

PROJECT INFORMATION:

OWNER
CROWN CASTLE
1220 AUGUSTA DR STE 500 HOUSTON, TX 77057
1.877.486.9377

PROJECT TYPE
NEW 150' MONOPOLE
UNMANNED TELECOMMUNICATION FACILITY, CONSISTING OF FUTURE EQUIPMENT PLATFORMS, SHELTERS, DIRECTIONAL AND GPS ANTENNAS

ENGINEER
TBD

APPLICANT
VINCENT GERARD & ASSOCIATES
1715 CAPITAL OF TEXAS HWY SOUTH
CONTACT: VINCE HUEBINGER
PHONE: 512.326.2693

UTILITIES
ELECTRIC PROVIDER
CPS ENERGY
PHONE: 210.353.2222

ONE-CALL TEXAS
CONTRACTOR TO CALL BEFORE DIGGING
PHONE: 811 OR 1.800.545.6000

LANDOWNER
GENE LIGUORI (ONE BOERNE TRACT, LTD)
13423 BLANCO RD #250, SAN ANTONIO, TX 78216
GLIGUORI@SHOWCASEDEV.COM, (210)789-3500

PERMITTING
COUNTY: BEXAR COUNTY
JURISDICTION: CITY OF SAN ANTONIO - FULL PURPOSE
OCCUPANCY: COMMERCIAL
ZONING: C-3 COMMERCIAL
BUILDING CODE: 2012 IBC
WATERSHED: SALADO CREEK
ALLOWABLE IMPERVIOUS COVER (65%)
USE: AUTO SHOP, PUBLIC TELECOMMUNICATION FACILITY

SITE LOCATION
LAT: 29° 37' 44.82" N (NAD 83)
LONG: 98° 27' 32.64" W (NAD 83)

LEGAL DESCRIPTION
NCB 17586 BLK 7 LOT 901 (ONE ADRIANA)

ADDRESS
20140 N. US HIGHWAY 281 PARCEL #741506
SAN ANTONIO, TEXAS 78258 BEXAR COUNTY

ZONING
C-3 EZRD COMMERCIAL ZONING

NOTE: TYPICAL LEASE AREA, ACTUAL DEVELOPMENT EQUIPMENT LOCATIONS MAY VARY.

THIS SITE COMPLIES WITH THE CITY OF SAN ANTONIO TELECOMMUNICATIONS TOWERS PER 35-385 D(2) REQUIREMENTS.

AN IDENTIFICATION SIGN FOR EACH SERVICE PROVIDER RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF A WTF AT THE SITE, NOT LARGER THAN TWO SQUARE FEET, SHALL BE POSTED AT A LOCATION FROM WHICH IT CAN BE EASILY READ FROM OUTSIDE THE PERIMETER OF THE WTF, AND SHALL PROVIDE THE NAME, ADDRESS, AND EMERGENCY NUMBER OF THE RESPONSIBLE SERVICE PROVIDER.

