

CITY OF SANTA FE
ZONING BOARD OF ADJUSTMENTS
BUILDING STANDARDS COMMISSION
FEBRUARY 8, 2010

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: Robert Watts, Scott Eckenrode, Fred Sandberg and Jason Tabor. Community Services Director Diana Steelquist, Community Services Assistant Brandi Flisowski, and Building Official Benny Davis were present at the meeting. Absent: Mark Mazoch and Erik Montemer were absent.

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

The Invocation and Pledge of Allegiance were led by Mr. Eckenrode

4. **Oaths of Office for appointing Board of Adjustment Member – Jason Tabor**

Jason Tabor was sworn in at 7:07 pm by Benny Davis.

5. **Approval of Minutes of the Building Standards Commission October 19, 2009.**

Minutes were approved with a motion from Mr. Watts and a second from Mr. Eckenrode. None of the Commissioners objected to the minutes, and the minutes were approved.

6. **Public Hearing, Consideration and Possible Action: BOA 10-01 (Heritage Crossing Senior Apartments) 4.849 acres located at the NW corner of FM 646 and 11th Street, described as Abst 47 Page 6 Part of Outlot 270 (270-3) Alta Loma Outlots, City of Santa Fe, Galveston County, Texas. Variance – Santa Fe Zoning Ordinance Appendix 6, Parking Area Requirements; requesting a variance to the Residential Multi-family use requirement of 120 parking spaces be reduced to 84 spaces.**

Ms. Steelquist explained that this is a request for a variance of parking spaces based on the zoning ordinance. She explained that they are requesting to go from 120 parking spaces to 84 spaces and reduce the size to 9' wide parking spaces instead of 10' wide spaces. Ms. Steelquist explained that most cities actually require a 9' space instead of 10' space. Ms. Steelquist also noted that the State of California allows a 25% reduction in the

number of parking spaces required when it is a senior complex with low income or subsidized housing. The Heritage Crossing development will be rent controlled and for seniors only.

Mr. Eckenrode asked if it will state in their lease that they are only allowed one car.

Public Hearing opened at 7:12

Ron Williams with South East Texas Housing Corporation (SETH) explained it will not state that in the lease but that previous experience has proven normally there are more parking spaces required than needed. He also explained that within the 84 spaces they have provided extra spaces for visitors. Mr. Watts asked the age for the complex renters. Mr. Williams explained that the average age was 69-72 but the minimum age limit is 55.

Mr. Davis explained that he often is asked why we have a 10' parking space requirement where most other cities have 9'. He believes that 9' is adequate enough.

Public hearing closed at 7:22.

Mr. Watts made a motion to allow the senior complex to reduce the number of spaces from 120 to as few as 84 spaces with a 9' width requirement. Seconded by Mr. Eckenrode. Motion passed unanimously.

7. Consideration and possible action regarding preliminary inquiries docket into present conditions and circumstances of the following building or structures alleged to be substandard:

a) 5344 Ave N – Mr. Davis explained that he was in this house a few years ago and in its current conditions it is not habitable. Mr. Eckenrode asked if that roof was falling in and in fact it is over the garage. Mr. Davis explained that this house might not need to be demolished but it did need to be remodeled before anyone can live in it. Commissioners did not agree that this building was substandard and decided to take no action on this property.

b) 16700 Hwy 6 – Mr. Davis said this structure was neither habitable nor repairable and would like to see this house demolished. Mr. Watts made a motion to declare this building substandard, seconded by Mr. Eckenrode. Motion passed unanimously.

c) 16803 Hwy 6 – Mr. Eckenrode made a motion to declare this building substandard, seconded by Mr. Watts. Motion passed unanimously

d) 12321 22nd Street – Mr. Davis explained that he had the electrical meter pulled last week due to exposed wires. Mrs. Flisowski explained that all the windows were broken

or opened and the building was not secure. Mr. Eckenrode made a motion to declare this building substandard, seconded by Mr. Tabor. Motion passed unanimously.

e) 12402 4th Street – Mr. Davis explained that this house used to be lived in but is currently vacant and not secured. Mr. Tabor made a motion to declare this building substandard, seconded by Mr. Eckenrode. Motion passed unanimously.

f) 5801 FM 646 S – Mrs. Flisowski explained that this house was one we tabled back in the summer due to people living in the house but it is now vacant. Mr. Tabor explained that this house is tied up in probate court. Mr. Eckenrode made a motion to declare this building substandard, seconded by Mr. Watts. Motion passed unanimously.

g) 15518 Hwy 6 – Mr. Davis explained that until recently there was a lady that was living in this house but now that she has moved out and the electricity is shut off we can move forward on having this property cleaned up. Mrs. Flisowski explained that we had the mobile home on the back of the property on our substandard list but put it on hold to try to get everything cleaned up at once. Motion made by Mr. Watts to declare this house substandard, seconded by Mr. Tabor. Motion passed unanimously.

h) 15221 Walnut St. – Mr. Davis explained that he previously worked a few years ago but the owners were leaving it there to replace it with a newer mobile home. Ms. Steelquist explained that if this mobile home was found substandard the grandfather clause would not hold. Motion was made by Mr. Eckenrode to declare this house substandard, seconded by Mr. Watts. Motion passed unanimously.

i) 11930 6th Street – Mr. Eckenrode made a motion to declare this house substandard, seconded by Mr. Tabor. Motion passed unanimously.

8. Update on previous substandard structure

Mrs. Flisowski explained that some had been cleaned up or filed charges on and the rest were in their allotted time frame to remove or repair the structures. Ms. Steelquist explained that she was adding money in next year's budget to remove some of the substandard structures that were not cleaned up by the owners.

6. Adjournment.

The meeting was adjourned at 7:57 p.m.

Fred Sandberg, Associate Chairperson

Diana Steelquist
Community Services Director