

ORDINANCE NO. 24-S-144

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS TO APPROVE A SPECIFIC USE PERMIT TO ALLOW A MONOPOLE TELECOMMUNICATION FACILITY ON APPROXIMATELY 1 ACRE OF LAND, KNOWN AS GUADALUPE COUNTY PROPERTY IDENTIFICATION NUMBER 47083, MORE SPECIFICALLY KNOWN AS 120 WINDY MEADOWS DRIVE, CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS.

WHEREAS, an application for a Specific Use Permit to allow for to allow a monopole telecommunication facility on approximately 1 acre of land, known as Guadalupe County Property Identification Number 47083, also known as 120 Windy Meadows Drive, more specifically described in the Exhibit A attached herein (herein, the “Property”) has been filed with the City; and

WHEREAS, the City’s Unified Development Code Section 21.5.11.D. provides for certain criteria to be considered by the Planning and Zoning Commission in making recommendations to City Council and by City Council in considering final action on a requested Specific Use Permit (the “Criteria”); and

WHEREAS, on July 3, 2024, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to approve the requested Specific Use Permit with conditions; and

WHEREAS, on August 6, 2024, the City Council conducted a public hearing and after considering the Criteria and recommendation by the Planning and Zoning Commission, determined that the requested Specific Use Permit with conditions be approved as provided for herein.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS THAT:

Section 1. The Property as shown and more particularly described in the attached Exhibit A, is hereby approved to allow a monopole telecommunication facility conditioned upon the following occurring:

- a) A building permit is approved within two years of the adoption of the Specific Use Permit Ordinance

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 3. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section 4. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 7. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

Section 8. This Ordinance shall be cumulative of all other ordinances of the City of Schertz, and this Ordinance shall not operate to repeal or affect any other ordinances of the City of Schertz except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed.

PASSED ON FIRST READING, the ____ day of _____ 2024.

PASSED, APPROVED and ADOPTED ON SECOND READING, the ____ day of _____ 2024.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

Sheila Edmondson, City Secretary

(city seal)

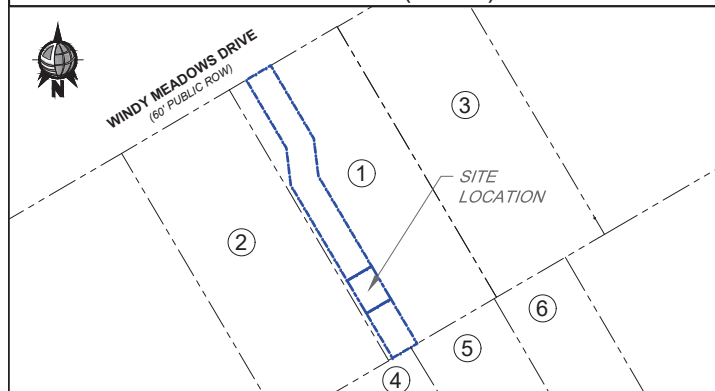
Exhibit "A"

Property Survey
&
Specific Use Permit (Monopole) Exhibit

Exhibit "A" Property Survey



VICINITY MAP (N.T.S.)



PROPERTY & ADJOINER MAP (N.T.S.)

