



**AGENDA
CITY OF WINDCREST, TEXAS**

BOARD OF ADJUSTMENT

May 9, 2016

6:00 P.M.

NOTICE IS HEREBY GIVEN THAT A WINDCREST BOARD OF ADJUSTMENT MEETING WILL BE HELD AT WINDCREST CITY HALL, 8601 MIDCROWN, WINDCREST, TEXAS ON THE 9th DAY OF MAY 2016 STARTING AT 6:00 P.M. DURING THE MEETING THE FOLLOWING SUBJECTS WILL BE CONSIDERED AND THE BOARD OF ADJUSTMENT MAY TAKE ACTION ON ANY OF THE LISTED SUBJECTS.

THE BOARD OF ADJUSTMENT RESERVES THE OPTION TO RECESS THE MEETING DURING THE EVENING OF MAY 9, 2016 AND TO RECONVENE THE MEETING ON THE FOLLOWING DAY, MAY 10, 2016 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.

REQUEST ALL PAGERS AND CELL PHONES BE TURNED OFF, EXCEPT EMERGENCY ON-CALL PERSONNEL. CITIZENS ARE ASKED TO REFRAIN FROM TALKING DURING COUNCIL PROCEEDINGS.

Ordinance No. 2016-618B(O) establishes certain protocols for City Council meetings.

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", citizens may address the City Council 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 City Council during consideration of posted agenda items for no more than six (6) minutes. Each citizen shall therefore have the opportunity to address the City Council for a total of nine (9)

minutes. 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, 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 city policy. Any deliberation 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.

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, Pledge of Allegiance, Invocation and Announcement

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. The Board of Adjustment may discuss and respond to current and past agendas on subsequent and non-subsequent agenda items by citizens to be heard.

III. Discuss and Act

1. The Board of Adjustment will review, discuss and may take action on Case #16-001 a request for a variance from the property owner at 302 Weathercock to erect an 18' W x 40' L x 9' H storage facility which does not comply with the city code limitation of 144 sq. ft. (Att. 1)
2. The Board of Adjustment will review, discuss and may take action on Case #16-002 a request for a variance from the property owner at 485 Flippin Estates, Windcrest, Texas to erect a storage shed placed nine feet from the main dwelling which does not comply with the city code requirement of 10' spacing. (Att. 2)

IV. 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.

V. Adjournment

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 hours prior to the meeting on May 9, 2016.

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 City Council 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 Board of Adjustment was removed by me from the City Hall bulletin board on the ____ May, 2016.

_____ Title: _____

Notification of Variance

to Property Owners and Associations within 150 feet of 302 weathercock Ln 78239

4/14/2016

Israel AleMan
302 weathercock Ln
San Antonio tx 78239

Dear Property Owner:

Please be advised that the sender has made a formal application to The city of Windcrest for a variance from the requirements of the zoning regulations as they apply to the following described property:

Legal description :
CB 5474A BLK 46 LOT 1
Lot Size **19,908 sq ft**

It is our intent to ask the County to allow us to build a 18ft W x 40ft L x 9ft H Shed/Room that we could use to storage our lawnmower ,gardening tools and also use it as a workout Gym Room and art room on the aforementioned property.

In order to provide you an opportunity to become fully aware of our intention, we will be contacting you directly within the next few days or you may choose to telephone the sender for further information. In any event, please be advised that we are interested in assuring you that our request should not adversely affect your property interest.

Sincerely,

Israel AleMan
2107535401

SCANNED
Received
4.14.16
Liz



ACCESORY BUILDING SHED/ROOM PROPOSAL

9 FT HIGH
18 FT WIDE
40 FT LONG



EXTERIOR COLOR :WHITE

ROOM USES :STORAGE
FOR
LAWNMORE,GARDENING
TOOLS,WORKOUT GYM
AND ART ROOM



720 sq^{FT}



PURPLE PIN INDICATES EXISTING CONCRETE SLAB
LOCATED IN THE REAR OF THE PROPERTY WHERE
NEW ACCESORY BUILDING SHED/ROOM WILL BE
BUILD.

LEGAL DESCRIPTION:CB5474A BLK 46 LOT 1
LOT SIZE 19,908 SQ FT



Willmon Way



on Way



3-28-16 No
3:05 PM

Building Permit Application

Date: 3/28/16

Permit # _____

Project Address: 302 WEATHERCOCK LN

Owner/Tenant Name: ISRAEL ALEMAN

Address: 302 WEATHERCOCK LN

Legal Description: _____

Proposed Use: GYM-SHED Square Footage: 720 sq ft

Front Set Back: _____ Side Set Back: X Rear Set Back: _____

TYPE OF PERMIT: ☐ New Residential* ☐ New Commercial* ☐ Demolition ☐ Fire Sprinkler* ☒ Other
☐ Residential Addition* ☐ Commercial Addition* ☐ Driveway* ☐ Foundation* ☐ Pool*
☐ Residential Remodel* ☐ Commercial Remodel* ☐ Fence* ☐ Sidewalk* ☐ Sign*

* AT LEAST 2 FULL SETS OF PLANS ARE REQUIRED UPON SUBMITTAL

Description of Work: BACK YARD ROOM-SHED-STORAGE. 2X4-weather shield, plywood, hardbacker patio doors, windows. PROJECT SIZE 18X40W, 12FT HIGH.

