



**AGENDA
CITY OF WINDCREST, TEXAS**

CITIZEN CODE COMMITTEE MEETING

April 02, 2014

6:00 P.M.

NOTICE IS HEREBY GIVEN THAT A MEETING OF THE WINDCREST CITIZEN CODE COMMITTEE WILL BE HELD AT WINDCREST CITY HALL, 8601 MIDCROWN, WINDCREST, TEXAS ON THE 2nd DAY OF APRIL 2014 STARTING AT 6:00 P.M. DURING THE MEETING THE FOLLOWING SUBJECTS WILL BE CONSIDERED AND THE COMMITTEE MEMBERS MAY TAKE ACTION ON ANY OF THE LISTED SUBJECTS.

THE CITIZEN CODE COMMITTEE RESERVES THE OPTION TO RECESS THE MEETING DURING THE EVENING OF APRIL 02, 2014 AND TO RECONVENE THE MEETING ON THE FOLLOWING DAY, APRIL 03, 2014 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.

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

II. New Business

1. The Citizen Code Committee will review and discuss Chapter 22 of the Code of Ordinance to include but not limited to fence heights, tree houses and heights of shrubbery.

V. 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.

VI. Adjournment

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Citizen Code Committee 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 2, 2014.

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 Parks & Recreation 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 Citizen Code Committee was removed by me from the City Hall bulletin board on the ____ day of _____, 2014.

Title: _____

CHAPTER 22

YARDS (FENCES, POOLS, SPRINKLERS, SATELLITE DISH ANTENNAS AND AMATEUR RADIO ANTENNA TOWERS)

SYNOPSIS

22.100	Fences
22.200	Swimming Pools
22.300	Sprinklers
22.400	Satellite Dish Antennas
22.500	Amateur Radio Antenna Towers
22.600	Wireless Cable Television Systems

Subchapt.	22.100	FENCES
Sec.	22.101	DEFINITION

As used in this Subchapter, the term FENCE shall mean a permanent fence or wall constructed of chain-link metal, wood, brick, stone, or other similar material.

Sec. 22.102 PERMIT REQUIRED

Applications for building permits for the alteration, repair, or reconstruction of permanently installed fences, when using the same material and placed in the same location, shall not be required. Applications for building permits required by Chapter 5 of the Code for the erection, siting, and construction, of permanently installed new fences, or for the alteration, reconstruction, or enlargement of permanently installed existing fences, when using different material or when placed in a different location, shall contain the following: (Ord. No. 208. 9/19/88)

1. A survey, drawn to scale, and in such form as may be prescribed by the City Council, correctly showing the location and actual dimensions and location of the lot on which the fence is to be erected, sited, constructed, altered, reconstructed, or enlarged, the dimensions and location on the lot of the existing buildings,

2. Together with a true statement in writing, signed by the applicant that he will accept all responsibility and liability of any portion of the fence constructed on public property,

3. Survey pins shall be placed at the corners and angle points as set out in said survey, and

4. Furnishing such other information as said office may require in the enforcement of this Subchapter and Chapter 5 of the Code. (Ord. No. 58R, 5/13/74)

Sec. 22.103 DIMENSIONS (HEIGHT REGULATIONS)

Revised: 7/11/94, Ord. #271

**YARDS (FENCES, POOLS, SPRINKLERS,
SATELLITE DISH ANTENNAS AND AMATEUR RADIO ANTENNA TOWERS)**

No fence shall be erected, sited, constructed, altered, reconstructed, or enlarged to an overall height of more than six feet (6'), except that this restriction shall not apply to privacy fences or walls separating or enclosing garden homes or similar units having a side line building setback of less than ten feet (10'). (Ord. No. 58F, 7/28/71)

Subchapt. 22.200 SWIMMING POOLS
Sec. 22.201 DEFINITIONS

1. As used in this Subchapter, the term SWIMMING POOLS shall mean any permanent man-made artificial pool.

2. As used in this Subchapter, the term FENCE shall mean a permanent fence or wall constructed of chain-link metal, wood, brick, stone, or other similar material singularly or in combination, so constructed as to effectively prevent trespassing into the swimming pool enclosed by it.

