

ORDINANCE 2022-06-16-0474

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

* * * * *

WHEREAS, a public hearing was held after notice and publication regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 0.2296 acres out of CB 4010, located at 21193 Lamm Road, from "MHC" Manufactured Housing Conventional District to "R-6 S" Residential Single-Family District with Specific Use Authorization for a Wireless Communication System.

SECTION 2. The City Council finds as follows:

- A. The specific use will not be contrary to the public interest.
- B. The specific use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The specific use will be in harmony with the spirit and purpose as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- D. The specific use will not substantially weaken the general purposes or the regulations as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- E. The specific use will not adversely affect the public health, safety and welfare.

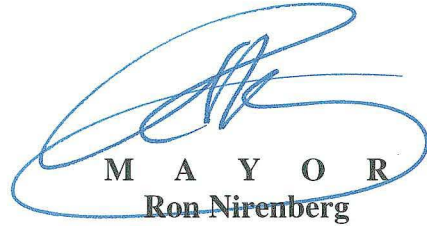
SECTION 3. The City council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 4. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 6. This ordinance shall become effective June 26, 2022.

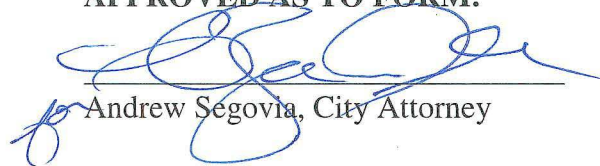
PASSED AND APPROVED this 16th day of June 2022.


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney



City of San Antonio

City Council Zoning & Land Use Session Meeting June 16, 2022

15.

2022-06-16-0474

ZONING CASE Z-2022-10700093 S (Council District 3): Ordinance amending the Zoning District Boundary from "MHC" Manufactured Housing Conventional District to "R-6 S" Residential Single-Family District with Specific Use Authorization for a Wireless Communication System on 0.2296 acres out of CB 4010, located at 21193 Lamm Road. Staff and Zoning Commission recommend Approval.

Councilmember Viagran moved to Approve on Zoning Consent. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Pelaez, Courage, Perry

Absent: Sandoval

Exhibit “A”

NOTE:
THIS SITE PLAN IS BASED ON A SURVEY PROVIDED
BY CORE LAND SURVEYING, DATED 04/13/2021.
CONTRACTOR SHALL FIELD VERIFY EXISTING
CONDITIONS PRIOR TO COMMENCEMENT OF
CONSTRUCTION.

NOTE:
EQUIPMENT CABINET, GENERATOR AND
PLATFORM(S) TO BE IN ACCORDANCE WITH AT&T
SPECIFICATIONS AND INSTALLED IN ACCORDANCE
WITH MANUFACTURER'S SPECIFICATIONS (BUILT
BY OTHERS).

NOTE:
SITE IS TO BE THE FUTURE LOCATION OF A
WIRELESS TELECOMMUNICATIONS SYSTEM.

Z-2022-10700093 S
From: "MHC" Manufactured Housing
Conventional District
To: "R-6 S" Residential Single-Family District
with Specific Use Authorization for Wireless
Communication System
0.2296 acres

NOTE:
I, Lamm and 37 Development Partners LLC, THE
PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE
PLAN SUBMITTED FOR THE PURPOSE OF
REZONING THIS PROPERTY IS IN ACCORDANCE
WITH ALL APPLICABLE PROVISIONS OF THE
UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I
UNDERSTAND THAT CITY COUNCIL APPROVAL OF A
SITE PLAN IN CONJUNCTION WITH A REZONING
CASE DOES NOT RELIEVE ME FROM ADHERENCE
TO ANY/CITY-ADOPTED CODES AT THE TIME OF
PLAN SUBMITTAL FOR BUILDING PERMITS.

