

City of Saint Hedwig

Code Compliance Report

June 2020

-Building permits issued: 2 Accessory building permits

-Inquires and related discussions:

- 1) 1 Jun Email from Benjie Howington requesting information regarding potential purchase of tract in Nine Oaks Ranch. Tracts are being offered for sale in the area of Abbott and Stapper Rd. Potential purchaser had questions about access and when plats would be created. The city does not have a request to create a subdivision in that area. Told her the area was zoned for 5 acre minimum parcels and public road access is required to allow the city to permit construction. Further questions regarding Agricultural Exemptions. Explained that Agricultural Exemptions are granted through the Bexar County Appraisal District and that purchasers should check for the minimum acreage required for to receive exemption. **Abbott & Stapper Rd**
- 2) 1 Jun Email from Bo Weeks requesting permitting info for a 42 x20 carport. Provided form and site sketch requirements. Issued Permit. **12986 Adkins Saint Hedwig Rd**
- 3) 2 June mail from Ron Rogers regarding permit for an accessory building. Permit Issued. **13975 Miller Rd**
- 4) 3 Jun Email from Kevin Skorupa of Crisp Realty Requesting a letter stating 5 acre parcel to be created from 20+ acre tract with access on Loop 1604. Created letter to be included with property transfer. **Loop 1604.**
- 5) 5 Jun Email from Amber Tully requesting a copy of the Certificate of Occupancy for the Four Corners Ranch House Event Center. COO likely issued in 2012.
- 6) 8 Jun Email from Karla Campos with questions regarding building a 50 x 100 warehouse for a small wholesale business. Tract in ETJ. **13911 US HWY 87**
- 7) 9 Jun Email from US Census Bureau Building Permits Survey requesting permits issued for May. Responded with permits issued.
- 8) 9 Jun Email from Darendia Neman requesting requirements for construction of a residence. Forwarded the documents required to permit a residence. No permit request received or residential package provided. **3191 Pittman Rd**
- 9) 9 Jun Citizen complaint regarding property owner using property to park and repair Semi tractor trailer trucks. Construction of a covered repair facility was observed Sent letter to Owner of record citing both code compliance issues and a copy of zoning ordinance to inform that commercial use for semi- truck repair is not an approved use in A-1R zoned areas. Package was returned. On site posting a Stop work order when approached.

Person entering property phoned land owner. Spoke to Jorge Perez(owner of record) about 2 code violations and the returned violation notice. He stated he did not receive mail at the Live Oak address shown in BCAD. Owner stated he would have trucks removed the following week. Trucks continued to access the site and no permit request received. Stop work order posted on front gate 20 June 2020. **166 Abbott Rd**

- 10) 10 Jun VMail from Rob of Rooftop remodeling with questions regarding adding a patio to an existing home. City does not permit home construction in the ETJ.
- 11) 15 Jun email from Bureau Veritas (City contracted plan reviewer) requesting a city permit # . Researched the address provided and no permit had been requested no permit package recieved.. Received package on 1 July. Package missing permit fee and second copy of drawings. Spoke to Tilson building representative and discussed missing requirements. She would send a second fedex package and permit fee to complete application process. **14662 Silesia Dr**
- 12) 16 Jun Email from Joseph of True Stone Custom Homes. Referred him to Bexar Co for Permitting requirements outside the city. **ETJ 3815 N. Abbott Rd.**
- 13) 17 Jun Email from Nicole Hage of My Footprint Homes requesting info regarding a Certificate of Occupancy. St Hedwig does not require COO for residential construction. Successful completion of final Inspection prior to occupancy. **1829 Kajec Dr.**
- 14) 17 Jun Email from Pamela Mengden with questions regarding permitting a residence. The proposed residence is a second home. Zoning Ordinance allows for a second extended family home that must be behind the primary residence and 1000 Sq ft or less and share the driveway and address. Septic permits are acquired by Bexar Co. **15470 E Gable Rd**
- 15) **17 Jun Email from** Mike Bolyard who is looking to purchase 2 acres and construct a residence. Explained that the city cannot permit a newly created 2 acre tract that is located in the A-1R zoned area as a 5 acre minimum is required. **14825 FM 1346**
- 16) 19 Jun Email from Patricia Torres with a question regarding permit for a residence mounted Solar panels. No permit required for solar panels mounted to existing home. Ground mounted solar panels would require a site sketch to insure solar panel array is not located within site setbacks. **12490 Saint Hedwig Rd**
- 17) 23 Jun Email from Noah Shipley of Prime Lending requesting information regarding permitting addition to existing home. Home is located in the A-1R zoned area and property is 2+ acres less than the 5 acre minimum required to allow permitting. **14691 FM 1346**
- 18) 25 Jun Email from Alamo Area Council of Governments (AAOG) notifying of a technical working group for the Joint Base San Antonio Regional Compatible Use Plan currently under revision. Meeting to be held by telecom 30 July 2020.
- 19) 26 Jun Email from Mary Arras of Southwest Homes requested permitting requirements for

a 2 Acre tract. Also requested information regarding creating driveway, as property does not have street access. Explained that the city cannot permit construction on a 2 acre tract that is located within the A-1R zoned area and does not have public street access. **14824 FM 1346**

20) 28 Jun Meeting with The Rock Church construction committee & Methodist Church District Plans approval Committee seeking approval of plans to receive funding. District requests final plans and Issuance of permit to provide funding for new construction of church. Full drawing package to be received in next several months. **1784 E Loop 1604**

21) 30 Jun Email from US Census Bureau Building Permits Survey requesting permits issued for June. Responded with permits issued.

22) 30 Jun Text from Freedom Forever if property is within the city limits and if a permit for a metal Building has been issued. Property is within the city of St Hedwig and no permit has been issued **12490 Saint Hedwig Rd**