Sec. 22.202 PERMIT REQUIREMENTS

Applications for building permits for alteration or reconstruction of a swimming pool shall not be required. Applications for building permits required by Chapter 5 of the Code for the erection, siting, construction, or enlargement of a swimming pool, either above or in the ground, shall contain the following: (Ord. No. 208, 9/19/88)

1. Permits will make reference to and state that the pertinent construction codes of the City of San Antonio, Texas and the Uniform and National Codes set forth in Chapter 5 of the Code will be adhered to in the installation and operation of the swimming pools.

2. All permits for the installation of a swimming pool will contain this statement, "Under no condition shall cross connections exist between swimming pool, swimming pool water, or the re-circulation system of the water supply and/or the waste drain or sewer." (Ord. No. 58M, 8/13/73)

Sec. 22.203 EMPTYING POOLS INTO STREETS PROHIBITED

It shall be unlawful for any owner, tenant, or occupant of any property or residence in the City of Windcrest, Texas, on which is situated a swimming pool, to drain, cause to be drained, or permit to be drained any swimming pool in any manner whatsoever that causes or permits any amount of water therefrom to reach any street, alley or public way in the corporate limits of the City of Windcrest, Texas. (Ord. No. 149, 7/13/81)

Sec. 22.204 REQUIREMENT FOR SEWER CONNECTION

All swimming pools for which building permits are applied for after the effective date of this Subchapter shall include a drainage system that empties into a sewer inlet and unless specifically authorized by the City of Windcrest in accordance with Section 22.205, any or all water drained from the swimming pool shall be emptied into the sewer inlet. (Ord. No. 190, 2/9/87)

**YARDS (FENCES, POOLS, SPRINKLERS,
SATELLITE DISH ANTENNAS AND AMATEUR RADIO ANTENNA TOWERS)**

Sec. 22.205

DRAINAGE OF POOL WITHOUT SEWER CONNECTION

Any person attempting to drain any or all of the water from a swimming pool located in the City of Windcrest, in a manner other than into a sewer inlet, shall request a permit and instructions from the City of Windcrest Office prior to draining the pool. Upon application, the City of Windcrest office will issue a permit and provide instructions concerning the manner and time in which the applicant is permitted to drain any or all water from the swimming pool. (Ord. No. 190, 2/9/87)

Sec. 22.206

SWIMMING POOLS TO BE ENCLOSED BY A FENCE

It shall be unlawful for any person to construct, use, or maintain upon premises in his possession or under his control any swimming pool unless said pool or the lot or lots upon which it is situated be enclosed within a fence not less than four feet (4) in height and unless the gates or entrances to said enclosure be securely latched at all times other than when being actually used for purposes of ingress or egress. (Ord. No. 161, 7/11/83)

Sec. 22.207

PENALTY

Any person firm or corporation who shall violate any provision of this Subchapter shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in accordance with Section 1.301 of this Code. (Ord. No. 202, 11/9/87)

Subchapt. 22.300

LAWN SPRINKLERS

Sec. 22.301

PERMIT REQUIREMENTS

Applications for building permits for the alteration, reconstruction, or enlargement of a permanently installed lawn sprinkler system (irrigation system) shall not be required. Applications for building permits required by Chapter 5 of the Code for the erection, siting, or construction of a permanently installed lawn sprinkler system (irrigation system) shall contain the following:
(Ord. No. 208, 9/19/88)

1. Installation Requirements. Permits will make reference to and state that the pertinent construction codes of the City of San Antonio, Texas, and the Uniform and National Codes set forth in Chapter 5 of the Code will be adhered to in the installation and operation of permanent lawn sprinkler systems.

