

CITY OF SANTA FE

Planning and Zoning Commission

February 11, 2020

Santa Fe City Hall Council Chambers at 7:00 PM

12002 HWY 6

SANTA FE, TEXAS

MINUTES

1. Call to order- Meeting began at 6:58 PM
2. Invocation and Prayer by Vince Megale
3. Roll Call – Present: Glennie Hefner, Gary Smith, Ronnie Willoughby, Vince Megale, Patsy Cook
Staff Present: Diana Steelquist and Kali Williams
4. Approval of minutes from January 7, 2020 meeting. Minutes approved unanimously. Motioned by Gary and seconded by Ronnie.
5. Public Hearing, consideration and possible action regarding SD 200101 Bluebonnet Subdivision, requesting approval of the preliminary plat for a subdivision of 49.42 acres, 36 lots, 2 blocks, 3 reserves; described as ABST 1 PAGE 10 LOT 228 THAMANS 2ND SUB located at 3429 Avenue S and ABST 1 PAGE 10 PT OF LOT 223 (223-5) THAMANS 2ND SUB located at 13214 FM 1764; City of Santa Fe, Galveston County, Texas

Diana made a clarification- the subdivision will be Hidden Meadows, not Bluebonnet, and the acreage will be 10.8 not 49.42. This property was rezoned last year from AR to R1. They will have 55-foot lots, with curb and gutter and a commercial reserve at front of property for access to FM 1764. There will be a 6-foot-wide walkway for pedestrian access to Avenue S. This will be privately maintained for a year. There is no vehicular access planned for Avenue S. There are issues that need to be addressed on the plat (20 or so comments). There are concerns for emergency access, and the Fire Marshall would like some type of secondary access. Diana would like to make a recommendation of approval based on changes made from the comments on the preliminary plat. Open for public comment at 7:05 pm. Mike Surber lives at 13218 FM 1764, Santa Fe, Tx. He has concerns about drainage, because the back building flooded during Harvey. There is a Hawk and Owl that lives in the trees close to the vacant area where commercial building will be. He is concerned with them being displaced. He is concerned about foot traffic, and pedestrian access, and people walking the fence lines. What type of privacy fences will be erected? Will there be a streetlight or stop sign? What about traffic coming in and out of the subdivision? John Dickerson lives at 13210 FM 1764, Santa Fe, Texas. Mr. Dickerson has parents that live across the street from Aldersgate, in front of planned subdivision. He worries about pedestrians, construction workers, and the traffic coming in and out of the subdivision. Would also like to know about fencing between the properties. Dennis Fielder lives near lot 1, 2, and 3 of proposed subdivision. He says there needs to be 2 exits. Says there could be around 80 vehicles coming in and out, would like to know about the intersection and has there been a traffic analysis. Will there be a stop sign or stop light? Dave Unger lives at 13202 Jan Lane, Santa Fe, Texas. He has concerns about drainage. Wants information about the detention pond- how deep? Will it be enclosed? Mr. Unger also worries about displaced wildlife- Owls, cayotes, Racoons, Hawks. He thinks the streets will be too narrow for firetruck maneuvering. Bill Pittman the owner of Bilmar Homes and

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the developer of the subdivision- lives at 12013 Enclave Court, Santa Fe, Texas. Mr. Pittman says he has nothing to do with the Owls and wildlife. As for drainage, the water will be detained in the detention pond from the storm sewer. There is a planned sales office and design center and possibly a restaurant at the commercial pad site. The EDC will bring water and sewage later. For now, they will tie into a lift station and upgrade it at Avenue S. All lots will have a privacy fence and there will likely be a fence around the detention pond. This is a curb and gutter subdivision with streetlights. Traffic lights are discussed, and Bill brought up all the streets and neighborhoods that tie into the major roads with no traffic lights. Discussion about second access point discussed. Bilmar does not want to have access on Avenue S, they don't want to fight with school traffic. Having a second access point on Avenue S will make the profitability not worth it. They would lose 2 possible lots with making a second access point on Avenue S. Tony Dauphine, City Fire Marshal, discussed the access for emergency vehicles being able to come into and turn around. Glen Adams, City Manager, asked about target prices, as he is learning about the costs of developing and building in our city. Bill replied \$280-325,000, for a 1500-2100 sf home, this price will cover costs of land, development, and infrastructure. Ronnie Willoughby has concerns about school buses. Will they be able to turn around in the cul-de-sac? Glen says we are working on a comprehensive plan to lay out the goals of Santa Fe, that will lay out the terms for subdivisions in the future. Closed to public at 7:58pm. Ronnie motioned with approval based on meeting all conditions set forth, and Gary seconded. Motion passed.

6. Public Hearing, consideration and possible action regarding SD 200102 MY SANTA FE, LLC requesting approval of replat of 0.5785 acres, 1 Reserve, 1 Block located at 14502 HWY 6; described as ABST 611 & G N RR SUR SEC 17 LOTS 6, 7, AND 8 BLK 13 ARCADIA TOWNSITE, City of Santa Fe, Galveston County, Texas

Diana recommended approval of the replat. Open to public at 8:02 pm, closed to public at 8:03 pm. Gary motioned to accept, Vince seconded. Unanimous vote by group.

7. Adjournment – Meeting adjourned at 8:03 pm. Ronnie motioned and Gary seconded, all unanimous to close.

Vince Megale
Chairperson

Diana Steelquist
Community Services Director