

CITY OF SANTA FE
ZONING BOARD OF ADJUSTMENTS
BUILDING STANDARDS COMMISSION
JANUARY 3, 2011

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

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

The Invocation was led by Mr. Eckenrode and Pledge of Allegiance was led by Mr. Tabor.

4. **Approval of Minutes of the Building Standards Commission for November 1, 2010.**

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

5. **Public Hearing, Consideration and Possible Action determining substandard structures, as listed below, Pursuant to City Code Chapter 3, Section 11; determining order for the demolition, repair, renovation or remodeling of any structure found to be substandard.**

- a) 13729 Schattel- Accessory Structure- Ms. Brenda Schattel and Randy Schattel appeared at the hearing and stated that they completed the demolition of the accessory structure. Mr. Davis agreed that the accessory structure was demolished. Mr. Eckenrode and Mr. Sandberg thanked Ms. Schattel and her son for complying and doing so in a timely manner.

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

- a) 2823 Ave Q – House –Mrs. Baker and Mr. Davis explained that the property located at this address had a code enforcement issue concerning high grass, weeds, trash and rubbish. The homeowner complied with the clean-up request. Once the property was maintained and cleared the structure was visible. Mr. Davis inspected the house and found it to be substandard. Mr. Davis advised the board that the structure is not in a condition to be saved and needs to be demolished. A motion was made by Mr. Eckenrode to deem the structure substandard and to notify the owner about the hearing. The motion was seconded by Mr. Tabor and passed unanimously.
- b) 4321 Ave L- Accessory Structure – Mr. Davis advised that the small storage shed was once used for farming. He stated that the structure is not repairable and is on a busy street and should be demolished. A motion was made by Mr. Eckenrode to deem the structure substandard and to notify the owner about the hearing scheduled. The motion was seconded by Mr. Tabor and passed unanimously.
- c) 2805 Shouse Rd – Mobile Home – Mr. Davis and Mrs. Baker advised the board the mobile home was beyond repair and that they spoke with the homeowner and she acknowledged that the mobile home needed to be demolished or removed. She also advised them that her husband passed away last year. A motion was made by Mr. Tabor to deem the structure substandard and to notify the owner about the hearing. The motion was seconded by Mr. Eckenrode and passed unanimously.
- d) 4817 Ave H – Accessory Structure – Mr. Davis advised the board that the side wall of the structure pulled away from the rest and was unsafe. Mr. Tabor also advised that the back wall was gone. Mr. Eckenrode made a motion to deem the structure substandard and to notify the owner. The motion was seconded by Mr. Mazoch and passed unanimously.
- e) 2011 Cemetery Rd – Accessory Structure – Mr. Davis and Ms. Steelquist advised the board that the city cleaned the property and found a small shed and advised of the unsafe condition of the structure and that it is not repairable. A motion was made by Mr. Eckenrode to deem the structure substandard and to notify the owner. The motion was seconded by Mr. Tabor and passed unanimously.
- f) 3025 Ave J – Mobile Home – Mr. Davis advised the board that the mobile home may or may not be substandard and it did not appear anyone was living in the home. Mr. Davis advised he may be able to find out from Centerpoint if anyone was living in the home. Mr. Eckenrode made a motion to table the item until the next meeting and asked the staff to do more research on the structure. The motion was seconded by Mr. Tabor and passed unanimously.

7. **Staff report regarding the substandard structure/house located at 12025 25th St.**

The staff advised the board that Default Information Services advised they are accepting bids to demolish the house. They also stated that it would take some time to remove gas lines and may be one to two months to complete the process. Staff advised this item will be on the next agenda for a status update.

8. **Discussion and possible action regarding the requirements of placing mobile accessory structures on properties.**

There was a brief discussion between the staff and the board concerning the requirements of placing mobile accessory structures on properties. Mr. Davis and Ms. Steelquist advised the board that windstorm certification and proper installation of the structures were necessary for the safety and welfare of the citizens. Mr. Davis advised the board that the structures had to be tied down to the earth in proper form. Mr. Eckenrode stated that the structures that are being sold do come with a plan with an engineer's seal stating they are windstorm qualified and that the mobile structures can be modified to be acceptable to the requirements needed for a certain area. Ms. Steelquist advised she and Mr. Davis could speak with an engineer to get further information needed on the mobile accessory structure and windstorm requirements for our area. Ms. Steelquist was asked to come up with some amendment to the portion of the city code regarding the requirement of windstorm certification and insurance to the effect that says you have to have insurance except for a portable accessory structure which has an engineer's wind certificate and is anchored according to the city requirements and inspected by the building official. Instructions on anchoring the structures were needed to be followed and approved by the building official. Ms. Steelquist asked for additional information concerning the proper way to install the accessory structures to be presented to her and Mr. Davis for review. Ms. Steelquist stated she would put language together to present to City Council as an amendment to the city building code under Chapter 3 upon receipt of the additional information requested. A motion was made by Mr. Mazoch to take the issues forward to the City Council and was seconded by Mr. Tabor and passed unanimously.

9. **Discussion and possible action regarding the substandard structures that should be demolished by the city.**

The staff advised of certain substandard structures they would like to see the city demolish and clean up in order of importance.

- a.) House located at 3033 FM 646 North – in the immediate view of the public.
- b.) House located at 15839 Hwy 6 – directly across from the Santa Fe High School.
- c.) House located at 12321 22nd St. – directly across from Berringer Field on Ave M.

A motion was made by Mr. Eckenrode to allow the staff to decide on the order of importance of the demolition of the properties and to move the matter forward to City Council. The motion was seconded by Mr. Tabor and passed unanimously.

10. Adjournment.

The meeting was adjourned at 8:10 p.m.

Fred Sandberg, Chairperson

Diana Steelquist, Community Services Director