

City of Windcrest



AGENDA

BOARD OF ADJUSTMENT MEETING

AUGUST 24, 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 24th DAY OF AUGUST 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 AUGUST 24, 2020, AND TO RECONVENE THE MEETING ON THE FOLLOWING DAY, AUGUST 25, 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. Discussion and Action**
- V. 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.

VI. 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

VII. 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.

VIII. Board Training

- a) Commission will receive training and have discussion on Senate Bill 944.

IX. 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 August 24, 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: [REDACTED] Fax: [REDACTED] E-Mail: [REDACTED]

Applicant (if different than Owner): Alamo Architects

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

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

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 _____ day of _____, 2020.

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

A handwritten signature in black ink, appearing to read "Raul Hernandez", is written over a horizontal line.

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

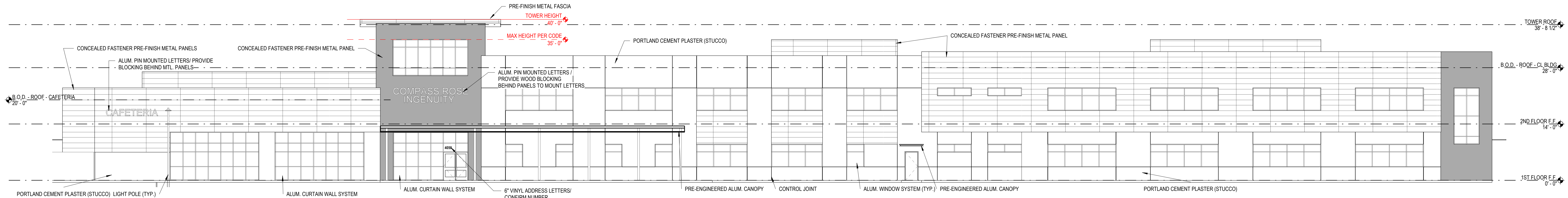
PROJECT NUMBER: 2020-13
PROJECT NAME:
COMPASS ROSE ACADEMY - WINDCREST
Crestwind Dr,
Windcrest, TX 78239

