

City of Windcrest



AGENDA

BOARD OF ADJUSTMENT MEETING

JANUARY 26, 2022

CITY COUNCIL CHAMBERS @ 8601 MIDCROWN

6:00 P.M.

NOTICE IS HEREBY GIVEN THAT A CITY OF WINDCREST BOARD OF ADJUSTMENT MEETING WILL BE HELD AT WINDCREST CITY HALL, 8601 MIDCROWN, WINDCREST, TEXAS ON THE 26TH DAY OF JANUARY 2022, STARTING AT 6:00 P.M. DURING THE MEETING THE FOLLOWING SUBJECTS WILL BE CONSIDERED AND THE BOARD MAY TAKE ACTION ON ANY OF THE LISTED SUBJECTS.

THE BOARD OF ADJUSTMENT RESERVES THE OPTION TO RECESS THE MEETING DURING THE EVENING OF JANUARY 26, 2022, AND TO RECONVENE THE MEETING ON THE FOLLOWING DAY, JANUARY 27, 2022, AT 9:00 A.M. AT THE WINDCREST CITY HALL, 8601 MIDCROWN, WINDCREST, TEXAS.

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

The City of Windcrest Council Chambers are wheelchair accessible, and accessible parking spaces are available. In compliance with Americans with Disabilities Act, the City of Windcrest will provide reasonable accommodations for persons attending the meeting. To better serve you, requests should be received 48 hours prior to the meeting. Please contact the City Secretary's Office, at 210-655-0022 ext. 2150 or Fax 210-655-8776, or 711 Texas Relay.

- I. **Call to Order**
- II. **Roll Call**
- III. **Vote to Excuse Absent Board Members**
- IV. **Pledge of Allegiance**
- V. **Citizens to be Heard**
 - Citizens may address the Board of Adjustment on topics not on the agenda for no more than three (3) minutes.
 - In addition to the foregoing, citizens shall also have the opportunity to address the Board of Adjustment during consideration of posted agenda items for no more than six (6) minutes.
 - A City Official may make a statement of specific factual information in response to an inquiry made by a member of the public, or a recitation of existing policy in response to an inquiry made by a member of the public.
- VI. **Public Hearing**
 - Opening of Public Hearing*
 - Public Hearing to receive comments from the public to consider a variance request

to the City of Windcrest Code of Ordinances Sec. 103-58(b)(12)(e), to construct an accessory building exceeding nine (9) ft at 701 Weatherly Drive, more particularly described as BCAD Property #342770.

Closing of Public Hearing

VII. Items for Discussion/Action

Commission will review, discuss, and may take action on providing a recommendation to the City Council a variance request to the City of Windcrest Code of Ordinances Sec. 103-58(b)(12)(e), to construct an accessory building exceeding nine (9) ft at 701 Weatherly Drive, more particularly described as BCAD Property #342770.

VIII. 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.

IX. Adjournment

AGENDA NOTICES:

DECORUM REQUIRED:

Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

ACTION BY COUNCIL AUTHORIZED:

The Board of Adjustment may vote and/or act upon any item within this Agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda, pursuant to and in accordance with Texas Government Code § 551.072 (Deliberations about Real Property); § 551.073 (Deliberations about Gifts & Donations); § 551.076 (Deliberations about Security Devices); § 551.087 (Economic Development); and, § 551.071 to seek the advice of its attorney about pending or contemplated litigation, settlement offer or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflict with the Open Meetings Act and may invoke this right where the City Attorney, the Mayor or a majority of the Governing Body deems an executive session is necessary to allow privileged consultation between the City Attorney and the governing body, if considered necessary and legally justified under the Open Meetings Act. The attorney may appear in person, or appear in executive session by conference call in accordance with applicable state law.

EXECUTIVE SESSIONS APPROVED BY CITY ATTORNEY:

This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This

provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

ATTENDANCE BY OTHER ELECTED OR APPOINTED OFFICIALS:

It is anticipated that members of the City Council, or other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

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 (72) hours prior to the meeting on January 26, 2022.

By: //§//Dusty DeHoyos, Assistant City Secretary



WINDCREST

TEXAS

Universal Development Application

(Please use separate application for each submittal)

- | | | |
|---|---|--|
| ☐ Land Use Amendment | ☐ Land Study | ☐ Replat |
| ☐ Thoroughfare Amendment | ☐ Final Plat | ☐ Amending Plat |
| ☐ Zoning Change (choose one) | ☐ Preliminary Plat | ☐ Minor Plat |
| ☐ Straight Zoning | ☐ Specific Use Permit | ☐ Vacating Plat |
| ☐ PUD (Planned Unit Development) | ☐ Conditional Use Permit | ☐ Site Plan |
| ☒ Variance | ☐ Exception | ☐ Tree Removal Permit |

Project Name: SHED HEIGHT VARIANCE - CHAPTER 103, ARTICLE II, DIVISION 2, SEC 103-58(12)c.

Total Acres: — Survey Name: — Abstract No.: —

Project Location (address): 701 WEATHERLY

Current Zoning: R-1

Current Use: SINGLE FAMILY

of Lots/Units: 1

For Commercial/Industrial:

Proposed Zoning: —

Proposed Use: —

Please Circle One:

Total Proposed Sq. Ft. —

☒ SF ☐ MF ☐ COMM ☐ IND ☐ OTHER

Applicant Information:

Property Owner Name: Mary (Gwen) Perez

Address: 701 Weatherly Dr. City: Windcrest St/Zip: 78239

Phone: [REDACTED] Fax: — E-Mail: [REDACTED]

Applicant (if different than Owner): —

Address: — City: — St/Zip: —

Phone: — Fax: — E-Mail: —

Representative: —

Address: — City: — St/Zip: —

Phone: — Fax: — E-Mail: —

Authorization: By signing this application, you hereby grant Staff access to your property to perform work related to your application. Also, you waive the statutory time limits in accordance with Section 211, 212 and 245 of the Texas Local Government Code.

M. H. Perez
Owner's Signature

Typed/Printed Name

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity herein stated. Given under my hand and seal on this 9 day of

NOV, 2021.

[Signature]
Notary Public

City of Windcrest Use Only

Project No.: 21-219

Total Fees: insurance fee

[REDACTED]

Submittal Date: 11/11/21

Accepted by: denial

[Signature]





Building Permit Application

Type of Permit:

- ☒ I am applying for a RESIDENTIAL Permit
☐ I am applying for a COMMERCIAL Permit

Project Address 701 Weatherly Drive
 Owner Name Mary G. Perez
 Applicant/Contractor Mary Perez
 Applicant Phone Mary Perez Alt. Phone [REDACTED]
 Applicant Address 701 Weatherly Drive
 Email Address [REDACTED]

Type of Permit:

Valuation of Work:

This information is required

- | | | | |
|---|--------------------------------------|--|--------------------------------|
| ☒ New Construction* | ☐ Demolition* | ☐ Fence | ☐ Pool |
| ☐ Addition* | ☐ Driveway | ☐ Fire Sprinkler* | ☐ Other |
| ☐ Remodel* | ☐ Sidewalk | ☐ Foundation* | |

**At least two (2) full sets of engineered plans are required upon submittal of large projects.
 All others require one (1) site plan displaying the scope of work.*

Description of Work:

10x12 Shed in backyard
11 ft. high @ peak

FOR COMMERCIAL PROJECTS ONLY

TDLR NUMBER: _____ (If valuation is > \$50,000 Texas Accessibility Standards (ADA 800-803-9202))

NOTICE:

The 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

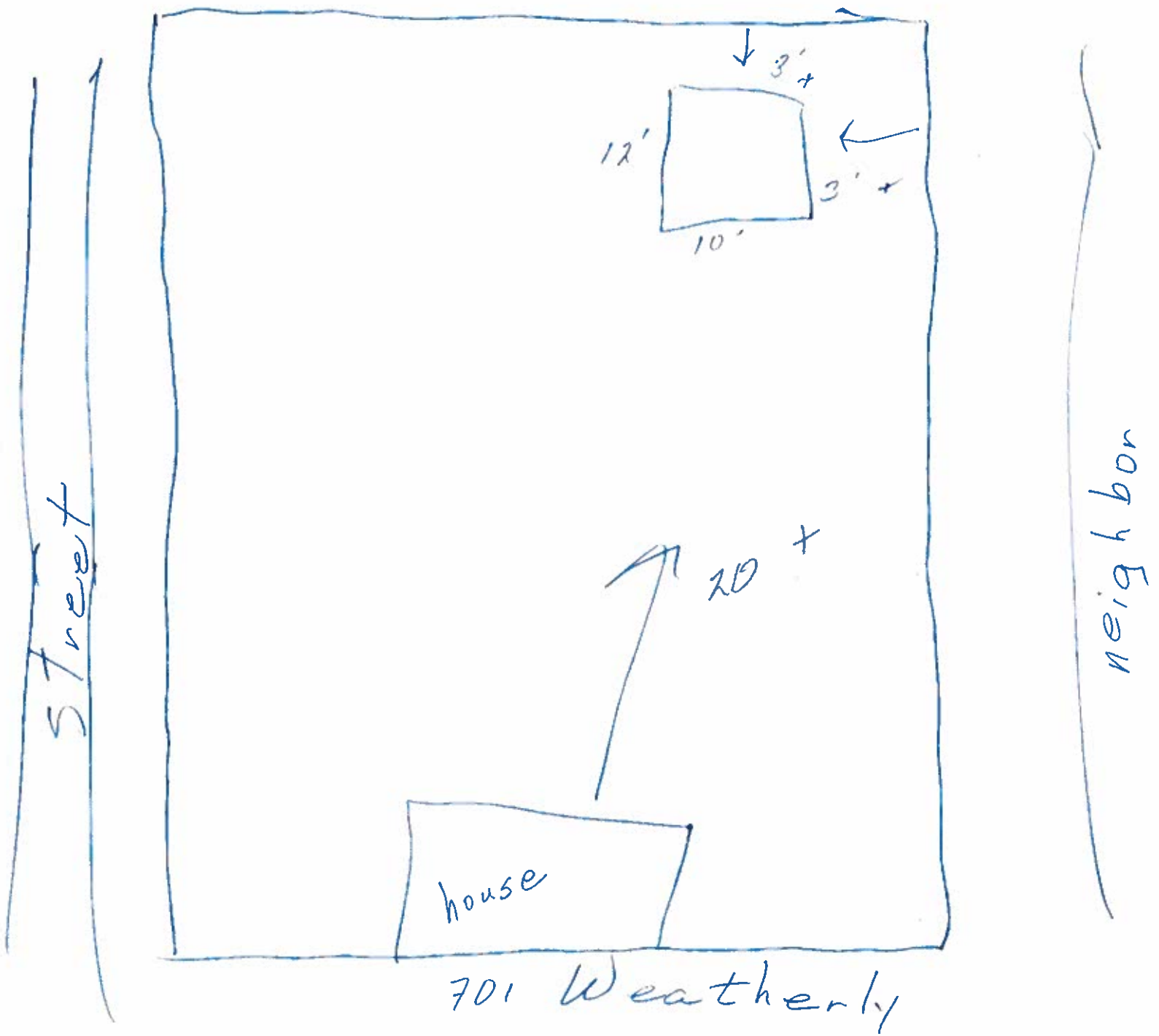
Date

Signature of Owner (If Applicant)

Printed Name

Date

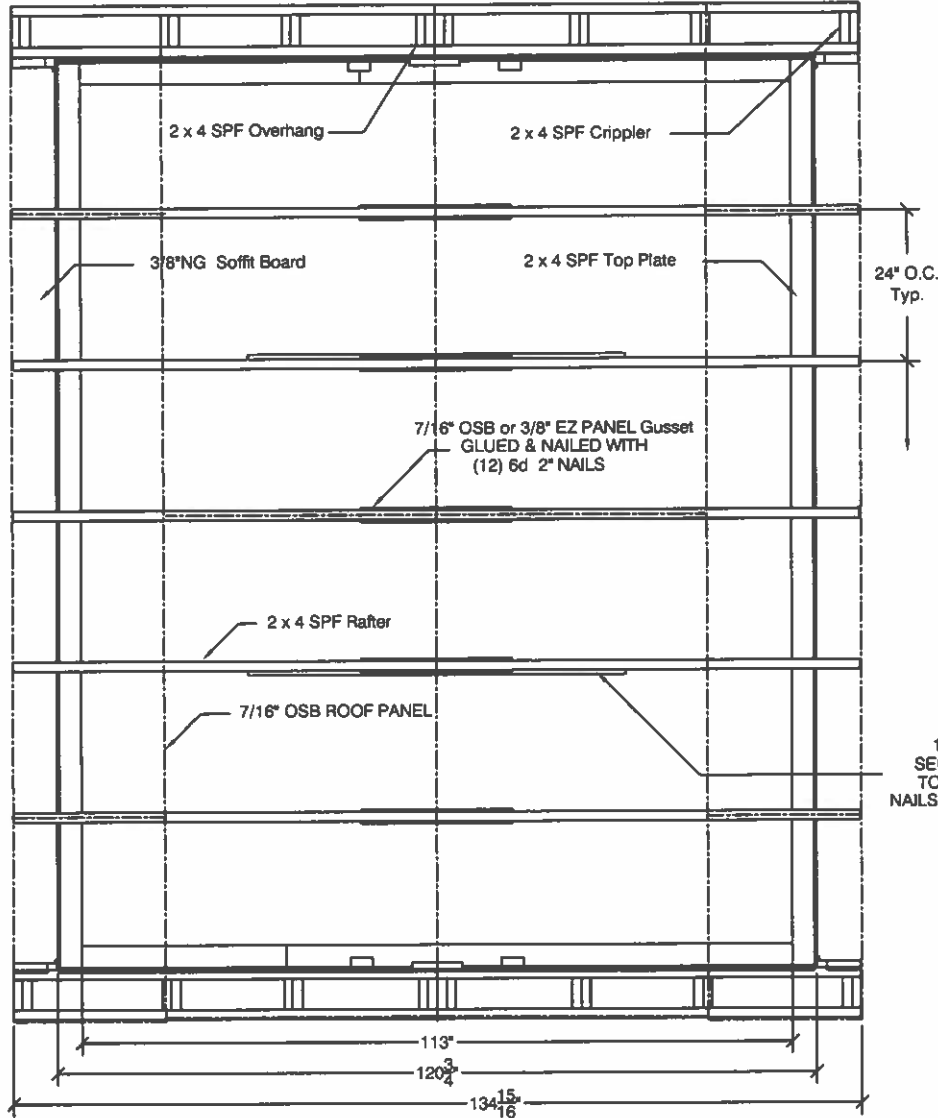
Permit No. _____



Street

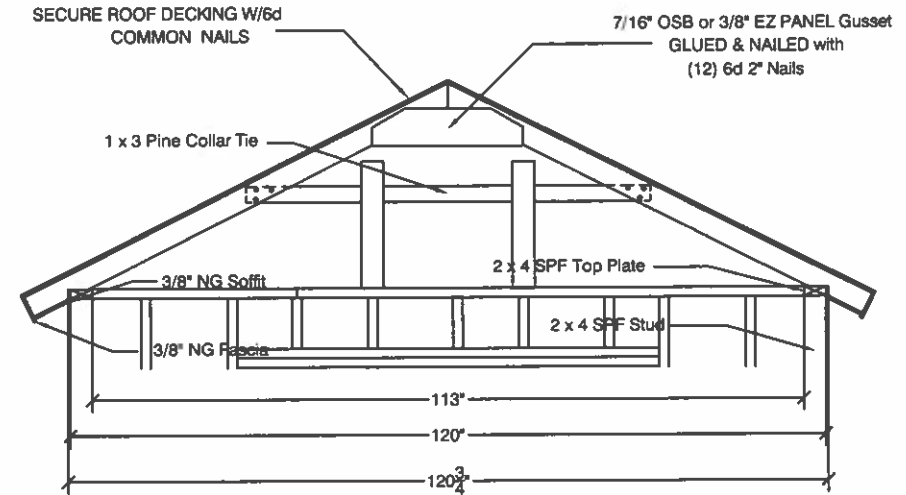
NOTE:

1. THIS ROOF PLAN IS GOOD FOR THE 8' x 12' WIDE MERIDIAN ONLY. ALL MATERIAL AND LABOR SHALL MEET OR EXCEED APPLICABLE LOCAL CODES.



