

AN ORDINANCE 2011-09-01-0728

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 0.0574 of an acre out of Parcel 26, NCB 14861 from "R-6 MLOD-1" Residential Single-Family Military Lighting Overlay District to "R-6 S MLOD-1" Residential Single-Family Military Lighting Overlay District with a Specific Use 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.

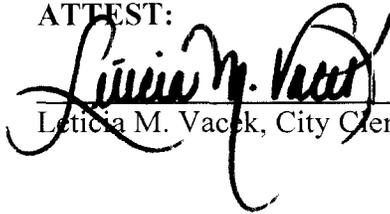
SECTION 7. This ordinance shall become effective September 11, 2011.

PASSED AND APPROVED this 1st day of September 2011.



M A Y O R
Julián Castro

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

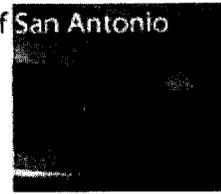


for Michael D. Bernard, City Attorney



Request for
COUNCIL
 ACTION

City of San Antonio



Agenda Voting Results - Z-5

Name:	Z-1, Z-2, P-1, Z-3, P-2, Z-4, Z-5, P-3, Z-6						
Date:	09/01/2011						
Time:	02:35:48 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2011131 S (District 8): An Ordinance amending the Zoning District Boundary from "R-6 MLOD-1" Residential Single-Family Military Lighting Overlay District to "R-6 S MLOD-1" Residential Single-Family Military Lighting Overlay District with a Specific Use for a Wireless Communication System on 0.0574 of an acre out of Parcel 26, NCB 14861 located on a portion of the 6900 Block of West Hausman Road (also known as 7022 West Hausman Road). Staff and Zoning Commission recommend approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				
Ivy R. Taylor	District 2		x				
Jennifer V. Ramos	District 3		x				
Rey Saldaña	District 4		x				
David Medina Jr.	District 5	x					
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
W. Reed Williams	District 8		x				x
Elisa Chan	District 9		x				
Carlton Soules	District 10		x			x	

SITE NAME: Regency

Z2011131
SITE ID: SA13XC134E

April 99

EXHIBIT A

PCS Site Agreement

Site Description

Site situated in the City of San Antonio, County of Bexar, State of Texas commonly described as follows:

Legal Description:



Solis-Kanak & Associates, Inc.
Professional Land Surveyors
GPS • GIS • LIS • Systems

TOPOGRAPHICAL &
BOUNDARY
SURVEYING

GLOBAL POSITIONING
SYSTEMS

DIGITAL TERRAIN
MODELING

GIS/LIS SYSTEMS

Lease Area
Site No. SA13XC134E
Moyer

Field notes for a 2,500 square foot lease area out of a called 2.5 acre tract of land known as lot P-26, New City Block 14861 in deed to Genoveva V. Alonzo recorded in volume 4035, page 384, Deed Records Bexar County, Texas and being more particularly described by metes and bounds as follows with all bearings being based on the north line of said lot P-26 being N 88° 30' 00" E (called N 88° 30' E);

Commencing at a found 1/2" iron bar marking the northwest corner of said lot P-26, the northeast corner of a called 2.5 acre tract of land known as lot P-27, New City Block 14861 in deed to Ester V. Cadena recorded in volume 3727, page 214, Deed Records Bexar County, Texas and lying on the south line of Hausman Road (80' right-of-way, aka, Chabano Road), being N 88° 30' 00" E, 363.21 feet (called N 88° 30' E, 363.5 feet), from a found 1/2" iron bar marking the northwest corner of said lot P-27 and from which a found 1/2" iron bar marking the northeast corner of said lot P-26 bears N 88° 30' 00" E, 364.08 feet (called N 88° 30' E, 363.5 feet);

Thence S 00° 08' 22" E, 226.26 feet, along the west line of said lot P-26 and the east line of said lot P-27, to a set 1/2" iron bar with cap for the northwest corner and Place of Beginning of the herein described lease area;

Thence N 88° 17' 01" E, 50.00 feet, along the north line of the herein described lease area, to a set 1/2" iron bar with cap for the northeast corner of the herein described lease area;

Thence S 00° 08' 22" E, 50.00 feet, to a set 1/2" iron bar with cap for the southeast corner of the herein described lease area lying on the south line of said lot P-26 and the north line of a called 36.55 acre tract of land known as lot P-24 New City Block 14861 in deed to C.N. Woldhagen recorded in volume 3819, page 81, Deed Records Bexar County, Texas;

Thence S 88° 17' 01" W (called S 88° 30' W), 50.00 feet, along the south line of the herein described easement, the south line of said lot P-26 and the north line of said lot P-24, to a set 1/2" iron bar with cap for the southwest corner of the herein described lease area, the southwest corner of said lot P-26 and the southeast corner of said lot P-27, from which a found 1/2" iron bar marking the southwest corner of said lot P-27 bears S 88° 17' 01" W, 363.02 feet (called S 88° 30' W, 363.5 feet) and being S 88° 17' 01" W, 363.02 feet (called S 88° 30' W, 363.5 feet) from a found 1/2" iron bar marking the southeast corner of said lot P-26;

Thence N 00° 08' 22" W, 50.00 feet, along the west line of the herein described lease area, the west line of said lot P-26 and the east line of said lot P-27 to the Place of Beginning and containing 2,499 square feet of lease area more or less.