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

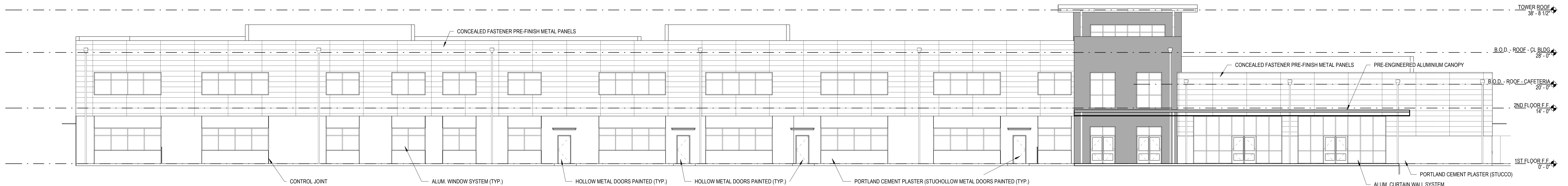
DESIGN DEVELOPMENT

SHEET TITLE
EXTERIOR ELEVATIONS AND BUILDING SECTION

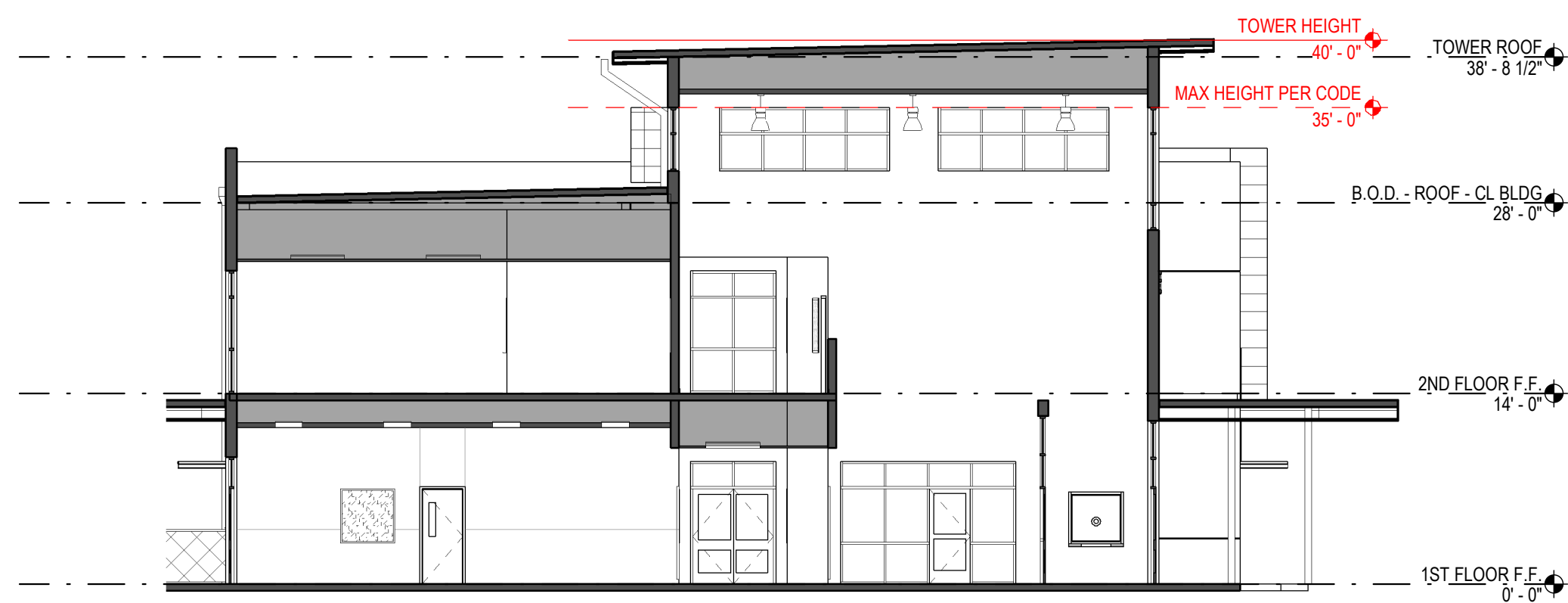
A5.03



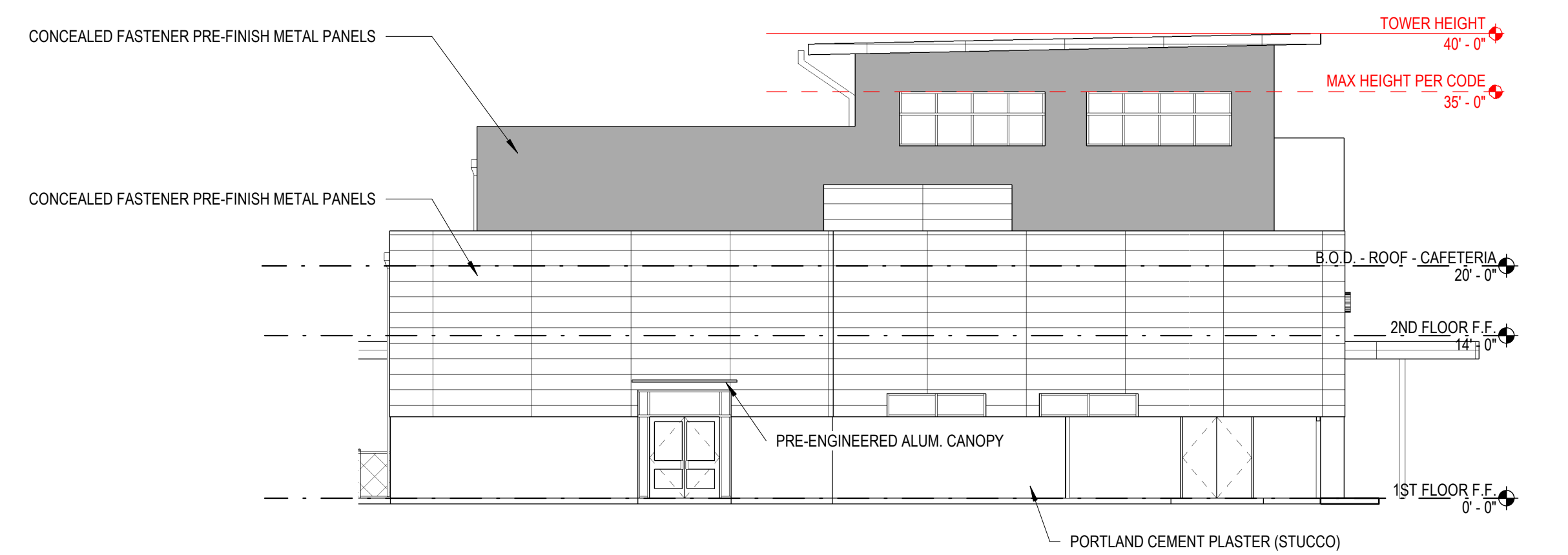
1 NORTH ELEVATION
3/32" = 1'-0"



