

CITY OF SANTA FE
ZONING BOARD OF ADJUSTMENTS
BUILDING STANDARDS COMMISSION
OCTOBER 5, 2015

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: Jason Tabor, Johnny Morris, Scott Eckenrode, Mark Mazoch, Community Services Director Diana Steelquist, Community Services Assistant Stacey Baker, Absent: Robert Watts, Wayne Bacot

3. Invocation and Pledge of Allegiance:

The Invocation and pledge was led by Scott Eckenrode.

4. Approval of the Minutes of the Zoning Board of Adjustments for September 14, 2015.

A motion was made by Jason Tabor to approve the minutes as presented. The motion was seconded by Johnny Morris and passed unanimously.

5. Public Hearing, Consideration and Possible Action regarding BOA 16-01 Masonic Lodge being FELKER SUB (2015) ABST 1, LOT 2, 2.279 ACRES located at 3924 FM 646 North, Santa Fe, Texas: requesting a variance for Zoning Ordinance Appendix 4-B for HC- Highway Commercial Small Scale Criteria requesting set back from side property line from 15 feet to 10 feet for construction of a new lodge.

Diana Steelquist advised the Masonic Lodge purchase a 100 feet wide by 1002.8 feet long lot comprising of 2.3 acres from Mr. Felker. The Lodge is requesting a 10 foot side setback on the north side of the lot to accommodate a future building. The narrowness of the lot does not allow for much development. Mr. Felker provided a letter that he is not opposed to them building a structure 10 feet from his side property line. His home is located 15 feet from the side lot line. A commercial site plan will need to be submitted and approved and has additional Corridor Development zoning standards along FM 646, including drainage, detention, and storm water pollution requirements.

The public hearing opened at 7:09 p.m.

Mr. Ron Daly was present to answer questions. Mr. Daly stated that this project will take a long time to complete. At this time they were trying to get some of the small stuff out

of the way. He stated that the building will be narrow and long to fit the property. They were in the process of digging a pond and will be using the dirt to increase the height of the property. Drainage was currently being discussed and a plan will be put together soon along with a site plan but he did not have a definite time frame.

The public hearing closed at 7:20 p.m.

A motion was made by Johnny Morris to accept the variance requested and the motion was seconded by Jason Tabor and passed unanimously.

6. Review of substandard structure list and procedures.

Stacey Baker and Diana Steelquist advised that since September 2014, several structures have been removed. She also advised that she is working on 4 more structures and they should be removed by the end of October 2015. Two structures have been qualified through a Galveston County grant program and will be removed by the county. One structure has been purchased by Cherry House Moving Company and is scheduled to be removed late October 2015. George Wood's property has been sent to Court for further review. A structure on 4th St. and a structure on Ave Q has been added to the list. She is in the process of contacting property owners regarding the structures. The structure on Ave Q was recently burned in a fire and is still under investigation by the District Attorney and the Fire Marshal.

7. Citizen comments.

There were no comments made by citizens.

8. Adjournment

A motion was made by Johnny Morris to adjourn at 7:26 p.m. and was seconded by Jason Tabor and passed unanimously.

Scott Eckenrode, Chairperson

Diana Steelquist, Community Services Director