

City of Windcrest



AGENDA

SPECIAL SESSION CITY COUNCIL MEETING SEPTEMBER 20, 2019

CITY COUNCIL CHAMBERS @ 8601 MIDCROWN

9:00 A.M.

NOTICE IS HEREBY GIVEN THAT A CITY OF WINDCREST SPECIAL CITY COUNCIL MEETING WILL BE HELD AT WINDCREST CITY HALL, 8601 MIDCROWN, WINDCREST, TEXAS ON THE 20th DAY OF SEPTEMBER 2019, STARTING AT 9:00 A.M. DURING THE MEETING THE FOLLOWING SUBJECTS WILL BE CONSIDERED AND THE COUNCIL MAY TAKE ACTION ON ANY OF THE LISTED SUBJECTS.

THE CITY COUNCIL RESERVES THE OPTION TO RECESS THE MEETING DURING THE DAY OF SEPTEMBER 20, 2019, AND TO RECONVENE THE MEETING AT THE NEXT SCHEDULED SPECIAL CITY COUNCIL MEETING ON MONDAY, SEPTEMBER 23, 2019, 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.**

- Citizens may address the City Council on topics not on the agenda for no more than three (3) minutes.
- In addition to the foregoing, citizens shall also have the opportunity to address the City Council during consideration of posted agenda items for no more than six (6) minutes.
- 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 SPECIAL CITY COUNCIL MEETING:

V. ACTION ITEMS FOR STAFF BREIFING

NOTE: Items A, B, C, and D must be voted on individually and in the following order as required by state statute.

- a) City Council will review, discuss, and take action on Ordinance 2019-700, an ordinance approving and adopting a budget for operating the municipal government of the City of Windcrest for the fiscal year beginning October 1, 2019 and ending on September 30, 2020; appropriating money for the various funds and purposes of such budget including

appropriations of money to pay interest and principal sinking fund requirements on the indebtedness; providing a saving and severability clause; repealing all ordinances and appropriations in conflict with the provisions of this ordinance; and establishing an effective date. [Don Hakala, Municipal Finance Director] **2nd reading**

- b) City Council will review, discuss, and take action on Resolution 2019-719, a resolution ratifying the recently adopted budget for fiscal year 2019-2020. [Don Hakala, Municipal Finance Director]
- c) City Council will review, discuss, and take action on Ordinance 2019-701, an ordinance adopting the tax rate and levying a tax upon all property subject to taxation within the City of Windcrest, Texas, for the 2019 tax year for the use and support of the municipal government of the City of Windcrest for the fiscal year beginning October 1, 2019 and ending on September 30, 2020; apportioning said levy among the various funds and items for which revenue must be raised including providing a sinking fund for the retirement of the bonded debt of the city; and establishing an effective date. [Don Hakala, Municipal Finance Director] **2nd reading**
- d) City Council will review, discuss, and may take action on Ordinance 2019-712, an ordinance granting a special use permit to WCW Montgomery, LLC, for the construction of a car wash in a B-1 zoning district, Neighborhood Business District, at 6001 Montgomery, Windcrest, Texas 78239, BCAD Property #1097009. [Rafael Castillo, Jr., City Manager] **2nd reading**

VI. 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.

VII. ADJOURNMENT

The City Council reserves the right to retire into executive session whenever it is considered necessary and legally justified under the Texas Government Code, Subchapter D, Sections 551.071 et. seq. including, but not limited to, consultation with attorney, real property, prospective gifts, personnel matters, exclusion of witness, security devices, and economic development matters.

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 seventy-two (72) hours prior to the meeting on September 20, 2019.

By: /s/
Rachel C. Dominguez, City Secretary

ORDINANCE NO. 2019-700

AN ORDINANCE APPROVING AND ADOPTING A BUDGET FOR OPERATING THE MUNICIPAL GOVERNMENT OF THE CITY OF WINDCREST FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019 AND ENDING ON SEPTEMBER 30, 2020; APPROPRIATING MONEY FOR THE VARIOUS FUNDS AND PURPOSES OF SUCH BUDGET INCLUDING APPROPRIATIONS OF MONEY TO PAY INTEREST AND PRINCIPAL SINKING FUND REQUIREMENTS ON ALL INDEBTEDNESS; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES AND APPROPRIATIONS IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, a budget for operating the municipal government of City of Windcrest for the fiscal year October 1, 2019, to September 30, 2020, has been prepared in accordance with Chapter 102 of the Texas Local Government Code for the City of Windcrest, Texas; and

WHEREAS, said budget has been submitted to the City Council in accordance with the Local Government Code; and

WHEREAS, public notice of a public hearing upon this budget has been duly and legally made as required by the Local Government Code; and

WHEREAS, said public hearing on the Proposed Budget has been held; and

WHEREAS, the City's Proposed Budget has been amended in accordance with the Local Government Code; and

WHEREAS, a public hearing has been had upon said amendments to the Proposed Budget and, after full and final consideration of proposed expenditures, revenues, financial condition, and comparative expenditures as presented, it is the consensus of opinion that the budget as considered and amended at said hearings should be approved and adopted.

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

SECTION 1.

That the City Council of the City of Windcrest ratifies, approves and adopts the budget as finally considered for the fiscal year of October 1, 2019, to September 30, 2020, a copy of which shall be filed with the office of the City Secretary and with the Bexar County Clerk and which shall also be posted on the City's Internet Website, and which is incorporated herein for all intents and purposes.

SECTION 2.

That the appropriations for the 2019-2020 fiscal year for the different administrative units and purposes of the City of Windcrest, Texas be fixed and determined for said fiscal year in accordance with the expenditures shown in said budget, and that the distribution and division of said appropriations be made in accordance with said budget including such amounts shown for providing for sinking funds for payment of the principal and interest and the retirement of the bonded debt of the City of Windcrest.

SECTION 3.

That should any part, portion, or section of this ordinance be declared invalid or inoperative or void for any reason by a court of competent jurisdiction, such decision, opinion or judgment shall in no way affect the remaining portions, parts, or sections or parts of section of this ordinance, which provisions shall be, remain and continue to be in full force and effect.

SECTION 4.

That all ordinances and appropriations for which provision has heretofore been made are hereby expressly repealed if in conflict with the provisions of this ordinance.

SECTION 5.

That this ordinance shall take effect and be in full force and effect from and after its passage and approval according to law.

DULY PASSED ON FIRST READING, on the 16th day of September, 2019 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 _____, 2019 at a special 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, City Secretary

APPROVED:

Ryan S. Henry, City Attorney

**CITY OF WINDCREST, TEXAS
PROJECTED FUND SUMMARY
FISCAL YEAR 2018-19 BUDGET**

SUMMARY OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

	Beginning Fund Balance	Projected Revenues	Projected Expenditures	Projected Ending Fund Balance
	-			
General Fund	1,829,208.00	7,407,743.00	7,512,392.00	1,724,559
Garbage Fund	(285,376.00)	1,329,955.00	1,165,521.00	(120,942)
Debt Service Fund	440.00	-	-	440
Asset Seizure Fund (Federal)	488.00	5.00	-	493
Asset Seizure Fund (State)	2,892.00	6.00	-	2,898
County Fire Contribution Fund	16,819.00	-	2,000.00	14,819
School Crossing Guard Fund	48,012.00	6,488.00	12,000.00	42,500
Police Donations Fund	1,821.00	1,039.00	1,800.00	1,060
Police Education Training Fund	2,340.00	2,573.00	2,500.00	2,413
*Roosevelt Scholarship Fund	4.00	-	4.00	-
Court Technology Fund	21,669.00	15,653.00	4,625.00	32,697
Court Building Security Fund	43,771.00	11,566.00	2,500.00	52,837
Hotel Occupancy Tax Fund	128,352.00	298,371.00	270,000.00	156,723
EDC	568,048.00	629,904.00	226,651.00	971,301
WCCPD	631,607.00	780,794.00	950,474.00	461,927
Street Fund (CIP)	164,847.00	619,937.00	730,000.00	54,784
Public, Education & Gov.	12,926.00	12,000.00	-	24,926
2019 Series A Fund	-	7,400,000.00	500,000.00	6,900,000
2019 Series B Fund	-	2,000,000.00	105,492.00	1,894,508
Total:	3,187,868.00	20,516,034.00	11,485,959.00	12,217,943.00

* Fund will be closed affective 9/30/2019

**CITY OF WINDCREST, TEXAS
PROJECTED FUND SUMMARY
FISCAL YEAR 2019-20 BUDGET**

SUMMARY OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

	Projected Beginning Fund Balance	Proposed Revenues	Proposed Expenditures / Transfer Outs		Projected Ending Fund Balance
General Fund	1,724,559	7,744,046	7,281,596	**	2,187,009
Garbage Fund	(120,942)	1,303,250	1,233,500		(51,192)
Debt Service Fund (GO Bond 2019 Series A & B)	440	658,416	653,412		5,444
Asset Seizure Fund (Federal)	493	-	-		493
Asset Seizure Fund (State)	2,898	1,000	600		3,298
County Fire Contribution Fund	14,819	-	-		14,819
School Crossing Guard Fund	42,500	6,337	24,000		24,837
Police Donations Fund	1,060	2,520	2,500		1,080
Police Education Training Fund	2,413	1,000	1,000		2,413
Court Technology Fund	32,697	15,677	4,625		43,749
Court Building Security Fund	52,837	11,558	-		64,395
Hotel Occupancy Tax Fund	156,723	295,037	270,000		181,760
EDC	971,301	556,001	556,164		971,138
WCCPD	461,927	694,922	1,028,785		128,064
Street Fund (CIP)	54,784	619,616	550,000	**	124,400
Public, Education & Gov.	24,926	12,000	-		36,926
2019 Series A Fund	6,900,000	-	6,900,000		-
2019 Series B Fund	1,894,508	-	1,894,508		-
Total:	12,217,943.00	11,921,380.00	20,400,690.00		3,738,633.00

City of Windcrest

General Fund Summary by Department

Fiscal Year 2018-2019, 2019-2020

	18/19 Projected Year End	Proposed FY 19-20
General Fund		
Fund Balance (as per Audit)	1,829,208.00	1,724,558.00
Revenues*	7,407,743.00	7,744,046.00
Admin	300,258.00	326,413.00
Police	2,372,817.00	2,337,660.00
Fire	391,985.00	451,898.00
Special Services	181,748.00	223,987.00
Parks	138,500.00	161,000.00
Fleet Mechanic	173,750.00	175,310.00
Court	346,362.00	392,357.00
Facility Division	228,350.00	222,000.00
Civic Center	179,059.00	206,104.00
Contract Services	482,598.00	443,046.00
Tech Support	405,000.00	360,500.00
Public Works	749,408.00	619,217.00
Animal Control	165,926.00	173,861.00
Code Enforcement	73,144.00	67,544.00
Finance	345,253.00	346,871.00
City Manager	189,030.00	198,079.00
Pool	111,286.00	147,061.00
Post Office	63,397.00	73,476.00
Human Resources*	131,822.00	131,000.00
CIP	482,700.00	224,212.00
Ending Fund Balance	1,724,558.00	2,187,008.00
Total Expenditures*	7,512,393.00	7,281,596.00
Ending Fund Balance Less Capital	2,207,258.00	2,411,220.00
Total Expenditures* Less Capital	7,029,693.00	7,057,384.00
Revenue over/(under) expenditures	-\$104,650.00	\$462,450.00
Using Unrestricted Funds, was approved with the FY 16-17 Budget		

Projected Fund Balance year end FY 18-19* and FY19-20	1,724,558.00	2,187,008.00
Restricted Fund Balance (25 %, APPROVED ON 9/20/16)	1,757,423.25	1,764,346.00
Unrestricted Fund Balance (FY Ending Fund Balance -(minus) 25% Restricted Fund Balance)	(32,865.25)	422,662.00
Total Fund Balance year end FY 18-19, 19-20	1,757,423.25	1,731,480.75

* City Charter . Article VI- Finance. Section 6.12 Reserve Fund
http://windcresttx.granicus.com/MediaPlayer.php?view_id=8&clip_id=1781

	18/19 Projected Year End	Proposed FY 19-20
* Publication expenditure	\$13,000	\$13,000
* Lobbying	\$0.00	\$0.00

Items to consider FY 19-20

Item(s)	Requested	Approved	Option 1	Option 2	Option 3	Option 4	Option 5
			2FTE's	4FTE's	6FTE's		
HRA	\$ 65,000.00	\$ 50,000.00	\$ 65,000.00	\$ 65,000.00	\$ 65,000.00	\$ 65,000.00	\$ 50,000.00
-Fire Fighters (6 FTE's)	\$ 378,000.00		\$ 126,000.00	\$ 252,000.00	\$ 378,000.00		
-Fire Administrative Assistant (0.5 FTE)	\$ 22,500.00	\$ 22,500.00	\$ -	\$ -	\$ -	\$ -	
-Permits Clerk (0.5 FTE)	\$ 22,500.00	\$ 22,500.00	\$ -	\$ -	\$ -	\$ -	
Insurance increase	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
-Non Public Safety Personnel Pay Adjustment (GF)							\$ 46,000.00
-Public Safety Personnel Pay Adj. (GF)							\$ 64,000.00
-Public Safety Personnel Pay Adj. (WCCPD)							\$ 10,000.00
							\$ -
Total Benefits Increase		\$ 120,000.00	\$ 247,000.00	\$ 373,000.00	\$ 499,000.00	\$ 121,000.00	\$ 195,000.00
25% RESTRICTED RESERVE		\$ 30,000.00	\$ 61,750.00	\$ 93,250.00	\$ 124,750.00	\$ 30,250.00	\$ 48,750.00
Items for FY 2019-20							
-EDC audit adjustment	\$ 145,000.00		\$ 145,000.00				\$ 145,000.00
FD Capital							
Bunker Gear (only for requested paid Fire Fighters)	\$ 36,000.00		-	-	-	-	-
2019 Chevy Tahoe (Chiefs Vehicle)	\$ 71,890.00		-	-	-	-	-
2019 Chevy Tahoe (Quick Response Medical Vehicle)	\$ 71,890.00		-	-	-	-	-
2019 Chevy Tahoe (Fire Marshal's Vehicle)	\$ 71,890.00		-	-	-	-	-
			-	-	-	-	-
Total FD	\$ 251,670.00		\$ -	\$ -	\$ -	\$ -	\$ -
PW Capital							
-Street signs	\$ 30,000.00	\$ 30,000.00					
-Street Sweeper	\$ 48,168.81	\$ 48,168.81	-	-	-	-	-
Gator, 2 passanger	\$ 10,000.00		-	-	-	-	-
Scag mower	\$ 10,000.00		-	-	-	-	-
Public Works employee (2FTE)	\$ 70,000.00		-	-	-	-	-
Total PW	\$ 90,000.00		\$ -	\$ -	\$ -	\$ -	\$ -

P&R Capital									
-Takas Park improvements	\$	50,000.00							
-Lights lease purchase approved FY 15-16	\$	91,043.28	\$	91,043.28					
-New exercise equipment (P&R)	\$	6,000.00		-	-	-	-	-	
Total P&R Capital	\$	6,000.00		\$	-	\$	-	\$	-
Finance Capital									
-New computers	\$	50,000.00	\$	50,000.00					50,000.00
-Plat scanner	\$	10,000.00							-
Total Finance Capital	\$	60,000.00		\$	-	\$	-	\$	50,000.00
Pool Capital									
-Blue shade replacement	\$	8,000.00							-
-Slide	\$	5,500.00							-
Total Pool Capital	\$	-		\$	-	\$	-	\$	-

Revenue over Expenditures (see GF Summary)(*)

Available funds (Over 25 % required reserve) \$ 422,662.00 \$ 422,662.00

*** Proprty tax rate 0.327469, no increase in FY 19-20**

RESOLUTION NUMBER 2019-719

A RESOLUTION RATIFYING THE RECENTLY ADOPTED BUDGET.

WHEREAS, the City of Windcrest adopted its Budget for fiscal year 2019-2020;
and

WHEREAS, Local Government Code Section 102.007 (c) requires the City to
ratify the Budget by a separate vote;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
Windcrest, Texas, that:

1. The recently adopted Budget for fiscal year 2019-2020 containing a
property tax increase that raises more revenue from property taxes than was raised from
property taxes in the previous year is hereby ratified.

DULY PASSED AND APPROVED, on the _____ day of September, 2019 at a
regular meeting of the City Council of the City of Windcrest, Texas, which meeting was
held in compliance with the Open Meetings Act, Tex. 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 Dominguez, City Secretary

APPROVED:

Ryan S. Henry, City Attorney

ORDINANCE NO. 2019-701

AN ORDINANCE ADOPTING THE TAX RATE AND LEVYING A TAX UPON ALL PROPERTY SUBJECT TO TAXATION WITHIN THE CITY OF WINDCREST, TEXAS, FOR THE 2019 TAX YEAR FOR THE USE AND SUPPORT OF THE MUNICIPAL GOVERNMENT OF THE CITY OF WINDCREST FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019 AND ENDING ON SEPTEMBER 30, 2020; APPORTIONING SAID LEVY AMONG THE VARIOUS FUNDS AND ITEMS FOR WHICH REVENUE MUST BE RAISED INCLUDING PROVIDING A SINKING FUND FOR THE RETIREMENT OF THE BONDED DEBT OF THE CITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Chief Appraiser of the Bexar County Tax Appraisal District has prepared and certified the appraisal roll of the City of Windcrest, Texas, said roll being that portion of the approved appraisal roll of the Bexar County Tax Appraisal District which lists property taxable by the City of Windcrest, Texas; and

WHEREAS, the Tax Assessor and Collector of Bexar County has performed the statutory calculations required by Section 26.04 of the Texas Tax Code, and has published the effective tax rate, the rollback tax rate, an explanation of how they were calculated, and has fulfilled all other requirements for publication as contained in Section 26.04(e) of the Texas Tax Code, in a manner designed to come to the attention of all residents of said City and has submitted said rates to the City Council of said City prior to the regular City Council meeting of September xxth 2019; and

WHEREAS, the City Council has complied with all applicable requirements of the Texas Tax Code prior to the setting of the tax rate for said City for 2019.

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

SECTION 1.

That the tax rate of the City of Windcrest, Texas for the tax year 2019 be, and is hereby, set at **\$ 0.327469** on each one hundred dollars (\$100) of the taxable value of real and personal property not exempt from taxation by the constitution and laws of this state situated within the corporate limits of said City.

SECTION 2.

That there is hereby levied for the tax year 2019 upon all real and personal property not exempt from taxation by the constitution and laws of this state situated within the corporate limits of said City, and there shall be collected for the use and support of the municipal government of the City of Windcrest, Texas, to provide a sinking fund for the retirement of the bonded debt of said City and to provide for permanent improvements in said City, and said tax, so levied and collected, shall be apportioned to the specific purposes hereinafter set forth; to-wit:

- A. For the payment of current expenses and to be deposited in the general fund (for the purposes of maintenance and operations)
\$ 0.327469 cents on each one hundred dollars (\$100) of the taxable value of such property; and,
- B. To provide for sinking funds for the payment of the principal and interest and the retirement of the bonded debt, and the same shall become due as shall be necessary to pay the principal and interest of the current year as follows:

\$0.086075 cents per one hundred dollars (\$100) valuation.

SECTION 3.

That the Bexar County Tax Assessor and Collector is hereby authorized to assess and collect the taxes of said City employing the above tax rate.

SECTION 4.

That the Municipal finance Officer of said City shall keep accurate and complete records of all monies collected under this Ordinance and the purposes for which same are expended.

SECTION 5.

That monies collected pursuant to this Ordinance shall be expended as set forth in the City of Windcrest's FY 2019-2020 Annual Budget.

SECTION 6.

That all monies collected which are not specifically appropriated shall be deposited in the general fund.

SECTION 7.

That this ordinance shall take effect and be in full force and effect from and after its passage and approval according to law.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE. THE TAX RATE WILL EFFECTIVELY BE RAISED BY 4.98 PERCENT AND WILL RASE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000.00 HOME BY APPROXIMATELY \$15.51

DULY PASSED ON FIRST READING, on the 16th day of September, 2019 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 _____, 2019 at a special 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, City Secretary

APPROVED:

Ryan S. Henry, City Attorney

**AD VALOREM TAXES ANALYSIS
ESTIMATE OF AD VALOREM TAX REVENUE
AND PROPOSED DISTRIBUTION OF COLLECTIONS
BASED ON 2019 TAX RATE CALCULATION WORKSHEET 7/24/2019**

Taxable Assessed Valuation	\$764,933,205
Less TIF	\$0
Net Taxable Assessed Valuation	\$764,933,205
Proposed Tax Rate of \$100 Valuation	0.413544
Gross Revenue from Taxes	\$3,163,335
Estimated Percent of Collections	99%
Estimated Funds from Tax Levy	\$3,131,485

