City of Windcrest

AGENDA
CITY COUNCIL MEETING
6:00 PM
MARCH 2, 2026

HONORABLE STEPHEN P. TAKAS, JR. COURTROOM **CCM @ 6 PM**
WINDCREST CITY HALL - 8601 MIDCROWN

NOTICE IS HEREBY GIVEN THAT THE CITY OF WINDCREST CITY COUNCIL WILL HOLD A REGULAR CITY COUNCIL MEETING AT WINDCREST CITY HALL LOCATED AT 8601 MIDCROWN, WINDCREST, TEXAS ON MONDAY, MARCH 2, 2026, STARTING AT 6:00 PM.

THE CITY COUNCIL RESERVES THE OPTION TO RECESS THE MEETING DURING THE EVENING OF MONDAY, MARCH 2, 2026, AND TO RECONVENE THE MEETING ON THE FOLLOWING BUSINESS DAY, MARCH 3, 2026, 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. PLEDGE OF ALLEGIANCE AND INVOCATION

IV. CITIZENS TO BE HEARD/CITIZEN PARTICIPATION

- Citizens may address the City Council on topics not on the agenda for no more than three (3) minutes.
- Citizens shall also have the opportunity to address the City Council 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.

THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE REGULAR COUNCIL MEETING:

V. PROCLAMATION

a) Proclamation declaring March 28, 2026, "Love A Lion Day," in honor of the Lions Club of Windcrest on the 50th Anniversary.

VI. CONSENT AGENDA

a) City Council will review, discuss, and may act on a resolution appointing Dr. Chichi Junda Woo as the medical authority with the San Antonio Metro Health for the City of Windcrest. [Ronnie J. Guest, Jr., City Manager]

b) City Council will review, discuss, and may take action on a resolution appointing a Municipal Official to the Animal Services Advisory Committee. [Ronnie J. Guest, Jr., City Manager]

c) City Council will review, discuss, and may act on approving a resolution amending the names of authorized representatives of the City of Windcrest to approve financial transactions at TexPool/TexPool Prime. [Ronnie J. Guest, Jr., City Manager]

VII. ORDINANCE

a) City Council will review, discuss, and may act on an ordinance amending Chapter 14 Health, Section 14-8, Construction Waste Disposal and Receptacles. 2nd Reading [Ronnie J. Guest, Jr., City Manager]

b) City Council will review, discuss, and may act on an ordinance amending the City of Windcrest Code of Ordinances to provide regulations for portable storage units. 2nd Reading [Ronnie J. Guest, Jr., City Manager]

VIII. RESOLUTION

a) City Council will review, discuss, and may act on a resolution approving a contract for animal boarding and adoption services with Karma's Cozy Kennel & Spaw LLC. in response to RFP 2025-2026-001. [Ronnie J. Guest, Jr., City Manager]

IX. DISCUSSION AND ACTION

a) City Council will review, discuss and may act on an internal process regarding compliance with HB 2464, passed during the 89th Legislation. [Ronnie J. Guest, Jr., City Manager]

b) City Council will review, discuss and may act on the development of a request for proposals or request for qualifications, as applicable, relating to repair, rehabilitation or other improvements at the City-owned property located at 5609 Winsong. [Susie Hamilton, Council Member Place 1]

X. EXECUTIVE SESSION

The City Council of the City of Windcrest reserves the right to adjourn into executive session at any time during the course of the meeting to discuss any matter listed below. After the conclusion of the

executive session, the City Council will reconvene into open session and may take action on any items discussed in executive session.

a) Pursuant to Govt Code §551.087 (economic development) on Industrial Commercial Properties and Windcrest International Business Park status and update.

b) Pursuant to Govt Code §551.076 (security devices) on security features and design of the proposed renovations.

XI. CITY MANAGER'S REPORT

Any oral report provided by the city manager will be informational only and not for council action. The city manager may provide updates on community and upcoming city events, the status of the operation of individual departments, any unusual activity from any specific department which has occurred since the posting of the agenda, or to provide potential topics of discussion which may appear on a future agenda.

XII. 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.

XIII. ADJOURNMENT

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 City Council may vote and/or act upon any item within this Agenda. The Council 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); §551.074 (Personnel Matters); and § 551.071 (Consultation with Attorney) 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 other city boards, commissions and committees may attend the meeting in numbers that may constitute a quorum of such other city boards, commissions and committees, so that notice is hereby given that the meeting is also a meeting of the other city boards, commissions and committees whose members are in attendance. The members of the other city boards, commissions and committees may participate in discussions which occur at the meeting, but no action will be taken by the other boards, commissions, and committees whose members are in attendance.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the City Council 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 three (3) business days prior to the meeting on March 2, 2026.

BY:

Rachel C. Dominguez, TRMC
City Secretary

Proclamation for the designation of "Love A Lion Day"
Friday, March 28, 2026

WHEREAS, the Lions Club of Windcrest was chartered by Lions International on March 2, 1976; and

WHEREAS, the Lions Club of Windcrest has, since its Charter, served the Community and District 2-A2 with distinguished leadership and innumerable acts of charity and compassion; and

WHEREAS, the Lions Club of Windcrest has been a 100% Club for numerous years and has received the "Club Excellence Award" and have earned for themselves the status of an "Outstanding Club"; and

WHEREAS, the Lions Club of Windcrest, which has existed for fifty years, has sponsored three new Lions Clubs, one Lioness Club and two LEO Clubs with one at Roosevelt High School, thereby giving testimony of their individual and collective commitment to goals and objectives of Lions Club International; and

WHEREAS, a member of the Lions Club of Windcrest is currently serving as District Governor of District 2-A2, which includes fifty-seven Lions Clubs in South-Central Texas; and

WHEREAS, the Lions Club of Windcrest has instilled Civic Pride in the Community, championed the quest for knowledge through support of the Lions Sight Research Foundation and has provided tangible support and sponsored local children to the Texas Lions Camp at Kerrville, Texas,

NOW THEREFORE, I, Dan Reese, Mayor of Windcrest, do hereby recognize and congratulate the Membership of the Lions Club of Windcrest on the 50th Anniversary of their Charter; commend them for the character and integrity they exhibit as "Leaders in our Nation's Service"; acknowledge with gratitude the Commitment, Dedication and Service Rendered to our Community and proclaim Friday, March 28, 2026, as "Love A Lion Day" in Windcrest.

Signed at City of Windcrest this 2nd day of March, in the year of our Lord, two thousand and twenty-six.

_____

Dan Reese, Mayor
City of Windcrest, Texas

RESOLUTION

A RESOLUTION OF THE CITY OF WINDCREST CITY COUNCIL TO APPOINT A MEDICAL AUTHORITY FOR THE CITY OF WINDCREST

WHEREAS, during the 68th Legislature, Governor Mark White signed the "Local Public Health Reorganization Act" into law; and

WHEREAS, during the 71st Legislature, the legislature recodified the Act as Chapter 121 of the Texas Health and Safety Code, which among other things defines the powers of counties and municipalities as it relates to the local regulation of public health, including the establishment of a public health district; and

WHEREAS, the members of a public health district shall approve the appointment of a physician as the health authority for the district; and

WHEREAS, the Health and Safety Code defines a health authority as an individual who acts as a state officer when performing their duties, which include: aiding the state with quarantine, sanitation enforcement, public health law enforcement, reportable diseases, and vital statistics collection; and

WHEREAS, a health authority must be a competent physician with a reputable professional standing who is a resident of Texas, is legally qualified to practice medicine , shall serve for a term of two years, and may be appointed to successive terms; and

WHEREAS, the City of Windcrest seeks a health authority who strives to do what is in the best interest of all Windcrest residents, one who encourages preparedness, prevention, planning, response, and recovery activities; and

WHEREAS, the City of Windcrest requires the appointment of a health authority who will work collaboratively with the city's chief elected official, the Office of Emergency Management and city staff; and

WHEREAS, Dr. Chichi Junda Woo is a licensed physician who meets all statutory requirements.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WINDCREST, TEXAS that the City Council of the City of Windcrest declares, adopts and acknowledges that Dr. Chichi Junda Woo a licensed physician be appointed as the health authority for the City of Windcrest.

DULY PASSED AND APPROVED, on the 2nd day of March, 2026 at a regular meeting of the City Council of the City of Windcrest, Texas, which was held in compliance with the Open Meetings Act, Gov't. Code §551.001, et. Seq. at which meeting a quorum was present and voting.

CITY OF WINDCREST, TEXAS

_____
Dan Reese, Mayor

ATTEST:

_____
Rachel C. Dominguez, TRMS
City Secretary

APPROVED:

_____
Austin Beck, City Attorney

RESOLUTION

A RESOLUTION APPOINTING CITIZENS TO THE CITY OF WINDCREST ANIMAL SERVICES ADVISORY COMMITTEE

WHEREAS, the City of Windcrest Animal Services Advisory Committee was established by Ordinance 2023-023(O) on January 8, 2024; and

WHEREAS, the committee consist of seven members, five (5) regular members and two alternates, appointed by the city council serving staggering terms every two (2) years; and

WHEREAS, the committee must be composed of at least one (1) municipal official and (1) citizen residing within the city limits of Windcrest and for the remaining members, licensed veterinarians, people whose duties include the daily operation of an animal shelter, and representatives from animal welfare organizations receive priority of appointment; and

WHEREAS, City Council needs to appoint a Municipal Offical and,

WHEREAS, the City has determined it in the best interests of the City and citizens of Windcrest to appoint specific volunteer individuals to the specified positions.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WINDCREST, TEXAS that the City Council appoints the following individuals to the Animal Services Advisory Committee for the period listed below:

Appointee Name	Placement Designation	Term
	Municipal Official	03.01.2026 – 02.28.2028

DULY PASSED AND APPROVED, on the 2nd day of March, 2026 at a regular meeting of the City Council of the City of Windcrest, Texas, which was held in compliance with the Open Meetings Act, Gov't. Code §551.001, et. Seq. at which meeting a quorum was present and voting.

CITY OF WINDCREST, TEXAS

_____
Dan Reese, Mayor

ATTEST:

_____
Rachel C. Dominguez, TRMC
City Secretary

APPROVED:

_____
Austin Beck, City Attorney

ORDINANCE

AN ORDINANCE AMENDING THE WINDCREST CODE OF ORDINANCES, CHAPTER 14 - HEALTH, ARTICLE I. – IN GENERAL, SECTION 14-8. – CONSTRUCTION WASTE DISPOSAL AND RECEPTACLES TO PROVIDE REGULATIONS APPLIABLE TO CERTAIN CONSTRUCTION WASTE RECEPTACLES; AUTHORIZING THE CITY MANAGER TO TAKE ALL NECESSARY STEPS TO IMPLEMENT THE PROVISIONS OF THIS ORDINANCE; PROVIDING FOR SEVERABILITY; REPEALING ANY OTHER CODE PROVISIONS, ORDINANCES, OR PARTS OF ORDINANCES, AND OTHER PROVISIONS IN CONFLICT HEREWITH; INCORPORATING RECITALS; AND ADOPTING AN EFFECTIVE DATE.

WHEREAS, the City of Windcrest is a home-rule municipality located within Bexar County, Texas; and

WHEREAS, the City of Windcrest has determined that the revisions set forth in this Ordinance are necessary and appropriate to ensure that construction receptables are properly regulated so as not to adversely affect the sanitation, aesthetics, and residential character of the community; and

WHEREAS, the City of Windcrest finds that the revisions set forth herein serve the public interest and protect the health, safety and welfare of the community; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WINDCREST, TEXAS THAT:

I.

AMENDMENTS

Chapter 14 – Health of the Windcrest Code of Ordinances shall hereby be amended at Subsection 14-8(b) – Construction Waste Disposal and Receptacles, with strike through text being deletions and underlined text being additions and shall hereafter read as follows:

Chapter 14 – HEALTH

ARTICLE 1. – IN GENERAL

…

Section 14-8. – Construction waste disposal and receptacles

(a) Whenever remodeling, demolition, construction, or other activity on a property generates construction waste, the owner is responsible and has the duty to ensure construction waste is properly disposed with no impact from the waste on the property or surrounding properties.

PENDING CC APPROVAL

(b) Whenever the volume of construction waste requires a receptacle for disposal, including a dumpster, disposal bin, or other container required for removal of the waste, the owner shall obtain a permit from the city for such receptacle. Each construction waste receptacle permit shall be limited to an individual property and limited in duration. A permit issued under this Chapter shall expire no later than five (5) business days following expiration of a corresponding construction permit for the project or the date of completion of construction activities authorized by such permit. For projects that do not require a construction permit, such as interior renovations, a permit issued under this Chapter shall expire after thirty (30) days from the date of issuance, and a subsequent permit for the same property shall not be issued more than once during any 90-day period, except as authorized in writing by the City Manager or his/her designee upon receiving a written request from the owner of the property or their duly-authorized representative.

…

[All other provisions remain unchanged.]

II.
CUMULATIVE CLAUSE

That this Ordinance shall be cumulative of all provisions of the City of Windcrest Code of Ordinances except where the provisions of this Ordinance are in direct conflict with the provisions of such existing Ordinance, in which event the conflicting provisions of such existing Ordinance are hereby repealed and this Ordinance controls.

III.
SEVERABILITY

That it is hereby declared to be the intent of the City Council for the City of Windcrest that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by the valid judgement or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of the Ordinances, since the same would have been enacted by the City Council without incorporation in this ordinance of any such unconstitutional phrases, sentences, paragraphs, or sections.

IV.
PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was adopted was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

V.
EFFECTIVE DATE

PENDING CC APPROVAL

This ordinance shall be effective upon passage and publication as required by state and local law.

VI.
READINGS

DULY PASSED ON FIRST READING, on the 17th day of February, 2026, at a regular meeting of the City Council of the City of Windcrest, Texas, which was held in compliance with the Open Meetings Act, Gov't. Code §551.001, et. Seq. at which meeting a quorum was present and voting.

DULY PASSED AND APPROVED, on the ___ day of _____, 2026, at a regular meeting of the City Council of the City of Windcrest, Texas, which was held in compliance with the Open Meetings Act, Gov't. Code §551.001, et. Seq. at which meeting a quorum was present and voting.

CITY OF WINDCREST, TEXAS

_____
Dan Reese, Mayor

ATTEST:

_____
Rachel C. Dominguez, TRMC
City Secretary

APPROVED:

_____
Austin Beck, City Attorney

PENDING CC APPROVAL

ORDINANCE

AN ORDINANCE AMENDING THE WINDCREST CODE OF ORDINANCES, CHAPTER 103 – BUILDINGS AND BUILDING REGULATIONS TO ADD A NEW ARTICLE IX – PORTABLE ON-DEMAND STORAGE UNITS TO PROVIDE REGULATIONS FOR SAME; AUTHORIZING THE CITY MANAGER TO TAKE ALL NECESSARY STEPS TO IMPLEMENT THE PROVISIONS OF THIS ORDINANCE; PROVIDING FOR SEVERABILITY; REPEALING ANY OTHER CODE PROVISIONS, ORDINANCES, OR PARTS OF ORDINANCES, AND OTHER PROVISIONS IN CONFLICT HEREWITH; INCORPORATING RECITALS; AND ADOPTING AN EFFECTIVE DATE.

WHEREAS, the City of Windcrest is a home-rule municipality located within Bexar County, Texas; and

WHEREAS, the City of Windcrest has determined that the revisions set forth in this Ordinance are necessary and appropriate to ensure that portable on-demand storage units and similar storage containers are properly regulated so as not to adversely affect the sanitation, aesthetics, and residential character of the community; and

WHEREAS, the City of Windcrest finds that the revisions set forth herein serve the public interest and protect the health, safety and welfare of the community; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WINDCREST, TEXAS THAT:

I.

AMENDMENTS

Chapter 103 – Buildings and Building Regulations of the Windcrest Code of Ordinances shall hereby be amended to add a new Article IX – Portable On-Demand Storage Units, and shall hereafter read as follows:

Chapter 103 – BUILDINGS AND BUILDING REGULATIONS

…

ARTICLE IX. – PORTABLE ON-DEMAND STORAGE UNITS

…

Sections 103-228 – 103-230 RESERVED

Section 103-231. – Definitions

For purposes of this Section, these terms shall be defined as follows:

PENDING CC APPROVAL

Cargo/shipping/storage container (hereinafter referred to as "cargo container"). Any metal or primarily metal container designed or constructed to ship, store or handle bulk goods or items, or which appears substantially like such containers in appearance. Such containers include reusable steel boxes, freight containers and bulk shipping containers; originally, a standardized reusable vessel that was designed for and used in the parking, shipping, movement, transportation or storage of freight, articles of goods or commodities; generally capable of being mounted or moved on a rail car, truck trailer or loaded on a ship.

Temporary or portable storage container (hereinafter referred to as "temporary storage container"). A portable or moveable, weather-resistant receptacle designed and used for the storage or shipment of household goods, wares, valuables or merchandise (typically known as PODS, MODS, etc.), and which is leased on a short-term basis for temporary storage purposes.

Section 103-232. – Cargo containers.

(a) Cargo containers for on-site storage. Where lawful, cargo containers may be placed on the property if all applicable building and zoning regulations are followed, and the property owner obtains a permit from the city. The following rules shall also apply:

(1) No person shall store, maintain or otherwise keep a cargo container for permanent storage on any lot or parcel of property within the city without first having obtained and possessing a permit issued by the city.
(2) Cargo containers shall not be used for any advertising purpose and shall be kept clean of all alpha-numeric signage and writing, except for markings placed on the container by the manufacturer or otherwise required by law.
(3) Cargo containers shall be painted in solid neutral colors (colors which blend into the surrounding area). Any writing or graffiti that may be placed on the container is the responsibility of the property owner and shall be promptly removed.
(4) A solid foundation (road base material or better) is required for use as a permanent accessory structure.
(6) Cargo containers shall not be stacked above the height of a single container.
(7) No electricity or plumbing may be run or connected to a cargo container.
(8) Cargo containers must be placed toward the rear half of the property unless screened so as to not be visible from the street and finished in a manner which minimizes its visibility from overhead views from nearby buildings and elevated thoroughfare sections.
(9) Cargo containers shall not be used to store hazardous materials.
(10) Cargo containers shall be in an approved designated area on the same property as the principal use and be included in the calculation of overall lot coverage.
(11) Cargo containers shall not occupy required off-street parking, fire lanes, loading or landscaping areas.
(12) Materials stored within cargo containers are subject to inspection by code enforcement.
(13) No cargo container shall be placed in a location which may cause hazardous conditions, constitute a threat to public safety, or create a condition detrimental to the surrounding land use and development.
(14) All cargo containers shall be secured from entry by children and the public when not attended.
(15) No cargo container may be used as living quarters.
(16) Ventilation is not required.

