

A map showing the location of the property. The map includes the following roads: Thousand Oaks Blvd, Bulverde Rd, Wurzbach Pkwy, Schertz Rd, and Perrin Bettel. A star marks the property location at the intersection of Wurzbach Pkwy and Schertz Rd.

# CASE NO: Z2004125 S

## Staff and Zoning Commission Recommendation - City Council

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Date: June 10, 2004

Zoning Commission Meeting Date: June 01, 2004

Council District: 10

Ferguson Map: 552 E3

Appeal: No

Applicant:

Owner:

Verizon Wireless/Mohammad Kianous

Mohammad Kianous

**Zoning Request:** From C-3 General Commercial District to C-3 S General Commercial District with Specific Use Authorization for a telecommunications facility

0.031 acres out of Lot 35, Block 16, NCB 14389

**Property Location:** 11708 El Sendero

**Proposal:** To construct a 80 foot telecommunication tower

**Neighborhood Association:** None

**Neighborhood Plan:** None

**TIA Statement:** A traffic impact analysis is not required

**Staff Recommendation:**

Consistent. The request for an "S" does not change the allowable uses in the existing zoning district therefore a finding of consistency is recommended.

Denial. Subject property is undeveloped land. The aforementioned property abuts residential zoning and use to the northeast. There is also residential zoning and use across Guadalajara Drive to the north. Section 35-388 (d)(2) of the Unified Development Code indicates that Communication towers shall be spaced 200 feet from all residential zoning districts. The location of the requested zoning change for the proposed communication tower is immediately adjacent to existing residential zoning and use.

**Zoning Commission Recommendation:**

Approval

VOTE

FOR 8

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Elvin J. Gant, Jr. 207-5876

## **ZONING CASE NO. Z2004125 S**

**Applicant:** Verizon Wireless/Mohammad Kianous

**Zoning Request:** "C-3" General Commercial District and "C-3" S General Commercial District with Specific Use Authorization for a telecommunications facility.

Brock Bailey, representing the applicant, stated they are requesting this change in zoning to construct an 80-foot stealth communication tower.

### **FAVOR**

Vincent G. Hueboyer, 1715 Cop Tex Highway, stated he is support of this request.

Staff stated there were 10 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

### **COMMISSION ACTION**

The motion was made by Commissioner Grau and seconded by Commissioner McAden to recommend approval.

1. Property is located on 0.031 acres out of Lot 35, Block 16, NCB 14389 at 11708 El Sendero.
2. There were 10 notices mailed, 1 returned in opposition and 1 in favor.
3. Staff recommends denial.

**AYES:** Martinez, Grau, Kissling, Dutmer, Dixon, McAden, Stribling, Peel

**NAYS:** None

### **THE MOTION CARRIED**

### **RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.