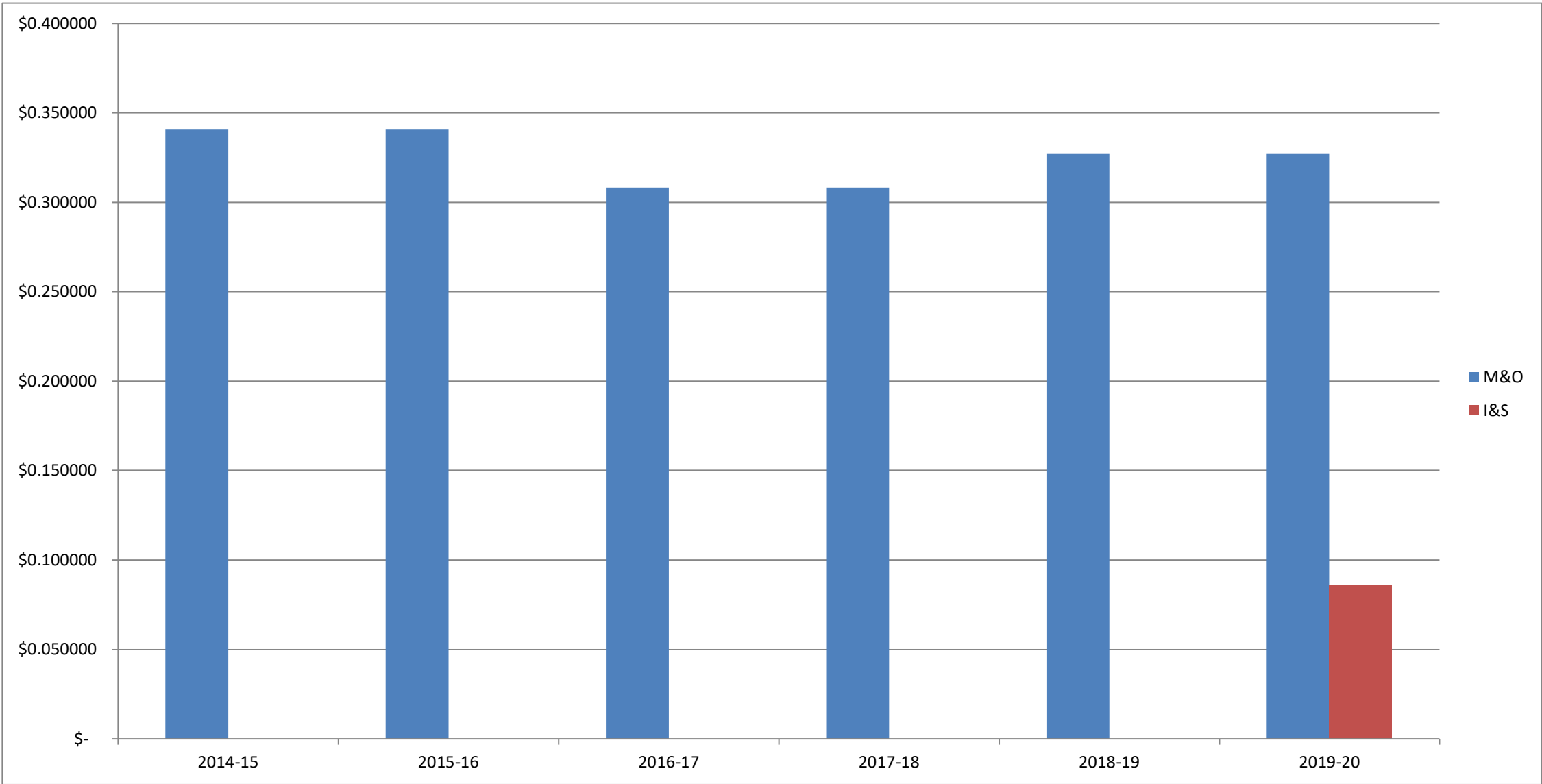
PROPOSED DISTRIBUTION OF ALL TAX COLLECTIONS

	<u>% of Total</u>	<u>Tax Rate</u>	<u>Collections</u>
General Fund (Operations and Maintenance)	78.97%	0.327469	\$2,473,069
Interest & Sinking	21.03%	0.086075	658,416
Total	100.01%	0.413544	\$3,131,485

