

City of Windcrest



**AGENDA
BOARD OF ADJUSTMENT MEETING
JULY 11, 2023**

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 11th DAY OF JULY 2023, 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 JULY 11, 2023, AND TO RECONVENE THE MEETING ON THE FOLLOWING DAY, JULY 12, 2023, 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. Presentation by Applicant

- a) Applicant of 602 Rocklyn Dr. may present their request to the Board of Adjustment.

VII. Public Hearing***Opening of Public Hearing***

- a) Public Hearing to receive comments from the public to consider a request for a variance from the City of Windcrest Code of Ordinances Sec. 103-58(b)(12)(c), to construct an accessory building forward of the rear-most portion of the main structure, at 602 Rocklyn Dr., more particularly described as BCAD Property #342680.

Closing of Public Hearing**VIII. Items for Discussion/Action**

- a) The Board of Adjustment will review, discuss, and may take action on a request for a variance from the City of Windcrest Code of Ordinances Sec. 103-58(b)(12)(c), to construct an accessory building forward of the rear-most portion of the main structure, at 602 Rocklyn Dr., more particularly described as BCAD Property #342680.

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.

X. 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 July 11, 2023.

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: Shed replacement
Total Acres: _____ Survey Name: _____ Abstract No.: _____
Project Location (address): 1602 Rocklyn Drive

Current Zoning: Residential
Proposed Zoning: _____

Current Use: Residential
Proposed Use: _____

of Lots/Units: _____
Please Circle One:
SF MF COMM IND OTHER

For Commercial/Industrial:
Total Proposed Sq. Ft. _____

Applicant Information:

Property Owner Name: Cloyd Layden and Sarah Colby
Address: 1602 Rocklyn Drive City: Windcrest St/Zip: Tx 78239
Phone: _____ Fax: _____ E-Mail: _____

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.

Cloyd Layden
Owner's Signature
CLOYD LAYDEN COLBY
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 _____, 20____.

Notary Public

(Notary Seal)

City of Windcrest Use Only

Project No.: _____
Total Fees: _____
Payment Method: _____
Submittal Date: _____
Accepted by: _____

**NO
ELECTRICAL
WORK
APPLIES TO
THIS PERMIT**

From:
Sarah & Layden Colby
602 Rocklyn Drive, Windcrest, TX 78239
808-341-6854

To:
The City of Windcrest
Permitting and Variances

Dear City of Windcrest,

We are attempting to replace a shed in our yard which is in serious disrepair. We are working with Tuff Shed. They have come to our property, viewed the site, taken measurements, and submitted all required documentation to the city as per the permitting process. Our site plans met all required stipulations except for one: location. Our request was denied because the shed is situated to the side of our house instead of the back.

We are requesting a variance to replace the existing shed with a new shed in the same location. The shed we are replacing has been in place for many years, well before we purchased the home in 2016. The shed is located to the side of the garage, behind our 6-foot wooden fence. Trees in front of the fence screen the shed from the street. The current site already has a concrete pad. The new shed will fit this existing pad. We are not digging in to the ground or placing the shed over existing sewer or electrical lines. We are not running electricity to the shed.

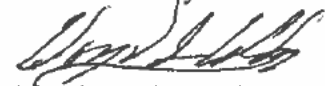
If we were to place a shed in the back yard, it would mean disrupting the existing landscaping, as well as the sprinkler system. We would have the additional expense of pouring a new concrete pad. It would also mean the shed would no longer be in a convenient location for pool and yard care equipment and supplies. It does not seem reasonable to require us to go to these lengths to replace a shed in the same spot as the shed which is already there.

Again, we respectfully request a variance to allow us to replace our old shed with a new shed in the same location. Enclosed with this letter are copies of the site plan, photographs of the existing shed, the letter of denial sent to Tuff Shed, the variance request form.

Thank you,



Sarah T. Colby



Cloyd Layden Colby

LOT 18 BLOCK 21
22373 8Q. PL.
0514 ACRES

Notes

ME
80

NET
CITY

3 ft from
back fence

ROCKLYN DRIVE
(S.W. 1/4 Sec. 36, T. 10 N., R. 10 W.)