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



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



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

DATE:	ISSUE DESCRIPTION:
-------	--------------------

[illegible]

PROJECT NUMBER: 2020-13
 PREPARED BY: Author
 REVIEWED BY: Approver
 DATE: 07/28/2020

T
BUILDING HOPE

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

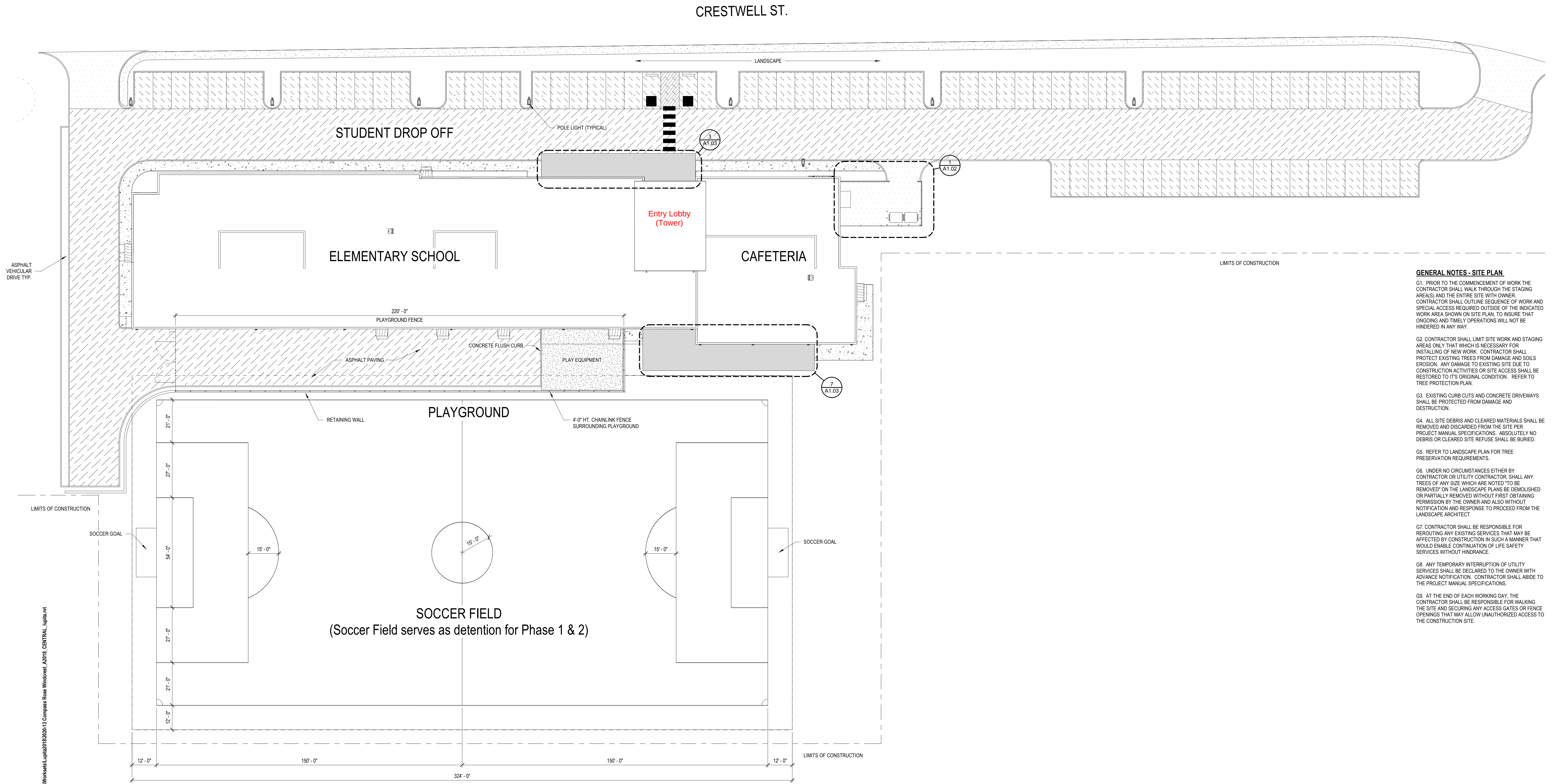
**INTERIM REVIEW
ONLY**

THESE DOCUMENTS ARE INCOMPLETE AND
SHOULD NOT BE USED FOR REGULATORY
APPROVAL, PERMIT OR CONSTRUCTION.

