

**AN ORDINANCE OF THE CITY OF LEON VALLEY, TX, CITY COUNCIL GRANTING A SPECIFIC USE PERMIT TO ALLOW CONSTRUCTION AND OPERATION OF A TELECOMMUNICATION ANTENNAE/TOWER IN A B-3 COMMERCIAL ZONING DISTRICT, LOCATED AT 6004 GRISSOM ROAD; AND MORE SPECIFICALLY DESCRIBED AS LOT 4, CB 5955, LEON VALLEY RANCHES SUBDIVISION; PROVIDING A REPEALER CLAUSE; SEVERABILITY CLAUSE; NOTICE OF MEETING; SAVINGS CLAUSE; PROVIDING AN EFFECTIVE DATE.**

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**WHEREAS** Chapter 211 of the Vernon's Local Government Code empowers cities to enact zoning regulations and provide for their administration, enforcement, and amendment; and

**WHEREAS** the City has previously deemed it necessary and desirable to adopt zoning regulations to provide for the orderly development of property within the City, to promote the public health, safety, and welfare of the residents of the City; and

**WHEREAS** the Leon Valley Code of Ordinances Chapter 15 Zoning constitutes the City's Zoning regulations and requires the property to be zoned in accordance with proper designations as defined by the City; and

**WHEREAS** the Planning and Zoning Commission of the City of Leon Valley provided adequate notice and held a public hearing in accordance with Chapter 15 of the Leon Valley Code of Ordinances; and

**WHEREAS**, the City Council, after proper notice and public hearing determined that the request is consistent and compatible with the surrounding zoning and with the City's Future Land Use Plan, and

**WHEREAS** the City Council of the City of Leon Valley now desires to grant the Specific Use Permit Request, as requested at the subject location.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, THAT:**

**SECTION 1.** The request for a Specific Use Permit to Allow Construction and Operation of a Telecommunication Antennae/Tower in a B-3 Commercial Zoning District Located at 6004 Grissom Road; and More Specifically Described as Lot 4, CB 5955, Leon Valley Ranches Subdivision, Leon Valley, Texas, is hereby approved as depicted in the attached Exhibit "A".

**SECTION 2. REPEALER CLAUSE.** The provisions of the Ordinance shall be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein, provided, however, that all prior ordinances or parts of ordinances inconsistent or in conflict with any of the provisions of this ordinance are

hereby expressly repealed to the extent that such inconsistency is apparent by any other ordinance.

**SECTION 3. SEVERABILITY CLAUSE.** If any provision, section, sentence, clause, or phrase of this ordinance or application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void, invalid, or unenforceable, the validity of the remaining portions of this ordinance or its application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Leon Valley City Council in adopting, and the Mayor in approving this Ordinance, that no portion thereof or provisions or regulation contained herein shall become inoperative or fall by reason of any unconstitutionally or invalidity of any portion, provision, or regulation.

**SECTION 4. SAVINGS CLAUSE.** The repeal of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue, or as affecting any rights of the City under any section or provisions of any ordinances at the time of passage of this ordinance.

**SECTION 5. NOTICE OF MEETING CLAUSE.** It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.


**SECTION 6. EFFECTIVE DATE.** This ordinance shall become effective on and after its passage, approval and publication as required by law.

**PASSED, ADOPTED AND APPROVED** by the City Council of the City of Leon Valley this the 5th day of August, 2025.

**APPROVED**

  
**CHRIS RILEY**  
MAYOR

Attest:

  
**SAUNDRA PASSAILAIGUE, TRMC**  
City Secretary

Approved as to Form:

  
**ART RODRIGUEZ**  
City Attorney



APPROVED FOR CONSTRUCTION

- |                        |                           |
|------------------------|---------------------------|
| PROPERTY OWNER OR REP. | 15'                       |
| LAND USE PLANNER       | NEIGHBOR                  |
| T-1-MOBILE             | BADMAN                    |
| OPERATIONS             | CONCRETE                  |
| SHEET INDEX            |                           |
| T-1                    | TITLE SHEET (COVER PAGE)  |
| Z-1                    | SURVEY (BY OTHERS)        |
| Z-1A                   | OVERALL ZONING MAP        |
| Z-2                    | OVERALL SITE PLAN         |
| Z-2-1                  | ENLARGED SITE PLAN        |
| Z-3                    | COMPOUND SITE PLAN        |
| Z-4                    | ELEVATION                 |
| C-3A                   | IMPERVIOUS COVER EXHIBIT  |
| C-3B                   | EXISTING DRAINAGE PLAN    |
| C-3C                   | PROPOSED / ULTIMATE DRAIN |
| C-3D                   | GRADING PLAN              |

## BUILDING CODES

PROJECT SUMMARY:  
SITE TYPE  
160' MONORAIL

## VICINITY MAP



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**verizon**  
600 HOOVER BOULE  
IRVING, TX 75039



NO.	DATE	DESCRIPTION
10/17/76		TRAFFIC MEASUREMENT

ACCA NO.	25-0729
DRYMAN BY:	WZ
CHECKED BY:	CZ

REVISIONS
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CONTRACTORS:

[illegible]

## A&amp;E CONTRACTOR

**ALLPRO CONSULTING GROUP, INC.**  
3721 LYNDALE # JOHNSON F  
SUITE 204, DALLAS, TX 75225  
PHONE: 972-231-8843

OFFICE: 972-231-8893  
FAX: 956-564-8175

FORM NO. 7-8263

9221 LYNDON B. JOHNSON FREEWAY  
SUITE 204

# ZONING PRELIMINARY

## FAX: 866-364-6375

FOUO

CONTRIBUTION TO THE  
HOURS BEYOND DESIGN  
BUDGET. 800-545-6005

5000203022  
TX-1115 LEON CR

607730-06, 001-67

TITLE SHEET



# T-1



# ZONING PRELIMINARY

5000203022  
TX-1115 LEON CR

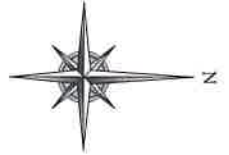
6004 GLISSOM RD  
SAN ANTONIO, TX 7822  
BEXAR COUNTY  
29.488°, -98.622139°

SHEET TITLE  
TITLE SHEET





LOCATION MAP  
NOT TO SCALE



SURVEYOR NOTES:

1. ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), SOUTH ZONE (4204). U.S. SURVEY FEET BASED ON GPS OBSERVATIONS MADE BY CIVIL CORE SURVEY.
2. FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY. PLEASE CALL 811 BEFORE PROCEEDING WITH ANY TYPE DIGGING.
3. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
4. THERE MAY BE EASEMENTS, RIGHTS-OF-WAY OR OTHER INSTRUMENTS OF RECORD THAT MAY AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
5. SURVEY IS VALID ONLY IF IT HAS AN ORIGINAL SIGNATURE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR ON IT. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

