

CITY OF SANTA FE
 PLANNING AND ZONING COMMISSION
 REGULAR MINUTES
 SEPTEMBER 6, 2022, 7:00 P.M.
 COUNCIL CHAMBER, SANTA FE CITY HALL
 12002 HWY 6, SANTA FE, TEXAS 77510

MINUTES

I. CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Wyndee Wagner McGee.

II. ROLL CALL:

Commissioner	Present
a. Janet Davis	YES
b. Glennie Heffner	NO
c. Andrew Mills	YES
d. Gary Smith	YES
e. Wyndee Wagner-McGee	YES
f. Ronnie Willoughby	YES
g. Shannon Wofford	YES

III. INVOCATION AND PLEDGE OF ALLEGIANCE

The Invocation and Pledges of Allegiance were led by Commissioner Shannon Wofford.

IV. CITIZENS' COMMENTS

- a. Any person with city-related business not on this agenda who has signed in may speak to the Commission. Each speaker's time is limited to three minutes. In compliance with the Texas Open Meetings Act, the Planning and Zoning Commission may not deliberate on the comments. Personal attacks will not be allowed, and personnel matters should be addressed to the City Manager during normal business hours. Any person with city-related business that is on this agenda is encouraged to speak to the Commission under the relevant agenda item.

Individuals who signed up to speak are as follows:

Name	Address	Comment Summary
Timothy Clark	3620 Avenue F, Santa Fe, TX 77510	Explained that he is not in favor of granting a zoning permit for the Santa Fe Senior Housing Community (Item VII.b). He is concerned about potential drainage issues, thinks the 3-story project is too high, the independent living use will actually be a multifamily development, concerned about traffic.
Frank Trochesset	3605 Avenue F, Santa Fe, TX 77510	Believes that the Santa Fe Senior Housing Community (Item VII.b.) is actually a multifamily development, concerned about drainage, traffic.
Trudy Trochesset	3605 Avenue F, Santa Fe, TX 77510	Initially gave her time to Frank Trochesset. Questioned the experience of the developer.
Benne Freed		Did not speak, gave his time to Trudy Trochesset. Stated that Frank Trochesset said everything he was going to say.
Matt Bell	3502 Avenue E 1/2, Santa Fe, TX 77510	Concerned about the sanitary sewer lift station for Santa Fe Senior Housing

		Community (Item VII.b.), would prefer to see other types of development for the property.
Rob Loving		Did not speak.
Diane Callahan		Did not speak.
Ron Callahan		Did not speak.
Ken Burge	11620 FM 1764, Santa Fe, TX 77510	Concerned about construction traffic for the Santa Fe Senior Housing Community (Item VII.b.), would prefer to have all of the traffic on FM 1764.

V. APPROVAL OF MINUTES

- a. Consideration and possible action: approval of the minutes from the August 2, 2022 regular meeting.
Commissioner Willoughby made a motion for approval.
Commissioner Davis seconded motion.
Unanimous approval.
- b. Consideration and possible action: approval of the minutes from the August 23, 2022 special meeting.
Commissioner Wyndee Wagner-McGee asked that Item VII.b.iii, third paragraph be corrected to replace "Taylor at 4 1/2 was concerned..." with "Teighlor Marsalis at 13126 4 1/2 Street was concerned..."
Commissioner Mills made a motion for approval.
Commissioner Wofford seconded motion.
Unanimous approval.

VI. ZONING

- a. No zoning items for consideration this month.

VII. PLANS

- a. Consideration and possible action regarding a zoning permit: The Libation Station site and landscaping plan review, located at 13111 Hwy 6, Santa Fe, Texas.
The City Engineer explained the reason why a zoning permit is required along the State Roads in the City of Santa Fe.
Robert Loving, applicant, was asked to answer a few questions.
Andrew Mills asked about the location of the existing drives, what would be placed in the rock garden, and how the drainage will be handled.
Wyndee Wagner-McGee asked about the address of the property, 13111 versus 13113 SH 6.
Commissioner Willoughby made a motion for approval.
Commissioner Smith seconded motion.
Unanimous approval.
- b. Consideration and possible action regarding a zoning permit: Santa Fe Senior ~~Houston~~Housing Community site and landscaping plan review, located on the southwest corner of the intersection of FM 1764 and Avenue F.
The City Engineer explained that the uses proposed for this site are allowed by right in the HC zoning district.
Commissioner Davis asked the City Engineer if this project includes an apartment use.
Mr. Boyer was asked to come to the podium to answer questions.
Commissioner Mills asked how the State of Texas defines retirement community.