PENDING CC APPROVAL

(17) Cargo containers associated with an approved building construction project shall be permitted to remain onsite until the approval of the project's final building inspection.

Section 103-233. – Temporary Storage Containers.

(a) Temporary or portable storage containers. Temporary storage containers shall adhere to the following restrictions and requirements:

(1) No person shall store, maintain or otherwise keep a temporary or portable storage container on any lot or parcel of property within the city without first having obtained and possessing a permit issued by the city.
(2) No temporary storage container may be stacked on top of another or on top of any other object.
(3) Temporary storage containers shall not be used to store hazardous materials.
(5) No electricity or plumbing may be run or connected to a temporary storage container.
(6) Temporary storage containers must be placed on an improved surface or on skids.
(7) Temporary storage containers shall not be used for any advertising purpose and shall be kept clean of all alpha-numeric signage and writing, except for markings placed on the container by the manufacturer or vendor, or otherwise required by law. Signage may not be attached to a temporary storage container.
(8) Temporary storage containers shall be in an approved designated area and on the same property as the principal use and be included in the calculation of overall lot coverage.
(9) Temporary storage containers shall not occupy required off-street parking, loading or landscaping areas.
(10) Materials stored within temporary storage containers are subject to inspection by code enforcement.
(11) No temporary storage container shall be placed in a location which may cause hazardous conditions, constitute a threat to public safety, or create a condition detrimental to the surrounding land use and development.
(12) All temporary storage containers shall be secured from entry by children and the public when not attended.
(13) No temporary storage container may be used for living quarters.

Section 103-234. – Non-conforming Storage Containers.

(a) Legal nonconforming and removal.

(1) All cargo containers permitted by the city and existing prior to the effective date of this Section shall be considered legal nonconforming and may continue in use. Legal nonconforming status shall be lost in the event that the cargo container(s) is removed or replaced with another cargo container.
(2) Temporary storage containers shall be removed from the property within ninety (90) calendar days from the date of initial installation, delivery and/or construction. Upon request, one (1) extension, not to exceed thirty (30) days, may be approved by the City Manager or their designee. The temporary placement of temporary or portable storage containers on residentially zoned properties, or on properties where the primary use of which is residential, for the limited purpose of loading and unloading household contents shall be permitted for a period of time not exceeding thirty (30) total days in any one (1) calendar year.

PENDING CCAPPROVAL

(3) In no event shall the continuous or intermittent use of a temporary storage container exceed one-hundred and twenty (120) cumulative days during any twelve (12) month period.
(4) Temporary storage containers associated with an approved building construction project shall be permitted to remain on-site until the approval of the project's final building inspection.

Section 103-234. – Penalty.

Any person, firm or corporation found guilty of violation of any provisions or terms of this article shall be subject to a fine not to exceed the sum of two hundred dollars ($200.00) for each offense, together with the costs of such prosecution. Each day the offense continues shall be deemed to constitute a separate offense. In addition to and cumulative of all other penalties, the city shall have the right to seek injunctive relief for all violations of this article.

[All other provisions remain unchanged.]

II.
CUMULATIVE CLAUSE

That this Ordinance shall be cumulative of all provisions of the City of Windcrest Code of Ordinances except where the provisions of this Ordinance are in direct conflict with the provisions of such existing Ordinance, in which event the conflicting provisions of such existing Ordinance are hereby repealed and this Ordinance controls.

III.
SEVERABILITY

That it is hereby declared to be the intent of the City Council for the City of Windcrest that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by the valid judgement or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of the Ordinances, since the same would have been enacted by the City Council without incorporation in this ordinance of any such unconstitutional phrases, sentences, paragraphs, or sections.

IV.
PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was adopted was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

V.
EFFECTIVE DATE

PENDING CC APPROVAL

This ordinance shall be effective upon passage and publication as required by state and local law.

VI.
READINGS

DULY PASSED ON FIRST READING, on the 17th day of February, 2026, at a regular meeting of the City Council of the City of Windcrest, Texas, which was held in compliance with the Open Meetings Act, Gov't. Code §551.001, et. Seq. at which meeting a quorum was present and voting.

DULY PASSED AND APPROVED, on the ___ day of _____, 2026, at a regular meeting of the City Council of the City of Windcrest, Texas, which was held in compliance with the Open Meetings Act, Gov't. Code §551.001, et. Seq. at which meeting a quorum was present and voting.

CITY OF WINDCREST, TEXAS

_____
Dan Reese, Mayor

ATTEST:

_____
Rachel C. Dominguez, TRMC
City Secretary

APPROVED:

_____
Austin Beck, City Attorney

PENDING CC APPROVAL

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINDCREST, TEXAS, APPROVING AN ANIMAL BOARDING SERVICES CONTRACT WITH KARMA'S COZY KENNEL & SPAW LLC; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City of Windcrest, Texas (the "City") Animal Control Officer is charged with capturing lost or stray pets, identifying owners through the use of records, tags, reports, and microchips, and transporting such animals to the City's impoundment facility as soon as capture is complete; and

WHEREAS, the City of Windcrest animal impoundment facility is provided by a third party through an Animal Boarding Services contract; and

WHEREAS, the City sought proposals for animal boarding services through a request for proposals in accordance with state law; and

WHEREAS, the City Council finds that it is in the public interest to award the contract for animal boarding services set forth herein and subject to the terms and conditions of this Agreement to Karma's Cozy Kennel & Spaw LLC; and

WHEREAS, the City Council finds that sufficient written notice of the date, hour, place, and subject of this meeting of the City Council was posted at a place convenient to the public at City Hall and on the City's website as required by the Texas Open Meetings Act and that this meeting has been open to the public at all times during which this Resolution has been discussed and formally acted upon.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WINDCREST, TEXAS, THAT:

SECTION 1. Agreement Approval. The Animal Boarding Services Agreement between the City of Windcrest, Texas and Karma's Cozy Kennel & Spaw LLC, attached hereto as **Exhibit 1** (the "Animal Boarding Services Agreement") and incorporated for all purposes, is hereby approved.

SECTION 2. Animal Boarding Services Agreement. The City Manager is authorized to execute the Animal Boarding Services Agreement with Karma's Cozy Kennel & Spaw LLC and such other documents necessary to effectuate the Agreement.

SECTION 3. Incorporating Recitals. The facts and matters included in the above-listed recitals are hereby found to be true and incorporated herein and made a part hereof for all purposes.

SECTION 4. Setting an Effective Date. This Resolution shall become effective immediately upon its passage.

Passed and approved this __ day of _____, 2026.

City of Windcrest, Texas

_____
Dan Reese, Mayor

Attest:

_____
Rachel C. Dominguez, TRMC
City Secretary

Approved:

_____
Jessie Lopez, City Attorney

1006 Vance Jackson
San Antonio, Texas 78201
(210) 591 - 8829

ENGINEERING

5900 Balcones Drive, Suite #23955
Austin, Texas 78731
(512) 298 – 3360

F-12583

A1E Project No. 25-12609

SUMMARY OF STRUCTURAL EVALUATION: EXISTING IN-GROUND SWIMMING POOLS

SUBJECT BUILDING ADDRESS:

CITY OF WINDCREST COMMUNITY POOL
5609 WINSONG
CITY OF WINCREST, TEXAS 78239

PREPARED FOR:

YOUNG PROFESSIONAL SERVICES
8940 FOURWINDS DRIVE, SUITE 309
WINDCREST, TEXAS 78239

A-1 ENGINEERING, LLC F-12583
STATE OF TEXAS
MOISES A. CRUZ
108540
LICENSED
PROFESSIONAL ENGINEER

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A1E Project No. 25-12609

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A1E Project No. 25-12609

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Project Background

This report discusses the preliminary findings, opinions and recommendations of Mr. Moises A Cruz, P.E., Texas Licensed Professional Engineer for A-1 Engineering, on the condition of the two main swimming pools located at 5609 Windsong (Windcrest swimming pool) within the City of Windcrest within the metropolis of San Antonio, Texas.

Scope of Services

Young Engineering Services retained A-1 Engineering in October 2025 to evaluate the condition of the swimming pools to develop opinions and recommendations for consideration on the feasibility to rehabilitate and repair the pool structures. Our evaluation also considers the option to allow the continued use of the pools in their current condition and the option of demolishing and reconstructing the pool facility.

