

SAN ANTONIO WATER SYSTEM
Interdepartmental Correspondence Sheet

To: Zoning Commission Members

From: Scott R. Halty, Director, Resource Protection & Compliance Department, San Antonio Water System

Copies To: Andrew Wiatrek, Manager, Resource Protection & Compliance Department, Michael Barr, Supervisor, Edwards Aquifer and Watershed Protection Division, Michael A. Escalante, Environmental Protection Specialist III, Edwards Aquifer & Watershed Protection Division, File

Subject: Zoning Case Z2024-10700243 (North Wind Ranch)

Date: October 29, 2024

SUMMARY

A request for a change in zoning has been made for an approximate 0.0071162-acre located on the city's northwest side. A change in zoning from “C-3 NA ERZD” to “C-2 ERZD SUP” is being requested and represented by the applicant Lewis Martin, ArchComm, LLC. The change in zoning has been requested to allow for an antenna and equipment installation. The property is currently classified as a Category 1.

Currently, there is an existing 120-foot monopole cell tower located adjacent to NuCell Communications two-level office building. The monopole cell tower is located at 13307 Western Oak Drive. The cell tower and office building were built in 2013. Additionally, the proposed zoning change will not increase the impervious cover as the cell tower is built, therefore the new antenna will be mounted on the standing cell tower. The equipment installation is proposed to be mounted on the cell tower or stored on the second floor of the adjacent office building, with an elevated ice bridge extending from the equipment room to the cell tower for maintenance access.

According to the U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Cyclic and Marine Member of the Person Formation. The subject site was observed to be developed and occupied as an existing monopole cell tower. No sensitive geologic features were observed on-site. The subject property is in City Council District 8, located approximately 1-mile southwest of FM 1560 and North Loop 1604 West. The entire property lies within the Edwards Aquifer Recharge Zone. (Figures 1 and 2).

Site Specific Recommendations

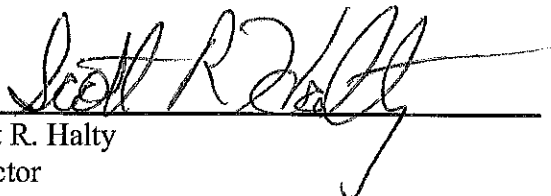
1. No liquid fuel (i.e. gas, diesel) powered backup generators shall be allowed on site, nor shall the cell tower be backed up by a liquid fuel.
2. Outside storage and/or use of chemicals shall not be permitted on the site.

Based on the information submitted by the applicant, SAWS staff recommends approval to allow for an antenna and equipment installation located at 13307 Western Oak Drive, if the site-specific recommendations are adopted. Should the San Antonio City Council rezone the property that is the subject of this report, the San Antonio Water System recommends that any proposed development on that property after the zoning classification has been changed should be reviewed by all applicable agencies.

APPROVED:

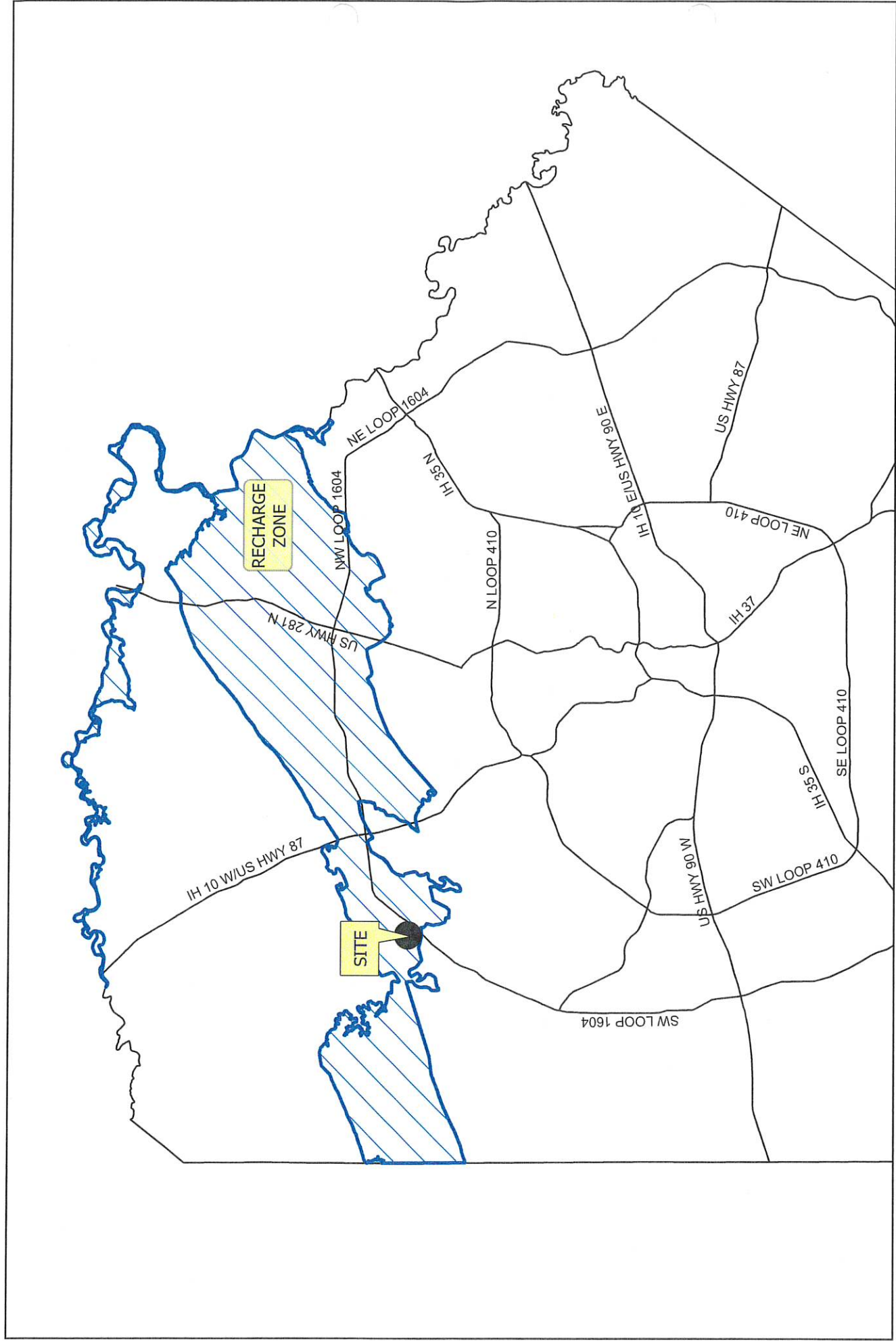


Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division



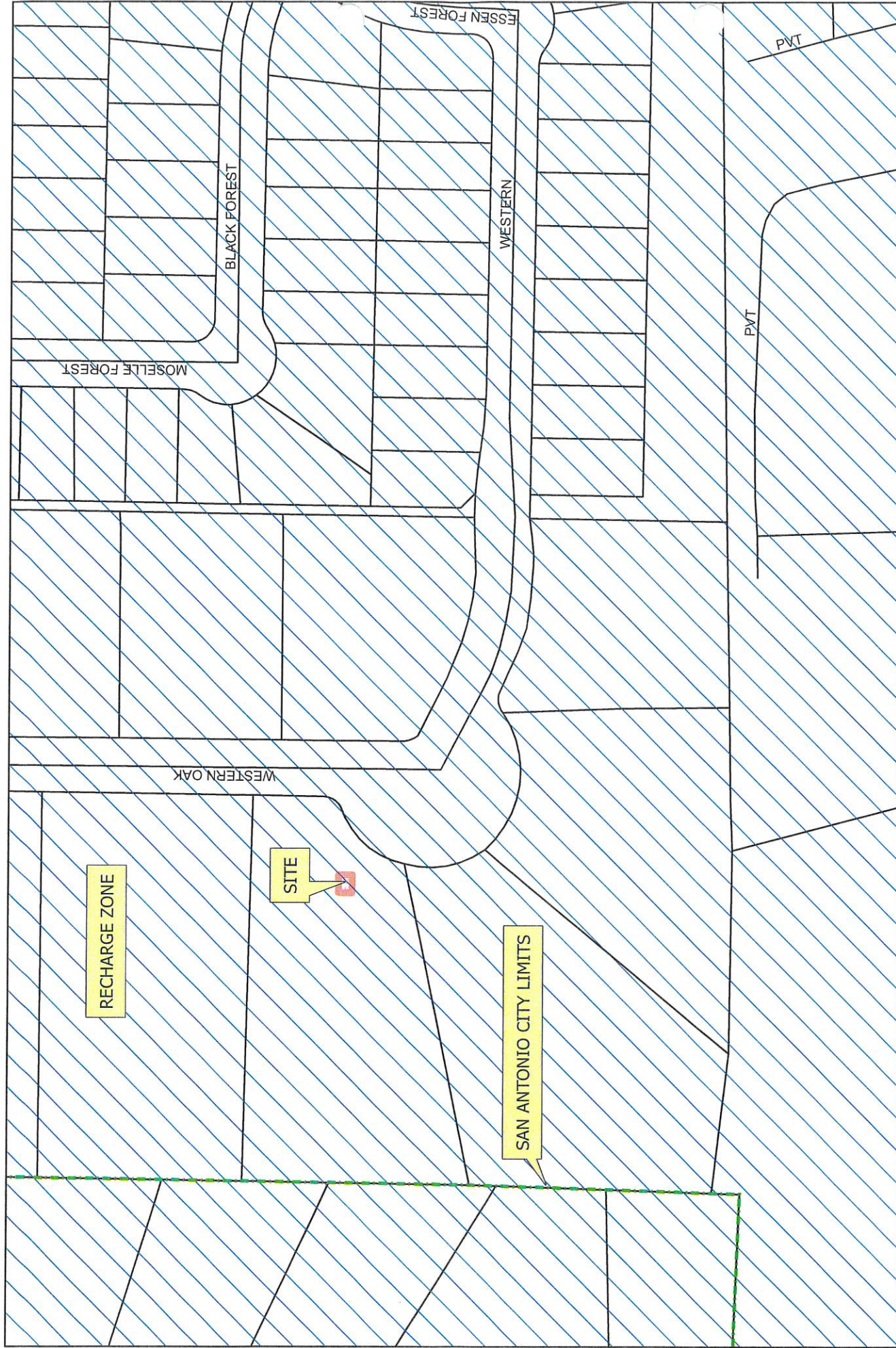
Scott R. Halty
Director
Resource Protection & Compliance Department

MJB:MAE



ZONING FILE: Z2024-10700243 (FIGURE 1)
ZONING CASE: NORTH WIND RANCH

1 inch equals 25,168 feet
0 15,000 30,000 60,000 US Feet



ZONING FILE: Z2024-10700243 (FIGURE 2)
ZONING CASE: NORTH WIND RANCH

1 inch equals 133 feet