ROOF FRAMING PLAN

SCALE: 3/8" = 1'-0"



TRUSS SECTION

SCALE: 1/2" = 1'-0"

1 x 3 COLLAR TIE
SECURE COLLAR TIES
TO RAFTERS W/6-6d
NAILS (3 NAILS EACH RAFTER)

NOTES:

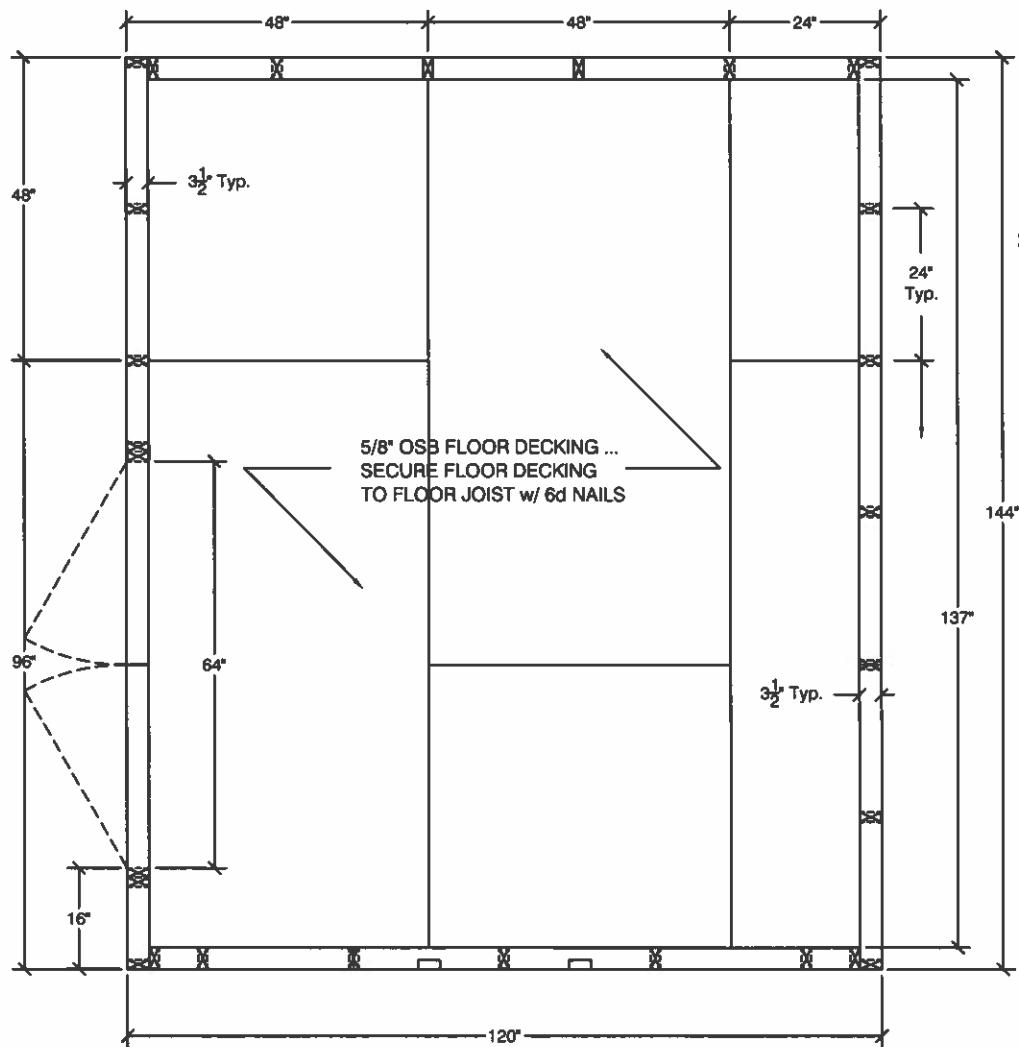
1. Approved Shingles installed per manufactures instructions with 4 nails per shingle
2. If using dripedge, it must overlap 2" and be nailed every 12" max.

ITEM # 33449



**10' x 12' RIDGEMOOR
ROOF / SECTION**

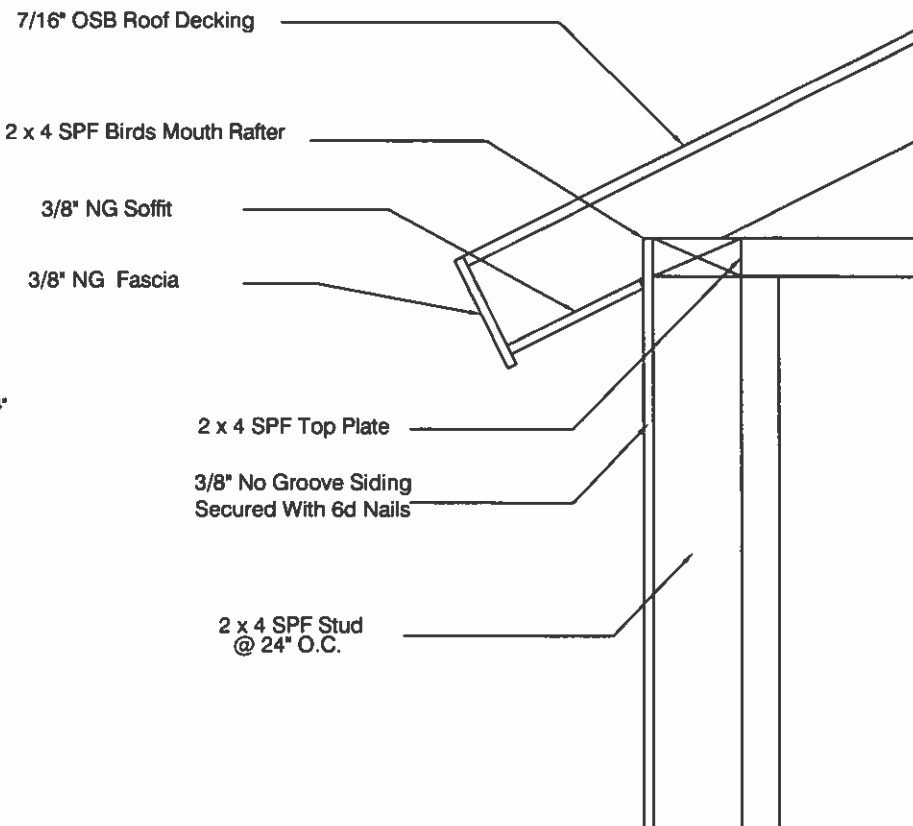
SIZE	ADDRESS	DWG BY	LAST REVISION
A	1000 Thomas Drive Monroeville, AL 36182	Marc Donnelly	March 2, 2015
SCALE	As Noted	(800) 221-1849	SHEET 10 of 10



WALL FRAMING DOOR EAVE PLAN

SCALE: 3/8" = 1'-0"

