

# CITY OF SANTA FE


Planning and Zoning Commission  
April 7, 2020 at 7:00 PM  
Santa Fe City Hall Council Chambers  
12002 HWY 6  
SANTA FE, TEXAS

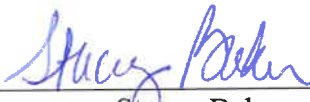
## MINUTES

1. Call to Order 7:00 pm
2. Roll Call: Patsy Cook, Gary Smith, Dana Marks, Ronnie Willoughby.  
Staff Present: Mary Haley, Stacey Baker, Kali Williams
3. Invocation and Pledge of Allegiance by Dana Marks
4. Approval of minutes from February 02, 2021 meeting. Motion to approve by Gary Smith, seconded by Dana Marks; approved unanimously.
5. Public hearing consideration and possible action regarding SD 201203 Beverly Hills of Santa Fe Replat for 3 Lots, 1, Reserve, 1 block, 1.01 acres, being a replat of ABST 47 L CRAWFORD SUR PT OF OUTLOT 365 (365-18) ALTA LOMA OUTLOTS, located at 13145 6<sup>th</sup> Street, City of Santa Fe, Galveston County, Texas. This property is lined on the south side by the DD1 drainage ditch. There will be a section on the back side that will be reserved for DD1 usage. The property is R1, the lots are small, and the houses are close together but meet all requirements to be platted. This location has public water and sewer. The property is in a flood zone and will have to provide elevation certificates. Open to public at 7:09pm, closed at 7:10pm.-----Motion by Gary Smith, seconded by Patsy Cook, approved unanimously.
6. Public Hearing consideration and possible action regarding PUD 21301 Mulberry Farms Preliminary review and approval of the Mulberry Farms (Planned Unit Development PUD) Master Plan, 65.6 Acres, mixed-use project, bounded on the north by FM 1764 and west by Avenue L. The master plan was displayed on the screen. Conceptual plans were approved previously. Open to public at 7:14pm Daniel Blanco presented the information regarding Mulberry Farms. There will be 168 lots, with a 1.2 acre community/amenity center. There will also be commercial space available along FM1764. The traffic impact analysis shows that the traffic flow will not be negatively impacted with the planned multiple egresses. They will also realign Avenue L, with a slight curve, instead of the current 90-degree angle turn from the southern portion of Ave L South to 6<sup>th</sup> Street. Plans to start the project in July 2021 and begin building January 2022. All environmental aspects have been checked and approved. Betty Cheek at 3829 Ave L has concerns about the corner at 6<sup>th</sup> street and Ave L. Mrs. Cheek also wants the developer to reference the property around hers, at 3829 Ave L. Daniel Blanco did not see this being a problem and advised Mrs. Cheek to contact Chessmark and Castlerock. Close to public at 7:28pm. -----Motioned by Dana Marks, seconded by Gary Smith, approved unanimously.
7. Public hearing consideration and possible action regarding SD 210303 Mulberry Farms Section 1 Review and approval of a preliminary plat of Mulberry Farms Section 1,100 lots, 9 restricted reserves, 5 blocks, 28.7 acres, out of the Mary Austin Survey, A-1

located at FM 1764 and Avenue L, City of Santa Fe, Galveston County, Texas. This is a preliminary plat. This will be for the road dedications, TXDot will need to assess the plat and plans and approve to move forward. Will need the metes and bounds and DD1s corrections. Open to public at 7:34 pm Daniel explains, the timing should work that section one should be completed prior to the TXDot permit. But are separated to comply with the city ordinances. Closed to the public at 7:36 pm. Motioned by Dana Marks, seconded by Gary Smith, approved unanimously.

8. Public hearing consideration and possible action regarding SD 210304 Mulberry Farms Street Dedication Review and approval of a preliminary plat of Mulberry Farms Street Dedication, .09 acres, out of Mary Austin Survey, A-1, located at FM 1764 and Avenue L, City of Santa Fe, Galveston County, Texas. This will need to show the metes and bounds and DD1's corrections. Open to the public at 7:39 pm, and close to public at 7:41 pm. Brandon Noto arrives at 7:40pm. Dana asked about stoplights. There will be no added lights or extra stop signs. Motioned by Ronnie Willoughby, seconded by Dana Marks, approved unanimously.
9. Adjournment 7:43 PM

  
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Ronnie Willoughby  
Chairperson

  
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Stacey Baker  
Community Services Director