

City of Windcrest



AGENDA

PLANNING AND ZONING MEETING

August 29, 2019

CITY COUNCIL CHAMBERS @ 8601 MIDCROWN

6:00 P.M.

NOTICE IS HEREBY GIVEN THAT A CITY OF WINDCREST BOARD OF ADJUSTMENT MEETING WILL BE HELD AT WINDCREST CITY HALL, 8601 MIDCROWN, WINDCREST, TEXAS ON THE 29th DAY OF AUGUST 2019, STARTING AT 6:00 P.M. DURING THE MEETING THE FOLLOWING SUBJECTS WILL BE CONSIDERED AND THE COUNCIL MAY TAKE ACTION ON ANY OF THE LISTED SUBJECTS.

THE BOARD OF ADJUSTMENT RESERVES THE OPTION TO RECESS THE MEETING DURING THE EVENING OF AUGUST 29, 2019, AND TO RECONVENE THE MEETING ON THE FOLLOWING DAY AUGUST 30, 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**
- IV. **Citizens to be Heard.**
 - Citizens may address the Planning and Zoning Commission 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 Planning and Zoning Commission 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.

V. **Public Hearing**

Opening of Public Hearing

Public Hearing to receive comments on a request by WCW Montgomery, LLC, to obtain a special use permit 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.

Closing of Public Hearing

VI. Items for Discussion/Action

- a) Discussion of and action on a request by WCW Montgomery, LLC, to obtain a special use permit 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.
- b) Discussion of and possible action on the development of a City of Windcrest conceptual master plan as requested by Mayor Dan Reese. [Jennifer Newman, Windcrest Economic Development President, Mario Hernandez, Windcrest Economic Development Director]

VII. 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.

Adjournment

The Board of Adjustment 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 Board of Adjustment of the City of Windcrest is a true and correct copy of said Notice and was posted on the bulletin board at City Hall of said City in a convenient place to the public and said Notice was posted more than seventy-two (72) hours prior to the meeting on August 29, 2019.

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



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: _____

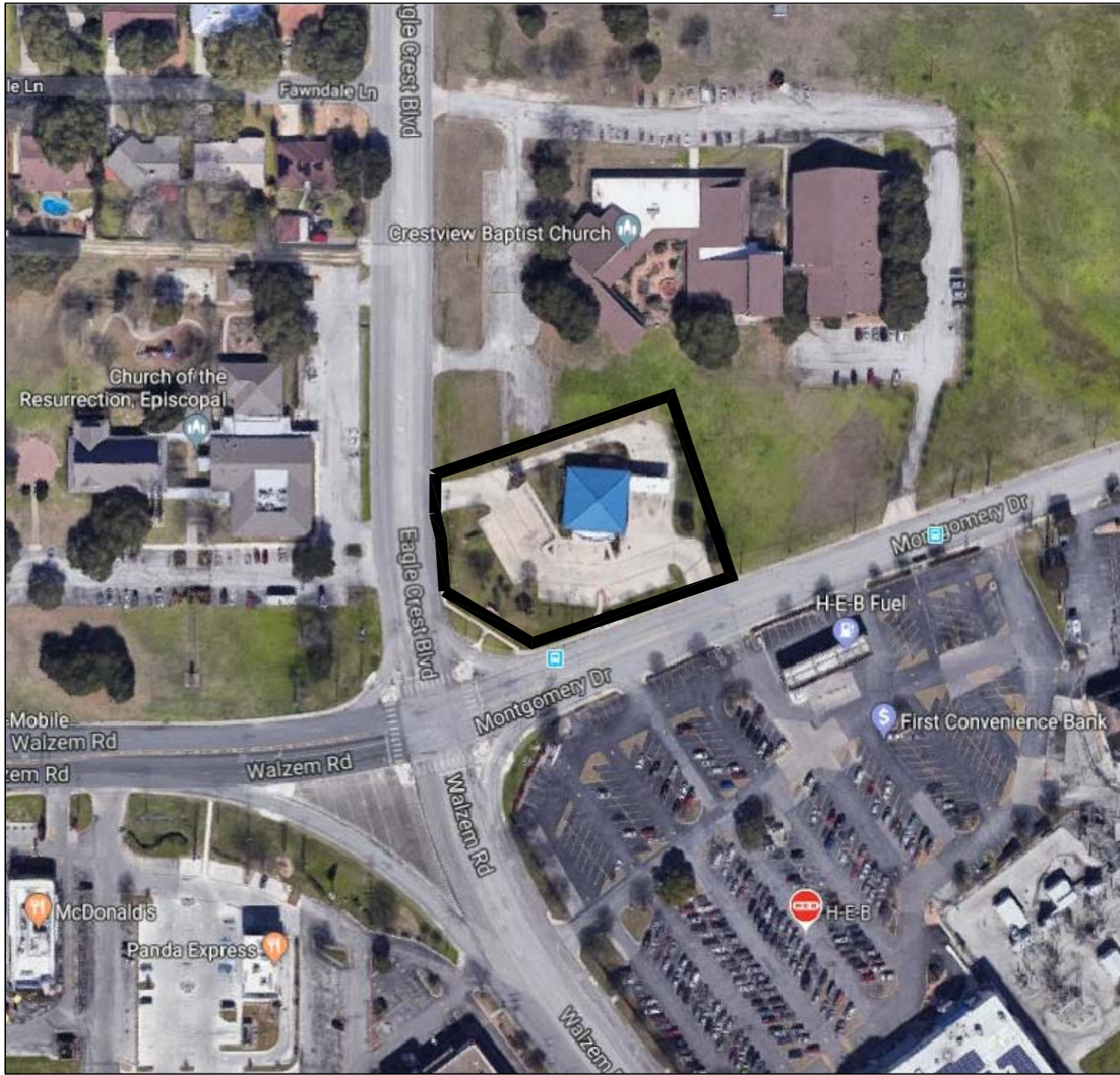
PROJECT INFORMATION

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)

