



**AGENDA
CITY OF WINDCREST, TEXAS**

BOARD OF ADJUSTMENT

March 10, 2014

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 10th DAY OF MARCH 2014 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 MARCH 10, 2013 AND TO RECONVENE THE MEETING ON THE FOLLOWING DAY, MARCH 11, 2013 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. Swearing in of Board Member

1. The newly appointed Board Member of the Windcrest Board of Adjustment will be sworn in.

IV. Discuss and Act

1. The Board of Adjustment will review, discuss and may take action on Case #14-001 a request from the property owner at 5914 Winding Ridge, Windcrest, TX 78239 who is requesting a variance to place a shed in his side yard less than 10 feet from house. The shed is currently located less than the required 10 ft from the house.

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 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 March 10, 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 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 ____ March, 2014.

____ Title: _____

BUILDING AND BUILDING CODE

- A. Driveways, new or a replacement, including curb cut,
 - B. Sidewalks,
 - C. Slabs in front or side yards exceeding 16 sq. feet.
7. New irrigation or lawn sprinkler systems or the replacement of backflow prevention.
8. New swimming pools, either above or in the ground.
9. New spas or hot tubs.
10. Masonry mailboxes on public sidewalks.
11. New or replacement water heaters or water softeners.
12. Accessory buildings as defined as defined herein above and (See Chapter 23 for additional accessory building requirements) used as a tool, greenhouse, playhouse, storage shed or similar use, located in an R-1 Zoned District, and erected, sited, constructed, reconstructed, or enlarged must comply with the following requirements:
- A. No sewer connections shall be installed. Electrical, water or gas connections may be made with appropriate permits.
 - B. No more that two (2) buildings, one (1) being a greenhouse, may be erected if other than 90 percent masonry buildings.
 - C. Buildings shall not be sited or constructed forward of the rear-most portion of the main structure.
 - D. All accessory buildings shall be set-back not less that ten (10) feet from the main dwelling and not less that three (3) feet from all lot lines and shall not occupy any portion of easements if placed on permanent foundation. If portable the three (3) foot setback applies. Masonry buildings shall not be less than ten (10) feet from all lot lines and shall not occupy any portion of easements.
 - E. Excluding masonry buildings, buildings will not exceed 144 sq. ft. of interior space nor nine (9) feet in height (above grade level). Grade level is defined as the highest point of elevation of the finished surface of the ground, paving, or sidewalk between the main structure and the property line.
 - F. Buildings will be of a color which matches or is in harmony with the existing main structure. Masonry buildings will be in harmony in design, color and materials with the existing main structure.
13. Accessory buildings or portable containers used as a storage shed or similar use located in a B-1 or B-2 Zoned District are not permissible without the specific approval of the City Council. The procedures outlined in Sec. 5.1202 will be followed to obtain a building permit for the addition or placement of an accessory building.
14. No temporary or permanent building or structure shall be constructed, erected, sited, altered, enlarged or finished out on any lot forward of the rear most portion of the main structure unless it is attached to the main structure and its walls are at least ninety percent (90%) masonry, such as stone, brick, stone veneer, brick veneer or cement plaster. Attached buildings or structures without walls shall be constructed of cedar, cypress or redwood lumber which is painted or stained to correspond in style and architecture to the main structure to which it is appurtenant. Attached buildings or structures with roofs shall have the same material, color and design as the structure to which it is appurtenant. Any attached building or structure shall not encroach past a building setback line in the applicable plat or city code. (Ord. No. 346, 2/21/2000)

RECEIVED
1-22-14
HW

1-21-14

TO: WINDCREST, TEXAS Code Enforcement Office

FROM: MARK D. HUNT

RE: VARIANCE

Sir,

The REASON why I AM REQUESTING A VARIANCE for my Shed, is that the ground on my property is on a VERY sloped AREA ALL AROUND my property, if I moved 10 feet away from my house I wouldn't be able to open the shed door + fear that if a strong severe winds or storm will blow it over, that is why I had contractor Tuff SHED place the shed where it is now. If I had the shed placed on the right side of my home, it would've interfered with the power lines.

