

AN ORDINANCE 2015-01-15-0053

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

* * * * *

WHEREAS, a public hearing was held after notice and publication regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 0.459 acres out of Lot 3, Block 10, NCB 18333 from "RM-6 MSAO-1 MLOD" Residential Mixed Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "R-20 S MSAO-1 MLOD" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for a Wireless Communication System.

SECTION 2. A description of the property is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 3. The City Council finds as follows:

- A.** The specific use will not be contrary to the public interest.
- B.** The specific use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C.** The specific use will be in harmony with the spirit and purpose as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- D.** The specific use will not substantially weaken the general purposes or the regulations as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- E.** The specific use will not adversely affect the public health, safety and welfare.

SECTION 4. The City Council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Attachment "B"** and made a part hereof and incorporated herein for all purposes.

SECTION 5. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 -491.

SECTION 6. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 7. This ordinance shall become effective January 25, 2015.

PASSED AND APPROVED this 15th day of January, 2015.

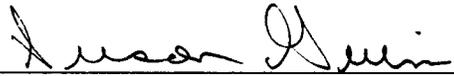

M A Y O R
Ivy R. Taylor

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



Martha G. Sepeda, Acting City Attorney
For

Agenda Item:	Z-32						
Date:	01/15/2015						
Time:	02:28:22 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2015023 S (District 8): An Ordinance amending the Zoning District Boundary from "RM-6 MSAO-1 MLOD" Residential Mixed Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "R-20 S MSAO-1 MLOD" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for a Wireless Communication System on 0.459 acres out of Lot 3, Block 10, NCB 18333 located at 18104 Babcock Road. Staff and Zoning Commission recommended approval. (Continued from December 4, 2014)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Trevino	District 1		x				x
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4	x					
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x			x	
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

TX LANDMARK SURVEYING

26254 IH 10 West, Suite 105 | Boerne, TX 78006 | 830.428.0290
Texas Registered Surveying Firm No. 10164600

FIELD NOTES FOR A 0.459 ACRE (20,001 SQFT) TRACT OF LAND

BEING a 0.459 acre (20,001 sqft) tract of land out of LOT 3, BLOCK 10, of the LUTHERAN HIGH SCHOOL SUBDIVISION, NCB 18333, as shown on the replat recorded in Volume 9651, Page 59, Deed and Plat Records of Bexar County, Texas (DPRBCT) (R1), said 0.459 acres being more particularly described as follows:

BEGINNING at a found 1/2" rebar with obliterated plastic cap, the northernmost corner of this tract, the northernmost corner of said LOT 3, the easternmost corner of the RM BUSH PROPERTIES, LLC 9.592 acre tract recorded in Volume 15677, Page 2186, DPRBCT, located on the southwest ROW line of LUSKEY BOULEVARD (Variable width ROW), from which a found 1/2 rebar with plastic cap stamped "PAPE DAWSON" bears South 45° 12' 19" West for 777.37 feet (South 45° 13' 10" West for 777.18 feet, R1) for the southwestern most corner of said LOT 3, the southernmost corner of the RM BUSH PROPERTIES, LLC 3.000 acre tract recorded in Volume 15677, Page 2186, DPRBCT, located on the eastern ROW line of BABCOCK ROAD for reference;

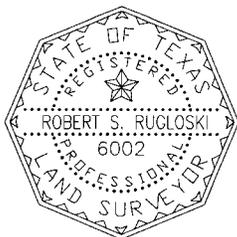
THENCE 65.00 feet along a curve to the left (R=429.95', $\Delta=8^{\circ} 39' 43''$, CB=South 55° 54' 33" East, CH=64.94') along the northeast boundary line of this tract, the northeast boundary line of said LOT 3, the southwest ROW line of said LUSKY BOULEVARD, to a point for the easternmost corner of this tract;

THENCE through the interior of said LOT 3, the following bearings and distances:

1. South 74° 13' 25" West for 90.13 feet to an angle point of this tract;
2. South 45° 12' 19" West for 258.23 feet to an interior corner of this tract;
3. South 44° 47' 41" East for 89.00 feet to a southeastern corner of this tract;
4. South 45° 12' 19" West for 110.00 feet to the southernmost corner of this tract;
5. North 44° 47' 41" West for 109.00 feet to the westernmost corner of this tract on a northwestern boundary line of said LOT 3, the southeast boundary line of said RM BUSH 3.00 acre tract;

THENCE North 45° 12' 19" East for 434.53 feet along the southeast boundary lines of said RM BUSH 3.000 acre tract and said RM BUSH 9.592 acre tract, to the **POINT OF BEGINNING**

CONTAINING: 0.459 acre (20,001 sqft) of land.



