



**AGENDA  
CITY OF WINDCREST, TEXAS  
PLANNING AND ZONING COMMISSION**

**August 06, 2015**

**6:00 P.M.**

**NOTICE IS HEREBY GIVEN THAT A MEETING OF THE WINDCREST PLANNING AND ZONING COMMISSION WILL BE HELD AT WINDCREST CITY HALL, 8601 MIDCROWN, WINDCREST, TEXAS ON THE 06<sup>th</sup> DAY OF AUGUST 2015 STARTING AT 6:00 P.M. DURING THE MEETING THE FOLLOWING SUBJECTS WILL BE CONSIDERED AND THE COMMISSION MAY TAKE ACTION ON ANY OF THE LISTED SUBJECTS.**

**THE PLANNING AND ZONING COMMISSION RESERVES THE OPTION TO RECESS THE MEETING OF AUGUST 06, 2015 AND TO RECONVENE THE MEETING ON AUGUST 06, 2015 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 of 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**

**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. Public Hearing**

The Planning and Zoning Commission will hold a public hearing to consider amending the Windcrest Zoning Code to address residential short-term rental uses of real property. (Att 1)

**IV. Discuss and Act**

The Planning and Zoning Commission will review, discuss and may address by regulation or classification the short-term residential use of rental property whether such use is a commercial use of real property. The commission may consider banning the short-term rental use of residential property. The commission may address the length of time that differentiates residential short-term rental uses as opposed to long-term residential uses.

**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**

**The Planning and Zoning Commission 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.**

**I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission 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 August 06, 2015.**

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 Planning & Zoning Commission 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 Planning and Zoning Commission was removed by me from the City Hall bulletin board on the \_\_\_\_ August, 2015.**

\_\_\_\_ Title: \_\_\_\_\_

# Classified

Drive n/a Real Estate 6C Merchandise 6C Business Services 6C Jobs 8B

## Farm & Ranch Supplies

CUT TO Order CPS Service Meter  
Poles 210-648-0210

## Appliances

APPLIANCE Repair: Washer, Dryer, Stove, Freezer, Dishwasher, Range, Microwave, A/C, Dehumidifier, Rolling Shower Chair, Trampoline, 349-3009

## Medical

OXYGEN CONCENTRATOR & Supplies, C-Pap, Temp Unit, Nebulizer, Cushions, Reg. Wheelchair & Extra Leg Wheelchair, Rolling Shower Chair, Trampoline, 349-3009

## SCOOTER & POWER CHAIR REPAIR

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## Portable Buildings

WOOD Storage Bldg 10 x 16 \$1890, 12 x 24 \$2660, 210-655-0083

## A/C-Heat Repair

Free Estimate on New Systems, Free Service Call with Repairs, "We Never Close"

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ATC/LE/SE/6000

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AC/Heat/Install & Service, 20 years exp., 210-743-3531

## Apache AC

Reasonable Rates, License/Insured, Military & Senior Discounts, 210-662-9926

## ALLSTATE AIR & HEAT

Service/Repair/Install, FREE 5% OFF, 210-227-1008

## DIAMOND'S WASHER & DRYER SERVICE

In Home Service, 1 Year Warranty, Free Service Call w/Repair, 210-227-1008

## APPLIANCE REPAIR

Washer, Dryer, Stove, Dishwasher, Call w/Repair, 924-0594

## Carpet/Pad Cover

Carports, Patios, Concrete, Steel Const., Iron Fencing • Welding Services, Residential/Commercial, 210-908-8578

## 35 YEARS, A + BBB, LICENSED NEW INSURANCE REPAIRS

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## PATIO COVER, CARPORTS, DECKS, SIDING, OVERHAULS & REPAIRS

STRAIGHT SHEDS BUILT TO ORDER, We Get The Job Done Right, 46 yrs in Business • Free Est., 210-695-2233

## Childcare

LIVE IN NANNY Care for twin children: Meals, Laundry & Play Activities, Willing to move with military family, 12 mos exp, 40 hrs/wk, \$9.50/hr (San Antonio) Email Resume to: Tamanna.odea@gmail.com