5914 Winding Ridge Dr.
Windcrest, TX. 78239

Respectfully submitted,
Mark D. Hunt

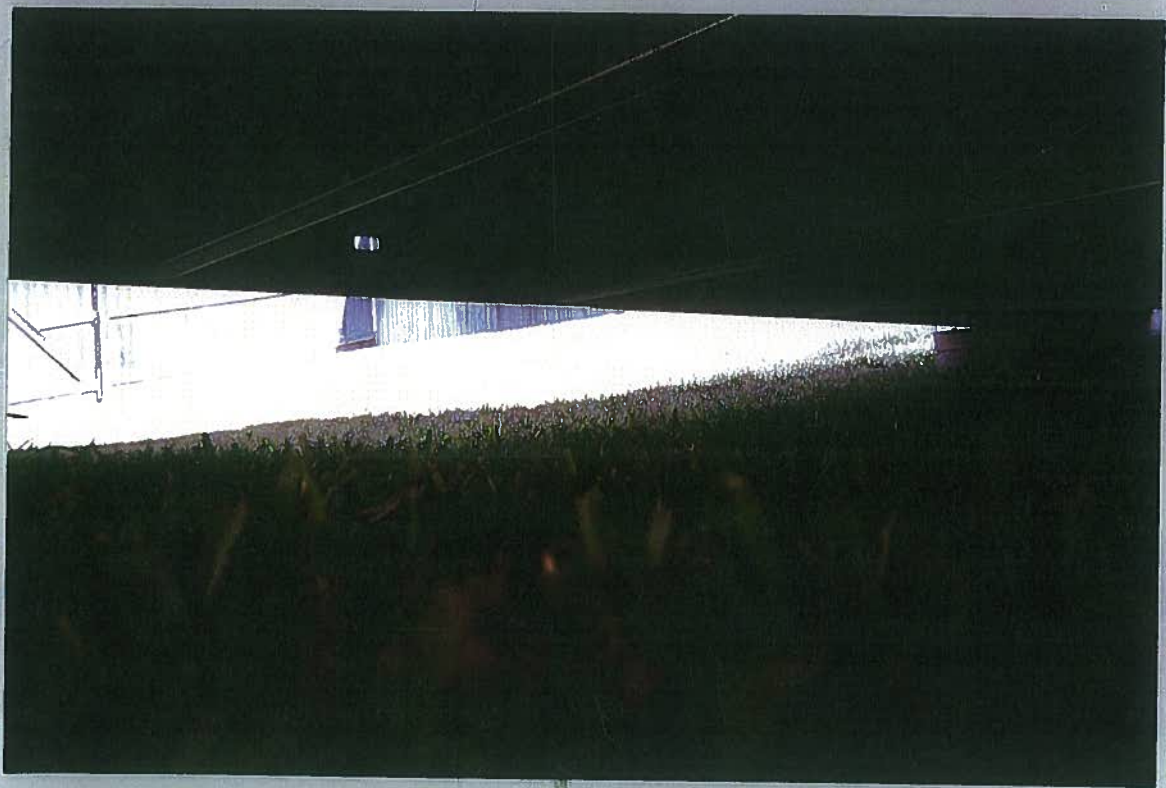
CITY OF WINDCREST
REF#: HW
MARK HUNT VARIANCE REQUEST
5914 WINDING RIDGE
PLATTING/ZONING/VAR
TENDERED: 150.00 150.00
PAID: 150.00 150.00
DATE: 0.00
FEE#: 00230080 1/22/2014 10:4
TRAN: 410.0000 PLATTING/ZONING/V
OPER: A TERM: 005



















WINDCREST
TEXAS

City of Windcrest
8601 Midcrown
Windcrest, TX 78239
(210)655-0022, Fax (210)655-8776

RESIDENTIAL REMODEL PERMIT

PERMIT #:	131218006	DATE ISSUED:	12/18/2013
JOB ADDRESS:	5914 WINDING RIDGE	LOT #:	
PARCEL ID:		BLK #:	
SUBDIVISION:		ZONING:	
ISSUED TO:	MARK HUNT	CONTRACTOR:	MARK HUNT
ADDRESS:	5914 WINDING RIDGE	ADDRESS:	5914 WINDING RIDGE
CITY, STATE ZIP:	WINDCREST TX 78239	CITY, STATE ZIP:	WINDCREST TX 78239
PHONE:	210-528-8047	PHONE:	
WORK DESC:	RESIDENTIAL REMODEL-SHED	SETBACKS:	
VALUATION:	\$ 0.00	FRONT:	
SQ FT	0.00	REAR:	
OCCP TYPE:			
CNST TYPE:			