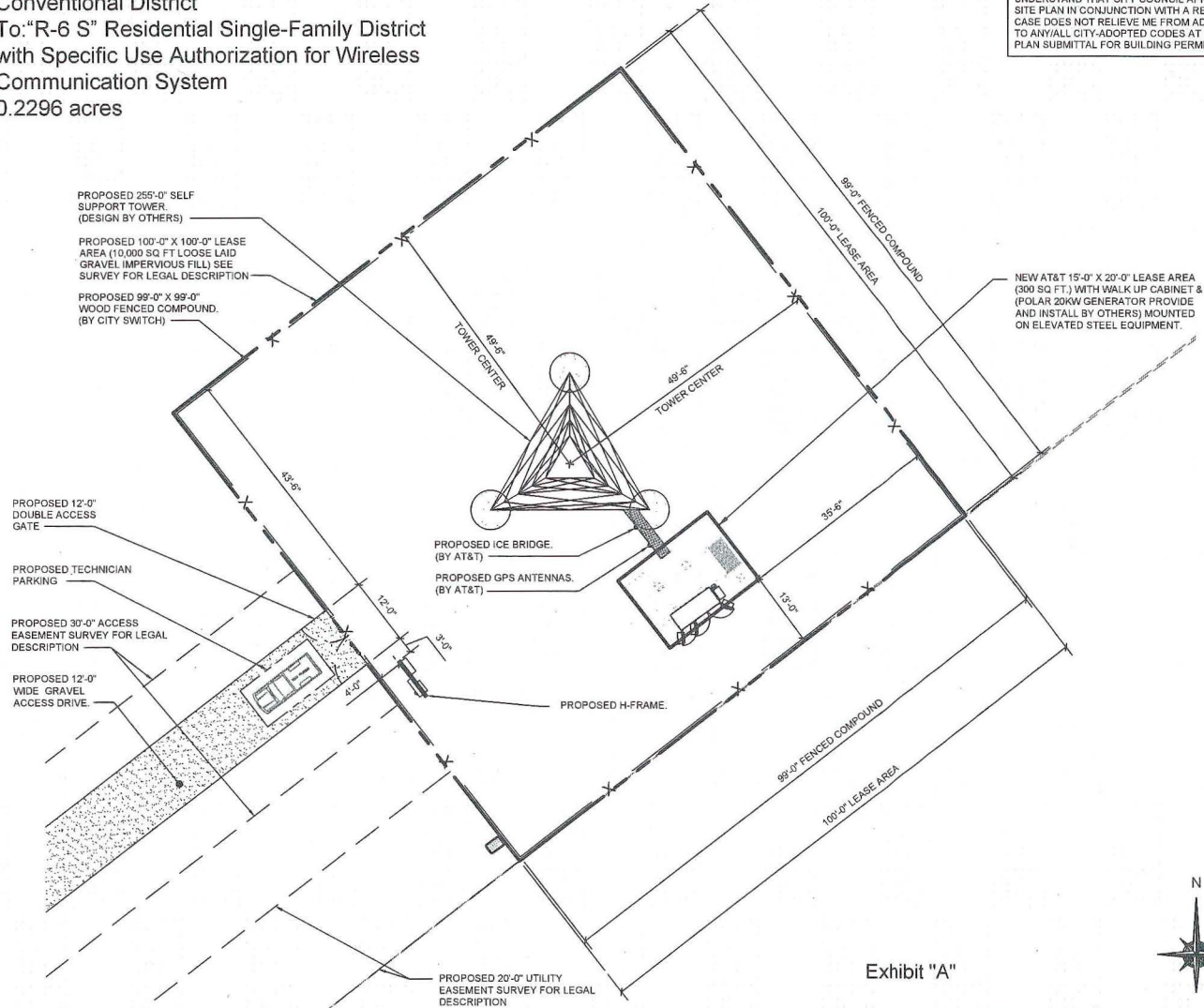


Exhibit "A"

ENLARGED SITE PLAN

SCALE: 1" = 20'-0"

1

PYRAMID
Network Services, LLC

CITY SWITCH

WT GROUP
Engineering with Precision, Pace and Passion
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BEXAR - TXC-014
AT&T SITE ID: T.B.D.
21163 LAMM RD
ELMENDORF, TX 78112

JEFFERY S. GUTOWSKY
PROFESSIONAL ENGINEER
STATE OF TEXAS LICENSE # PE106604
EXPIRES: 06/30/21

| REVISIONS | | |
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| REV | ISSUED FOR | DATE BY |
| 1 | PRELIM ZDS | 05/04/22 DAZ |
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AQUATIC \ DESIGN & PROGRAM MANAGEMENT
CIVIL \ TELECOMMUNICATION \ MECHANICAL
PLUMBING \ ELECTRICAL \ LAND SURVEYING
ACCESSIBILITY CONSULTING \ STRUCTURAL

CHECK: AG
DRAWN: DAZ
JOB: 2002289T

Z-2
ENLARGED SITE PLAN