



**AGENDA
CITY OF WINDCREST, TEXAS**

BOARD OF ADJUSTMENT

April 13, 2015

6:00 P.M.

NOTICE IS HEREBY GIVEN THAT A WINDCREST BOARD OF ADJUSTMENT MEETING WILL BE HELD AT WINDCREST CITY HALL, 8601 MIDCROWN, WINDCREST, TEXAS ON THE 13th DAY OF APRIL 2015 STARTING AT 6:00 P.M. DURING THE MEETING THE FOLLOWING SUBJECTS WILL BE CONSIDERED AND THE BOARD OF ADJUSTMENT MAY TAKE ACTION ON ANY OF THE LISTED SUBJECTS.

THE BOARD OF ADJUSTMENT RESERVES THE OPTION TO RECESS THE MEETING DURING THE EVENING OF APRIL 13, 2015 AND TO RECONVENE THE MEETING ON THE FOLLOWING DAY, APRIL 14, 2015 AT 9:00 A.M. AT THE WINDCREST CITY HALL, 8601 MIDCROWN, WINDCREST, TEXAS.

IT IS ANTICIPATED THAT MEMBERS OF OTHER CITY COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES MAY ATTEND THE MEETING IN NUMBERS THAT MAY CONSTITUTE A QUORUM OF SUCH OTHER CITY COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES, SO THAT NOTICE IS HEREBY GIVEN THAT THE MEETING IS ALSO A MEETING OF THE OTHER CITY COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES WHOSE MEMBERS ARE IN ATTENDANCE. THE MEMBERS OF THE OTHER CITY COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES MAY PARTICIPATE IN DISCUSSIONS WHICH OCCUR AT THE MEETING, BUT NO ACTION WILL BE TAKEN BY THE OTHER COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES WHOSE MEMBERS ARE IN ATTENDANCE.

Ordinance No. 618 (09/20/10), Repealing Ordinance No. 593

At all City Council, City Commission or City Board meetings, the agenda shall include a "citizens to be heard" item. It is suggested that Citizens wishing to speak during this item sign in on the sign up roster prior to the meeting. During "citizens to be heard" comments, each individual may speak on an agenda item or any other matter affecting the city. In addition to the "citizens to be heard" portion of meetings, a person may make comments on agenda items prior to the vote on the agenda item. A member of the public will have a total of six (6) minutes to be heard during a City Council, City Commission or City Board Meeting. This does not include any responses from the body. The six (6) minutes time limit authorized herein may not be transferred to another speaker in whole or in part. The presiding Officer or his/her designee will assign a Time Keeper to each meeting. The Time Keeper will maintain strict compliance of the six (6) minute rule, stopping speakers who exceed the allotted time. As authorized by Section 551.042 of the Texas Government

Code, the Presiding Officer may direct a City Official to make: a statement of specific factual information in response to an inquiry made by a member of the public or of the City Council, or; a recitation of existing policy in response to an inquiry made by a member of the public or the City Council. Any deliberation or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting. Any question posed by a Citizen, Council Member, Board Member or Commission Member for which an answer is not available at a meeting shall be answered by a member of the staff or Presiding Officer at the next regular meeting of the Body, if an answer is reasonably available and prudent. If the information is sensitive, staff will seek advice from the City Attorney.

REQUEST ALL PAGERS AND CELL PHONES BE TURNED OFF, EXCEPT EMERGENCY ON-CALL PERSONNEL. CITIZENS ARE ASKED TO REFRAIN FROM TALKING DURING COUNCIL PROCEEDINGS.

Meeting Chair: please remind each participant in your meeting that they must speak into a microphone; the recording is the Official Minutes of your meeting and all who speak must be recorded. All guest speakers and citizens to be heard must speak from podium. Please interrupt speakers during meeting if you recognize that they are not speaking into microphone and have them do so.

I. Call to Order, Pledge of Allegiance, Invocation and Announcement

II. Citizens to be Heard on Subsequent and Non-Subsequent Agenda Items

1. A member of the public will have three (3) minutes to discuss non-subsequent agenda items.
2. A member of the public will have six (6) minutes to discuss subsequent agenda items.
3. City Council may discuss and respond to current and past agendas on subsequent and non-subsequent agenda items by citizens to be heard.

