

ZONING CASE: Z2004-290 S

City Council District NO. 10

Requested Zoning Change

From: C-2 To C-2 S

Date: March 24, 2005

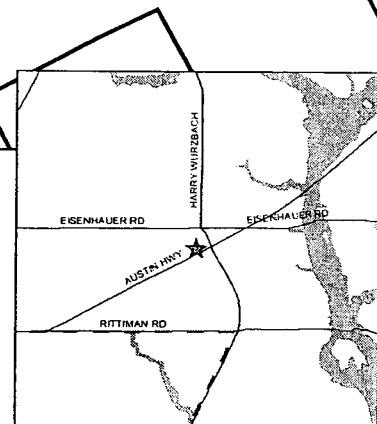
Scale: 1" = 200'

Subject Property

200' Notification



C:\Mar_1_2005



CASE NO: Z2004290 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: 10

Ferguson Map: 583 F3

Appeal: No

Applicant:

Southern Towers Inc

Owner:

CWS Retail on Austin Highway, Ltd.

Zoning Request: From C-2 Commercial District to C-2 S Commercial District with Specific Use Authorization for a telecommunications tower

0.057 acres out of NCB 8695

Property Location: 1433 Austin Highway

Near the intersection of Deerwood Drive and Austin Highway

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

Neighborhood Association: Wilshire Village Neighborhood Association, Terrell Heights Neighborhood Association, and Austin Highway Revitalization Project

Neighborhood Plan: Northeast Inner Loop Neighborhood Plan

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.

Approval.

The subject property has an existing 100-foot telecommunications tower, which is located next to commercial properties as well as multi-family dwellings. This tower was located at this site prior to the adoption of the City of San Antonio Telecommunications Ordinance. The 15-foot increase would allow for the tower to be used by multiple carriers as opposed to building a new tower. The Unified Development Code recommends co-location as an alternative to new tower construction.

Zoning Commission Recommendation:

Approval

VOTE

FOR 9

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Robin Stover 207-7945

Z2004290 S

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

ZONING CASE NO. Z2004290 S – March 1, 2005

Applicant: Southern Towers, Inc.

Zoning Request: "C-2" Commercial District to "C-2" S Commercial District with Specific Use Authorization for a telecommunication tower.

Brock Bailey, 500 N. Akard, representing Verizon Wireless, stated they are purposing to extend their existing 100 foot communication tower by fifteen feet. He stated they are in agreement with staff recommendation of landscaping around the new compound. He further stated he does not feel this would have an adverse impact on the health, safety and welfare. He stated this would be consistent with the existing uses, which surrounds this property.

FAVOR

Gloria Johnson-Ramirez, 931 Austin Highway, representing Austin Highway Revitalization Project, stated they are in the process of renovating Austin Highway. She stated their mission is to make Austin Highway look presentable. She further stated they have met with Mr. Brock with regards to the proposed zoning change and are in support of this request. She stated Mr. Brock presented his proposal very well and addressed their concerns.

Staff stated there were 16 notices mailed out to the surrounding property owners, 2 returned in opposition and 0 returned in favor and 1 received in opposition outside the 200-foot radius. Austin Highway Revitalization Project is in support if there is landscaping around the base structure and no response from Wilshire Village Neighborhood Association and Terrell Heights Neighborhood 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.

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

The motion was made by Commissioner Robbins and seconded by Commissioner Sherrill to find consistency with the neighborhood plan.

Z2004290 S

(A verbal vote was taken)

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

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

The motion was made by Commissioner Robbins and seconded by Commissioner Dutmer to recommend approval.

1. Property is located on 0.057 acres out of NCB 8695 at 1433 Austin Highway.
2. There were 16 notices mailed, 2 returned in opposition and 0 in favor.
3. Staff recommends approval.

