

CITY OF SANTA FE  
PLANNING AND ZONING COMMISSION  
REGULAR MINUTES  
NOVEMBER 1, 2022, 7:00 P.M.  
COUNCIL CHAMBER, SANTA FE CITY HALL  
12002 HWY 6, SANTA FE, TEXAS 77510

**MINUTES**

- I. Call to Order at 7:00 P.M.
- II. ROLL CALL:  
Present: Janet Davis, Glennie Hefner, Andrew Mills, Gary Smith, Wyndee Wagner-McGee, Ronnie Willoughby, and Shannon Wofford.
- III. INVOCATION AND PLEDGE OF ALLEGIANCE Invocation and Pledge of Allegiance was given by Commissioner Shannon Wofford.
- IV. CITIZENS' COMMENTS  
Dexter Guise, 3815 FM 646, informed Commission about Victorious Assisted Living and stated it would help the city from an economic standpoint.
- V. APPROVAL OF MINUTES  
The minutes of the 10/04/2022, regular meeting, were approved as presented.
- VI. ZONING
  - a. No zoning items to discuss.
- VII. PLANS
  - a. Consideration and possible action regarding a Corridor Development Standards Zoning Permit: Victorious Assisted Living – Santa Fe site and landscaping plan review, located at 3815 FM 646.  
  
City Engineer Matthew Johnson explained Victorious Assisted Living is redeveloping the site to be useful to the community. Commissioner Andrew Mills motioned to approve site and landscaping plan review.
  - b. Consideration and possible action regarding a Corridor Development Standards Zoning Permit: TXR Construction site and landscaping plan review, located at 12122 Highway 6.  
  
City Engineer Matthew Johnson explained TXR was seeking a site plan review, Commissioner Andrew Mills reminded applicant to seek permits prior to making changes or starting any new work. Commissioner Andrew Mills motioned to approve site and landscaping plan review. Commissioner Wyndee Wagner-Mcgee seconded the motion. Approved as presented.
  - c. Consideration and possible action regarding a Corridor Development Standards Zoning Permit: Santa Fe Senior Housing Community site and landscaping plan review, located on the southwest corner of the intersection of FM 1764 and Avenue F.  
  
City Engineer Matthew Johnson explained no changes have been made to the site since the 10/04/2022 meeting. Commissioner Andrew Mills motioned to approve Corridor

Development Standards Zoning Permit, Commissioner Shannon Wofford seconded the motion. Approved as presented.

VIII. BUSINESS ITEMS

a. OLD BUSINESS

- i. No old business to discuss.

b. NEW BUSINESS

- i. Consideration and possible action regarding a Deferral of Required Improvements prior to final plat recordation of Mulberry Farms Section 1, SD 210303.

City Engineer Matthew Johnson explained the developer requested a deferral of required improvements to record a plat prior to final plat recordation of Mulberry Farms Section 1, SD 210303. Mr. Johnson gave examples of where the roads were cracking and expressed the city had asked for the panels to be removed and replaced. Mr. Johnson quoted city ordinance chapter 8 5.5.2. and explained the financial security options for deferral.

Developer Daniel Blanco explained the different infrastructure improvements have been complete, also identified drainage issues that will be rectified. Mr. Blanco offered either a payment bond or accept infrastructure and isolate the roads and allow builders to start building model homes. Mr. Blanco advised that they would hire a third party testing center to test the paving infrastructure.

Mayor Bill Pittman stated that the deferral should done with contingencies based on results from third party infrastructure testing and timing issues.

Commissioner Wyndee Wagner-McGee asked if the defective panels had been tested or cored. Mr. Johnson stated the panels were only visually tested. Mr. Blanco stated the contractor had only slump testing had been conducted and no core testing. Mrs. Wagner-McGee asked, "If you don't have any core samples for the rest of it, how do you know you don't have this problem throughout?" Mr. Blanco responded Mr. Johnson had inspected and there is a 2-year guarantee, also the third-party inspection will take place.

Commissioner Andrew Mills motioned to approve the deferral for the required improvement to allow the city to make an agreement with the developer. Mrs. Wagner-McGee seconded. Approved.

IX. REPORTS

a. Minor Plats approved

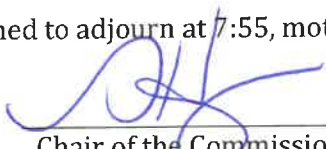
- i. SD 210801: Minor Plat of Bunyard Place, being 10.714 acres, containing two lots on one block.  
ii. SD 220904: Minor Plat of Santa Fe CenterPoint Service Center, being 27.5066 acres, containing one reserve on one block.

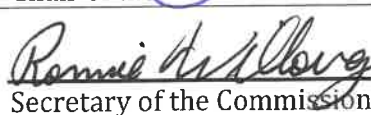
X. DISCUSSIONS

- a. No items for additional discussion.

XI. ADJOURN

Commissioner Wyndee Wagner-McGee motioned to adjourn at 7:55, motioned to adjourn approved.

  
Chair of the Commission

  
Secretary of the Commission