2. Back-flow Preventer Required. The permit for the installation of a lawn sprinkler system will specifically require the installation of an approved back-flow preventer.
(Ord. No. 58M, 8/13/73)

Sec. 22.302

SPRINKLERS DRAINING INTO STREET PROHIBITED

It shall be unlawful for any owner, tenant, or occupant of any property or residence in the City of Windcrest, Texas, to cause or permit water sprinklers or garden hoses to run unattended for an

**YARDS (FENCES, POOLS, SPRINKLERS,
SATELLITE DISH ANTENNAS AND AMATEUR RADIO ANTENNA TOWERS)**

extended period of time to the extent that an excessive amount of water is allowed to run into the streets, alleys, or other public ways within the City of Windcrest. An amount of water is deemed to be excessive when it is allowed to run into the streets, alleys, or public ways for a period of three (3) hours or longer. (Ord. No. 149, 7/13/81)

Sec. 22.303 PENALTY

Any person firm or corporation who shall violate any provision of this Subchapter shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in accordance with Section 1.301 of this Code. (Ord. No. 202, 11/9/87)

Subchapt. 22.400 SATELLITE DISHES

Sec. 22.401 DEFINITION OF SATELLITE DISH ANTENNAS

A parabolic or other shape antenna designed and utilized to collect microwave signals from orbiting satellites. Such antenna may commonly and nontechnically be termed a TVRO (Television Receive Only) or an earth station. Such antennas shall be considered structures for the purposes of this Code. (Ord. No. 246, 8/12/91)

Sec. 22.402 PERMIT REQUIREMENTS

Applications for building permits required by Chapter 5 of the Code for the erection, siting, construction, alteration, reconstruction, or enlargement of a satellite dish antenna shall contain the following:

1. Name of manufacturer, manufacturer's engineering specifications to include model number, dimensions, length and width if other than round, gross weight and schematic drawing of antenna;

2. Plot plan, drawn to scale, to include the proposed location of the antenna in relation to front, side and rear yards and all permanent structures;

3. Foundation Drawings and Specifications;

4. For roof installation, scale drawings to include the proposed location on the roof, elevation and mounting diagram, a structural engineer's document and a structural engineer's seal of approval;

5. Copy of signed contract; and

6. Copy of building owner's signed approval. (Ord. No. 246, 8/12/91)

Sec. 22.403 INSTALLATION REQUIREMENTS

1. No satellite dish antenna in R-1 or R-2 zoning district shall be installed on a lot until the following requirements are satisfied:

**YARDS (FENCES, POOLS, SPRINKLERS,
SATELLITE DISH ANTENNAS AND AMATEUR RADIO ANTENNA TOWERS)**

- a. One satellite dish antenna per residential lot;
- b. Ground installation only, in the rear yard only; except garden and townhouses, anywhere other than front yard. All setback requirements for a structure will be complied with;
- c. Maximum dish diameter - 10 feet ((except for satellite dish antennas installed by August 12, 1991, which may not exceed 12 feet in diameter; and
- d. Installation will be in accordance with manufacturer's specifications. In the absence or disapproval thereof, installation will be in accordance with specifications established by the City Engineer, which are hereby made a part of this subchapter; and
- e. Maximum height of antenna - 14 feet above ground level. (Ord. No. 246, 8/12/91)

2. No satellite dish antenna shall be installed in a B-1, B-2, or O-1 zoning district on a lot until the following requirements are satisfied:

- a. One Satellite Dish Antenna per business establishment;
- b. Ground installation will be in the rear yard only;
- c. Maximum dish diameter - 10 feet (except for satellite dish antennas installed by August 12, 1991, which may not exceed 12 feet in diameter); (Ord No. 246, 8/12/91)
- d. Installation will be in accordance with manufacturer's specifications. In the absence or disapproval thereof, installation will be in accordance with specifications established by the City Engineer, which are hereby made a part of this subchapter; and
- e. Roof installation of any size will require engineering data, establishing the fact that the roof is capable of supporting the satellite antenna system. (Ord. No. 211, 11/14/88).