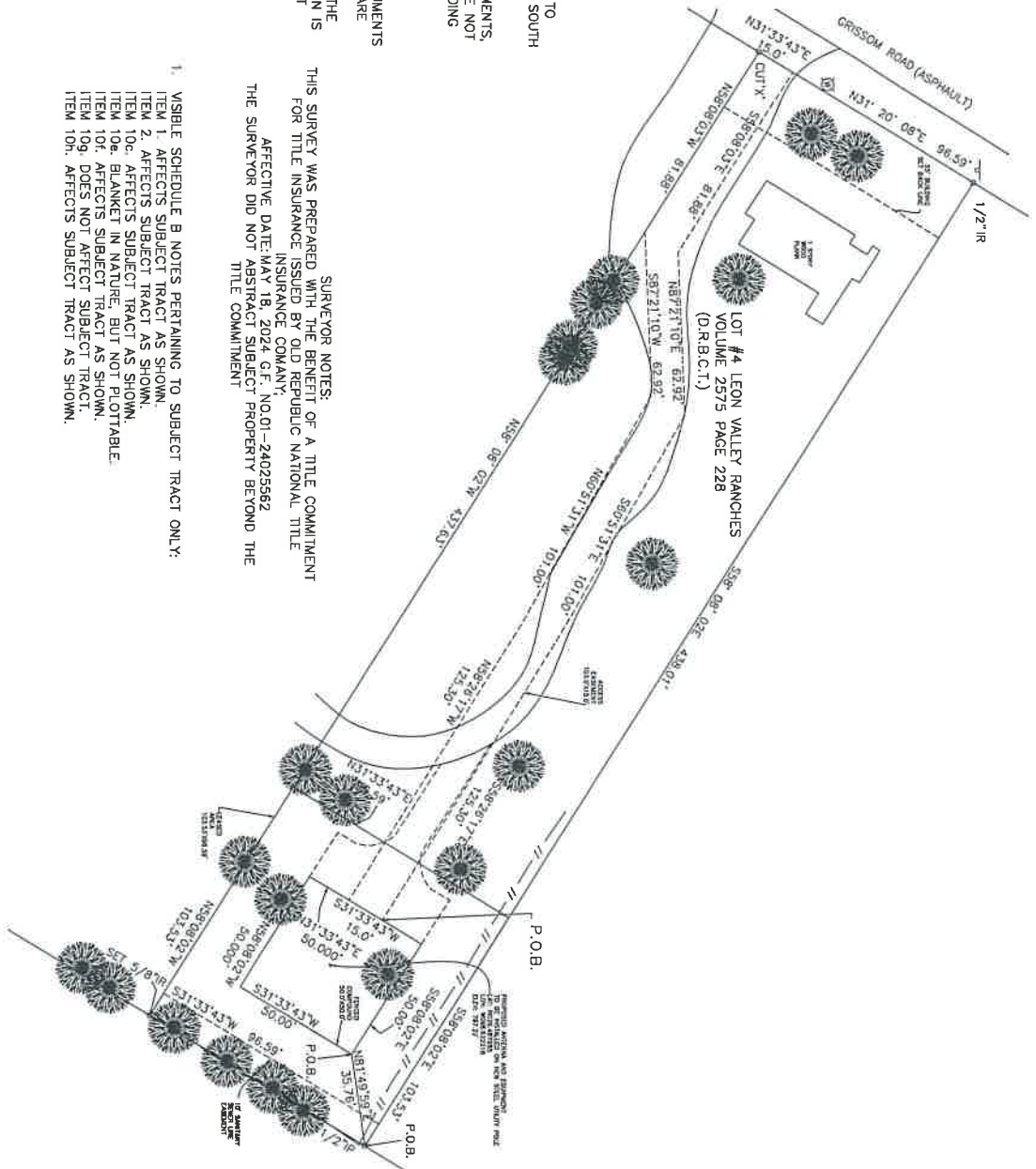
SURVEYOR'S CERTIFICATE

I, TOMMY Q. BURKS, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAN REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON XX, AND SUBSTANTIALLY COMPLETES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN TEXAS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO PROTRUSIONS OR INTRUSIONS OR EVIDENCE OF VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.

*Tommy Q. Burks*  
TOMMY Q. BURKS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5509

DATE SIGNED

APRIL 05, 2025



SURVEYOR NOTES:  
THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.  
AFFECTIVE DATE: MAY 18, 2024 G.E. NO. 01-24025562  
THE SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY BEYOND THE TITLE COMMITMENT

VISIBLE SCHEDULE B NOTES PERTAINING TO SUBJECT TRACT ONLY:

- ITEM 1. AFFECTS SUBJECT TRACT AS SHOWN.
- ITEM 2. AFFECTS SUBJECT TRACT AS SHOWN.
- ITEM 10c. AFFECTS SUBJECT TRACT AS SHOWN.
- ITEM 10d. BLANKET IN NATURE, BUT NOT PLOTTABLE.
- ITEM 10f. AFFECTS SUBJECT TRACT AS SHOWN.
- ITEM 10g. DOES NOT AFFECT SUBJECT TRACT.
- ITEM 10h. AFFECTS SUBJECT TRACT AS SHOWN.

