

CITY OF SANTA FE
PLANNING & ZONING COMMISSION
MINUTES
MARCH 1, 2022 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 7:00 p.m.
2. Roll Call
Wyndee Wagner McGee, John Dickerson, Timothy Clark, Gary Smith, Ronnie Willoughby:
Present
3. Invocation and Pledge of Allegiance
The Invocation and Pledge of Allegiance to the U.S. Flag was led by Timothy Clark.
4. Approval of minutes from February 1, 2022, meeting
Motion made by Gary Smith and seconded by Wyndee Wagner McGee to approve minutes from February 1, 2022, meeting all approved.
5. Public Hearing, consideration and possible action regarding ZC 22-02 requesting a zone change from AR Agriculture Residential to HC Highway Commercial being 2.58 acres, vacant lot fronting FM 646 South near 25th Street, Property ID 608530, Legal Description D&D Brothers Sub Rplt (2015) Abst 49 Lot 1 2.5866 acres, Santa Fe, Galveston County, Texas.

Stacey Baker explains Derrick Thurmond purchased 2 lots located on FM 646 across from Salt Grass Cowboy Church. The property is currently zoned Agricultural Residential. He would like to rezone it to Highway Commercial to match the zoning in the area which this property was previously zoned Highway Commercial about 7 years ago. Elaine Cotton at 5710 Ave G 1/2 contacted Stacey and advised her only concern was that if a commercial business was to go up that we require some type of fencing to be put up to separate her residential property from this commercial lot.

Public Hearing Opened – 7:07 p.m.

Edye Shipwash at 5700 S. FM 646 doesn't agree that the zone change be granted because she doesn't agree that it's a good area for highway commercial, she knows that the city needs businesses. She would like the area to stay old town Alta Loma.

Public Hearing Closed – 7:12 p.m.

Timothy Clark makes a motion to recommend to city council not to rezone the property at this time to Highway Commercial and to leave it Agriculture Residential until some type of plans are presented on what is going there. Seconded by John Dickerson. Motion passes.

6. Public Hearing, consideration, and possible action regarding ZC 22-03 requesting a zone change from AR Agriculture Residential to HC Highway Commercial being 2.58 acres, vacant lot fronting FM 646 South near 25th Street, Property ID 608531: Legal Description D&D Brothers Sub Rplt (2015) Abst 49 Lot 2 2.5866 acres, Santa Fe, Galveston County, Texas.

Stacey Baker explains Derrick Thurmond purchased 2 lots located on FM 646 across from Salt Grass Cowboy Church. The property is currently zoned Agricultural Residential. He would like to rezone it to Highway Commercial to match the zoning in the area which this property was previously zoned Highway Commercial about 7 years ago. Elaine Cotton at 5710 Ave G 1/2 contacted Stacey and advised her only concern was that if a commercial business was to go up that we require some type of fencing to be put up to separate her residential property from this commercial lot.

Public Hearing Opened – 7:17 p.m.

Edye Shipwash at 5700 S. FM 646 doesn't agree that the zone change be granted because she doesn't agree that it's a good area for highway commercial, she knows that the city needs businesses. She would like the area to stay old town Alta Loma.

Derrick Thurmond owner of the property stated that it was rezoned from highway commercial back in 2014 to Agricultural Residential and he was unaware of needing to provide his plans for zone change request in front of the board at this time. He stated he has a few different ideas but he wants to possibly put a storage building up and business part up front. He feels Santa Fe is growing and he has plans for his property to be developed. Mr. Thurmond stated that the land to the north, the church is highway commercial, and his property was originally zoned highway commercial.

Public Hearing Closed – 7:22 p.m.

Timothy Clark makes a motion to recommend to city council not to rezone the property at this time to Highway Commercial and to leave it Agriculture Residential until some type of plans are presented on what is going there. Seconded by John Dickerson. Motion passes.

7. Discussion and possible action regarding the site plan approval for Big Horn BBQ and gas station located on a vacant lot at FM 646 and FM 1764, north of the City of Santa Fe Police Department. Property ID 608507: Legal Description Stripes Santa Fe (2015) Abst 1, Block 1, Res A & Adj W 85.33 Ft of Lot 16 Thaman's 1st, acres 2.27, Santa Fe, Galveston County, Texas

Stacey Baker explains Big Horn BBQ is submitting their site plan to build a restaurant and gas station at the hard corner for FM 646 and FM 1764 next to Santa Fe Police Department. On the site plan they submitted they changed from underground detention to above ground detention. There is no time frame when they will start building yet due to getting building materials. John Dickerson makes a motion to accept the site plan. Seconded by Wyndee Wagner Mcgee. Motion passes.

8. Discussion and possible action regarding the site plan approval for Boyd's Crawfish drive thru located on a vacant lot next to Holloway Rd at 16919 Hwy 6 Property ID 231224: Legal Description Abst 610 Page 2 Lots 4 thru 6 Scruggs Addn., Santa Fe, Galveston County, Texas.

Stacey Baker explains Jason Cogburn with Boyd's Crawfish is submitting their site plan to build a drive through crawfish station located on FM 646 near Holloway Rd. Mr. Cogburn owner of Boyd's in Texas City states he would like to have a drive thru location here in Santa Fe where people pick up live Crawfish. For right now Mr. Cogburn stated he will only start out with one drive thru lane entering off Hwy 6 and exiting out on Holloway depending on business expansion there is room to expand for additional lanes if needed. It was also noted that Mr. Cogburn would get the crushed concrete part fixed and changed to asphalt on the plans because the city doesn't allow crushed concrete (dust free).

Frank Trochesset at 3605 Ave F was concerned about how the Crawfish will be disposed. Mr. Cogburn stated that with them just selling the live crawfish the sacks aren't busted open and everything just gets moved out.

Ronnie Willoughby makes a motion to approve the site plan for Boyd's Crawfish drive thru. Seconded by Gary Smith. Motion passes.

9. Discussion and possible action regarding: Zoning notifications and 200 ft rule

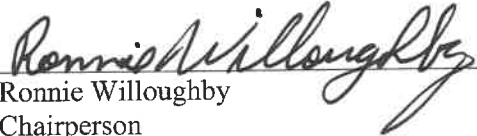
Stacey advised there's been some request by citizens to expand the 200ft rule to 500ft. She reached out to the city's attorney which he advised it had to go to planning and zoning and then to council to recommend it be changed. The attorney advised that just because the city can expand the notification rule to the 500ft to keep in mind when it comes to people protesting it has to be the 200ft rule because that's what's inside the Texas Local Government Code.

John Dickerson makes a motion to recommend to council to move the Zoning notification from 200ft rule to 500ft. Seconded by Wyndee Wagner McGee. Motion passes.

10. Discussion: Training session scheduled for March 3, 2022
Robert's Rules of Order and Parliamentary Procedures

11. Adjournment

Gary Smith makes a motion to adjourn the meeting at 7:57 p.m. Seconded by Wyndee Wagner McGee. Motion passes.


Ronnie Willoughby
Chairperson


Community Services Director
Stacey Baker
City Secretary
Alun W. Thomas