Richard J. Solis, R.P.L.S.

Richard J. Solis, R.P.L.S.
Registered Professional Land Surveyor, No. 4602
Date: December 10, 1999



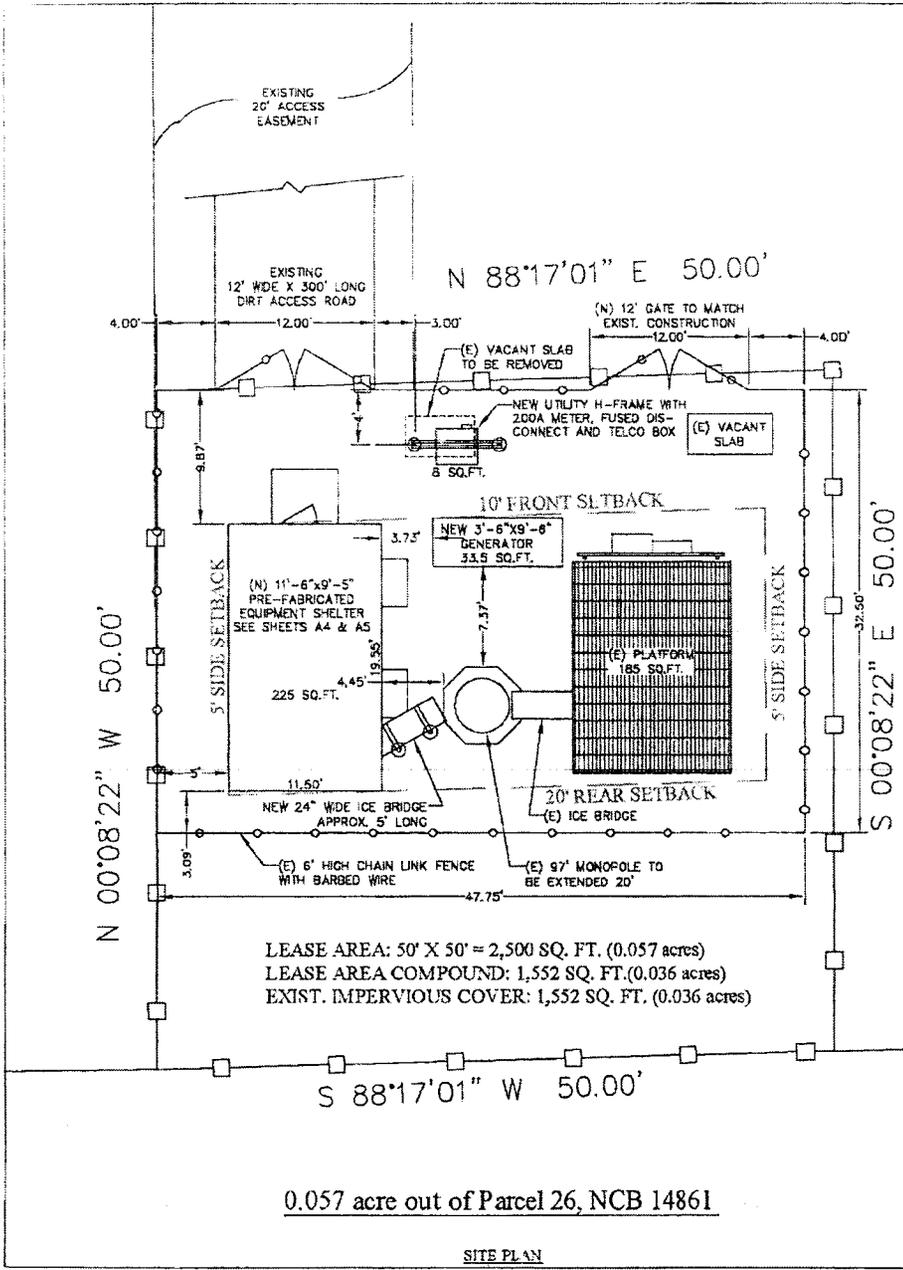
Owner Initials W. M. A.
SSLP Initials B.M.H.