ONE STORY
BRICK

140117

POOL PLAY
ON CONDO

20 W
(121.35)
TREASURY BUREAU

5' x 36' ANCHOR
EASEMENT PERMIT

161 ALBERT

4068







Date: Friday, April 14, 2023

Cynthia Gedick
Tuff Shed
6012 Zangs Dr
San Antonio TX 78238
cgedick@tuffshed.com

Permit Number 23-1868
Job Address: 602 Rocklyn Drive, WINDCREST 78239

Dear Cynthia Gedick,

Staff has completed its review of plans for the that is to be located at 602 Rocklyn Drive, WINDCREST 78239. Comments from this review follow.

Residential Plan Review

The following comments have been provided by Reviewer BB. Should you have any questions or require additional information regarding any of these comments, please contact Reviewer BB by telephone at or by email at bbihost.mgo@gmail.com.

Shed shown in side yard. Shed must be in rear yard. City code below:

Buildings shall not be sited or constructed forward of the rear-most portion of the main structure.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (210) 655-0022, or by e-mail at sstrey@windcrest-tx.gov.

Thank you,

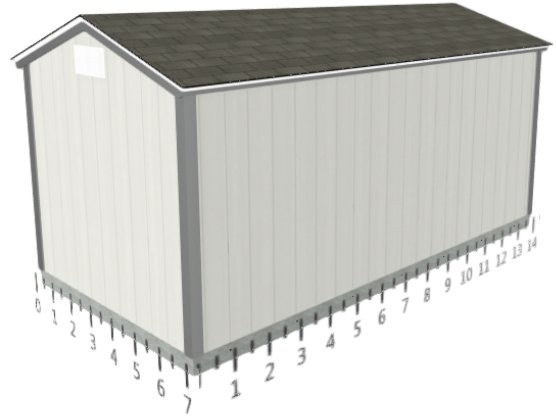
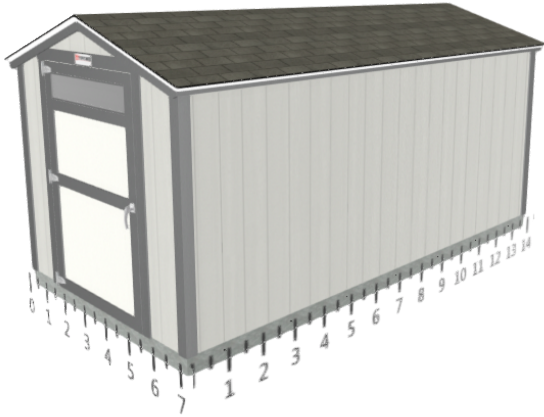
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23-1868

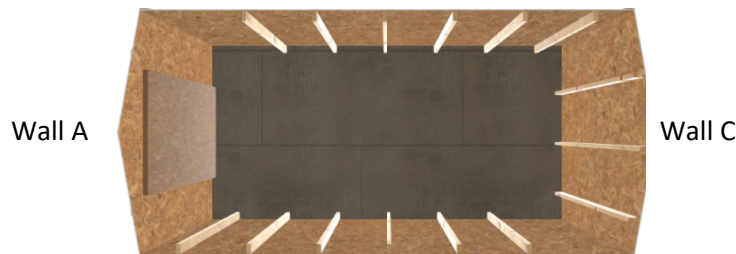
Page 2

Shannon Strey

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



Wall D



Wall A

Wall C

Wall B

Base Details

Building Size & Style

SR-600 - 7' wide by 14' long

Paint Selection

Base: Tundra Frost, Trim: Dover Gray

Roof Selection

Weathered Gray 3 Tab

Drip Edge

White

Is a permit required for this job?

Yes

Who is pulling the permit?

Tuff Shed

Options Details

Doors

4' x 6' Single Shed Door, Left Hinge
Placement, In Door Horizontal Transom
(4' door)

Floor and Foundation

98 Sq Ft 3/4" Treated Floor Decking
Upgrade

Vents

16"x8" Wall Vent - White

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?

No

Is there a power outlet within 100 feet of installation location?

Yes

The building location must be level to properly install the building. How level is the install location?