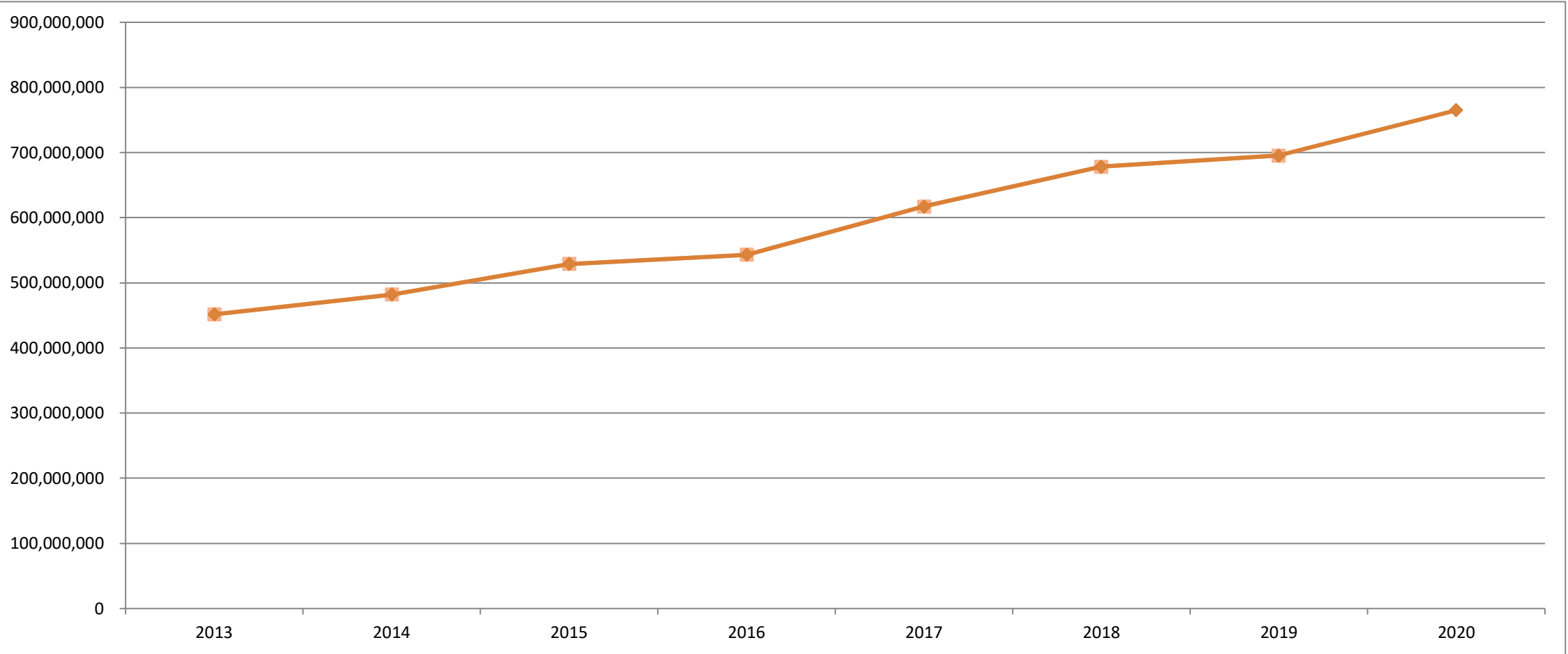
COMPARISON OF PREVIOUS YEARS TAX RATES AND PROPERTY VALUE ANALYSIS

	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>
General Fund (Operations & Maintenance)	0.340900	0.340900	0.308093	0.308092	0.327469	0.327469
Interest & Sinking	0.000000	0.000000	0.000000	0.000000	0.000000	0.086075
Total	0.340900	0.340900	0.308093	0.308092	0.327469	0.413544

Tax Rate



Taxable Assesed Value



ORDINANCE NO. 2019-712

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW A CAR WASH, A BUSINESS NOT SPECIFICALLY LISTED IN THE USE REGULATIONS OF ARTICLE III – DISTRICTS, GENERAL ZONING, DIVISION 5, SECTION 113-190 USE REGULATIONS OF THE CITY OF WINDCREST’S CODE OF ORDINANCES

WHEREAS, the City Council of Windcrest has the authority to grant a special use permit for the City; and

WHEREAS, the City Council desires that the City’s appearance remain well kept, healthy, and safe for public use; and

WHEREAS, the City Council has determined that certain businesses are beneficial to the commerce and overall betterment of the City;

WHEREAS, the City Council finds that granting a special use permit for the car wash does not cause any detriment to the City’s appearance and the safety of citizens, including both real and personal property; and

WHEREAS, the City Council finds amendments to its Code of Ordinances is necessary to address this issue and to ensure public health, safety, and welfare.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WINDCREST, TEXAS that this ordinance grants a special use permit to WCW Montgomery, LLC, for construction of a car wash in a B-1 zoning district, Neighborhood Business District, at 6001 Montgomery, Windcrest, Texas as an authorized use. All other requirements applicable to a B-1 zoning district apply.

I.

CUMULATIVE CLAUSE

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

II.

SEVERABILITY

That it is hereby declared to be the intent of 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.

III. 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.

IV. EFFECTIVE DATE

This ordinance shall be effective upon passage and publication as required by state and local law. As an amendment to the City's Code of Ordinances, this ordinance is effective immediately upon passage. The criminal penalties are effective upon the proper publication requirements being accomplished under state law.

THE ADOPTION OF CHAPTER 35 AND ITS SECTIONS ARE TO BE CONSTRUED CONSISTENT WITH THE WINDCREST CODE OF ORDINANCES.

DULY PASSED ON FIRST READING, on the 16th day of September, 2019 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 _____, 2019 at a special 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:

City Secretary, Rachel Dominguez

APPROVED:

City Attorney, Ryan Henry



Building Permit Application

Date: 08.05.2019

Permit # _____

Project Address: 6001 Montgomery Drive, Windcrest, TX 78239

Owner/Tenant Name: WCW Montgomery, LLC Address: 6001 Montgomery Drive, Windcrest, TX 78239

Legal Description: Lot 1, Block 1, Volume 9575, Page 33, Deed & Plat Records of Bexar County, Texas; "B-1" zoning

Lot/Track Block Section Addition Zoning

Proposed Use: Car Wash

Square Footage: 5,199 SF

Front Set Back: 30-ft on Montgomery Drive

Side Set Back: 25-ft

Rear Set Back: 25-ft

Side Set Back: 66-ft on Eagle Crest Blvd

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

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

Description of Work: Special use request & variance for a proposed car wash on an abandoned Chase Bank site.

Site is zoned "B-1" (Neighborhood Business District). Property size is 1.200 acres. Please see enclosed schematic site plan showing proposed layout.

Valuation of Work: \$1,600,000

Contractor: To be decided

Address: _____

City/ State/Zip

Business Phone & Fax

Cell Number

COMMERCIAL PROJECTS ONLY

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

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

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

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

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

Carol Ackerman

Watershed Car Wash

08.05.2019

Signature of Contractor or Authorized Agent

Printed Name

Company

Date

Signature of Owner (If Builder)