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

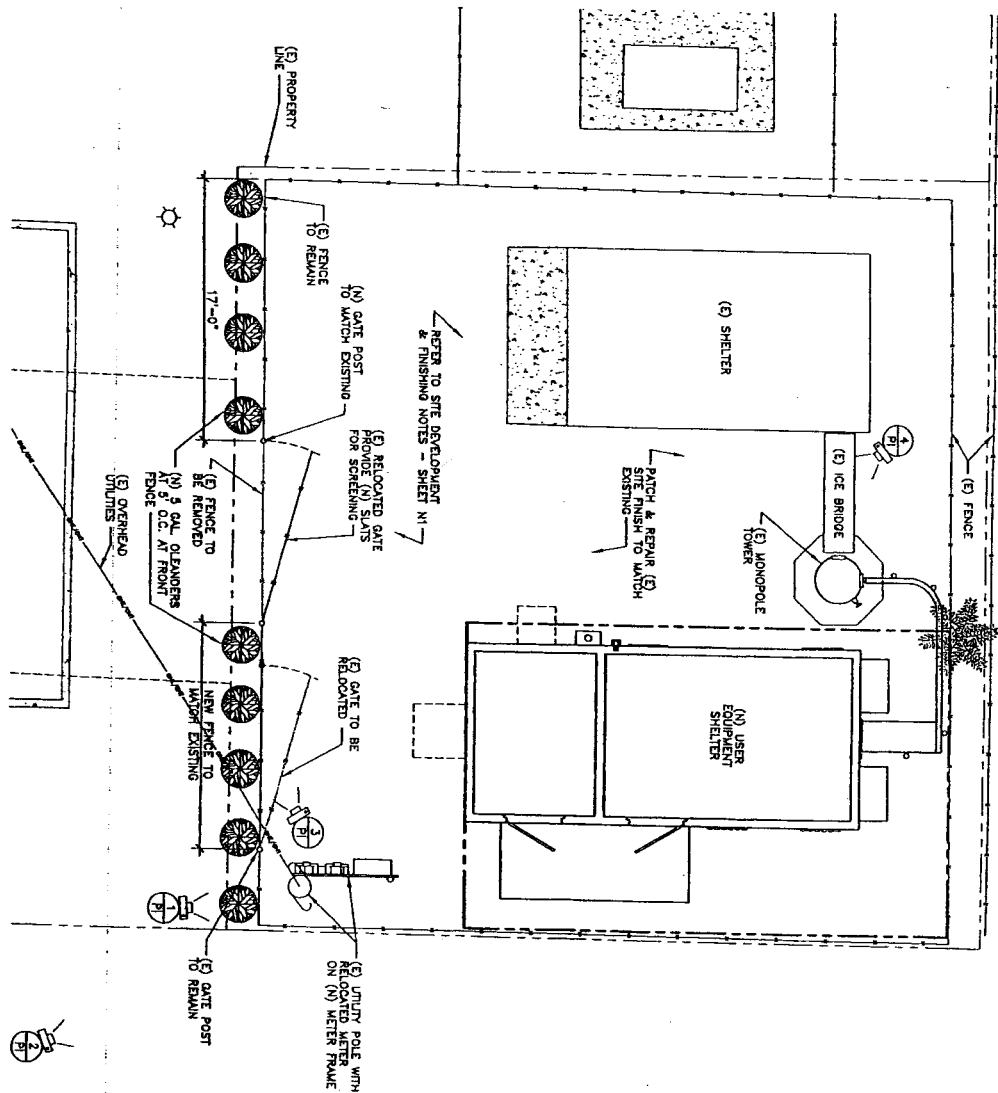
NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

22004290



1 SITE PLAN
SCALE: 1/8" = 1'-0"
NORTH

TEXAS ONE CALL SYSTEM
CALL BEFORE YOU DIG
1-800-245-4545
OR
POWER ENGINEERING SERVICES - INDEPENDENT LOCATOR
(210) 380-4838

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.

