

CITY OF SANTA FE
ZONING BOARD OF ADJUSTMENTS
BUILDING STANDARDS COMMISSION

JUNE 8, 2009

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

MINUTES

1. Call to Order:

The meeting was called to order at 7:20 p.m.

2. Roll Call:

Present: Robert Watts, Fred Sandberg, and Mark Mazoch. Community Services Director Diana Steelquist was present at the meeting. Scott Eckenrode Eric Montemayor were absent.

3. Invocation and Pledge of Allegiance:

The Invocation and Pledge of Allegiance were led by Fred Sandberg.

4. Consideration and Possible Action regarding selection of Chairperson and Associate Chairperson.

Mark Mazoch nominated Fred Sanburg for Chairperson. Robert Watts seconded the motion. Mark Mazoch nominated Scotty Eckenrode for Vice-Chairperson. Fred Sanburg seconded the motion. Both motions passed unanimously.

5. Approval of the Zoning Board of Adjustments/Building Standards Commission minutes for May 11, 2009.

Motion by Robert Watts to approve the minutes as written. Seconded by Mark Mazock. Motion passed.

Building Standards Commission Business

The members of the City of Santa Fe Board of Adjustment serve as the Building Standards Commission

6. 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, partial demolition, repair, renovation or remodeling of any structure found to be substandard.

Ms. Steelquist recommended that each property be discussed separately. Chairman Sandburg opened the public hearing and began discussion and consideration on each property.

a) 11859 14th Street – house

No one from the public spoke regarding this house. Ms. Steelquist stated that all notification procedures had been followed. Robert Watts made a motion to approve the findings and give the owners 90 days to repair or remove the structure. Mark Mazock seconded. Motion was approved.

b) 15839 Highway 6 – accessory structures

No one from the public spoke on this property. Motion made by Robert Watts to allow 30 days to secure the structures. Seconded by Mark Mazock. Motion was approved.

c) 12400 4^{1/2} Street – house facing FM 646 N (aka 3017 FM 646 N)

Mr. John Langer addressed the Board and asked how much time he could have to make repairs. Robert Watts recommended that Mr. Langer be given 90 days to make repairs or remove the structure. He also stated that more time could be allowed if not completed. The motion by Watts was to give 90 days with a contingency for more time if needed. Seconded by Mark Mazock. Motion was approved.

d) 3033 FM 646 N – house

No one from the public spoke on this property. Motion made by Robert Watts to allow 90 days to remove the structures. Seconded by Mark Mazock. Motion was approved.

e) 6207 FM 646 S – mobile home park

Mr. Glasin addressed the Commission. Of the five units, Mr. Glasin believes 3 are repairable. Ms. Steelquist noted that at the last Board meeting, Mr. Glasin agreed to allow the Building Official to inspect the units. Staff had tried to contact Mr. Glasin by telephone to arrange a site visit during the past 30 days. At this time, Staff's opinion is that only one of the units is repairable. Mr. Glasin stated that he was still working on another property but would be finished in a couple of days. He could then focus on repairing the manufactured homes on this property.

Motion made by Robert Watts to allow 90 days to repair or remove the structures. Seconded by Mark Mazock. Motion was approved.

f) 5602 Ave. F – house

No one from the public spoke on this property. Staff noted that the family of the deceased property owner is in the process of settling the estate. Staff has recommended that they be allowed time to determine who will be responsible for the property. Motion made by Robert Watts to allow 90 days to prepare a plan for repairing or removing the structures. Seconded by Mark Mazock. Motion was approved.

g) 3830 Rush Rd. – mobile home

No one from the public spoke on this property. Ms. Steelquist reported that the property owner had contacted the city to say a contract to purchase the property was in place. A new property owner may be involved in the near future. Robert Watts made a motion to give the owner 60 days to remove the mobile home. Seconded by Mark Mazock. Motion was approved

h) 15518 Highway 6 – mobile home

Ms. Francis Oxnar addressed the Commission. Ms. Oxnar said that she was aware of the collapsing garage and would be trying to get it removed. Ms. Steelquist asked about the mobile home which was the subject of the hearing. Per Mrs. Oxnar, it is used for storage of furniture and goods. She would like to continue to use it for this purpose. Commissioner Watts asked if it was possible to make the mobile home secure by putting solid window coverings and doors on the structure. Mrs. Oxnar thought she could get that done. Robert Watts made a motion to give Mrs. Oxnar 90 days to secure the mobile home's doors and windows. Seconded by Mark Mazock. Motion was approved.

i) 4710 Ave. S – mobile home

Ms. Passion Gonzales, daughter of the late property owner, addressed the Commission. The family does not have the financial means to remove the home. They would like to find some assistance, possibly from the city. They would consider letting the city demolish the home and place a lien on the property. The family would make payments to clear the lien. The Commission was concerned about the high grass and weeds on the property. Mark Mazock made a motion to give the family 90 days to remove the mobile home. During that time, the property will be mowed. Robert Watts seconded the motion. Motion approved.

j) 11927 22nd Street – mobile home

No one from the public spoke on this property. Robert Watts made a motion to give the owner 60 days to remove the mobile home and clean the property. Seconded by Mark Mazock. Motion was approved

k) 4002 Ave. P – house

Mr. Kelly Wilson addressed the Commission. Mr. Wilson is the property owner's brother. Per Wilson, The structure is sound and is just in need of repairs. Mr. Wilson stated that a crack user had been illegally living inside and done a lot of interior damage. Motion was made by Robert Watts to allow 90 days to secure the structure. In addition, the grass and yard should be maintained and the owner should keep in contact with the City as to progress on repairs. Motion was seconded by Mark Mazock. Motion approved.

7. Staff report on closed substandard buildings cases.

Ms. Steelquist reported that the City had been working on 32 cases over the past few months. Five have been abated or are substantially complete. Several property owners have responded before any action has been needed by the Commission.

8. Adjournment

With no further comment, the meeting adjourned at 8:17 PM.

Fred Sandberg, Chairperson

Diana Steelquist
Community Services Director