The basis of bearings is Texas State Plane Coordinate System, South Central Zone, NAD 83. This description was based on a survey made on the ground under my supervision completed on June 11, 2014, from which an exhibit was prepared.

Robert S. Rugloski, Tx RPLS #6002
Job #11403032 ♦ (BA/RSR) ♦ October 24, 2014

ZONING EXHIBIT

BEING a 0.459 acre (20,001 sqft) tract of land out of LOT 3, BLOCK 10, of the LUTHERAN HIGH SCHOOL SUBDIVISION, NCB 18333, as shown on the replat recorded in Volume 9651, Page 59, Deed and Plat Records of Bexar County, Texas

RM BUSH PROPERTIES LLC
3.000 ACRES
15677/2186 DPRBCT
PID: 748685

RM BUSH PROPERTIES LLC
9.592 ACRES
15677/2186 DPRBCT
PID: 748685

POB

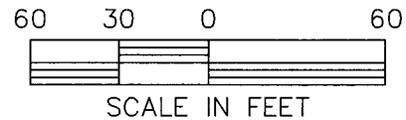
LUSKEY BLVD
(VAR. WIDTH ROW)

L=65.00'
R=429.95' (R=429.95', R2)
Δ=8°39'43"
CB=S 55°54'33" E
CH=64.94'

LOT 3, BLOCK 10, NCB 18333
LUTHERAN HIGH SCHOOL
ATHLETIC FIELD SUBD (REPLAT)
9651/59 DPRBCT

LUTHERAN HIGH SCHOOL
ASSOCIATION OF SAN ANTONIO
53.39 ACRES
11624/476, DPRBCT
PID: 1190271

AREA TO BE
REZONED
0.459 ACRE
20,001 SQ FT



SURVEY NOTES

- (1) CLIENT: Celeris Group
- (2) DATE FIELD SURVEY COMPLETED: June 11, 2014
- (3) BASIS OF BEARINGS: Horizontal Datum based upon the Texas State Plane Coordinate System, NAD 1983, Central Zone.
- (4) FEMA FIRM PANEL #48029C0210G dated September 29, 2010 shows a portion of the scaled location of the subject property to be located in Zone "X" which IS NOT a Special Flood Hazard Area (SFHA).
- (5) REFERENCES:
R1 - Volume 9651, 59, DPRBCT. Replat of Lutheran High School Athletic Field
R2 - Volume 11624, Page 476, DPRBCT, Special Warranty Deed

LEGEND

- ⊙ Found 1/2" rebar with no identification
 - Found 1/2" rebar with obliterated plastic cap
 - ⊙ Found 1/2" rebar with plastic cap stamped "PAPE DAWSON"
 - Calculated Point
- | | | | |
|---------|--------------------|--------|--|
| — x — | Wire Fence | DPRBCT | Deed and Plat Records of Bexar County, Texas |
| — ○ — | Chainlink Fence | BSL | Building Setback Line |
| — □ — | Wood Fence | PUE | Public Utility Easement |
| — OHU — | Overhead Utilities | POB | Point of Beginning |
| | | NCB | New City Block |

CERTIFICATION

I hereby certify this survey was made on the ground under my supervision; this plat correctly represents the facts found at the time of the survey.