III. Discuss and Act

1. The Board of Adjustment will review, discuss and may take action on Case #15-002 a request for a variance from the property owner at 613 Candleglo, Windcrest, Texas to keep a seven foot one inch fence that was installed which does not comply with the city code limitation of six feet. (Att. 1)

IV. General Announcements & Future Agenda Items Requested

Per Ordinance No. 618, repealing Ordinance No. 593; Section 9: Every agenda shall include an item entry granting a member the opportunity to propose an item for consideration of future agendas for Regular or Special Meetings. Any member may request the inclusion of such items at any meeting.

V. Adjournment

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Board of Adjustment of the City of Windcrest is a true and correct copy of said Notice and was posted on the bulletin board at City Hall

of said City in a convenient place to the public and said Notice was posted more than seventy-two hours prior to the meeting on April 13, 2015.

By:  , City Secretary

In compliance with the Americans With Disabilities Act, the City of Windcrest Council Chambers are wheelchair accessible, and accessible parking spaces are available. The City of Windcrest will provide for reasonable accommodations for persons attending City Council meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact Kelly Rodriguez, City Secretary, at 210-655-0022 ext. 2150 or Fax 210-655-8776.

I certify that the attached notice and agenda of items to be considered by the Board of Adjustment was removed by me from the City Hall bulletin board on the ____ April, 2015.

_____ Title: _____

Classifieds

250-2345 To place an ad

In print and online at sacommunities.com

AD DEADLINE: FRIDAY, 2PM

MERCHANDISE

Appliances

FREE ESTIMATES WITH REPAIR
 Servicing All Major Brand Appliances
 Same Day Service • Military & Senior Discount
\$15.00 OFF with Coupon
ALL STATE
APPLIANCE REPAIRS & SALES, INC.
210-658-2801
 Bonded & Licensed For Your Protection

Medical

I BUY AND SELL
 Used and New Medical Equipment,
 Hospital Beds, Air Mattresses,
 Power Chairs, Wheelchairs,
 Oxygen Concentrators, Nebulizers,
 C-Paps & Bi-Paps, Patient Lifts,
 Lift Chairs, Ramps, If You're Selling
 Medical or Need Medical CALL ME,
 I CAN SAVE YOU MONEY!
 7 days 210-349-3009

ESTATE & GARAGE SALES

Northeast SA-Garage Sales

SUZIE'S THRIFT & GIFTS
 Resale Shop and Much More!
 205 1st St. Schertz 210-399-9083
 Mon-Sat 10-6. Lots of Bargains!

IT OUT

VENTURA/SPRING MEADOWS
HOA GARAGE SALE
 April 11th, 2015 8am-5pm
 Off of Walzem and FM 78

PROFESSIONAL

Law Enforcement/Emergency

TELECOMMUNICATOR

City of Converse - Police Dept.
www.conversetx.net/jobs or
 Call (210) 658-2322

SKILLED

Skills/Trades/Construction

STREET MAINTENANCE LABORER AND WATER MAINTENANCE LABORER

Two full time positions. Excellent benefits include 100% paid employee health insurance, 2-1 retirement match, 50% gym membership paid by City, paid holidays, vacations and sick leave. Valid TDL and successful completion of drug test required. Application available at www.kirbytx.org or Kirby City Hall, 112 Bauman, Kirby, TX 78219, EOE

Garage Sale:
Call 210-250-2345
 to advertise in
Prime Time newspapers.

Skills/Trades/Construction

APPRENTICESHIP OPPORTUNITY Sheet Metal Workers Local Union 67

Will be accepting applications for Apprenticeship beginning Monday, March 23, 2015 - Tuesday, April 21, 2015. Apply in person Mon.-Fri. from 8:30AM-11:30AM and 1:00 PM-4:00PM at Sheet Metal Worker's Apprentice School, 11 Burwood, San Antonio, Texas. Must be 18 years old by July 31, 2015. High school diploma or equivalent (GED). Physically able to perform work required. **THE FOLLOWING MUST SUBMITTED AT THE TIME OF APPLICATIONS.**
 *High School Diploma or GED and Percentile rating. *Certified high school transcripts. (Sealed envelope). For further information call **210-349-3350**. Acceptance and training shall be done without discrimination to race, color, religion, national origin or sex.