ALAMO HEIGHTS
20-2316A

1433 AUSTIN HWY. #2, SAN ANTONIO, TEXAS 78209



ArchComm Design, Inc. Architects
1840 Lockhill-Selma, Suite 101
San Antonio, Texas 78213
(210)308-9905

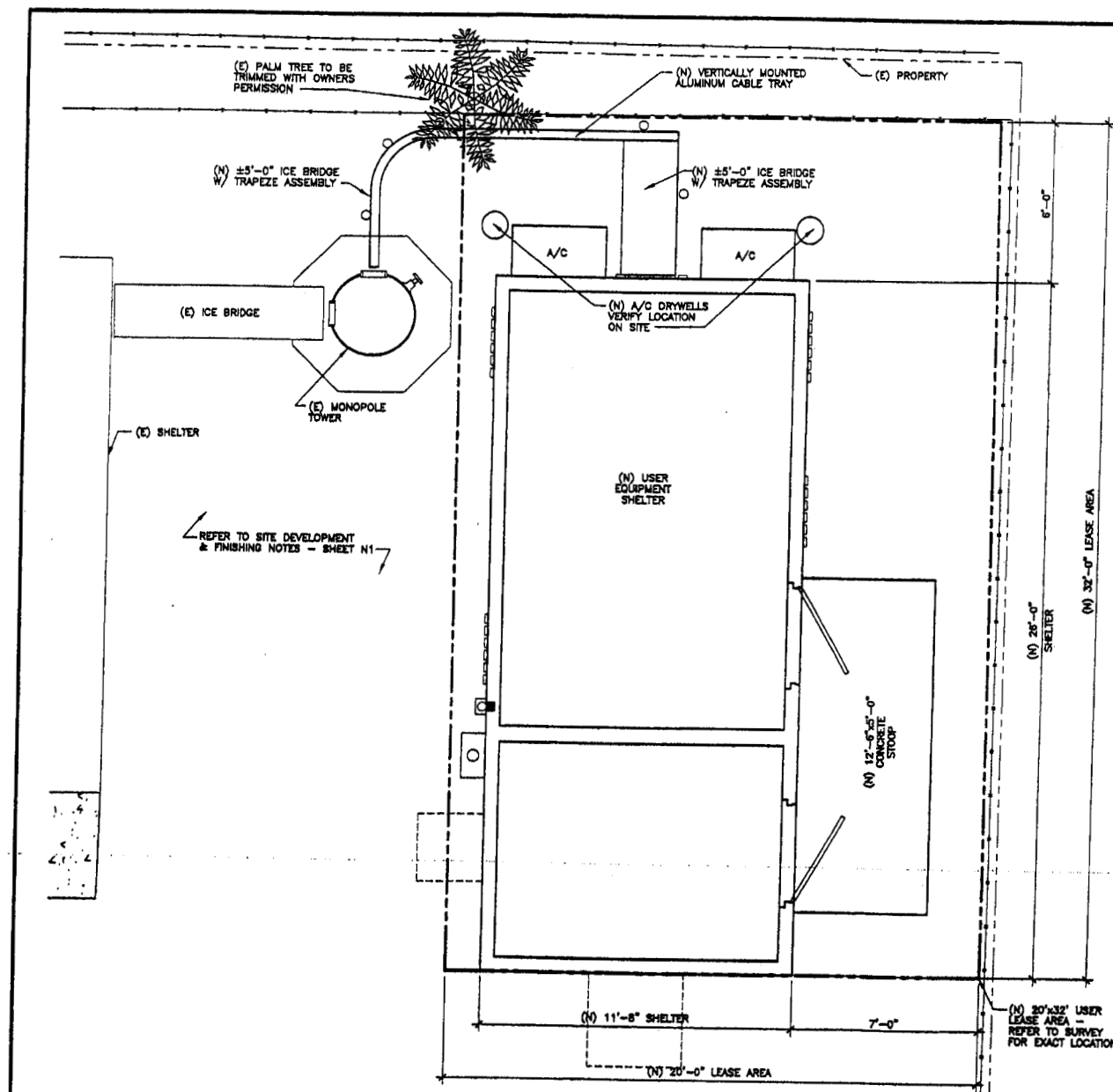


DATE: MAR 08 2005

verizonwireless

SHEET TITLE	SITE PLAN
SHEET REVISIONS	1. 12.14.04 SURVEY MODIFICATIONS
SHEET DATE	10.13.04
DATE	10.13.04
BY	VAA151
CHECKED	A1

