

CITY OF SANTA FE
ZONING BOARD OF ADJUSTMENTS AND BUILDING STANDARDS COMMISSION
APRIL 4, 2022, 7:00PM
SANTA FE CITY HALL COUNCIL CHAMBERS
12002 HWY 6, SANTA FE, TEXAS

MINUTES

1. Call to Order

The meeting was called to order 7:10 p.m.

2. Roll Call

Present: Alec Dobson, Dawn Sharp, David Unger, Tommy Gass

3. Invocation and Pledge of Allegiance

Marty Haley, the building official led the Invocation & Pledge of Allegiance

4. Swear in new board member Samuel Helton

Alun swore in Samuel Helton

5. Review and approve the minutes from the February 7, 2022, meeting.

Alec Dobson made a motion to approve February 7, 2022, minutes and seconded by David Unger. Motion passes.

6. Public hearing, discussion, and possible action:

FILE: BOA 22-04

Location/Legal Description: Property ID 727589: ABST 15 I LEWIS SUR PT OF BLK A & PT OF LOTS 1 & 2 (1-1-4) EUREKA ORCHARD SUB NO 1 being 21.02 acres, located at the north end of Tower Rd next to Tower Rd Estates, 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

The Hartley family was requesting a variance to build their home on an unimproved road at the very end of Tower Rd. next to the new Tower Rd. Estates subdivision. This portion of the road isn't maintained by the city. By the rules, a developer is required to build the road to city standards and then subdivide, plat or build on the lot.

Public Hearing opened at 7:13 p.m.

Mr. Hartley at 3045 Tower Rd. stated he has 6 acres on the high line part he can't build on and 14 acres he can build on. He originally was told he was in county when he was trying to get culverts installed. The front portion of his property is in the city and there's small portion in the back of his property that is in the county due to the drainage ditch with no access on the back side of his property that is in county. Mr. Hartley stated he has installed culverts to the property. He has dug a pond, has a dirt house pad already, well, and has shot grade. Mr. Hartley states his house will sit on the north side of the highlands. The road has been graded by CenterPoint and the Drainage District Mr. Hartley stated. He stated also his land is landlocked because of the easement.

Public Hearing closed at 7:30 p.m.

David Unger makes a motion to accept the variance to build on an unimproved street. Seconded, by Dawn Sharp. Motion passes.

7. Public hearing, discussion, and possible action:

FILE: BOA 22-06

Location/Legal Description: Property ID 737152: 3131 West Tower Circle: LOT 6 BLK 2 TOWER ROAD ESTATES PH II (2021) ABST 15, Santa Fe, Galveston County Texas. Variance Request 1: City of Santa Fe Zoning Code Article 4 – Zoning Districts, Section 4.02 – R-1 Single Family Residential District Section 4.02.04 Area Regulations Article H. Lot Coverage: Structures on an R-1 Single Family Residential District shall not cover more than forty percent of the lot – owner requesting additional surface coverage to build a swimming pool on the lot

Mr. Helpenstill was requesting for a variance to the 40 percent lot coverage rule. For the zone his property lies within, the property owner can cover only 40 percent of the land with impervious coverage. He currently is building out the lot the maximum. Per Mr. Helpenstill's square footage it's at 6,161 sqft and he would like to place a swimming pool on the lot. The Drainage District did provide a letter stating his variance request will not affect the detention compacity.

Public Hearing opened at 7:33 p.m.

Mr. Helpenstill at 3131 W. Tower states him and his wife are requesting a variance to include an approximate 1,500 sq ft pool with about 400 sq ft decking and the rest water. He states their home site will exceed the 40% coverage. His property is lakeside lot which is approximately 50ft from the detention lake. Mr. Helpenstill also stated he has provided letters from his surrounding neighbors they have no objection to his variance request. He stated he is about 51 percent over, but he has since moved his circle drive 8ft in each direction but sure how much concrete will be deleted from the footage. Maximum

will be 55-58 percent. Marty reads the letter from DD1 and the letters from surrounding neighbors with no objection to Mr. Helpenstill's variance request:

Public Hearing closed at 7:42 p.m.

Tommy Gass makes a motion to extend Mr. Helpenstill's impervious coverage up to 58 percent. Seconded, by David Unger. Motion passes.

8. Adjournment

A motion to adjourn was made at 7:45 p.m. by David Unger and seconded by Tommy Gass.



~~Chairperson~~ Vice Chair



Monique Gundry, Community Services