

CITY OF SANTA FE  
ZONING BOARD OF ADJUSTMENT & BUILDING STANDARDS COMMISSION  
REGULAR MEETING MINUTES  
OCTOBER 3, 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 7:00 p.m. by Dawn Sharp.

- II. ROLL CALL: Present: Samuel Helton, Craig Thornton Wright, Dawn Sharp, David Unger, Alec Dobson  
Absent: Tommy Gass, Wayne Bacot

III. INVOCATION AND PLEDGE OF ALLEGIANCE

The Invocation and Pledge of Allegiance was given by Commissioner Samuel Jack Helton.

IV. CITIZENS' COMMENTS

Tim Clark, 3620 Avenue F, thanked the Commission for its efforts. Reminded board that it can postpone items for the future of indefinitely. Clark asked the Commission to take the time to understand what they are doing.

V. APPROVAL OF MINUTES

The minutes of the 09/12/2022 regular meeting was approved as presented.

VI. VARIANCES

BOA 220901: PUBLIC HEARING, CONSIDERATION AND POSSIBLE ACTION REGARDING BOA 220901 A VARIANCE REQUEST REGARDING SECTION 4.02.04.E REAR YARD, OF ARTICLE 4. – ZONING DISTRICTS OF THE CITY OF SANTA FE, TEXAS ZONING ORDINANCES.

Public hearing opened at 7:08 by Commissioner Dawn Sharp.

City Engineer Matthew Johnson introduced item- applicant constructed slab and metal garage without permits, six inches to one foot from property line, when there should be a fifteen-foot set back. Previous building official discovered this issue. May 2022, applicant applied for building permit. Mr. Johnson read letter from adjacent property owner (M.A. Mazoch) expressing concerns about draining issues that the building has raised. Mr. Johnson said the structure was worked on after the building permit was applied for. Not sufficient room to get between the fence and the building to be able to cut weeds down and avoid any sort of rats or rodents making a home between the buildings. Staff does not recommend approval.

Applicant, James Browning, 10811 28<sup>th</sup> St., said he was unaware of the need for a permit, as he did not run utility services to it. He stopped work on the building when Marty Haley asked him to stop.

Mr. Johnson explained the six considerations BOA should use in arriving at its ruling. Applicant states in response to the questions, that he can weed eat between the building and the fence. There used to be a trailer in a similar location years ago as part of a daycare. Mr. Johnson going back to 2015, no structure there in aerial images. The contractor is a crew sent by Eagle Carports.

Tim Clark- why doesn't BOA postpone this proceeding a possible solution presented by mutual agreement with his neighbor?

Closed at 7:27 P.M.

Board discussed risk of setting precedent by approving request.

Commissioner Craig Thornton Wright motioned to deny request, Commissioner Alec Dobson seconded. Motion carried.

Applicant thanked board for its consideration.

- i. REQUEST: TO ALLOW THE CONSTRUCTION OF A STRUCTURE WITHIN THE 15-FOOT REAR YARD BUILDING SETBACK.
- ii. LOCATION: 10811 28TH STREET, SANTA FE, TEXAS; ABSTRACT 48 L CRAWFORD SURVEY PART OF OUTLOT 426 (426-9) ALTA LOMA OUTLOTS

VII. APPEALS

None

VIII. BUSINESS ITEMS

OLD BUSINESS- No old business to consider.

NEW BUSINESS-Public hearing, interpretation and action regarding the inclusion of the land use "Truck Stop" under "Auto service station (fueling only)".

Opened at 7:32 P.M.

Tim Clark- Be sure to not allow an unforeseen consequence on this.

City Engineer Matthew Johnson introduced that someone was interested in building a truck stop at 1764/Avenue F. Our current code does not allow for it.

Tim Clark- granting land use by right is hard to undo and would be much better to take a different approach.

Public hearing closed at 7:40 P.M.

Motion to approve action regarding the land use of "Truck Stop" under "auto service Station (fueling only)" Denied by Commissioner Craig Thornton Wright. Seconded by Commissioner Dawn Sharp. Unanimous deny.

IX. REPORTS

None

X. ADJOURN

Dawn Sharp adjourned the meeting at 7:46 P.M.

ATTEST:

