



City of San Antonio

Agenda Memorandum

Agenda Date: June 16, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
ZONING CASE Z-2022-10700093 S

SUMMARY:
Current Zoning: “MHC” Manufactured Housing Conventional District

Requested Zoning: “R-6 S” Residential Single-Family District with Specific Use Authorization for Wireless Communication System

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: May 17, 2022

Case Manager: Elizabeth Steward, Planner

Property Owner: Lamm and 37 Development Partners, Ltd.

Applicant: City Switch

Representative: Brown & Ortiz, PC

Location: 21193 Lamm Road

Legal Description: 0.2296 acres out of CB 4010

Total Acreage: 0.2296

Notices Mailed

Owners of Property within 200 feet: 1

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: N/A

Property Details

Property History: The subject property was annexed into the City of San Antonio on January 9, 2014 by Ordinance 2014-01-09-0012 and zoned "FR" Farm and Ranch District. The property was rezoned by Ordinance 2021-03-04-0150, dated March 4, 2021 to "MHC" Manufactured Housing Conventional District.

Topography: A portion of subject property is located with the 100-Year Flood Plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: OCL

Current Land Uses: Vacant Farmland

Direction: South

Current Base Zoning: FR and OCL

Current Land Uses: Vacant Farmland

Direction: East

Current Base Zoning: OCL

Current Land Uses: Farmland and Ranch

Direction: West

Current Base Zoning: UZROW

Current Land Uses: Highway IH-37

Overlay District Information:

N/A.

Special District Information:

N/A.

Transportation

Thoroughfare: Lamm Road

Existing Character: Local

Proposed Changes: None Known

Public Transit: There is no public transit within walking distance of the property.

Traffic Impact: The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502.

A TIA Report is not required.

Parking Information: The minimum parking for a wireless communication system is 1 space per service employee.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “MHC” Manufactured Home Conventional provides suitable locations for HUD-code manufactured homes in manufactured housing conventional subdivisions (individual homes on individual lots).

Proposed Zoning: “R-6 S” Residential Single-Family allows dwellings (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

The “S” Specific Use Authorization allows a Wireless Communication System.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The Subject property is located with the Far South Regional Center and but is not within a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** The subject property is located within the Heritage South Sector Plan and is currently designated as “Suburban Tier” in the future land use component of the plan. The requested “R-6” base zoning district is consistent with the future land use designation.
2. **Adverse Impacts on Neighboring Lands:** Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. The surrounding properties are zoned “MHC” Manufactured Home Conventional and others are “OCL” Outside City Limits.
3. **Suitability as Presently Zoned:** The existing “MHC” Manufactured Housing Conventional District is an appropriate zoning for the property and surrounding area. The proposed “R-6 S” Residential Single-Family District with Specific Use Authorization for Wireless

Communication System is also an appropriate use, and the small pad site allows the use of a wireless communication system or cell phone tower.

4. **Health, Safety and Welfare:** Staff has not found indication of likely adverse effects on the public health, safety, or welfare.
5. **Public Policy:** The request does not appear to conflict with any public policy objectives of the Heritage South Sector Plan.
 - Goal UTI-1: Utility policies that support land use policies
 - o UTI-1.1: Promote long-term coordination between service providers, the development community and government entities regarding land use planning and utility easements
 - o UTI-1.3: Encourage the establishment of utility corridors parallel or and sufficiently buffered from major thoroughfares to preserve rural and aesthetic character on roadways
6. **Size of Tract:** The 0.2296 acre site is of sufficient size to accommodate the proposed utility development.
7. **Other Factors:** The applicant intends to construct a cell phone tower.

Per the Unified Development Code, Section 35-3859(d)(2), “Antenna support structures in residential districts shall be spaced at least two hundred (200) feet from a residential structure. Spacing requirements for antenna support structures on property zoned residential shall not apply if the property is vacant, undeveloped, and or unplatted and is located at least two hundred (200) feet, measured from the base of the antenna support structure to the nearest residential land use.” Thus, the applicant has selected to rezone to a residential zoning district which abuts a vacant residentially zoned property, with no existing residential land uses within 200-feet.