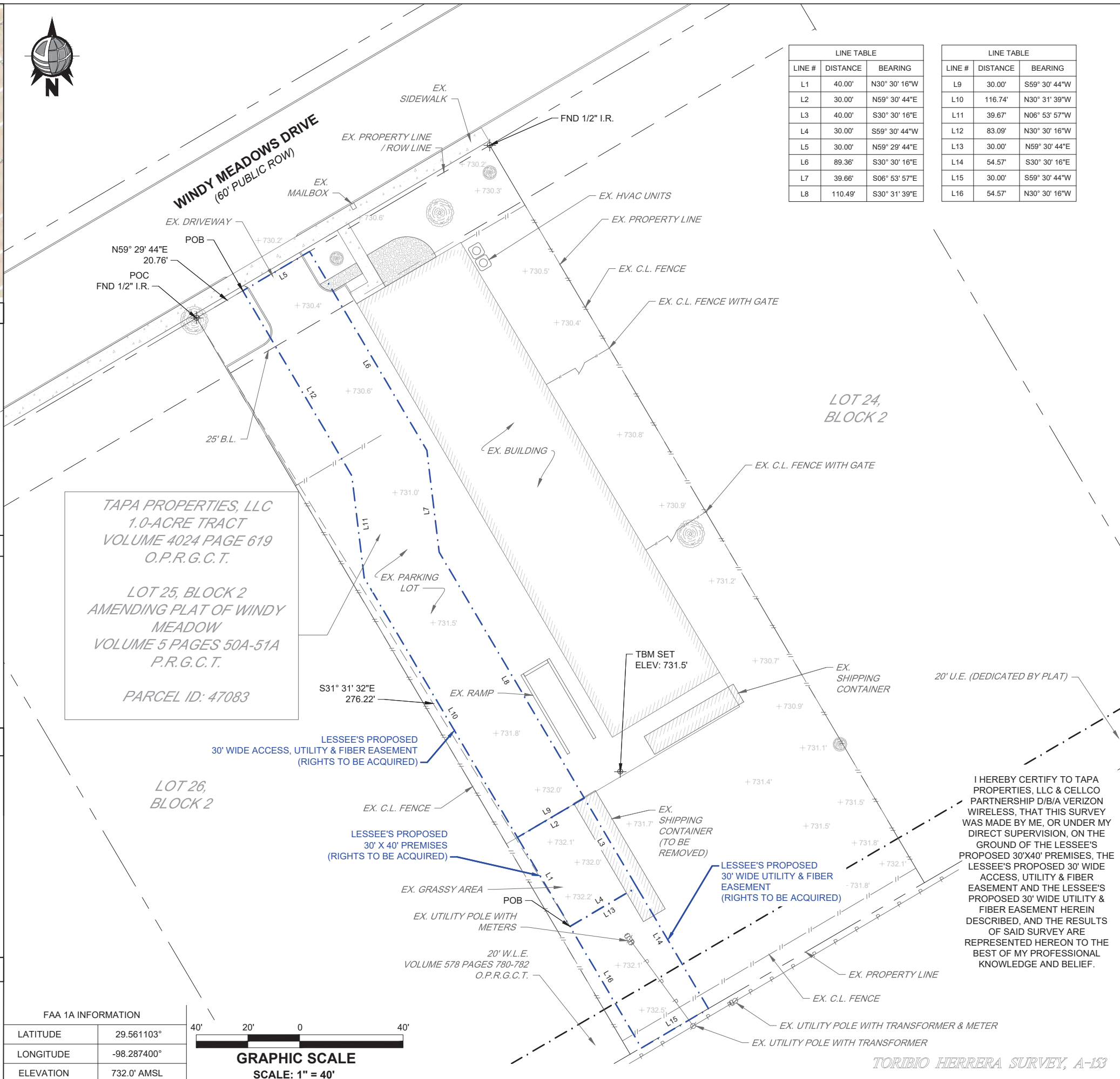
ADJOINER TABLE		
#	OWNER	PARCEL ID
1	TAPA PROPERTIES, LLC	47083
2	BALIN GROUP LLC	47084
3	CITY OF SCHERTZ	47082
4	WHITE WOLF LAND HOLDINGS LLC	40831
5	BIRY MICHAEL F & JENNIFER S	40830
6	CITY OF SCHERTZ	40829

ABBREVIATIONS

AMSL	AVERAGE MEAN SEA LEVEL
A.E.	ACCESS EASEMENT
B.L.	BUILDING LINE
B.W.	BARBED WIRE
C.L.	CHAINLINK
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
FN	FILE NUMBER
I.P.	IRON PIPE
I.R.	IRON ROD
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
P.R.G.C.T.	PLATS RECORDS OF GUADALUPE COUNTY, TEXAS
OH	OVERHEAD
ROW	RIGHT-OF-WAY
STM.S.E.	STORM SEWER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
TBM	TEMPORARY BENCHMARK
TYP	TYPICAL
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT

LEGEND

	LESSEE'S PREMISES		EX. EASEMENT
	LESSEE'S EASEMENT		EX. PROPERTY LINE
	EX. WROUGHT IRON FENCE		EX. OH POWER LINES
	EX. B.W. FENCE		EX. UTILITY POLE
	EX. WOOD FENCE		EX. TELCO PEDESTAL
	EX. HIGH BANK		EX. MANHOLE

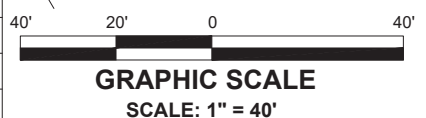


TAPA PROPERTIES, LLC
1.0-ACRE TRACT
VOLUME 4024 PAGE 619
O.P.R.G.C.T.

LOT 25, BLOCK 2
AMENDING PLAT OF WINDY MEADOW
VOLUME 5 PAGES 50A-51A
P.R.G.C.T.