Valuation of Work: \$2,000--

Contractor: OWNER BUILT

Address: 302 WEATHERCOCK LN

SAN ANTONIO 78239
City/State/Zip

210 7535401
Business Phone & Fax

210 7535401
Cell Number

COMMERCIAL PROJECTS ONLY

TDLR NUMBER: _____ (If valuation is > \$50,000) Texas Accessibility Standards (ADA 800-803-9202)

☐ A copy of the asbestos survey for the area(s) to be renovated / demolished has been included with this permit application. This survey has been done in accordance with the Texas Asbestos Health Protection Rules (TAHPR) and the National Emissions Standards for Hazardous Air Pollutants (NESHAP).

If there is no survey submitted, then as the owner / operator of the renovation / demolition site, I understand that it is my responsibility to have this asbestos survey conducted in accordance with Texas Asbestos Health Protection Rules (TAHPR) and the National Emission Standards for Hazardous Air Pollutants (NESHAP) prior to renovation / demolition permit being issued by the City of Windcrest.

This permit becomes null and void if work or construction authorized is not commenced in ninety (90) days, or if construction or work is suspended or abandoned for a period of sixty (60) days at any time after work is commenced.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel provisions of any other state or local law regulating construction or the performance of construction.

Signature of Contractor or Authorized Agent

Printed Name

Company

Date

Signature of Owner (If Builder)

