

City of Windcrest



AGENDA

BOARD OF ADJUSTMENT MEETING

SEPTEMBER 10, 2020

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 10th DAY OF SEPTEMBER 2020, 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 SEPTEMBER 10, 2020, AND TO RECONVENE THE MEETING ON THE FOLLOWING DAY, SEPTEMBER 11, 2020, 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. Pledge of Allegiance**
- IV. Citizens to be Heard**
 - a) Citizens may address the Board of Adjustment on topics not on the agenda for no more than three (3) minutes.
 - b) 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.
 - c) Only a maximum of four (4) members of the public will be permitted in the City Council Chambers at a time. All attendees will be required to be screened for present signs of COVID-19 prior to entering City Hall.
 - d) Four (4) hours prior to the meeting, an email to the city secretary at citysecretary@windcrest-tx.gov is required to be added to the attendee list to ensure proper physical distance seating inside and outside City Council Chambers.
 - e) An email statement may be sent to the City Secretary @ citysecretary@windcrest-tx.gov which may be read into the meeting to the Board of Adjustment. Statements will be provided to the Board and available to the public not in attendance after the meeting.
 - f) A Board Member 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.

V. Public Hearing*Opening of Public Hearing*

- a) Public Hearing to receive comments on a variance request to Code of Ordinances Sec. 113-191, to construct building with a maximum height of forty (40) feet, for a property located at a currently unaddressed lot on Crestwind Drive, more particularly described as BCAD Property #316417.

*Closing of Public Hearing***VI. Items for Individual Consideration/Action**

- a) Discussion of and action on a variance request to Code of Ordinances Sec. 113-191, to construct building with a maximum height of forty (40) feet, for a property located at a currently unaddressed lot on Crestwind Drive, more particularly described as BCAD Property #316417.

VII. 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.

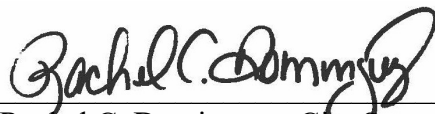
Adjournment

The Board of Adjustment reserves the right to retire into executive session whenever it is considered necessary and legally justified under the Texas Government Code, Subchapter D, Sections 551.071 et. seq. including, but not limited to, consultation with attorney, real property, prospective gifts, personnel matters, exclusion of witness, security devices, and economic development matters.

It is anticipated that members of other city boards, commissions and committees may attend the meeting in numbers that may constitute a quorum of such other city boards, commissions and committees, so that notice is hereby given that the meeting is also a meeting of the other city boards, commissions and committees whose members are in attendance. The members of the other city boards, commissions and committees may participate in discussions which occur at the meeting, but no action will be taken by the other boards, commissions and committees whose members are in attendance.

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 September 10, 2020.

By:



Rachel C. Dominguez, 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: Compass Rose Academy-Windcrest

Total Acres: 8.657 Survey Name: MTR Engineering Abstract No.: _____

Project Location (address): Crestwind Drive

Current Zoning: B1

Current Use: none

of Lots/Units: 1

For Commercial/Industrial:

Proposed Zoning: B1

Proposed Use: Charter School

Please Circle One:

Total Proposed Sq. Ft. 39,588

SF MF COMM IND OTHER

Applicant Information:

Property Owner Name: Building Hope

Address: 910 17th Street NW #1100 City: Washington St/Zip: DC/20006

Phone: 443-253-9646 Fax: _____ E-Mail: jzayets@bhope.org

Applicant (if different than Owner): Alamo Architects

Address: 1512 South Flores Street City: San Antonio St/Zip: TX/78204

Phone: 210.227.2612 Fax: _____ E-Mail: raulh@alamoarchitects.com

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.

Owner's Signature

Jerry Zayets

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 20th day of July, 2020.

Sheree Gasaway
Notary Public



City of Windcrest Use Only

Project No.: _____

Total Fees: _____

Payment Method: _____

Submittal Date: _____

Accepted by: _____



1512 South Flores
San Antonio, Texas 78204
www.alamoarchitects.com
telephone 210.227.2612
facsimile 210.227.9457

July 29, 2020

Board of Adjustments
City of Windcrest
8601 Midcrown
Windcrest, Texas 78239

RE: Variance-Building Height

Project: **Compass Rose Academy-Windcrest**
Crestwind Drive
Windcrest, Texas 78239

The project consists of a 2 story Charter School building and cafeteria that is approximately 40,000 square feet. The School Building main roof height is 28'-0" and the School entry lobby (Tower) is at 40'-0". The City of Windcrest Code of Ordinance Chapter 103- Building Regulation **Section 113-191 Height Requirements** states that *"No building or structure shall exceed two and one-half stories or 35 feet in height except for antennas in 23.80 and certain signs in Chapter 109"*. Therefore, we are requesting a building height variance for the School's entry lobby (Tower) to remain at 40'-0" as shown on the attached drawings.