NETS AND BOUNDS DESCRIBED HERE AS FOLLOWS:

TRACT ONE (LEASED COMPOUND)

ACCORDING TO PLAT RECORDS RECORDED IN VOL. 2878, PAGE(S) 224, DEED AND PLAT RECORDS OF BEAUM COUNTY, TEXAS SAME AND EXCEPT THIRTIETH PORTION CONNECTED TO THE STATE OF TEXAS AS RECORDED IN VOLUME 3089, PAGE 147, DEED RECORDS OF BEAUM COUNTY, TEXAS (D.A.B.C.T.).

BEGINNING AT A POINT  $7\frac{1}{2}$ " FROM THE EAST CORNER OF THE HERON DESCRIBED AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, THENCE S31.35.43"W A DISTANCE OF 84.58' TO A SET 5/8" IN BEING THE SOUTH CORNER OF THE HERON DESCRIBED THAT,

THEOREM 1.1. *Let  $\mathcal{A}$  be a finite-dimensional algebra over a field  $K$ . Then the following conditions are equivalent:*

**TRACT TWO (FENCED AREA)**

ACCORDING TO PLAT THEREOF RECORDED IN VOL. 2575, PAGE(S) 226, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, SAME AND EXCEPT PORTION CONVEYED TO THE STATE OF TEXAS AS RECORDED IN VOLUME 3029, PAGE 147, DEED RECORDS OF BEAR COUNTY, TEXAS (04BEC17).

BEING AT A POINT BEING THE EAST CORNER OF THE MOUND DESCRIBED THACTHUS WHICH A FOUND 1/2" IRON PIPE  
LEADS N61°49'38"E AND A DISTANCE OF 35.76' AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE S31°15'45"W A DISTANCE OF 50.0' AND BEING THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;  
THENCE N68°02'21"W A DISTANCE OF 50.0' TO A POINT BEING THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTHWAY A DISTANCE OF 50.0' TO THE POINT OF BEGINNING, AND BEING JUST ACROSS MORE OR LESS TRACT THREE (ACROSS EASTMENT)

ACCORDING TO PLAT THEREOF RECORDED IN VOL. 2878, PAGE(S) 226, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAME AND EXCEPT THAT

BEGINNING AT A POINT BEING THE EAST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE N69°28'17"W A DISTANCE OF 123.3' TO A POINT BEING AN INNER CORNER OF THE HEDDEN DESCRIBED TRACT;  
THENCE N69°31'31"W A DISTANCE OF 101.0' TO A POINT BEING AN INNER CORNER OF THE HEDDEN DESCRIBED TRACT;

THENCE N20°05'00"W A DISTANCE OF 0.1661 TO A POINT BEING THE WEST CORNER OF THE HEUEN DESCRIBED TRACT.

THENCE N59°09'03"W A DISTANCE OF 61.06' TO A POINT BEING AN INTERSECTION OF THE HEREIN DESCRIBED TRACT, THENCE S27°11'10"W A DISTANCE OF 63.92' TO A POINT BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE N60°51'31" W A DISTANCE OF 101.0' TO A POINT BEING AN INCH CORNER OF THE HEREIN DESCRIBED TRACT; THENCE S58°26'17" W A DISTANCE OF 129.3' TO THE POINT OF BEGINNING, AND BEING 0.124 ACRES MORE OR LESS.