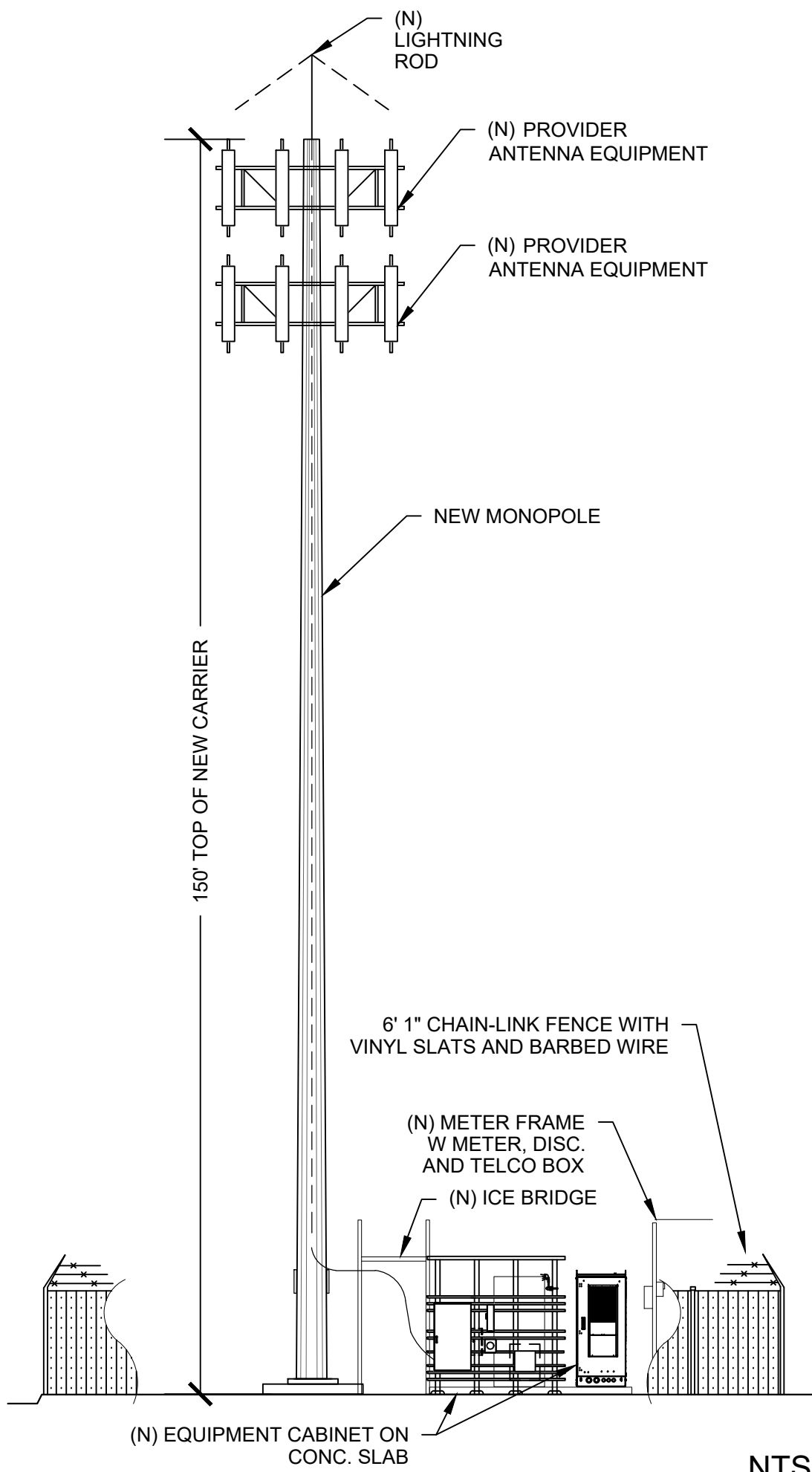
"I, Vince Huebinger, AGENT FOR CROWN CASTLE AND PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THIS TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS."

IMPERVIOUS COVER AND PROPERTY SIZE

TOTAL PROPERTY SIZE : 0.091 AC (3,963 SF)
EXISTING IMPERVIOUS COVER (LEASE AREA) : 3,360 SQ FT
INCREASE IN EXISTING LEASE AREA IMPERVIOUS COVER : 0 SQ FT
PARKING: 20 SPACES PROVIDED, 0 SPACES REMOVED

