

CITY OF SANTA FE
ZONING BOARD OF ADJUSTMENTS
BUILDING STANDARDS COMMISSION
SEPTEMBER 14, 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, Robert Watts, Scott Eckenrode, Mark Mazoch, Robert Watts, Wayne Bacot, Community Services Director Diana Steelquist, Community Services Assistant Stacey Baker, Absent : None

3. Invocation and Pledge of Allegiance:

The Invocation was led by Scott Eckenrode and Pledge was led by Johnny Morris.

4. Approval of the Minutes of the Zoning Board of Adjustments for August 3, 2015.

A motion was made by Robert Watts 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 15-05 (Cassell), ABST 611 I & G N RR SUR SEC 17 LOTS 14, 15 & N ½ OF 13 BLK 26 ARCADIA TOWNSITE being approximately 0.482 acres located at 4406 Peck St. Santa Fe, Texas: Requesting a variance to the Zoning Ordinance Article 4, Section 4.01.04 Area Regulations, F. side yard – requesting set back from exterior side property line from 15 feet to ten feet for construction of accessory building.

Diana Steelquist advised that the Cassells own 4406 Peck which is on the corner of Peck and 6th St and is zoned R-1. They would like to build a 40 x 30 garage. The structure will back up to the 20 foot alleyway. Current requirement state structures cannot be closer than 15 feet along 6th St. They are requesting a 10 foot set back. There is an existing well house that will be incorporated into the garage. The septic system is on the other side of the property and the structure cannot be place over the system. R-1 zone set backs are front 25 ft , rear 5 ft when next to an alley, exterior side 15 ft, interior side 6 ft. Both right of ways on Peck and 6th are 80 ft wide. New buildings will sit back from the road. The 30 x 40 building is standard size. Any other size would require customization.

The public hearing opened at 7:07 p.m.

Mr. and Mrs. Cassell stated that there was not an alternate location on the property to place the garage they want to build. The septic is on the other vacant side of the property. She also advised that she had letters from abutting neighbors stating they were not against the development of the structure. Mrs. Cassell stated that the size of the structure was standard size. If they change the size or custom make it then the cost of the structure will be outrageous.

The public hearing closed at 7:11 p.m.

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

6. Review of substandard structure list and procedures.

Stacey Baker advised that since September 2014, 10 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.

7. Citizen comments.

There were no comments made by citizens.

8. Adjournment

A motion was made by Scott Eckenrode to adjourn at 7:24 p.m. and was seconded by Jason Tabor and passed unanimously.

Scott Eckenrode, Chairperson

Diana Steelquist, Community Services Director