**SYMBOLS LEGEND**

	<b>LATITUDE</b>		<b>ROAD</b>
	<b>LONGITUDE</b>		<b>WATER</b>

POINT OF BEGINNING	ROAD	OFFICIAL POINT OF BEGINNING
PAGE	NO	BEVER
VOLUME	TOTAL	

BEING LOT #4, LION VALLEY RANCHES, IN THE CITY OF LION VALLEY,  
BESAW COUNTY, TEXAS, ACCORDING TO PLAT THREEOF RECORDED IN

1. TODAY A BUREAU A RECORDED PROFESSIONAL LAND SURVEYOR TO HERBY CERTIFY THAT THE PLAN REPRESENTS AN

TITLE SURVEY OF:

6000 GRISSOM

Tommy Q Buika

LAND SURVEYING SPECIAL AGENT NO. 8009  
10210 GARDENS HILL ROAD, SUITE 130  
THE WOODLANDS, TX 77380  
T: 281.878.1578

TEXAS

REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 8009

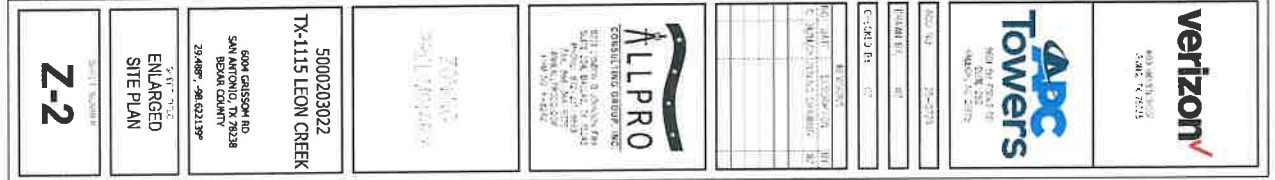
[illegible]

DATE: APRIL 24, 2025      DRAWN BY: LW      CHECKED BY: MC









[illegible]



[illegible]

 601 W. D. Ave. Austin, TX 78715		 5001 Congress Rd. Suite 200 San Antonio, TX 78238		 1111 Austin Ave. Suite 200 San Antonio, TX 78204				50002030922 TX-1115 LEON CREEK		5001 Congress Rd. San Antonio, TX 78238 Bexar County 781-486-4662/1197		ENLARGED SITE PLAN		5001 Congress Rd. <b>Z-3</b>	
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TOPOGRAPHY  
IS PROVIDED BY AT&T

2. THE EXISTING ANTENNA SHALL  
BE REMOVED FROM THE TOWER ON S & E. AND  
A NEW ANTENNA SHALL BE INSTALLED.

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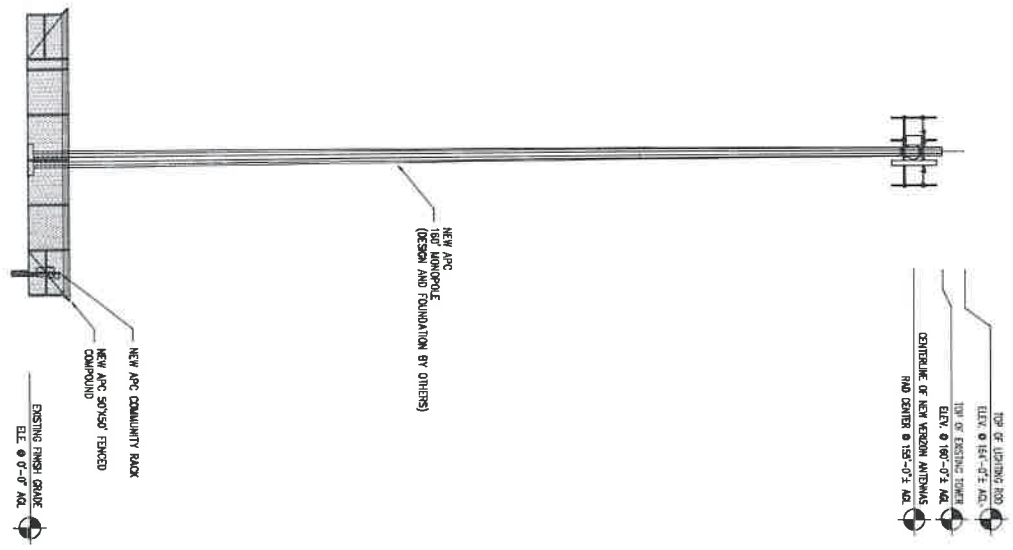
22. THE EXISTING ANTENNA SHALL  
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23. THE EXISTING ANTENNA SHALL  
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24. THE EXISTING ANTENNA SHALL  
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25. THE EXISTING ANTENNA SHALL  
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A NEW ANTENNA SHALL BE INSTALLED.