STREET MAINTENANCE LABORER AND WATER MAINTENANCE LABORER

Two full time positions. Excellent benefits include 100% paid employee health insurance, 2-1 retirement match, 50% gym membership paid by City, paid holidays, vacations and sick leave. Valid TDL and successful completion of drug test required. Application available at www.kirbytx.org or Kirby City Hall, 112 Bauman, Kirby, TX 78219, EOE

MISCELLANEOUS

General Help

COUNTER CLERK

For Northeast Dry Cleaners. Start at \$9/hr. Call (210) 494-7966 to apply. Must have prior exp.

LEGALS & NOTICES

Legal Bids & Proposals

CITY OF SCHERTZ
REQUEST FOR PROPOSALS
MANAGEMENT AND OPERATIONS OF
THE SCHERTZ AREA SENIOR CENTER
15-PK-12-M-01

Sealed Requests for Proposals (RFP) addressed to the Purchasing and Asset Management Department will be received until April 9, 2015 at 11:00 a.m., at 1400 Schertz Parkway Building # 2, Schertz, Texas 78154. All Requests for Proposals must be in the City of Schertz's possession on or before the scheduled date and time (no late RFP will be accepted).

Respondents receiving a Request for Proposals notice in the mail, or reading the announcement in the newspaper are advised that the RFP documents can be obtained by contacting Purchasing and Asset Management, 1400 Schertz Parkway Building # 2, Schertz, TX 78154 or by calling the Department at (210) 619-1160.

Legal Bids & Proposals

Be advised that if your company downloaded the documents from the web page and is contemplating responding to this RFP you **MUST** register as a Schertz Vendor at www.publicprocure.com so any changes/additions via Addendum can be accessed by your company. Vendor registration instructions can be found at www.schertz.com (Departments/Purchasing/Open Bids/Vendor Registration Instructions). Any questions in reference to these Proposals may be directed to Purchasing & Asset Management at (210) 619-1160.

RFP responses received after the deadline will not be considered. The City shall evaluate the RFP on the basis of technical ability, experience, and ability to perform the work and factors identified within the attached RFP solicitation.

The City of Schertz reserves the right to refuse and reject any or all responses, waive any or all formalities or technicalities, accept the response or portions of the response determined to be the best and most advantageous to the City, and hold the responses for a period of 120 days without taking action. The City of Schertz reserves the right to accept responses from more than one firm determined to be the best option for the City. Respondents are required to hold their responses firm for the same period of time.

Hand-delivered & Courier Submissions:
 Purchasing & Asset Management Department
 1400 Schertz Parkway, Bldg. # 2,
 Schertz, TX 78154

A Pre-Submittal Conference will be held March 31, 2015 at 10:00 a.m. in the Hal Baldwin Municipal Complex Administration Conference Room, 1400 Schertz Parkway, Building #2, Schertz, TX 78154. All prospective respondents are encouraged to attend.

LABELING INSTRUCTIONS: Envelopes must be clearly marked:

CITY OF SCHERTZ
REQUEST FOR PROPOSALS
MANAGEMENT AND OPERATIONS OF
THE SCHERTZ AREA SENIOR CENTER
#15-PK-12-M-01

Legals/Public Notices

PUBLIC NOTICE

CITY OF CONVERSE
PUBLIC HEARING ON PROPOSED
WATER AND SEWER RATE INCREASE
FOR THE WATER AND
SEWER SYSTEM

The City of Converse is considering amending Sections 46.26 (Sewer) and 46.222 (Water) of the City of Converse Code to ensure the viability and sustainability of the water and sewer systems of the City of Converse, Texas.