Mr. Boyer explained that a minimum age for this type of facility is usually 55 and up. Mr. Boyer explained that he has selected a facility operator that has significant experience with the proposed type of facility.

Mr. Boyer stated that the facility will not allow minor and disruptive children to stay in the facility. He also explained that if resident visitors become disruptive the operator will deal with the resident and potentially remove the resident from the facility.

The City Engineer asked Mr. Boyer if the entire facility will be a licensed care facility. Mr. Boyer replied in the affirmative.

Commissioner Mills proposed to postpone the decision on the item until the next meeting.

Mr. Boyer requested that the commissioners provide him with their questions in advance so he can have time to prepare appropriate responses.

The City Engineer requested the commissioners to send any questions they would like to have specific answer to the City Engineer and the City Engineer only.

Commissioner Mills moved to postpone the item until the next meeting.

Commissioner Willoughby seconded motion.

Unanimous approval.

VIII. BUSINESS ITEMS

a. OLD BUSINESS

- i. No old business to consider.

b. NEW BUSINESS

- i. Public hearing, consideration and possible action for SD220803 PRELIMINARY PLAT OF MULBERRY FARMS SECTION 2 INCLUDING 68 LOTS AND 4 RESERVES ON 3 BLOCKS. A SUBDIVISION OF PART OF ABSTRACT 1 M AUSTIN SURVEY, LOT 9 AND PART OF LOT 7, THOMAS SUBDIVISION AND ADJACENT EAST HALF OF ABANDONED RIGHT OF WAY; PART OF ABSTRACT 1 M AUSTIN SURVEY PART OF LOTS 8 AND 10 (10-1) THOMAS SUBDIVISION AND ADJACENT WEST HALF OF ABANDONED RIGHT OF WAY. (NORTHEAST CORNER OF THE INTERSECTION OF AVENUE L AND 6TH STREET, SANTA FE, TEXAS).

Public hearing opened at 20:14.

The City Engineer explained the nature of the preliminary plat.

Individuals who signed up to speak are as follows:

Name	Address	Comment Summary
Oanh Newton	1904 N. Grand Parkway W, Suite 100, Katy, TX 77449	Did not speak.

The commission asked about the dedication of the additional right of way at the southwest corner of the platted boundary. The City Engineer explained that this ROW was being dedicated so that the developer could fix the offset intersection of Avenue L at 6th Street.

The public hearing was closed at 20:17.

Commissioner Willoughby made a motion for approval.

Commissioner Wofford seconded motion.

Unanimous approval.

IX. REPORTS

a. Minor Plats approved

- i. No minor plats approved since the last meeting.

X. DISCUSSIONS

- a. Briefing, discussion and direction: Solicitation and development of possible future planning and zoning related legislation recommendations to the City Council and prioritization of the same.

The City Engineer explained that, due to workload and current staffing levels, the ordinance and language requests P&Z has made have been pulled back for the current time.

Commissioner Davis mentioned that we may need to update the Corridor Development Standards. The City Engineer informed Commissioner Davis that the Corridor Development Standards are on his list.

Commissioner Wagner-McGee requested that we schedule workshop sessions to discuss and go over the future changes to the ordinances.

Commissioner Wagner-McGee requested that Commissioner Mills be added to the COSF website on the Planning and Zoning page.

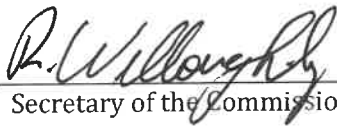
Commissioner Mills requested that City Council provide P&Z with an explanation of what powers and legal authority has been granted to the Fire Marshall has regarding zoning ordinances. The City Engineer stated that he would send Commissioner Mills scans of the International Fire Code relating to the determination of the width fire access roads.

XI. ADJOURN

Commissioner Willoughby made a motion to adjourn.

Commissioner Wofford seconded motion.

Unanimous approval.


Secretary of the Commission


Chair of the Commission