ELEVATION - LOOKING NORTH



SCALE  
1/8" = 1'-0"

603 WEST 102ND  
ARLINGTON, TX 76010

APC  
Towers

CD NO. 15-079

ISSUED BY: ME

DESIGNED BY: CE

DATE: 11/11/15

PROJECT: 15-079

CLIENT: 15-079

LOCATION: 15-079

5000203022

TX-1115 LEON CREEK

604 GRIFFIN RD  
SAN ANTONIO, TX 78238  
BEXAR COUNTY  
281-488-7600

ELEVATION

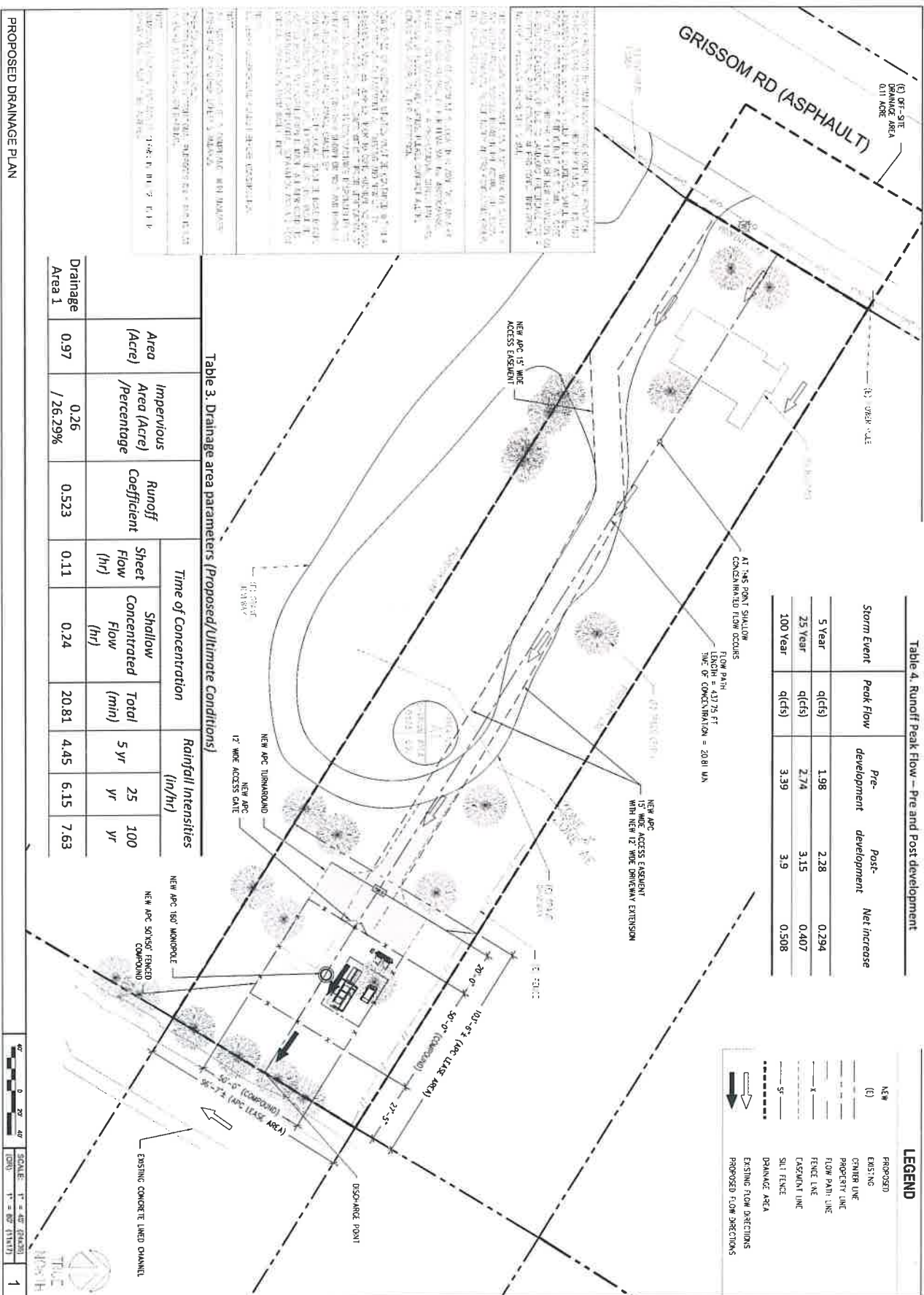
SCALE: 1/8" = 1'-0"

