

CITY OF SANTA FE  
ZONING BOARD OF ADJUSTMENTS  
BUILDING STANDARDS COMMISSION  
APRIL 22, 2013

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

MINUTES

1. **Call to Order:**

The meeting was called to order at 7:03 p.m.

2. **Roll Call:**

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

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

The Invocation and Pledge was led by Mr. Eckenrode.

4. **Approval of Minutes of the Building Standards Commission for July 9, 2012.**

Mr. Tabor made a motion to approve the minutes and Mr. Eckenrode seconded the motion. The motion was approved unanimously.

5. **Statement and Oath of Office of new member Johnny Morris.**

The Statement and Oath of Office was presented to Johnny Morris by Stacey Baker. Johnny Morris signed the Oath of Office and Statement.

6. **Public Hearing, consideration and possible action regarding BOA 13-01 (Pentecostal Church) 12811 FM 1764, Santa Fe, Texas, requesting variances to the 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; requesting allowance of unarticulated blank façade without windows; requesting allowance to not require masonry materials to be used on front and sides of buildings.**

Ms. Steelquist advised that the church was requesting variances for a fellowship hall and youth center they would like to build directly behind the church they currently have. They would like to use raised rib paneling for the new structure. The church currently has raised rib panels and was built before the changes were made to the current standards.

Raised rib is requested to be used to match the current structure. The church is also requesting a variance to eliminate the need for windows. They feel there is not a need for the windows since it is going to be a youth center. A variance also is requested to eliminate or minimize the amount of masonry work needed since the building will not be visible from the street. It will sit directly behind the present building. The building will be beyond 300 feet from the property line that runs along FM 1764.

The public hearing opened at 7:10 p.m.

Thomas Custer, Pastor, stated that they would like their building to match the layout of the other building. The plans have also been discussed with the building apartment. He stated that Judge Nelson, the neighbor, is in favor of the building. Ms. Steelquist advised that the other neighbor also stated they did not have a problem with the building also. Pastor Custer also advised water is available and the sewer system has been approved.

The public hearing closed at 7:15 p.m.

A motion was made to approve all variances requested by Mr. Eckenrode and was seconded by Mr. Tabor. The motion passed unanimously.

7. **Public Hearing, consideration and possible action determining substandard structure at 12136 Hwy 6, Santa Fe, TX 77510 also known as 12126 Hwy 6, Santa Fe, TX 77510, ABST 149 PAGE 10 LOTS 7, 8, 9, 10, 11 (9-1) BLK 13 ALTA LOMA TOWNSITE, Pursuant to City Code Chapter 3, Section 11; determining order for the demolition, partial demolition, repair, renovation or remodeling of structure found to be substandard.**

Stacey Baker and Benny Davis advised that the structure currently located on the property is in need of removal. She advised that the Building Official and the Fire Marshal of the City of Santa Fe also are in agreement as referenced in their recommendation letters submitted. The structure was placed on the property sometime in the 1950's and has been pieced together with several different materials and was not properly kept up with. The structure currently has missing and deteriorated siding, fascia boards, eaves, rusted and leaking roof, unsafe exits, exposed wires, broken windows and the people leasing the structure is in the process of moving out because of the condition. The owner of the property is aware and agrees that this structure needs to be removed. Lloyd Murphy is the current owner and he has designated Toisha Corpuz as his Power of Attorney. She will be in the office to file the document with the city and she also is in agreement the structure needs to be removed. The owners do not have the funds to remove the structure and has asked the City of Santa Fe to help with the abatement. The City of Santa Fe will agree to help with the abatement costs and clean up of the property and will place a lien on the property for the amount of the cost of the abatement. The property owners said they understood and will come into the office to do the necessary paperwork to get the work started.

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

Stacey Baker advised that Lloyd Murphy could not be present because of his medical condition. Toisha Corpuz is a college student and could not attend because of classes. She advised the committee to review the material given to them accordingly to make their decision. Ms. Steelquist and Mr. Davis advised that a structure can be rebuilt on the lot. The lot is odd shaped and in house variances can be approved to build a small structure. Mrs. Baker advised that the tax records state that the building is worth \$15,000.00 and is approximately 2200 square foot. The estimate of the demolition would cost approximately \$3500.00 to \$4,000.00 dollars. The building also encroaches the

neighbor's property by a few feet. The City of Santa Fe would like to clean the property up as soon as possible.

The public hearing closed at 7: 23p.m.

A motion was made by Jason Tabor to declare the structure substandard and to be abated by the City of Santa Fe if the owner could not abate it himself. The motion was seconded by Fred Sandberg and passed unanimously.

**8. Adjournment**

A motion was made to adjourn at 7:25 p.m. by Mark Mazock and was seconded by Fred Sandberg and passed unanimously.

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Fred Sandberg, Chairperson

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Diana Steelquist, Community Services Director