

City of Windcrest



AGENDA

BOARD OF ADJUSTMENT MEETING

JUNE 6, 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 6TH DAY OF JUNE 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 JUNE 6, 2022, AND TO RECONVENE THE MEETING ON THE FOLLOWING DAY, JUNE 7, 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 one hundred and forty-four (144) square feet at 617 Rocklyn Dr., more particularly described as BCAD Property #342685.

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 one hundred and forty-four (144) square feet at 617 Rocklyn Dr., more particularly described as BCAD Property #342685.

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 June 6, 2022.

By: _____
Rachel C. Dominguez, City Secretary



WINDCREST

TEXAS

Universal Development Application

22-736

(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: _____

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

Project Location (address): _____

Current Zoning: _____

Current Use: _____

of Lots/Units: _____

For Commercial/Industrial:

Proposed Zoning: _____

Proposed Use: _____

Please Circle One:

Total Proposed Sq. Ft. _____

SF MF COMM IND OTHER

Applicant Information:

Property Owner Name: Bill Gipson

Address: 617 Rocklyn DR. City: Windcrest St/Zip: Texas

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.

Bill Gipson

Owner's Signature

Bill Gipson

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

May

20 22

Notary Public

(Notary Seal)

City of Windcrest Use Only

Project No.: _____

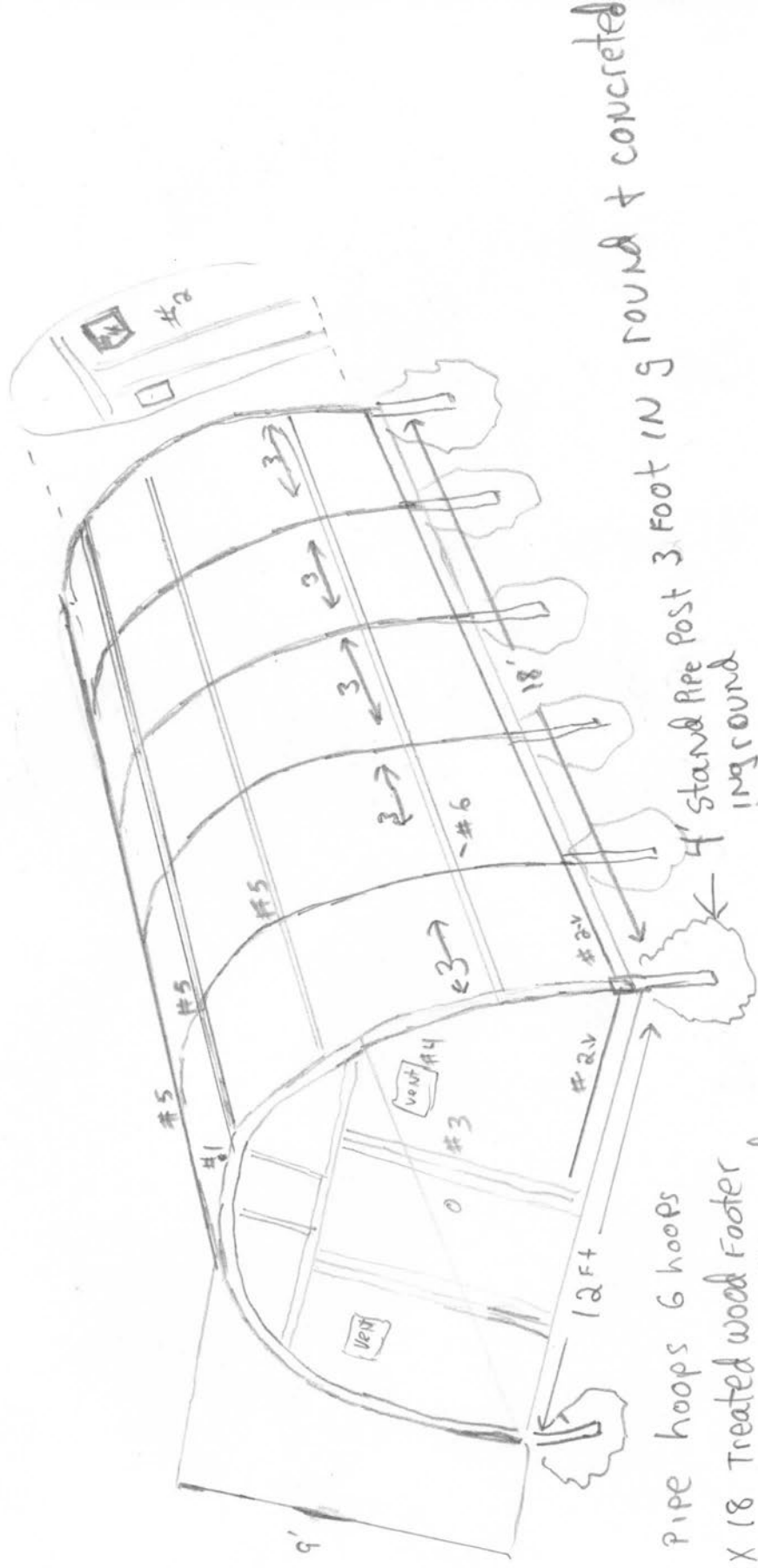
Total Fees: _____

Payment Method: _____

Submittal Date: _____

Accepted by: _____

Gipson 617 Rocklyn Dr 78239



#1 1-3/8 Pipe hoops 6 hoops
 #2 2 X 6 X 18 Treated wood Footer
 Both Ends Framed with wood

