

CITY OF SANTA FE
ZONING BOARD OF ADJUSTMENTS
BUILDING STANDARDS COMMISSION

APRIL 6, 2015

CITY OF SANTA FE COUNCIL CHAMBERS HIGHWAY 6, SANTA FE, TEXAS

MINUTES

1. Call to Order:

The meeting was called to order at 7:10 p.m.

2. Roll Call:

Present: Jason Tabor, Johnny Morris, Robert Watts, Scott Eckenrode, Mark Mazoch
Community Services Director Diana Steelquist, Community Services Assistant Stacey
Baker, Absent : Wayne Bacot, Robert Watts arrived at 7:12 p.m

3. Invocation and Pledge of Allegiance:

The Invocation was led by Scott Eckenrode and Pledge was led by Johnny Morris.

4. Approval of the Minutes of the Zoning Board of Adjustments for November 10, 2014.

A motion was made by Jason Tabor to approve the minutes as presented. The motion was
seconded by Johnny Morris and passed unanimously.

5. Public Hearing, Consideration and Possible Action regarding BOA 15-03 (Maniscalco),
ABST 149 LOTS 26 TO 29 (24-0) BLK 14 ALTA LOMA TOWNSITE being
approximately 0.4775 acres located at 12025 15th St., Santa Fe, Texas. A variance to the
Zoning Ordinance Appendix A-4, Neighborhood Commercial District Design Element
Side Yard – requesting variance from side property line from 15 feet to 6 feet for
construction of Single Family residence.

Diana Steelquist advised that Mrs. Maniscalco would like to build a home next to her
mother on lots 28 and 29 of the Alta Loma Townsite. These city lots are 40 ft in width
and the house will be built straddling both lots. The area is zoned NC and has a
commercial set back requirement of 15 feet. The property owner is requesting the set
back requirements to be 6 foot. Lots on each side are vacant or already have a single
family house constructed. These properties abutt 20 foot wide alleys which provides
additional building buffers. Staff believes there are unique circumstances associated with
the development of this tract and recommends approval of the variance.

The public hearing opened at 7:14 p.m.

Mrs. Couch and Mrs. Maniscalco were present regarding questions. Jason Tabor advised as to what the normal set back requirements are for this zone. Benny Davis advised he did not see future development of commercial buildings here.

The public hearing closed at 7:17 p.m.

A motion was made by Johnny Morris to accept the variance and the motion was seconded by Mark Mazock and passed unanimously.

6. Review of the substandard structure list and procedures.

Stacey Baker advised the progress of the substandard structures. She advised that she had to file charges against George Wood for not following through with the orders provided to him from the Commission. A list and pictures were given to the Commission regarding the progress of the demolitions. She advised that from September 2014 to present date that 10 structures have been either removed and/or remodeled and are no longer on the substandard structure list.

7. Citizen Comments

There were no comments made by citizens.

8. Adjournment

A motion was made by Jason Tabor to adjourn at 7:40 p.m. and was seconded by Johnny Morris and passed unanimously.

Scott Eckenrode, Chairperson

Diana Steelquist, Community Services Director