

City of Windcrest



AGENDA

BOARD OF ADJUSTMENT MEETING

APRIL 26, 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 26TH DAY OF APRIL 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 APRIL 26, 2022, AND TO RECONVENE THE MEETING ON THE FOLLOWING DAY, APRIL 27, 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 nine (9) feet in height at 5606 Crosswind Dr., more particularly described as BCAD Property #342303.

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 nine (9) feet in height at 5606 Crosswind Dr., more particularly described as BCAD Property #342303.

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 April 26, 2022.

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: NEW SHED BUILD
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: PAHLI VUE
Address: 5606 CROSSWIND 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.

Pahli Vue
Owner's Signature
PAHLI VUE
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 14 day of MARCH, 2022.

Notary Public

(Notary Seal)

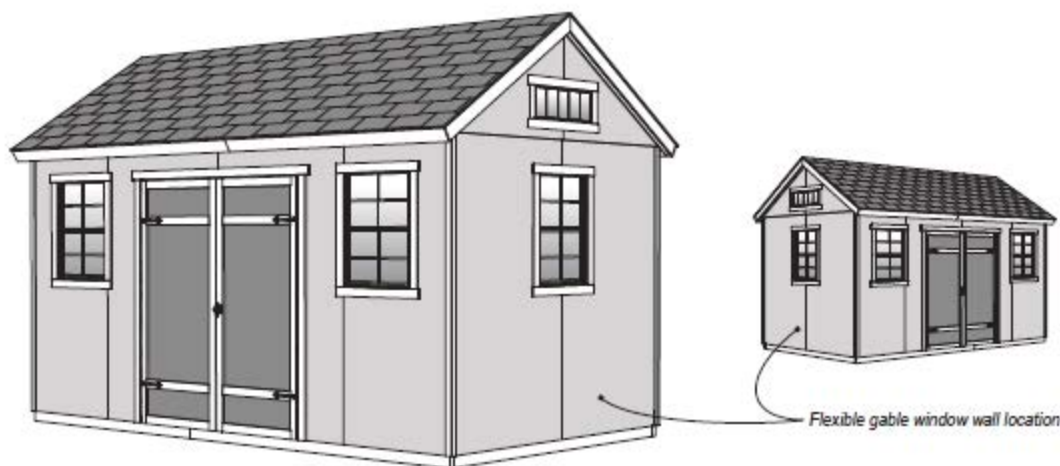
City of Windcrest Use Only

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

A Backyard Products Company

BERKDALE 14' x 8' (426,7 x 243,8 cm)

ACTUAL FLOOR SIZE IS 168" x 96 (426,7 x 243,8 cm)

KEEP THIS MANUAL FOR FUTURE REFERENCE**⚠ IMPORTANT! ⚠****READ INSTRUCTIONS THOROUGHLY PRIOR TO BEGINNING ASSEMBLY.****BEFORE YOU BEGIN****• BUILDING RESTRICTIONS AND APPROVALS**

Be sure to check with local building department and homeowners association for specific restrictions and/ or requirements before building.

• ENGINEERED DRAWINGS

Contact our Customer Service Team if engineered drawings are needed to pull local permits.

• SURFACE PREPARATION

To ensure proper assembly you must build your shed on a level surface. Recommended methods and materials to level your shed are listed on page 9.

• CHECK ALL PARTS

Inventory all parts listed on pages 3 - 7. Contact our Customer Service Team if any parts are missing or damaged.

• ADDITIONAL MATERIALS

You will need additional materials to complete your shed. See page 8 for required and optional materials and quantities.

**- CUSTOMER SERVICE -****Call: 1-800-844-9273 email: customerservice@yardline.net**



Berkdale 14' x 8' Wood Shed – Do It Yourself Assembly

★★★★★ 3.9 (402)

Product Details

Specifications

Specifications

Brand	Yardline
Color	Blue
Dimensions (WxDxH)	13.42 ft. x 7.42 ft. x 9.8 ft.
Door Opening Dimensions: W x H	64 in. x 70 in.
Features	Lockable Doors
Includes	Floor
Includes	Loft
Includes	Vents
Material	Wood
Maximum Roof Load	30 Pound per Square Foot
Model	16769
Number of Doors	2
Number of Shelves	2
Number of Vents	2
Number of Windows	4
Storage Capacity	918 cu. ft.
Weight	2,180 lb.

CROSSWIND DRIVE

(50' R.O.W.)

LEGEND CONT.

⊙ = FND. 1/2" RDN PIPE

SCALE: 1"=20'

(BEARING BASIS) (90.0°)
N 33°06'40" E 90.21'

(N 33°06'40" E)
N 33°08'52" E
270.01'(270.0°)

C.M.

C.M.

5'x30' ANCHOR ESM.T.
(PER PLAT)

5'x30' ANCHOR ESM.T.
(PER PLAT)

CONC. DRIVE

35' B.S. MIN. (PER PLAT)(4275/57)

FENCE/WALL
OUT 0.9'

12.8'

45' B.S. MAX.
(4275/57)

13.0'

LOT 10

N 56°53'20" W 130.00'

NOTE:
THIS PROPERTY IS
SUBJECT TO RESTRICTIVE
COVENANTS, EASEMENTS,
AGREEMENTS, AND/OR
SETBACK LINES (IF ANY)
AS FOLLOWS: VOLUME
4181, PAGE 178A, DEED
AND PLAT RECORDS OF
BEXAR COUNTY, TEXAS,
VOLUME 4275, PAGE 57,
DEED RECORDS, BEXAR
COUNTY, TEXAS, VOLUME
13897, PAGE 1946 AND
VOLUME 13918, PAGE 96,
REAL PROPERTY RECORDS,
BEXAR COUNTY, TEXAS.

NOTE:
BEARINGS SHOWN HEREON
ARE BASED ON RECORD
PLAT INDICATED BELOW.

FENCE/WALL
OUT 0.7'

0.7'

PROPERTY
CORNER BEARS
S 39°55'11" W, 0.69'
FROM CENTER OF
METAL FENCE POST

ONE STORY
BRICK & SIDING

WOOD DECK

LOT 9, BLOCK 4
11,727 SQ. FT.
0.269 ACRES

Shed Placement

16ft from
house

3ft from
side fence

33ft from
rear fence

FENCE OUT 0.9'

16' ALLEY

S 33°06'40" W 90.21'
(90.0°)

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 480236, Panel No. 0270 G, which is Dated 09/29/2010. By acting from that FIRM, it appears that all or a portion of the property may be in Flood Zone X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the property, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://www.fema.gov/portal>.



Property Address:
5606 CROSSWIND DRIVE

Property Description:
LOT 9, BLOCK 4, WINDCREST, UNIT NO. 3,
CITY OF WINDCREST, BEXAR COUNTY, TEXAS,
ACCORDING TO PLAT THEREOF RECORDED IN
VOLUME 4181, PAGE 178-A, DEED AND PLAT
RECORDS OF BEXAR COUNTY, TEXAS.

Owner:
PAULI VUE