

CITY OF SANTA FE  
PLANNING & ZONING COMMISSION  
MINUTES  
FEBRUARY 1, 2022 7:00PM  
SANTA FE CITY HALL COUNCIL CHAMBERS  
12002 HWY 6, SANTA FE, TEXAS

**MINUTES**

1. Call to Order  
Gary Smith called the meeting to order at 7:00 p.m.
  
2. Roll Call  
Gary Smith, Wyndee Wagner McGee, John Dickerson, Glennie Hefner, Tim Clark: Present
  
3. Invocation and Pledge of Allegiance  
The Invocation and Pledge of Allegiance to the U.S. Flag was led by Gary Smith
  
4. Swear in new member  
Stacey swears in Tim Clark
  
5. Approval of minutes from December 7, 2021, meeting.  
Motion made by Glennie Hefner and seconded by John Dickerson to approve minutes from December 7, 2021, meeting all approved.
  
6. Public Hearing, consideration and possible action regarding ZC 22-01 requesting a zone change from MH Manufactured Housing to AR Agriculture Residential addressed as 19011 McKay Rd, Alvin, Galveston County, Texas, being a 3.69-acre lot with the legal description ABST 601 I & G N RR SUR SEC 13 PT OF LOT 44 (44-7) I & G RR SUR MH VIKING 1980 24X60, Alvin, Galveston County, Texas.

Mr. Hartman is requesting a zone change from MH to AR. He would like to upgrade the zone to be able to replat it into 3 lots and place site-built homes there. Currently, the property is zoned for manufactured housing. Mr. Hartman states the reason for the change is to put an accessory structure for his parents to live in on the property with him all on one property. With the current MH zone it doesn't allow for accessory structure that's the reason for the zone change.

Public Hearing Opened – 7:08p.m.

Public Hearing Closed - 7:11p.m.

Wyndee Wagner McGee makes a motion to accept this recommendation to council to change zoning from Manufactured Housing to Agriculture Residential. Seconded by Glennie Hefner.  
Motion passes.

7. Public Hearing, consideration, and possible action regarding SD 220105 Gateway Plaza; the approval of a preliminary plat for a vacant property to be subdivided into 3 lots located at the Southwest corner of FM 1764 and Avenue F, Santa Fe, Galveston County, Texas; being a 9.44-acre lot with the legal description ABST 149 E MITCHLL SUR PT OF OUTLOTS 129 & 130 (129-4) ALTA LOMA OUTLOTS Santa Fe, Galveston County, Texas.

Stacey Baker states Mr. Boyer is requesting a preliminary plat approval and site plan for the proposed has station, retail sales, assisted living/memory care facility for the 9.44-acre. The property is zoned highway commercial. The plat calls for 3 lots. A final plat will not be approved until a significant amount of infrastructure has been put in place. DD1 and Brown and Gaye have advised that this development would not result in an adverse impact on the Highland drainage channel. WCID8 and Sander Engineering advises they have the water and sanitary sewer capacity to provide for the 60 ESFC needed for this project with a lift station provided by the developer.

Public Hearing Opened – 7:23p.m.

Corey Boyer the developer speaks about his development for the assisted living facility and how Santa Fe doesn't have a facility like this and is requesting for P&Z to approve the preliminary plat. Frank Trochesset at 3605 Ave F, is concerned how the road will be widened to the city's standards. Matt Bell at 3502 Ave E ½ questioned why there would be two retail spots in front of an assisted living center seemed weird to him. Andrew Mills at 1100 Giles Rd, wanted to note that there was a quorum/meeting before the public hearing started. He felt that the city attorney has no affairs with what the P&Z board decides because they are appointed by city council to speak on behalf of the citizens and do what's right for the City of Santa Fe regardless what the attorney says. He's aware that it is zoned for highway commercial and knows that it will be developed eventually and wants the city to work together on getting it developed with something Santa Fe needs. Tommy Anderson at 12105 14<sup>th</sup> St. was in favor of having this type of development in the city because he just recently had a family member, he had to put in a facility like this and the closest one was in Friendswood. Benny Thibodeaux at 3601 Ave F voiced concerns about the lift station being moved to the other side away from his house that's 25ft and if it was to overflow would it be in their yard. Jason Tabor at 11936 10<sup>th</sup> St. stated that the water and sewer lift station big enough to handle the entire highway for the city limits not just for this development. He stated that the lift station must be designed per TECQ standards. Rusty Schroeder at 11203 FM 1764 voices concerns about the 200ft - 1000ft notice how he doesn't receive notices. He also is concerned about the pipes in front of his house how they don't drain. Christine Villere at 3015 Ave F voiced concerns about the traffic, shaded trees, electrical services, and the developer using local contractors.

