

AN ORDINANCE 2018-10-18-0842

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 0.052 acres out of NCB 10734 from "R-5" Residential Single-Family District to "R-5 S" Residential Single-Family District with Specific Use Authorization for a Wireless Communication System.

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 October 28, 2018.

PASSED AND APPROVED this 18th day of October 2018.



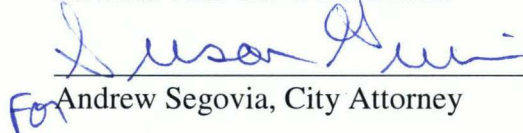
M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



For Andrew Segovia, City Attorney

Agenda Item:	Z-5 (in consent vote: Z-3, Z-4, Z-5, Z-6, P-2, Z-7, Z-8, Z-9, Z-10, Z-11, Z-12, Z-13, Z-14, Z-15, Z-18, Z-19, Z-20)						
Date:	10/18/2018						
Time:	05:19:19 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018298 S (Council District 2): Ordinance amending the Zoning District Boundary from "R-5" Residential Single-Family District to "R-5 S" Residential Single-Family District with Specific Use Authorization for a Wireless Communication System on 0.052 acres out of NCB 10734, located at 323 Rice Road. Staff and Zoning Commission recommend Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor	x					
Roberto C. Treviño	District 1	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				x
John Courage	District 9	x					
Clayton H. Perry	District 10		x				

SG/lj
10/18/2018
Item No. Z-5

EXHIBIT “A”

OPEN RANGE, F.S.

Z2018298

39350 IH 10 West, Suite 1 | Boerne, TX 78006 | 830.428.0290
TBPLS Firm No. 10194069

323 RICE ROAD, SAN ANTONIO, TEXAS

FIELD NOTES FOR A ZONING EXHIBIT BEING 2,250 SQ. FT. (0.052 Acre)

BEING 2,250 SQ. FT. (0.052 Acre) OF LAND OUT OF THE IGNACIO PEREZ SURVEY NO. 93, ABSTRACT NO. 570, OUT OF LOT 4A NEW CITY BLOCK 10734, BEXAR COUNTY, SAN ANTONIO, TEXAS, OUT OF THE SERGIO DE LA HUERTA AND WIFE MARIA SALAZAR 10.119 ACRE TRACT RECORDED IN DOCUMENT NO. 20060061143, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (OPRBCT)(R1), SAID 2,250 SQ. FT. TRACT BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID 10.119 ACRE TRACT, THE SOUTHEAST CORNER OF THE SUE CALBERG 3.067 ACRE TRACT RECORDED IN DOCUMENT NO. 2006030937, OPRBCT, ON THE WESTERN ROW OF WEST HEIN ROAD;

THENCE S90°00'00"W FOR A DISTANCE OF 595.00' (S90°00'00"W, R1) ALONG THE NORTHERN BOUNDARY OF SAID DE LA HUERTA 10.119 ACRE TRACT, THE SOUTHERN BOUNDARY OF SAID CALBERG 3.067 ACRE TRACT TO A POINT;

THENCE S00°00'00"E FOR A DISTANCE OF 15.00' THROUGH THE INTERIOR OF SAID DE LA HUERTA 10.119 ACRE TRACT TO A POINT FOR THE NORTHEAST CORNER OF THIS DESCRIBED TRACT AND THE **POINT OF BEGINNING**;

THENCE THROUGH THE INTERIOR OF SAID DE LA HUERTA 10.119 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

1. S00°00'00"E FOR A DISTANCE OF 45.00 FEET ALONG THE EASTERN BOUNDARY OF THIS TRACT TO A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT;
2. S90°00'00"W FOR A DISTANCE OF 50.00 FEET ALONG THE SOUTHERN BOUNDARY OF THIS TRACT TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT;
3. N00°00'00"W FOR A DISTANCE OF 45.00 FEET ALONG THE WESTERN BOUNDARY OF THIS TRACT TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT;
4. N90°00'00"E FOR A DISTANCE OF 50.00 FEET ALONG THE NORTHERN BOUNDARY OF THIS TRACT TO THE **POINT OF BEGINNING**.

CONTAINING: 2,250 SQ. FT. (0.052 ACRE) OF LAND

This document was prepared under 22 TAC§663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



This description was based upon the current deed as recorded in Volume 12001, Page 1823, Official Public Records of Bexar County, Texas, and prepared as part of and in correlation with a zoning exhibit.

A handwritten signature of Douglas A. Kramer in black ink, written over a horizontal line.

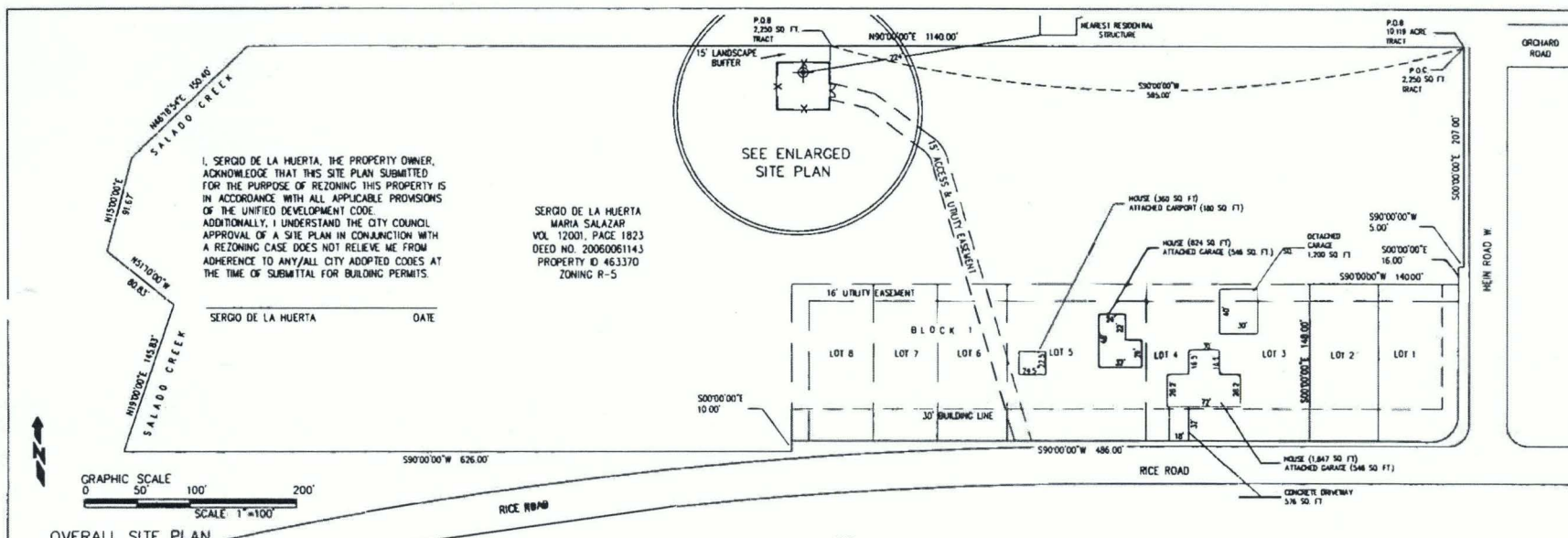
Douglas A. Kramer, RPLS #6632
Job #11808011 (TMM/DAK) | August 2, 2018

Exhibit "A"

SG/lj
10/18/2018
Item No. Z-5

EXHIBIT ‘B’

22018298



1) SITE REQUIRES FREQUENT MAINTENANCE VISITS. WHEN NECESSARY, MAINTENANCE VEHICLE SHALL BE PARKED WITHIN THE PAVED AREA OF THE SITE OR ON THE ADJACENT AREA.

2) UNPAID TELECOMMUNICATIONS FACILITY

NOTES

SUBJECT SITE

VICINITY MAP

NTS

PROJECT INFORMATION

DE LA HUERTA

SITE NAME: SA02107-A

SITE NUMBER: 323 RICE ROAD

SITE ADDRESS: SAN ANTONIO, TX 78220

OWNERS NAME: SERGIO DE LA HUERTA

OWNERS ADDRESS: MARIA SALAZAR

323 RICE ROAD

SAN ANTONIO, TX 78220

PROPERTY ID: 463370

NET AREA OF UNDERLYING PARCEL(S): 10.118 ACRES M/A

LATITUDE: 29.410113° NORTH LONGITUDE: -98.416213° WEST

NOTES: 1. LATITUDE AND LONGITUDE DATA - RAD, 83/97

- KEYNOTES
- 1 NEW 85' COLLOCATABLE MONOPOLE
 - 2 NEW CONCRETE FOUNDATION
 - 3 CONCRETE EQUIPMENT PAD
 - 4 ICE-BRIDGE
 - 5 EQUIPMENT CABINET
 - 6 8' WOODEN STOCKADE FENCE
 - 7 12' SWINGING LOCKABLE ENTRY GATE
 - 8 UTILITY BACK-BORD

A LEGAL DESCRIPTION HAS BEEN PREPARED AS PART OF AND IN CORRELATION WITH THIS EXHIBIT

August 2, 2018

DOUGLAS A. KRAMER, JONES NO. 8632

OPEN RANGE FIELD SERVICES, LLC

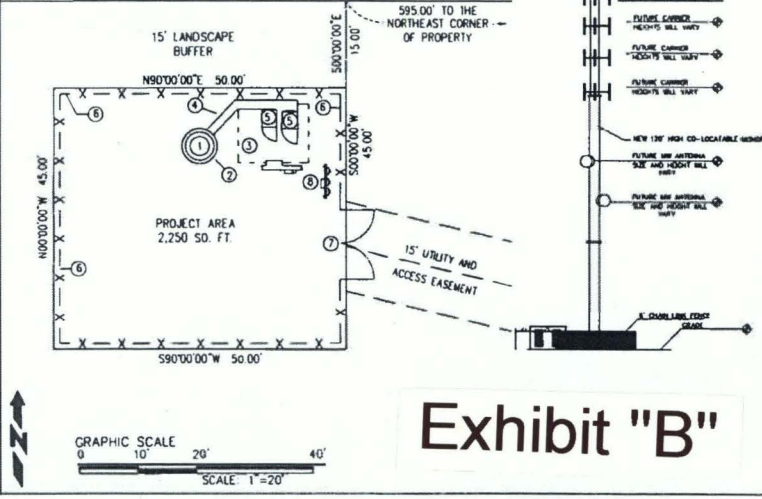
TRLS Firm #10194069 | #1180811

39350 Interstate 10 West, Suite 1

Boerne, Texas 78006

TRLS#OPENRANGE@FS.COM

830-428-0290



BEING 10.118 ACRES OF LAND COMPRISED OF LOTS 3 THRU 8, BLOCK 1, N.C.B. 11636, BOLOT TERRACE, UNIT 1, VOLUME 4305, PAGE 173, AN ADDITION TO THE CITY OF SAN ANTONIO DEED AND PLAT RECORDED IN BEAR COUNTY, TEXAS, AND THAT STRIP OF LAND OUT OF THE NORTHERN PORTION OF LOTS 1 AND 2, RECORDED IN VOLUME 4333, PAGE 114, AND VOLUME 8443, PAGE 841, BOTH BEING OUT OF LONADO PROJECT SURVEY NO. 83, ABSTRACT NUMBER 370, NEW CITY BLOCK 10734, SAN ANTONIO, BEAR COUNTY, TEXAS, AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID 10.118 ACRE TRACT, THE NORTHEAST CORNER OF THAT CALLED 8018 ACRE TRACT OF LAND OUT OF TRACTS 4A AND 28, THE SOUTHEAST CORNER OF THE 3.087 ACRE TRACT RECORDED IN VOLUME 9837, AT PAGE 155;

THENCE WITH THE WESTERN RIGHT OF WAY LINE OF WEST HEIN ROAD AND WITH THE EASTERN PROPERTY LINE OF THE CALLED 9.103 ACRE TRACT, 500.00'00" FOR A DISTANCE OF 207.00 FEET;

THENCE WITH THE RIGHT OF WAY LINE OF WEST HEIN ROAD AND WITH THE EASTERN PROPERTY LINE OF THE CALLED 9.103 ACRE TRACT, 500.00'00" FOR A DISTANCE OF 5.00 FEET;

THENCE WITH THE NEW RIGHT OF WAY OF WEST HEIN ROAD AND WITH THE EASTERN LINE OF SAID VOL. 4333, PAGE 114-115, VOLUME 8443, PAGES 841-842, 500.00'00" FOR A DISTANCE OF 18.00 FEET TO A POINT ON THE WESTERN RIGHT OF WAY LINE OF WEST HEIN ROAD, THE NORTHEAST CORNER OF LOT 1, BLOCK 1, RECORDED IN VOLUME 10080, AT PAGE 134, BEAR COUNTY, TEXAS;

THENCE WITH THE SOUTHERN LINE OF THE TRACT DESCRIBE IN VOL. 4333, PAGE 114 AND 115, AND IN VOL. 8443, PAGE 841-842, 500.00'00" FOR A DISTANCE OF 14.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 3, THE NORTHEAST CORNER OF SAID LOT 2;

THENCE WITH THE COMMON LINES OF LOTS 2 AND 3, 500.00'00" FOR A DISTANCE OF 148.00 FEET TO THE WEST SOUTHERN CORNER OF LOTS 2 AND 3, A POINT ON THE NORTHERN RIGHT OF WAY OF RICE ROAD;

THENCE WITH THE NORTHERN RIGHT OF WAY OF RICE ROAD, THE SOUTHERN LINE OF SAID LOTS 3 THROUGH 8, 500.00'00" FOR A DISTANCE OF 488.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8;

THENCE LEAVING SAID LOT 8, WITH AN INTERIOR LINE OF TRACT 4A, 500.00'00" FOR A DISTANCE OF 10.00 FEET TO A CORNER OF SAID TRACT 4A, A POINT ON THE NORTH RIGHT OF WAY LINE OF RICE ROAD;

THENCE WITH THE SOUTH LINE OF SAID TRACT 4A, 500.00'00" FOR A DISTANCE OF 626.00 FEET TO A POINT ON THE EAST BANK OF SALADO CREEK;

THENCE WITH SALADO CREEK, THE FOLLOWING FOUR CALLS:

M19.00'00", A DISTANCE OF 145.83 FEET;

M31.00'00", A DISTANCE OF 80.83 FEET;

M15.00'00", A DISTANCE OF 81.87 FEET;

M46.18'34", A DISTANCE OF 150.40 FEET TO THE NORTHWEST CORNER OF SAID TRACT 4A;

THENCE WITH THE SOUTH LINE OF THE SAID 3.087 ACRE TRACT, THE NORTH LINE OF SAID TRACT 4A, N90.00'00"E FOR A DISTANCE OF 114.00 FEET TO THE POINT OF BEGINNING.

DESCRIPTION	UNDERLYING PARCEL
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ENLARGED SITE PLAN



NTCH-NM, LLC
P.O. BOX 1976
WRIGHTWOOD, CA 92397

SA02107-A
DE LA HUERTA

DATE RELEASE: 8/2/2018

NO.	DATE	ISSUE
1		
2		
3		
4		
5		

DRAWN BY:
ALLAN SMITHEE



THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21. DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

THIS MAP DOES NOT REPRESENT A TITLE SEARCH BY CLEAR TALK OR ITS CONSULTANTS. ONLY APPARENT (SURFACE EVIDENCE) EASEMENTS ARE SHOWN AND MORE EASEMENTS AND/OR RIGHTS OF WAY MAY EXIST. THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PROVIDED SOLELY FOR USE BY THE OWNER AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORGOTTEN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

SITE ADDRESS
323 RICE ROAD
SAN ANTONIO, TX 78220
CUP/VARIANCE NUMBER

SHEET TITLE
SITE PLAN
SHEET NUMBER
ZE-1