Refer to attachments to clarify the items mentioned above. Please call us if you have any questions or comments.

Respectfully,
Alamo Architects



Raul Hernandez, project manager

CC:
Building Hope

NUM: DATE: ISSUE DESCRIPTION:

PROJECT NUMBER: 2020-13
DRAWN BY: Author
APPROVED BY: Approver
DATE: 07/28/20

CLIENT
BUILDING HOPE

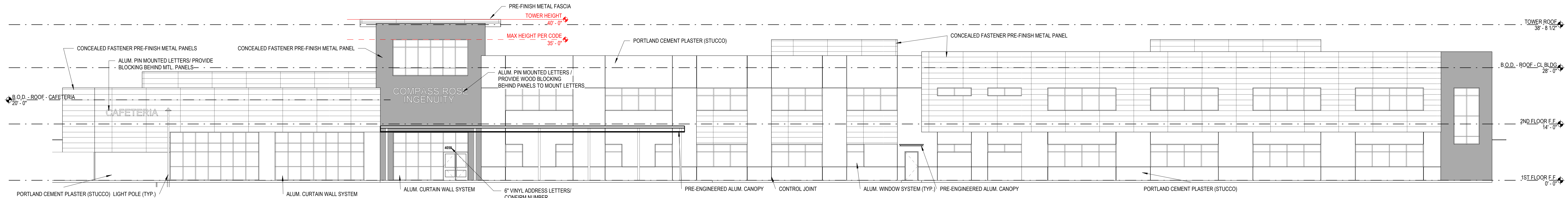
PROJECT NUMBER: 2020-13
PROJECT NAME:
COMPASS ROSE ACADEMY - WINDCREST
Crestwind Dr.
Windcrest, TX 78239

