

CASE NO: Z2004289 S

Staff and Zoning Commission Recommendation - City Council

December 21, 2004 - Postponed for 60 days by applicant.

Date: March 24, 2005

Zoning Commission Meeting Date: March 01, 2005

Council District: 8

Ferguson Map: 549 A3

Appeal: No

Applicant:

Southern Towers Inc.

Owner:

Oakridge Baptist Church (LOA)

Zoning Request: From R-6 Residential Single-Family District to R-6 S Residential Single-Family District with Specific Use Authorization for a telecommunications tower

0.05142 acres out of NCB 14002

Property Location: 11003 Vance Jackson Road

Intersection of Vance Jackson and Wurzbach Road

Proposal: To allow for the extension of the existing telecommunications tower.

Neighborhood Association: Vance Jackson Neighborhood Association & Wellspring Home Owners Association

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval.

The subject property has an existing 99-foot telecommunications tower, which is located in the parking lot of a church. The existing tower is a nonconforming use that was permitted in 1998 before the church property was developed. The 20-foot increase would allow for the tower to be used by multiple carriers as opposed to building a new tower. This extension would be appropriate in this area due to the lack of residential development within 200 feet of the property and the potential to allow for multiple carriers to use the same tower.

Zoning Commission Recommendation:

Approval

VOTE

FOR 9

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Robin Stover 207-7945

Z2004289 S

On December 21, 2004 Zoning Case Z2004289 S was postponed for 60 days as per the applicant's request.

ZONING CASE NO. Z2004289 S – March 1, 2005

Applicant: Southern Towers, Inc.

Zoning Request: "R-6" Residential Single Family District to "R-6" S Residential Single Family District with Specific Use Authorization for a telecommunications tower.

Brock Bailey, 500 N. Akard, representing Verizon Wireless, stated they are proposing to extend an existing telecommunications tower currently 99 feet tall by 20 feet.

Staff stated there were 5 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and 3 received in opposition outside the 200-foot radius. Vance Jackson Neighborhood Association is in opposition and no response from Wellsprings Home Owners Association.

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 Stribling and seconded by Commissioner Cardenas-Gamez to recommend approval.

1. Property is located on 0.05142 acres out of NCB 14002 at 11003 Vance Jackson Road.
2. There were 5 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

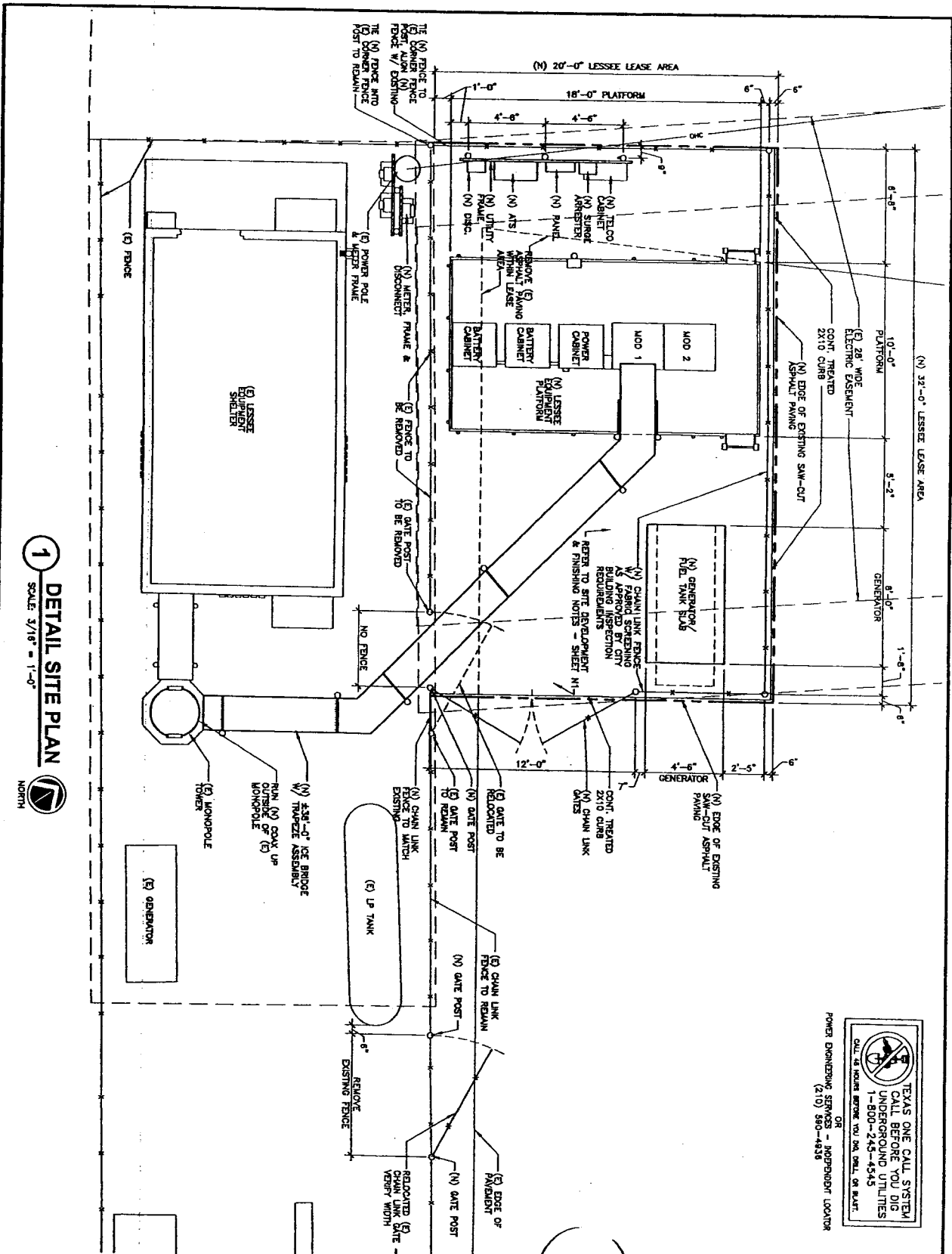
AYES: Martinez, Robbins, Cardenas-Gamez, Dutmer, Dixon, Sherrill, Avila, Stribling, Peel

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.



1 **DETAIL SITE PLAN**
SCALE 3/16" = 1'-0"



TEXAS ONE CALL SYSTEM
CALL BEFORE YOU DIG
UNDERGROUND UTILITIES
1-800-243-4345
OR
POWER ENGINEERING SERVICES - INDEPENDENT LOCATOR
(210) 590-4938

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VANCE JACKSON 20-2408A 11003 VANCE JACKSON ROAD, SAN ANTONIO, TEXAS	DATE: JAN 17 2005 EXPIRATION DATE: 02/24/06
ArchComm Design, Inc. Architects 1840 Lockhill-Selma, Suite 101 San Antonio, Texas 78213 (210)308-9905	
SHEET TITLE: DETAIL SITE PLAN SHEET NUMBER: A2 REVISION DATE: 12-17-04 VJ4102	