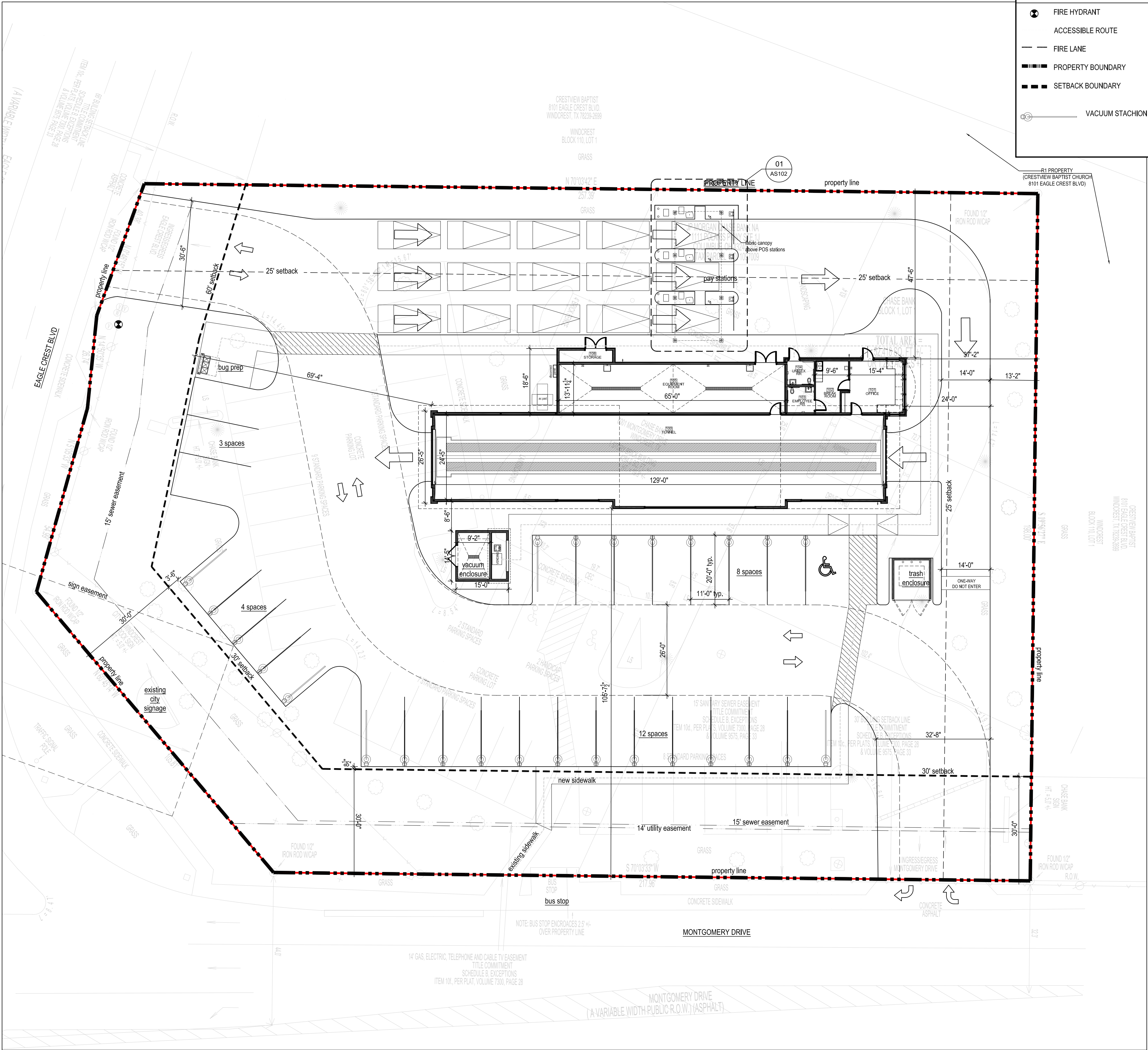
CODE INFORMATION

	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



01

SITE PLAN

SCALE: 1/16" = 1'



hatch+ulland owen
architects

1010 East 11th Street
Austin, Texas 78702
T: 512.474.8548
F: 512.474.8643

www.huarchitects.com

Civil Engineer:

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Structural Engineer:

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Mechanical, Electrical,
and Plumbing Engineer:

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WATERSHED
CARWASH
6001 MONTGOMERY DRIVE
WINDCREST, TX 78239

NOTE: This document, the ideas and design incorporated herein are and shall remain the property of these 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 these 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.