FEE CODE	DESCRIPTION	AMOUNT
RES-REM	RESIDENTIAL REMODEL	\$ 5.00
TOTAL		\$ 5.00

NOTES: INSTALL 8X10X8 SHED; SIDE YARD PLACEMENT AS DISCUSSED BEHIND CHIMNEY TOWARD REAR OF SIDE YARD, PLACE ON BLOCKS; 10' FROM HOUSE 3' FROM P/L

NOTICE

PERSON'S OPERATING WITHIN CITY LIMITS MAY ONLY USE DUMPSTER UNITS PROVIDED BY ALLIED WASTE SERVICES.
PLEASE CALL (210) 648-5222 FOR ASSISTANCE.

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 90 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 60 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT 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. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

DATE

(APPROVED BY)

CHANGE: 5.00

TENDERED: 10.00 CASH
APPLIED: 5.00-

TRAN: 502.0000 BUILDING PERMITS
131218006
HUNT, MARK
5914 WINDING RIDGE
M.D.-R-REM 5.00CR

REC#: 00229374 12/18/2013 4:08 P
OFFER: B TERM: 005
REF#: HW

City of Windcrest
http://windcrest-tx.gov



City of Windcrest
8601 Midcrown
Windcrest, TX 78239
(210)655-0022, Fax (210)655-8776

REMODEL PERMIT APPLICATION

12.17.13

DATE: 17-Dec. 13

PERMIT NO. _____

JOB ADDRESS: <u>5916 Winding Ridge Dr.</u>		
OWNER: <u>Mark D. Hunt</u>	ADDRESS: <u>5916 Winding Ridge Dr.</u>	PHONE: <u>210-528-8947</u>
CONTRACTOR: <u>SELF</u>	ADDRESS: <u>5916 Winding Ridge Dr.</u>	PHONE:
VALUATION OF WORK: <u>1839.17</u>		PERMIT FEE:

CLASS OF WORK: NEW ☐ ADDITION ☐ ALTERATION ☐ REPAIR ☐

DESCRIBE WORK: <u>8' x 10' x 8' install shed on side of</u> <u>home, 10' from side of house 3' clear</u> <u>on fence line Chap 5 5.501 (12)D</u>

NOTICE

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

DATE

SIGNATURE OF OWNER (IF BUILDER)

DATE

CITY OFFICIAL COMMENTS:

Sidelyard Placement as discussed Behind Chimney
Toward Rear of Side yard Place on Blocks