NOTE
FIBERGLASS SHINGLES TO BE SECURED
TO ROOF DECKING W/ 1/4" ROOF NAILS



WALL SECTION

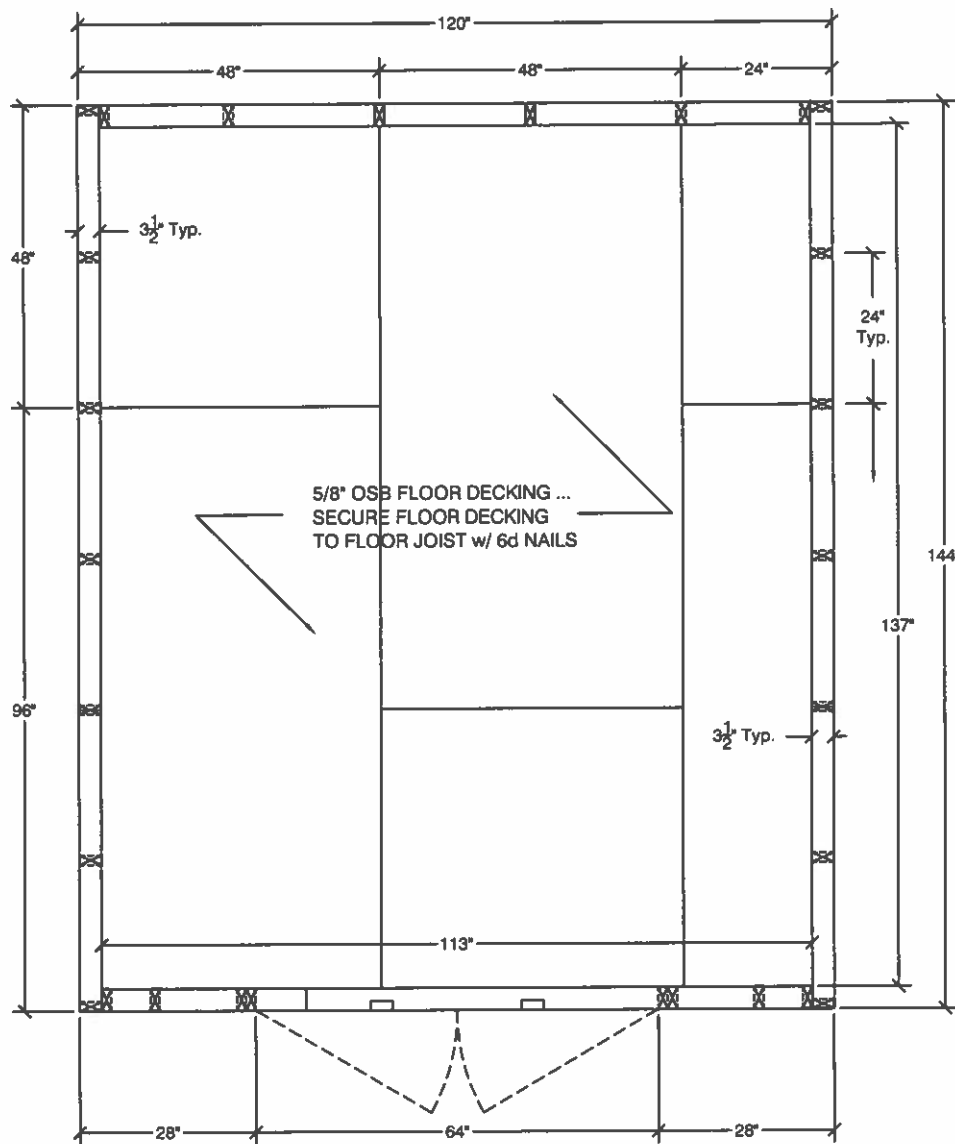
SCALE: 1-1/2" = 1'-0"

ITEM # 33449



**10' x 12' RIDGEMOOR
WALLS / SECTION**

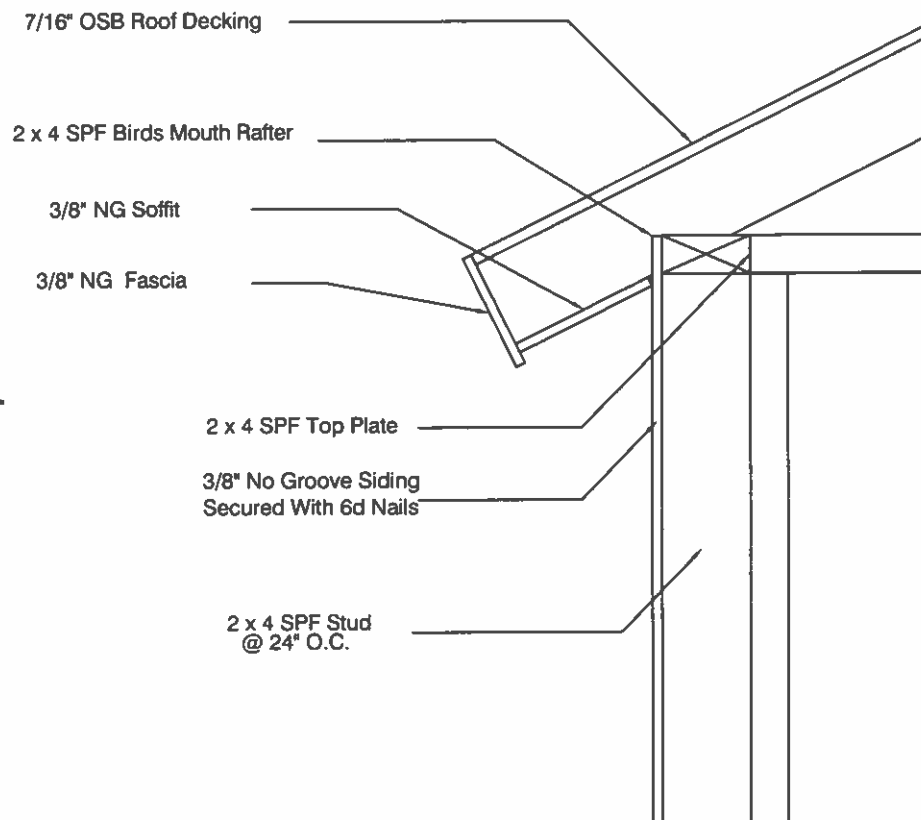
SIZE	ADDRESS	DWG BY	Last Revision
A	1000 Tennes Drive Monroe, MI 48162	Marc Donnelly	March 2, 2015
SCALE	As Noted	(800) 221-1948	Sheet 1 of 1



WALL FRAMING DOOR ON GABLE PLAN

SCALE: 3/8" = 1'-0"