Printed Name

Date

City Official Comments: Must comply w/ Max Shed Size and Height

Plans Reviewed & Approved by

Denied

29 Mar 2016
Date

Permit Fee: _____ Plan Check Fee: _____ Permit Fee Total: _____



302 Weathercock Ln

Back yard satellite picture



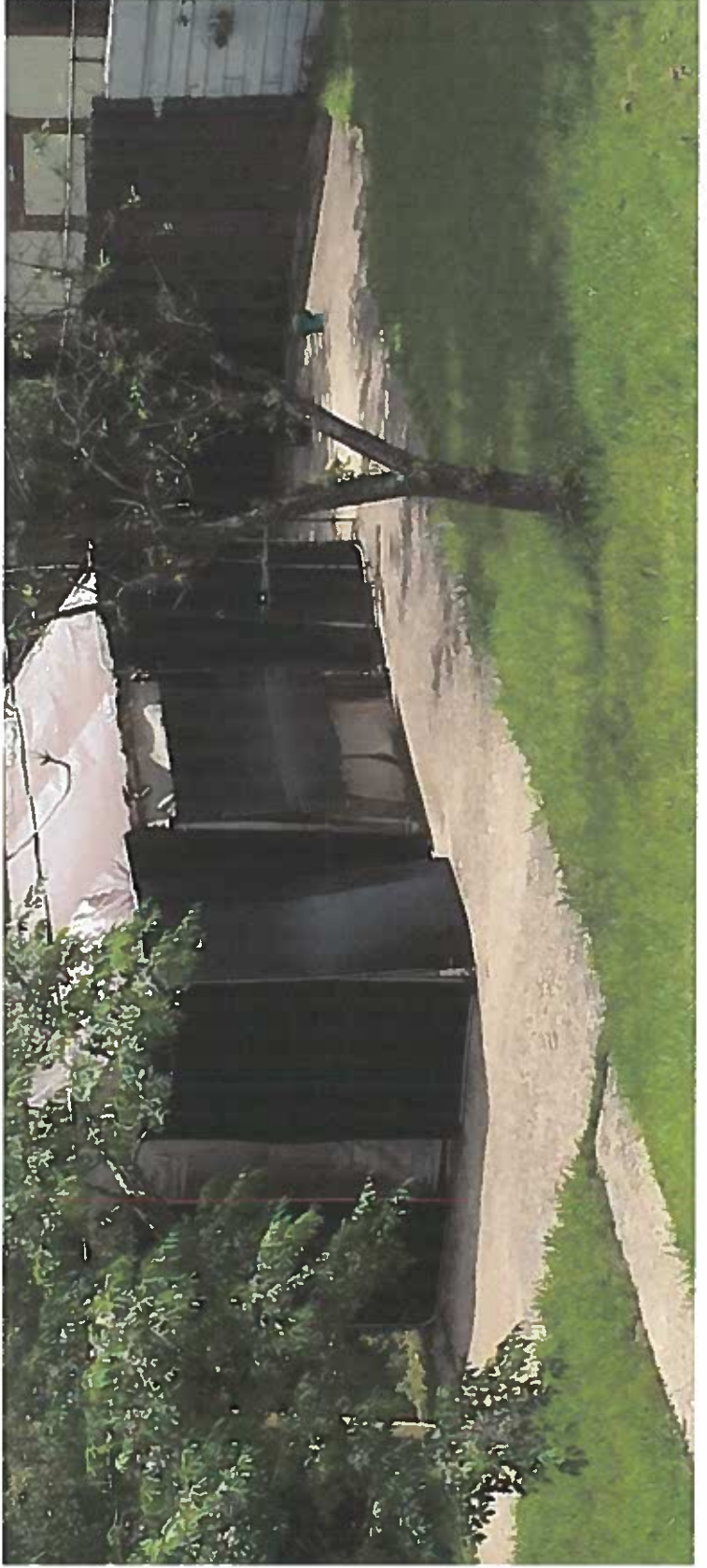
Map data ©2016 Google 20 ft



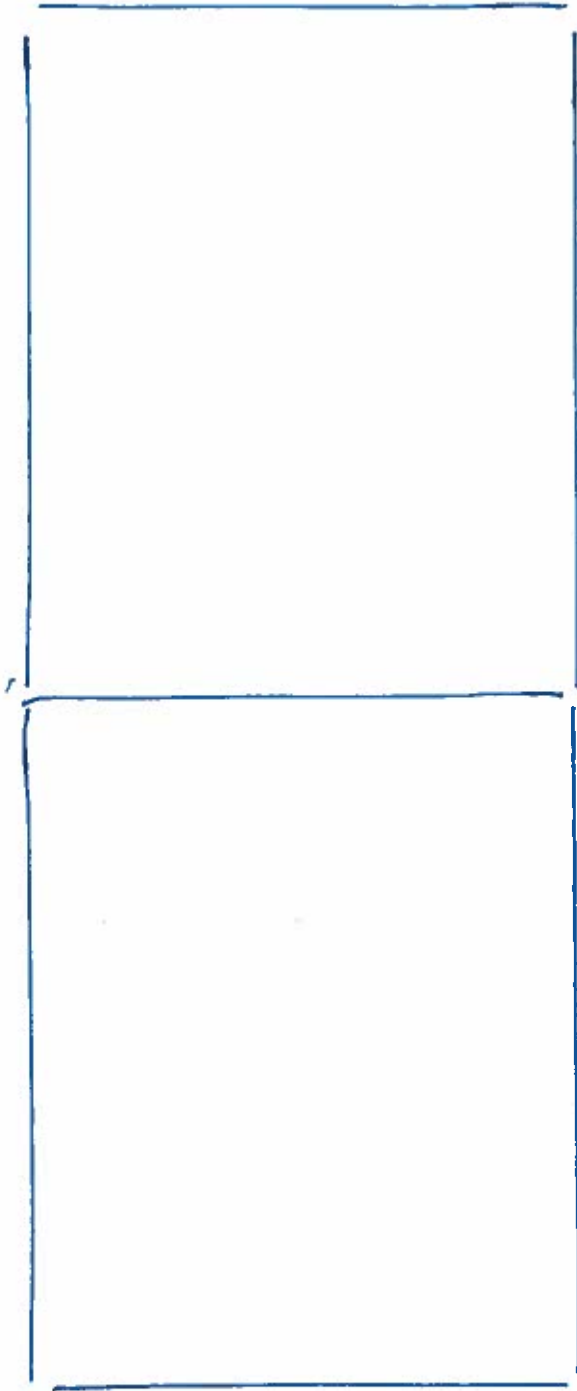
302 Weathercock Ln

San Antonio, TX 78239

EXISTING-SHED



HEIGHT
12' X 21' H/H



18 FT

40 FT







Google Maps



APR 25 REC'D
M.G. - KR

April 18, 2016

Dear Property Owner:

The Board of Adjustment of the City of Windcrest will consider a request for variance on May 9, 2016, at 6:00 P.M. in the City Hall located at 8601 Midcrown, Windcrest, Bexar County, Texas.

The purpose of the meeting will be for the Board of Adjustment to consider and act upon the following variance request:

The property owner at 302 Weathercock, Windcrest, Texas to erect an 18' W x 40' L x 9' H storage facility which does not comply with the city code limitation of 144 sq. ft. In order to erect the structure the owner is required to request a variance from the Board of Adjustment.

All interested parties are invited to attend. For additional information contact the City Secretary at the above address or at 210-655-0022.