2-4









Storm Event	Peak Flow	Pre-development	Post-development	Net increase
5 Year	q(cfs)	1.98	2.28	0.294
25 Year	q(cfs)	2.74	3.15	0.407
100 Year	q(cfs)	3.39	3.9	0.508

	Area (acre)	Impervious Area (acre) / Percentage	Runoff Coefficient	Time of Concentration			Rainfall Intensities (in/hr)		
				Sheet Flow (hr)	Shallow Concentrated Flow (hr)	Total (min)	5 yr	25 yr	100 yr
Drainage Area 1	0.97	0.26 / 26.29%	0.523	0.11	0.24	20.81	4.45	6.15	7.63

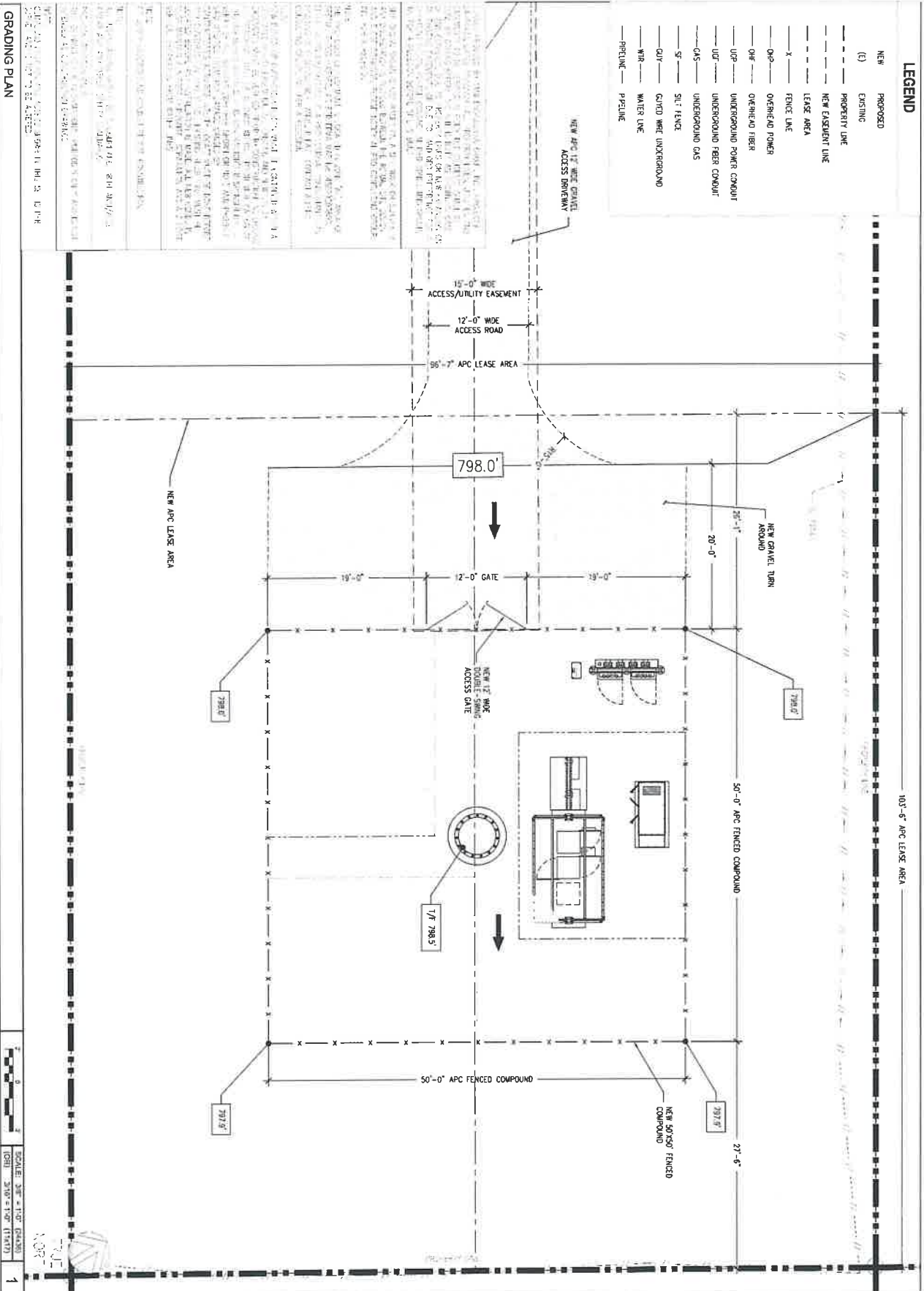
# LEGEND

PROPOSED	NEAR
EXISTING	(1)
CENTER LINE	
PROPERTY LINE	
FLOW PATH LINE	
FENCE LINE	X
CADASTRAL LINE	
SUB PLANCE	SF
DRAINAGE AREA	
EXISTING FLOW DIRECTIONS	
PROPOSED FLOW DIRECTIONS	

[illegible]

# LEGEND

- NEW PROPOSED
- (E) EXISTING
- PROPERTY LINE
