

CITY OF SANTA FE
PLANNING & ZONING COMMISSION
MINUTES
APRIL 5, 2022, 7:00PM
SANTA FE CITY HALL COUNCIL CHAMBERS
12002 HWY 6, SANTA FE, TEXAS

MINUTES

1. Call to Order
Ronnie Willboughby called the meeting to order at 7:01p.m.
2. Roll Call
Tim Clark, Ronnie Willboughby, Glennie Hefner, John Dickerson, Wendy Mcgee: Present
3. Invocation and Pledge of Allegiance
The Invocation and Pledge of Allegiance to the U.S. Flag was led by Tim Clark.
4. Approval of minutes from the March 1, 2022, meeting
Motion made by John Dickerson and seconded by Tim Clark to approve minutes from March 1, 2022, meeting all approved.
5. Public hearing, consideration, and possible action: PZ - 2201
REQUEST: Variances Location/Legal Description: 4143 Ave F: Property ID 367612: ABST 149 E MITCHELL SUR PT OF OUTLOTS 112 & 113 (112-4) ALTA LOMA OUTLOTS, Santa Fe, Galveston County Texas. **3 Variance Requests** from City of Santa Fe Code of Ordinances; **REQUEST 1:** Chapter 8 Subdivisions Section 3.2.3 Requesting a building permit/certificate of occupancy to be issued for a property not in conformity with the ordinance **REQUEST 2:** Section 6.3 Streets Article A number 2: Requesting approval to subdivide property for an area with frontage and access from an existing street and the portion of the street is not suitably improved as required :Article B Streets shall be graded and improved and conform to the City of Santa Fe construction standards and shall be approved as to design and specifications by the City development officer **REQUEST 3:** Section 6.3 Streets Number 2 Dead – end Streets: a cul-de-sac turnaround shall be provided at the end of a permanent dead-end street according to the construction standards

The Mitten and Broussard Family are requesting variances from the code of Ordinances for their property. Currently their property is located on a dead-end street, no cul-de-sac. The paving on the street does not extend all the way to the end of the street. Per the codes, the property owner cannot split the property and build a home on a unimproved street. They are requesting variances to subdivide the property, to build one home on the subdivided property, and not to build a cul-de-sac at the end of the road. The Street

Department submitted and email with no objection to the property owner extending the street and maintaining it. DD1 also submitted a letter advising this would not affect their access to the drainage ditch that's located there.

Public Hearing Opened – 7:18 p.m.

Terri Broussard states the property was purchased about 12yrs ago. There's about 5 acres. They have a family trust home currently and her and sister have agreed to subdivide a portion out of the trust once her family home is built. The road was never finished to the end at the highland bayou which is about 85 feet which is graded, and a lot of people do use it. Santa Fe and Galveston County Annexed in 2008, none of the roads then were finished after the annexation. Ms. Broussard also stated that back in 2002 when their house was built, we didn't require Santa Fe's ordinances, but now it does due to them being annexed. She provided pictures showing the drive entrance and what it looks like now. They just would like to get the three variances they have requested prior to getting the land subdivided.

Public Hearing Closed – 7:28 p.m.

Variance Request 1 – Ronnie Willoughby makes a motion, seconded by Tim Clark.
Motion Passes

Marty explains variance request number 2 is the street frontage stating the Broussard's will maintain it and it will be on their plat when they submit it and the board is giving them a variance for having 80ft of road frontage that will also be on the plat.

Public Hearing Opened – 7:48 p.m.

Terri Broussard stated its in continuation with her first request.

Public Hearing Closed – 7:49 p.m.

Variance Request 2 – Wendy Mcgee makes a motion, seconded by Tim Clark. Motion Passes.

Public Hearing Opened - 7:50 p.m.

Terri Broussard request they use her driveway instead of a cul-de-sac. In continuance with the prior request.

Public Hearing Closed – 8:51 p.m.

Variance Request 3 – Wendy Mcgee makes a motion, seconded by Tim Clark. Motion Passes.