PARCEL ID: 47083

FAA 1A INFORMATION	
LATITUDE	29.561103°
LONGITUDE	-98.287400°
ELEVATION	732.0' AMSL



LINE TABLE		
LINE #	DISTANCE	BEARING
L1	40.00'	N30° 30' 16"W
L2	30.00'	N59° 30' 44"E
L3	40.00'	S30° 30' 16"E
L4	30.00'	S59° 30' 44"W
L5	30.00'	N59° 29' 44"E
L6	89.36'	S30° 30' 16"E
L7	39.66'	S06° 53' 57"E
L8	110.49'	S30° 31' 39"E

LINE TABLE		
LINE #	DISTANCE	BEARING
L9	30.00'	S59° 30' 44"W
L10	116.74'	N30° 31' 39"W
L11	39.67'	N06° 53' 57"W
L12	83.09'	N30° 30' 16"W
L13	30.00'	N59° 30' 44"E
L14	54.57'	S30° 30' 16"E
L15	30.00'	S59° 30' 44"W
L16	54.57'	N30° 30' 16"W

SURVEY PREPARED FOR:
verizon
600 HIDDEN RIDGE
IRVING, TX 75038
PHONE: (678) 339-4247
FAX: (972) 718-1967

SURVEY PREPARED BY:
3DD&E
3D DESIGN & ENGINEERING INC.
DEPARTMENT OF SURVEYING
21502 E WINTER VIOLET CT
CYPRESS, TX. 77433
PHONE: 832-510-9621
www.3ddne.com
INFO@3DDNE.COM
TEXAS REGISTRATION NO. 10194603

REV	DATE	DESCRIPTION	BY

SITE EXHIBIT AND DESCRIPTION

VERIZON WIRELESS - TEXAS AREA
MASKE_RD
WINDY MEADOWS DRIVE
SCHERTZ, TX 78154
LOCATION CODE: 677573

I HEREBY CERTIFY TO TAPA PROPERTIES, LLC & CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS, THAT THIS SURVEY WAS MADE BY ME, OR UNDER MY DIRECT SUPERVISION, ON THE GROUND OF THE LESSEE'S PROPOSED 30'X40' PREMISES, THE LESSEE'S PROPOSED 30' WIDE ACCESS, UTILITY & FIBER EASEMENT AND THE LESSEE'S PROPOSED 30' WIDE UTILITY & FIBER EASEMENT HEREIN DESCRIBED, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED HEREON TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

HELENE F. LECOANET, RPLS
TEXAS REGISTRATION NO. 6567

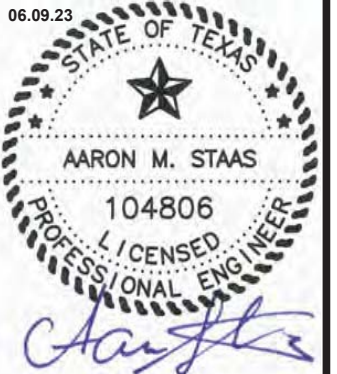
DRAWN BY: PDM
CHECKED BY: HL
DATE: 3/22/2023

SHEET 1 OF 2

SURVEY NOT VALID WITHOUT ALL SHEETS

MASKE RD

120 WINDY MEADOWS DRIVE
SCHERTZ, GUADALUPE COUNTY, TEXAS 78154
(5000166652)



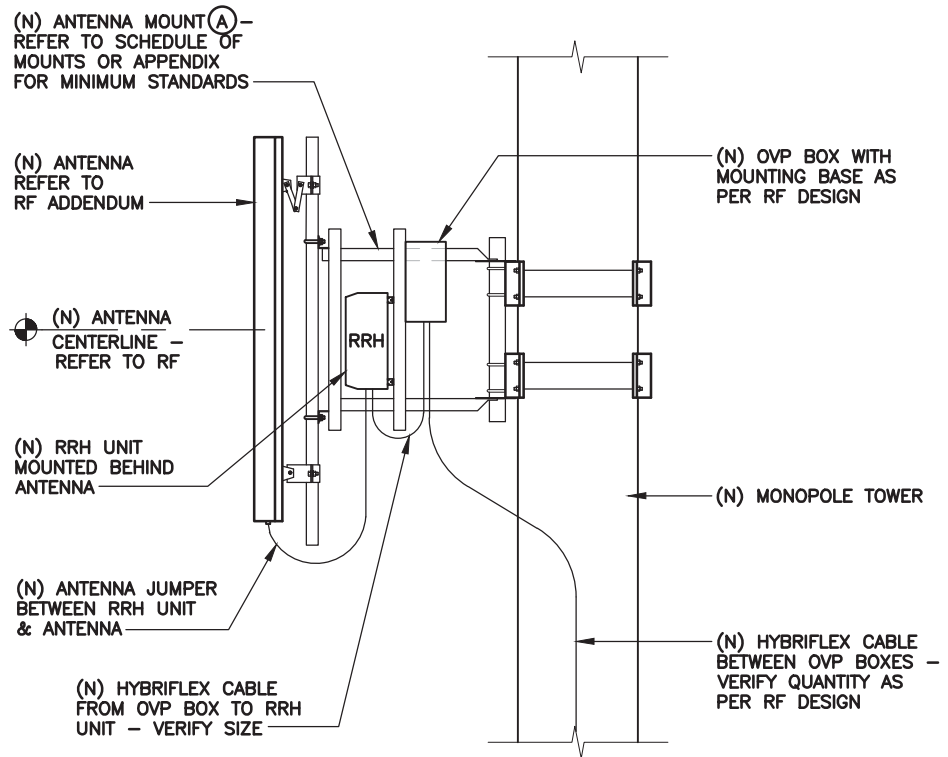
ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 308-9905
TBPE NO. F-15659