A Public Hearing will be conducted for the purpose of discussing the Proposed Water and Sewer Rates at 7:00 PM, on Tuesday, April 7, 2015 before the City Council in the Converse Council Chambers located at 402 S. Seguin. Citizens interested in attending the public hearing or wish to provide input for consideration by the Council are invited to attend.

Persons unable to attend the meeting may provide input to the Assistant City Manager by Fax (210) 659-0964, in person during normal Office hours (8:00 AM to 5:00PM) at City Hall, or by writing to Le Ann Platt, Assistant City Manager c/o City of Converse, 403 S. Seguin, Converse, Texas 78109.

Holly Nagy
 City Secretary

Legals/Public Notices

UNIVERSAL CITY LEGAL NOTICE

The following ordinance, having been read, passed at the regular city council meeting held on March 17, 2015:

Ordinance 634
 An Ordinance by The City Council Of The City Of Universal City, Texas Authorizing The Issuance, Sale And Delivery Of City Of Universal City, Texas, Combination Tax And Revenue Certificates Of Obligation, Series 2015; Approving And Authorizing An Official Statement And The Distribution Thereof And A Paying Agent/Registrar Agreement; Approving And Authorizing All Other Instruments And Procedures Related Thereto; And Providing For An Immediate Effective Date

CITY OF WINDCREST
BOARD OF ADJUSTMENT

The Board of Adjustment of the City of Windcrest will consider a request for a variance from the property owner at 613 Candleglo, Windcrest, Texas to keep a seven foot one inch fence that was installed which does not comply with the city code limitation of six feet. The variance request will be considered on April 13, 2015, at 6:00 PM. in the City Hall located at 8601 Midcrown, Windcrest, Bexar County, Texas.

HOMES FOR SALE

FAIR HOUSING NOTICE

All real estate & rental advertising in this newspaper is subject to the Fair Housing Act which makes it illegal to advertise "any preference limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, or an intention, to make any such preference, limitation or discrimination." Familial status includes children under the age of 18 living with parents or legal custodians; pregnant women and people seeking custody of children under 18. This newspaper will not knowingly accept any advertising for real estate, which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis. To complain of discrimination call HUD Toll-Free telephone number for the hearing impaired is 1-800-927-9275.

North Central - Homes - Sale

1410 ALHAMBRA, GORGEOUS!
 West Ave/IH10, Remod, 3/1, CHA,
 \$29000dn, \$675mo, 210-823-7496

Northwest - Homes - Sale

WOW!!!!
4 Bedroom/2 Bath Home
\$34,995, 1472 sq. ft.
Appliances Included
Priced to sell!
www.stonebridge.com
888.287.3144

NON-QUAL Move in within 10 days!
 Quick closing! VA/UD Homes.
 210-509-7199 Agent - Silver Dollar

Place your car
ad in Prime Time
newspapers, call
(210) 250-2345.

Northwest - Homes - Sale

HOMEBUYERS
PROGRAM
FOR BAD CREDIT
NOW AVAILABLE!

LIMITED MONTHLY
ENROLLMENT
REPUTABLE COMPANY
W/PROVEN SUCCESS
210-248-9061

Surrounding Areas

7 ACRES, 2 BDR, 18TH, city water
& sewer and well. 499 CR 2518
Morre, TX. \$90K 210-289-9119

BANDERA \$124/mo buys land in
gated comm, RV, MH, or a house,
amenities:boat ramp,fishing pier,pool
clubhouse+restaurant 830460-8354

REAL ESTATE SERVICES

Real Estate Notices

WE BUY HOUSES-CASH & QUICK
25 yrs Experience. Privacy Assured.
Any Area. Any Condition.

