SUB, located at 3700 Avenue S, City of Santa Fe, Galveston County, Texas

The property is commercial and has frontage on Avenue S. The owner wants to rezone to R1 and split the lot up into three lots. The tract has sewer and water services available. There are drainage issues on Avenue S, and the developer is aware. They will need to meet DD1 and the city drainage requirements, and will need to add drainage easements along side lot swells at development. Open to public comment at 7:11 pm. Henry Hedman with Starfish Construction 3118 Morgan Meadow Ln, Pearland Tx says they will be developing three lots with three houses. They will be similar to the homes at Pecan Trails off of Avenue S and will be comparable to the price of Anglia Homes. Closed public hearing at 7:14 pm. The property will meet all subdivision requirements if it is rezoned. Motion to approve by Gary Smith, seconded by Glennie Hefner. Approved unanimously.

7. Public hearing, consideration and possible action regarding ZC 21-02 Village Manor Apartments; requesting a Conditional Use Permit for apartments in the Highway Commercial (HC) zoning district for 1 tract totaling 2.03 acres described as LOT 1 BLK 1 ST JOHN'S LUTHERAN CONGREGATION OF ALTA LOMA (2020) ABST 47, located in the 4300 block of Avenue Q 1/2, City of Santa Fe, Galveston County, Texas

Saint John's Lutheran Church subdivided the tract and will be selling the northern part of the commercial property, the developers are asking for conditional use permit. They would like to put up an apartment complex. They have met the requirements regarding parking and have provided a site plan. The issue remaining is with drainage and detention. The idea is they will have a shared detention with Santa Fe Fire and Rescue. This agreement will need to be in writing and turned into City Hall as soon as possible. The staff approval will be contingent upon receiving the letter. A letter from Mr. Helton saying he is against the project was presented to the board. He states that the detention at Santa Fe Fire and Rescue is not working properly right now, and his property holds water because of the issues. There was discussion about the workings of the detention ponds, outfalls, and canals around the area between Ave Q 1/2 and Ave P on the north side of Highway 6. The developer would be responsible for correcting the deficiencies in the detention pond behind the Santa Fe Fire and Rescue Dept.

The Public Hearing was opened at 7:25pm.

Lynn Weems from 4210 Dover spoke. His property is in between Dover and Avenue P. He is concerned about flooding. The canals that run through Castle Estates hold water and everyone comes close to flooding. There are already issues that the city is unable to help with. There are many people concerned with the project. Lots of water is being held in the whole area. This development will not help.

Nick Loskowski from 12008 7th St. wants to see site plans since this is a high intensity development. There will be a tremendous amount of impervious surface. The project is off a two lane road with no middle marker. This will bring more traffic on Ave Q 1/2. There is no entry on Hwy 6. There is no drainage set up in that area to drain out the water from this development. We are acknowledging there is an issue in that area. It will take a lot to help surface runoff and impermeability. The project needs either on site detention, underground culverts, not using surface ditches. Not against the development, but will not do well in this area.


Nathan Billiot with Pape-Dawson Engineers, representing the developers spoke. He has been in talks with TxDot and DD1. The ultimate outfall is Highway 6. Discussions about the current detention ponds at the Santa Fe Fire and Rescue not working and needing to be brought up to contain 100 year floods have been held. The detention will be larger and more functional if the development moves forward. TxDot has set expectations and limitations for the project. The engineers will request a letter from the Santa Fe Fire and Rescue

regarding shared detention. Underground detention is not an option. The project moving forward depends on the partnership with Santa Fe Fire and Rescue for detention.

Frank Greathouse, 18137 McKay Rd is the president of the Lutheran Church that will be selling the property. They want to close on January 20th, 2021. Is that possible? Diana says she can ask for a first and final reading at the next city council meeting at January 14, 2021. If not there will be a second reading at the city council meeting on January 28, 2021. He is in favor of the CUP.

Motion was made by Glennie Hefner to recommend approval and seconded by Gary Smith. Motion was approved unanimously. Glennie did not want to make this a conditional recommendation because the project will not move forward without getting approval from Santa Fe Fire and Rescue.

8. Adjournment - Meeting was adjourned at 7:51 pm


Ronnie Willoughby, Chair


Diana Steelquist, Director of Community Services