

CITY OF SANTA FE
PLANNING & ZONING COMMISSION
REGULAR AGENDA
JUNE 7, 2022, 7:00PM
SANTA FE CITY HALL COUNCIL CHAMBERS
12002 HWY 6, SANTA FE, TEXAS

MINUTES

1. Call to Order
The meeting was called to order at 7:00 p.m. by Glennie Hefner.
2. Swear in new members
Shannon Wofford is sworn in by Alun Thomas.
3. Roll Call
Janet Davis, Gary Smith, Shannon Wofford, Wyndee Wagner-McGee, Glennie Hefner, Ronnie Willoughby – Present
4. Invocation and Pledge of Allegiance
The invocation and Pledge of Allegiance was given by Ronnie Willoughby.
5. Approval of minutes from May 3, 2022, meeting
Motion made by Ronnie Willoughby, seconded by Wendy Wagner-McGee to approve May 3, 2022, meeting.
6. Discussion and possible action regarding the site plan approval for Whataburger located at 4206 Warpath Ave and HWY 6. Property ID 193465 Legal Description ABST 47 L CRAWFORD SUR PT OF OUTLOT 388 (388-2) ALTA LOMA OUTLOTS Santa Fe, Texas.
Ronnie Willoughby wanted clarification on the back driveway HEB has the 18 wheelers use to drop off and go out Hwy 6. The engineer clarified their current path to access to Hwy 6 is going to be the drive thru lane for the Whataburger, so it will be cut off and be redirected and turn into a shared access and still get out on Hwy 6. They won't have to cross the parking lot to get to Warpath. Ronnie Willoughby makes a motion to approve the site plan for Whataburger, seconded by Wendy Wagner-McGee. The motion passes unanimously.
7. Discussion and possible action regarding the site plan approval for FM 646 APARTMENTS located on a vacant lot at FM 646 between 9th and 11th street, north of Santa Fe Animal Hospital. Property ID 192442: Legal Description ABST 149 E MITCHELL SUR PT OF OUTLOT 257 (257-3) ALTA LOMA OUTLOTS Santa Fe, Texas.

Corey Boyer advised the apartments will be 3-stories except for the small building in the front by the main office and in the back corner of the northeast which will be 2- story. Entry and access points will be all off FM 646. Tony has verified the access points have been looked at and Mr. Boyer has been made aware that all gates will have to be knock box access, so the fire department has it. Mr. Boyer also opened the curves wider to get the fire trucks in the complex. Tony advised he's allowing the 3-story apartments because it will all be fully sprinkled. Corey advised that DD1 hasn't responded back to any emails. WCID #8 also hasn't responded to any emails they have sent, so several attempts to reach them have been made with no response. Wyndee Wagner-McGee was concerned about the impervious coverage. They are required to meet the 60% coverage and they confirmed they will meet that coverage. Another question Wyndee Wagner-McGee was concerned about was this location is zoned R3 and it's within the 300 feet do the corridor developer standards come with it. Marty confirmed that the corridor standards would come in. Wendy Wagner-McGee clarified she's only talking about Sec. 12.03 No. 4 under Parking Standards "no parking is only permitted in the vegetative setbacks" and it looks like from the drawings on the south side and east side that parking is in the setback. Mr. Boyer stated that the corridor is anything that faces FM 646. His engineer advised under Sec 12.07.01 Landscaping B. Buffer Yard Locations 1. Highway corridor buffers shall front a designated highway corridor. This buffer shall be at least six (6) feet in width providing a minimum opacity and desirable vegetative appearance. Frontage roads shall not include any portion of a vegetative buffer and shall be separated from the highway by the vegetative buffer area. His interpretation is it's only in the front of FM 646 and not the sides. Ronnie Willoughby asked about the detention pond stopping at the main gate if that would be all the way down. Corey stated that the pond is sloped, and the intention right now is to keep it a dry pond. Ronnie Willoughby makes a motion to approve the site plan. Seconded by Wendy Wagner-McGee. The motion passes unanimously.

8. Consideration and possible action: Centennial Oaks Subdivision Requesting: Approval of final construction plans. 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. Marty the building official advised Brown and Gay, WCID #8 and DD1 have reviewed and approved the construction plans. Motion made by Wendy Wagner-McGee to approve the final construction plans for Centennial Oaks Subdivision. Seconded by Ronnie Willoughby. The motion passes unanimously.

9. Adjournment

Motion by Wendy Wagner-McGee, seconded by Ronnie Willoughby to adjourn. The motion passed and the meeting adjourned at 7:30 p.m.


Chairman


Secretary