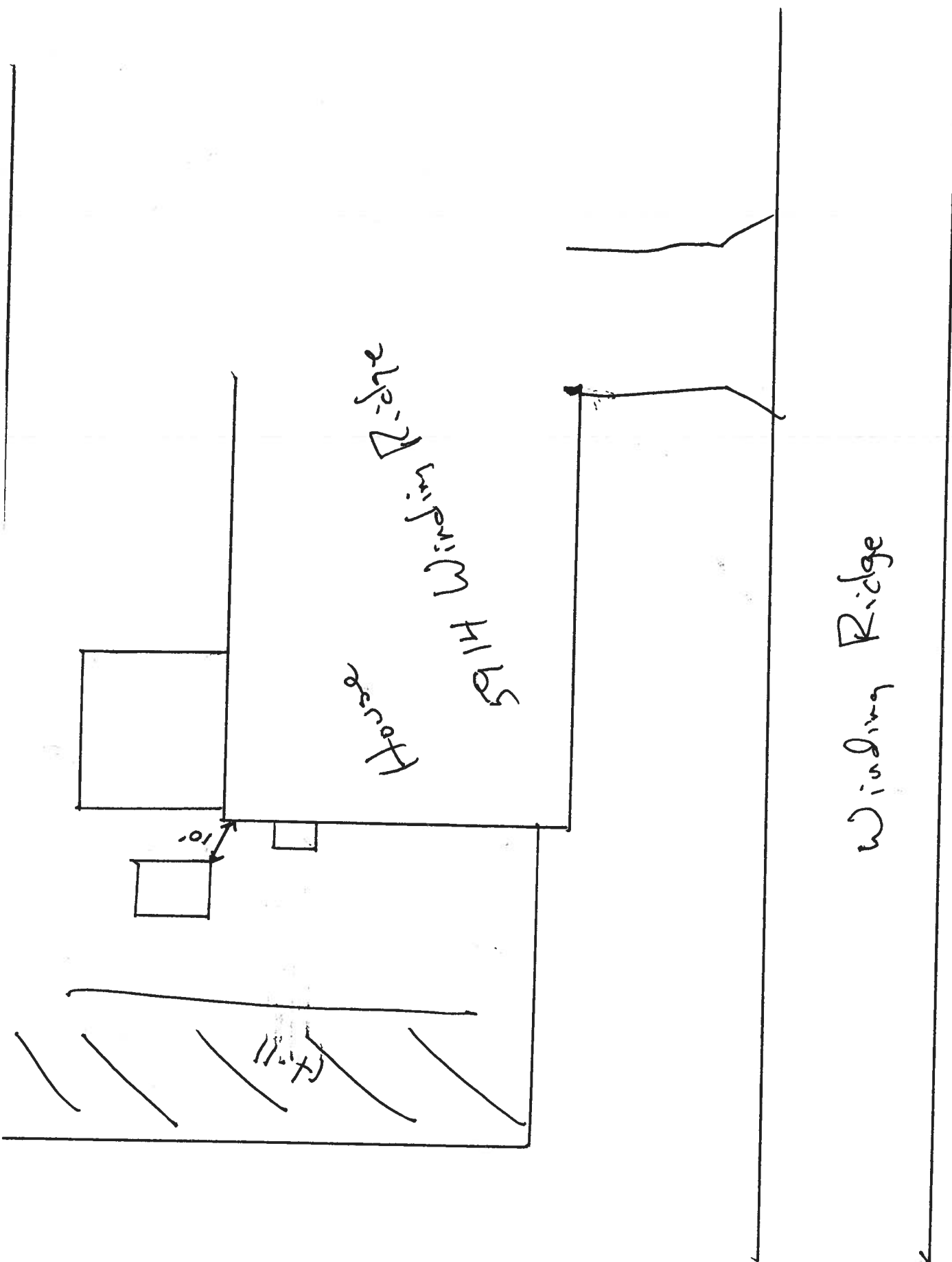
APPROVED BY:

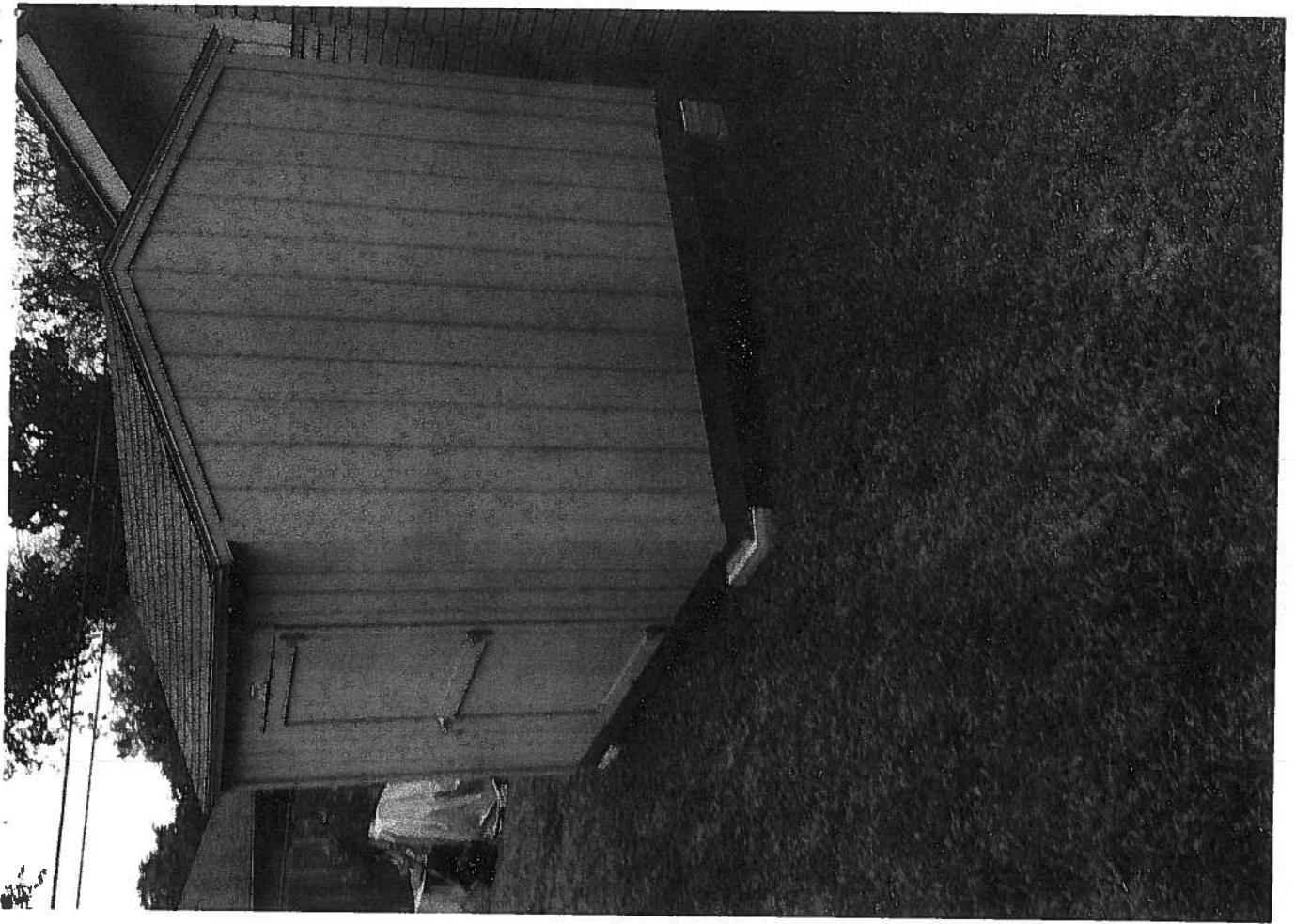
TZ-LP S. Thun

DATE:

18 Dec 2013

See Diagram 10' from House 3' from P/L





12.27.13
entered into
Incode

CITY OF WINDCREST
REQUEST FOR INSPECTION
(210) 655-0022

Date Received _____ PERMIT NO. 131918006 Reinspection Fee - Yes ☒ No ☐

Job Address 5914 Winding Ridge Owner _____ Phone _____

Contractor Name Home Depot Phone _____

Type Inspection Shed Final

Date Scheduled _____ Time _____

Inspection - Approved _____ Disapproved ☒ Comments _____

You were instructed verbally and on your permit
Not to Set the Shed < 10' from your House
Move Shed 10' from House

Inspector R. S. [Signature] Date 26 Dec 2013 Time 1501 L

jrosales

Heather Weidenbach

From: Pavetool <pavetool@gmail.com>
Sent: Thursday, December 26, 2013 3:50 PM
To: Jose Rosales
Cc: Heather Weidenbach
Subject: Shed 5914 winding ridge
Attachments: 20131226_150300.jpg

It's 4 feet from house not 10

Sent from my Verizon Wireless 4G LTE smartphone



February 10, 2014

Dear Property Owner:

The Board of Adjustment of the City of Windcrest will conduct a Public Hearing on a request for variance on March 10, 2014, at 6:00 P.M. in the City Hall located at 8601 Midcrown, Windcrest, Bexar County, Texas.

The purpose of the Public Hearing will be for the Board of Adjustment to consider and act upon the following variance request:

Windcrest City Code of Ordinances, Chapter 5, BUILDING AND BUILDING CODE, Subchapter 5.500 General Requirements Pertaining to all Zoning Districts Permits, Section 5.501, Permits, (12)(D). (Please refer to the attached sheet for more information on this code). The property owner at 5914 Winding Ridge, Windcrest, TX 78239 is requesting a variance to place a shed in his side yard less than 10 feet from house. The shed is currently located less than the required 10 ft from the house. In order to keep the structure as built the owner is required to obtain a variance from the Board of Adjustment.

All interested parties are invited to attend. For additional information contact the City Secretary at the above address or at 210-655-0022.

Kelly Rodriguez
City Secretary

Return to: Board of Adjustment at 8601 Midcrown, Windcrest, Texas 78239.

Name: Wayne Hall Address: 5914 Winding Ridge Dr

Variance Request – 5914 Winding Ridge

Reason for Variance: The shed is currently located less than the required 10 ft from the house in the side yard.

☒ In Favor

☐ Opposed

Comments:

The building is in the most desirable
location