

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, VINCENT GERARD & ASSOCIATES, 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

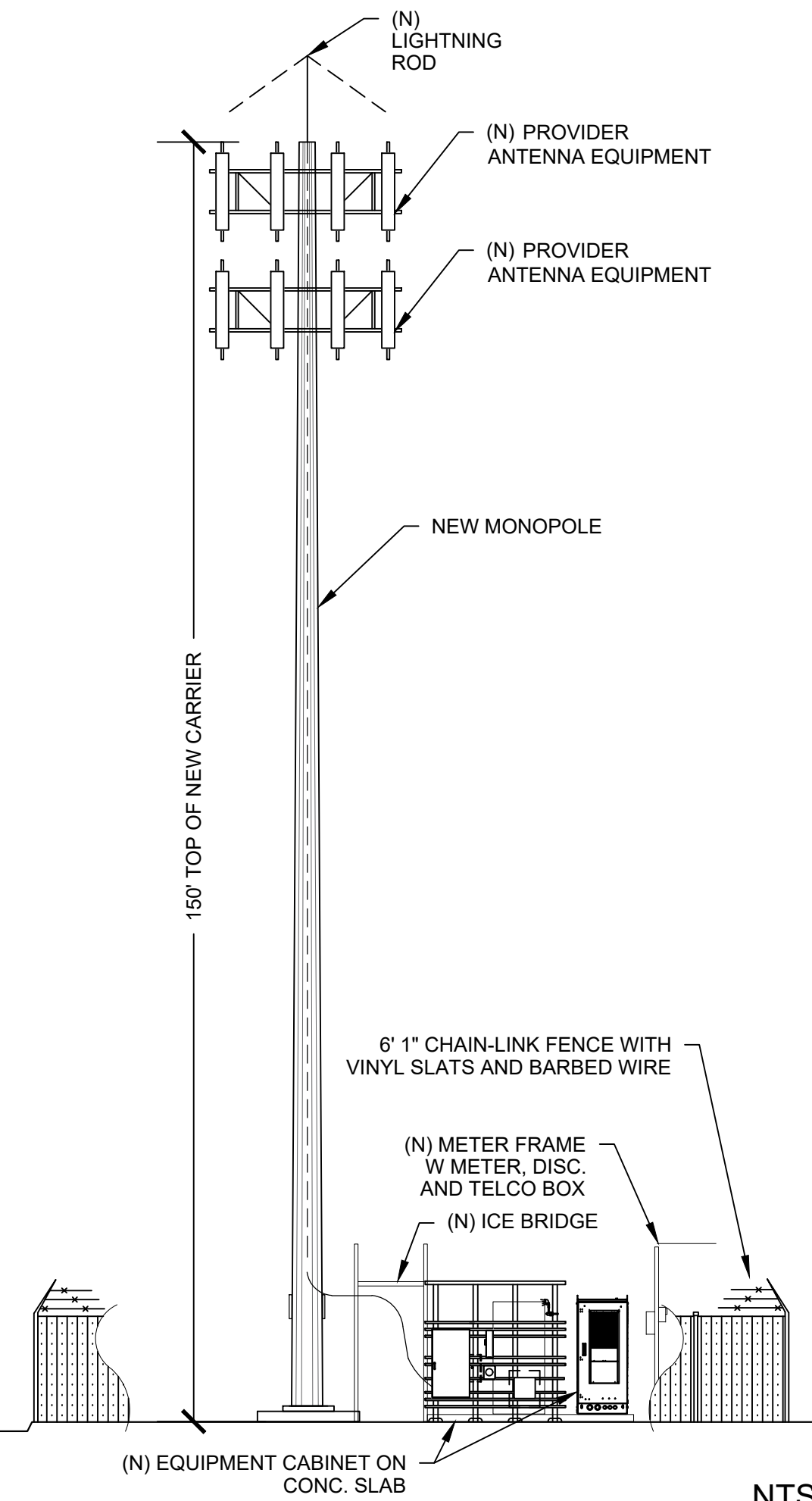
INCREASE IN EXISTING LEASE AREA IMPERVIOUS COVER : 0 SQ FT

PARKING: 20 SPACES PROVIDED, 0 SPACES REMOVED

From: C-3

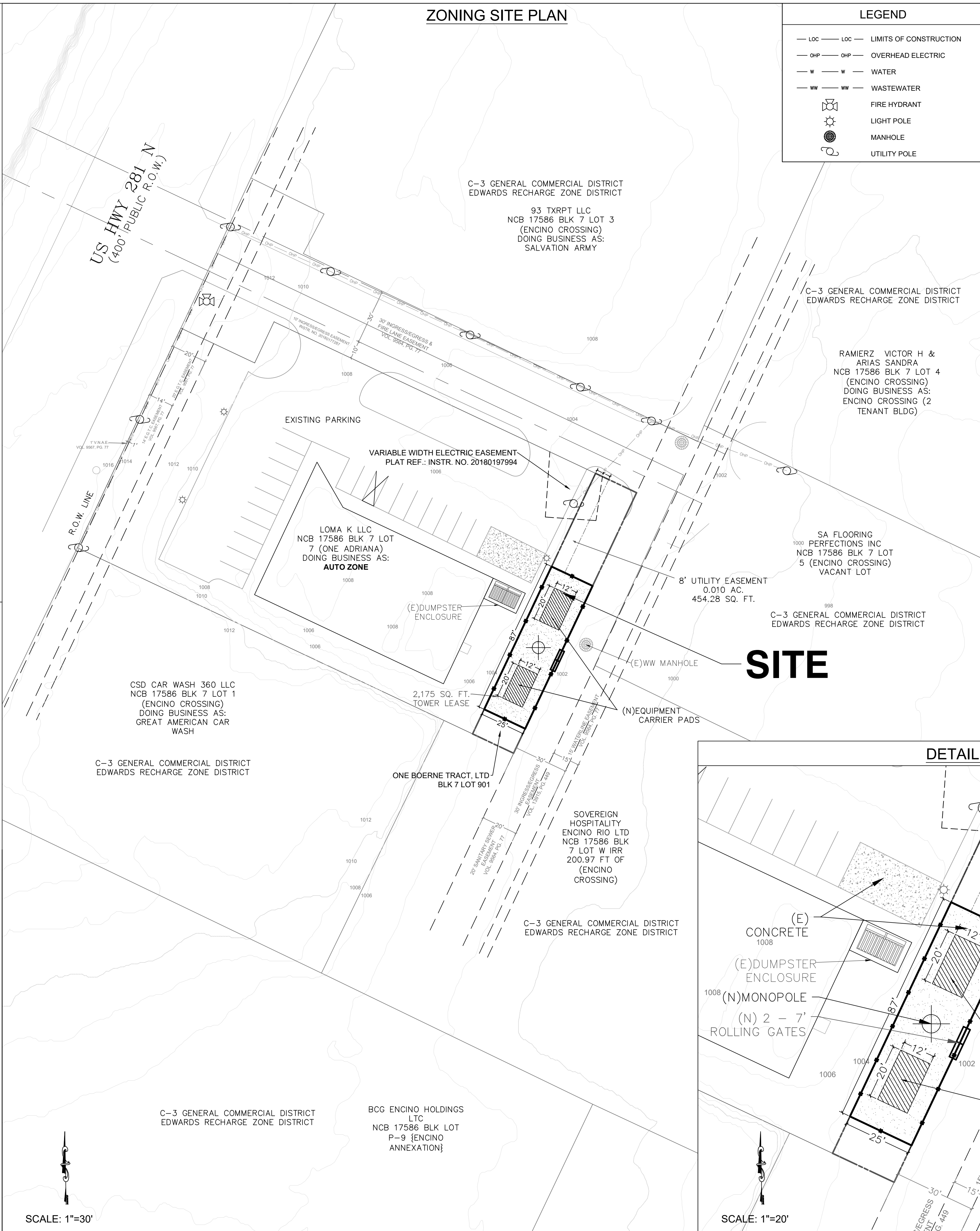
To: C-3 S for a Wireless  
Communication System

TOWER ELEVATION



NTS

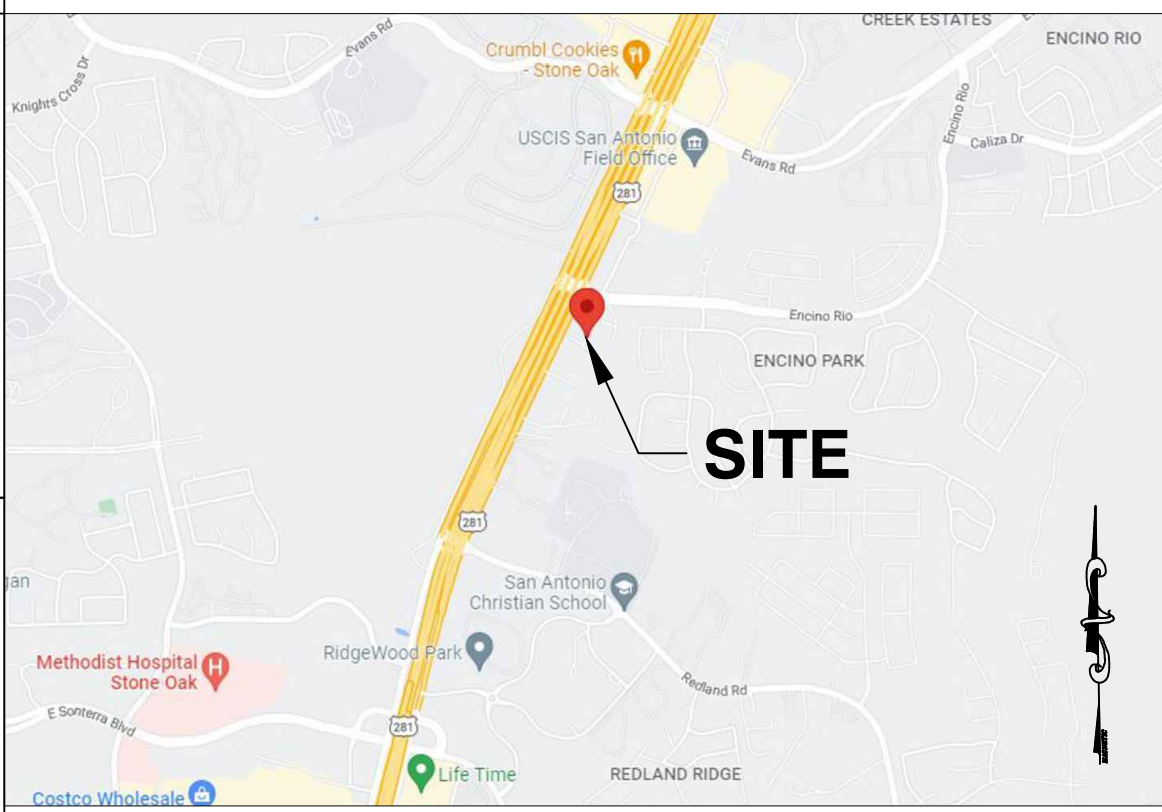
ZONING SITE PLAN



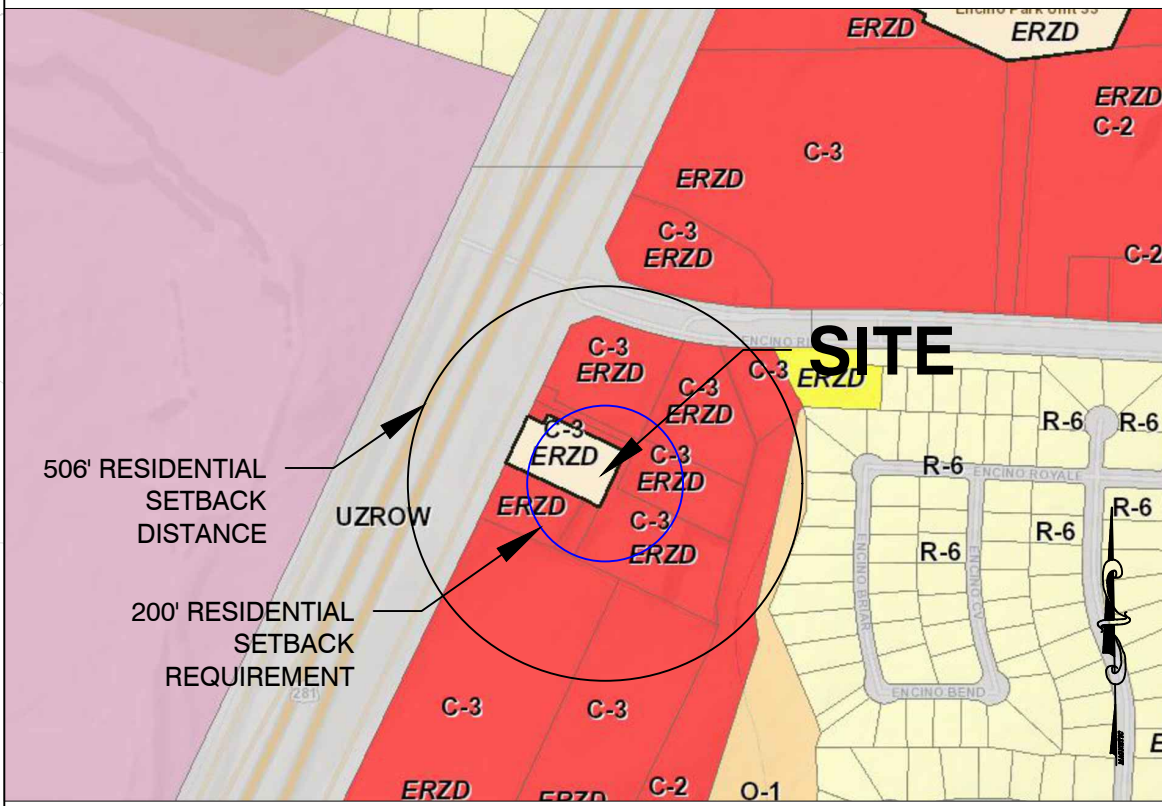
