

CITY OF SANTA FE
ZONING BOARD OF ADJUSTMENTS
BUILDING STANDARDS COMMISSION

MARCH 7, 2011

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

MINUTES

1. **Call to Order:**

The meeting was called to order at 7:00 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. Mazoch.

4. **Approval of Minutes of the Building Standards Commission for February 7, 2011.**

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

5. **Public Hearing, Consideration and Possible Action : BOA 11-01 St. John's Lutheran Church – 13136 Hwy 6, Santa Fe, Texas. Variance – Santa Fe Zoning Ordinance Article 12: Corridor Development Standards : 12.08 – Requesting variance with regards to exterior finishes.**

Public hearing opened at 7:12 p.m.

Applicant, Frank Greathouse was present at the hearing and spoke on behalf of St. John's Lutheran Church. He stated that the church is requesting a variance for the finish on exterior wall that is located on the north side of the structure which is 250 ft or more away from residential property and is not visible from the highway. He stressed that if the north wall was completely bricked it could place a financial hardship regarding the completion of the interior of the structure.

Mr. Davis advised that the church contacted the city pertaining to the building of the structure several months ago. Ms. Steelquist advised the members that the city guidelines have been followed and there is not an objection to the variance.

Public hearing closed at 7:15.

A motion was made by Mr. Eckenrode to approve the variance. The motion was seconded by Mr. Mazoch and passed unanimously.

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:

- a) 2805 Shouse Rd – Mobile Home – The property owner, Fieldon White, was present and advised the committee that he would like to repair the mobile home for his mother or replace the mobile home with a newer manufactured home and asked for 180 days to repair the structure due to his work schedule. Mr. Davis and Mrs. Baker advised the board that Mr. Davis was able to review the inside of the mobile home and it appeared to be in repairable condition. He advised Mr. White and the committee that the exterior of the structure needed repair. A motion was made by Mr. Tabor for the exterior of the property to be repaired and maintained within 180 days. The motion was seconded by Mr. Mazoch and passed unanimously.
- b) 4817 Ave H – Accessory Structure #2 – Mr. Davis advised the board that the property owner, Jay Hicks, visited him and said that the roof of the structure had been removed from the structure. Mr. Davis also advised that the sides of the structure were in good condition and a new roof needed to be placed on the structure. Mr. Hicks advised Mr. Davis that he would replace the roof. Mr. Davis and Mrs. Baker advised that Mr. Hicks complied with the request of the City and no further action was needed. The committee agreed unanimously.

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

The staff advised the board that a potential buyer of the property visited Mr. Davis, Ms. Steelquist, and Mrs. Baker concerning the purchase of the property and demolition of the structure. He stated he was entering into a contract and placed earnest money on the property and needed documentation that the board deemed the structure substandard and his intentions are to demolish the structure as soon as the contract and closing was finished.

8. Staff report regarding future demolitions of the substandard structures located at 3033 FM 646 North, 15839 Hwy 6, and 12321 22nd St.

Mrs. Baker advised that a title search was done on the property located at 3033 FM 646 North had a IRS tax lien on the property and the IRS and the property owner were properly notified of the hearing scheduled on April 4, 2011 concerning the demolition of the property.

Mrs. Baker advised that there was a clean title search on the property located at 15839 Hwy 6 and property owners were notified of the hearing scheduled on April 4, 2011 concerning the demolition of the property.

Mrs. Baker advised that there was a clean title search on the property located at 12321 22nd St. and the property owner was notified of the hearing scheduled on April 4, 2011 concerning the demolition of the property. The letters were mailed to the address on CAD and mailed to the address given to Mr. Davis by the property owner.

9. Adjournment.

The meeting was adjourned at 7:35 p.m.

Fred Sandberg, Chairperson

Diana Steelquist, Community Services Director