Printed Name

Date

City Official Comments: _____

Plans Reviewed & Approved By _____

Date _____

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

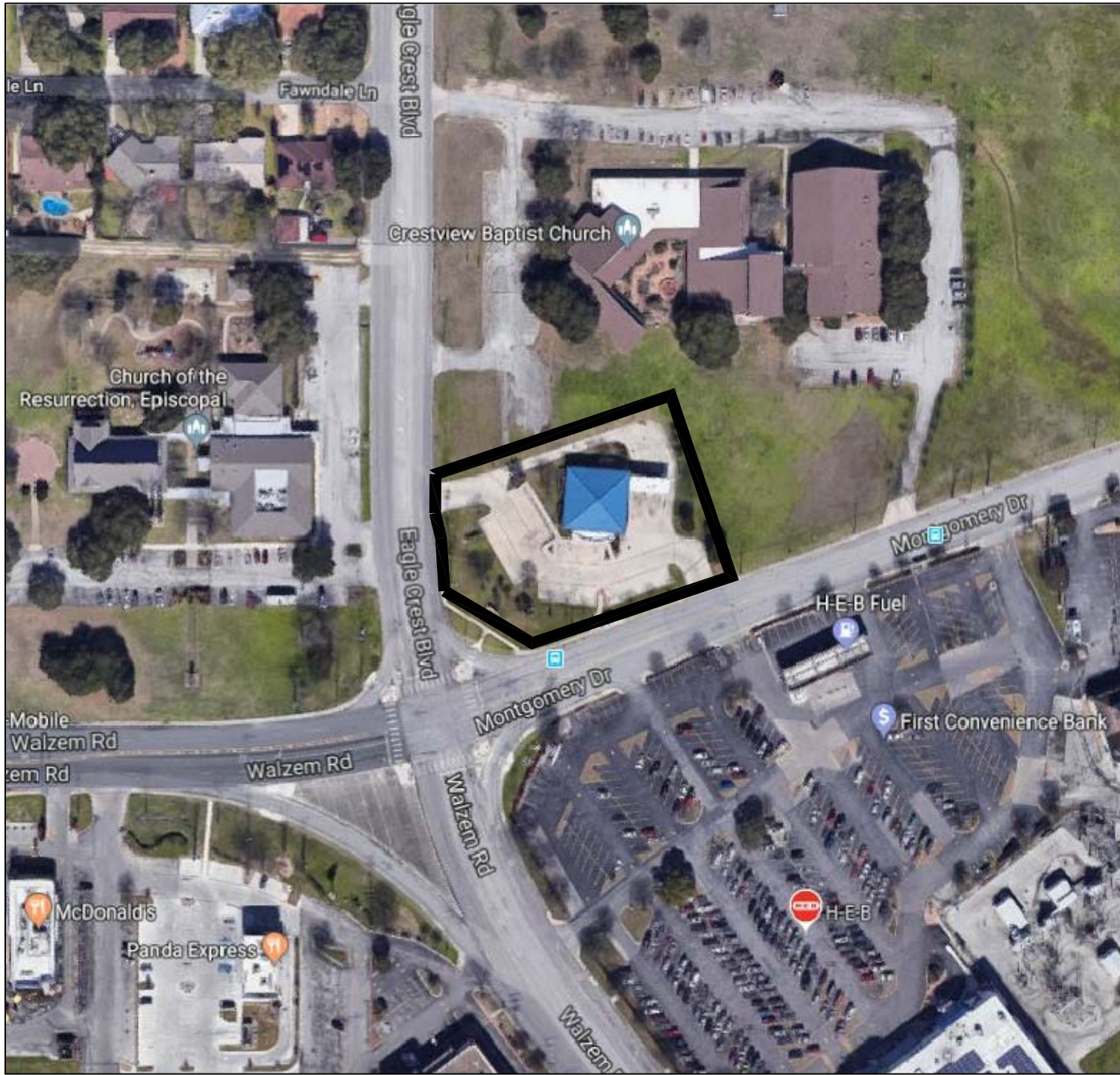
PROJECT INFORMATION

PROJECT DESCRIPTION
NEW EXPRESS SERVICE CAR WASH WITH OFFICE SPACE, BREAK ROOM AND RESTROOMS WITH NEW MECHANICAL, PLUMBING, AND ELECTRICAL. PARKING SPACES HAVE VACUUM STACHIONS FOR USE BY CUSTOMERS. A DRIVE-TRU PAY STATION AND THE VACUUM STACHIONS HAVE SHADE CANOPIES. THE CAR WASH TUNNEL HAS AN AUTOMATED CONVEYOR SYSTEM. NO VEHICLES WILL BE STORED IN THE TUNNEL WHILE THE BUSINESS IS CLOSED. AN ACCESSIBLE RESTROOM AND VENDING MACHINE FOR CUSTOMER USE WILL BE OPEN ONLY DURING NORMAL BUSINESS HOURS WHICH ARE ESTIMATED TO BE DAWN TO DUSK. THE OVERHEAD DOORS TO THE TUNNEL WILL ALWAYS BE OPEN ONLY DURING BUSINESS HOURS.

LOT AREA:	52,9418SF (1.203 ACRES)
SETBACKS	
FRONT YARD:	30'
STREET SIDE YARD:	66'
INT. SIDE YARD:	25'
REAR YARD:	25'
MAXIMUM HEIGHT	
ALLOWED:	35'-0"
PROPOSED:	24'-0"
BUILDING COVERAGE	
ALLOWED:	
PROPOSED:	9.5% (4,983 SF)
PARKING CALCULATIONS	
REQUIRED (GENERAL BUSINESS)	1/400 SF (COMBINED RETAIL SALES/SERVICE)= 4,983 / 400 = 13 SPACES
PROVIDED	24 SPACES (ONE VAN ACCESSIBLE ADA SPACE)

