

CITY OF SANTA FE  
ZONING BOARD OF ADJUSTMENTS  
BUILDING STANDARDS COMMISSION  
OCTOBER 18, 2021 7:00PM  
CITY OF SANTA FE COUNCIL CHAMBERS HIGHWAY 6, SANTA FE, TX

MINUTES

1. Call to Order  
The meeting was called to order at 6:59 p.m.
2. Roll Call  
Present: Bevely Pruitt, Tommy Gass, Dawn Sharp, David Unger
3. Invocation and Pledge of Allegiance  
The Invocation was led by Stacey Baker
4. Swear in new members  
Community Services Director Stacey Baker swore in David Unger & Dawn Sharp as new Zoning Board of Adjustment members.
5. Elect a new Chairperson  
Tommy Gass made a motion to elect Wayne Bacott as the new Chairperson and seconded by Beverly Pruitt. Motion Passes
6. Review and approve the minutes from April 5, 2021.  
Stacey Baker advised that the missing members on the board will need to be attendance to approve these minutes due to new commissioners not being present.
7. Public Hearing, consideration, and possible action regarding BOA 21-05 Snider described as ABST 1 PAGE 4 PT OF LOT 348 THAMANS 2<sup>nd</sup> SUB being 2.05 acres located at 1625 Ave. S Santa Fe, Texas. Variance: Zoning Ordinance Appendix 4 E for AR – Agricultural Residential District requesting side a side set back reduction from 10 feet to 8 feet and submit for permits for a RV storage building.  
Community Service Director Stacey Baker explains that previously when Diana Steelquest was the Community Service Director, she had received an application from Mr. Snider and for some reason the permit was closed, and Diana retired. Since then, it was brought to Stacey's attention, and she reopened it due to it shouldn't have been closed. Stacey states that Mr. Snider did build the structure. Stacey and Shelby one of the building inspectors did ride out to Mr. Snider's property and took pictures of the drainage, measured the property line, and took pictures of the building which was provided to the board.

Public hearing opened at 7:03 p.m.

Charlie Snider comes up to explain he poured a concrete slab for a driveway going to the back of his property to park his RV. He stated he called the city in regards of the permit process to get an RV cover. He stated he talked to Diana Steelquest and she stated that if the building costs under a certain amount he didn't need permits and that no drawings or inspections were necessary. He did provide a drawing for the carport. Mr. Snider stated he raised the elevation on his property so the water wouldn't shed on his neighbor's property. He stated he pitched his water to his yard and to the road, put gutters on the metal building all the way to the ground, added culvert pipe 110ft into the pipe to get all the water off the top of the roof out towards the front of the street in front of his property which was shown in pictures that was provided to the board. Stacey Baker states that the building is 8ft from the property line and he should be 10ft off the property line, so he needs the 2ft variance. Chandra Womack at 13226 Lynn Ln. isn't opposed for the variance for the building that was built. She does not want a variance for the entire build line because she does not want any additional structures built on the property. Ms. Womack states Mr. Snider keep building up his property the more it's going to continue to drain on the adjacent properties. Leo Payne at 13220 Lynn Ln. states he moved in his house in September 2020, Stacey Baker states the previous community service director closed out Mr. Snider's permit in February 2021. Mr. Payne stated that the slab had just started being pour and land was being cleared. There's been also a driveway that has been poured going to the back of his property which is affecting drainage. Mr. Payne stated he spoke with the city manager and Marty who also came and looked at the slab and how it was built up on his fence expressing his concerns. Marty told him he seen no issue, and that it was permitted. Stacey Baker stated that she does not have a permit on file. Mr. Payne feels that the city is responsible to protect the landowners from things like this happening and feels the project should've been stopped. Mr. Payne provided some pictures to the board taken October 2020 of the back of his property with Mr. Snider's building during a rainstorm and how much water is standing. Tommy Gass points out from the pictures shown the elevation looks a foot higher than where the water was pulling up. James Womack at 13226 Lynn Ln. states the drainage along their back fence had been directed through ditching along the fence line wasn't sure which side ditching was on Mr. Snider's side of the fence. Stated Mr. Upton had put in additional drainage that was ran underground headed out towards S that no longer drains anymore for whatever reason. Mr. Womack stated that they put in some French drainage and sumps along their fence line running out to S. Behind their well house at the corner where their property is next to Mr. Payne's that's where he stated they have the serious ponding issues and that's where there used to be that drain Mr. Upton put in but the drain is filled in or blocked off. Mr. Womack's main issues are the ponding issues next to his well house, contamination to the well water, damage to the well system. He feels if we get another Harvey rain that there's more water that comes in that corner by his well house. John Carpenter at 13223 Penny Ln. states the way that Mr. Thibodeaux designed the properties to drain from the back of their properties to the ditch. That's the way it was elevated and graded too. The way Thibodeaux designed was everything was to drain towards to street he stated. The lowest part of that neighborhood is at the end of the cul de sac which everything is to drain towards the bayou. Mr. Carpenter stated and he didn't have any issue with the variance request Mr. Snider was requesting.

Public Hearing closed 7:55 p.m.

Tommy Gass states he didn't have an issue with the variance and makes a motion. Beverly Pruitt seconded. Motion passes unanimously. Stacey informs Mr. Snider to contact the city within the week to move forward with the rest of his permitting process.

8. Discuss the substandard structure process and procedures

Stacey Baker introduces Shelby Araujo to the board as the new code enforcement officer. She states they have compiled a list of substandard & dangerous structures that will be presented at the next BOA meeting which may only be substandard structures which she stated they will provide information about the property owners, pictures and letters from the building and fire marshal saying they are dangerous and whether the board would like to move forward on the structures or not. If the board chooses to move forward on a structure, they will have to do title searches, notify lien holders, property holders, official public hearing where the board determines if it needs to be bull dozed down or not. If a structure is 50% – 60% damaged that's when they start to look at the demo process. If they think they can re-habit we ask for an engineer letter saying yes, it is structurally fine to re-habit and livable afterwards. Stacey stated the BOA is kind of like a judge, you tell them something they have to do and if they don't do it then it goes to the judge, the judge takes it from there where we can cease the property, which she stated it's better to persuade them to take care of it.

9. Adjournment

A motion was made by Tommy Gass and seconded by David Unger to close the meeting at 8:06 p.m. and it passed unanimously.

  
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Stacey Baker, Community Services Director

  
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Chairperson