WE ALSO PAY CASH FOR NOTES
Performing or not
Call John 210-300-4000
www.alamobuyers.com

WE BUY
UGLY HOUSES.com
WE ARE LOCAL!!
1-800-301-3223

WWW.WEBUYSAHOUSES.COM
 30 yrs. exp. * No equity programs
 Call Mike 210-802-8066

WE BUY HOUSES
210-771-3935

To Advertise: 210-250-2345

LAND

Acreage/Lots

1/2 AC for mobile hm, wtr & elect avail.
 22 mi N of Lp 1604 off Hwy 281.
 \$24,900 own fin. Ray 830-302-0381

12 ACRES Mobiles or Site built homes.
 Owner Finance with only \$500 down.
 No credit check! Floresville area.
 210-725-4687

WE GOT LAND N of S.A. Beautiful hill
 country property 1/2 ac - 10+ ac
 water, elec, owner fin., 830-832-7065

1 ACRE between Pearsall & Devine
 & S. of San Antonio. Small Down.
 No credit check. No interest for
 5 months. No city taxes,
 Financing by owner. 210-654-2476

10.69 AC. S. OF GEORGE WEST
OFF HWY 281. JOINS LG. RANCH.
HEAVY SOUTH TX BRUSH COVER,
DEER, HOGS, TURKEY \$2,272 DOWN,
\$414/MO. 866-286-0199
ranchenterprisesltd.com

Acreage/Lots

MOBILE HOME LOT, FOR SALE,
 half acre, Bandera Hill Country,
 water & sewer already installed.
FINANCING AVAIL. 830-460-8354

Farm & Ranch

15 ACRES Kerrville paved road
 frontage, huge oaks, Texas Vet FIN.
 \$89,000 210-471-9899

SELL YOUR LAND TODAY
 "For Sale By Owner" at
RANCHBYOWNER.COM

51.43 AC. N. OF COMSTOCK,
MINUTES FROM LAKE AMISTAD.
GOOD BRUSH COVER, DEER, TURKEY,
HOGS, JAVELINA, QUAIL. \$2,560
DOWN, \$466/MO. 800-876-9720
ranchenterprisesltd.com

Hill Country Property

1.38 Acre REPO LAND
 Heavily Wooded. Very Serene.
 Owner Financed with only \$500 dn.
 Pmts from \$348/mo. 830-228-4888

18.36 AC. SW OF EDEN IN
CONCHO COUNTY. LIVE OAK,
MESQUITE, CEDAR COVER, ABUNDANT
NATIVE & EXOTIC GAME.
\$3,121 DOWN, \$568/MO.
800-876-9720 ranchenterprisesltd.com

BEAUTIFUL WOODED 1.26 Acre tract
 of land. Gated with private Guadalupe
 River park! \$500 down is all you need.
 Owner Financed. Call 830-228-4888
 for more info. No Credit Check!

HILL COUNTRY LIVING. 4.11 AC. N.
OF KERRVILLE JUST OUTSIDE OF
HARPER. PAVED ROADS, ELECTRICITY,
LIVE OAK TREES. NEVER
MANUFACTURED HOMES ALLOWED.
\$790 DOWN, \$366/MONTH.
800-876-9720 ranchenterprisesltd.com

LAND REPO, Hill Country/Bandera,
 1/4acre Medina Lake access, water
 sewer & elec. Fin Avail 830-796-3143

ONLY 2 TRACTS REMAINING,
 20+ acres each. Kendall Co. near
 Kendallia, views, horses, oaks, 35 min. to
 Airport. 830-816-5252 or 830-816-2600

Hunting Property

543 ACRE Premium hunting/cattle
 ranch with 2 miles of deep water on
 the Clear Fork of the Brazos River in
 North Central Texas. 254-559-0844.
 Visit flintriverranch543.com

Resort/Waterfront Property

42 ACRES Beautiful Water with
 2-Beautiful Building Sites. Electric &
 Exc Well. Great Hunting. Less than
 10 min from Kerrville. Yet very
 private. By Owner 830-329-8800

MEDINA LAKEFRONT LOT
 1/2 AC, water, sewer, elec already
 installed, 830-796-3143. Fin Avail

Garage Sale:
Call 210-250-2345
to advertise in
Prime Time newspapers.
HEARST media services



