ZONING SITE PLAN

(NOT FOR CONSTRUCTION)

SITE INFORMATION

JURISDICTION: CITY OF SAN ANTONIO, TEXAS 78023
BEXAR COUNTY
Latitude N 29° 35' 20.89" N
Longitude W 98° 39' 47.74" W
OCCUPANCY: (U – UTILITY)
GROUND ELEVATION: 1185.7'
CURRENT LAND USE: GREEN BELT/UTILITIES
LAND USE: TELECOMMUNCATIONS FACILITY/GREENBELT
ZONING: DR – DEVELOPMENT RESERVE

CONTACT INFORMATION

VINCENT GERARD & ASSOCIATES
1715 S. CAPITAL OF TEXAS HWY
AUSTIN, TEXAS 78746
PHONE: (512) 328-2693

CONTACT VINCE HUEBINGER

PROJECT TYPE

170' SLIM LINE TOWER SITE
(NEW CONSTRUCTION – TOWER)
(REPLACE EXISTING TOWER)

DATE

APRIL 8, 2020

SITE ADDRESS

0 PUEBLO PINTADO
CITY OF SAN ANTONIO, TX 78023 (TBD)

LEGAL DESCRIPTION

0.0275 OUT OF LOT 41
BLOCK 22 SONOMA RANCH UNIT 4–B
BEXAR COUNTY, TEXAS

SITE NAME:

VERIZON WIRELESS – KYLE SEALE PARKWAY
– SITE LOCATED IN 'DR' ZONING

DEVELOPER:

VERIZON WIRELESS
6696 TRICOUNTY PKWY, SUITE 100
SCHERTZ, TEXAS 75154
PHONE: (210) 657-8300

HOA CONTACT:

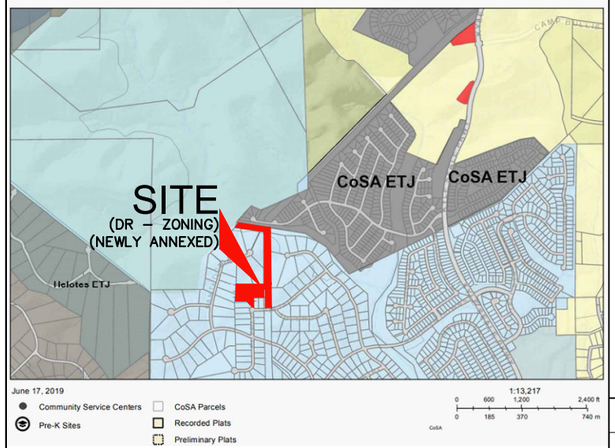
SONOMA RANCH HOA
C/O: JOHN SOLIZ, HOA MANAGER
SPECTRUM ASSOCIATION MANAGEMENT
PHONE: (210) 494-0659
JSOLIZ@SPECTRUMAM.COM

OWNER:

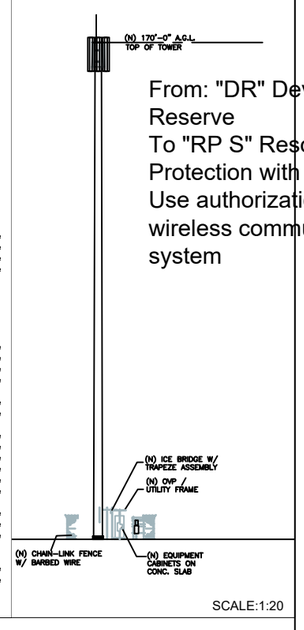
SONOMA RANCH HOA

ZONING DISTRICT MAP

City of San Antonio One Stop



MONOPOLE TOWER ELEVATION



SCALE:1:20

From: "DR" Development Reserve
To "RP S" Resource Protection with a Specific Use authorization for wireless communication system

TREE TABLE

POINT NO.	CAL (IN.)	Common Name	Species Name	CONDITION	Status
1086	18	MTN. CEDAR	Juniperus ashei	Healthy	Keep
1087	12	MTN. CEDAR	Juniperus ashei	Healthy	Keep
1088	8	MTN. CEDAR	Juniperus ashei	Healthy	Keep
1089	10	MTN. CEDAR	Juniperus ashei	Healthy	Keep
1090	7	MTN. CEDAR	Juniperus ashei	Healthy	Keep
1091	9	MTN. CEDAR	Juniperus ashei	Healthy	Keep
1092	6	MTN. CEDAR	Juniperus ashei	Healthy	Keep
1093	5	MTN. CEDAR	Juniperus ashei	Healthy	Keep
1094	9	LIVE OAK	Quercus virginiana	Healthy	Keep
1095	8	LIVE OAK	Quercus virginiana	Healthy	Keep
1096	11	MTN. CEDAR	Juniperus ashei	Healthy	Keep
1097	10	MTN. CEDAR	Juniperus ashei	Healthy	Keep
1098	8	LIVE OAK	Quercus virginiana	Healthy	Keep
1099	7	MTN. CEDAR	Juniperus ashei	Healthy	Keep
1100	8	MTN. CEDAR	Juniperus ashei	Healthy	Keep
1101	6	MTN. CEDAR	Juniperus ashei	DEAD	Keep
1102	7	MTN. CEDAR	Juniperus ashei	DEAD	Keep
1103	8	MTN. CEDAR	Juniperus ashei	DEAD	Keep
1104	6	MTN. CEDAR	Juniperus ashei	DEAD	Keep
1105	10	MTN. CEDAR	Juniperus ashei	DEAD	Keep
1106	7	MTN. CEDAR	Juniperus ashei	DEAD	Keep
1107	7	MTN. CEDAR	Juniperus ashei	DEAD	Keep
1108	10	MTN. CEDAR	Juniperus ashei	Healthy	Keep
1109	6	LIVE OAK	Quercus virginiana	Healthy	Keep
1110	8	MTN. CEDAR	Juniperus ashei	Healthy	Keep
1111	5	MTN. CEDAR	Juniperus ashei	Healthy	Keep
1112	7	MTN. CEDAR	Juniperus ashei	Healthy	Keep
1113	10	MTN. CEDAR	Juniperus ashei	Healthy	Remove
1114	10	LIVE OAK	Quercus virginiana	Healthy	Remove
1115	11	MTN. CEDAR	Juniperus ashei	Healthy	Remove
1116	9	MTN. CEDAR	Juniperus ashei	Healthy	Remove
1117	6	LIVE OAK	Quercus virginiana	Healthy	Keep
1118	6	LIVE OAK	Quercus virginiana	Healthy	Keep
1119	6	MTN. CEDAR	Juniperus ashei	Healthy	Keep
1120	7	MTN. CEDAR	Juniperus ashei	Healthy	Keep
1121	6	LIVE OAK	Quercus virginiana	Healthy	Keep
1122	6	MTN. CEDAR	Juniperus ashei	Healthy	Keep
1123	12	MTN. CEDAR	Juniperus ashei	Healthy	Remove
1124	10	MTN. CEDAR	Juniperus ashei	Healthy	Remove
1125	5	LIVE OAK	Quercus virginiana	Healthy	Remove
1126	9	MTN. CEDAR	Juniperus ashei	Healthy	Remove
1127	8	MTN. CEDAR	Juniperus ashei	Healthy	Keep
1128	8	MTN. CEDAR	Juniperus ashei	Healthy	Remove
1129	8	MTN. CEDAR	Juniperus ashei	Healthy	Remove
1130	13	MTN. CEDAR	Juniperus ashei	Healthy	Keep
1131	6	MTN. LAUREL	Juniperus ashei	Healthy	Remove
1132	7	MTN. CEDAR	Juniperus ashei	Healthy	Remove
1133	10	MTN. CEDAR	Juniperus ashei	Healthy	Remove
1134	6	MTN. CEDAR	Juniperus ashei	Healthy	Remove
1135	8	MTN. CEDAR	Juniperus ashei	Healthy	Remove
1136	11	MTN. CEDAR	Juniperus ashei	Healthy	Remove
1137	10	MTN. CEDAR	Juniperus ashei	Healthy	Keep
1138	19	MTN. CEDAR	Juniperus ashei	Healthy	Remove
1139	6	LIVE OAK	Quercus virginiana	Healthy	Remove
1140	8	MTN. CEDAR	Juniperus ashei	Healthy	Remove
1141	7	MTN. CEDAR	Juniperus ashei	Healthy	Keep
1142	13	MTN. CEDAR	Juniperus ashei	Healthy	Keep
1143	9	MTN. CEDAR	Juniperus ashei	Healthy	Remove
1144	10	MTN. CEDAR	Juniperus ashei	Healthy	Remove
1145	20	MTN. CEDAR	Juniperus ashei	Healthy	Keep
Total	523	Trees Surveyed			
Remove	192	Tree Cal. Inch			

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

THIS SITE COMPLIES THE CITY OF SAN ANTONIO TELECOMMUNICATION TOWERS.

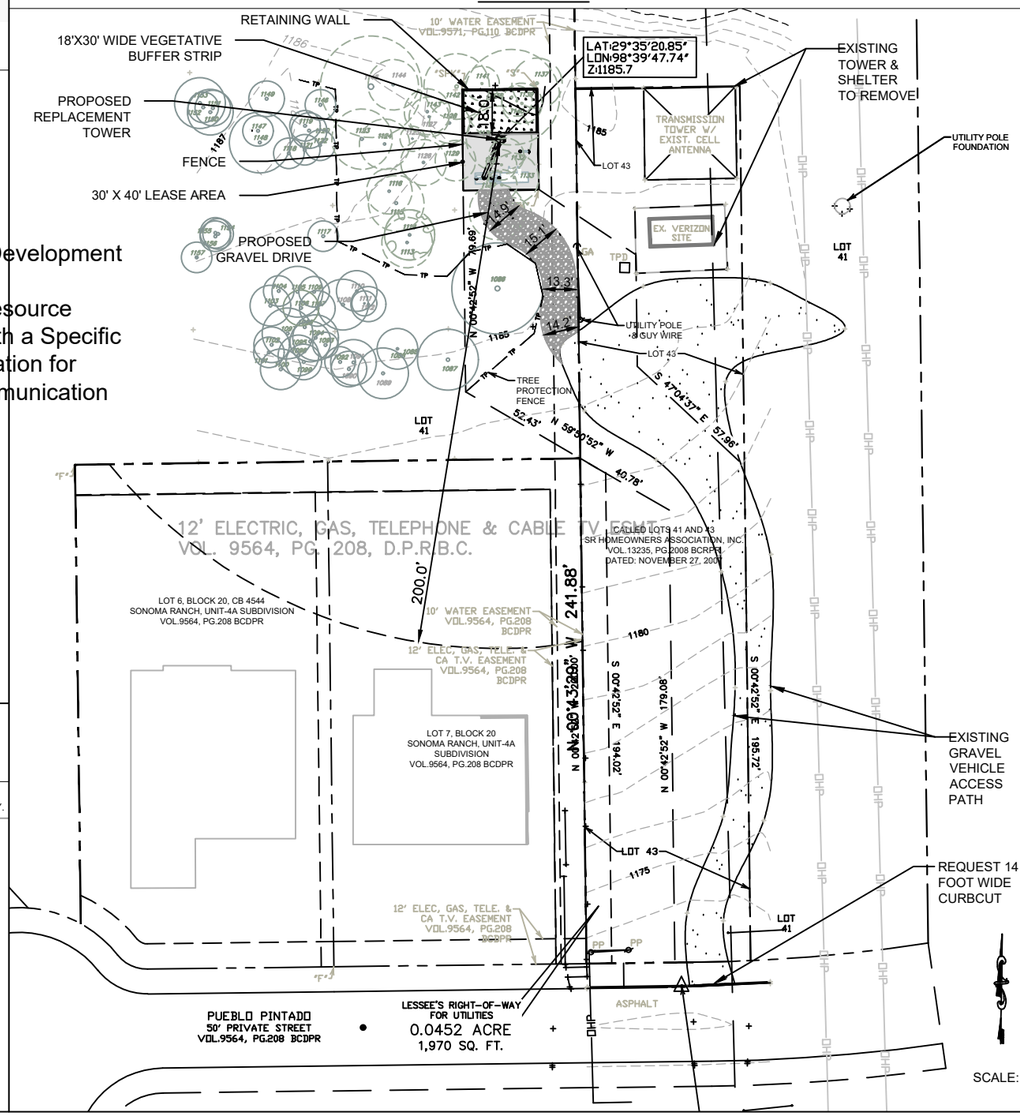
ADVERTISING IS PROHIBITED ANYWHERE ON A WTF, WITH THE EXCEPTION OF THE MINIMUM SIGNAGE AS REQUIRED BY THE FEDERAL COMMUNICATIONS COMMISION (FCC) REGULATIONS OR NECESSARY FOR THE OPERATIONS OF A WTF.

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.

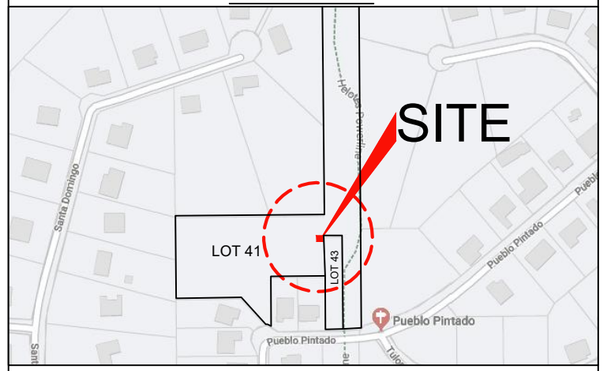
" I, _____ . THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE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

Z-2020-10700203 S

SITE PLAN

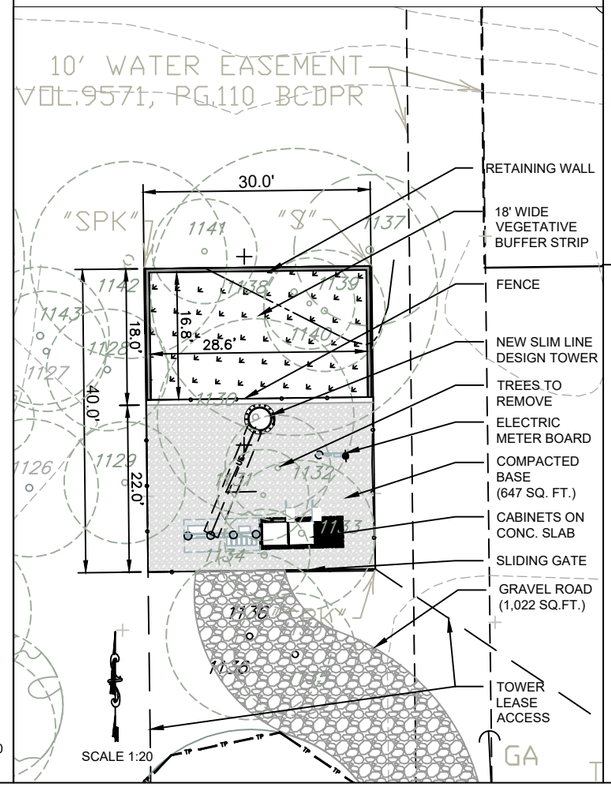


VICINITY MAP



AERIAL IMAGERY

DETAIL SITE PLAN



verizon

ZONING SITE PLAN
KYLE SEALE PARKWAY
VERIZON
0 PUEBLO PINTADO
CITY OF SAN ANTONIO, TEXAS 78023

VINCENT GERARD & ASSOCIATES
LAND PLANNING & ZONING CONSULTANTS
1715 CAPITAL OF TEXAS HWY SOUTH, STE. 207
AUSTIN, TEXAS 78746
(512)328-2693 - vincegh@vincentgerard.com