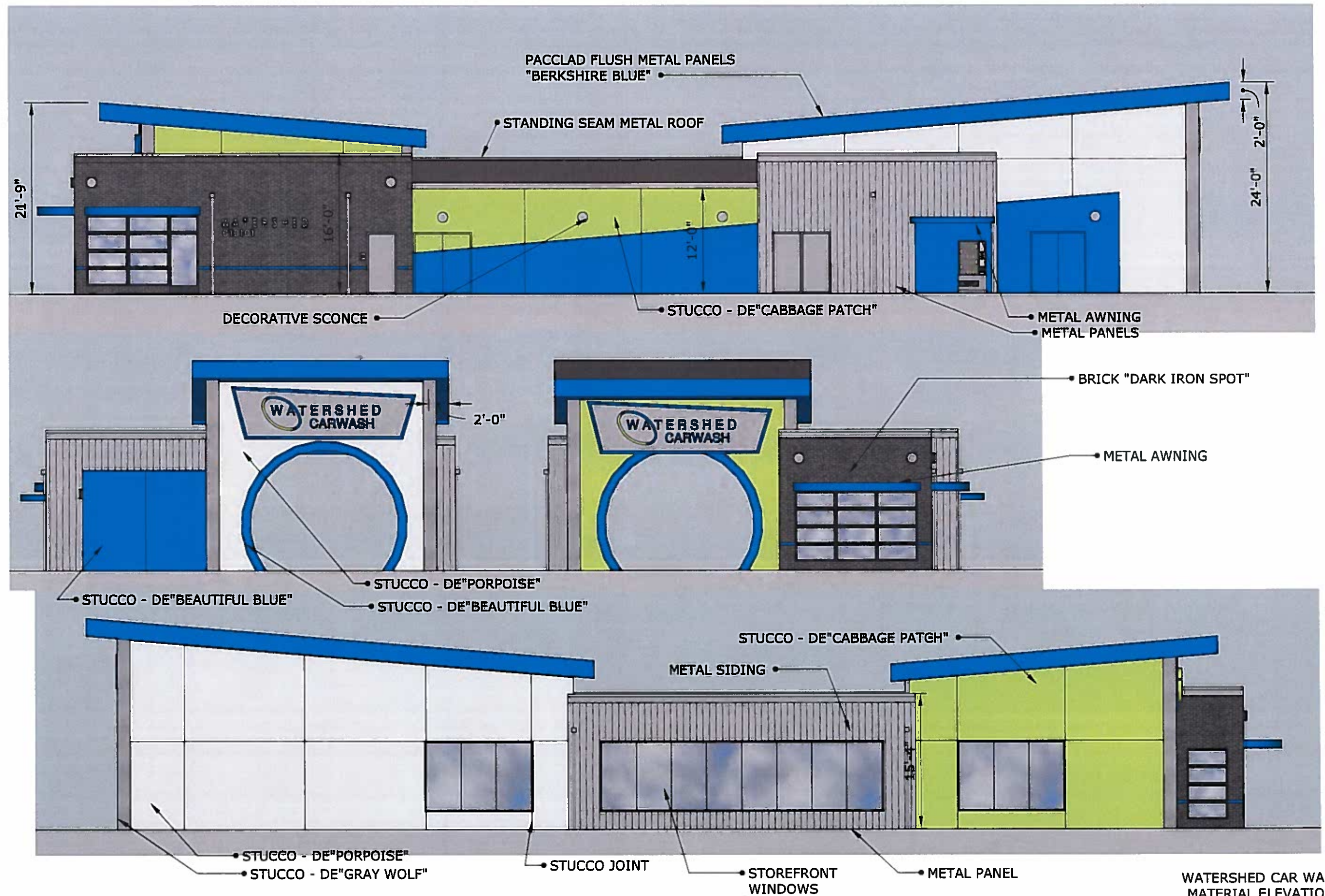
NOT FOR REGULATORY APPROVAL
PERMITTING OR CONSTRUCTION

ERIK ULLAND 19.08.07

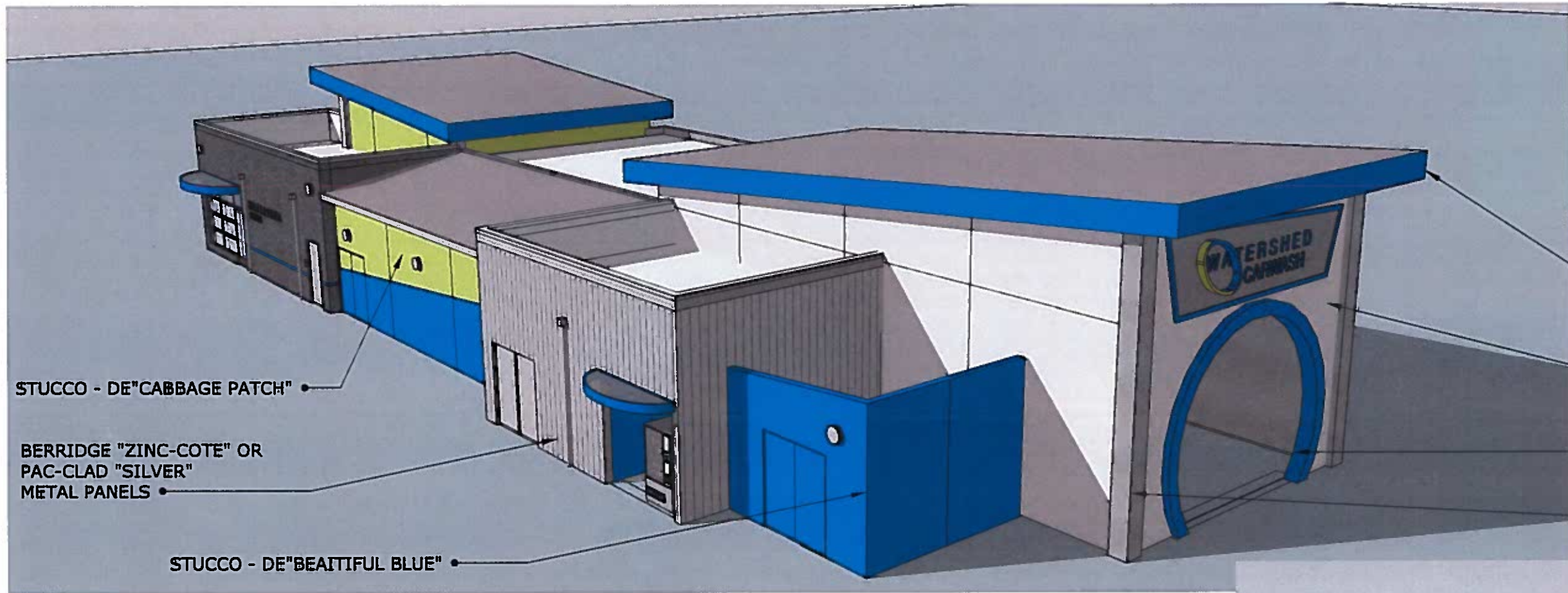
ISSUE DATES:	
19.08.07	CUP
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ARCHITECTURAL
SITE PLAN

