

# CITY OF SANTA FE

Planning and Zoning Commission

June 2, 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 7:00 PM
2. Invocation and Prayer by Gary Smith
3. Roll Call – Present: Gary Smith, Ronnie Willoughby, Patsy Cook, Wanda Wagner  
Staff Present: Diana Steelquist and Kali Williams
4. Approval of minutes from May 5, 2020 meeting. Minutes approved unanimously. Motioned by Gary and seconded by Ronnie.
5. Public Hearing, consideration and possible action regarding commercial site plan for Coffee Cowboy located at 3723 FM 646.

Teresa Clemmons would like to rent a portion of lot to add a modular building with 14 ft asphalt drive to make a drive thru coffee shop. No detention required. Drive thru only, and parking in the back for employees. Will add landscaping. Has a 20 x 10 building in Brazoria County that will be brought in, upon approval. Will be tied down to meet windstorm requirements. Diana recommendation is to approve site plan. Motion by Gary Smith, seconded by Patsy Cook. Motion approved unanimously.

6. Public Hearing, consideration and possible action regarding ZC 20-01 Verizon CUP- Cell Tower requesting a Conditional Use Permit for a 151 foot tall monopole cell tower, on 1 tract totaling 1.88 acres described as ABST 1 PAGE 7 PT OF LOT 25 (25-2) MCGREGORS SUB, located at 2337 Avenue J, City of Santa Fe, Galveston County, Texas.

151 foot tall monopole at the rear of property. Fall radius map is included in the packet. Fall risk is not within a residence. Notices were sent out to people of the neighborhood. It requires a conditional use permit and needs a recommendation from P and Z, then to council to be approved. Diana recommends approval. Open public hearing at 7:08pm. Andrew from Verizon- towers are designed to fall within a 40 foot radius. Trying to improve a coverage gap in the area, by boosting cell service. Can provide up to 7-10 miles of coverage. Closed public hearing at 7:09pm. Motion by Wanda Wagner, seconded by Gary Smith to approve. Motion approved unanimously.

7. Public Hearing, consideration and possible action regarding SD 200501 Lot 6 preliminary replat Tibaldo Subdivision, being 6.337 acres, 4 lots, being a replat of LOT 6 TIBALDO SUB (2018) ABST 161, located off Tibaldo Lane (private street), City of Santa Fe, Galveston County, Texas.

Private street that does not extend past lot 6. It will require infrastructure and will have to be approved by P&Z. Diana recommends conditional approval of preliminary plat. P & Z is the approval body for this hearing. Wanda cannot vote, she has a connection to the project. Open to public comment. Bill

P&Z

06/02/2020

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Pittman 12103 Enclave Court- is the city requiring the recommended 60 ft easement? Yes, it will be platted as a 60 foot ROW. Close public hearing at 7:15 pm. Motion to approve by Patsy Cook, seconded by Ronnie. Motion approved unanimously.

8. Discussion and possible action regarding additional requirement for fill dirt permit and small single lot drainage grading. (Tabled)
9. Discussion regarding unlisted use of cargo containers as self-storage units in commercially zoned districts.

Property on 646 N would like to add storage for RV's eventually. But in the short term, would like to add connex boxes and use them for storage units. This is currently allowed in Light Manufacturing district. This property is zoned Highway Commercial. Question is would you like to see this business here in the future and would it be allowed in an area other than LM? Gary says to let it stay in LM. Recommendation is for land owner to ask for the area to be rezoned. Motion by Gary Smith, seconded by Patsy Cook.

10. Adjournment – 7:25pm

  
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Vince Megale  
Chairperson

  
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Diana Steelquist  
Community Services Director