

CITY OF SANTA FE  
ZONING BOARD OF ADJUSTMENTS  
BUILDING STANDARDS COMMISSION  
SEPTEMBER 16, 2013  
CITY OF SANTA FE COUNCIL CHAMBERS HIGHWAY 6, SANTA FE, TEXAS

MINUTES

**1. Call to Order:**

The meeting was called to order at 7:05 p.m.

**2. Roll Call:**

Present: Jason Tabor, Scott Eckenrode, Johnny Morris, Robert Watts Community Services Assistant Stacey Baker, Community Services Director Diana Steelquist, Absent: Mark Mazoch

**3. Invocation and Pledge of Allegiance:**

The Invocation and Pledge was led by Mr. Tabor.

**4. Selection of a new Chairman:**

Mr. Tabor made a motion to appoint Scott Eckenrode as Chairman. Mr. Watts seconded the motion. The motion was approved unanimously.

**5. Approval of Minutes of the Building Standards Commission for June 17, 2013.**

A motion was made by Mr. Watts to approve the minutes as presented. The motion was seconded by Mr. Morris and passed unanimously.

**6. Public Hearing, consideration and possible action regarding BOA 13-04 15925 Hwy 6, Santa Fe, Texas, Requesting variances to Santa Fe Zoning Ordinance Article 12 Corridor Development Standards, Section 12.08 General Corridor Development Standards requesting the allowance of raised rib metal siding building materials.**

Ms. Steelquist advised that the Planning and Zoning Commission reviewed site plans for the proposed mechanic shop on April 2, 2013 and advised the General Contractor, Mr. Henderson, that the plan did not meet parking, masonry, and landscaping requirements. The item was tabled to allow time for the issues to be addressed. Mr. Henderson was given a copy of the Corridor Development Standards. He then understood that a traditional metal building was not allowed. He was told at the meeting what type of approved metal was allowed and the crawfish restaurant on FM 646 was used as an example. Sometime after the meeting, Mr. Henderson was in an accident and was not able to complete the project.

Mr. Larry Campbell visited with City Hall staff advising he was going to take the project over. He asked for information on completing the site plan. Ms. Steelquist advised that she was not aware if Mr. Campbell also received the Corridor Standards. She specifically worked with him to address the masonry, parking, and landscape requirements. The changes were made to the site plan and it was approved at the May 7, 2013 P&Z meeting.

The building permit was issued shortly after the meeting and Benny Davis inspected the foundation and roughed in the plumbing in May 2013. There is no record of an inspection request for the iron frame and no record of the frame being inspected. The electrical rough in was inspected by the back up inspector, Darrell Hunter, on August 15, 2013.

In late July 2013, Benny Davis went out to inspect the project and found that the metal siding was not the approved version of the siding required. Staff met with Lauryn Pilkington in August and advised her of the situation. She was then advised to request a variance.

Sometime in late August or early September the brick was applied to the building also. It was found that the brick did not match the correct amount required and was pointed out to the family.

Ms. Steelquist advised that the Pilkington family is requesting a variance to allow raised rib metal siding material. She recommended a variance to allow ample amount of time to cover the metal siding and recommended two years.

The public hearing opened at 7:07 p.m.

Lauren and Ross Pilkington advised that they were not aware of the siding and brick requirements. On the building plans for the building itself the type of siding was indicated by CW. Mr. Benny Davis also advised that he did not realize that this also was an indication of raised rib metal. Mr. and Mrs. Pilkington also advised they were not aware of the brick requirements. Stacey Baker advised that Mr. Campbell visited her in the office requesting a copy of the notes stating the brick requirements and that he commented he was in the process of ordering the brick. Ross Pilkington commented that he did not like the way the brick layout would look like and that is why the front of the building and sides do not comply. Ms. Steelquist advised him and the board that the brick was not on the agenda at the time and the Pilkington's would need to request another variance if they did not want to put the proper amount of bricking on the building. Mr Pilkington advised that he noticed that several buildings in Santa Fe had raised rib siding. Ms. Steelquist advised that those buildings were built prior to the rules being set. Those who have used the raised rib metal have covered the metal with some sort of masonry and the structures were approved.

Mr. Davis advised that he agrees that the building is an improvement to the area and that he wished he had caught the mistake earlier.

Ms. Steelquist advised that this is a confusing process and she understands that mistakes happen.

Mr. Heileman, neighbor to the mechanic shop, advised that he likes the way the building looks and that he did not mind the siding and brick at all. He felt it was an improvement to the area.

Paul Fourcade, two lots over, also stated that he likes the building the way it is and he felt like they did a good job and he appreciated the work that has been done. He said that he was thinking of doing something similar.

Chris Laye, friend and attorney, stated that he looked over the plans and agrees that they are somewhat complicated to read. He thinks it is a beautiful building and safe. He indicated that additional brick could create a safety hazard and was designed by engineers to make sure that safety measures are met. He indicated that there were pictures included in the plans and that the classic wall cover/raised rib was indicated on the sides and the roof and is labeled as CW. Mr. Davis asked to see the plans where he was indicating the pictures were. He stated that the roof does show raised rib and is approved for the roof only. He advised that he was not aware of this type of metal on the side.

There was a brief discussion among the members regarding the siding and the brick. Most the members advised they agreed that that the building appeared safe and that it did not look bad at all. Robert Watts and Jason Tabor also agreed that additional brick was needed. Mr. Watts suggested they outline the bay doors with brick to comply. Ms. Steelquist advised they would need to request another variance on the brick at the next meeting or put additional brick on the building to meet the requirements.

The public hearing closed at 7:24 p.m.

A motion was made to accept the raised rib metal as is for the lifetime of the building by Mr. Watts and was seconded by Mr. Tabor. The motion passed unanimously.

**7. Substandard structure update and procedure discussion:**

Stacey Baker and Diana Steelquist advised the board that there was a small budget for substandard structures for next budget year. They then took remarks from the board regarding the procedures taken in the past and what is in the works for the future. The board advised to talk with the city attorney and get advice regarding the wording in the orders set forth by the board. Stacey Baker also advised that she would like to start sending the cases through Municipal Court to see if she can get action from property owners regarding substandard structures. She also indicated that title searches would have to be done for the substandard structures before sending them to the board for review and then forwarded to court. It was then agreed that Stacey Baker would make an appointment with the City Attorney to discuss this matter.

8. **Adjournment**

A motion was made to adjourn at 8:05 p.m. by Robert Watts and was seconded by Jason Tabor and passed unanimously.

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Scott Eckenrode, Chairperson

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Diana Steelquist, Community Services Director