

AN ORDINANCE 2015-04-02-0269

**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 Lot 27, Block 22, NCB 34753A from "R-6 PUD MSAO-1 MLOD-1" Planned Unit Development Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "R-6 PUD S MSAO-1 MLOD-1" Planned Unit Development Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for Wireless Communication System.

**SECTION 2.** 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 3.** 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 "A"** and made a part hereof and incorporated herein for all purposes.

**SECTION 4.** 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 5.** 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 6.** This ordinance shall become effective April 12, 2015.

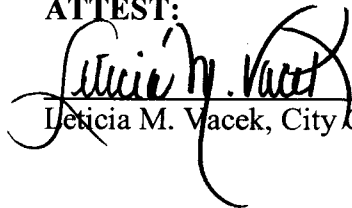
**PASSED AND APPROVED** this 2<sup>nd</sup> day of April 2015.




M A Y O R

Ivy R. Taylor

**ATTEST:**

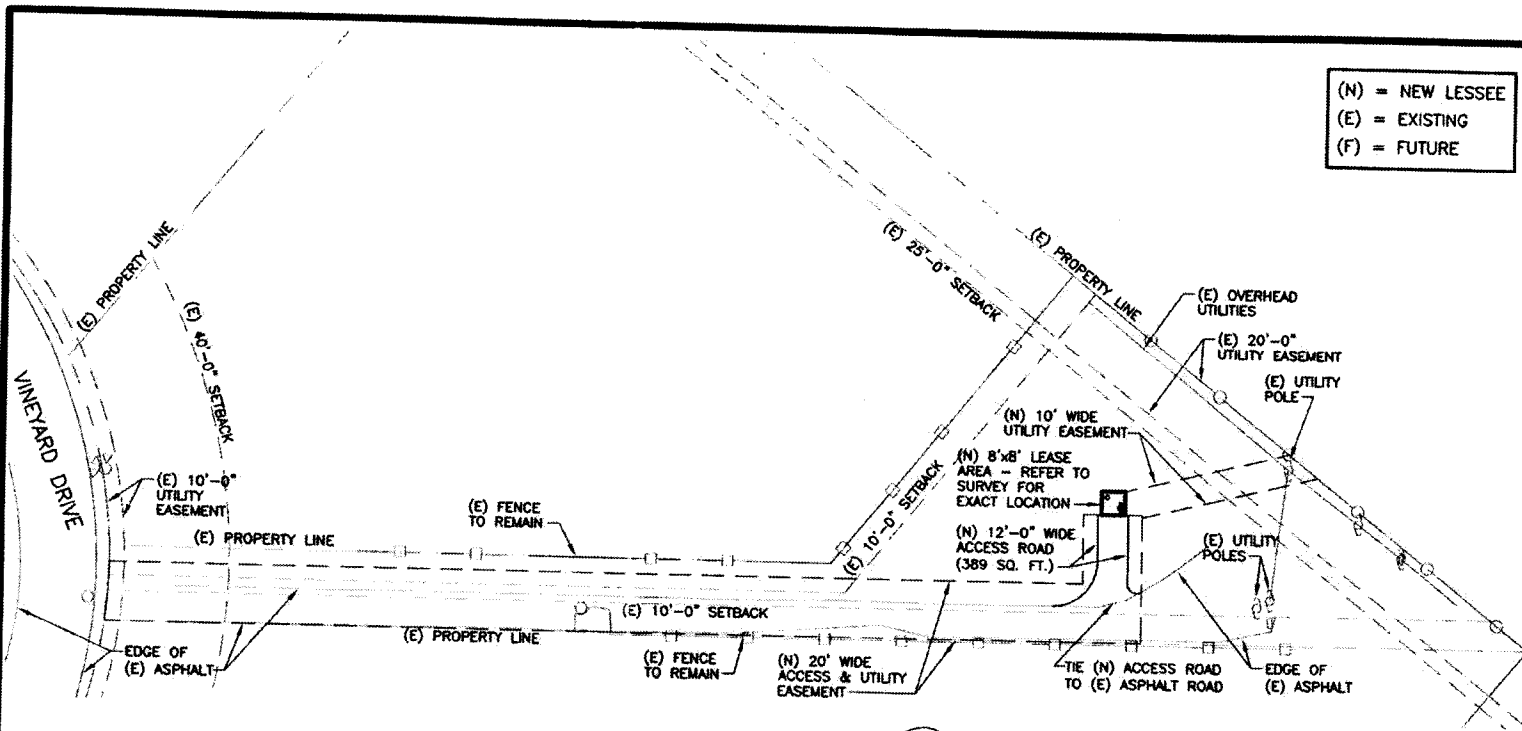
  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
for Martha G. Sepeda, Acting City Attorney