LEGEND

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

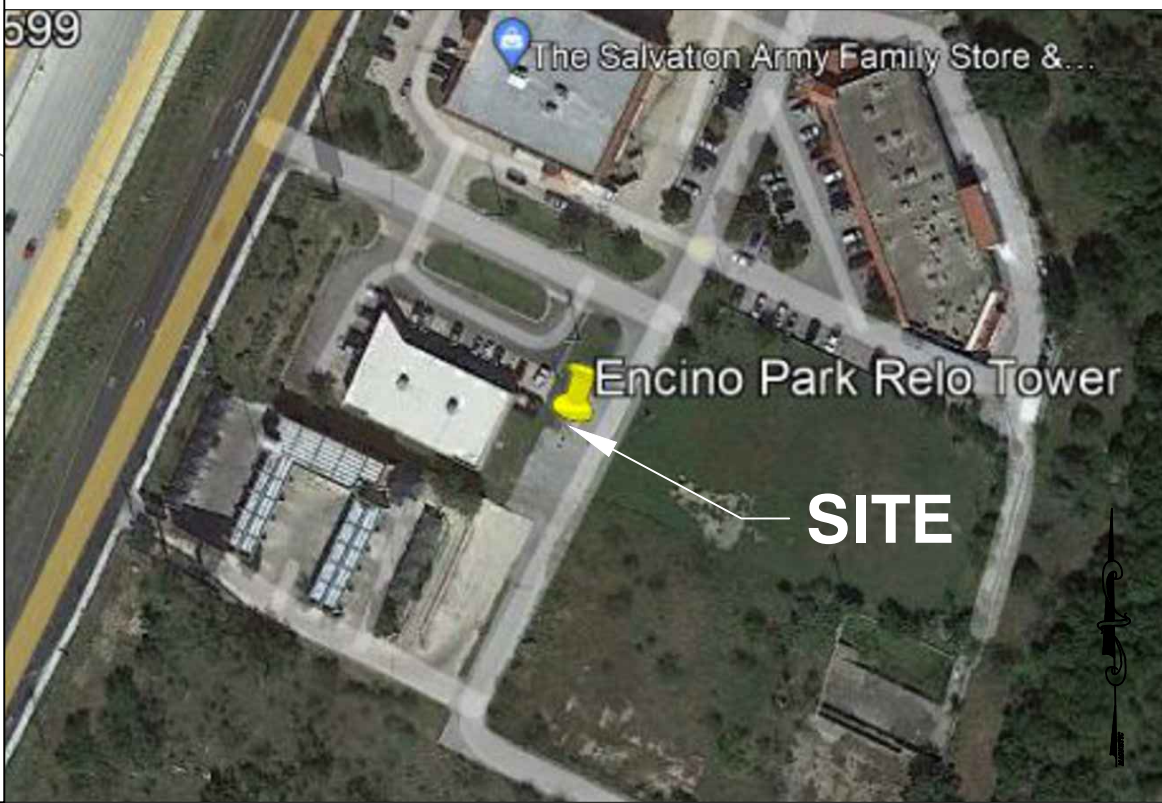
VICINITY MAP:



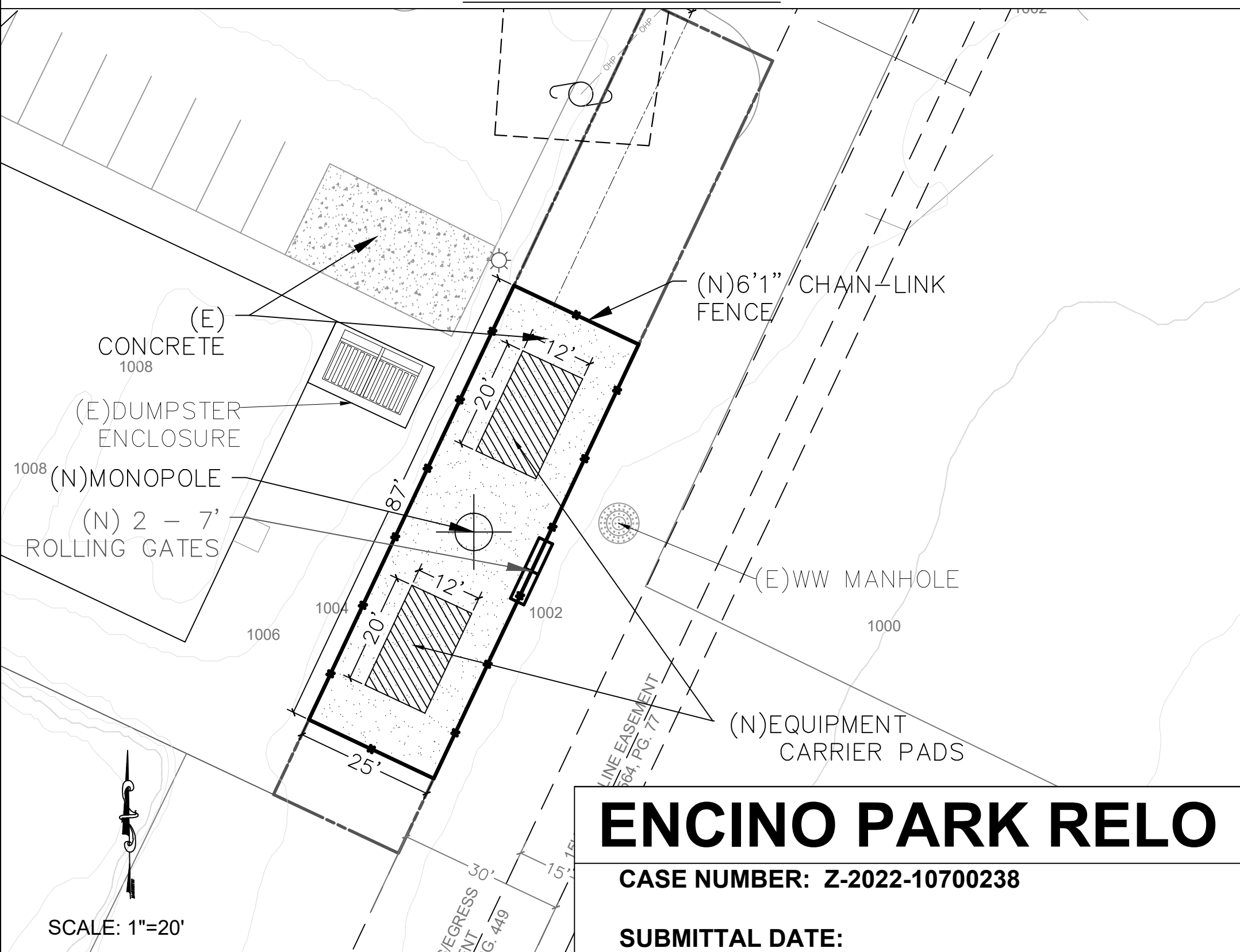
ZONING MAP:



AERIAL MAP:



DETAILED SITE PLAN



ENCINO PARK RELO

CASE NUMBER: Z-2022-10700238

SUBMITTAL DATE:

CROWN  
CASTLE

PROSSNER

VINCENT GERARD & ASSOCIATES  
LAND PLANNING & ZONING CONSULTANTS  
1715 CAPITAL OF TEXAS HWY SOUTH, STE 207  
SAN ANTONIO, TEXAS 78258  
PHONE: 512.326.2693 • 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

REVISIONS	DESCRIPTION	DATE	NO.

DRAWN BY

REVIEWED BY

HRB

VGH

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