Kelly Rodriguez
City Secretary

Return to: Board of Adjustment at 8601 Midcrown, Windcrest, Texas 78239.

Name: Jasvet E. Naskids Address: 305 Zephyr Dr.

Variance Request – (address)
(Reason for Variance)

☐ In Favor

☒ Opposed

Comments:

We totally disagree. This structure may become
a source of stored items not suitable for
residential areas.
This structure may also be used as an
extra living space.

April 4, 2016

City of Windcrest
Building Services
8601 Midcrown Dr.
Windcrest, TX 78239
Hand delivered on 4/4/2016



Request for variance for placement of backyard Tuff Shed

Dear reviewers:

Thank you for your review and consideration:

We live in Gardens of Windcrest off Crestway Drive. We are requesting placement variance for permitting of a Tuff Shed backyard shed. Below are the main points of the variance request. Please find enclosed: Property plat with requested placement highlighted, HardiePanel description, shed flier, and photo of site:

1. Shed to be sided with non-combustible fiber cement stucco panel of coordinating texture and color to our stucco home (see enclosed product overview- HardiePanel).
2. For stability, shed to be placed on concrete slab by builder John Connell. Shed is of high quality materials intended for long-term durability and appearance.
3. Shed has been approved for side yard location by the Architectural Control Committee of Gardens of Windcrest with the conditions that *shed be no taller than 7' 6" to peak and be out of the line of site of near streets (Crestway and Flippin Estates—please see plat).*
4. Shed has a rectangular footprint with the narrowest available dimension of 6 foot wide. The code calls for a 10 foot set back from the main dwelling. When placed centered in the available space, the set back from the main dwelling is 8 feet. A maximum of 9 feet set back is possible, but no further, because a large mature hackberry tree limits any further set back (please see plat or photo).

Thank you for your review and consideration of placement of a Tuff Shed in our side yard as illustrated.

Respectfully:

Brad & Julia Coffey
485 Flippin Estates
Windcrest, TX 78239
210-467-9588

Enclosures: Property plat with requested shed highlighted, Tuff Shed description, HardiePanel description, site photo

ESSENT





Premier Ranch

Very popular with customers, this model is fashioned after our original line of sheds. Here are some of the main distinguishing features of the Premier Ranch. For popular sizes, prices and more specs, click the tabs below.



- 6'5" interior sidewall height
- Galvanized steel floor joists
- 6' tall, steel-reinforced door placed on any wall
- Treated LP® ProStruct Floor with Smart Finish™
- 2×4 wall framing placed 16" on center
- LP® SilverTech™ radiant barrier siding and roof decking
- Owens Corning® 25 Year shingles

Categories: Ranch Styles, Sheds

Pricing

Specifications

For popular sizes and prices in your delivery area, please enter your zip code. For other available sizes, prices and accessories [Click Here](#) [<http://tuffshed.wpengine.com/quote/>] to build a

James Hardie | Model # 9000521 | Internet # 100088138 | Store SKU # 553802

HardiePanel HZ10 5/16 in. x 48 in. x 96 in. Fiber Cement Stucco Panel Siding

★★★★★ (3) [Write a Review](#) [Questions & Answers \(6\)](#)



\$32.92 /each

IN STOCK AT YOUR SELECTED STORE

Cambray #581
San Antonio, TX 78229

43 In Stock
Aisle 12, Bay 006
[Text Product Location](#)



PRODUCT OVERVIEW Model # 9000521 | Internet # 100088138 | Store SKU # 553802

James Hardie Soffit panels are available in a vented and non-vented in a range of pre-cut sizes. As with all James Hardie siding products, HardieSoffit panels are engineered for climate, so you can have peace of mind that your siding products will stand up to the harshest elements no matter where you live. HardieSoffit panels are noncombustible and come with a 30-year non prorated, transferable, limited warranty. California residents: see [Proposition 65 information](#)

- Resists damage from moisture
- Resists cracking, splitting, rotting and swelling
- Resists termites and insects
- Superior performance in high wind and hurricane areas
- Resists flame spread
- Complete exterior available in lap, shingle, panel, fascia, trim and soffit
- Paint lasts longer than on wood
- Pre-primed or available in ColorPlus technology a factory applied color finish with a variety of color options
- Please see the ProDesk associate for color options available

SPECIFICATIONS

DIMENSIONS			
Product Depth (in.)	96	Product Width (in.)	48



Return to: Board of Adjustment at 8601 Midcrown, Windcrest, Texas 78239.

Name: Allison & Matt Vandenberg Address: 466 Flippin Ests

Variance Request – (address) 485 Flippin Ests
(Reason for Variance) shed placement

☒ In Favor

☐ Opposed

Comments:
