

AN ORDINANCE 2018-04-05-0254

**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 0.2194 acres out of NCB 11491 from "R-5 NCD-3 AHOD" Residential Single-Family Ingram Hills Neighborhood Conservation Airport Hazard Overlay District to "R-5 S NCD-3 AHOD" Residential Single-Family Ingram Hills Neighborhood Conservation Airport Hazard Overlay District with a Specific Use Authorization for a Wireless Communications Tower.

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

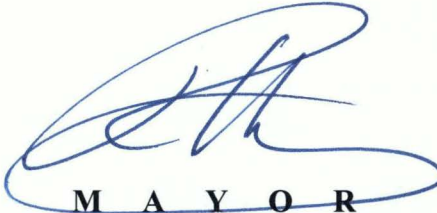
**SECTION 5.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and

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 April 15, 2018.

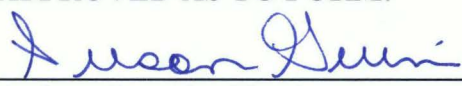
**PASSED AND APPROVED** this 5<sup>th</sup> day of April 2018.

  
M A Y O R  
Ron Nirenberg

ATTEST:

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

APPROVED AS TO FORM:

  
\_\_\_\_\_  
for Andrew Segovia, City Attorney

<b>Agenda Item:</b>	<b>Z-28 ( in consent vote: Z-1, Z-2, Z-3, Z-4, Z-7, Z-8, P-1, Z-9, Z-10, P-2, Z-11, Z-12, P-3, Z-13, Z-14, P-4, Z-15, Z-16, Z-19, Z-21, Z-25, Z-28, P-7, Z-29, P-8, Z-30 )</b>						
<b>Date:</b>	04/05/2018						
<b>Time:</b>	02:09:44 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2018097 S (Council District 7): An Ordinance amending the Zoning District Boundary from "R-5 NCD-3 AHOD" Residential Single-Family Ingram Hills Neighborhood Conservation Airport Hazard Overlay District to "R-5 S NCD-3 AHOD" Residential Single-Family Ingram Hills Neighborhood Conservation Airport Hazard Overlay District with a Specific Use Authorization for a Wireless Communications Tower on 0.2194 acres out of NCB 11491, generally located in the 5800 Block of Ingram Road. Staff and Zoning Commission recommend Approval.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				x
William Cruz Shaw	District 2		x			x	
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

# **Exhibit “A”**



Z20180975

PROPOSED INGRESS-EGRESS & UTILITY EASEMENT  
SELECTIVE SITE CONSULTANTS, INC.  
"ROSS"  
TX-0165C

Together with a proposed ingress-egress and utility easement out of the James Conn Survey No. 48 in N.C.B. 11491, San Antonio, Bexar County, Texas, and being part of that certain 4.974 acres tract of land conveyed to Peter A. Ross, as Trustee of the Hana Harkavy Ross Supplemental Needs Trust as recorded in Volume 11893 Page 714, Bexar County records, said easement being more particularly described as follows:

To find the point of beginning, commence at a ½-inch rebar found on the northeasterly right-of-way line of Ingram Road (having an 86-foot right-of-way), said rebar being the southwest corner of said 4.974 acres tract;

Thence along said northeasterly right-of-way line of Ingram Road, South 71°14'23" East, 74.75 feet to a point and the true POINT OF BEGINNING;

Thence leaving said northeasterly right-of-way line of Ingram Road and running, North 18°45'37" East, 117.10 feet to a point;

Thence, North 25°13'23" West, 40.00 feet to a point;

Thence, North 64°46'37" East, 35.00 feet to a point on the proposed lease area;

Thence along said proposed lease area, South 25°13'23" East, 40.00 feet to a point;

Thence leaving said proposed lease area and running, South 64°46'37" West, 7.20 feet to a point;

Thence, South 18°45'37" West, 136.41 feet to a point on the northeasterly right-of-way line of Ingram Road;

Thence along said northeasterly right-of-way line of Ingram Road, North 71°14'23" West, 20.00 feet to a point and the POINT OF BEGINNING.

Said tract contains 0.0903 acres (3,935 square feet), more or less, as shown in a survey prepared for Selective Site Consultants, Inc. by POINT TO POINT LAND SURVEYORS, INC. dated January 03, 2018.

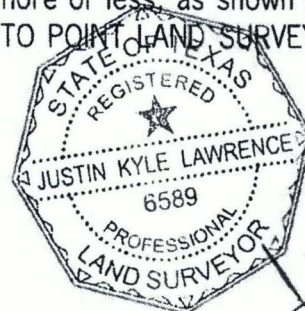


Exhibit "A"

A handwritten signature in black ink, appearing to read "J. Lawrence", written over the bottom right portion of the professional seal.

Z20180975

PROPOSED LEASE AREA  
SELECTIVE SITE CONSULTANTS, INC.  
"ROSS"  
TX-0165C

All that 0.1291 acres tract or parcel of land out of the James Conn Survey No. 48 in N.C.B. 11491, San Antonio, Bexar County, Texas, and being part of that certain 4.974 acres tract of land conveyed to Peter A. Ross, as Trustee of the Hana Harkavy Ross Supplemental Needs Trust as recorded in Volume 11893 Page 714, Bexar County records, said 0.1291 acres tract being more particularly described as follows:

To find the point of beginning, commence at a ½-inch rebar found on the northeasterly right-of-way line of Ingram Road (having an 86-foot right-of-way), said rebar being the southwest corner of said 4.974 acres tract;

Thence along said northeasterly right-of-way line of Ingram Road, South 71°14'23" East, 74.75 feet to a point;

Thence leaving said northeasterly right-of-way line of Ingram Road and running, North 18°45'37" East, 117.10 feet to a point;

Thence, North 25°13'23" West, 40.00 feet to a point;

Thence, North 64°46'37" East, 35.00 feet to a point on the proposed lease area;

Thence along said proposed lease area, North 25°13'23" West, 17.50 feet to a point and the true POINT OF BEGINNING;

Thence running, North 64°46'37" East, 75.00 feet to a point;

Thence, South 25°13'23" East, 75.00 feet to a point;

Thence, South 64°46'37" West, 75.00 feet to a point;

Thence, North 25°13'23" West, 75.00 feet to a point and the POINT OF BEGINNING.

Said tract contains 0.1291 acres (5,625 square feet), more or less, as shown in a survey prepared for Selective Site Consultants, Inc. by POINT TO POINT LAND SURVEYORS, INC. dated January 03, 2018.

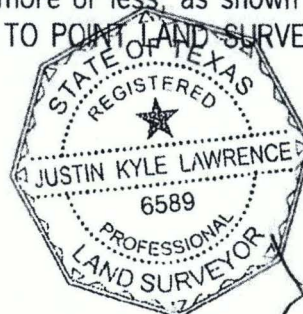


Exhibit "A"

SG/lj  
04/05/2018  
Item No. Z-28

# **Exhibit “B”**



