

CITY OF SANTA FE
ZONING BOARD OF ADJUSTMENTS
BUILDING STANDARDS COMMISSION
JULY 11, 2016 SPECIAL MEETING
CITY OF SANTA FE COUNCIL CHAMBERS HIGHWAY 6, SANTA FE, TEXAS

MINUTES

1. Call to Order:

The meeting was called to order at 7:02 p.m.

2. Roll Call:

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

3. Invocation and Pledge of Allegiance:

The Invocation was led by Scott Eckenrode and Pledge was led by Jason Tabor.

4. Approval of the Minutes of the Zoning Board of Adjustments for March 21, 2016.

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

5. Public Hearing, Consideration and Possible Action regarding BOA 16-04 Little Caesar's Location/Legal Description: ABST 47 page 5 part of Outlot 362 & 364 (362-4) ALTA LOMA OUTLOTS being 1.936 acres located at 13120 Hwy 6, Santa Fe, Texas, requesting variances to Zoning Ordinance Appendix 4 -B HC - Highway Commercial District requesting side set back reductions from 15 feet to 12 feet on the West side and reduction of 9 feet on the East side and rear set back from 25 feet to 6 feet; Section 12.07 requesting elimination of side and rear landscaping perimeters and foundation landscaping.

Diana Steelquist advised that variances have been requested by developers of Little Caesar's Pizza to maximize the potential of the lot they have purchased that lies between the fire station and St. John's Lutheran Church. The development is a small strip center that will include suites and a future development at the rear of the property. Water and sewer is available to this property and a pond is necessary for drainage. The property does not abut up to any residential property. Variances to landscaping requirements may be necessary to improve the area.

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

Bobby Veeranie advised that variances were necessary to maximize the potential of the property. The side setback and landscaping variance is being requested to allow a drive through area around the building. The rear setback on the future development was necessary so that they could properly give TXDOT a layout of the property for drainage purposes. They are not sure what may go into the building located at the rear of the property.

Mr. Greathouse advised he was with the church and they were concerned with noise, drainage, and the rear development. He stated that their property already floods at times. The noise might create a nuisance during church hours and he would like to see a buffer there to help with noise reduction. The rear structure business may not be appropriate for the surrounding church and fire department and the structure will be very close to the property line.

Mr. Veeranie advised that a pond would collect the drainage off this property and make drainage better for the entire area. Tommy Anderson, Fire Chief, advised as to how their ponds help the drainage and explained how the pond works and that the fire department had no objections regarding the development. Mr. Veeranie advised that the business does not open until 11:00 a.m. on Sunday and should not be too noisy and the future development may be storage units or something that will be appropriate for the area. There will also be a water line put in place for emergency purposes. He advised that TXDOT needs to see a full plan to approve the drainage and that is why they are requesting variances to the future development already.

The public hearing closed at 7: 35 p.m.

The Commission expressed concerns regarding the future development and decided that six feet from the rear of the property line was not far enough and may create problems for the surrounding properties. The rear set back may also cause problems for the fire department also if they need to get to a fire. They also expressed that some sort of buffer would need to be made between the drive through area and the church to minimize noise and car headlight glaring onto the church property. Mr. Veeranie advised they would be willing to place a 4 foot buffer fence around the drive through area to help with noise reductions and headlight nuisance to the church. They also agreed to the 12 foot set back that was suggested by the committee.

A motion was made by Wayne Bacot to approve the 12 foot rear variance, 12 foot west variance, 9 foot east variance and all landscaping variance requests. The motion was seconded by Robert Watts and passed unanimously.

6. Review of the substandard structure list and procedures.

Stacey Baker advised that the 2015-2016 substandard structure list had 15 structures on it and 11 structures have been removed. They are currently researching other properties and will be adding additional structures to the list. A new list will be out in September for the

2016-2017 budget year. She advised that the project on Ave M was successful and that 2 of the structures that were removed were funded by Galveston County's grant program.

7. Citizens Comments

Tommy Anderson advised he would be visiting with Diana Steelquist regarding a variance request for himself in the near future.

8. Adjournment

A motion was made by Jason Tabor to adjourn at 8:03 p.m. The motion was seconded by Robert Watts and passed unanimously.

Scott Eckenrode, Chairperson

Diana Steelquist, Community Services Director