Our evaluation did not include destructive or exploration measures to expose or observe the actual construction of the swimming pool nor did we perform testing of concrete or excavations below the ground. Our evaluation accounted for reviewing the condition of observable cracks and distress to the swimming pool, reviewing ground penetrating radar data for the common construction of the pool and review of the surface analysis for distortion and movement of the pool using lidar technology. We evaluated the pool by correlating the observable damage to the pool (cracks) with the construction of the pool to better understand the feasibility of making repairs and estimating the feasibility, reasonability and longevity of the repairs.

Data Collection

With the aid of a 3D laser scanner, we recorded the surface elevations of the pool facility to include the swimming pool floor and walls for both swimming pools. The laser scan data was processed to create exhibits, termed “Surface Analysis”, that illustrate the distortion in the floor of the pool and concrete pool deck around the pool.

The surface analysis is a “heat-map” that illustrates that changes in height and shape of surfaces analyzed. The “heat-map” illustrates the changes in height by assigning a color to each elevation point. Changes in height are illustrated by changes in color. For example, areas that are blue are found to be lower in height or elevation than areas in red. Areas with red color are higher than areas with blue color. Similarly, green areas are lower than red but higher than blue areas with blue areas being the lowest of the data set analyzed.

We also deployed concrete ground penetrating radar (GPR) to evaluate the thickness of the concrete walls and floor of the pool. The GPR data allows engineers to review the concrete thickness, rebar spacing and potential voids that may exist within and below the concrete surface.

Photographs of the site and observed conditions were recorded and maintained in our file. Select pictures of conditions are presented in this report to help in the discussion. The pictures presented in this report are not an attempt to list or account for all existing damage but instead the pictures are intended to illustrate the common conditions that we observed that provide evidence to support the basis of our opinion.

Disclaimer

A-1 Engineering's opinions are intended to develop an objective opinion with the property's interests in mind, regardless of ownership, third party vested interests, contracts, contractors, or third-party historical opinions.

This report is provided for informational purposes only and should not be used for or interpreted for any further means or purpose. The client and any third party retain the risk of interpreting or relying on our opinion for their use, applicability or judgment for any and all transactions and construction projects.

A-1 Engineering LLC, referred to in this report as A1E, does not warrant, insure, guarantee or certify any of the assessed construction for any duration of time. This report, developed by A1E, shall remain the property of A1E. A1E retains all copyrights for the entire document. No part of this document shall be published, copied, and replicated to any media, publication or personal use without written consent from A1E. The client may distribute this report to warranty companies, attorneys, contractors and other parties related to or involved with the rehabilitation, repairs or remediation of the project.

The Professional Engineer that signed this report retains all rights to change, alter or revise, either whole or parts of the report at the engineer's discretion, as additional information and data is reviewed and considered.

*****

Methodology

The International Building Code is the base reference standard for the design and construction of swimming pools and spas for public and commercial swimming pools for public use. The International Building Code (IBC) directs the design and construction of swimming pools to also comply with the International Swimming Pool and Spa Code (ISPSC) through adoption by reference. Maintenance of facilities is specified in by the International Property Maintenance Code (IPMC).

Our review of the swimming pool structure applied the requirements of the 2024 ISPSC as the minimum requirements for the swimming pool to meet for public use. In reviewing the ISPSC, we find the following specific provisions that we interpreted as applicable in the development of our opinion and recommendations:

ISPSC 101.2 Scope.

> *The provisions of this code shall apply to the construction, alteration, movement, replacement, repair and maintenance of aquatic recreation facilities, pools and spas. The pools and spas covered by this code are either permanent or temporary and shall be only those that are designed and manufactured to be connected to a circulation system and that are intended for swimming, bathing or wading.*

ISPSC 101.3 Purpose.

> *The purpose of this code is to establish minimum requirements to provide a reasonable level of safety, health, property protection and general welfare by regulating and controlling the design, construction, installation, quality of materials, location and maintenance or use of pools and spas.*

ISPSC 102.2 Existing installations.

> *Any pool or spa and related mechanical, electrical and plumbing systems lawfully in existence at the time of the adoption of this code shall be permitted to have their use and maintenance continued if the use, maintenance or repair is in accordance with the original design and no hazard to life, health or property is created.*

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ISPSC 102.3 Maintenance.

Pools and spas and related mechanical, electrical and plumbing systems, both existing and new, and parts thereof, shall be maintained in proper operating condition in accordance with the original design in a safe and sanitary condition. Devices or safeguards that are required by this code shall be maintained in compliance with the edition of the code under which they were installed.

The owner or the owner's authorized agent shall be responsible for maintenance of systems. To determine compliance with this provision, the code official shall have the authority to require any system to be reinspected.

ISPSC 102.4 Alterations or repairs.

Alterations or repairs to any pool, spa or related system shall conform to that required for a new system without requiring the existing systems to comply with the requirements of this code. Alterations or repairs shall not cause existing systems to become unsafe, insanitary or overloaded.

Minor alterations and repairs to existing systems shall be permitted in the same manner and arrangement as in the existing system, provided that such repairs or replacement are not hazardous and are approved.

ISPSC 104.2 Determination of compliance.

The code official shall have the authority to determine compliance with this code, to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures:

1. Shall be in compliance with the intent and purpose of this code.

2. Shall not have the effect of waiving requirements specifically provided for in this code.

ISPSC 104.2.2 Technical assistance.

To determine compliance with this code, the code official is authorized to require the owner or owner's authorized agent to provide a technical opinion and report.

ISPSC 104.2.2.2 Preparer qualifications.

The technical opinion and report shall be prepared by a qualified engineer, specialist, laboratory or specialty organization acceptable to the code official. The code official is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.

ISPSC 104.2.2.3 Content.

The technical opinion and report shall analyze the properties of the design, operation or use of the building or premises and the facilities and appurtenances situated thereon to identify and propose necessary recommendations.

ISPSC 104.2.2.4 Tests.

Where there is insufficient evidence of compliance with the provisions of this code, the code official shall have the authority to require tests as evidence of compliance. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized test standards, the code official shall approve the testing procedures. Such tests shall be performed by a party acceptable to the code official.

ISPSC 104.2.4 Modifications.

Where there are practical difficulties involved in carrying out the provisions of this code, the code official shall have the authority to grant modifications for individual cases provided that the code official shall first find that one or more special individual reasons make the strict letter of this code impractical, that the modification is in compliance with the intent and purpose of this code, and that such modification does not lessen health, accessibility, life and fire safety or structural requirements. The details of the written request for and action granting modifications shall be recorded and entered in the files of the department of building safety.

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Assessment and Findings

Introduction

The existing facility is composed of two swimming pools and a single shallow wading pool for a total of three main pools within the site. A single small pool is located in the adjacent property that is not owned or maintained by the City of Windcrest. Each of the city's pools is structurally independent of the other and varies in depth. With the aid of Google Earth, we found aerial imagery of the pool facility for various years from 1985 to 2025. Below are images illustrating significant changes in the condition and use of the pool and the facility.

Google Earth Aerial – April 2012

Google Earth Aerial – April 2023

Google Earth Aerial – October 2023

Google Earth Aerial – February 2024

With the aid concrete ground penetrating radar, we found the structural concrete shell is approximately 8" to 10" thick with a concrete beam ring along the top.

We interviewed Mr. Dusty Dehoyas with the City of Windcrest. Mr. Dehoyas share some historical maintenance records describing the maintenance of the swimming pool from 2008 to 2019. In summary, the records show:

1) The swimming pools have previously been cracked with repairs to the cracks being completed to both swimming pools.
2) Both of the swimming pool shells have been resurfaced at least once.
3) Cracks on the pool deck have been repaired with caulking and never replaced.
4) Historical leak detection tests of both swimming pools have found leaks.

Review of Pool Deck

The pool deck is the concrete sidewalk that encircles the swimming pool along the perimeter and provides patrons with a walking path around the pool. The existing pool deck is constructed with cast-in-place concrete of approximately 4" thick with exposed aggregate surface to provide resistance to slips. The various colors and texture patterns of the deck surface provide evidence of localized repairs to the deck. Historical invoices tell the pool pipes have been reworked at least once in various sections of the pool piping system[1].

Site Layout No. 1, attached to this report, illustrates the general layout of the swimming pools surrounded by the pool deck along the perimeter of the pools. The diagram also illustrates the general layout and pattern of observable cracks across the deck.

With the aid of a 3D laser scanner, we collected the relative elevations of the surface across the pool deck. We computed surface analysis of the pool deck surface to review the overall distortions or levelness of the pool deck surface. The complete surface analysis for the swimming pools and pool deck is attached to this report. Page 14 exhibits an example of the surface analysis for the site. The surface analysis depicts the changes in elevations (heights) with changes in color. A surface that is perfectly level will have a single uniform color whereas a surface that is tilted or listing will have varying colors to denote the changes in elevation across the surface.

[1] Clark Pool & Spa Service Co. LLC Invoice dated 10-20-14 for $3500 and invoice dated 6-14-11 for $2500.

Referring to the attached surface analysis, the color bar adjacent to the surface analysis represents the colors assigned to selected elevations. In general, red or dark red colors represent elevations that are higher than blue or dark blue elevations.