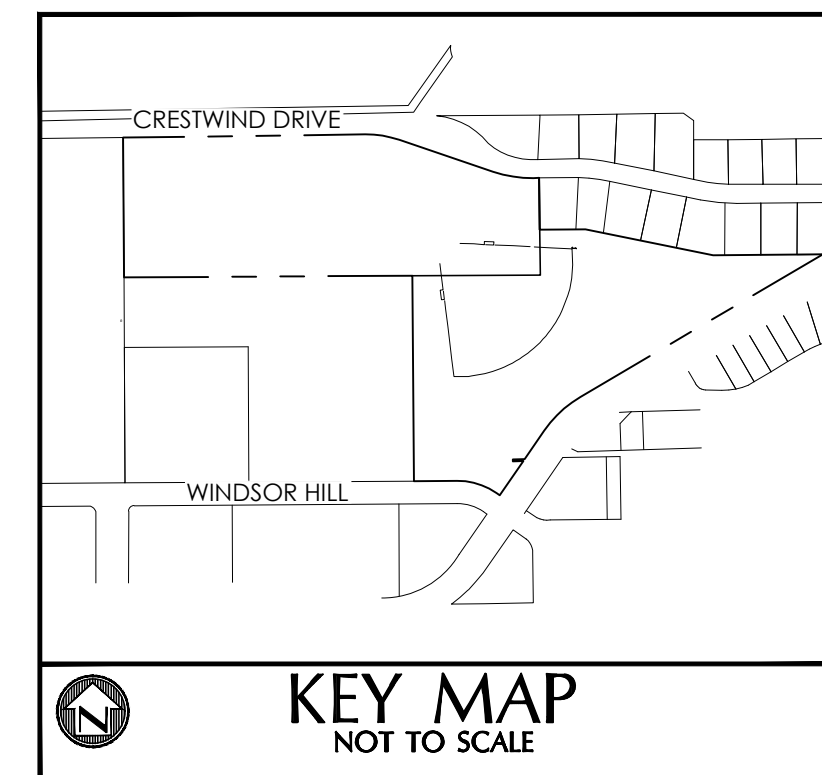
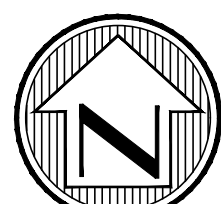
DESIGN DEVELOPMENT

ARCHITECTURAL SITE PLAN

A1.01



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



MEP Engineer
Cleary Zimmermann
Engineers
1344 S. Flores, Ste. 101
San Antonio, TX 78201
P. 210.633.2020 TX F-9357

WM	WATER METER	⊙	LIGHT POLE
WM	WATER VALVE	□	FLAG POLE
WF	WATER FACET	CS	CONV. SLOTTED
WV	WATER CONTROL VALVE	CS	SANITARY SEWER CLEANOUT
EW	ELECTRIC METER	—	SANITARY SEWER MANHOLE
EM	ELECTRIC MANHOLE	SP	STEEL POLE
EP	ELECTRIC PIEDISTAL	—	STEEL COLUMN
GM	GAS METER	—	IRON FENCE
GM	GAS VALVE	—	CHARMING FENCE
GS	GAS SIGNAL	—	FIRE HYDRANT
GS	GAS SLOW DOWN	—	AREA WAY
GR	GAS REGULATOR	—	UNDERGROUND GAS
GR	GAS BURNER	—	UNDERGROUND TELEPHONE
GR	GAS STORM DRAIN MANHOLE	—	UNDERGROUND ELECTRIC
GR	GAS BOLLARD	—	UNDERGROUND CABLE TELEVISION
GR	GAS PIPING	—	BURN COLUMN
GR	GAS STOP	—	CURB STOP
GR	GAS PIPING	—	PROPERTY LINE
GR	GAS PIPING	—	BARBED WIRE FENCE

1. VERTICAL DATA SHOWN IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).
2. HORIZONTAL DATA 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 COMPRISE 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.