## Cleaning/Janitorial

HOUSEKEEPING Services Provided Full & Part Time 210-995-3921

## Concrete Work

ALL STAR CONCRETE, Driveways • Sidewalks • Patios, Additions • Foundations • Demo, 210-257-8059

## Carlos Concrete

Foundations • Framing • Additions • Patios • Sidewalks • Driveways • Tile • Demolition, 328-3564

## Solis Concrete Work

Driveways, Sidewalks, Patios, ROOFING SERVICES, Licensed/Insured/Bonded, 210-371-0533

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## Electrical Services

CARRASCO ELECTRICAL SERVICES LLC, 210-685-2999

## Commercial, Residential Remodel & New Construction

Call 1881 for free estimate

## Excavation/Land Clearing

BOBCAT SERVICES, 210-867-0242

## Flooring

Tile Floors, Showers, 1st Surround, Backsplash, Refs, Shams, Gable 289-6593

## Hauling

HAUL ANYTHING!, Home, Garage, Commercial Cleanout, Junk/Brush Haul, Bobcat Service • 210-413-4367

## RESIDENTIAL DISH HAULING

Painting, Drains, Office Cleaning, Repair, Comm. Janitorial Cleaning, House Fires, Tree Service, 210-548-0376

## Home Improvement/Contracting

Redcoat Remodeling, Kitchen, Bath, Room Additions, Tiling, Painting, ETC., 210-860-3335

## RESIDENTIAL BUILDING CONTRACTOR

New Home, Addition, Structural Remodel, Registered with the City of San Antonio, 210-389-4929

## House Leveling

AAA Foundation Repair, Slab, Pier, & Beam, All Types of Foundation, Senior & Military Discounts, 210-945-6670

## ALAMO CITY FOUNDATION REPAIR

Slab, Pier, & Beam, ALL TYPES OF FOUNDATION, Senior & Military Discounts, 210-226-7575

## ARMADILLO

HOUSE LEVELING, SLAB, PIER & BEAM, LICENSES & INSURED, FREE ESTIMATES, 520-3311

## Massage Therapy

MASSAGE 4 U, NW/NE 7days/24 Hrs, Area-Wide Available, 210-349-4054

## Painting

Bert's Cabinet Painting, Drywall • Texture • Repairs, 210-845-7335

## Plumbing & Septic

ZEPEDA PLUMBING, Sewer & Drain, 210-349-4054

## GUTIERREZ BROS. SAN ANTONIO PLB

Sewer Drain • Camera Inspections, 210-620-3333

## Specialized New Commercial Suites

MASTER PLUMBER, Repairs/Additions/New Construction, Residential/Commercial, 210-437-8667

## CLOGGED DRAIN!!!

Plumbing Repairs, Sewer & Drain Service, FREE ESTIMATES 210-435-8711

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## Roofing/Siding/Gutters

LOOK 4 U, B+W ROOFING & REPAIRS, 30yrs Experience Licensed/Insured, All Work Guaranteed, 210-849-8025

## D & M Roofing & Leak Repair

Over 30yrs experience, Free Estimate, All Work Guaranteed, 210-716-0654 or 919-0790

## GREAT BUILT ROOFING

FREE EST. BBB MEMBER, ALL WORK GUARANTEED, 210-663-0464

## GOOGLE HG Roofing Repair

Free Estimates, Same Day Service, 210-396-0922

## Dating Services/Clubs

REAL DISCREET LOCAL CONNECTIONS, 210-407-1234

## Legal Bids & Proposals

REQUEST FOR PROPOSAL, 210-375-1155

## Brooks Academy of Science and Engineering

Request for Proposal, 210-375-1155

## APPLICATION CITY PUBLIC NOTICE

Request for Proposal, 210-375-1155

## ARMADILLO

HOUSE LEVELING, SLAB, PIER & BEAM, LICENSES & INSURED, FREE ESTIMATES, 520-3311

## MASSAGE 4 U

NW/NE 7days/24 Hrs, Area-Wide Available, 210-349-4054

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(800) 411-2527

## KAANGO

CLASSIFIED

## Legal/Public Notices

Air Act § 382.006(a) a contested case hearing may only be granted if the lowest classification under applicable rules of law is a contested case hearing. The hearing request is based on disputed facts of law and is not a request for a ruling on the Commission's decision on the application. The Commission may only grant a hearing on those issues raised in the public comment period and not withdrawn.

