

CITY OF SANTA FE
PLANNING & ZONING COMMISSION
SPECIAL AGENDA
NOVEMBER 9, 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
Wyndee Wagner -McGee, Ronnie Willoughby, Brandon Noto, Glennie Hefner: 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 October 19, 2021
Glennie Hefner made a motion to approve. Ronnie Willoughby seconded. Motion passes unanimously.
5. Public Hearing, consideration, and possible action: SD 210802 regarding the approval of a replat for Daca Farm Estates a 15-acre lot, being subdivided into 5 lots, with the legal description ABST 118 J HAGGARD SUR PT OF OUTLOT 83 (83-3) ALTA LOMA located on 4 ½ Street with cross street Bruce Hall Rd, Santa Fe, Galveston County, Texas.

Stacey Baker gives a little background on the property advising Joy Hall made an application to divide their family 15-acre lot into 5 separate lots. All lots face 4 ½ Street and will have separate entrances to each lot. She advised the Drainage District was able to obtain an easement on the northeast corner of the lots for their drainage ways. WCID #8 does not service the area so it will all be on well and septic systems. She advised since it's 5 lots it has to come to the board for approval.

Public Hearing opened at 7:11p.m.

Anthony Jammer at 10920 4 ½ St. wanted to know on the 5 lots what kind of zoning they would be zoned as. Stacey advised it would be agricultural residential zoning not for commercial business.

Public Hearing closed at 7:14 p.m.

A motion was made by Wyndee Wagner- McGee. Glennie Hefner seconded it. Motion passes unanimously.

6. Public Hearing, consideration, and possible action: ZC 21-03 requesting a zone change from AR Agriculture Residential to R-2 Medium Density Residential District for a portion of a property located at the corner of Maple Street, Elm Street, and Highway 6, being 42.45 acres of vacant Property, Santa Fe, Texas 77517, Property ID 23071, Legal description ABST 604

& 613 & G N RR SUR SEC 16 & SEC 19 PT OF LOT 1 (1-1) BLK 80 Angell Runge
ADDN, Santa Fe, Galveston County, Texas.

Stacey Baker advises Kim Reed with Evening Investors made an application to rezone a portion of a 42.45-acre lot from AR to R2. She advises he would like to leave the portion facing Highway 6 as Highway Commercial and requesting the back portion R2 medium density which will allow him to build the smaller lot sizes and fit a few more homes in than the Agricultural Residential. She stated in the back of the packet she provided the ordinance and explanation of the R2 zoning to the board so they could see what is involved in the R2 zone. She states he is required to have 2 entrances. WCID #8 did provide a letter stating there would be accessible water and sewer. DD1 did also review a preliminary drainage plan and were also able to acquire more drainage to benefit them. The email from Brown and Gaye was also printed, they are the ones who review the drainage for DD1 and for the City and the whole site will drain to the Elm channel right at its crossing and they are reserving additional right away for the channel to be widen from South Highway 6 to the crossing,

Public Hearing opened at 7:20p.m.

Susan Bell at 15230 Maple St. was concerned about the drainage, the new zoning request and where the entrance and egress would be located at if it was going to be located on Maple. Judith at 15314 Maple St. voices concerns about the drainage and what it will do to her property and the entrances on Maple Street. Jeremy Spruell at 3729 Sias Ln. voices concerns about drainage and how it flows to Maple and goes to Elm and then to 6th. Another concern is the traffic on Maple is already horrible. Mr. Reed advises that the lots size will be from about 1500sqft-2500sqft. all single-family dwellings he states. He also shows that they will have two detention ponds. TxDot is also doing a traffic study. Mr. Reed States he would like to have freestanding businesses in the Commercial area. Alec Dobson at 3410 N. Elm had a zoning question for the commercial frontage is 300ft are the detention ponds considered in the future development. Jon Fiesel at 15110 Maple St. thinks that there's going to be some issues with drainage and traffic.

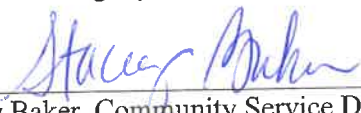
Public Hearing closed at 8:00p.m.

Wyndee Wagner- McGee makes a motion to postpone pending needing extra time to research property. Glennie Hefner seconded motion. Motion passes unanimously.

7. Adjournment

Motion by Ronnie Willoughby, seconded by Brandon Noto to adjourn. The motion passes and the meeting adjourned at 8:06 p.m.

Ronnie Willoughby, Chairperson



Stacey Baker, Community Service Director