

CITY OF SANTA FE
ZONING BOARD OF ADJUSTMENTS
BUILDING STANDARDS COMMISSION
February 7, 2022 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 7:12p.m.

2. Roll Call

Present: Alec Dobson, Dawn Sharp, Wayne Bacot, Craig Thornton-Wright, David Unger

3. Invocation and Pledge of Allegiance

Alec Dobson led the Invocation & Pledge of Allegiance

4. Review and approve the minutes from the October 18, 2021, December 6, 2021, and January 10, 2022 meeting

David Unger made a motion to approve October 18, 2021, minutes and seconded by Dawn Sharp. Motion passes. David Unger made a motion to approve December 6, 2021 minutes and seconded by Dawn Sharp. Motion passes. Craig Thornton-Wright made a motion to approve January 10, 2022, minutes and seconded by Alec Dobson. Motion passes.

5. Public hearing, discussion, and possible action:

FILE: BOA 22-01

Location/Legal Description: ABST 1 M AUSTIN SUR SW PT OF LOT 280 (280-3) THAMANS 2ND SUB, being 2.77 acres, located at 2738 Shouse Rd, Santa Fe Texas. Variance Request 1: Section 3.2 Article 3.2.3 No building permit issued if not conformity of ordinances and no excavation of land or construction allowed; Section 6.3 Streets 6.3.1 General Requirements Article 2. Street or highway must be suitably improved as required by regulations: Requesting a variance to build on an unimproved street: Variance Request 2: Ordinance 6.2 Lot Improvements Section 6.2.5 Soil Preservation, Grading, Seeding Article B. Lots laid out for positive drainage away from all buildings, individual lot drainage shall be coordinated the drainage pattern for the area and drainage designed to avoid drainage onto adjacent lots: Type A Drainage: Requesting variance to drain to the ditch owned and maintained by Drainage District #1 and not to the front of the property.

Stacey Baker explains David Tambrella is making an application for variances for his client to be able to build a house on a piece of land that faces an unimproved section of a city right-of-way that is not paved. When this section of the road was laid out and developed, it was developed as a gravel road. Our ordinance does not allow this. Also, the property is a flag lot layout. The structure is proposed to be placed at the back portion of the lot. Mr. Tambrella is requesting a variance to these rules. The Drainage District #1 advised by a written letter they give permission for this property to drain to their ditch and they have no issues with them placing a home on the lot.

Public Hearing opened at 7:19 p.m.

Marty states the drainage would run sideways to the north of the drainage ditch and the developer agreed to that.

Public Hearing closed at 7:22 p.m.

Wayne Bacot makes a motion to accept the variance request. Seconded, by Craig Thornton-Wright. Motion passes.

6. Public hearing, discussion, and possible action:

FILE: BOA 22-02

Location/Legal Description: ABST 604 & 611 I G N RR SUR SECTION 17 LOT 3 BLK 47 ARCADIA TOWNSITE being 0.206 acres, located next to 14103 2nd Street, Santa Fe Texas.

Variance Request 1: Section 3.2 Article 3.2.3 No building permit issued if not in conformity of ordinances and no excavation of land or construction allowed; Section 6.3 Streets 6.3.1 General Requirements Article 2. Streets or highway must be suitably improved as required by regulations: Requesting a variance to build on an unimproved street.

Stacey Baker explains Mr. Wilson is making an application for a variance for his family to be able to build a house on a piece of land that faces on an unimproved section of a city right-of-way that is not paved. When this section of the road was laid out and developed, it was developed as a gravel road. Galveston County did confirm this is the way the property was platted that way.

Public Hearing opened at 7:25 p.m.

Marty states Mr. Wilson is wanting to build a single-family home and that the land was already platted along time ago with the street platted with the original plat and there aren't any objections.

Public Hearing closed at 7:26 p.m.

Craig Thornton-Wright makes a motion to accept the variance request. Seconded, by Wayne Bacot. Motion passes.

7. Public hearing, discussion, and possible action:

FILE: BOA 22-03

Location/Legal Description: ABST 1 M AUSTIN PT OF LOT 107 (107-7) THAMANS 1ST SUB, being 4.73 acres, located at 1414 Ave L Santa Fe, Texas 77510. Variance Request:

Ordinance 6.2 Lot Improvements Section 6.2.5 Soil Preservation, grading, Seeding Article B. Lots laid out for positive drainage away from all buildings, individual lot drainage shall be coordinated the drainage pattern for the area and drainage designed to avoid drainage onto adjacent lots: Type A Drainage: Requesting variance to drain to the ditch owned and maintained by Drainage District #1.

Stacey Baker explains Bilmar Homes is making an application for a drainage variance on behalf of their client. The shape of this property only allows the property owners to build a home on the back portion of the lot. The previous community services director had given a letter to the property owners in 2020 stating that the property is pre-existing to our rules and originally was in the county and annexed into the city in 2008. Currently, it does not meet the drainage requirements. It cannot properly drain from back to front due to the unusual layout of the property. DD1 advised they have no issue for this property to drain to the ditch maintained by DD1.

Public Hearing opened at 7:30 p.m.

Marty stated that with the ditch being on the northside of their property maintained by DD1 to drain there wasn't any objections.

Public Hearing closed at 7:32 p.m.

Wayne Bacot makes a motion to accept the variance request. Seconded, by Craig Thornton-Wright. Motion passes.

8. Adjournment

A motion was made by Wayne Bacot and seconded by Craig Thornton-Wright to close the meeting at 7:35 p.m. and it passed unanimously.



~~Chairperson~~ vice chair



Monique Guidry, Community Services