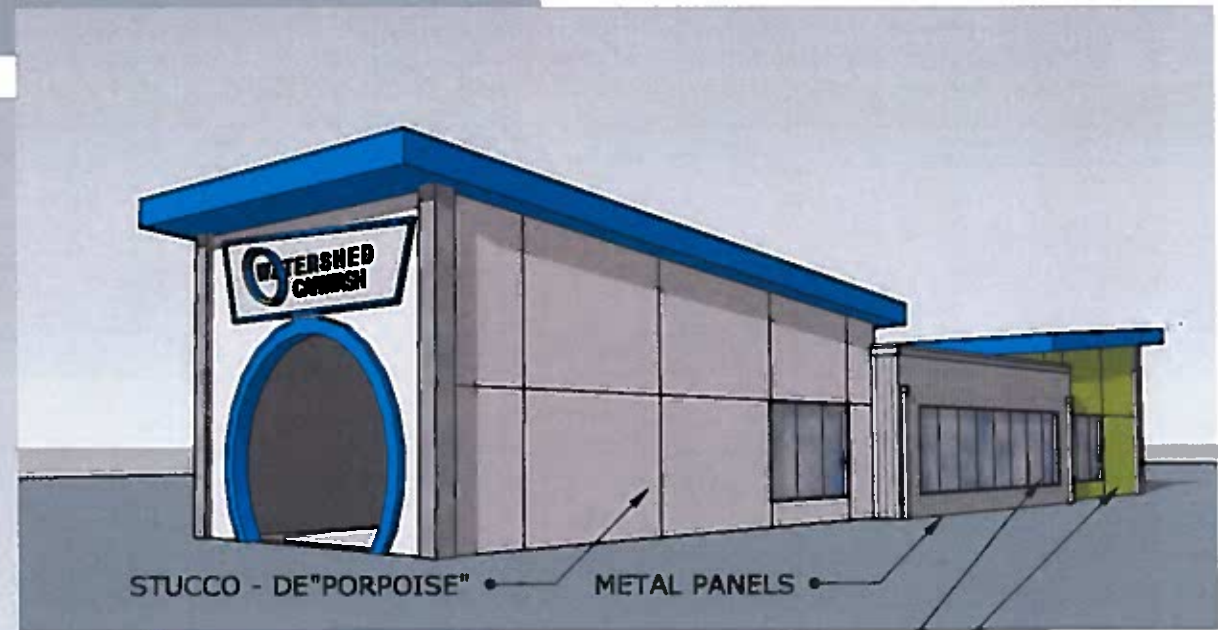
AS-101



WATERSHED CAR WASH
MATERIAL ELEVATIONS
SCALE : 3/32" = 1'
07-23-2019



- PAC-CLAD FLUSH SEAM MEAL PANEL "BERKSHIRE BLUE"
- STUCCO - DE "PORPOISE"
- STUCCO - DE "BEAUTIFUL BLUE"
- STUCCO - DE "GRAY WOLF"



