

CITY OF SANTA FE  
ZONING BOARD OF ADJUSTMENTS  
BUILDING STANDARDS COMMISSION  
SEPTEMBER 15, 2014  
CITY OF SANTA FE COUNCIL CHAMBERS HIGHWAY 6, SANTA FE, TEXAS

MINUTES

1. Call to Order:

The meeting was called to order at 7:03 p.m.

2. Roll Call:

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

3. Invocation and Pledge of Allegiance:

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

4. Approval of the Minutes of the Zoning Board of Adjustments for July 7, 2014.

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

5. Public Hearing, Consideration and Possible Action regarding BOA 14-01 Southern  
California Valve located at 3521 N FM 646 described as ABST 1 M AUSTIN SUR 23  
THAMANS 1<sup>ST</sup> SUB and being 9.466 acres, Santa Fe, Texas; requesting variances to the  
Santa Fe Zoning Ordinance Article 12 Corridor Development Standards Section 12.08  
requesting use of metal siding without masonry components; Appendix 4 – D Light  
Manufacturing Qualifications and Standards requesting a reduction in side set back to 20  
ft.

The public hearing opened at 7:05 p.m.

A representative with Shelmark Engineering advised that the variances requested are to  
maintain the original look and integrity of the building. There will be an addition to the structure  
and the company wants it to match the existing building. Also they are requesting the set back  
to be reduced due to the type of crane the company uses and the size. The new crane will slide  
all the way from one end of the building to the other. There is a necessity for the crane. The  
addition to the structure would be 19,125 square feet.

Mr. Hessley was present and stated that he and his sister currently own the property across  
from the valve company. At this time they do not have a problem with the extension of the

building. They feel that it is kept nicely as it is and always has. They understand that the city has its duty to inspect and insure the project is done right. Mr. Hessley had questions about standards.

The architect for the valve company advised that this is the first phase of the expansion of the business. He stated that they will build offices in the future. He also explained that this area is a special circumstance because there are not very many residential properties around. He also stated the extension will not be seen from the street because it will be added to the back of the structure. He also stated that it lies next to the power company.

Diana Steelquist advised that one neighbor called and was concerned about the drainage. The power company did not respond to the letter she sent and agreed that this was a unique location due to the power company's lot. She stated that she did not believe that granting the variances would be contrary to public interest and would benefit the community. Diana advised that only the new section would have to meet current masonry standards and that it would not look right.

The public hearing closed at 7:23 p.m.

A motion was made by Robert Watts to grant the variances as requested. The motion was seconded by Jason Tabor and passed unanimously.

## 6. Adjournment

A motion was made by Jason Tabor to adjourn at 7:25 p.m. The motion was seconded by Robert Watts and passed unanimously.

---

Scott Eckenrode, Chairperson

---

Diana Steelquist, Community Services Director