Within 4" of level

Will there be 18" of unobstructed workspace around the perimeter of all four walls?

Yes

Can the installers park their pickup truck & trailer within approximately 200' of your installation site?

Yes

Substrate Shed will be installed on?

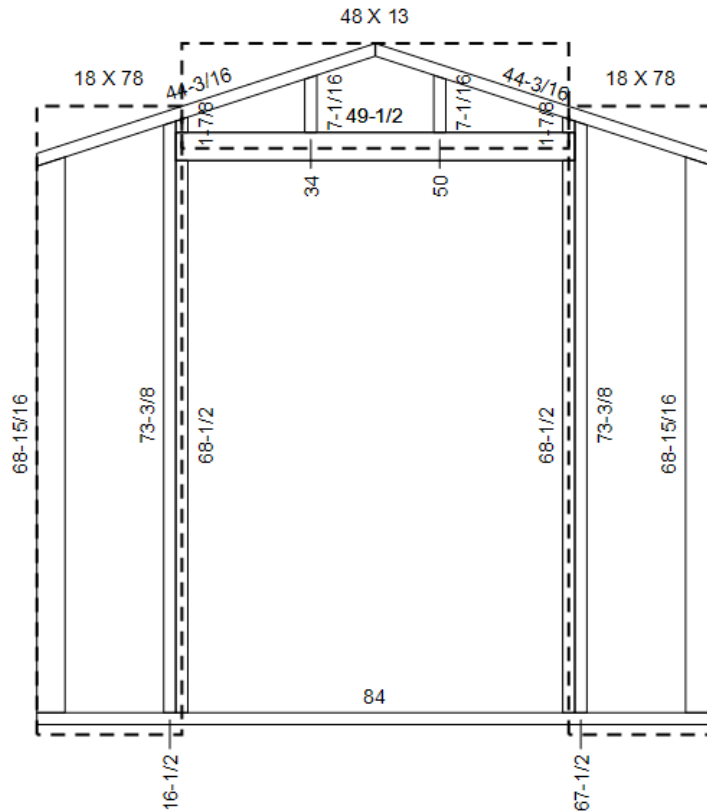
Grass

Signature: _____ Date: _____



SR-600
7' X 14'
Roof Pitch: 4/12
Customer: C.Layden Colby

Drawn By: KBMax
This document was auto generated on:
Wed Apr 05 2023 21:14:05 GMT+0000
(Coordinated Universal Time)



Siding Reveal: 1-1/4"