<b>Agenda Item:</b>	Z-20 ( in consent vote: 49, Z-2, P-2, Z-5, P-3, Z-6, Z-7, Z-8, Z-9, Z-10, P-4, Z-11, Z-12, Z-14, Z-15, Z-16, Z-17, P-5, Z-20, Z-21, Z-22, Z-24 )
<b>Date:</b>	04/02/2015
<b>Time:</b>	02:11:58 PM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	ZONING CASE # Z2015096 S (District 8): An Ordinance amending the Zoning District Boundary from "R-6 PUD MSAO-1 MLOD-1" Planned Unit Development Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "R-6 PUD S MSAO-1 MLOD-1" Planned Unit Development Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for Wireless Communication System on Lot 27, Block 22, NCB 34753A located at 30 Vineyard Drive. Staff and Zoning Commission recommend Approval.
<b>Result:</b>	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			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				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

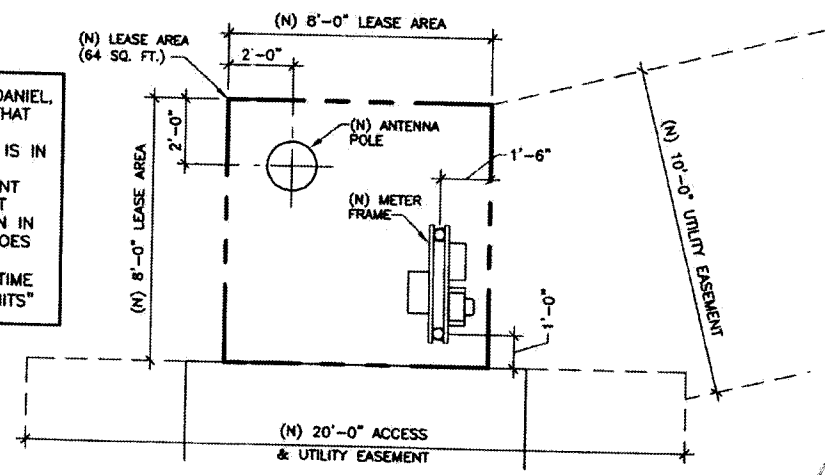


(N) = NEW LESSEE  
 (E) = EXISTING  
 (F) = FUTURE

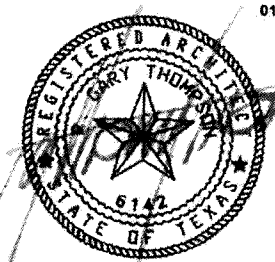
**1 SITE PLAN**  
 SCALE: 1" = 60'-0"  
 NORTH

LOT SIZE: 22,075 SQ. FT.  
 FRONT SETBACK: 40'  
 SIDE SETBACK: 10'  
 REAR SETBACK: 25'

THE FOLLOWING STATEMENT: "I ROB MCDANIEL, 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 REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS"



**2 DETAIL SITE PLAN**  
 SCALE: 3/16" = 1'-0"  
 Attachment A  
 NORTH



01.16.15

EXP. DATE: 06/30/15

THESE DRAWINGS ARE THE PROPERTY OF VERIZON WIRELESS. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. ANY RE-USE OF THESE PLANS (DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT OF VERIZON WIRELESS IS PROHIBITED.

**verizon wireless**

**VINEYARD DRIVE**  
 \*\*\*\*  
 27 VINEYARD DRIVE  
 SAN ANTONIO, TEXAS 78257

APPROVAL SIGNATURES  
 LANDLORD \_\_\_\_\_  
 LEASING \_\_\_\_\_  
 CONSTRUCTION \_\_\_\_\_

**ARCHCOMM, LLC.**  
 1006 Beckett  
 San Antonio, Texas 78213  
 (210) 308-9905  
 SHEET TITLE

**SITE PLANS**

SHEET HISTORY  
 01.16.15 ZONING \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**A1**

72015096