From: C-3
To: C-3 S for a Wireless
Communication System

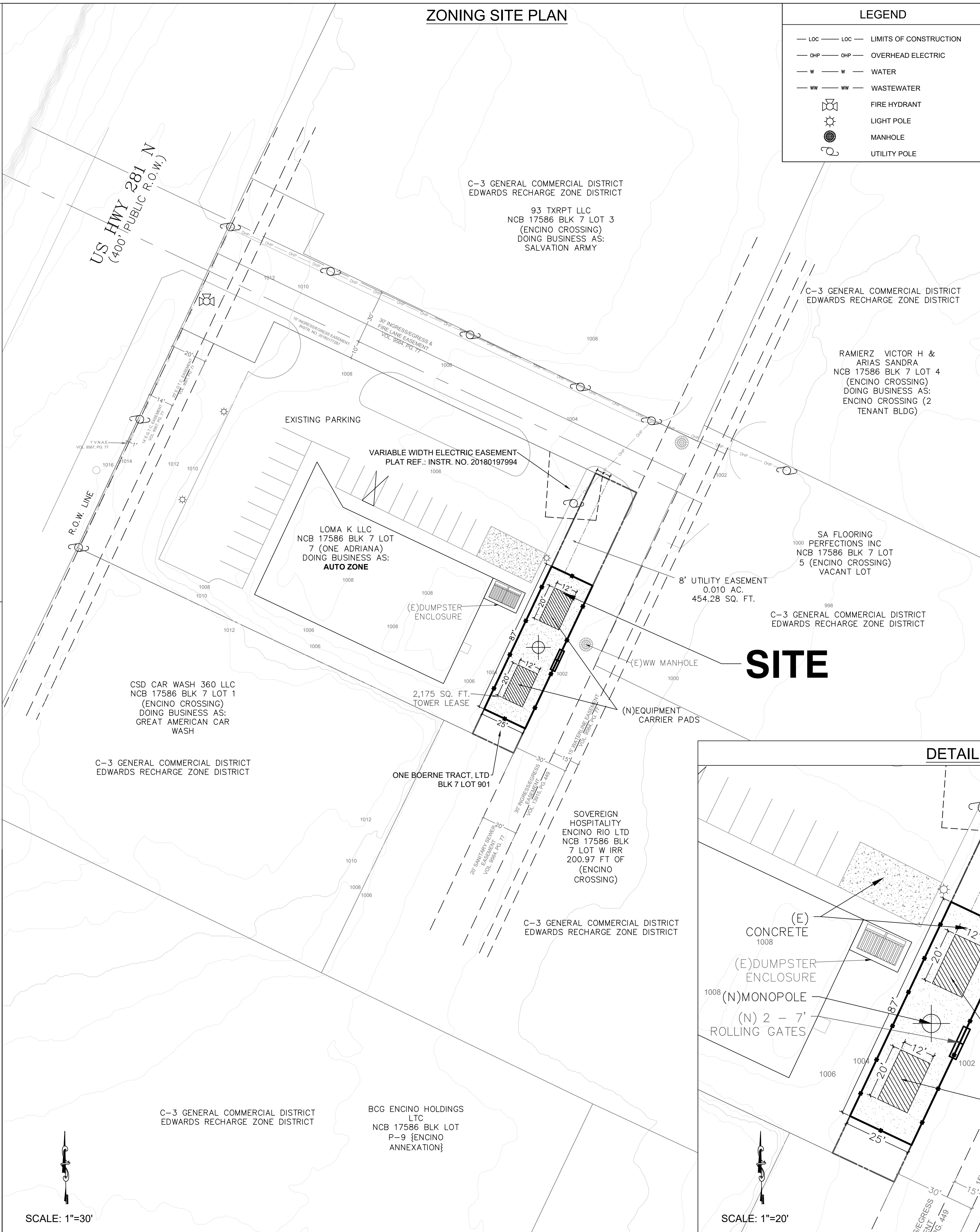
TOWER ELEVATION



NTS

NOTE: TYPICAL LEASE AREA, ACTUAL EQUIPMENT LOCATIONS MAY VARY.

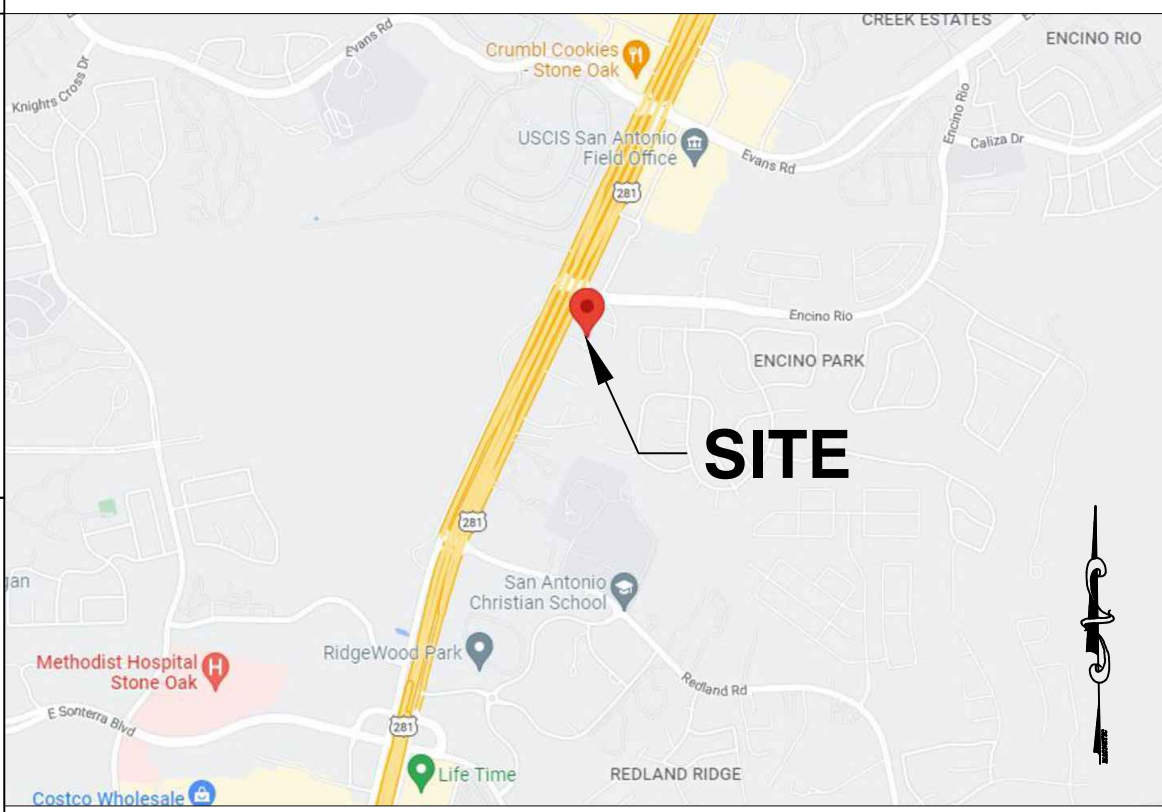
ZONING SITE PLAN



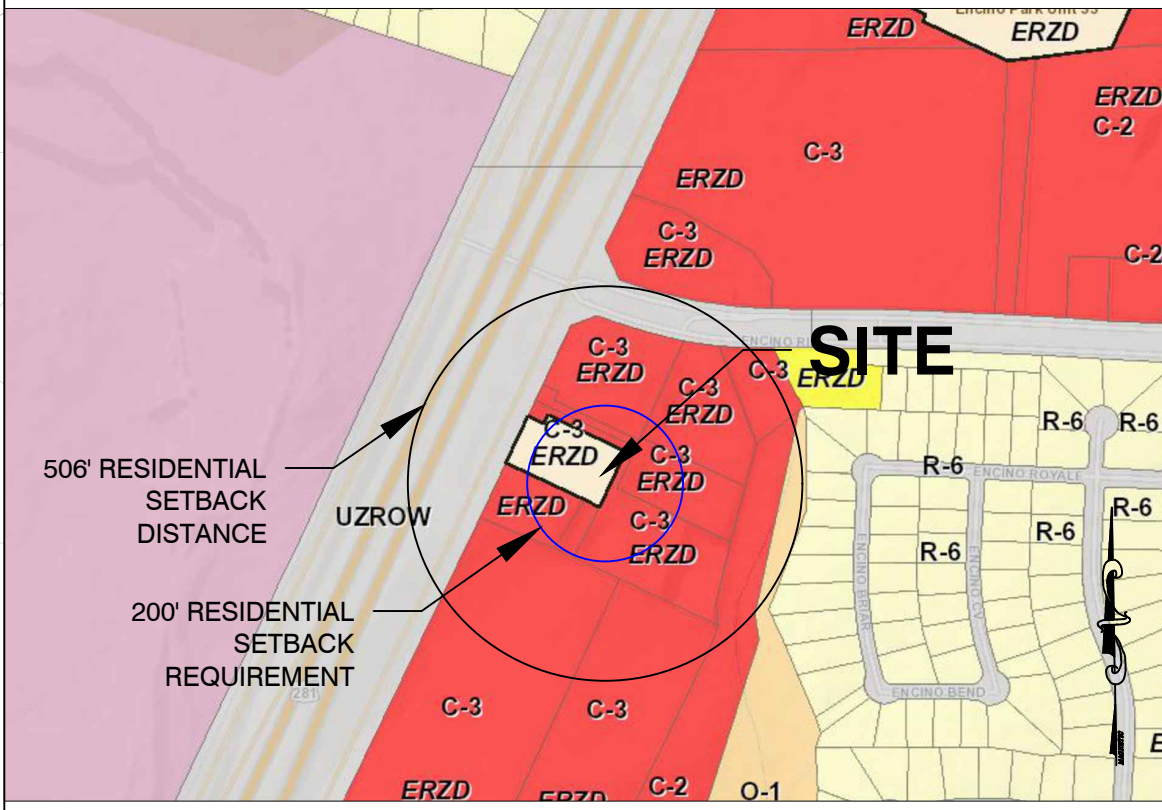
LEGEND

- LOC LIMITS OF CONSTRUCTION
- OHP OVERHEAD ELECTRIC
- W WATER
- WW WASTEWATER
- Fire Hydrant
- Light Pole
- Manhole
- Utility Pole