## Legal/Public Notices

A person who may be affected by the issuance of a public hearing by the facility is entitled to request a hearing. If requesting a contested case hearing, you must submit the following: (1) your name (or for a group or association, an official representative's name and contact information, including phone number, fax number, if any); (2) the name of the facility; (3) the statement of the issue(s) requested to be heard; (4) a specific description of how you would be adversely affected by the application and any emissions from the facility in a way that is not addressed by the Commission's public comment period; and (5) the location and distance of your property relative to the facility; and (6) a description of how you use the property which may be impacted by the facility. If the hearing is to be held by a group or association, the one or more members who have standing to request a hearing and the interests the group or association seeks to protect must also be identified. You may also submit your proposed adjustments to the application. If you are submitting a contested case hearing, you must submit in writing within 15 days following this notice to the Office of the Chief Clerk the address below.

## Legal/Public Notices

If any requests for a contested case hearing are timely filed, the executive director will forward the application and any requests for a contested case hearing to the Commissioners for their consideration at a scheduled Commission meeting. Unless the application is directly related to a contested case hearing, the Commission will consider the application in conjunction with other applications submitted along with notification of the application. If a contested case hearing is granted, the subject of a hearing will be limited to the issues raised in the application. The Commission's decision on the application will be final and binding on the public.

## Legal/Public Notices

MAILING LIST: In addition to submitting public comments, you may ask to be placed on a mailing list for this application by sending a request to the Office of the Chief Clerk at the address below. The mailing list will receive copies of future notices (if any) mailed by the Office of the Chief Clerk for this application.

## Legal/Public Notices

AGENCY CONTACTS AND INFORMATION: Public comments and requests must be submitted either electronically at [www.tceq.texas.gov/about/contact-us](http://www.tceq.texas.gov/about/contact-us), or in writing to the Texas Department of Environmental Quality, Office of the Chief Clerk, MC-105, 801 Ross Street, Austin, Texas 78701-2067. If you communicate with the TCEQ electronically, please be aware that your email address like your physical mailing address, will be made available to the public. For more information about this permit application or the TCEQ, please call the Texas Department of Environmental Quality at 1-800-687-4060. For more information about this permit application or the TCEQ, please call the Texas Department of Environmental Quality at 1-800-687-4060.

## Legal/Public Notices

Further information may be obtained from City Public Service, 801 Ross Street, San Antonio, Texas 78205-1771 or by calling Ms. Angela Rodriguez, Environmental Services Manager, at 210-202-2292. Notice Issuance Date: July 2, 2015

## Legal/Public Notices

Northwest - Homes - Sale

Quick closing! W/HUD Homes. 210-202-2292

## Surrounding Areas

WHY LEASE when U can own a RV spot for less, \$26100 buys land for your RV. Medina Lake, 210-460-8554

## Real Estate Notices

Call Today 530-885-7564

## Sell Your House Fast For CASH!

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## WE BUY

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## WE ARE LOCAL

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## ACREAGE/LOTS

GATED community, hill country views, owner fin. avail. 106 days, minutes from Canyon Lake. Call today 530-885-7564

## MOBILE HOME LOT FOR SALE

half acre, Bandera Hill Country, water & sewer already installed. FINANCING AVAILABLE. 830-460-8354

## 10.23 AC. DUAL COUNTRY

NEAR SAN DIEGO. ELECTRICITY, HEAVY SOUTH T1 BRUSH, DEER, HOGS, TURKEY, \$1.81M DOWN, 533/HD. TOLL FREE 866-286-0199. ranchenterprisistd.com