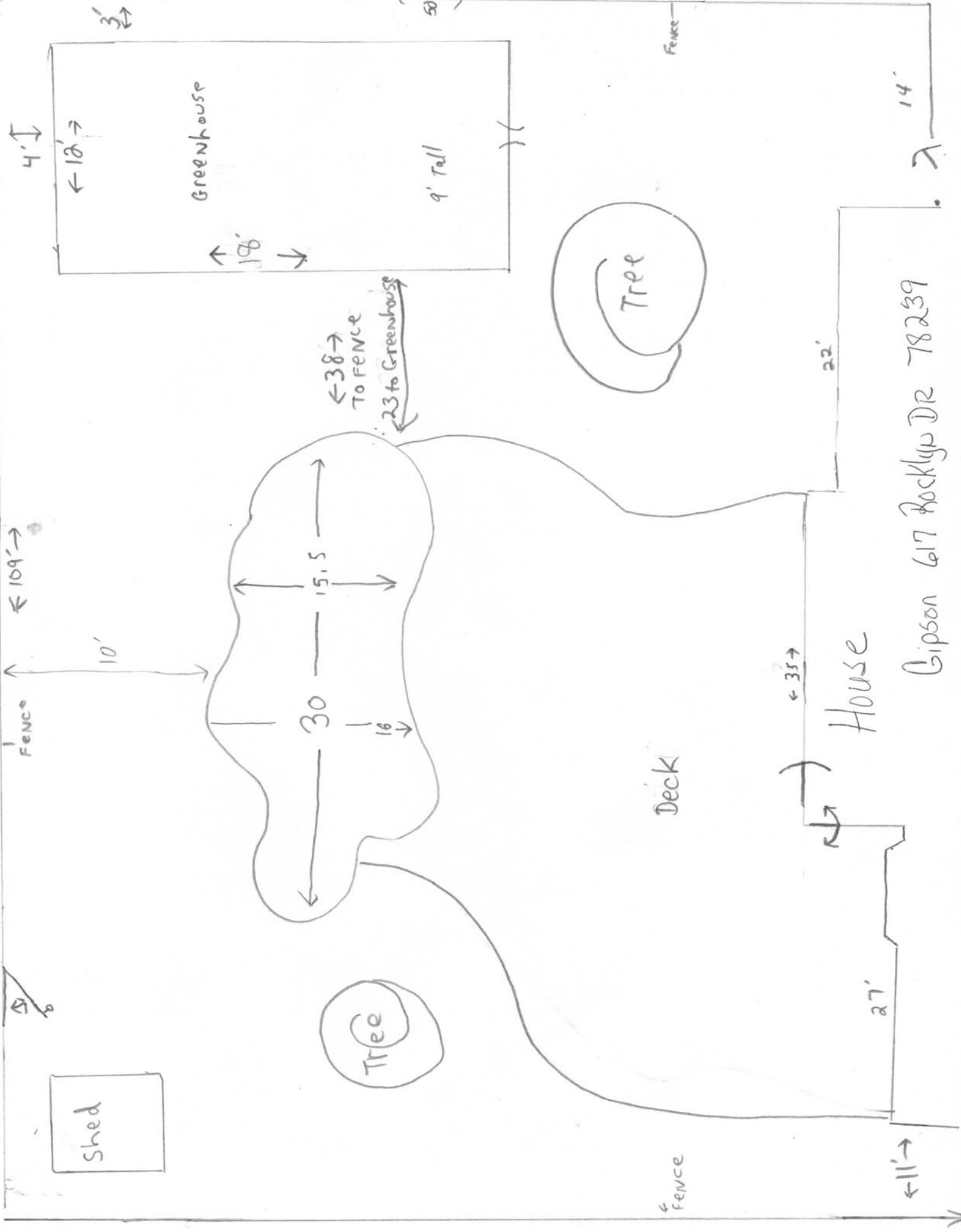
#3 1 End has Door

#4 Both Ends have 2 Louvered Vents

#5 Perlins made of 1-3/8 Pipe 3EA on top

#6 Perlin made of 3/8 X 4 X 18 1 on each side

#7 Total outside will be covered with white PVC corrugated roof panels



Gipson 617 Rocklyn Dr 78239



Date: Thursday, May 19, 2022

Billy Gipson
n/a
617 Rocklyn Dr.
Windcrest TX 78239
[REDACTED]

Permit Number 22-736
Job Address: 617 rocklyn Dr., Windcrest 78239

Dear Billy Gipson,

Staff has completed its review of plans for the that is to be located at 617 rocklyn Dr., Windcrest 78239. Comments from this review follow.

Residential Plan Review

The following comments have been provided by BB Inspections. Should you have any questions or require additional information regarding any of these comments, please contact BB Inspections by telephone at or by email at Schedule@bb-inspections.com.

Greenhouse cannot exceed 144 sq ft. See city code reference below:

Sec. 103-58. - Permits.

(12)

Accessory buildings as defined herein above (see [chapter 113](#) for additional accessory building requirements) and used as a tool, greenhouse, playhouse, storage shed or similar use, located in an R-1 zoned district, and erected, sited, constructed, reconstructed, or enlarged must comply with the following requirements:

e.

Excluding masonry buildings, buildings will not exceed 144 square feet of interior space nor nine feet in height (above grade level). The term "grade level" is defined as the highest point of elevation of the finished surface of the ground, paving, or sidewalk between the main structure and the property line.

5/19/2022 11:54:00 PM

22-736

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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 , or by e-mail at rdominguez@windcrest-tx.gov.

Thank you,

Rachel Dominguez

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