Rec'd
2.12.14
HW

Building Permit Application

Date: 02-12-2015

Permit # _____

Project Address: 613 Candleglo

Owner/Tenant Name: Esther S Valadez Address: 613 Candleglo

Legal Description: 22 40
Lot/Track Block Section Addition Zoning

Proposed Use: Fence Square Footage: _____

Front Set Back: _____ Side Set Back: _____ Rear Set Back: _____

TYPE OF PERMIT: ☐ New Residential* ☐ New Commercial* ☐ Demolition ☐ Fire Sprinkler* ☐ Other
☐ Residential Addition* ☐ Commercial Addition* ☐ Driveway* ☐ Foundation* ☐ Pool*
☐ Residential Remodel* ☐ Commercial Remodel* ☒ Fence* ☐ Sidewalk* ☐ Sign*

* AT LEAST 2 FULL SETS OF PLANS ARE REQUIRED UPON SUBMITTAL

Description of Work: Installed a 7'1" high fence

Valuation of Work: _____

Contractor: _____ Address: _____

City/ State/Zip _____ Business Phone & Fax _____ Cell Number _____

COMMERCIAL PROJECTS ONLY	
TDLR NUMBER: _____	(If valuation is > \$50,000) Texas Accessibility Standards (ADA 800-803-9202)
☐ A copy of the asbestos survey for the area(s) to be renovated / demolished has been included with this permit application. This survey has been done in accordance with the Texas Asbestos Health Protection Rules (TAHPR) and the National Emissions Standards for Hazardous Air Pollutants (NESHAP). If there is no survey submitted, then as the owner / operator of the renovation / demolition site, I understand that it is my responsibility to have this asbestos survey conducted in accordance with Texas Asbestos Health Protection Rules (TAHPR) and the National Emission Standards for Hazardous Air Pollutants (NESHAP) prior to renovation / demolition permit being issued by the City of Windcrest.	

This permit becomes null and void if work or construction authorized is not commenced in ninety (90) days, or if construction or work is suspended or abandoned for a period of sixty (60) days at any time after work is commenced.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel provisions of any other state or local law regulating construction or the performance of construction

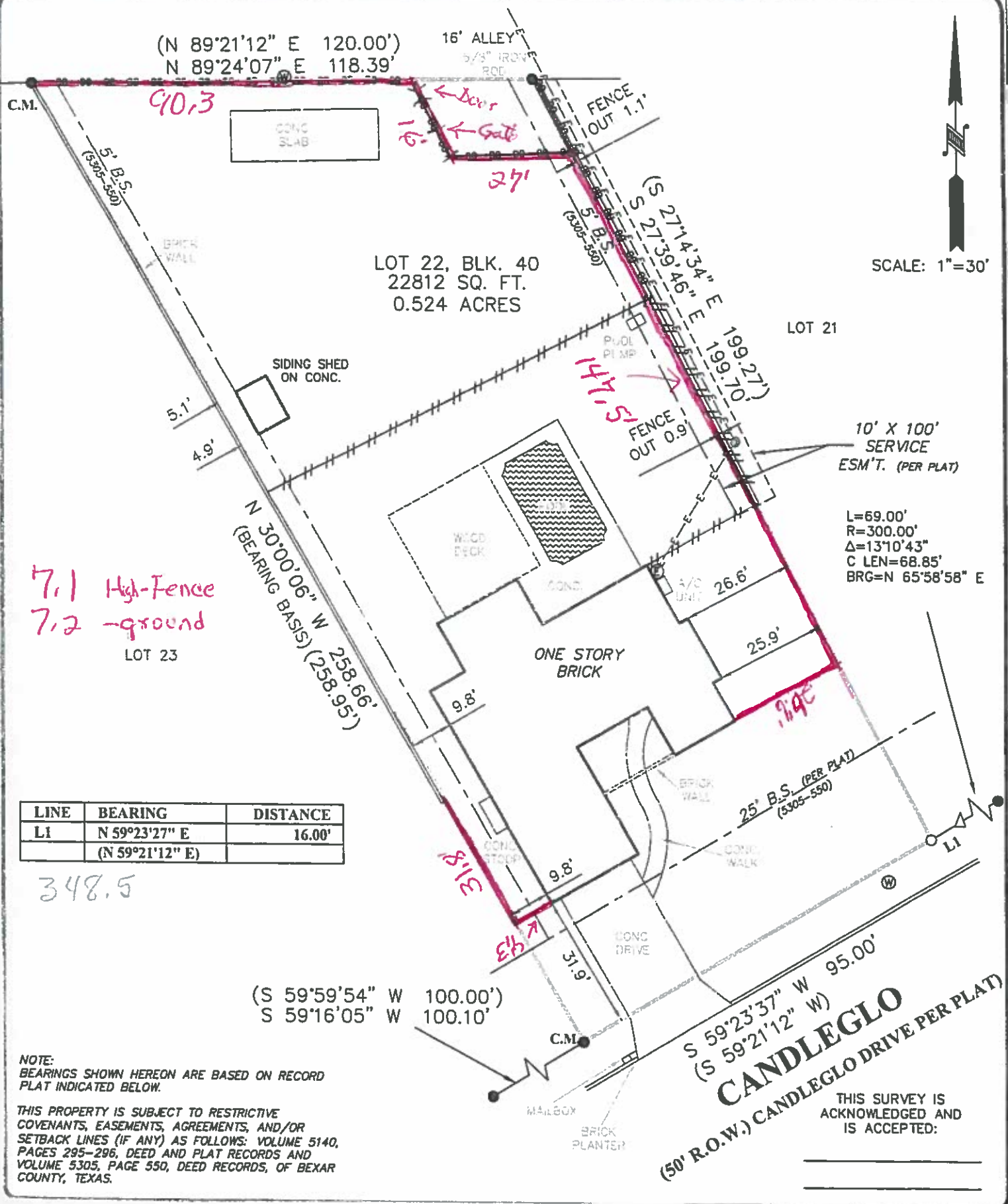
Signature of Contractor or Authorized Agent	Printed Name	Company	Date
<u>Esther S Valadez</u>	<u>Esther S. Valadez</u>	<u>(210) 392-9123</u>	<u>2-12-15</u>
Signature of Owner (If Builder)	Printed Name		Date