## 5-7 ACRES Qualified Texas

Veterans Prime tracts of land just north of S.A. No city taxes. Great schools for your kids and grandkids. Peaceful and unspoiled. Inquiries: 210-867-2665

## Farm & Ranch

FREDERICKSBURG, Must Sell 13.8 ac. Near Texas Hills, Views, Wildlife \$179,900. Call 936-577-2028 or 512-987-9408

## Car shopping made easy.

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## Farm & Ranch

1/2 AC for mobile home, wtr & elect. avail. 22 mi N of LA 3604 off Hwy 281. \$24,900 own fin. Ray 830-302-0381

## 5143 AC. VAL VERDE CO.

NEAR LAKE ANASTASIA, DEER, HOGS, TURKEY, QUAIL, JAVELINA, \$2,559 DOWN, \$337/MO. 800-876-9220 ranchenterprisistd.com

## 15.6 ACRES near Kerrville paved

road frontage, horse oaks, deer, exotics, turkey, \$948 312-425-8787

## Hill Country Property

1/2 AC - 3 AC TRACTS N of Canyon Lake. Some ok for mobile hom. Own fin. start at \$19,900. 830-935-2444

## 4.1 AC. N. OF KERRVILLE

PAVED ROADS, ELECTRICITY, LIVE OAK TREES, HARPER SCHOOLS, \$790 DOWN, \$337/MO. 800-876-9220 ranchenterprisistd.com

## 75 AC W. of Kerrville inside high

fenced game preserve. Fantastic Year Round Hunting. Stocked with Axis, Fallow, Blackback, Anadard, Whiteback, Turkeys, etc. Etc. Internal road. Owner Terms. 830-257-7979

## HILL Country views, cont wtr, elec, fiber

optics, Lac, 4x8, 4x12, min 10m SA & New Braunfels \$25,900 210-269-7161

## HUNTING/RECREATION. 15 AC.

CONCHO CO. \$2475 DOWN, \$451/MO. 20 AC. EDWARDS CO. \$24,900 DOWN, \$491/MO. - 21.9K AC. KINNEY CO. \$1,592 DOWN, \$249/MO. 800-876-9220 ranchenterprisistd.com

## 30+ PRIME ACREAGE

1 mile from Kendall, county road frontage, oaks, tank, fields. No Cedar. Call 830-616-2600

## READY TO GO, 1/4 acre with all

utilities installed, good for homes, mobiles or RV's FINANCING AVAILABLE. SANDRA 830-766-3143

## Medina Lakelakefront Lot 1/2ac

wtr, sewer, & elect already installed, 830-799-3143, Financing Available.

## Resort/Waterfront Property

AIRPORT area, 22 acres to 410 & 281, excellent title offices. Starting at \$395. 210-235-1365

## OFFICE FOR LEASE Airport area

600sqft 360sqft 145sqft 210-244-6388

## OLYMPIA II BUSINESS CENTER

500-1000sf o/c. Pkt bath, newly renovated, 210-665-3662/210-663-9010

## Property Lease

NW CROSSING area/Ridgelande Plaza near Interstate 10481+3 frontage, Call Large May Rm, 210-715-1780

## RYTHMAN/VAHSE Area 5000 SF

Available for Lease, 210-999-0119

## Downtown - Apts/Condos - Rent

\$99 M/ SPECIAL !!! Dinn Living @ affordable prices !!! 0303 N. Fro St. (210) 222-2992

## North Central - Apts/Condos - Rent

URBANA APTS 8500 Wakefield Dr. 1br-6099, 2br-8875, 2br-8817-7522 Pkts OK, urbanasantonio.com

## 2BR W/BACKYARD

Wooden Floors • W80 Supplied FREE MOVERS 210-314-1983

## \$199 TOTAL MOVE IN

2BR 995S FREE MOVERS Luxury Apt. 210-314-1983

## Northwest - Apts/Condos - Rent

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