In consideration of the overall condition of the pool deck and the provisions of the International Building Code, in my professional engineering opinion, the concrete pool decks around the swimming pool should be fully removed and replaced with new cast-in-place concrete pool decks.

I reached my opinion by considering the following:

- The concrete deck is simply a pavement that acts as a walkway for patrons accessing the swimming pool. Therefore, the walkway has no structural importance to the swimming pool structures.

- The walkway provides serviceability to the swimming pools. The serviceability requirements of the building code are limited to regulating slopes, widths, clearances and surfaces, among others. The overall condition of the walkway is more closely regulated by the International Property Maintenance Code (IPMC), section 302.3, Sidewalks and driveways, which states, “[s]idewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in proper state of repair, maintained free from hazardous conditions”. The most significant hazardous condition that we observed for the sidewalk deck around the pools were sidewalk edges that were no longer level, creating a projection for a trick hazard.

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- The pool deck has multiple cracks that were filled with caulking as well as new cracks that have not been filled in. We expect the pool plumbing lines needing to be replaced or repaired. For this reason, we expect additional sections of the concrete pavement to be removed and replaced. Accounting for the large volume of cracks that have already been repaired and additional localized repairs as part of repairing the piping, we recommend removing the concrete deck and replacing it to provide a new walking surface that is uniform, without dislodged edges that create trip hazards and is appealing to encourage public use of the facility.

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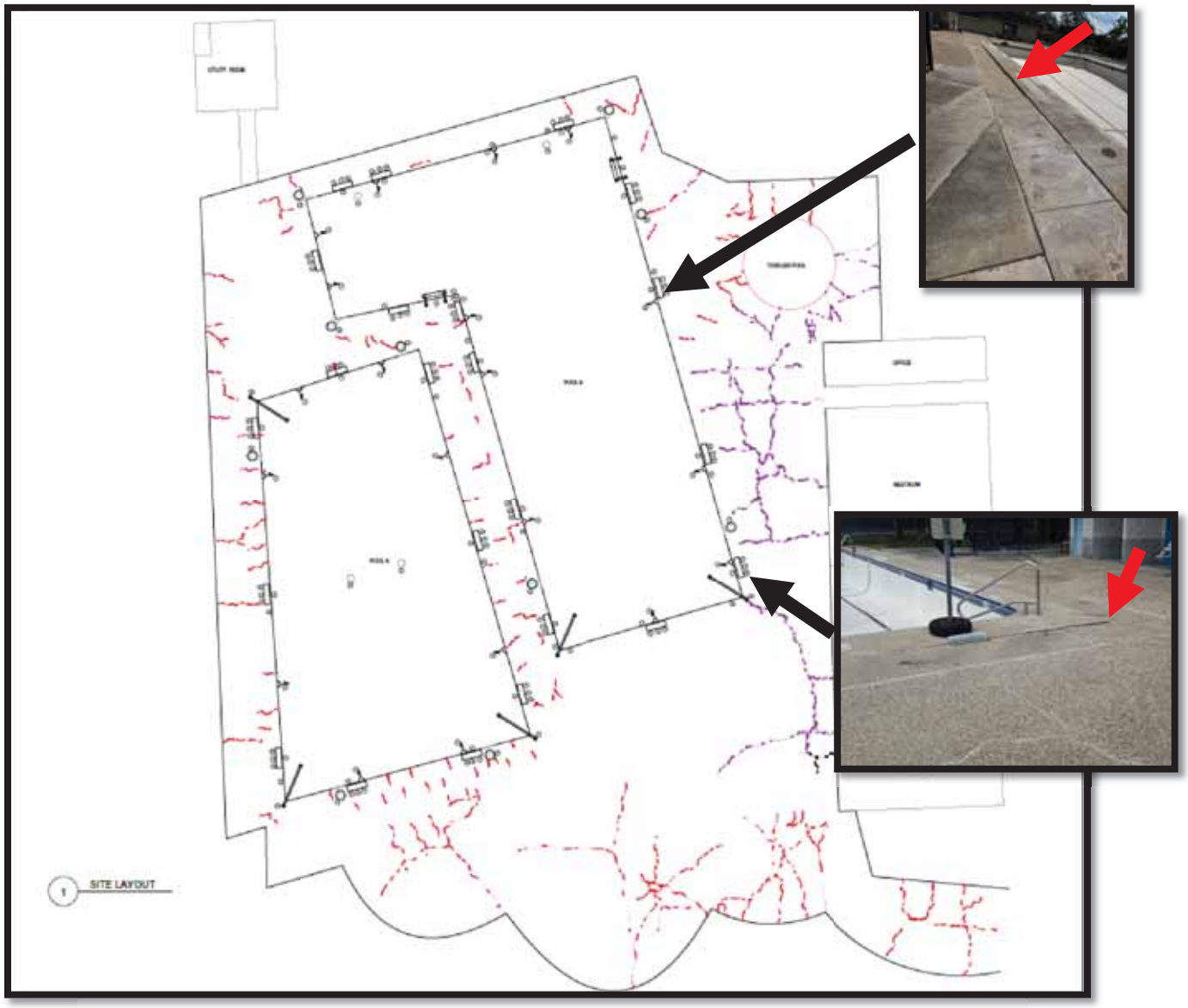

Sample view of Site Layout for swimming pool structures. The Site Layout is found as an attachment to this report. The Site Layout exhibits the relative location of cracks on the pool deck and fixtures to the swimming pools. The pictures illustrate the trip hazard created by the settling sidewalk (deck) around the pools.

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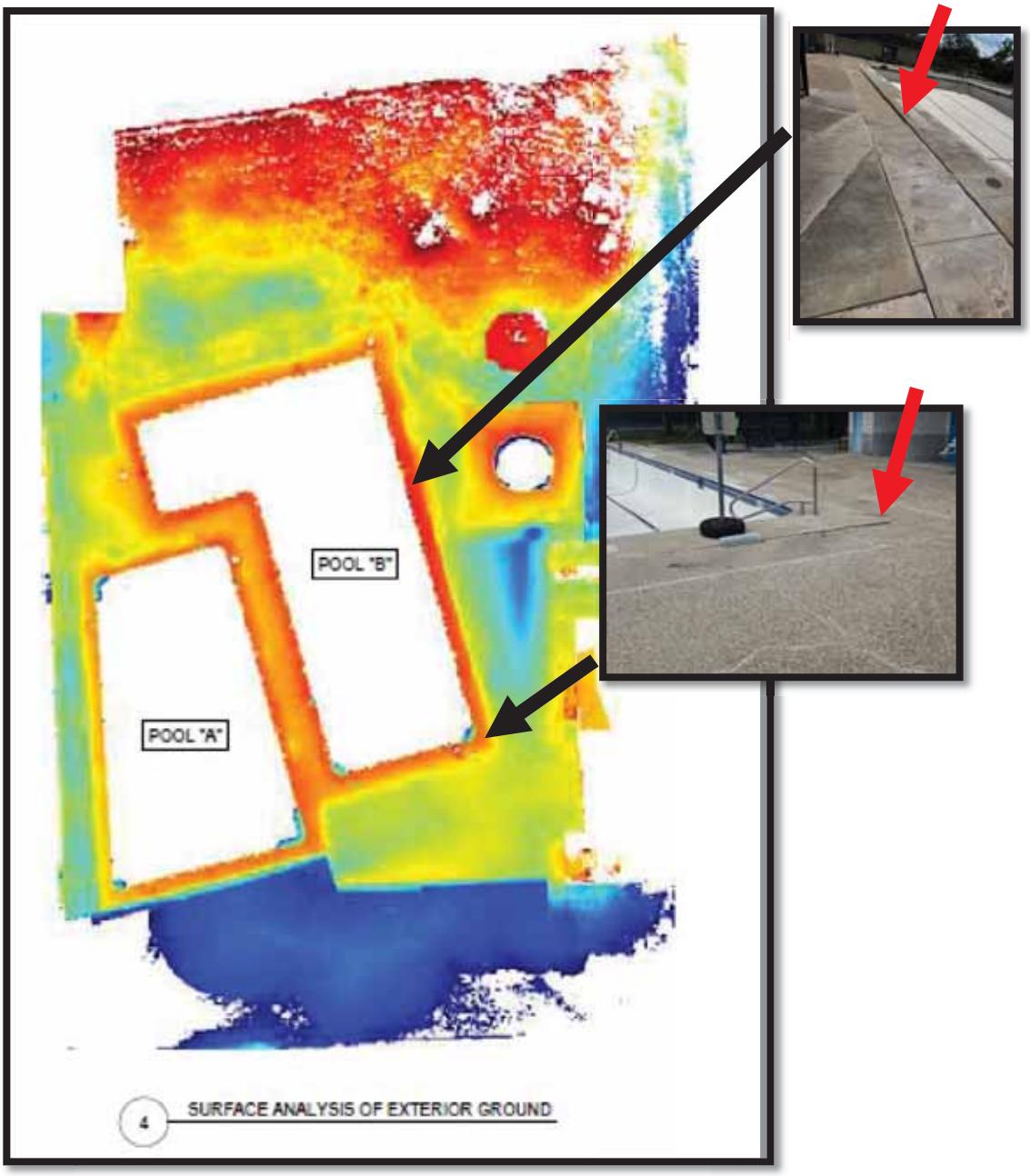


Sample view of Surface Analysis for swimming pool area. The Surface Analysis denotes the changes in elevation (height) of the ground surface. Refer to the attachments for additional surface analysis. The surface analysis for the site shows the pool deck likely settled over time, creating a distinct edge or change in elevation along the pool. Typically, the transition between the pool edge and the pool deck does not create a distinct change in elevation as we recorded for the subject pools. In other words, we should not be able to distinguish the edge of the pool structure unless the pool deck settled lower than the pool edge, creating the distinct change in elevation which created the distinct change in color. The added picture illustrates the trip hazard created.