Robert S. Rugloski

October 24, 2014

Robert S. Rugloski, TEXAS RPLS #6002
TX REGISTERED SURVEYING FIRM #10164600
JOB #11403032

DATE



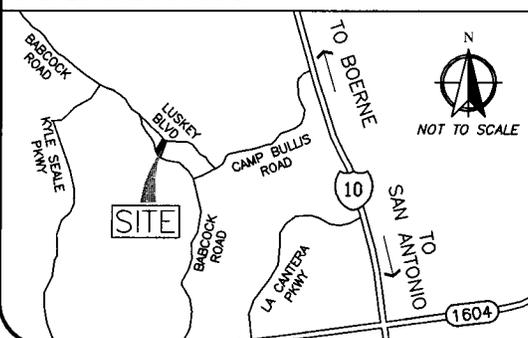
TEXAS LANDMARK SURVEYING

26254 IH 10 West, Suite 105, Boerne, TX 78006
www.LandmarkSurveying.net (830) 428-0290

"Do not move the ancient landmark..." (Proverbs 23:24)



LOCATION MAP



File: HIG_K:\MKT_CEL\16436 - SX2436 to Cantera Relo\Zoning Map\SX2436 7/16/14.dwg, Oct 23, 2014, 3:07pm, gds

PROJECT INFORMATION

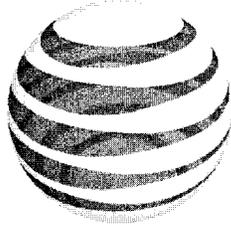
APPLICANT/LEASEE:
NAME: AT&T MOBILITY
ADDRESS: 6500 WEST LOOP SOUTH, 4TH FLOOR
CITY, STATE, ZIP: BELLAIRE, TX 77401
CONTACT:
PHONE:

TOWER OWNER:
NAME: AT&T MOBILITY
ADDRESS: 6500 WEST LOOP SOUTH, 4TH FLOOR
CITY, STATE, ZIP: BELLAIRE, TX 77401
CONTACT:
PHONE:

PROPERTY OWNER:
NAME: LUTHERAN HIGH SCHOOL
ADDRESS: 18104 BABCOCK RD.
CITY, STATE, ZIP: SAN ANTONIO, TX 78255
CONTACT: STEPHEN EGGOLD
PHONE: 210-694-4962

SCOPE OF WORK: NEW UNMANNED TELECOMMUNICATION FACILITY

LATITUDE: 29° 36' 52.769" (NAD83)
LONGITUDE: -98° 38' 01.49" (NAD83)
AMSL: 1112.13' (NAD88)
JURISDICTION: BEXAR COUNTY
TELEPHONE CO.: UNKNOWN
POWER CO.: UNKNOWN



Z2015023

at&t

6500 WEST LOOP SOUTH, 4TH FLOOR
BELLAIRE, TX 77401

APPROVALS

AT&T CONSTRUCTION MGR.	GOODMAN ENGINEER
GOODMAN CONSTRUCTION MGR.	CONTRACTOR
PROPERTY OWNER	CONTRACTOR

SHEET INDEX

SHT.	TITLE	REV
Z01	TITLE SHEET	E
Z02	SITE PLAN AND ELEVATION	E

ZONING REQUEST: REQUEST FOR R-20S, SPECIFIC USE AUTHORIZATION FOR WIRELESS COMMUNICATION SYSTEM

AT&T SITE NAME
La CANTERA RELO

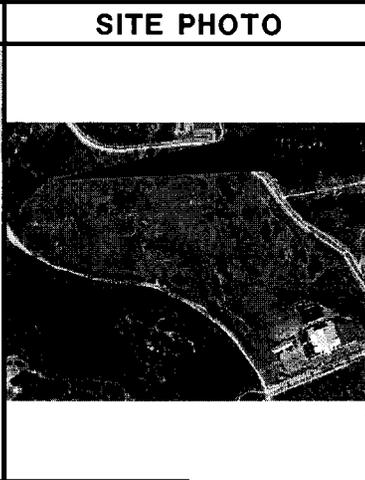
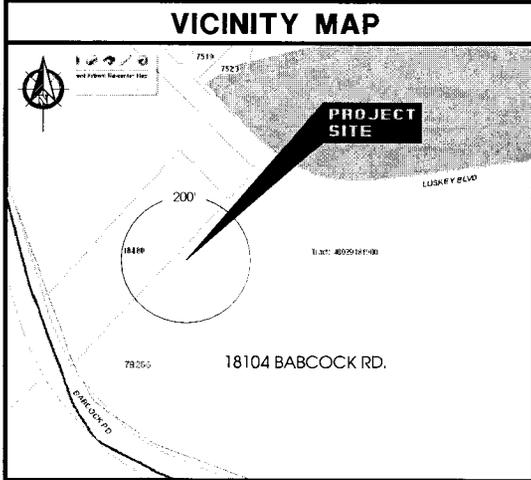
AT&T SITE NUMBER
SX2436