- ALUM STOREFRONT
- STUCCO - DE "CABBAGE PATCH"

BRICK "DARK IRON SPOT"

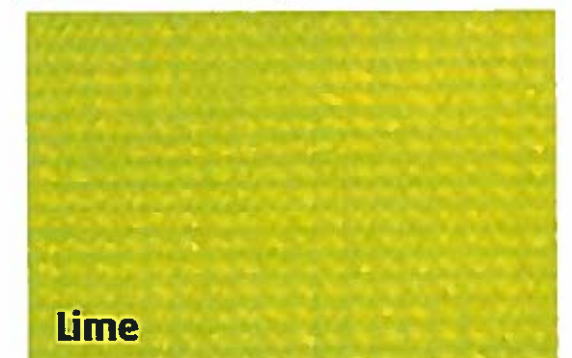
BRICK "DUSTY BLUE"



CANOPY FABRIC COLORS



Aquamarine



Lime

PAC-CLAD
METAL PANELS
"SILVER"

PAC-CLAD
METAL PANELS
(FASCIA AND SOFFIT AT HIGH ROOF)
"BERKSHIRE BLUE"

DUNN EDWARDS PAINT "BEAUTIFUL BLUE"

DUNN EDWARDS PAINT "CABBAGE PATCH"

DUNN EDWARDS PAINT "PORPOISE"

CANOPIES

Examples of
Watershed Canopies and POS Stations

101 1 20:00 4 21 07101 11



1350 HI-TECH DRIVE
SHERIDAN, WY 82801
PHONE: (307) 675-1982
EMAIL: info@vacutechllc.com
WEB: www.vacutechllc.com

#	Revision	By	Chk	Date
1	REMOVED LED LIGHTS AND ADDED SHROUDS. ADDED FUTURE AIR. CHANGED EXHAUST FROM INDOOR TO OUTDOOR. ADDED CANAPOY ARM TO COVER SINK AREA	LEB	KM	5/6/19
2	REVISED SITE PLAN	LEB	KM	5/20/19
3	ADDED CROSSBARS AND AWNINGS	MB	KM	6/11/19
4	ADDED VACUUM SPACE AREA A. RELOCATED VACUUM EQUIPMENT, ADDED POS AREA, ADDED UNDERGROUND AIR	MB	KM	7/18/19

Project Number	19-0327
Date	7/16/19
Drawn By	MB
Checked By	TD

V501







Crestview Baptist Church

8101 Eagle Crest Blvd., San Antonio, TX 78239-2603
(210) 655-7451 www.crestviewbc.org

Joshua Fuentes
Pastor

David Brown
Music Director

City Council
City of Windcrest
8607 Midcrown Drive
Windcrest, TX 78239

Re: Watershed Car Wash Development

Dear City Council,

It is always a joy to hear about future economic opportunities that can take place in the city of Windcrest. Yet, with those opportunities, there are always concerns about how these new businesses will ensure the integrity of our community. Like you, I always want to make sure value is being added, and I can confidently say Watershed Car Wash will add value to the city of Windcrest.

As their possible future neighbor, I was impressed with the values Jay represented for Watershed Car Wash. They are friendly, and desire to offer a unique, affordable experience for those who will participate. Moreover, they seek to provide a safe and clean environment for their employees, customers, and organizations they will be neighbors with. I was encouraged by their concerns to offer adequate covering for their employees, so they do not experience heat exhaustion from the hot Texas sun. Their concern for their future employees is so great, that if adequate covering cannot be provided, then they will not pursue development. That is the type of caring I want to be neighbors with, and for our community to experience. I believe Watershed Car Wash will be that and so much more.



Joshua Fuentes
Pastor
Crestview Baptist Church