6. Public hearing, consideration, and possible action: File SD 220301 Wagner Farm House Addition

REQUEST: Approval of a replat for a parcel being a 2.126-acre lot, being subdivided into 6 lots, with property ID # 722662 legal description LOT 2 BLK 1 OF HOLLAN ESTATES, Santa Fe, Galveston County, Texas, located at the intersection of Ave S and 4 ½ Street.

Dennis Wagner submitted a plat for approval for 2.126 acre lot to be divided into 6 lots. Per the City's codes, the plat cannot be considered a minor plat, approved by staff, due to the number of parcels.

Wendy Mcgee – recused herself

Public Hearing Opened – 8:00 p.m.

Julie Finger at 4 ½ St. was concerned that this development was already taking place prior to coming to P&Z and was unaware of the plans for homes 6 houses being put there. Marty explains Mr. Wagner can do all the dirt work on his property he owns prior to building. With this being a platting issue, if Mr. Wagner meets all the requirements we have in the stated laws and ordinances we are required to issue the plat.

Public Hearing Closed – 8:07 p.m.

Wendy explains the two lots in the back will mimic the Ms. Hollins house. The two houses that face Ave S are identical to Ms. Hollins property. The four that face off of 4 ½ St. will face the ag barn, which all will be maintained or sold to family.

Motion made by John Dickerson, seconded by Glennie Hefner. Motion passes.

7. Public Hearing, consideration, and possible action: File SD 220202 Centennial Oaks Subdivision

Requesting: Approval of a preliminary plat for Galveston County CAD property ID 230071 legal description: ABST 604 & 613 I G N RR SUR SEC 16 & SEC 19 PT OF LOT 1 (1-1) BLK 80 ANGELL RUNGE ADDN being vacant 42.45 acres, proposed 8 blocks, 99 lots, with reserves located in Santa Fe, Galveston County, Texas

Mr. Reed is submitting for a preliminary plat approval of Centennial Oaks. This development will include 99 homesites, commercial sites, and drainage ways. This property was recently rezoned, and they are ready to move forward with building out the infrastructure. Per the email from BGE/DD1, the drainage plan will be on DD1's April 2022 agenda for approval.

Public Hearing Opened – 8:20 p.m.

Mr. Bell at 15230 Maple St. asked more about the detention ponds.

Public Hearing Closed – 8:25 p.m.

Motion made by Tim Clark to approve the drainage with the contingent by DD1, seconded by Glennie Hefner. Motion Passes.

8. Public hearing, consideration, and possible action: File SD Mulberry Farms Street Dedication Requesting: Final plat of Mulberry Farms Street Dedication, .08 acres, out of the Mary Austin Survey, Abstract 1, City of Santa Fe, Galveston County, Texas

Mulberry Farms is submitting for a final plat review and approval for their phase 1 development. If this plat is approved, the plat will not be recorded until infrastructure is completed. This is a PID project.

Mr. Clark asked if any construction plans have been submitted on the road to us and do they need to be. Marty explains with this being a PID, if they approve the final plat we will sit on it so they can get their bond money. We just don't record with the county until all the other stuff is met.

Public Hearing Opened 8:35 p.m.

Public Hearing Closed 8:36 p.m.

Glennie Hefner makes a motion to approve the final plat subject to them meeting all the regulations. Seconded by Ronnie Willboughby. Motion Passes.

9. Public hearing, consideration, and possible action: File SD 210303 Mulberry Farms Section 1

Requesting: Approval of a final plat of Mulberry Farms, being 100 lots, 9 reserves, 5 blocks: A subdivision of 29.078 acres of land located in the Mary Austin Survey, Abstract 1 City of Santa Fe, Galveston County, Texas

Mulberry Farms is submitting for a final plat review and approval for their road. If approved, the plat will not be recorded until infrastructure is significantly completed.


Public Hearing Opened – 8:40

Public Hearing Closed – 8:41

Motion made by Tim Clark to approve the final plat approval, Seconded by Ronnie Willboughby. Motion Passes.

Adjournment

Motion by Glennie Hefner to adjourn the meeting at 8:41 p.m. All in favor.


Ronnie Willoughby
Chairperson


Monique Guidry
Community Service