18200 Hwy 306, Ste 160 • Canyon Lake, Texas 78133 • (830) 935-4011 • Fax (830) 935-4012

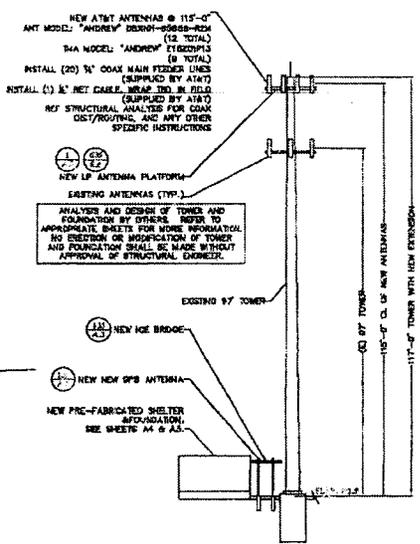
Note: Owner and SSLP may, at SSLP's option, replace this Exhibit with an exhibit setting forth the legal description of the property on which the Site is located and/or an as-built drawing depicting the Site.

*[Use this Exhibit A for PCS Site Agreement, Memorandum of PCS Site Agreement, Option Agreement and Memorandum of Option Agreement.]

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SITE PLAN



SITE ELEVATION (NOT TO SCALE)

PROJECT INFORMATION

SITE NAME	ONEIL FORD
SITE NUMBER	880039
DRAWN BY	CROWN CASTLE USA
FILE ADDRESS	702 W HAUSMAN ROAD SAN ANTONIO, TEXAS 78219
LATITUDE	29° 50' 17.3"
LONGITUDE	98° 37' 27.9"
ORGINAL ELEVATION	861.5'
COUNTY	BEXAR
ASSOCIATION	CITY OF SAN ANTONIO
OWNER USE	97 TELECOMMUNICATIONS FACILITY
PROPOSED USE	117 TELECOMMUNICATIONS FACILITY
EXIST. IMPERVIOUS COVER	NOT IN RECD (Electric Recharge Zone District)

SETBACKS:

Front	10'
Side	5'
Rear	20'
Accessory Structure	(3) if no projecting features

IMPERVIOUS COVER:

Lease Area	50' x 97' = 4,950 sq. ft. (0.113 acres)
Lease Area C. Exposed	47' x 93.5' = 4,395 sq. ft.
Exist. Imp. Cover	47' x 93.5' = 4,395 sq. ft.
Prop. Imp. Cover	0 sq. ft.
Total	(Completed Gravel) Const. (sum) 1,552 sq. ft. = 0.036 ac

PARKING:

Accessory Uses	N/A
(sq. ft. day or equivalent to primary use)	
Required	N/A
(sq. ft. per employee with no parking)	
Required	0
Required	0

PROPERTY OWNER

AGRICULTURAL PROPERTY
 ACQUIRED BY THE ESTATE OF GARYBYRNE T. ALLENED
 1504 LAURELWOOD DRIVE
 TULSA, OK 74104
 918.763.8899

PROPERTY MANAGER

CROWN CASTLE USA
 418 FARMHOUSE LN. SUITE 10
 AUSTIN, TX 78746
 512.453.3000

APPLICANT

Planet Cloud & Associates
 1713 Capital of Texas Plaza, #100
 Austin, TX 78701
 512.453.3000

TOWER OWNER

CROWN CASTLE USA
 418 FARMHOUSE LN. SUITE 10
 AUSTIN, TX 78746

STATEMENT

I, PLANET CLOUD, THE PROPERTY OWNER, ACKNOWLEDGE THE TOWER SETBACKS APPLICABLE FOR THE PURPOSE OF REGULATING PROPERTY, IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE, AND I HEREBY CERTIFY THAT THE TOWER SETBACKS ARE IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE. I HAVE REVIEWED THE TOWER SETBACKS AND I HAVE DETERMINED THAT THE TOWER SETBACKS ARE IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE. I HAVE REVIEWED THE TOWER SETBACKS AND I HAVE DETERMINED THAT THE TOWER SETBACKS ARE IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE.

FLOOD ZONE

This property is identified above against the National Flood Insurance Administration Agency Flood Insurance Rate Study (NFIRS) data. Flood Insurance Rate Study (NFIRS) data is available for this property. Flood Insurance Rate Study (NFIRS) data is available for this property. Flood Insurance Rate Study (NFIRS) data is available for this property.

SITE PLAN - ONEIL FORD
 EXISTING 97' TOWER
 PROP. 20' EXTENSION & COLL. LOCATION
 702 W HAUSMAN ROAD
 SAN ANTONIO, TEXAS 78219

VINCENT GERARD & ASSOCIATES
 LAND PLANNING ZONING & ENVIRONMENTAL CONSULTANTS
 1713 CAPITAL OF TEXAS PLAZA, SUITE 100
 AUSTIN, TEXAS 78701
 512.453.3000

DATE: 8-28-13

512.453.3000
 1713 CAPITAL OF TEXAS PLAZA, SUITE 100
 AUSTIN, TEXAS 78701
 VINCENT GERARD & ASSOCIATES
 LAND PLANNING ZONING & ENVIRONMENTAL CONSULTANTS

7201131

ATTACHMENT B