NOTE
FIBERGLASS SHINGLES TO BE SECURED
TO ROOF DECKING W/1 1/4" ROOF NAILS



WALL SECTION

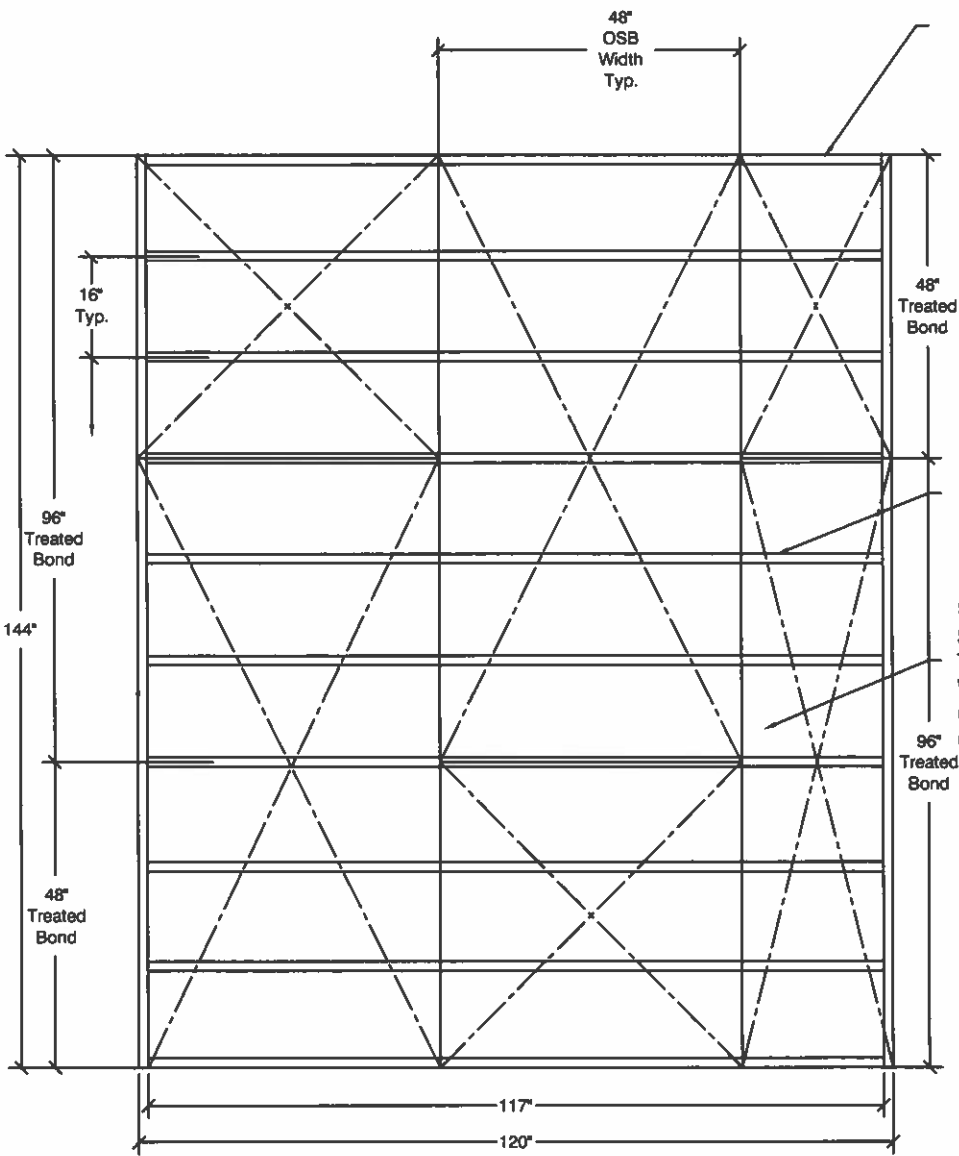
SCALE: 1-1/2" = 1'-0"

ITEM # 33449



**10' x 12' RIDGEMOOR
WALLS / SECTION**

SIZE	ADDRESS	DWG BY	Last Revision
A	1000 Tarnes Drive Morris, MI 48152	Marc Donnelly	March 2, 2015
SCALE	As Noted	1803 221-1949	©2015 R of 10



WOOD FLOOR FRAMING

SCALE: 3/8" = 1'-0"

2x4 P.T. BOND BOARD (TYP)...
SECURE BOND @ CORNERS
W/3-16d NAILS

7/16" OSB or 3/8" EZ PANEL Gusset
GLUED & NAILED with
(12) 6d 2" Nails

2 x 4 SPF Rafter

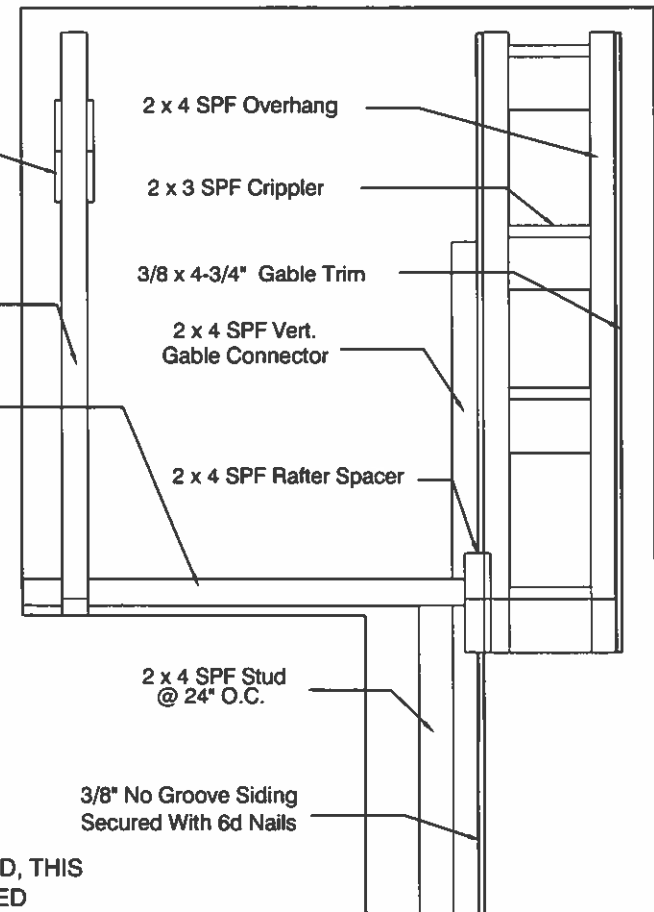
2 x 4 SPF Top Plate

2x4 P.T. JOISTS @ 16" O.C. (TYP)...
SECURE JOIST TO BOX SILL
W/2-16d NAILS @ EACH JOIST

5/8" OSB OR CDX TREATED PLYWOOD
SECURE FLOOR DECKING
TO FLOOR JOIST
W/8d NAILS @ 6" O.C.
@ EDGES & 12" O.C.
@ INTERMEDIATE SUPPORTS

NOTES

1. WHEN CONCRETE SLAB IS USED, THIS FLOOR FRAMING IS NOT REQUIRED
2. ALL MATERIALS AND LABOR SHALL MEET OR EXCEED APPLICABLE LOCAL CODES.
3. ALL LUMBER TO BE NO. 2 GRADE SPRUCE PINE FIR OR EQUIVALENT.
4. THIS FLOOR FRAMING PLAN IS FOR THE BACKYARD PRODUCTS, LLC. 8' x 12' WIDE MERIDIAN STYLE BUILDING
5. IN THE EVENT OF A DIMENSIONAL OR MATERIAL DISCREPANCY, NOTIFY BACKYARD PRODUCTS, LLC.



WALL SECTION FRONT

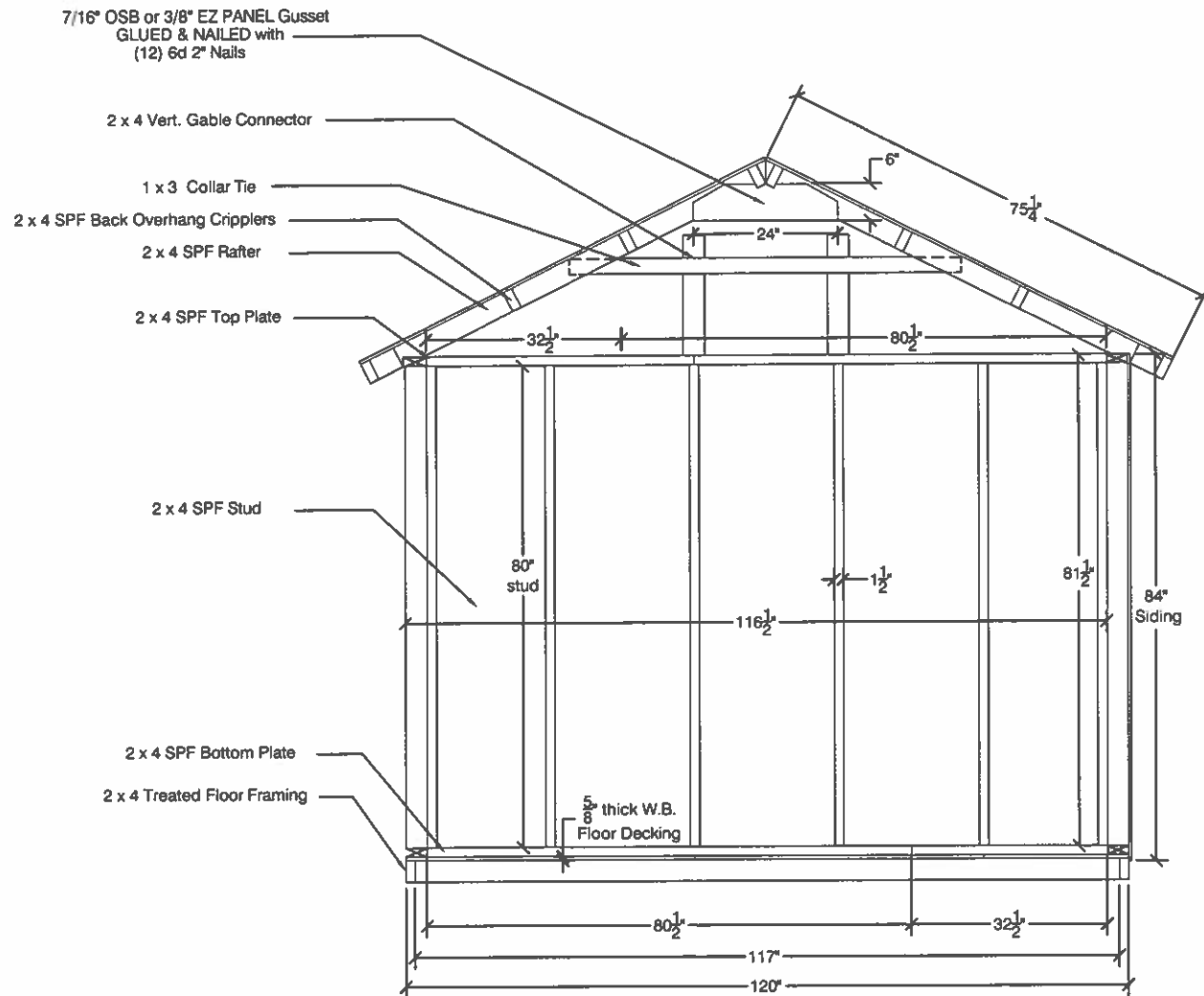
SCALE: 1" = 1'-0"