WALL A

DIMENSIONS IN INCHES

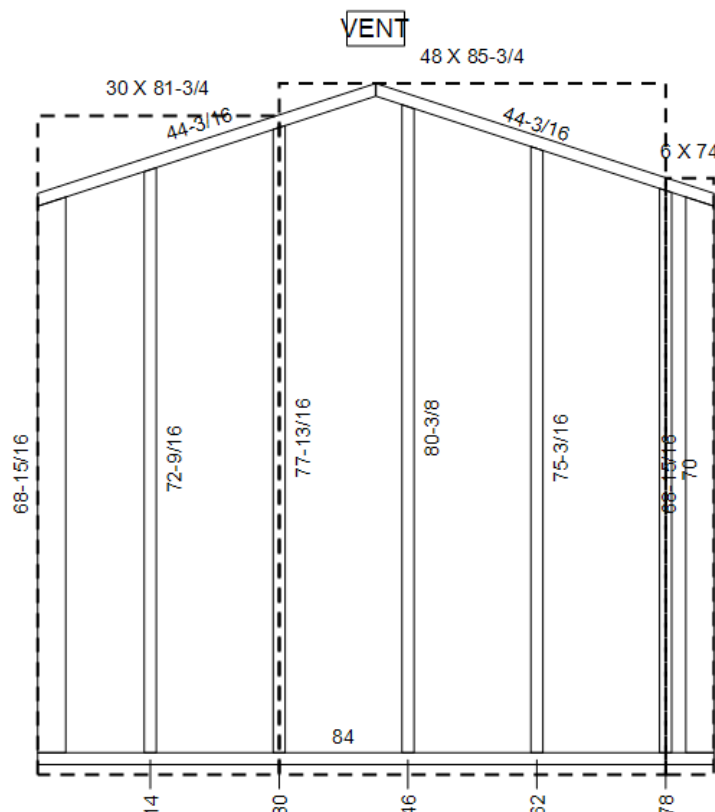
Bottom Plate Length: 84

Lumber

<u>Stock</u>	<u>Cut</u>
2x4 x 8'	(1) 84 X 0°
2x4 x 75 3/4"	(2) 68-15/16 X 18° /m
2x4 x 75 3/4"	(2) 73-3/8 X 18° /b
2x4 x 75 3/4"	(2) 68-1/2 X 0°
2x4 x 63 3/4"	(2) 49-1/2 X 0°
2x4 x 63 3/4"	(2) 44-3/16 X 18° //b
2x4 x 63 3/4"	(1) -1/78 X 18° /b
2x4 x 63 3/4"	(2) 7-1/16 X 18° /b

Siding

<u>Stock</u>	<u>Cut</u>
Smartside 4x7'	(2) 78 X 18
Smartside 4x6'	(1) 13 X 48
7/16" OSB 4X8	(1) 48 X 3-1/4



Siding Reveal: 1-1/4"

WALL C

DIMENSIONS IN INCHES

Bottom Plate Length: 84

Lumber

<u>Stock</u>	<u>Cut</u>
2x4 x 8'	(1) 84 X 0°
2x4 x 75 3/4"	(2) 68-15/16 X 18° /m
2x4 x 8'	(1) 77-13/16 X 18° /b
2x4 x 75 3/4"	(1) 70 X 18° /b
2x4 x 75 3/4"	(1) 72-9/16 X 18° /b
2x4 x 75 3/4"	(1) 75-3/16 X 18° /b
2x4 x 8'	(1) 80-3/8 X 18° /b
2x4 x 8'	(2) 44-3/16 X 18° //b

Siding

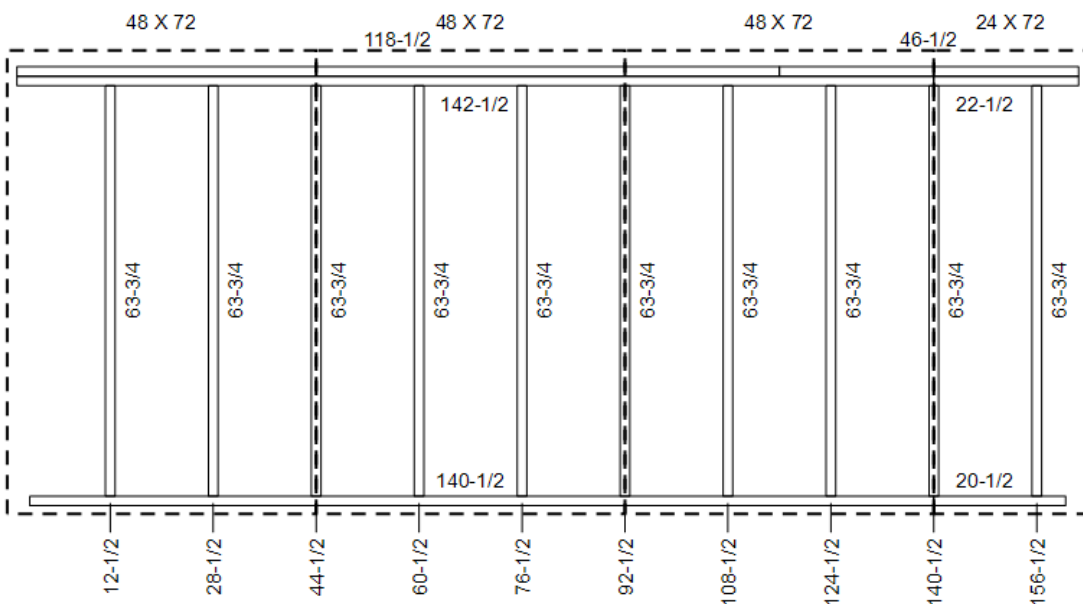
<u>Stock</u>	<u>Cut</u>
Smartside 4x7'	(1) 81-3/4 X 30
Smartside 4x8'	(1) 85-3/4 X 48
Smartside 4x7'	(1) 74 X 6