City Official Comments: Denied Fence Too High Remove or Request a Variance w/in 10 Days

R. S. Huns 12 Feb 2015
Plans Reviewed & Approved By: _____ Date: _____

DENIED

Permit Fee: _____ Plan Check Fee: _____ Permit Fee Total: _____



Esther Valadez
613 Candleglo
Windcrest Tx.
78239

Rec'd
3.19.15
C1433 HW

March 19, 2015

City of Windcrest
Board of Adjustments

To whom it may concern:

I am writing this letter because I need to apply for a variance regarding the fence dimensions on our property. We just became residents in July 2014 and didn't know we had to apply for a permit and because of that we didn't know of the City regulations. We always thought that was for places with Homeowners Association, unfortunately we learned the hard way. I also would like to describe some of the reasons why we built this fence.

- We didn't know we had to apply for a permit and because of that we didn't know of the regulations on specific dimensions.
- We also drove through the neighborhood and saw other homes with fences higher than 6'. My neighbor's fence (2 houses east) is more than 6' high. That's one of the reasons why we thought it was ok.
- We have a swimming pool in higher ground than the rest of the back yard and before we built the 7.2' fence we noticed that we didn't have the privacy we wanted.
- We have children that play baseball and when they practiced sometimes the ball would go to the neighbor's house and we want to avoid that.
- I love gardening and I enjoy so much spending lots of time outside working with my fruit trees and roses and because of that I love to have some privacy and not worry about somebody watching me when I bent down to pull out weeds or clean my flower beds.

We feel so bad that we had to go through this, but we also take full responsibility for the mistake of not asking the City of Windcrest for its regulations.

We will respect whatever decision you make and follow through.

Please take in consideration our reasons. Maybe we can come to some kind of agreement, like pay a fine or lower the fence from the front of the house, but we really would like to at least keep the back and side at that height.

Thank You and we'll wait for you to make a decision.

Sincerely



Esther Valadez

On these pictures
you can see how
my backyard looks -

The other pictures are
from my previous
home. you can see how
I love to work with
plants.