INTERIM REVIEW ONLY
THESE DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

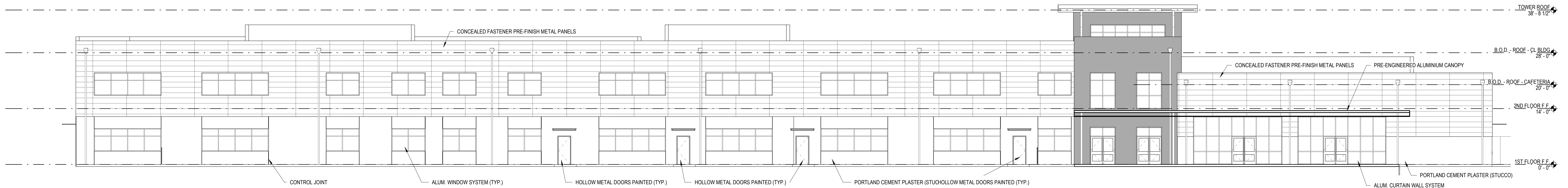
DESIGN DEVELOPMENT

SHEET TITLE
EXTERIOR ELEVATIONS AND BUILDING SECTION

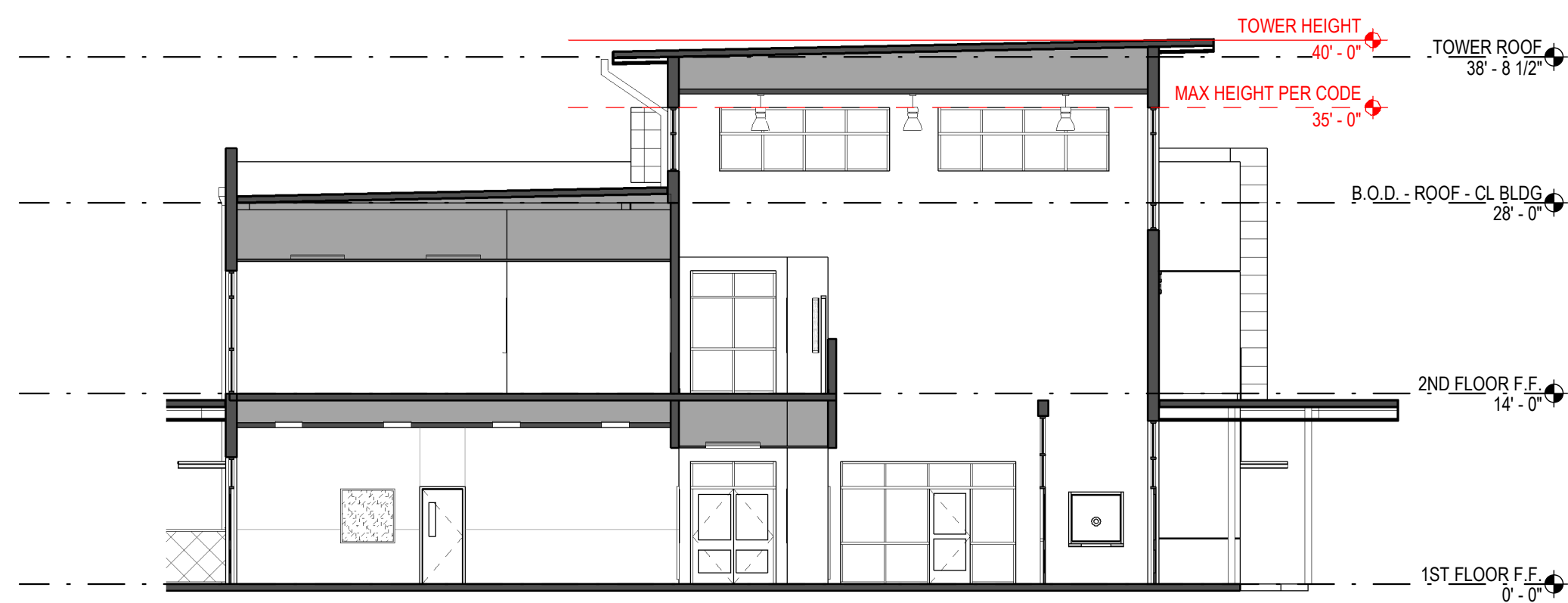
A5.03



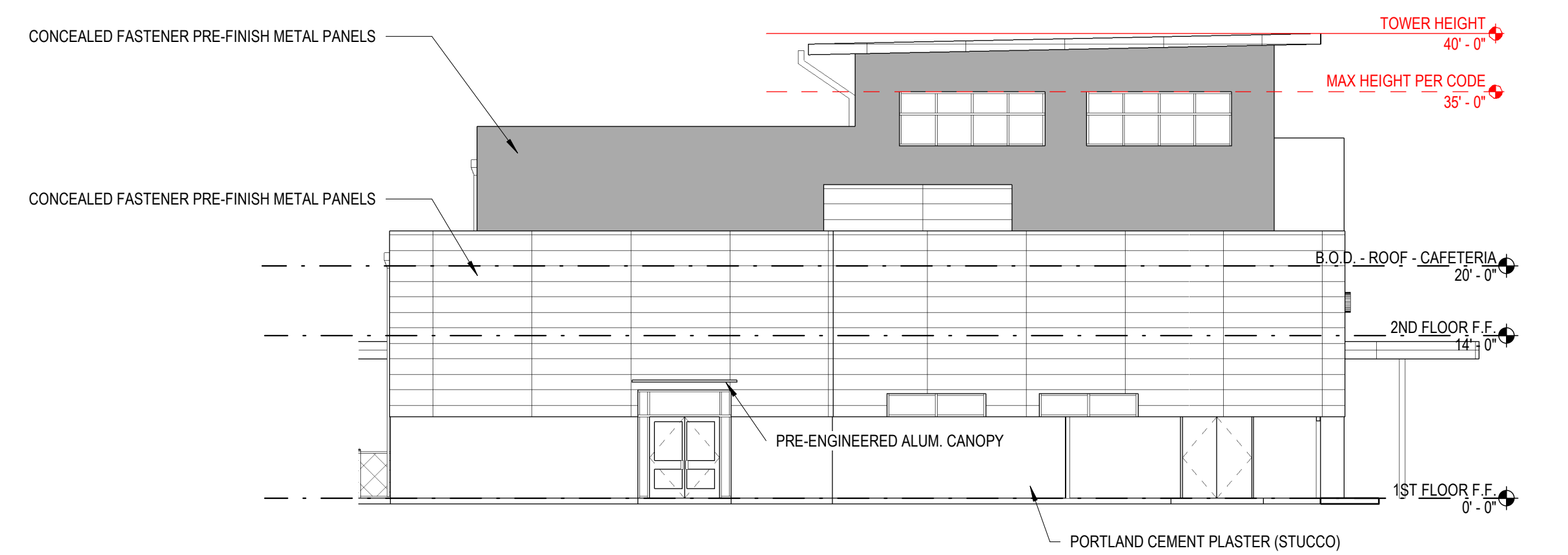
1 NORTH ELEVATION
3/32" = 1'-0"