SITE ADDRESS
18104 BABCOCK RD.
SAN ANTONIO, TX 78255

(BEXAR COUNTY)

DRIVING DIRECTIONS

FROM INTERSTATE 35 IN AUSTIN, GO SOUTH TO SAN ANTONIO TO TO LOOP 1604, TAKE LOOP 1604 WEST TO BABCOCK RD. TAKE BABCOCK RD. NORTH TO CAMP BULLIS RD. TAKE CAMP BULLIS EAST TO LUSKY BLVD. TAKE LUSKY NORTH TO SITE ENTRANCE AT BACK OF SCHOOL PROPERTY ON THE LEFT.



DESIGN TEAM

DESIGNER/ENGINEER:
NAME: THE CELERIS GROUP, INC.
ADDRESS: 2000 E. LAMAR BLVD., SUITE 550
CITY, STATE, ZIP: ARLINGTON, TX 76006
CONTACT: MARK STAPLETON
PHONE: 817-446-1700

BUILDING CODES

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL AUTHORITIES HAVING JURISDICTION.

1. INTERNATIONAL BUILDING CODE	2. N/A
3. NATIONAL ELECTRIC CODE	4. ANSI/TIA/EIA-222
5. CITY/COUNTY ORDINANCES	



IF YOU DIG IN ANY STATE DIAL 811 FOR THE LOCAL 'ONE CALL CENTER' IT'S THE LAW

THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER/SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL THE UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO THE EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

REVISIONS	DATE
ISSUED FOR ZONING	07/16/14
ISSUED FOR ZONING	08/25/14
ISSUED FOR ZONING	09/12/14
ISSUED FOR ZONING	09/23/14
ISSUED FOR ZONING	10/23/14

CELEERS PROJECT NO.: 14-5436



CELERIS GROUP
 COMMUNICATIONS ENGINEERS
 2000 E. LAMAR BLVD., SUITE 550
 ARLINGTON, TX 76006
 Office: 817.446.1700
 Fax: 817.460.0577
 TX Firm Reg. # F-13992

PRELIMINARY NOT FOR CONSTRUCTION

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF PERMITS ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.



6500 WEST LOOP SOUTH, 4TH FLOOR
BELLAIRE, TX 77401

SITE NAME

La CANTERA RELO

SITE NUMBER

SX2436

<small>DRAWN BY:</small>	KOR
<small>CHECKED BY:</small>	ZC
<small>DATE:</small>	10/23/14
<small>PROJECT SCALE:</small>	1:2
<small>DRAWING NAME:</small>	SITE PLAN
<small>SHEET NO.:</small>	Z01

PATRICK MAYNARD, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONE CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

- 1) DIMENSION THE ZONING AREAS, EX 65' ALONG LUSKEY, DISTANCE & DIMENSION THE ZONING BOUNDARY, Z02
- 2) DIMENSION THE LEASE SITF INSIDE THE ZONING BOUNDARY, Z02
- 3) ADD TABULATION - "WIRELESS SUPPORT STRUCTURE" BELOW THE STATEMENT ACKNOWLEDGEMENT IN Z02...
 - A. LEASE AREA = 2500 SF
 - B. ACCESS DRIVEWAY AND TURNAROUND = 6067 SF
 - C. ZONING AREA 20001 SF (GREATER THAN 20,000 SF)

TX Landmark Surveying

26254 Hill West, Suite 105 - Boerne, TX 78006 (817) 281-1290
Texas Registered Surveying Firm No. 10164650

Field Notes
for A 0.459 ACRE (20,001 SQFT)
TRACT OF LAND

BEGIN a 0.459 acre (20,001 sqft) tract of land out of the STEPHEN R. ROBERTS SURVEY No. 22 1/2, ABSTRACT No. 640, being out of the LUTHERAN HIGH SCHOOL ASSOCIATION OF SAN ANTONIO 53.39 acre tract recorded in Volume 11924, Page 476. Deed and Plat Records of Bexar County, Texas (DPRBCT) (R1), said 0.459 acres being more particularly described as follows:

BEGINNING at a found 1/2" rebar with obliterated plastic cap, the northernmost corner of said LUTHERAN 53.39 acre tract; the easternmost corner of the RM BUSH PROPERTIES, LLC 9.592 acre tract recorded in Volume 15677, Page 2166. DPRBCT, located on the southwest ROW line of LUSKEY BOULEVARD (variable width ROW), from which a found 1/2" rebar with plastic cap stamped "PAPE DAWSON" bears South 45° 12' 19" West for 777.37 feet (South 45° 13' 10" West for 777.18 feet, R1) for the southwestern most corner of said LUTHERAN 53.39 acre tract; the southernmost corner of the RM BUSH PROPERTIES, LLC 3,000 acre tract recorded in Volume 15677, Page 2166. DPRBCT, located on the eastern ROW line of BASKIN ROAD for reference.

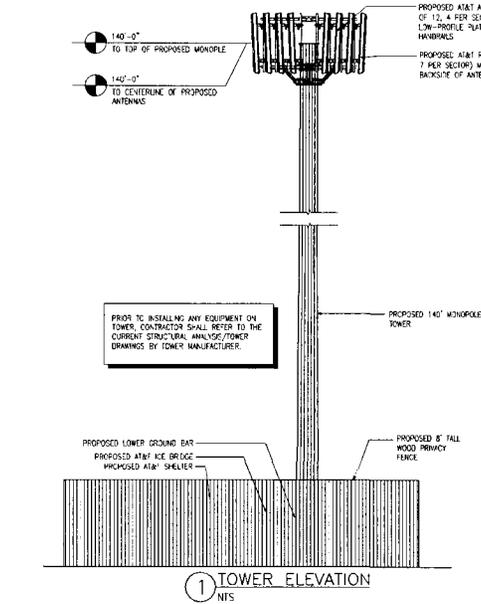
THENCE 55.90 feet along a curve to the left (R=429.96, Δ=83° 43' 43", CB=South 55° 54' 33" East, CH=49.94) along the northeast boundary line of this tract; the northeast boundary line of said LUTHERAN 53.39 acre tract; the southwest ROW line of said LUSKEY BOULEVARD; to a point for the easternmost corner of the tract.

THENCE through the interior of said LUTHERAN 53.39 acre tract, the following bearings and distances:

1. South 74° 13' 25" West for 90.13 feet to an angle point of this tract.
2. South 45° 12' 19" West for 216.23 feet to an interior corner of the tract.
3. South 44° 47' 41" East for 85.00 feet to a southeastern corner of this tract.
4. South 45° 12' 19" West for 110.00 feet to the southernmost corner of this tract.
5. North 44° 47' 41" West for 102.00 feet to the westernmost corner of this tract on a northwestern boundary line of said LUTHERAN 53.39 acre tract; the southeast boundary line of said RM BUSH 3,000 acre tract.