Public Hearing Closed – 8:46p.m.

Mr. Clark speaks about certain ordinances for the development and had voiced some concerns about some things were missing or not shown on the preliminary plat as well as some of the city ordinances need to be updated by council. Mr. Clark stated that he was also asked to recuse himself from the vote on this matter since he's on the planning and zoning committee as an

appointed official. Mr. Boyer voiced that with other cities he has dealt with and in situations like this he's seen where attorneys have advised elected officials to recuse themselves because they were advised not to vote. Mr. Clark agreed he would recuse himself after he voiced his concerns.

Wyndee Wagner McGee makes a motion to approve the subdivision plat into 3 lots. Glennie Hefner seconded the motion. Motion passes.

8. Discussion and possible action regarding the site plan approval for Gateway Plaza, a possible development of retail sales, convenient store/gas station, and assisted living/memory care facility, located on the Southwest former of FM 1764, and on 9.44-acre lot, with the legal description ABST 149 E MITCHLL SUR PT OF OUTLOTS 129 & 130 (129-4) ALTA LOMA OUTLOTS Santa Fe, Galveston County, Texas.

Stacey explains the site plan was provided to the board with additional renderings of the project for them to review. She stated that for all commercial properties coming into the city they would get a site plan to review. Mr. Clark had some questions about some trees being wiped out and the nature barriers that have been there for decades. Mr. Boyer stated that there would be some trees that need to be removed but he would try to retain as many trees as possible. Mr. Clark asked about if Mr. Boyer would put in additional trees to make the 40ft. to match the matrix that says 60ft. Stacey does advise Mr. Clark that the ordinances do need to be updated as they have found several that need to be adjusted. Jason advises that the tree ordinance because they changed the tree size due to the lot sizes used to be 60ft lot sizes and they allowed R2 to go down to the 40ft lot sizes. Wyndee Waner McGee states that when the public has an issue with an ordinance the citizens of Santa Fe should come and voice their concerns to council to address it there because it can be changed just not by the P&Z board. She strongly advised the citizens in the meeting to come and be apart in making changes, but the board can't deny that something will be built something on that property that follows the codes and ordinances they have.

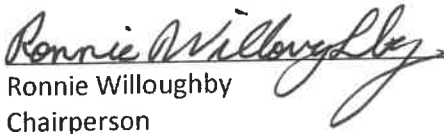
Trudy Trochesset at 3605 Ave F had some concerns about the \$200,000 ARAP money received to be allocated to improve the drainage for the area, as well as how the facility would be maintained in the future and taken care of. Marty and Tony advised that they will get a life safety inspection annually plus the existing building codes the city can enforce it against them, plus the state will be doing their own inspections. Andrew Mills at 1100 Giles Rd. would like for our ordinances to be updated. Frank Trochesset at 3605 Ave F voices his concern about the road needing to be widen. Tommy Anderson stated that the developer isn't responsible for correcting a city road that's city council's job.

Tim Clark makes a motion to approve the site plan with a stipulation to the site plan that the south entrance on Ave F be a fire emergency rescue use only gated and locked in accordance with the standards of the fire marshal and the state or whatever supersedes. Seconded by John Dickerson. Motion passes.

9. Discussion: Training session scheduled for February 3, 2022, at 6:30 p.m.  
Reminder about the training.

10. Adjournment

Motion by Gary Smith, Seconded by Wyndee Wagner McGee to adjourn. The motion passes and the meeting adjourned at 9:50 p.m.

  
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Ronnie Willoughby  
Chairperson

  
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Stacey Baker  
Community Service Director