SHEET TITLE
SITE ELEVATION

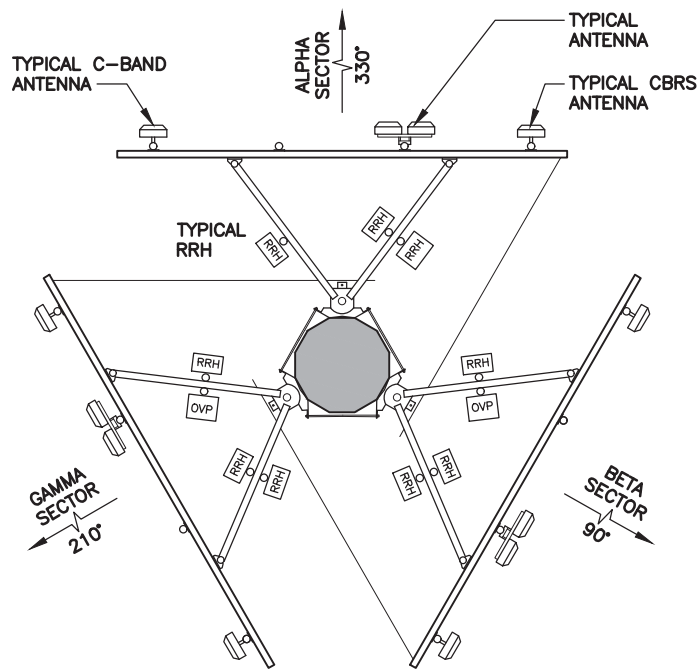
SHEET HISTORY
02.15.23 PCD
06.09.23 FCD

A2

THESE DRAWINGS ARE THE PROPERTY OF VERIZON WIRELESS. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. ANY RE-USE OF THESE PLANS (DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT OF VERIZON WIRELESS IS PROHIBITED.