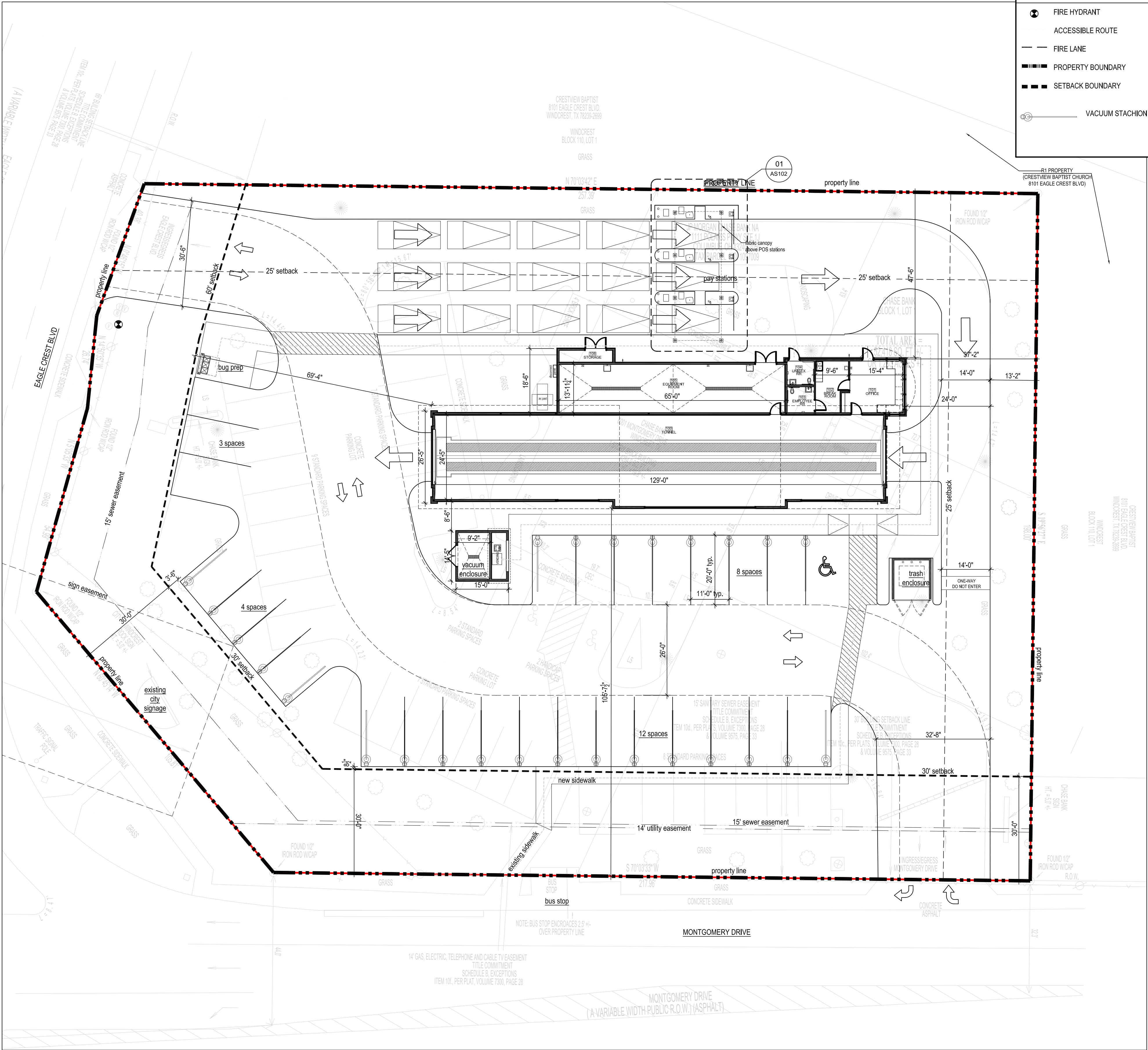
CODE INFORMATION

	2015 IBC SECTION
BUILDING USE	CAR WASH
OCCUPANCY GROUP	B1
CONSTRUCTION TYPE	TABLE 601
PROPOSED BUILDING HEIGHT	40'-0"
STORIES ALLOWED (NON-SPRINKLED)	TABLE 504.3
PROPOSED	2
ALLOWABLE FLOOR AREA	1
B OCCUPANCY	TABLE 506.2
OCCUPANCY LOAD	21



SITE IMAGE

SCALE: N/A



SITE LEGEND	
	FIRE HYDRANT
	ACCESSIBLE ROUTE
	FIRE LANE
	PROPERTY BOUNDARY
	SETBACK BOUNDARY
	VACUUM STATION

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Civil Engineer:

Structural Engineer:

Mechanical, Electrical,
and Plumbing Engineer:

WATERSHED
CARWASH
6001 MONTGOMERY DRIVE
WINDCREST, TX 78239

NOTE: This document, the ideas and design incorporated herein are and shall remain the property of Hatch + Ulland Owen Architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from Hatch + Ulland Owen Architects.

NOTE: By act of submitting a bid for the proposed contract, the bidder warrants that the bidder, and all subcontractors and material suppliers, he intends to use have carefully and thoroughly reviewed the drawings and specifications and other construction documents and have found them complete and free from any ambiguities and sufficient for the purpose intended. The bidder further warrants that to the best of their or their subcontractor's and material supplier's knowledge all materials and products specified or indicated herein are acceptable for all applicable codes and authorities.

NOT FOR REGULATORY APPROVAL
PERMITTING OR CONSTRUCTION

ERIK ULLAND 19.08.07

ISSUE DATES:
19.08.07 CUP
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....
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....
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ARCHITECTURAL
SITE PLAN

AS-101



01 SITE PLAN
SCALE: 1/16" = 1'