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SR-600
 7' X 14'
 Roof Pitch: 4/12
 Customer: C.Layden Colby

Drawn By: KBMax
 This document was auto generated on:
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Siding Reveal: 1-1/4

WALL B

DIMENSIONS IN INCHES

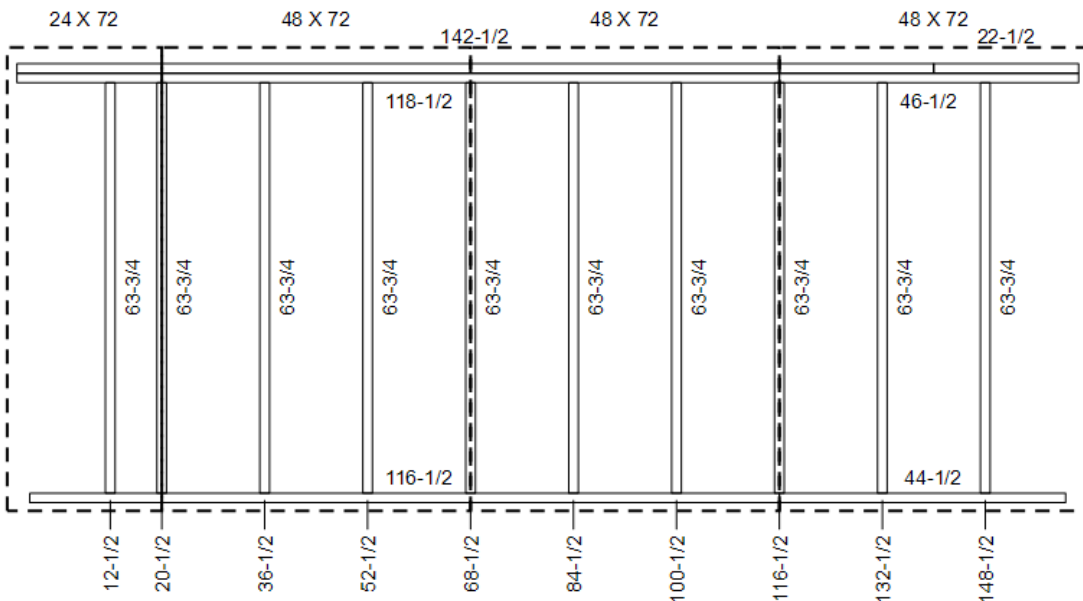
Bottom Plate Length: 161

Lumber

Stock	Cut
2x4 x 12'	(1) 140-1/2 X 0°
2x4 x 8'	(1) 20-1/2 X 0°
2x4 x 12'	(1) 142-1/2 X 0°
2x4 x 8'	(1) 22-1/2 X 0°
2x4 x 10'	(1) 118-1/2 X 0°
2x4 x 8'	(1) 46-1/2 X 0°
2x4 x 63 3/4"	(10) 63-3/4 X 0°

Siding

Stock	Cut
Smartside 4x6'	(3) 72 X 48
Smartside 4x6'	(1) 72 X 24



Siding Reveal: 1-1/4

WALL D

DIMENSIONS IN INCHES

Bottom Plate Length: 161

Lumber

Stock	Cut
2x4 x 10'	(1) 116-1/2 X 0°
2x4 x 63 3/4"	(1) 44-1/2 X 0°
2x4 x 10'	(1) 118-1/2 X 0°
2x4 x 63 3/4"	(1) 46-1/2 X 0°
2x4 x 12'	(1) 142-1/2 X 0°
2x4 x 63 3/4"	(1) 22-1/2 X 0°
2x4 x 63 3/4"	(10) 63-3/4 X 0°