BUILDING HOPE

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

TX: 12909

SHEET TITLE

V1.0



City of Windcrest
8601 Midcrown
Windcrest TX, 78239

47 Notifications Mailed Out to property owners within 200ft of the property.

City Secretary: Rachel C. Dominguez
E-mail Address: rdominguez@windcrest-tx.gov

Phone Number: 210-655-0022 x2150

Notice of a Board of Adjustment Public Hearing Regarding a Potential Building Project on Crestwind Drive BCAD #316417

You are invited to attend a public hearing regarding the Board of Adjustment request described below because you are an owner of property within 200 feet of this property or a representative of a registered neighborhood association. At the hearing, you will have the opportunity to express your support or opposition to the request. You may also submit written comments on the form below or to the City Secretary Office listed above by mail or email no later than 4:00 pm the day prior to the scheduled hearing on **August 24, 2020**.

Meeting Location: **8601 MIDCROWN, CITY OF WINDCREST CITY HALL, CITY COUNCIL CHAMBERS - 78239**

Date and Time: **MONDAY, AUGUST 24, 2020 - 6:00 PM (may be considered after this time)**

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.

BOARD OF ADJUSTMENT REQUEST

SUBJECT PROPERTY ADDRESS:	CRESTWIND DRIVE BCAD #316417
LEGAL DESCRIPTION:	CHARTER SCHOOL
REQUEST:	35 FOOT MAXIMUM HEIGHT VARIANCE

Board of Adjustment Response Form

You may use either this form to submit comments to the Office of the City Secretary at 8601 Midcrown Windcrest, Texas, 78239 or you may email your comments to the email address listed above. Include your name and address. Comments are due by 4:00 p.m. of the day PRIOR to the scheduled hearing on August 24, 2020. Please note that all information submitted to the City is subject to the Public Information Act and may be disclosed pursuant to an open record request.

Name: _____ Telephone: _____

Address: _____

() In Favor

() In Opposition

Comments: _____

Property Owner's Signature (required) _____



City of Windcrest
8601 Midcrown
Windcrest TX, 78239

Administrador del Caso: Rachel C. Dominguez

Número de teléfono: 210-655-0022x2150

Dirección de correo electrónico: rdominguez@windcrest-tx.gov

Aviso de una audiencia pública de la Junta de Ajuste con respecto a un proyecto potencial en Crestwind Drive BCAD #316417

Usted está invitado a asistir a una audiencia pública con respecto a la solicitud de la Junta de Ajuste que se describe a continuación porque usted es propietario de una propiedad dentro de los 200 pies de esta propiedad o un representante de una asociación de vecinos registrada. En la audiencia, tendrá la oportunidad de expresar su apoyo u oposición a la solicitud. También puede enviar comentarios por escrito en el formulario a continuación o en la Oficina de la Secretaría de la Ciudad mencionada anteriormente por correo postal o electrónico a más tardar a las 4:00 pm del día anterior a la audiencia programada para **el 24 de agosto de 2020**.

Lugar de la reunión: **8601 MIDCROWN, CITY OF WINDCREST CITY HALL,
CITY COUNCIL CHAMBERS - 78239**

Fecha y hora: **LUNES, AGOSTO 24, 2020 - 6:00 PM (puede considerarse después de esta hora)**

El Centro de Desarrollo y Servicios Empresariales tiene acceso para sillas de ruedas. Los espacios de estacionamiento accesibles se encuentran en los lados norte y sur del edificio. Ayudas y servicios auxiliares están disponibles bajo petición. Intérpretes para sordos deben ser solicitados cuarenta y ocho (48) horas antes de la reunión llamando al (210) 207-7720 V/TTY para asistencia. Intérpretes de idioma español están disponibles en la reunión. Estos servicios están disponibles de forma gratuita para nuestros ciudadanos.

SOLICITUD DE JUNTA DE AJUSTE

DIRECCIÓN DE LA PROPIEDAD EN CUESTIÓN:	CRESTWIND DRIVE BCAD #316417
DESCRIPCIÓN LEGAL:	ESCUELA AUTÓNOMA
SOLICITUD:	VARIACIÓN DE ALTURA MÁXIMA DE 35 PIES

Formulario de respuesta de la Junta de Ajuste

Puede usar este formulario para enviar comentarios a la Oficina del Secretario de la Ciudad al 8601 Midcrown Windcrest, Texas, 78239, o puede enviar sus comentarios por correo electrónico a la dirección de correo electrónico que figura arriba. Incluya su nombre y dirección. Los comentarios se deben enviar antes de las 4:00 p.m. del día ANTES de la audiencia programada. Tenga en cuenta que toda la información enviada a la Ciudad está sujeta a la Ley de Información Pública y puede ser divulgada de conformidad con una solicitud de registro abierto.

Nombre: _____ Teléfono: _____

Dirección: _____

() A Favor

() En Oposición

Comentarios: _____

Firma dueño de propiedad (requerido) _____