2 SOUTH ELEVATION
3/32" = 1'-0"



3 BUILDING SECTION - MAIN ENTRANCE
3/32" = 1'-0"



3 EAST ELEVATION
3/32" = 1'-0"

NUM. DATE. ISSUE DESCRIPTION:

PROJECT NUMBER: 2020-13
DRAWN BY: Author
APPROVED BY: Approver
DATE: 07/28/2020

CLIENT
BUILDING HOPE

PROJECT NUMBER: 2020-13
PROJECT NAME:
**COMPASS ROSE
ACADEMY - WINDCREST**
Crestwind Dr.
Windcrest, TX 78239

**INTERIM REVIEW
ONLY**
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APPROVAL, PERMIT OR CONSTRUCTION.

**DESIGN
DEVELOPMENT**

SHEET TITLE
**ARCHITECTURAL
SITE PLAN**

A1.01

CRESTWELL ST.

STUDENT DROP OFF

POLE LIGHT (TYPICAL)

Entry Lobby
(Tower)

ELEMENTARY SCHOOL

CAFETERIA

LIMITS OF CONSTRUCTION

GENERAL NOTES - SITE PLAN

G1. PRIOR TO THE COMMENCEMENT OF WORK THE CONTRACTOR SHALL WALK THROUGH THE STAGING AREA(S) AND THE ENTIRE SITE WITH OWNER. CONTRACTOR SHALL OUTLINE SEQUENCE OF WORK AND SPECIAL ACCESS REQUIRED OUTSIDE OF THE INDICATED WORK AREA SHOWN ON SITE PLAN, TO INSURE THAT ONGOING AND TIMELY OPERATIONS WILL NOT BE HINDERED IN ANY WAY.

G2. CONTRACTOR SHALL LIMIT SITE WORK AND STAGING AREAS ONLY THAT WHICH IS NECESSARY FOR INSTALLING OF NEW WORK. CONTRACTOR SHALL PROTECT EXISTING TREES FROM DAMAGE AND SOILS EROSION. ANY DAMAGE TO EXISTING SITE DUE TO CONSTRUCTION ACTIVITIES OR SITE ACCESS SHALL BE RESTORED TO ITS ORIGINAL CONDITION. REFER TO TREE PROTECTION PLAN.

G3. EXISTING CURB CUTS AND CONCRETE DRIVEWAYS SHALL BE PROTECTED FROM DAMAGE AND DESTRUCTION.

G4. ALL SITE DEBRIS AND CLEARED MATERIALS SHALL BE REMOVED AND DISCARDED FROM THE SITE PER PROJECT MANUAL SPECIFICATIONS. ABSOLUTELY NO DEBRIS OR CLEARED SITE REFUSE SHALL BE BURIED.

G5. REFER TO LANDSCAPE PLAN FOR TREE PRESERVATION REQUIREMENTS.

G6. UNDER NO CIRCUMSTANCES EITHER BY CONTRACTOR OR UTILITY CONTRACTOR, SHALL ANY TREES OF ANY SIZE WHICH ARE NOTED "TO BE REMOVED" ON THE LANDSCAPE PLANS BE DEMOLISHED OR PARTIALLY REMOVED WITHOUT FIRST OBTAINING PERMISSION BY THE OWNER AND ALSO WITHOUT NOTIFICATION AND RESPONSE TO PROCEED FROM THE LANDSCAPE ARCHITECT.

G7. CONTRACTOR SHALL BE RESPONSIBLE FOR PERROUTING ANY EXISTING SERVICES THAT MAY BE AFFECTED BY CONSTRUCTION IN SUCH A MANNER THAT WOULD ENABLE CONTINUATION OF LIFE SAFETY SERVICES WITHOUT HINDRANCE.

G8. ANY TEMPORARY INTERRUPTION OF UTILITY SERVICES SHALL BE DECLARED TO THE OWNER WITH ADVANCE NOTIFICATION. CONTRACTOR SHALL ABIDE TO THE PROJECT MANUAL SPECIFICATIONS.

