

CITY OF SANTA FE  
ZONING BOARD OF ADJUSTMENTS  
BUILDING STANDARDS COMMISSION  
OCTOBER 7, 2013

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

MINUTES

1. **Call to Order:**

The meeting was called to order at 7:05 p.m.

2. **Roll Call:**

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

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

The Invocation was led by Scott Eckenrode and Pledge was led by Mr. Tabor.

4. **Approval of Minutes of the Zoning Board of Adjustments for September 17 , 2013.**

A motion was made by Mr. Watts to approve the minutes as presented. The motion was seconded by Mr. Morris and passed unanimously.

5. **Public Hearing, consideration and possible action regarding BOA 13-05 Kibbe located at 13109 FM 1764 described as ABST 1 M AUSTIN SUR PT OF LOT 215 (215-13) THAMANS 2<sup>ND</sup> SUB being 0.868 acres, Santa Fe, Galveston County, Texas; requesting variances to Santa Fe Zoning Ordinance Appendix 4-B Highway Commercial Qualifications and Standards requesting a reduction in side set back to 5 ft.; Article 12 Corridor Development Standards Section 12.07.01 requesting reductions in landscape buffers for front, sides and next to adjacent use.**

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

Ms. Steelquist advised Mr. and Mrs. Kibbe owned an existing structure and want to build another building for personal use and lease space. This lot is narrow and it is in a commercial zone. It sits up against the Drainage District's ditch. Tidelands gives them access to the lot through a shared driveway that is shared among 3 people. The site plan does not currently meet the setback requirements and landscape buffers. The Kibbe's are requesting a variance to reduce the side set back to 5ft and are requesting reductions in landscape buffers for front, sides and next to adjacent use. She explained that there is public water available but not sewer. She advised the Kibbe's to contact the Drainage District concerning a drainage criteria.

Mr. Roy Wilson lives next to the lot expressed his concerns concerning the project. He explained that he also shares the driveway to have access to his property. He is worried about excess traffic tearing up the private drive that he maintains with rock. He also voiced his concerns that the septic system is not large enough for a building of 5000 sq ft with multiple office spaces. The septic system will be near his well and is afraid of contamination.

He feels that they will have to install another system to be able to properly work and that may interfere in the driveway access.

Mr. and Mrs. Kibbe stated that the building will be a pole building with metal siding and concrete floors. He wants to use the building for personal use and lease space. Parking will be located on the side of the building and a driveway built around septic lines. They plan on connecting to public water. The electric lines will be ran behind the building. Mrs. Kibbe stated that Centerpoint does not have an easement. They are aware that the building size may need to be downsized. They are working with an engineer to help with site plans. The air conditioning units will go behind the building. The health department will need to be contacted to talk to then regarding septic requirements. The detention pond was up in the air on where to place it at this time due to the uniqueness of the lot.

David Wilks from the Drainage District stated that a pond will be needed for drainage. He expressed the concern that the building may be built too close to the ditch that has concrete walls and the walls have a possibility in the future of collapsing and this is a liability if it fell in the ditch. He also expressed that there were weep holes in the siding and that septic could possibly escape into the ditch from the weep holes and feels that the health department needed to be notified.

Mr. Watts stated that he did not think that the lot was big enough for a new septic system and clarified with Diana Steelquist on what they should be focused on. Mr. Benny Davis said that the Health Department will verify the system to use and that he thought it would not be a problem.

Mr. Tabor and Mr. Mazoch were concerned about the structure and advised to make sure they contact an engineer. Mr. Eckenrode was concerned about the placement of the building, the septic system, drainage and the landscaping.

The public hearing closed at 8:02 p.m.

Robert Watts made a motion to allow the reduction of setback requirement as requested. The motion was seconded by Mark Mazoch. Everyone was in agreement except Scott Eckenrode. The motion passed.

Robert Watts made a motion to a reduce landscape buffer requirements for the front, sides and adjacent use. The motion was seconded by Mark Mazoch. Everyone was in agreement except Scott Eckenrode. The motion passed.

## 6. Adjournment

A motion was made to adjourn at 8:11 p.m. by Robert Watts and was seconded by Jason Tabor and passed unanimously.

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Scott Eckenrode, Chairperson

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Diana Steelquist, Community Services Director