

CITY OF SANTA FE
ZONING BOARD OF ADJUSTMENTS
BUILDING STANDARDS COMMISSION

JULY 9, 2012

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: Fred Sandberg, Jason Tabor, Robert Watts, Scott Eckenrode, Community Services Assistant Stacey Baker.

Absent: Mark Mazoch, Community Services Director Diana Steelquist

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

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

4. **Approval of Minutes of the Building Standards Commission for March 5, 2012.**

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

5. **Public Hearing, Consideration and possible action regarding BOA 12-04 (Conoco) 3605 FM 646, Santa Fe, TX; Variances requested: Santa Fe Zoning Ordinance Article 6, Off Street parking requesting stall width reduction; Article 12, Corridor Development Standards requesting landscaped buffer yard reductions; Appendix 4-B – Requesting rear and exterior side set back reductions.**

The public hearing opened at 7:07 p.m.

Benny Davis, Building Official, explained to the board that staff recommended approval of all variances requested except for the request for the side setback of 22 feet along FM 1764 because of the setback requirements that 1764 has, the building will not line up correctly with other properties, and that the adjacent property owner called Ms. Steelquist and said that he objected to the variances due to the problems he may have for the future development of his property. His setback requirement is 30 feet for development and if the 22 foot variance was approved no one will be able to see his property from 646.

Stacey Baker, Community Services Assistant, advised that this structure is unique because it was built in 1985, has a setback of only 5 feet, and needs to be updated.

David Nemon, architect for the Conoco station, advised that the variances were necessary to improve the condition of the site and to expand the store. The addition on the building will mirror image the other side of the structure, the entire building will be stucco, the awning will extend all around the structure, 9 feet wide spaces would provide for

improvement room to the structure, and that no greenery was being taken away. He also advised that nothing will be done to the pumps, only the structure will be added to and remodeled. He stated that the side setback of 22 feet along FM 1764 was necessary to provide the necessary room for expansion.

The public hearing closed at 7:33 p.m.

A motion was made by Mr. Eckenrode to approve the 9 ft wide parking space variance. The motion was seconded by Mr. Watts and passed unanimously.

A motion was made by Mr. Tabor to approve the zero buffer yard along portion of the exterior side of the lot and 5 feet along the rear variance. The motion was seconded by Mr. Eckenrode and passed unanimously.

A motion was made by Mr. Tabor to approve the rear set back of 5 feet variance as requested. The motion was seconded by Mr. Eckenrode and passed unanimously.

A motion was made by Mr. Eckenrode to approve the side setback of 22 feet along FM 1764. The motion was approved by Mr. Watts and passed unanimously.

6. Adjournment

A motion was made by Mr. Tabor to adjourn at 7:41 p.m. The motion was seconded by Mr. Eckenrode and passed unanimously.

Fred Sandberg, Chairperson

Diana Steelquist, Community Services Director