- NEW EASEMENT LINE
- LEASE AREA
- FENCE LINE
- OVERHEAD POWER
- OVERHEAD FIBER
- UNDERGROUND POWER CONDUIT
- UNDERGROUND FIBER CONDUIT
- UNDERGROUND GAS
- ST. FENCE
- CLAY
- GROD W/RT UNDERGROUND
- WATER LINE
- PRELIM



## GRADING PLAN

DATE: 11/11/2022  
 DRAWN BY: J. J. JONES  
 CHECKED BY: J. J. JONES  
 SCALE: 3/8" = 1'-0" (PLAN)  
 SHEET: 1 OF 1

600 ARCADE  
 IRVING, TX 76038

600 ARCADE  
 IRVING, TX 76038

CONSULTING GROUP, INC.  
 9321 LINDEN, D. JOHNSON, L.P.  
 SUITE 200, DALLAS, TX 75243  
 TEL: 972-444-4125  
 FAX: 972-444-4125  
 WWW.ALLPRO.COM

STATE OF TEXAS  
 128187

5000203022  
 TX-1115 LEON CREEK

6000 GRISSOM RD  
 SAN ANTONIO, TX 78238  
 BEXAR COUNTY  
 284-8887, 284-621397

SHEET TITLE  
 GRADING PLAN

C-3D