

CITY OF SANTA FE  
ZONING BOARD OF ADJUSTMENTS  
BUILDING STANDARDS COMMISSION  
JUNE 17, 2013

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

MINUTES

1. **Call to Order:**

The meeting was called to order at 7:00 p.m.

2. **Roll Call:**

Present: Robert Watts, Scott Eckenrode, Fred Sandberg Mark Mazoch, Jason Tabor and Johnny Morris. Community Services Director Diana Steelquist and Building Official Benny Davis were present at the meeting.

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

The invocation led by Mr. Eckenrode and Pledge of Allegiance led by Mr. Tabor.

4. **Approval of the Zoning Board of Adjustment Minutes for April 22, 2013.**

Motion to approve by Jason Tabor, seconded by Johnny Morris. Minutes were approved unanimously.

5. **Public Hearing, Consideration and Possible Action regarding : BOA 13-02 (Santa Fe Justice Center) located at 3650 FM 646 described as ABST 1 PAGE 11 N ½ OF LOT 15 (15-1) THAMANS 1<sup>ST</sup> SUB, Santa Fe, Galveston County, Texas; requesting variances to Santa Fe Zoning Ordinance: Section 12.08 requesting a reduction in masonry requirements; Appendix 4-B requesting a reduction in side set back requirement, reduction in side landscaping requirement; Section 6.01.05 requesting reduction in parking stall widths from 10 ft. to 9 ft.**

**Ms. Steelquist** noted that the voters had approved the construction of a new Justice Center in May based on building plans prepared by volunteer citizen committee. It had taken a few years to get voter approval and in the interim, a water line was placed along the northern side of the city property. In order to accommodate the water line, the building site had been adjusted to be 10' 6" from the south boundary line. A variance was being requested as this is less than the 15' required. The smaller set back also reduced the landscape buffer from 6' to 4' along this boundary. The building is being constructed using concrete tilt wall construction with brick facing of 24% on the front, 49% and 9% on the sides. This also does not meet the requirement of 50% front and 20% sides. The

site plan had been adjusted for 10' wide parking stalls so no variance was now needed for parking requirements.

Mr. Sandberg opened the public hearing. Kurt Pless addressed the Board. Mr. Pless owns the property to the north. He recommended the building be turned to face towards the north. He stated that he had been asked by the City to provide an ingress/egress easement for the City's tract through his to access FM 1764. He believes that by turning the building, he could provide the easement.

Mr. Mazoch asked staff why the variances were necessary. Mr. Rick Hollington, the architect addressed the question. He stated that the structure was moved to accommodate the water line so it would not be covered by pavement. Normally, pavement would be used over that area. He also explained that the tilt wall construction was a masonry construction and during planning no one anticipated it would be an issue. Ms. Steelquist stated that she interpreted the Corridor Development Standards to require brick, stone or stucco. Concrete tilt walls was not listed as an approved material. Therefore, she requested that the issue be addressed as a variance or as a reversal of her interpretation. Mr. Morris asked if the building would be painted. It will be using a textured paint that from a distance will appear as stucco.

Public hearing closed at 7:22 pm.

Mr. Eckenrode made a motion to grant the variances for the set back and landscaping reductions. He also motioned that the Code interpretation by the Community Services Director that concrete tilt wall construction did not meet the masonry requirement was wrong. Tilt wall construction does meet the requirement of the Corridor Development Standards. Both motions seconded by Mr. Watts. Motions passed unanimously.

**6. Report on status of Frank's Place.**

Staff is moving forward with the procedures and notices to demolish this structure. Due to the age of the building, it was tested for asbestos. A 150 sq. ft. area of ceiling tile was found to contain asbestos. Staff is soliciting quotes to remove the ceiling tile. Work is on hold until remediation can be done.

**7. Report on status of other substandard structures.**

City staff has met with County officials regarding new funding available from Hurricane Ike disaster funds now available to tear down substandard structures damaged by Ike. Staff provided a list of structures in the City considered substandard. Staff also contacted those property owners to inform them about possible disaster funds. Mr. Mazoch inquired as to status of property at 6030 Ave. A. Mr. Davis stated that charges had been filed but the owner did not attend the docket.

8. **Adjournment.**

The meeting was adjourned at 7:34 p.m.

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Associate Chairperson

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Diana Steelquist  
Community Services Director