

**CITY OF SANTA FE
PLANNING & ZONING COMMISSION
MINUTES
AUGUST 3, 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 7:04 p.m.
2. Roll Call
Gary Smith, Wendy Mcgee, Dana Marks, Ronnie Willoughby, Brandon Noto, Ashley Gutierrez: Present
3. Invocation and Pledge of Allegiance
The Invocation and pledge of allegiance to the U.S. Flag was led by Brandon Noto.
4. Approval of minutes from May 4, 2021, and July 6, 2021, meetings
Dana Marks made a motion to approve. Gary Smith seconded. Motion passes unanimously.
5. Public Hearing, consideration and possible action regarding ZC 21-02 requesting a zone change from AR Agriculture Residential to R-2 Medium Density Residential District located at the approximate corner of Tower Rd and Maple Street addressed as 3740 Tower Rd, Santa Fe, Texas 77517, being a 9.0169-acre lot with the legal description AUSTIN ADDN RPLT (2017) ABST 613, BLOCK 1, LOT 1 (1-0) Santa Fe, Galveston County Texas.

Community Service Director Stacey Baker states Scott Helpenstill purchased a 9 -acre property located at the approximate corner of Tower Rd. which is currently zoned Agriculture Residential. He is requesting it to be rezoned to R-2 Medium Density Residential District. Agriculture Residential which provides lot sizes to be larger with a road frontage of 80ft and not less than 10,000 sq. ft. Stacey states R-2 provides for smaller lots with road frontage of not less than 40 feet of width lot area no less than 5000 sq. ft. They are proposing a 30-lot subdivision with majority lots being a min. 6,000 sq. ft with a road frontage about 56ft. They are just short of R-1, 60ft frontage so they just want to decrease it by a few feet on each lot. WCID #8 does service this area, DD1 guidelines will be allowed for this development and upon approval of the zone change by the commission and city council preliminary plans will be forwarded to Brown and Gaye and DD1 for review as well as the zoning board. Wendy Mcgee excuses herself from the zone change hearing due to her personal company may have an interest in this project at a later date.

Ronnie Willoughby opened the public hearing at 7:10 p.m.

Marta Carta of 3804 N. Morning Glory had a concern about the letter she received about the development and was concerned how it would affect her lot per the red line on the letter and why her property was included in the circle. Stacey explains to her that the map she received is provided by Galveston Central Appraisal District when we have these types of projects and have to notify all property owners within the 200-foot radius and shows that she is within the 200-foot line. James Hodgson of 15811 Pine St. had a few concerns about drainage and the increase in traffic. Timothy Clark of 3620 Ave F main concerns were about the drainage. Scott Helpenstill the developer explains they will be putting in 18 in. drainage pipe around the entire perimeter of that northeast and south of their property which on every lot that will drain into their detention. They have taken the drainage issues in consideration, and this will help drainage along connecting properties. Drainage will be reviewed by DD1 and approved before anything can take place. Dana Marks asked for clarification on emergency exits for more than 30 homes you need a second exit in which Tony did verify.

Public Hearing closed 7:24 p.m.

Gary Smith makes the motion to change the zoning from AR to R-2 Residential District. Ronnie Willoughby seconded the motion. Motion passes unanimously.

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 (120-4) ALTA 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.

Numerous citizens voiced strong oppositions to this Conditional Use Permit with concerns about drainage, flooding, increase traffic, and increase in taxes. Those speaking at the public hearing against: Kenneth Burge of 11620 FM 1764, Denise Cowart of 3011 Ave J, Pete Lasneske of 10903 Derrick Dr., Marcelo Remotti of 11413 7th St., Andrew Haygood of 2904 Bruce Hall Rd., Frank Trochesset of 3605 Ave. F, Jim Cowart of 3011 Ave J, Timothy Clark of 3620 Ave F, Andrew Mills of 11010 Giles Rd. Earl Hooper of 12111 Enclave Ct., Brett Haduch of 4901 S Elm, Matt Bell of 3502 Ave E ½, Amanda

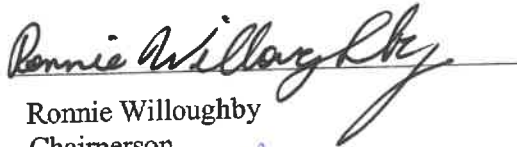
Cherry of 3700 Ave F, Greg McCann of 11550 FM 1764, Clint Watson of 3721 Ave. E, Trudy Trochesset of 3605 Ave F, Rusty Schroeder of 11203 FM 1764, Fuel Depot of 11705 FM 1764, Mike Johnson of 3018 Ave F, Christine Villere of 3015 Ave F, Alica Bell of 3502 Ave E ½, Shana Loterbauer of 10905 Derrick Dr. Cheryl Lasneske of 10903 Derrick Dr., Traci Puckett of 17420 Mc Donald Rd.

Public Hearing closed at 9:27 p.m.

Brandon Noto makes the motion to recommend to city council to deny the Conditional Use Permit. Dana Marks seconded the motion. Motion passes unanimously.

7. Adjournment

Motion by Brandon Noto, seconded by Ashley Gutierrez to adjourn. The motion passes and the meeting adjourned at 9:29 p.m.



Ronnie Willoughby
Chairperson



Stacey Baker
Community Service Director