

CITY OF SANTA FE  
ZONING BOARD OF ADJUSTMENT & BUILDING STANDARDS COMMISSION  
MINUTES  
SEPTEMBER 12, 2022, 7:00 P.M.  
COUNCIL CHAMBER, SANTA FE CITY HALL  
12002 HWY 6, SANTA FE, TEXAS 77510

**MINUTES**

- I. CALL TO ORDER  
The meeting was called to order at 7:05 p.m. by Tommy Gass.
- II. ROLL CALL: Present: Dawn Sharp, Samuel Helton, Tommy Gass, Alec Dobson, and David Unger  
Absent: Wayne Bacot. Craig Thornton Wright
- III. INVOCATION AND PLEDGE OF ALLEGIANCE  
The Invocation and Pledge of Allegiance was given by Samuel Helton.
- IV. CITIZENS' COMMENTS  
None
- V. APPROVAL OF MINUTES  
The minutes of the 6/6/2022 regular meeting were approved as presented.
- VI. ZONING  
None
- VII. APPEALS  
None
- VIII. BUSINESS ITEMS
- a. OLD BUSINESS  
None
- b. NEW BUSINESS
- i. Public hearing, consideration, and possible action on the addition of a new land use to APPENDIX 4-F, ZONING DISTRICT MATRIX, determination of zoning district compatibility and assignment of use applicability and potential restrictions.

Public Hearing Opened at 7:09 p.m.

Matt Johnson, the City Engineer states it's been brought to the City of Santa Fe's staff attention that the city's zoning matrix doesn't include a land use for special event venues. There are currently special event venues that are operating within the city limits as legal nonconforming uses and the addition of a special event venue use would allow them to become a conforming use. The proposed Special Event Venue land use would potentially allow the following activities and accommodations:

1. Banquet hall rental or leasing;
2. Conference center rental or leasing;
3. Exhibition hall rental or leasing;
4. Meeting hall and room rental or leasing;
5. Reception hall rental or leasing; and

6. Land rental or leasing.

This use is included to allow the rental or leasing of the land on which the Special Event Venue is located without requiring the rental or leasing of the building. Staff recommends allowing land use by right in the Highway Commercial District and Agricultural Residential District and by conditional use permit in

Tommy Gass mentioned maybe like "Hidden Palms" Matt advised when Hidden Palms was annexed into the city it was already in consistency so the city couldn't stop them from doing what they have been doing, but if they were to change what they have been doing at that location the city doesn't have anything for it because their use is unique in the city. This would take them from being legal nonconforming use to a legitimate use within the city. David Unger was concerned if the owner of Hidden Palms supports this change. Matt advised he would assume they would based on the difficulties in making modifications to a property that is a legal nonconformity use are substantial and this would make it easier for them to get building permits if needed.

Public Hearing Closed at 7:17p.m.

David Unger voiced his concern if this could be positive or negative.

Matt advised this would give folks more of an opportunity to do something else in the city based on the zoning matrix.

Dawn Sharp makes a motion to approve the addition of a new land use to appendix 4-F, Zoning District Matrix by right in Highway Commercial, Agricultural Residential District and by conditional use permit in Neighborhood Commercial. Seconded by Tommy Gass. Motion passes.

IX. REPORTS

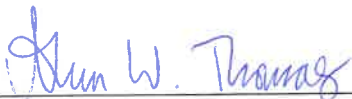
None

X. ADJOURN

Motion to adjourn by David Unger. Seconded by Alec Dobson the meeting adjourned at 7:21 p.m.

  
Dawn Sharp

ATTEST:



Alun W. Thomas  
City Secretary