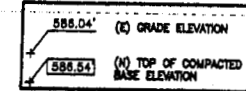
Z 2004290



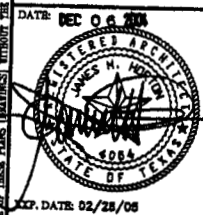
1 DETAIL SITE PLAN SCALE: 1/4" = 1'-0"



LEGEND



OR
POWER ENGINEERING SERVICES - INDEPENDENT LOCATOR
(210) 580-4636

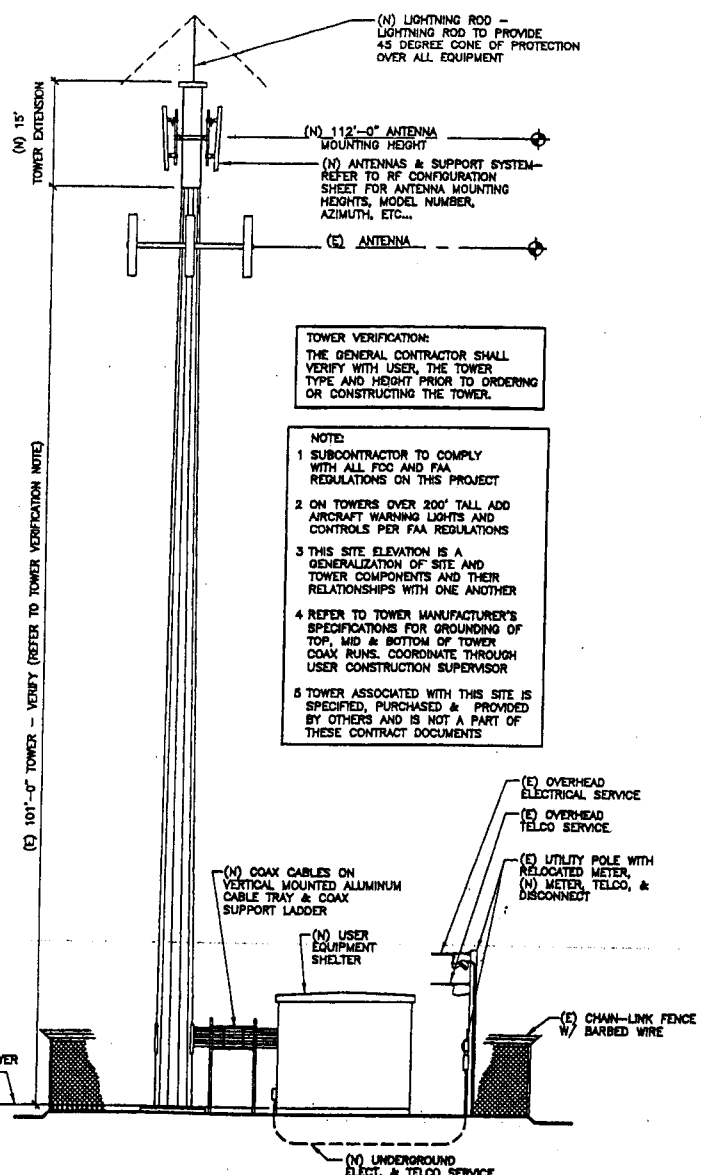


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SHORT TITLE	
DETAIL SITE PLAN	
SHORT REVISIONS	
1.	12.06.04 SURVEY MODIFICATIONS
2.	
3.	
SHORT DATE	
10.13.04	
VM181	

A2



1 SITE ELEVATION
SCALE: N.T.S.

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

- NOTE:**
- SUBCONTRACTOR TO COMPLY WITH ALL FCC AND FAA REGULATIONS ON THIS PROJECT
 - ON TOWERS OVER 200' TALL ADD AIRCRAFT WARNING LIGHTS AND CONTROLS PER FAA REGULATIONS
 - THIS SITE ELEVATION IS A GENERALIZATION OF SITE AND TOWER COMPONENTS AND THEIR RELATIONSHIPS WITH ONE ANOTHER
 - REFER TO TOWER MANUFACTURER'S SPECIFICATIONS FOR GROUNDING OF TOP, MID & BOTTOM OF TOWER COAX RUNS. COORDINATE THROUGH USER CONSTRUCTION SUPERVISOR
 - TOWER ASSOCIATED WITH THIS SITE IS SPECIFIED, PURCHASED & PROVIDED BY OTHERS AND IS NOT A PART OF THESE CONTRACT DOCUMENTS

