

**CITY OF SANTA FE
PLANNING & ZONING COMMISSION
MINUTES
JULY 6, 2021, 7:00PM
SANTA FE CITY HALL COUNCIL CHAMBERS
12002 HWY 6, SANTA FE, TEXAS
MINUTES**

1. Call to Order
Ronnie Willoughby called the meeting to order at 7:01 p.m.
2. Roll Call
Gary Smith, Brandon Noto, Ronnie Willoughby, Dana Marks, Ashley Gutierrez, Wendy Mcgee: Present
3. Invocation and Pledge of Allegiance
The invocation and pledge of allegiance to the U.S. Flag was led by Dana Marks.
4. Swearing in of all new members
Community Services Director Stacey Baker swore in Wendy Mcgee, Brandon Noto & Ashley Gutierrez as new Planning & Zoning Commission members. Brandon Noto was appointed back in February but wasn't officially sworn in yet.
5. Approval of minutes from May 4, 2021, meeting
Gary Smith made a motion to approve. Brandon Noto seconded. Stacey advised this item needed to be tabled until the next meeting due to the question of swearing in new members verses old members present. Stacey needed clarification regarding Brandon Noto's swearing in even though he was appointed earlier in the year.
6. Public Hearing, consideration and possible action regarding ZC 21-01 requesting a Conditional Use Permit to allow a residential multi-family apartment complex, convenient store, and an additional retail building in a Highway Commercial zone located at the corner of FM 1764 and Avenue F being a vacant 9.44-acre lot with the legal description ABST 149 E MITCHELL SUR PT OF OUTLOTS 129 & 130 (129-4) ALT LOMA OUTLOTS, Santa Fe, Galveston County, Texas.

Community Service Director Stacey Baker states Corey Boyer, on behalf of Carolyn Greathouse is making an application for an apartment complex to be established in a highway commercial zone located at the corner of Ave F and FM 1764. This location may also include a gas station/retail sales building. The zoning matrix for the city provides that a conditional use permit is required for the apartment portion of the request. Mrs. Baker states Mr. Boyer provided all necessary documents to the city as requested. Notices were mailed and put in the paper. The sign was placed on the lot and was blown down and some of the residence did contact the city. Mrs. Baker did notify Mr. Boyer

and he did find the sign had fallen over and placed it back in the proper position to meet the timeline for the sign notice requirements. Mrs. Baker stated that this property will also have to be replatted upon approval of the conditional use permit.

Comments at the Planning and Zoning Commission meeting were concerns about drainage, flooding, increase traffic, crime increase, and increase in taxes. Ronnie Willoughby opened the public hearing at 7:13 p.m. The planning & zoning board members had concerns about how tall the fence would be around the perimeter, traffic lights and the number of cars going in and out on the highway all at the same time for school and work. Brandon Noto stated that not all the information was given about the development for the zoning commission to be able to consider a zone change. Stacey Baker had advised that it's a Conditional Use Permit request to place this establishment per the current the zoning matrix. She also advised several letters were received regarding the opposition of the apartment complex; those letters were provided in the packet. She also advised that city staff was visited by citizens, and they were advised about the meeting.

Ronnie Willoughby opens the public hearing at 7:29 p.m. Numerous citizens voiced strong oppositions to this conditional use permit with concerns about drainage, flooding, increase traffic, crime increase, and increase in taxes. Residents expressed their desire for open, green space, especially in the heart of the city, and their enjoyment of privacy, they are concerned about people looking into their properties or roaming on their properties from the apartment complex. Those speaking at the public hearing against: Ralph Atchison of 7308 FM 646, Pete Lasneske of 10905 Derrick Dr., Abel Torres of 11920 7th St., Eric Nunez of 3631 Ave G ½, Matt Bell of 3502 Ave E ½, Frank Trochesset of 3605 Ave F, Patricia Allen of 3205 Ave G ½, Howard Nelson of 11134 4 ½ St., Christine Villere of 3015 Ave F – presented petition at the end of meeting, Timothy Clark of 3620 Ave F, Sam and his son with Fuel Depot of 11705 FM 1764, Sonia Centenio of 3419 Ave E ½, Trudy Trochesset of 3605 Ave F, Michael Johnson of 3018 Ave F, Andrew Mills of 11010 Giles Rd., John Simmons 3806 Ave F, Keith Bailey of 3015 Ave F, Rusty Schroeder of 11203 FM 1764, Joe Giusti of 12506 D Bar, Shana Loterbauer of 10905 Derrick Dr., For: Tony Dauphine of W. 1st St.

Public Hearing closed at 10:11 p.m.

Stacey Baker asked the committee if they had enough information to make a decision on the Conditional Use Permit.

Brandon Noto advised the burden of proof was still pending.

Dana Marks makes a motion to table requesting additional information regarding the corridor standards. Gary Smith seconded the motion. The motion passes unanimously.

7. Public Hearing, consideration, and possible action regarding SD 210504 Replat of 18.45 vacant acres to be subdivided into 4 lots, legal description ABST 149 E MITCHELL SUR & 49 E DE LOS SANTOS COY SUR OUTLOT 106 & PT OF 105 (105-1) ALTA LOMA OUTLOTS, located on the corner of Avenue F and 18th Street, Santa Fe, Galveston County, Texas.

Stacey Baker explained the plat was developed per our standards and one correction is needed. The signature line for approval needed to be modified to reflect the planning and zoning commission signature and approval. This plat had to be reviewed by planning and zoning due to the amount of land and the capability of being subdivided again in the future. She also explained this property was being divided with four lots with developed road frontage.

Ronnie Willoughby opened the public hearing for comments at 7:08. No comments were made. Ronnie Willoughby closed the public hearing at 7:09. Motion was made by Brandon Noto to approve the replat and seconded by Gary Smith with the correction made. The motion passes unanimously.

8. Adjournment

Motion by Ronnie Willoughby, seconded by Brandon Noto to adjourn. The motion passes and the meeting adjourned at 10:19 p.m.

Ronnie Willoughby
Chairperson

Stacey Baker
Community Service Director