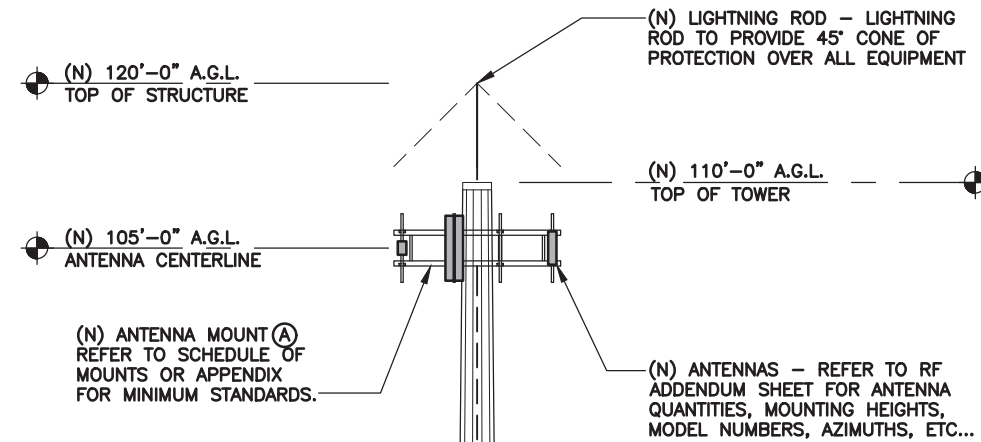


2 SECTION THRU ANTENNA SECTOR
SCALE: N.T.S.



3 PLAN OF ANTENNA SECTORS
SCALE: N.T.S.

(N) = NEW LESSEE
(E) = EXISTING
(F) = FUTURE

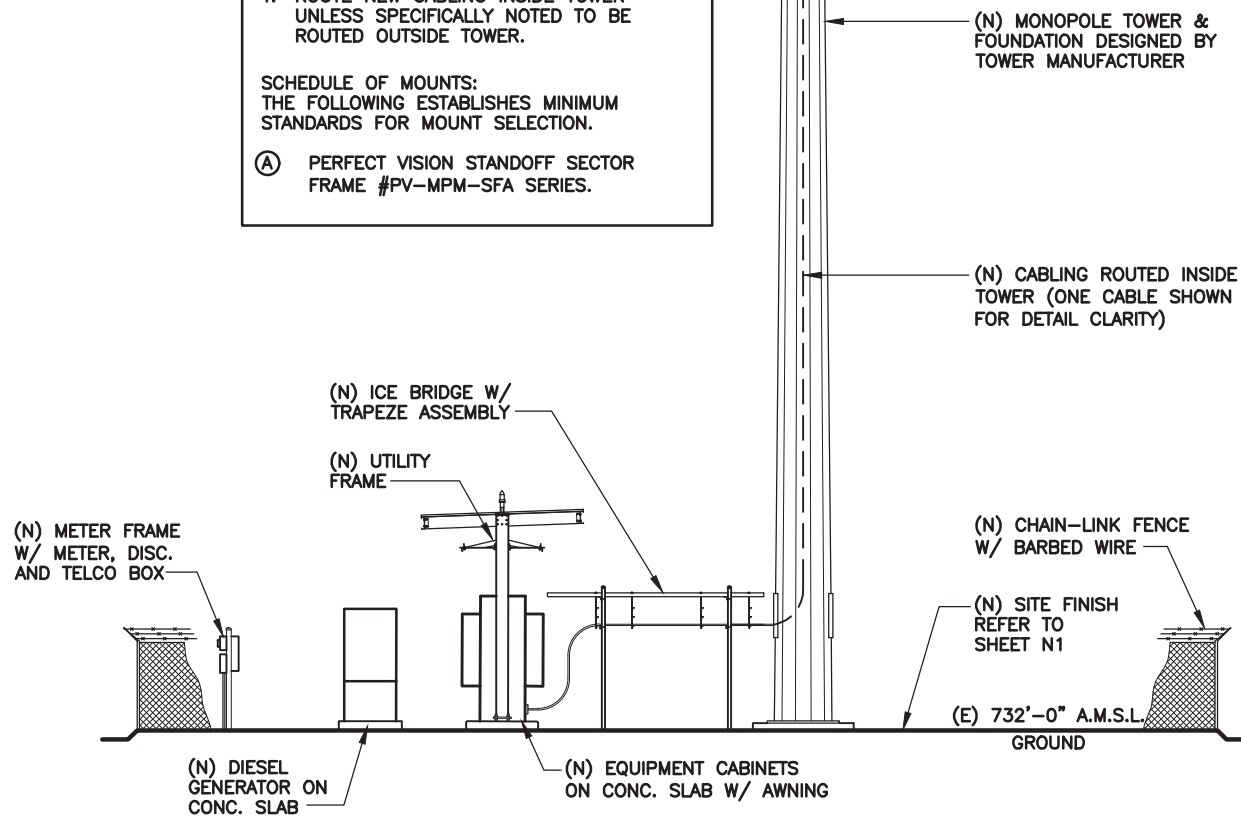


TOWER VERIFICATION NOTE:
THE GENERAL CONTRACTOR SHALL VERIFY WITH OWNER, THE TOWER TYPE AND HEIGHT PRIOR TO ORDERING OR CONSTRUCTING THE TOWER.

- GENERAL NOTES:**
1. SUBCONTRACTOR TO COMPLY WITH ALL FCC AND FAA REGULATIONS ON THIS PROJECT.
 2. ON TOWERS OVER 200' TALL ADD AIRCRAFT WARNING LIGHTS AND CONTROLS PER FAA REGULATIONS.
 3. THIS SITE ELEVATION IS A GENERALIZATION OF SITE AND TOWER COMPONENTS AND THEIR RELATIONSHIPS WITH ONE ANOTHER.
 4. ROUTE NEW CABLING INSIDE TOWER UNLESS SPECIFICALLY NOTED TO BE ROUTED OUTSIDE TOWER.

SCHEDULE OF MOUNTS:
THE FOLLOWING ESTABLISHES MINIMUM STANDARDS FOR MOUNT SELECTION.

(A) PERFECT VISION STANDOFF SECTOR FRAME #PV-MPM-SFA SERIES.



1 SITE ELEVATION
SCALE: N.T.S.