RF Addendum

Site Name = Alamo Heights
 SAG # = 203318
 Candidate = A
 Candidate Description = Existing 100' Spectrabase Monopole (Spectrum 10/15/27/33)
 Engineer = Wally Ramirez
 Date = 08/18/04

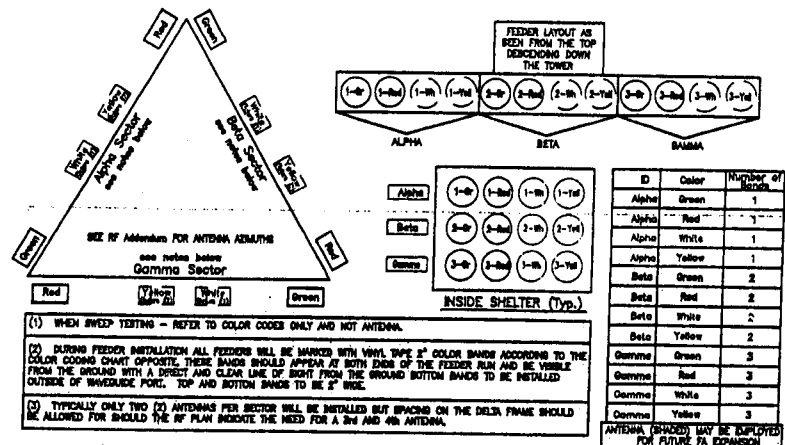
STA Type = Lucas
 STA Indoor/Outdoor = Cabinet
 Band Type = Band
 # Carriers Needed = 1

	Alpha	Beta	Gamma
Carrier Height (ft)	112	112	112
Coax Type	1-28 LDF	1-28 LDF	1-28 LDF
# of Coax Runs	2	2	2
Antenna Manufacturer	ANNA	ANNA	ANNA
Antenna Model	BBA-1800012 3'	BBA-1800012 3'	BBA-1800012 3'
# of Antennas	2	2	2
Antenna Length	3'	3'	3'
Antenna Horizontal SW	90°	90°	90°
Azimuth	310° True N	90° True N	180° True N
Mechanical Downlink	100' 2-1/2" 100'	100' 2-1/2" 100'	100' 2-1/2" 100'

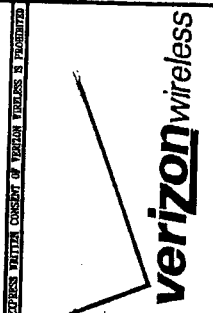
Special Instructions: Use Aerial Control Bracket 9287 (9999).
 Comments: According to State letter submitted for RF Approval, the monopole can be relied in order to have 110 ft carrier. Also according to Steve Portney we can actually get a 112 ft AGL.

2 RF ADDENDUM SHEET
SCALE: N.T.S.

NOTE:
CONTRACTOR SHALL VERIFY INFORMATION ABOVE BEFORE ORDERING OR INSTALLING ANTENNAS.



3 ANTENNA FEEDER ROUTING
SCALE: NONE



DATE: MAR 08 2005

STATE OF TEXAS
 COUNTY OF BEXAR
 OFFICE OF THE COMMISSIONER OF PUBLIC UTILITY

NOT. DATE: 02/28/05

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 20-2316A
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SHEET TITLE
SITE ELEVATION & ANTENNA DATA

SHEET REVISIONS

1.	12.08.04	SURVEY MODIFICATIONS
2.	03.07.05	FLUSH MOUNT ANTENNAS
3.		

SHEET DATE
 10.13.04

VA4161

A3