Review of Pool Shell Structure – Large Pool

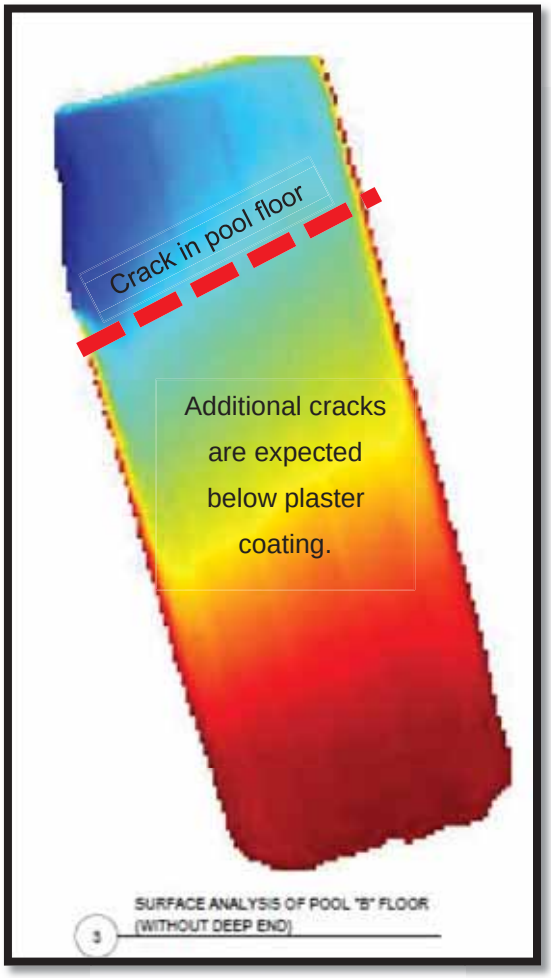
We reviewed the structural condition of the swimming pool shell for the larger pool with the following information:

1) Historical maintenance records
2) 3D laser scan data to review distortions/slopes of the pool
3) Ground penetrating radar for concrete to observe shell thickness and location/presence of reinforcement.
4) Visual assessment of condition of shell.
5) General soil data for the area from the United Stated Department of Agriculture Natural Resources Conservation Service (USDA) Web Soil Survey[2]

Historical invoices show the swimming pool had cracks developed within the shell that required repairs. During our visit, we found additional cracks in the pool that also require repair. The surface analysis of the pool shell does not show the pool shell to have a measurable abnormal shape or distortion that would reflect the cause for the crack in the pool shell. We found cracks in the pool shell occurred at the skimmer and traveled across the swimming pool. The origination and direction of the crack indicate the movement of the pool is more global than localized. The images below illustrate the relative location of significant structural cracks.

[2] Link: Web Soil Survey

General historical soil data found in the USDA site show the native soils supporting the swimming pool are likely clay soils having a high potential for volumetric change with changes in the moisture content of the clay soil[3]. Volumetric change of the soil is caused by the wetting of soil (swelling) and drying of soil (shrinking or settling).



Changes in the soil moisture content that causes the volumetric change at or around the pools can be caused by:

1) Broken water lines flowing to and from the pump house.
2) Climatic drying of the soil is due to prolonged drought of the area.
3) Climatic seasonal short-term wetting due to rain.

Broken water pipes can cause soils to swell whereas climate-induced droughts can cause shrinking or settling of soils. We reviewed aerial images of the site with Google Earth. Google Earth aerial photographs show the pool to have been in service up to October 2023 with water left in the medium sized pool and emptied in the larger pool.

[3] USDA Web Soil Report: See attached. Per the IBC, expansive clay soils that are highly susceptible to swelling and shrinking is defined as soils having a plasticity index of at least 15. The soil data for the area was reported to be between 23 to 47.

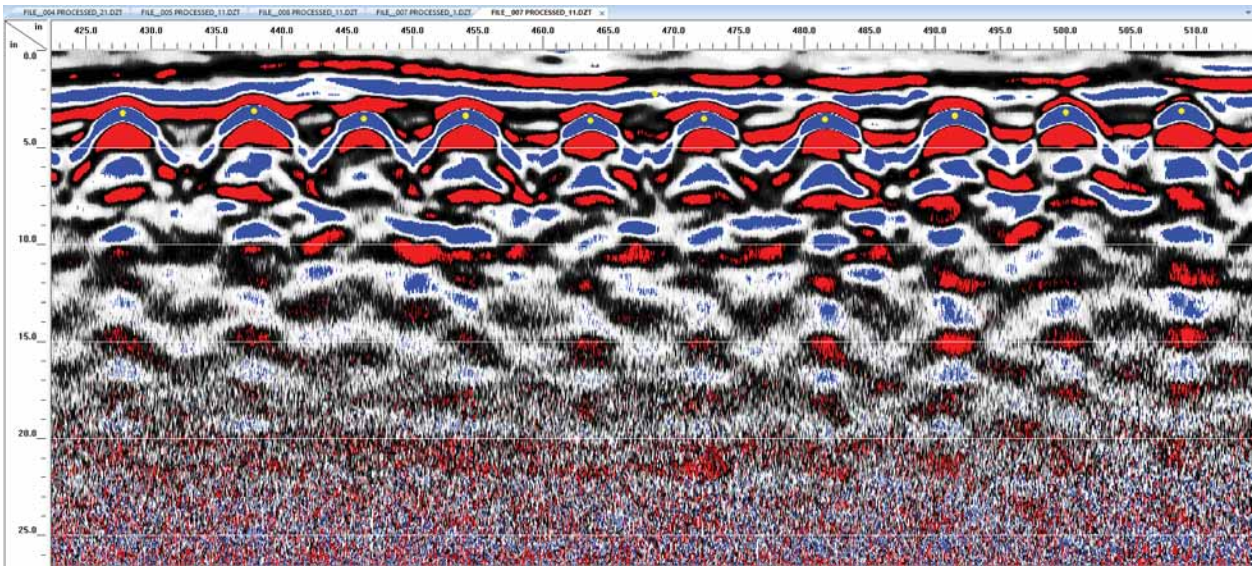
April 2023

October 2023

February 2024

The aerial photographs, soil properties for the area, and cracks in the pool floor and walls provide evidence that that the swimming pools likely experienced differential movement that caused the pool to crack. Historical invoices show the swimming pool has had the pool shell cracked and repaired at least once. The previous repairs appear to have been completed while the pools were in service. The cracks we observed in the pool shell appear to be more recent and likely appeared after the pool was emptied of water.

With the aid ground penetrating radar (GPR), we found the concrete shell for the swimming pools measures approximately 8 inches to 10 inches in thickness with a thickened beam along the perimeter ring of the pool. The image below illustrates GPR image number P05-07 which depicts the thickness of the concrete and location of reinforcement in the pool wall.



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Review of Pool Shell Structure – Medium Pool

In reviewing the condition of the medium sized pool, we found the medium sized pool to be of similar condition and experiencing similar effects as the larger pool. However, the medium sized pool exhibited larger and more cracks in the pool shell than the larger size pool. We found cracks in the pool shell at each of the four locations of the water skimmers found near the corners of the pool. Each of the skimmers had cracks through the pool shell.

Given the medium sized pool relatively close proximity to the larger pool, the large size cracks in the medium sized pool, amount of cracks and relative location of the cracks provide evidence that the medium sized pool is likely introducing moisture to the soil below the larger sized pool. Based on the overall condition of the medium sized pool and development of cracks, in our opinion, the medium sized pool likely cracked first and allowed water to permeate below the larger sized pool, causing the larger sized pool to move.