Siding

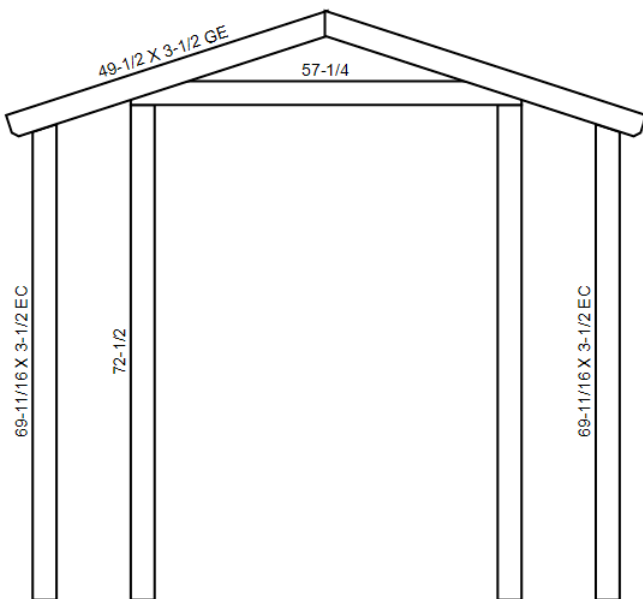
Stock	Cut
Smartside 4x6'	(1) 72 X 24
Smartside 4x6'	(3) 72 X 48



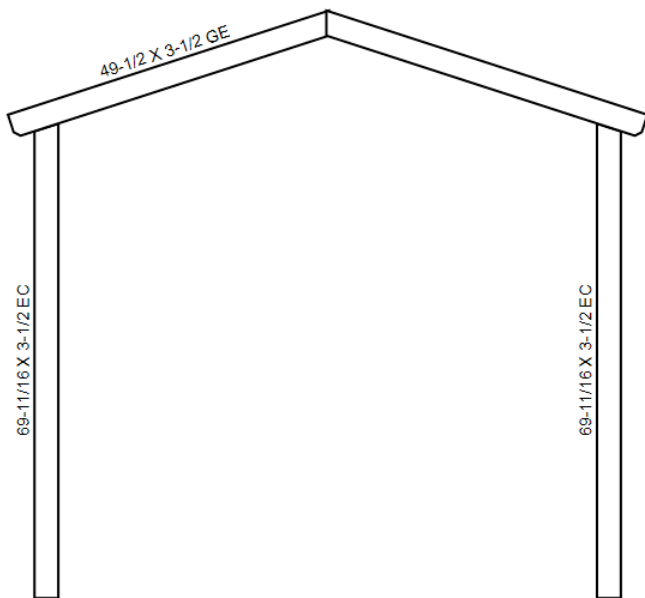
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SR-600
7' X 14'
Roof Pitch: 4/12
Customer: C.Layden Colby

Drawn By: KBMax
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Wall A



Wall C

WALLS A & C
DIMENSIONS IN INCHES

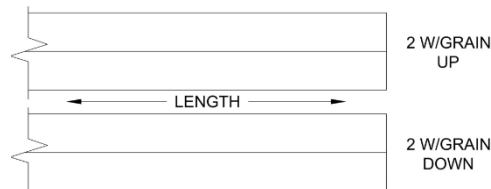
Paint Color: Dover Gray

Lumber

<u>Stock</u>	<u>Cut</u>
4" smart-trim	(4) 69-11/16 X 18° /m
4" smart-trim	(2) 72-1/2 X 0°
4" smart-trim	(1) 57-1/4 X 0°
4" smart-trim	(4) 49-1/2 X 18° /m



CUTTING GABLE/EW
CORNER TRIM -
STACK 4 PIECES





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SR-600
7' X 14'
Roof Pitch: 4/12
Customer: C.Layden Colby

Drawn By: KBMax
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169 X 2-1/2 FASCIA

169 X 3-1/2 SOFFIT

70-1/16 X 3-1/2 SC

70-1/16 X 3-1/2 SC

Wall B

WALLS B & D
DIMENSIONS IN INCHES

Paint Color:

Lumber

Stock

Cut

4" smart-trim	(4) 70-1/16 X 18° /b
3" smart-trim	(2) 169 X 0°
No-groove	
smartside 4 x 74"	(2) 169 X 3-1/2 X 0°