ITEM # 33449



10' x 12' RIDGEMOOR
FLOOR FRAMING/FRONT WALL

SIZE	ADDRESS	DWG BY	LAST REVISION
A	1000 Tarnes Drive Monroe, MI 48162	Marc Donnelly	March 2, 2015
SCALE	As Noted	FIGURE 221-1049	SHEET 7 of 10



GABLE WALL FRAMING w/ DOOR

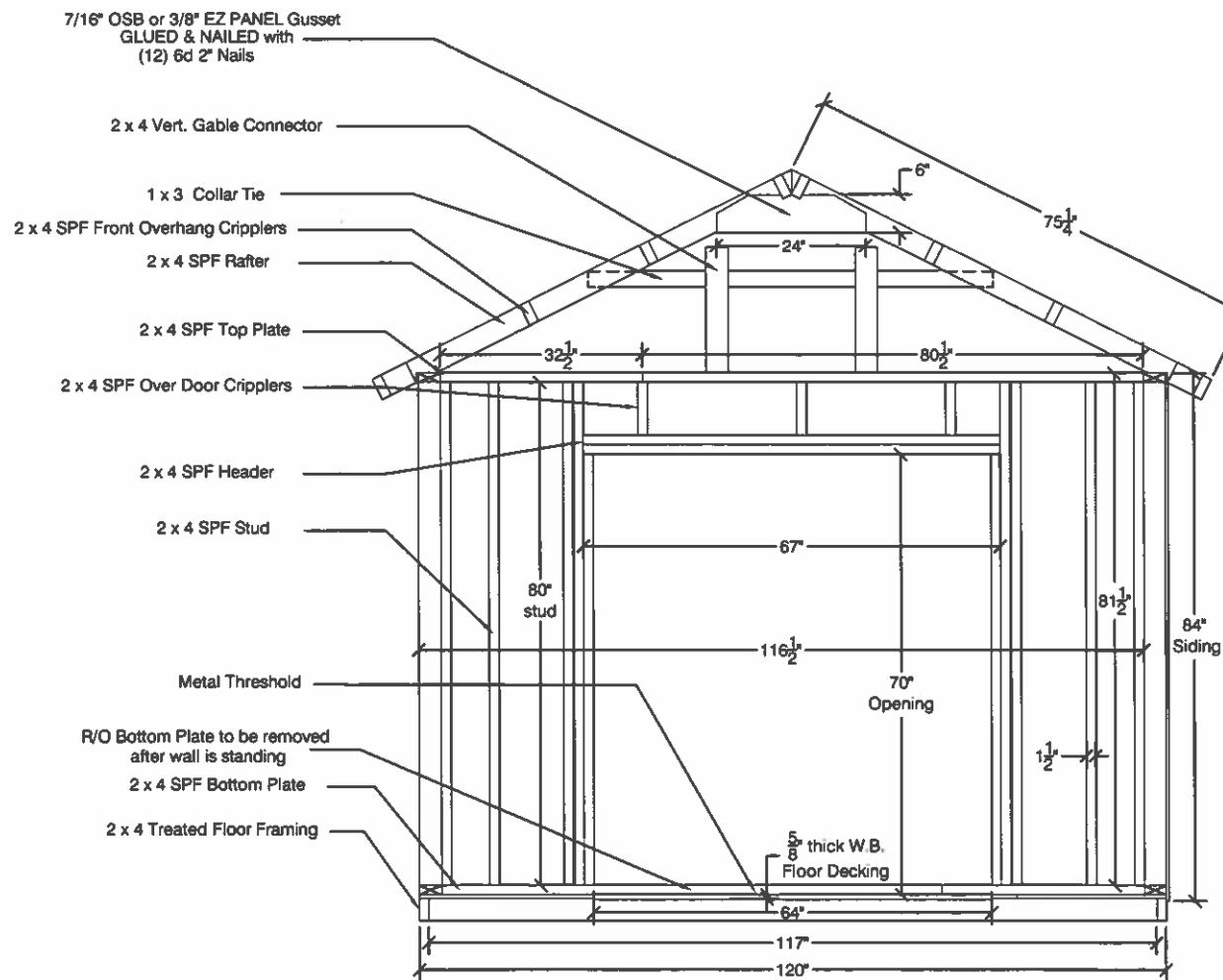
SCALE: 3/8" = 1'-0"

ITEM # 33449



10' x 12' RIDGEMOOR
FRAMING GABLE

SIZE	ADDRESS	DATE	LAST REVISION
A	1000 Tarnes Drive Moorhead, MN 56502	Marc Donnelly	March 2, 2015
SCALE	As Noted	0803 221-1840	Sheet 6 of 10



