

**CITY OF SANTA FE  
SPECIAL JOINT MEETING  
SANTA FE CITY COUNCIL  
PLANNING AND ZONING COMMISSION  
OCTOBER 26, 2022 6:30 P.M.  
COUNCIL CHAMBERS  
12002 HWY. 6, SANTA FE, TEXAS**

**MINUTES**

The meeting was called to order at 6:53 p.m. by Mayor Pittman.

Council Roll Call:	Present:	Mayor Bill Pittman Mayor Pro Tem Brandon Noto (arrived 8:05 p.m.) Councilmember Jason O'Brien Councilmember Melanie Collins Councilmember John Dickerson Councilmember Dana Marks
	Absent:	None
Planning & Zoning Commission Roll Call:	Present:	Chairperson Glennie Heffner Commissioner Janet Davis Commissioner Andrew Mills Commissioner Wyndee Wagner-McGee Commissioner Ronnie Willoughby Commissioner Shannon Wofford
	Absent:	Commissioner Gary Smith

**Business:**

**1. Discussion regarding a 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**

Mayor Pittman introduced the topic, noting that the intention for the meeting is to receive and discuss public input regarding the proposed development, its zoning approval process, and other related concerns. Several citizens were in attendance, with Tim Clark (3620 Avenue F), Michael Johnson (3018 Avenue F), Rusty Schroeder (11203 FM 1764), Frank Trochesset (3605 Avenue F), Trudy Trochesset (3605 Avenue F), and Christine Villere (3015 Avenue F) providing comments, expressing their concerns, and asking questions. The developer, Corey Boyer from BHGC, LLC, and Shawn Corzine, CEO and owner of SilverPoint Senior Living, were also present.

City Attorney Charles Zech explained the role of the Planning and Zoning Commission in the permit application process, as provided by state law and local ordinances, and gave a brief overview of how the City's Corridor Development Standards (Article 12 of the City's Zoning Code) relate to the development. Throughout the meeting, Mr. Zech addressed questions and clarified legal questions as necessary.

The citizens who spoke were all opposed to development as presented, and, although the concerns were not necessarily all addressed in order (many topics were revisited multiple times), the citizens' concerns generally focused on these main issues or topics:


- Previous Requested Uses for the Land
- The City's Zoning Permit Process
- Definitions of Assisted Living Versus Independent Living
- Definition of Multifamily Properties
- Drainage Concerns
- Right-of-Way Issues
- Access to Utilities
- The City's Land Use Definitions and Process for Modifications Thereto
- The Height of the Building(s) (i.e. Two- or Three-Story)
- The Ability of Avenue F to Handle Additional Traffic

Council discussed the issues at length with those present. Mayor Pittman concluded the meeting by thanking everyone for attending and for sharing their opinions about the proposed development.

Motion by Commissioner Willoughby to adjourn the Planning and Zoning Commission meeting, and motion by Councilmember Dickerson to adjourn the City Council meeting. The motions passed and the meeting adjourned at 9:17 p.m.

ATTEST:

  
Commissioner Secretary Ronnie Willoughby

  
Chairperson Glennie Heffner