169 X 2-1/2 FASCIA

169 X 3-1/2 SOFFIT

70-1/16 X 3-1/2 SC

70-1/16 X 3-1/2 SC

Wall D



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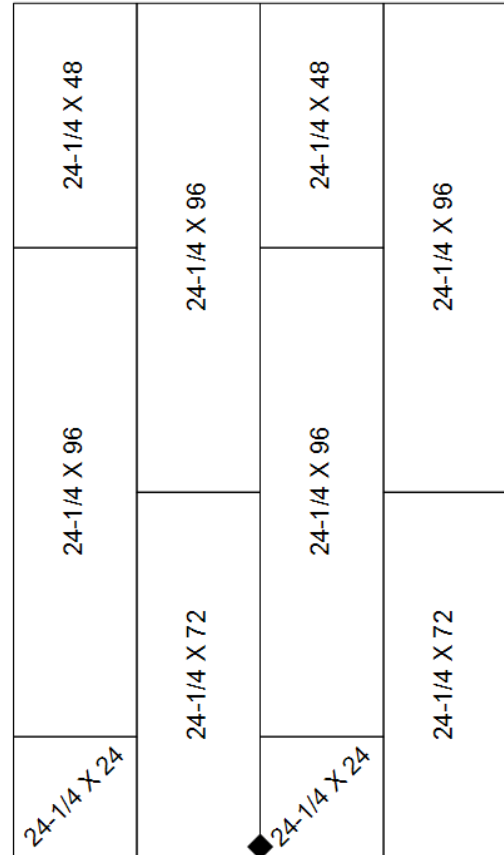
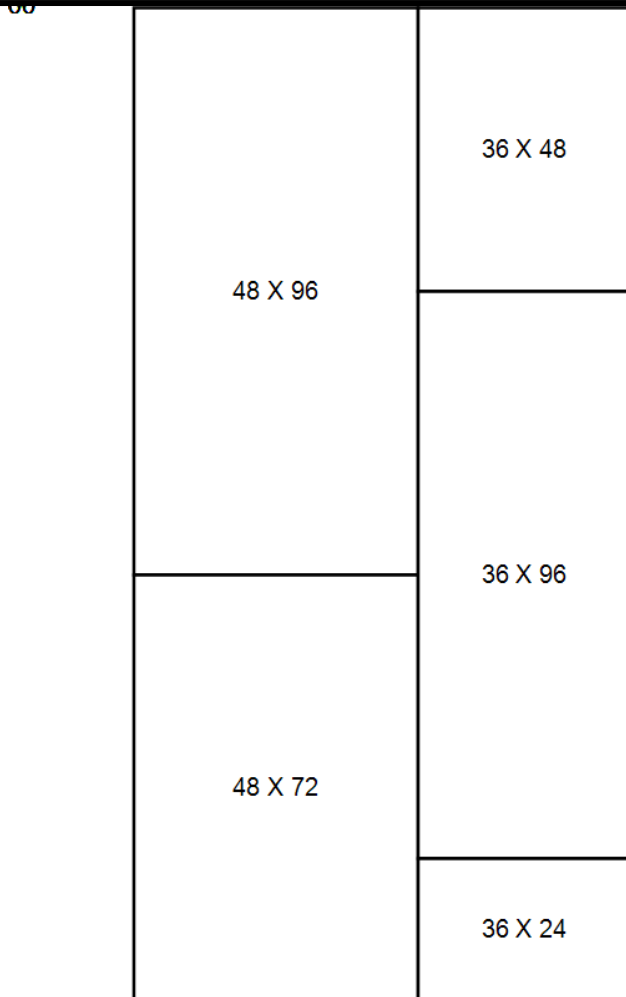
SR-600
7' X 14'

Roof Pitch: 4/12
Customer: C.Layden Colby

Drawn By: KBMax
This document was
auto generated on:
Wed Apr 05 2023
21:14:14 GMT+0000
(Coordinated Universal
Time)

Floor: Smartfloor 7 X 14
Joist Matl: Steel
Joist Spacing (in): 24

Roof: OSB
Area (sq ft): 113
Truss Spacing (in): 24



OPTIONS

SHELVING = NONE

LOFT = N/A

WORKBENCH = NONE

PEG BOARD = NONE

Cut Size

Qty