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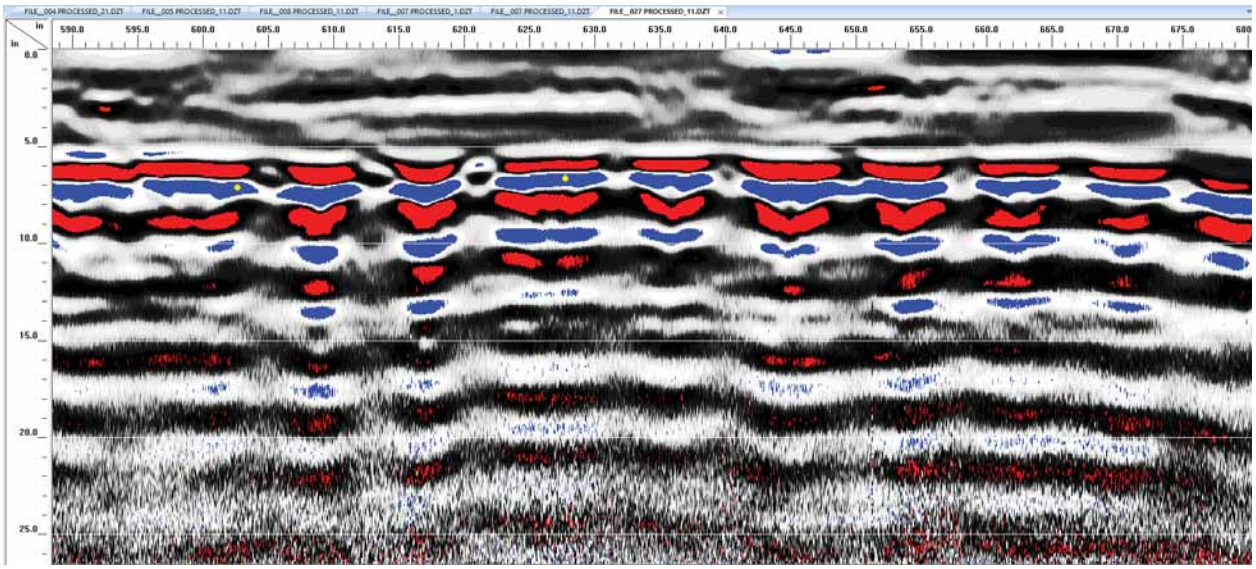

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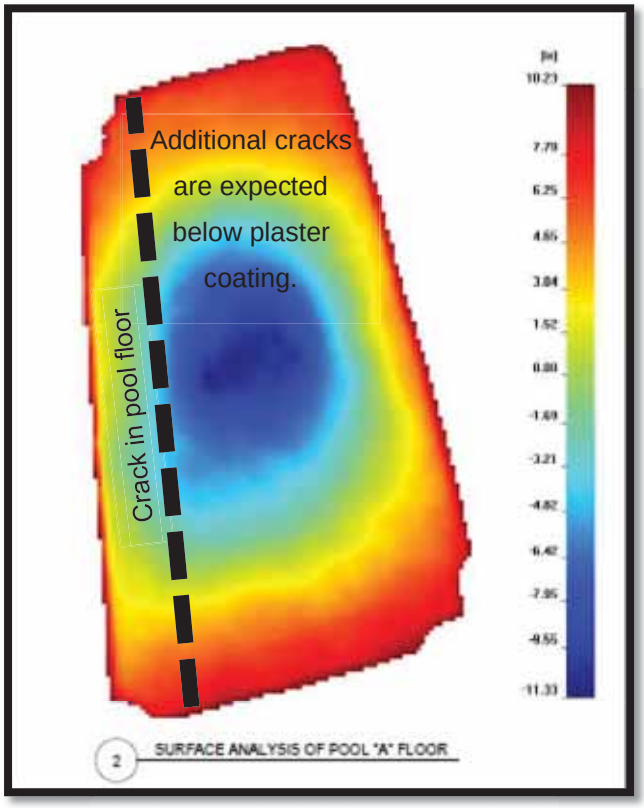

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Recommendations

We understand the swimming pool facility is closed to the public with considerations for being reopened. With reference to the International Building Code, the International Swimming Pool and Spa Code, International Property Maintenance Code, and the overall condition of the swimming pool structure, we recommend you consider the following options to be included in the long-term plans for the facility and the public:

1) *"Do Nothing".* The option to leave the facility in its current condition is high risk and not advisable. The "Do Nothing" option accounts for using the facility in its current unrepaired condition.

   Recommendation: We do not recommend leaving the existing pool structure and facility in its current condition. The pool structures have cracks and damage that do not allow water to be contained in the pool structure. The pool structures are not in a condition adequate for public use.

   The International Property Maintenance Code allows for the pool structure remain in its current condition provided the public does not have access to the empty pool structures. If the property is intended to be vacant and in an "un-repaired" state, we highly recommend consulting with the International Property Maintenance Code for specific provision for the upkeep and maintenance of the facility while it remains closed to the public.

   Probable Cost Estimate:
   The probable cost estimate to perform the "Do Nothing" option is zero or null. The current operating and maintenance costs should be considered the minimum annual cost to maintain the facility in its current condition. Additional costs may be incurred as the facility decays or deteriorates from deferred maintenance.

2) *Repair pool structure*: Repairing the pool shell structure is feasible with the current advances in pool shell repair. **However, repairing the pool shell is not always permanent and/or reliable given the factors that caused the crack will continue to remain. In other words, the pool concrete shell can be repaired but the forces and actions that caused the pool to move and crack will remain and continue to be a risk to the pool structures for additional damage. Therefore, repairing the pool structure can be completed with the expectation that the repairs are temporary. The pool structure will require additional repairs in the future, and the pool structure may continue to move to a degree that makes repairs no longer feasible.**

Between the three pools: large competition lane pool, medium sized general pool and the small children's wading pool, the pool large competition lane pool and the small children's pool are the most feasible for repair. The medium size pool has brakes in the concrete walls that are beyond repair to provide a reasonable degree of performance.

If the risk of repairing the large competition lane pool and small children's pool structures is acceptable, repairing the pool shell to re-instate the swimming pools to an operable condition should consider the following to be added to the facility project scope of work:

a. Abandon existing medium sized pool and repurpose area:
    i. Construct pipe drainage collection system at the bottom of the pool to drain water that may permeate to the bottom of the pool.
    ii. Fill pool with free draining clean aggregate (sands and gravels) over pipe drainage collection system.
    iii. Cap the top of the aggregate at the top of the ground with new artificial turf.
    iv. The City of Windcrest may opt to include a playground, sitting area or leave clear for waiting area for patrons on top of the new artificial turf over the abandoned pool.
b. Repair pool plaster/waterproofing and concrete structural shell:
    i. *Repair plaster coat:* Repairing cracks to the concrete shell (below the plaster topcoat) requires complete removal of the entire pool plaster coat to allow for all cracks to be exposed and repaired. Fully remove all of the plaster coats across the swimming pool walls and floor. Reapply the plaster coating over the structural concrete substrate pool shell.
    ii. *Crack Repair:* Repair approximately 200 lineal feet of full depth cracks in the concrete pools.

iii. *Reinforce the structural concrete shell:* Add fiber reinforced polymer (FRP) fabric sheets to the entire concrete shell of the swimming pool to provide additional reinforcement against cracks and breaks to the concrete pool shell[4]. The plaster coat is added to top of the FRP. Adding FRP to the structural concrete shell is not a common practice; however, the application of FRP to reinforce liquid containers and other concrete structures is not uncommon. FRP is not intended to be a waterproofing layer but instead is intended to reinforce the concrete for added strength to limit cracks in the concrete and aid in preserving the plaster coating.

c. Repair plumbing lines: Historical invoices show the piping has been reworked, added to and modified at various times throughout the life of the structure. We found the sidewalk pavement (deck) along the perimeter of the pool structure to be relatively lower in height in a manner that suggests the deck settled down leaving a ledge as a trip hazard. Recall our discussions on the condition of the sidewalk.

   Settlement of the sidewalk typically includes settlement of the soils below. We expect for the piping servicing the pools are broken and leaking water to some degree. We expect the piping to be removed and reconstructed with new piping surrounded by new pipe bedding the limits excessive settlement as is currently being experienced.

d. Remove and reconstruct concrete decks. Fully remove and reconstruct the concrete deck after the pool shell has been repaired and the piping has been removed and reconstructed with new pipe bedding.

e. Rehabilitate the existing building. The interior of the existing building should be improved by repainting, replacing broken fixtures and repairing cracks in masonry walls. Existing doors, windows, mechanical and electrical systems may remain provide the systems are in a “good” condition, operable and do not pose a hazard to the patrons.

f. Reconstruct sidewalks and pavements on site. The sidewalks and pavements servicing the building should be removed and reconstructed to provide ADA accessibility.

g. Landscaping, fencing and lighting. The space around the building and the pool facilities may remain in their current condition with repairs limited to make gates operable, repairing or replacing damaged or missing fence sections and repairing or replacing existing lights to be fully operable and safe.

[4] Applying fiber reinforced polymers to concrete is aids in rehabilitating damaged concrete. The FRP adds flexural strength, shear strength and improves ductility. Strengthening of Concrete Structures Using FRP Composites

h. Pool amenities. Pool amenities include shade structures, stands, seating and signage may be upgraded or improved over time. Existing amenities are not an engineering requirement to bring a building into operation. For this reason, stakeholders should be consulted with on the importance of including pool amenities into the scope for repairing the pool facility.

Probable cost estimate for repairs[5].