GABLE WALL FRAMING w/ DOOR

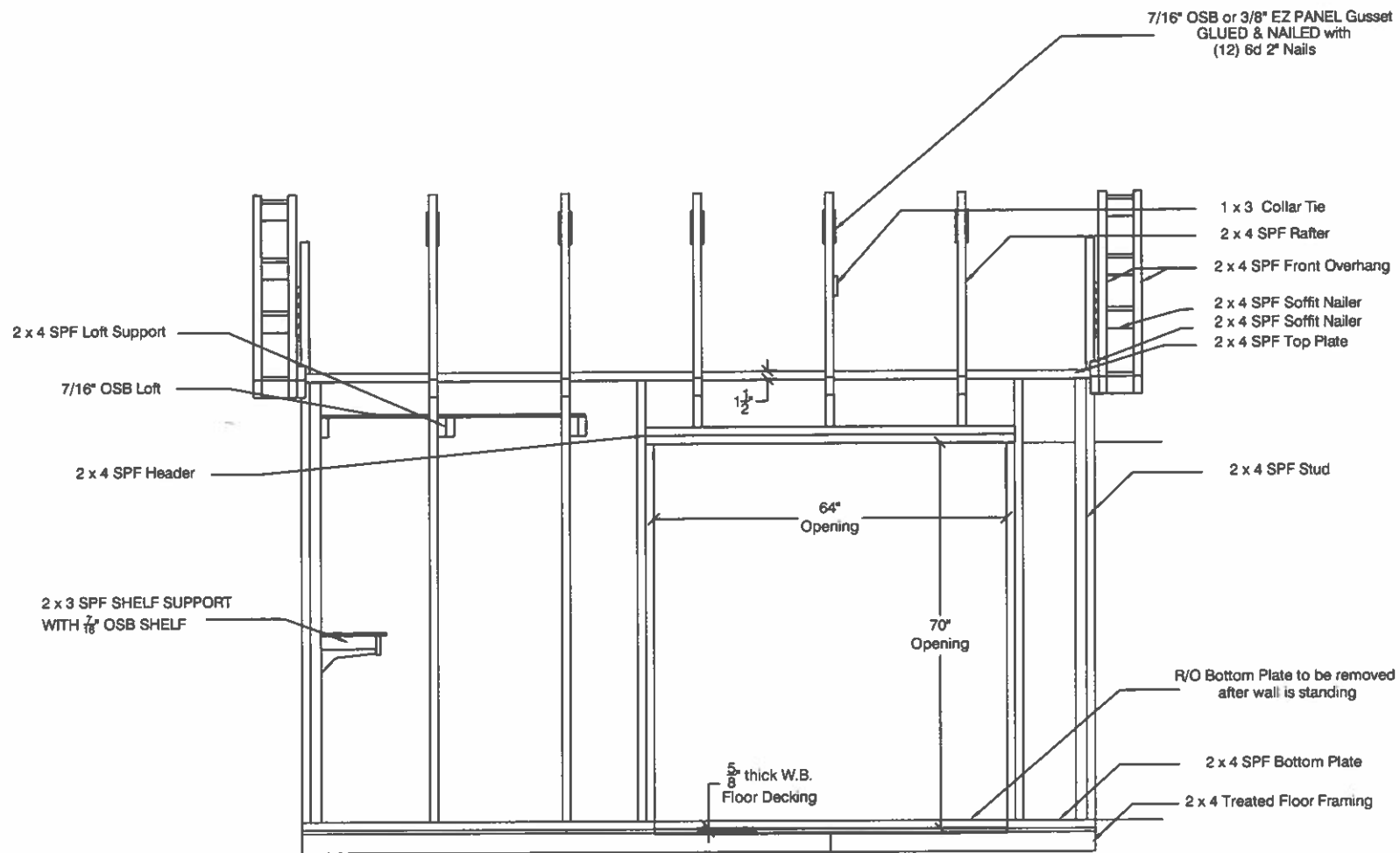
SCALE: 3/8" = 1'-0"

ITEM # 33449



10' x 12' RIDGEMOOR
FRAMING GABLE w/ DOOR

SIZE	ADDRESS	DWG BY	Last Revision
A	1000 Tennen Drive Monroe, LA 70132	Marc Donnelly	March 2, 2015
SCALE	As Noted	(800) 221-1848	Page 5 of 10



EAVE SIDE WALL FRAMING WITH DOOR

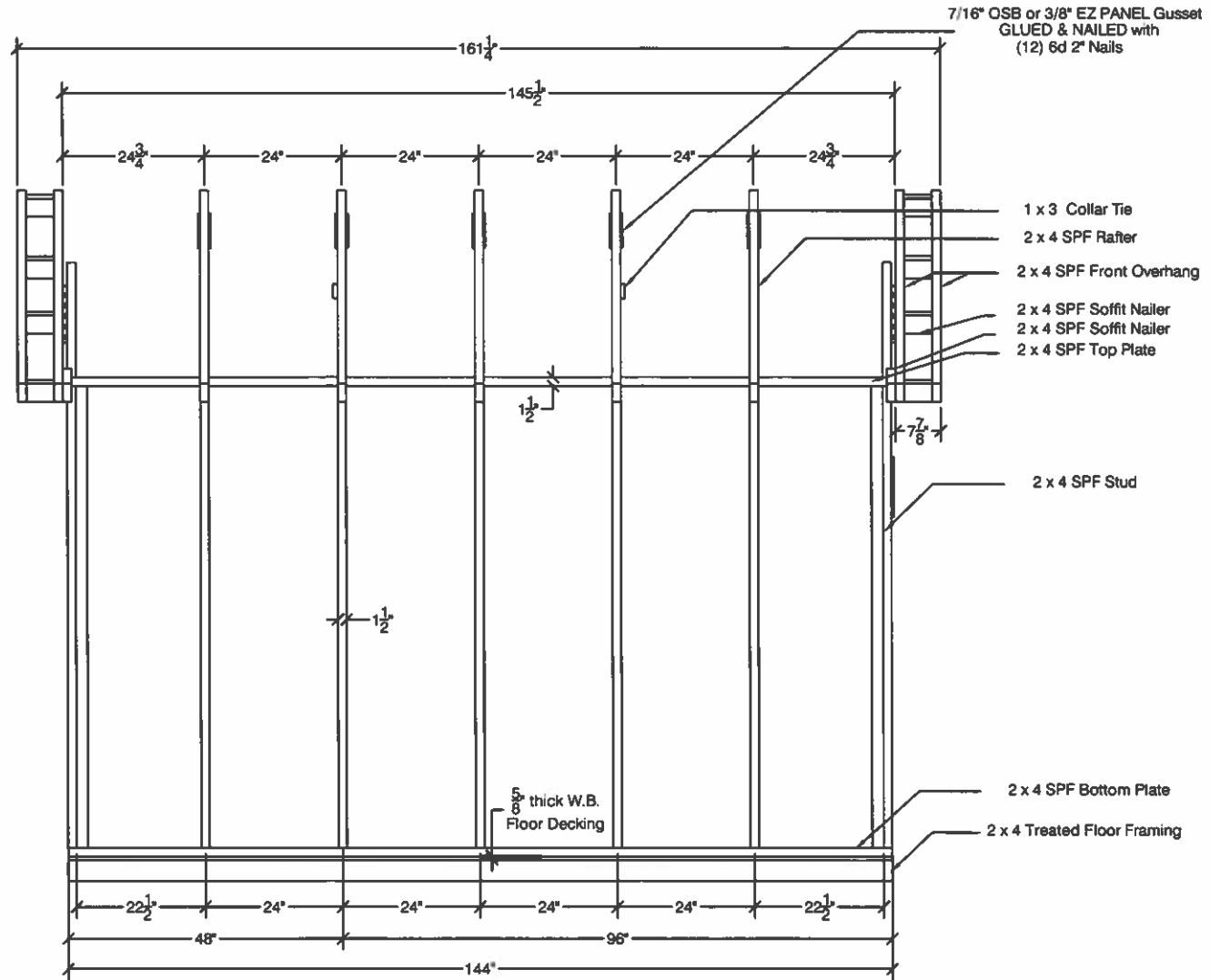
SCALE 3/8" = 1'-0"

ITEM # 33449



10' x 12' RIDGEMOOR
FRAMING EAVE WITH DOOR

SIZE	ADDRESS	DWG BY	Last Revision
A	1000 Yarnes Drive Morris, NJ 08142	Marc Donnelly	March 2, 2015
SCALE	As Noted	1800 221-1848	SHEET 4 of 10



EAVE SIDE WALL FRAMING

SCALE 3/8" = 1'-0"