G9. AT THE END OF EACH WORKING DAY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR WALKING THE SITE AND SECURING ANY ACCESS GATES OR FENCE OPENINGS THAT MAY ALLOW UNAUTHORIZED ACCESS TO THE CONSTRUCTION SITE.

PLAYGROUND

SOCCER FIELD

(Soccer Field serves as detention for Phase 1 & 2)

220'-0"

PLAYGROUND FENCE

ASPHALT PAVING

CONCRETE FLUSH CURB

PLAY EQUIPMENT

RETAINING WALL

4'-0" HT. CHAINLINK FENCE
SURROUNDING PLAYGROUND

ASPHALT
VEHICULAR
DRIVE TYP.

LIMITS OF CONSTRUCTION

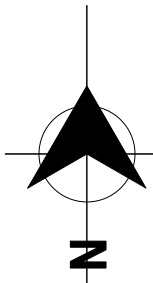
SOCCER GOAL

SOCCER GOAL

LIMITS OF CONSTRUCTION

C:\Worksets\Lupala\2018\2020-13 Compass Rose Windcrest - 2018 - CENTRAL - lupala.rvt

7/28/2020 5:01:55 PM

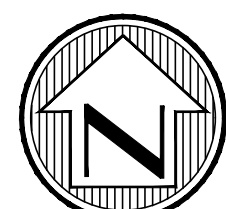


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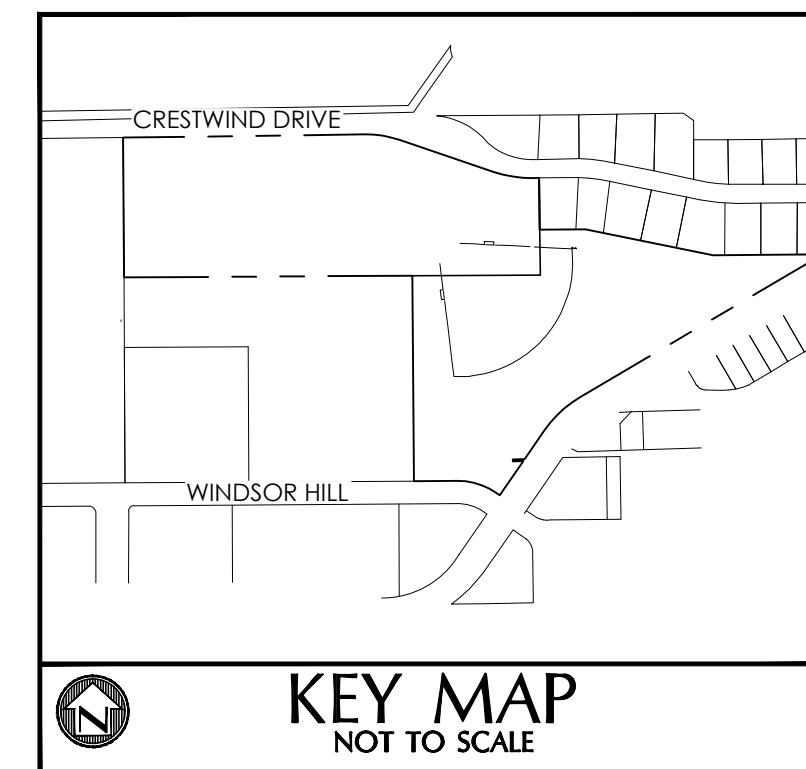
ARCHITECTURAL SITE PLAN

1" = 20'-0"

CP - BM10
SET MAG NAIL W/SHINER STAMPED
"MTR ENGINEERING" IN CURB
ELEV. = 755.85



Age Group	Number of People
0-10	60
10-20	30
20-30	60
30-40	30
40-50	60



1344 S. Flores, Ste. 101
San Antonio, TX 78201
P. 210.633.2020 TX F-935

[illegible]

1. VERTICAL DATUM SHOWN IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
2. HORIZONTAL DATUM SHOWN IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD83).
3. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURFACE FEATURES, AND AVAILABLE UTILITY RECORDS. SURVEYOR DOES NOT GUARANTEE THAT THE LOCATION OF UTILITIES SHOWN IS CORRECT OR THAT THEY COMPREHEND ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
4. IMPROVEMENTS AND ELEVATIONS SHOWN ARE EXISTING ON THE DATE OF THIS SURVEY AND MAY BE SUBJECT TO PERIODIC CHANGES.

[illegible]

BUILDING HOPE

TX: 1290

SHEET TITLE

V1.0