Sec. 22.404 PENALTY

Any person firm or corporation who shall violate any provision of this Subchapter shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in accordance with Section 1.301 of this Code. (Ord. No. 202, 11/9/87)

Subchapt. 22.500 AMATEUR RADIO ANTENNA TOWERS
Sec. 22.501 PERMIT REQUIREMENTS

Applications for building permits required by Chapter 5 of this Code for the erection, siting, construction, alteration, reconstruction or enlargement of an amateur radio antenna tower shall contain the following:

**YARDS (FENCES, POOLS, SPRINKLERS,
SATELLITE DISH ANTENNAS AND AMATEUR RADIO ANTENNA TOWERS)**

1. Name of manufacturer and engineering specifications, manufacturer's engineering specifications to include; model number, dimensions, gross weight, and schematic drawing of tower:

2. A plot plan, drawn to scale, to include the proposed location of the antenna radio tower and guy wires in relation to front, side, and rear property lines and all permanent structures;

3. Antenna foundation and guy wire anchoring drawings and specifications. The Applicant shall submit manufacturing specifications for the tower base and guy wire configuration, if any, or a detailed drawing indicating that the structure meets or exceeds specifications of a like manufacturer, or plans prepared by a Texas Registered Professional Engineer; and

4. A copy of signed contract, if applicable.

Sec. 22.502 INSTALLATION REQUIREMENTS

1. Installation of one ground installed Amateur Radio Antenna Tower per residential lot is permitted.

2. The total Amateur Radio Antenna Tower, including guy wires and guy wire anchors, shall be located within the property lines of the property owner.

3. Amateur Antenna Systems must conform to the Wind Loading Standard RS-222-C of the Electronic Industries Association as published in the proceedings of the American Society of Civil Engineers, April 1960, or the latest published proceeding thereof.

4. Amateur Antenna Systems must be grounded in accordance with Section 810-11 through 15 of the National Record Code as it presently exists or is hereafter amended.

Sec. 22.503 PENALTY

Any person, firm or corporation who shall violate any provision of this Subchapter shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in accordance with Section 1.301 of this Code. (Ord. No. 212, 11/14/88)

Subchapt. 22.600 WIRELESS CABLE TELEVISION SYSTEM

Sec. 22.601 DEFINITION OF WIRELESS CABLE TELEVISION SYSTEMS

A home or business TV antenna system which receives microwave frequency channels from a station that receives its signals from satellite transmissions. Such receiving antennas shall be considered structures for the purpose of this code.

Sec. 22.602 PERMIT REQUIREMENTS

A permit is required for the installation or

**YARDS (FENCES, POOLS, SPRINKLERS,
SATELLITE DISH ANTENNAS AND AMATEUR RADIO ANTENNA TOWERS)**

alteration of a wireless cable television system. Permit applications should be obtained and submitted to the City Permits Office and shall include:

1. Name of business installing or altering the wireless cable television system.

2. A drawing showing the mount type and location of the antenna system relative to the building structure.

**Sec. 22.603 INSTALLATION REQUIREMENTS FOR WIRELESS CABLE
TELEVISION SYSTEMS**

1. Grounding will be in accordance with the National Electrical Code.

2. Height of antenna shall not exceed 35 feet measured from the ground to the top of the antenna or 10 feet above the highest roof line, whichever is higher.

3. Mountings will be restricted to Chimney Mount, Gable Eave Mount, Wall Mount or Ground Mount.

4. Ground or wall mounts shall be in the rear yard only except for garden or townhomes which may be on side yards. Gable eave mounts may be on the side or rear of buildings. Chimney mounts are not permitted when the chimney is on the Front Elevation of the building. (Ord. No. 271, 7/11/94)