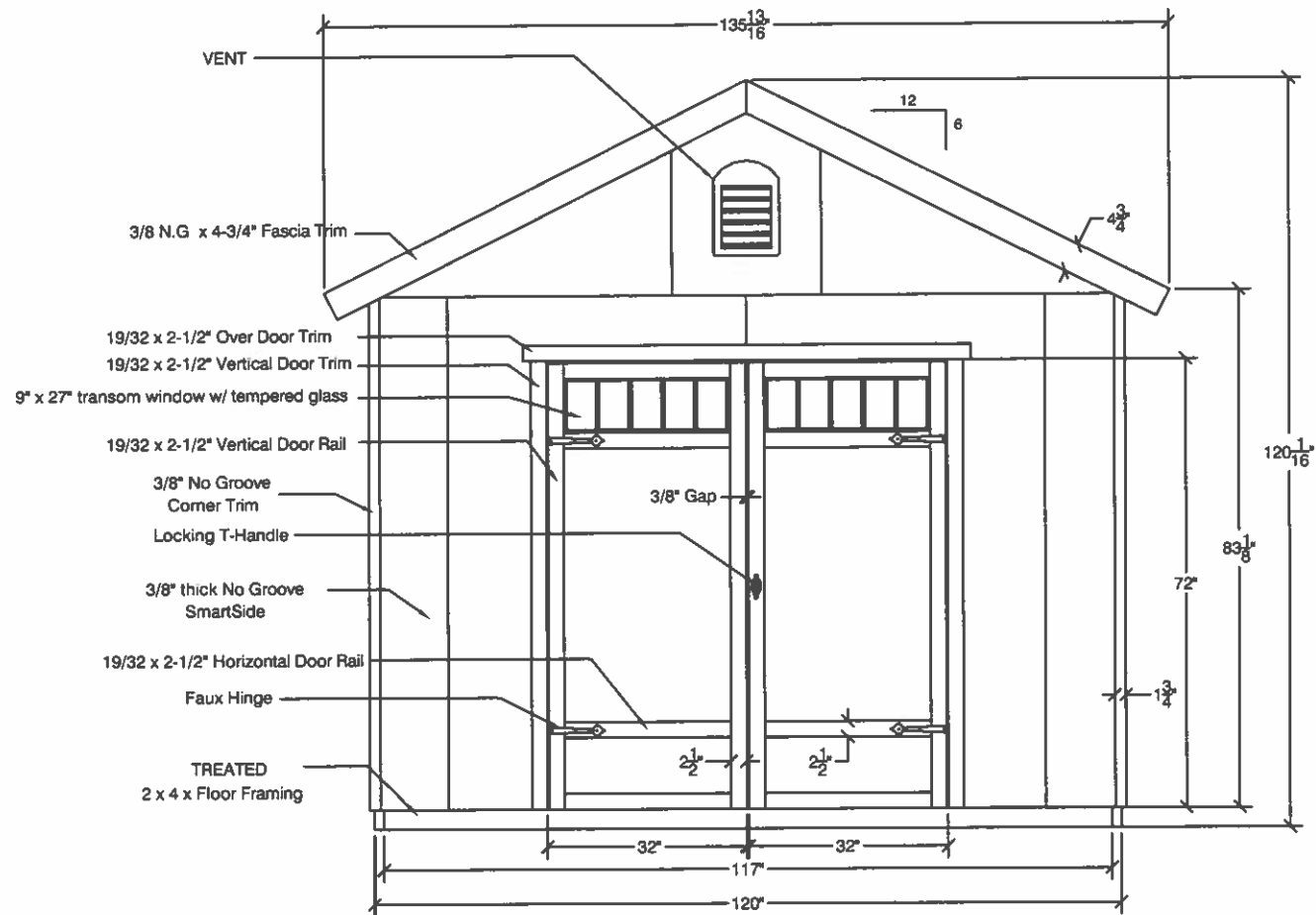
ITEM # 33449



10' x 12' RIDGEMOOR
FRAMING EAVE

SIZE	ADDRESS	DWG BY	LAST REVISION
A	1000 Tanager Drive Monroe, MI 48162	Marc Donnelly	March 2, 2015
SCALE	As Noted	ISSUE 221-1848	SHEET 3 of 10

FIBERGLASS SHINGLES
 SECURE SHINGLES TO ROOF
 DECKING w/ (4) 1-1/4" ROOFING NAILS
 *** NOT INCLUDED WITH KIT ***



GABLE ELEVATION

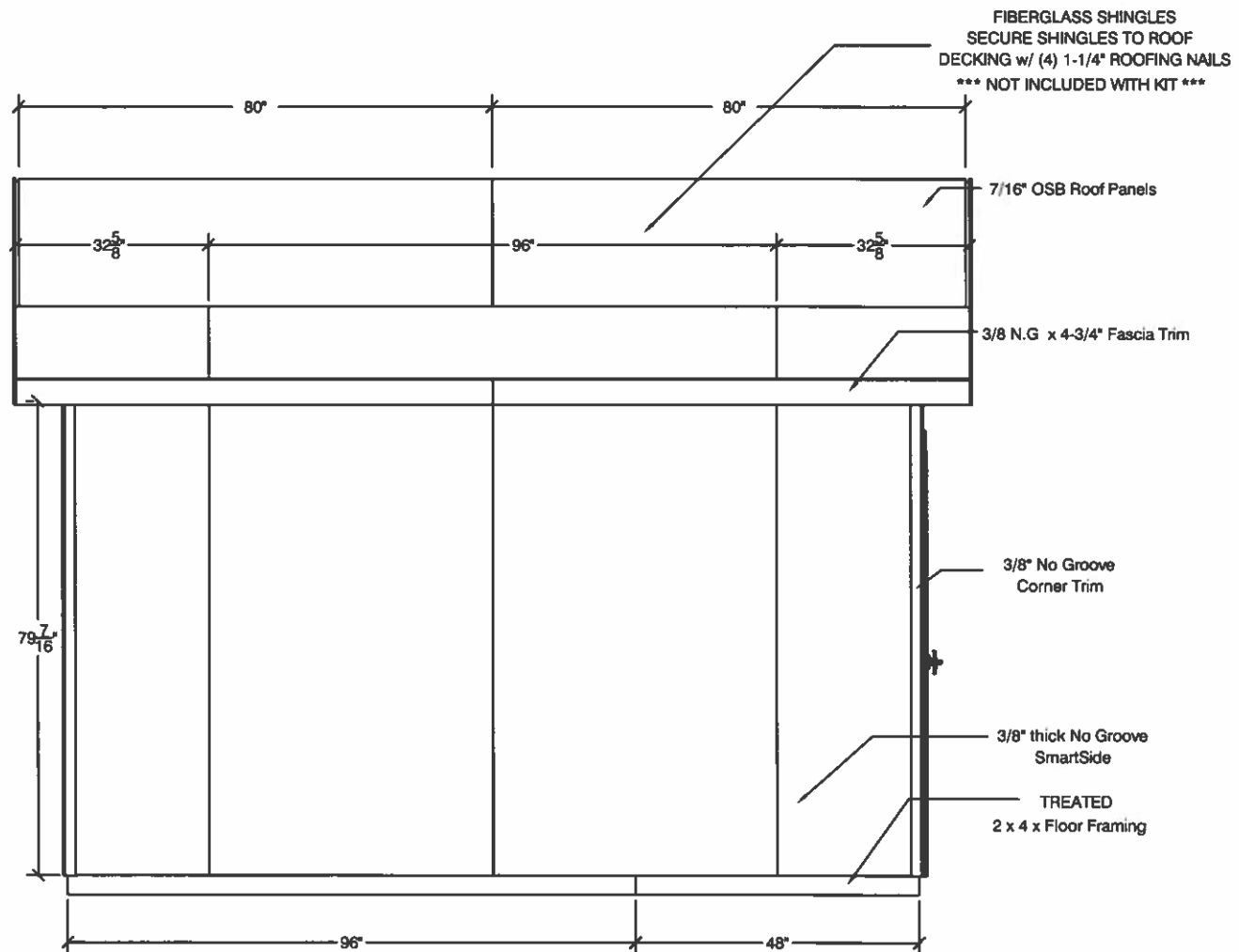
SCALE: 3/8" = 1'-0"

ITEM # 33449



10' x 12' RIDGEMOOR ELEVATIONS

SIZE	ADDRESS	DWG BY	LAST REVISION
A	1000 Tetras Drive Monroe, LA 70162	Marc Donnelly	March 2, 2015
SCALE	As Noted	1803 221-1949	SHEET 2 of 10



EAVE ELEVATION

SCALE: 3/8" = 1'-0"

ITEM # 33449



10' x 12' RIDGEMOOR
 ELEVATIONS

SIZE	ADDRESS	OWN BY	Last Revision
A	1000 Tennesse Drive Morris, IL 61102	Marc Donnelly	March 2, 2015
SCALE: As Noted	DATE: 01.15.15	Drawn: 4 of 4	