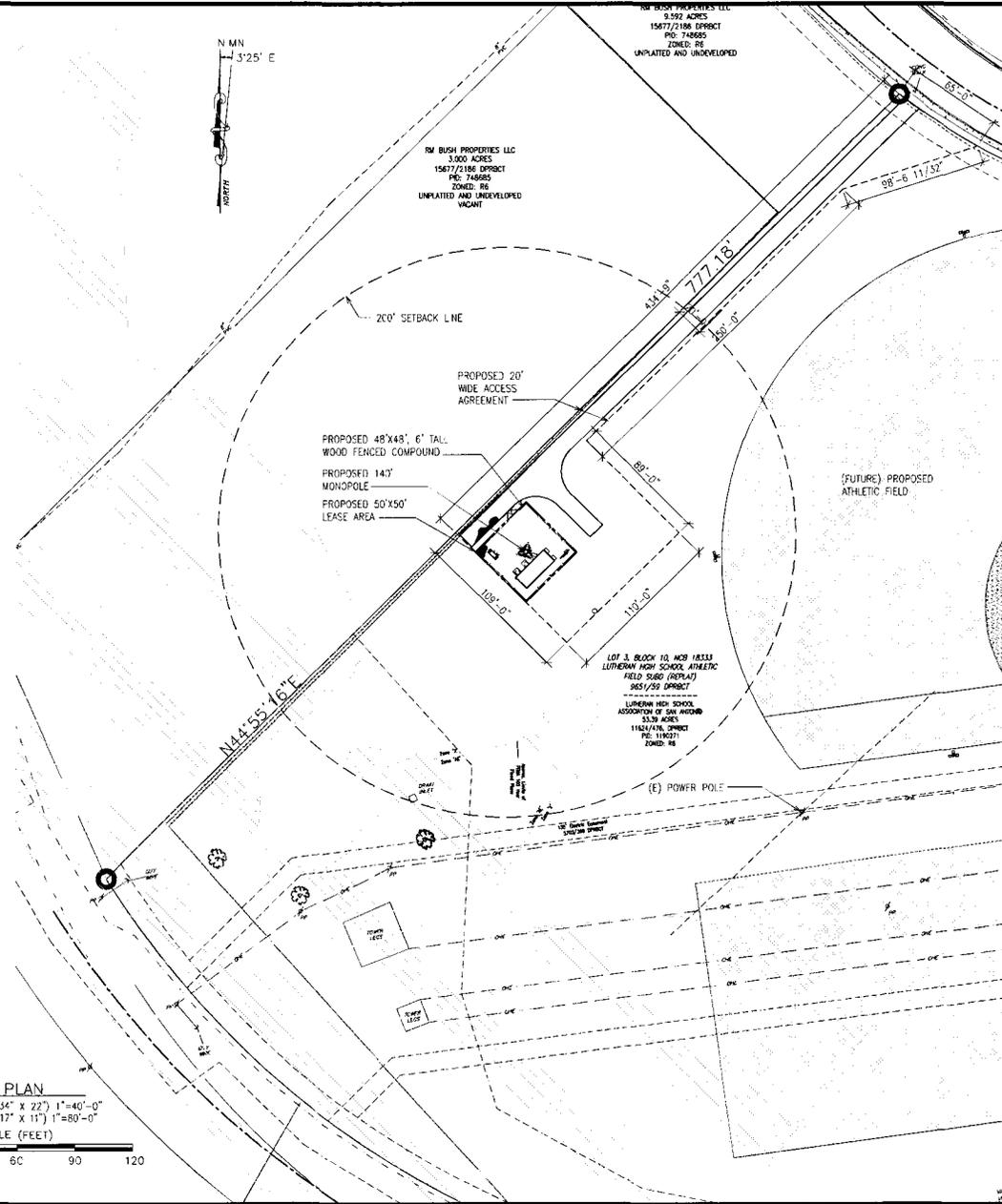
THENCE North 45° 12' 19" East for 434.53 feet along the southeast boundary lines of said RM BUSH 3,000 acre tract and said RM BUSH 9.592 acre tract, to the **POINT OF BEGINNING**.

CONTAINING 0.459 acre (20,001 sqft) of land.



2 SITE PLAN

SCALE: (34' X 22") 1"=40'-0"
SCALE: (17" X 11") 1"=80'-0"
SCALE (FEET)



REVISIONS	DATE
▲ ISSUED FOR ZONING	07/15/14
▲ ISSUED FOR ZONING	08/25/14
▲ ISSUED FOR ZONING	09/12/14
▲ ISSUED FOR ZONING	09/30/14
▲ ISSUED FOR ZONING	10/23/14

CELERIS PROJECT NO.: 14-5436

CELERIS GROUP
CONSULTING ENGINEERS
2000 E. Lomax Blvd., Suite 650
Arlington, TX 76010
Office: 817.446.1700
Fax: 817.460.0677
TX Firm Reg. # F-13992

PRELIMINARY
NOT FOR
CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF INTERVIEW REVIEW UNDER THE AUTHORITY OF ENGINEERING LICENSE # 58841. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

at&t

6500 WEST LOOP SOUTH, 4TH FLOOR
BELLAIRE, TX 77401

SITE NAME
La CANTERA RELO

SITE NUMBER
SX2436

Drawn By:	KDR
Checked By:	ZS
Date:	10/23/14
Plot Scale:	1:2
Drawing Name:	SITE PLAN AND ELEVATION
Sheet No.:	Z02

THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PROVIDED SOLELY FOR USE OF THE OWNER AND IS VALID ONLY AS SHOWN. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE OWNER.