The probable cost estimate for repairing the pool structure, pool deck and piping is estimated as follows:

- Abandon Existing Medium Size Pool (approx. 2200 square feet, approx.13200 cu.ft. of volume)
    - Aggregate fill pool (includes drains) = (500 cu.yds. x $75/cu.yd.) = $38,000
    - Cap with artificial turf = (2200 x $10/sf) = $22,000
- Repair Pool Structure:
    - Crack repair = 200 lf x $100 per foot = $20,000
    - FRP reinforcement of concrete shell = 5600 square feet x $15 per square foot = $84,000
    - Plaster coating = 5600 square feet of pool shell x $22 per square foot = $123,200
    - (Quartzite interior finish or exposed aggregate)
- Reconstruct Piping:
    - Re-pipe with new pipe bedding = 1 pool x $35,000 per pool = $35,000
    - Pool equipment + electrical improvements to pool room = $10,000 + $15,000 = $25,000 (Repairs to pool equipment includes new sand filters, pumps, chemical analyzers and controls, and some upgraded electrical to service equipment)
- Reconstruct pool deck:
    - Reconstruction of pool deck = 15,000 square feet x $10 per square foot = $150,000 (Includes removal of the concrete deck)
- Building Renovation:
    - Recondition existing clubhouse building (MEP + interior space) = $40,000
- Sidewalk, Pavement and ADA Improvements:
    - Reconstruct sidewalks and pavement to meet ADA = $30,000

Net Probable Estimate Cost of Construction = $567,200
Net probable cost of construction excludes contingency, design and project management costs.

[5] Support to estimate the costs for repairs to the swimming pool and equipment was provided by Mr. Robert Johnson with Bluewater Oasis.

- Contingency:
    - Contingency cost at 10% of construction cost = $56,7200
- Design Cost for Architectural/Engineering and Project Management:
    - Cost for design consultants and project management at 20% of construction cost = $113,440

The total probable cost to repair the swimming pool structures, deck and piping is estimated to be at least $$737,360. We recommend estimating at least $750,000 ($750K) for the repair of the building structure, sidewalks, fencing, lighting, pool structure, deck and piping to include design and project management fees. Please note, the reliability of the repairs is low when we account for unknown and hidden conditions below the swimming pool which may cause the pool structures to experience additional movement.

In our professional opinion, it is not feasible or reasonable to expect the pool structure to not re-experience differential movement simply by repairing the pool structure and replacing the piping. The soil conditions below and around the pool structure are in varying degrees of moisture content and density given the varying degrees and occurrences of the leaks in the pool shell. Therefore, movement of the pool shell should be expected. For that reason, we included the FRP reinforcement to aid in attempting to reduce the development of cracks in the structural concrete.

3) *Remove and reconstruct*. The pool structures currently have damage to the pool shells that extend through the structural concrete below the waterproofing plaster. The pool decks and the piping are recommended to be removed and reconstructed. With the high probability of the pool structures experiencing additional movement and damage requiring additional repairs, removal and replacement of entire pool structures is highly recommended.

The cost of a new structure varies with multiple factors to be considered. In our historical estimates, we have estimated the cost of a new facility to be as much as $1000 per square foot for an indoor, inground swimming pool facility.

Our historical estimates are as follows:

- Pool structure: $200 to $350 per square foot
- Building structure: $200 to $350 per square foot
- Pool equipment, site improvements, landscaping: $100 to $250 per square foot of building

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(210) 591 - 8829

ENGINEERING

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Closing

The swimming pools at 5609 Windsong in the City of Windcrest, Texas are currently empty of water and not in use. We completed this study to review the condition of the pool structures and present our findings, opinions and recommendations for the feasibility of repairing the pool structures.

In my professional engineering opinion, the pool structures are currently damaged and not suitable to remain in service for public use. At a minimum, we recommend the pool structure be repaired and maintained following the requirements of the International Building Code, International Swimming Pool and Spa Code, International Property Maintenance Code, local, state and federal codes, laws and regulations for public pools. Repairing the pool structure should be considered temporary as the factors that caused the pool structures to move will remain unresolved. A greater benefit to the public will be to fully remove and reconstruct the swimming pool structures with a new facility. In our opinion, constructing a new facility is more reasonable than repairing the structures given the high probability of making additional repairs and reconstruction over the life of the existing structure.

Thank you for allowing me to provide my opinion on the condition of the swimming pools. Please contact my office if we can be of additional assistance.

END OF REPORT (2.1.2026)

Windcrest Community Pool Cost History

	Date	Firm	Scope	Cost Estimate
1	5/17/2021			
	Option 1		Rehab Existing Pools and Deck	$625,000.00
	Option 2		Demolish and add 2 New pool and splash pad on existing site	$1,800,000
	Option 3		New Aquatic center @ Jim Seal	$2,700,000.00
2	1/10/2022			
	Option 1		Rehabilitation on Existing pools, decking, plumbing, pumping system, electrical, chemical feed system, leveling building	$1,050,000.00
	Option 2		Demolish and add 2 New pool and splash pad on existing site	$2,100,000.00
	Option 3		New Aquatic center @ Jim Seal- All weather facility	$5,000,000
3	7/18/2022		Pool Demolition	
	Option 1		Pools Only	$45,000.00
	Option 2		Pools and Building	$72,000.00

4	2/3/2023			
	Option 1		Demolition of Existing pools and construction of new lap pool and wading pool- **Design Build process**	$1,833,551.00
	Option 2		Demolition of Existing pools and construction of new lap pool and wading pool- **Pre-purchase and Contractor install process**	$1,755,633.00
5	2/17/2026		Existing Site- Demolish Medium Pool and kiddie pool. Rehab large pool, decking, plumbing, chemical feed, ADA improvements to sidewalks. Minor electrical and minor building repairs	$750,000.00

	Existing Site Rehab	$625,000 - $1,050,000	3 Options
	Demo and Consruct a new pool Existing Site	$1,800,000 - $2,100,000	4 Options
	New Pool at Jim Seal	$2,700,00 -$5,000,000	2 Options

City of Windcrest City Council Meeting
February 2, 2026

Municipal Pool Renovation Briefing

52.5'
23.6'
19.5'
26.8'
12.0'
82.5'
33.0'

Background

- **Engaged A-1 Engineering to provide assessment of the pool conditions**
  - **Determine if pool can be repaired.**
  - **Probable Cost to make repairs**
  - **In business since 2011 with extensive experience in pool assessment, design, and repairs**
  - **The project engineer was Mr. Moises Cruz**
  - **A licensed professional engineer**
  - **license in the state of Texas.**
  - **Mr. Cruz specializes in structural engineering of buildings, walls, retaining walls, towers, foundations, cranes, swimming pools, stairs, steel fabrication and other structures.**
  - **Mr. Cruz has an extensive amount of experience in the design, inspection and assessment of swimming pools.**
  - **Mr. Cruz is experienced in geotechnical and construction materials engineering and testing.**

Background

- **Summary of Finding**
  - Large Pool is salvageable
  - Small Pool has severe cracking and structural movement
    - Very costly to repair and high risk that repairs would not last very long
  - Pool decking as failed and requires replacement
  - The building
    - Has cracks in wall requiring minor repairs
    - Evidence of possible plumbing issues and piping needs to be replaced
  - Sidewalk and ADA need to be replaced.
  - Pump House electrical panel need upgrade along with minor electrical wiring upgrade

Internal Discussions

- City Manager received information on previous work performed
- City Manager received draft structural report
- City Manager held meetings with City Engineer and Ms. Witmer to discuss how best to move forward with the pool.
- Decision made to develop a scope of work
  - That would have a pool operational by May 2027
  - Affordable
  - A pool that has an extended
- That scope of work would be provided to an Architect/Engineer to develop plans for bidding
- The City would have hard costs for renovations.
- The following portions of this presentation will provide Council the recommended scope of work.
- Afterwards staff will seek Council input and direction

Scope of Work Recommendation

Small Pool and Kiddie Pool

- Abandon the Kiddie Pool
- Abandon the Small Pool
- The pools would have holes drilled in the bottom for drainage purposes
- Gravel then placed in bottom of pool
- Next the pool would base materials and soil placed to ground level
- The final covering could be either grass or artificial turf to allow for activities in the area

Scope of Work Recommendation

Large Pool

- Seal and coat cracks, reline or other options including Myrtha replacement system
- Replace piping
- Replace lighting
- Replace drains
- Replace ladders and lifeguard station
- Other consideration is to evaluate utilizing the Myrtha pool system.

Scope of Work Recommendation

Pool Decking

- Remove all pool decking
- Remove and replace all water piping, drainage piping and electrical conduits under slab
- Replace bad fill materials with new compacted materials
- Pour new 4” concrete slab

Pool Building

- Replace Plumbing
- Repair Walls

Scope of Work Recommendation

Sidewalk and Entrance

- Replace sidewalk and ADA ramp
- Replace Entrance Ramp
- Re-stripe parking area

Pump House

- Upgrade Electrical Panel
- Minor Electrical Wiring Upgrade

Work Excluded Scope

- New fencing
- New amenities
- New filtration system
- Major improvements to building to include new roofing
- Additional parking slots

Recommended Next Steps

- Engage an Architect/Engineer to develop plans
  - Based upon the recommended improvements outlined.
  - Designed in a manner to get as much useful life as possible
- Seek bids to establish a definite cost.
- Award a contract if bid is within the City's financial capacity to do so.
- Renovation could be complete by May 2027

Questions And Discussion

City of Windcrest City Council Meeting
February 2, 2026

Municipal Pool Renovation Briefing