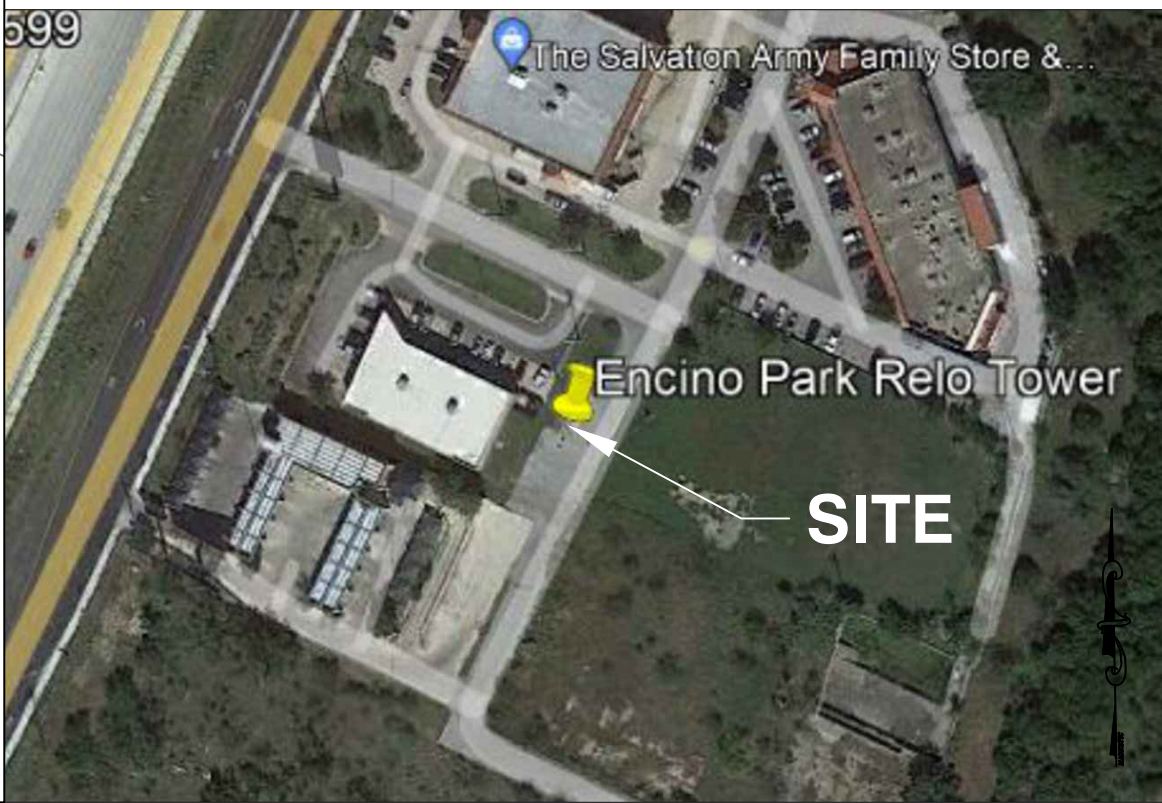
VICINITY MAP:



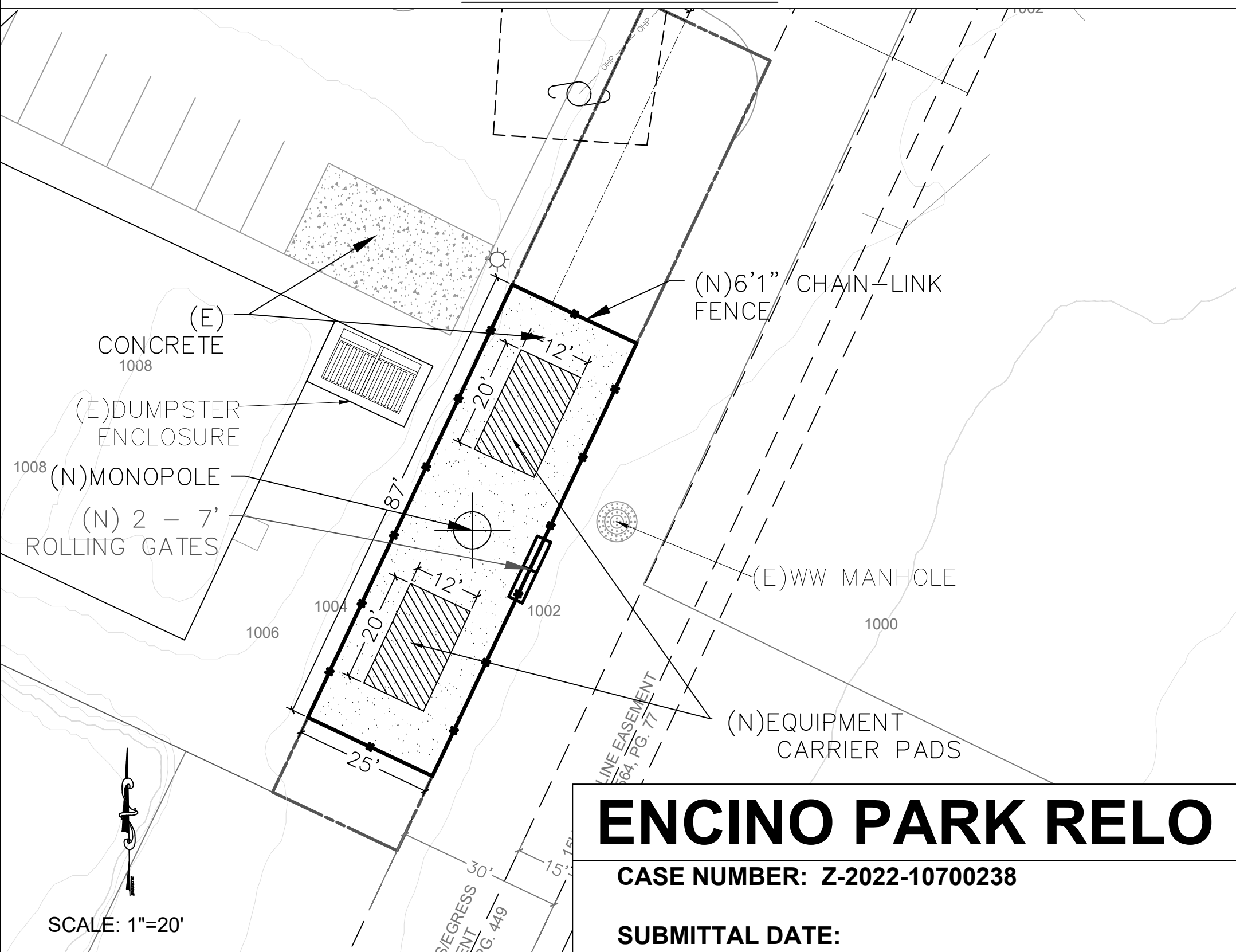
ZONING MAP:



AERIAL MAP:



DETAILED SITE PLAN



ENCINO PARK RELO

CASE NUMBER: Z-2022-10700238

SUBMITTAL DATE:

CROWN
CASTLE

PROSSNER

LAND PLANNING & ZONING CONSULTANTS
1337 FOUNTAIN SPRING ROAD, SUITE 604
AUSTIN, TEXAS 78729
AUT. #12-013333

VINCENT GERARD & ASSOCIATES
LAND PLANNING & ZONING CONSULTANTS
1715 CAPITAL OF TEXAS HWY SOUTH, STE. 207
SAN ANTONIO, TEXAS 78258
G151324-2022 • vgerard@vincentgerard.com

SITE INFORMATION

20140 US HWY 281 N,
SAN ANTONIO, TEXAS
78258 BEXAR
COUNTY

PROPERTY OWNER

LOMA K LLC
327 COLUMBINE ST
MEADOWLAKES, TX
78654

TOWER OWNER

CROWN CASTLE
BU# 831953

SET ISSUED FOR PERMIT

DATE

REVISONS	DESCRIPTION	
	DATE	
NO.		

DRAWN BY

REVIEWED BY

HRB

VGH