

City of Saint Hedwig

Code Compliance Report

July 2020

-Building permits issued: 1 Manufactured Home, 3 Accessory building permits

-Inquires and related discussions:

- 1) 1 Jul Email from Melissa Rodriguez of MRA Appraisal Company requesting zoning for a property. Advised her that property was located in the R-2 zoned area which required a 2.5 Acre minimum. **1829 Kajac Drive**
- 2) 1 Jul Vmail From Mike Aguiary with questions regarding septic tanks. Bexar Co permits all new septic installations.
- 3) 1 Jul Email from Carmel Friesenhahn with questions regarding subdividing property and permitting a residence. Property located in the A-1R zoned areas must be 5.0 acres or greater and public road frontage to allow permitting of a residence. **La Vernia Rd**
- 4) 1 Jul Vmail from Ty of Quartermoon Plumbing requesting if plumbing repairs require a permit. Repair to existing system does not require a permit. When adding square footage, renovation or installation of plumbing to allow for residential use requires a permit.
- 5) 1 Jul Vmail from Matt Dockery with question regarding minimum square footage required to build. St Hedwig does not have a minimum requirement that must be met. All new construction/placement of a residence requires a permit.
- 6) 2 Jul Vmail from Jonathan of Ion Solar requesting a solar permit. Ground mounted solar array must be located within property setbacks. Will reassess and submit a revised site plan for new install of a ground based solar array. **4435 Stapper Rd**
- 7) 2 Jul Email from Tanner of Ion Solar trying to submit for a residential solar permit and have a few questions. Are plans reviewed and stamped by a structural engineer? Do we need a City of Saint Hedwig Contractor/Electricians License? And lastly what is the best way to submit for the permit? Ground based solar arrays require a site plan to check for property setbacks. St Hedwig does not require a contractor/electrician license registry. Roof mounted solar arrays added to permitted structures do not require a permit. **4435 Stapper Rd**
- 8) 8 Jul Email from Erica Simmons of Tilson requesting the fee for a residential permit. Residential permit fees are based on the square footage to be added. Permit package contained only one copy of plans and no permit Fee. Complete permit package received 24 July. Initiated plan review. **14663 Silesia Dr.**
- 9) 8 Jul Email from Brenda Bicoy requesting a notarized verification of zoning for property to be sold. Provided notarized letter stating property located in Commercial zone. **1245 S Loop 1604**

- 10) 8 Jul Email from Noah Shipley requesting if a permit is required for an addition to a residence. Permits are required for all additions of built space. Permit fee is based on the square footage added. Permit package submitted. Plan Reviewed and permit issued 3 Aug. **14691 FM 1346**
- 11) 15 Jul Email from Rene Morales contractor for garage. Permit packaged received Permit issued. **13827 US Hwy 87**
- 12) 21 Email from Ben Baca requesting restrictions for property within the city limit that is being divided to 5 acre tracts. Property is located in A -1R and prohibited uses and uses allowed are available in our zoning ordinance. City of St Hedwig does not prohibit manufactured homes however, all deed restrictions must be followed. City ordinances and forms are located at Sainthedwiggcity.com **Abbott & Stapper Rd**
- 13) 21 Jul Email from Devon Shaw who is considering purchase of property. Made him aware of the city website with resources regarding zoning and permitting. **Sainthedwiggcity.com**
- 14) 23Jul Email from Jorge Gomez with questions regarding permitting a commercial storage business. Commercial requests require all plans and elevations. A Certificate of occupancy is required prior to opening for business and completed after final Inspection. Owners are drafting plans and permit application. **1245 S Loop 1604**
- 15) 23 Jul Email from Michael Washington regarding permitting a residence on property divided to less than 5.0 acres. Property divided to 3.0 acres and has no road frontage. Requester has requested a variance to allow construction of a home. Board of Adjustment public hearing to be held to consider a variance. **15580 East Lupon Rd**
- 16) 29 Jul Email from Paul Hernandez with concerns regarding trees that are hanging low over the road. Branches scratching the top of his RV. **Adkins St Hedwig rd.**
- 17) 29 Jul Email from Maurilio "Mauri" Campos with questions regarding construction of a metal building to be used as a wholesale warehouse. Emailed commercial construction requirements and permitting information. **13911 US HWY 87**
- 18) 31 Jul Email from Carmel Friesenhahn requesting information on creating 11 acre plats and place a manufactured home. Sent residential permit application. Permit application requires a site survey with location of residence and distance from property lines and permit Fee. **La Vernia Rd**
- 19) 31 July Vmail from Ellen of The Rock Church requesting information on monitored fire alarms. Referred to the fire chief for details of requirements. **1784 E Loop 1604**
- 20) 31Jul Email from US Census Bureau Building Permits Survey requesting permits issued for July. Responded with permits issued.