

CITY OF SANTA FE  
ZONING BOARD OF ADJUSTMENTS  
BUILDING STANDARDS COMMISSION  
MARCH 8, 2010

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

MINUTES

1. **Call to Order:**

The meeting was called to order at 7:07 p.m.

2. **Roll Call:**

Present: Robert Watts, Scott Eckenrode, Fred Sandberg, Mark Mazoch and Jason Tabor. Community Services Director Diana Steelquist, Community Services Assistant Brandi Flisowski, and Building Official Benny Davis were present at the meeting. Absent: Erik Montemer

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

The Invocation and Pledge of Allegiance were led by Mr. Eckenrode

4. **Approval of Minutes of the Building Standards Commission February 8, 2010.**

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

5. **Public Hearing, Consideration and Possible Action: BOA 10-02 (Jimenez) 11923 16th Street, side set back variance – Santa Fe Zoning Ordinance Appendix 4 B, Highway Commercial Zoning Standards; Requesting change side setback requirement from 25 feet to 6 feet to build Single Family Residence.**

Ms. Steelquist explained that this request was to build a single family resident on this lot that is zoned HC. She explained that it is permitted in this district and that there were houses on either side of this lot.

Public Hearing was opened at 7:12 p.m.

Linda Long located at 11919 16th Street is not in favor of giving them the variance because she feels they encroach on her property because they cut down a tree and limbs fell on her property. Although they cleaned it up they did so without her permission. She also made a complaint about the trash from the dumpster of El Valle owned by the family coming over on to her property.

Blanca Hernandez, the owner of the lot that is requesting the variance, explained that anything that had to do with the restaurant was irrelevant to the cases. She explained that they are just wanting to build a house for their family. Mr. Eckenrode asked the size of the house. Mr. Davis brought a copy of the building plans.

Mr. Mazoch clarified that there were three different issues being brought up and wanted to know which if any had anything to do with the variance request. Ms. Steelquist explained that only the issue is the variance but that the restaurant complaint is a viable complaint.

Mr. Davis explained that if this couple was to sale the property and someone wanted to come build an approved commercial business such as a bar, mechanic shop, etc. he could not deny the permit.

Mr. Eckenrode asked if the house was going to be centered. Mr. Davis explained that this couple agreed to move the house farthest from Mrs. Long's property line.

Public hearing closed at 7:22 p.m.

Mr. Mazoch made a motion to approve the 6' side setback, seconded by Mr. Eckenrode. Motion 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, repair, renovation or remodeling of any structure found to be substandard.**

Public hearing opened at 7:25 p.m.

a) 16700 Hwy 6 – Patrick Milligan, a local realtor, spoke on behalf of the property owner. He explained that she was interested in selling this property and that they had started cleaning the property up. He would like some time to finish cleaning the property and try to sale the structure with the lot. Ms. Steelquist explained that the staff's recommendation was to demolish the structure. Mr. Milligan explained that if it was left to the property owner to demolish the structure it would probably be left to the city to clean the property up due to the lack of funds by the property owner. Mr. Eckenrode asked if it had water or sewer. Mr. Milligan explained that it did have an older water well but was unsure of the condition.

The commission gave Mr. Milligan and the property owner 30 days to find out if the health district would allow a septic system to be placed on the property and to see if the water well was usable and if there was adequate parking.

Mr. Tabor made a motion to table any actions on this property for 30 days, seconded by Mr. Watts. Motion passed unanimously.

b) 16803 Hwy 6 – The property owner, Frances Madewell, explained that she plans to demolish the structure. She explained that she had items stored in the mobile home and was currently waiting on a few bids from contractors on removing the structure.

Mr. Watts made a motion to give the property owner 120 days to demolish the structure, seconded by Mr. Eckenrode. Motion passed unanimously.

c) 12321 22nd Street – Ms. Steelquist explained that the staff recommends 120 days to demolish the structure. Mr. Mazoch asked if we have had any response. No response has been made from this property owner.

Mr. Eckenrode made a motion to give the property owner 120 days to demolish the structure, seconded by Mr. Tabor. Motion passed unanimously.

d) 12402 4th Street – The property owner, Frances Strain, explained that he has hired someone to paint the house. He explained that he is not going to demolish the structure instead he is planning on replacing the windows and fixing the structure to rent out. Mr. Davis explained that in order to rent the structure back out he would need to get with the health department to check the septic system to make sure it was useable. Mr. Davis explained that he needed to check the building code to see if it complied with minimum housing standards before it could be used again as a residence.

Mr. Watts made a motion to give the property owner 90 days to secure the windows and doors on the structure and to start making repairs to the structure, seconded by Mr. Mazoch. Motion passed unanimously.

e) 15518 Hwy 6 – The property owner, Frances Oxyner, explained that no one was living in this house. She said she used to occupy the house but is now living with her daughter and son in law. She is aware it needs to be torn down but does not have the means to be done right now. Mr. Eckenrode explained that if she was unable to remove the structure the city can come in and clean up the property at the homeowners expense by putting a lean on the property.

Mr. Watts made a motion to give the property owner 120 days to demolish the structure, seconded by Mr. Eckenrode. Motion passed unanimously.

f) 15221 Walnut St. – No one spoke on behalf of this property. Ms. Steelquist explained that she did talk to the homeowner and wanted to replace the mobile home but since this has been deemed substandard another mobile home cannot be placed on the property.

Mr. Eckenrode made a motion to remove the structure with in 90 days, seconded by Mr. Tabor. Motion passed unanimously.

g) 11930 6th Street – Property owner Mathew & Rose Noto spoke on behalf of this property. They explained that they are aware this structure needs to be demolished. Asked if they could have 120 days to demolish the structure.

Mr. Watts made a motion to give the property owners 120 days to demolish the home, seconded by Mr. Tabor. Motion passed unanimously.

7. **Adjournment.**

The meeting was adjourned at 8:12 p.m.

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Fred Sandberg, Associate Chairperson

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Diana Steelquist  
Community Services Director