

AN ORDINANCE

98665

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION OF AND REZONING CERTAIN PROPERTY DESCRIBED HEREIN.

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

SECTION 1. Section 35-304 of the Unified Development Code which is Chapter 35 of the City Code and constitutes the comprehensive zoning ordinance of the City of San Antonio is hereby amended so that it shall hereafter include the following described changes of classification and the rezoning of the hereinafter designated property to-wit:

CASE NO. Z2003226 C

The rezoning and reclassification of property from "R-4" Residential Single-Family District to "NC C" Neighborhood Commercial District with a conditional use for a sign shop on the property listed as follows:

Lots 37 and 55, Block 18, NCB 9221

SECTION 2. The City Council finds as follows: (1). Such use will not be contrary to the public interest. (2). Such use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district. (3). Such use will be in harmony with the spirit and purpose as set forth in Section 35-422, "Conditional Zoning" of the Unified Development Code. (4). The use will not substantially weaken the general purposes or the regulations as set forth in Section 35-422, "Conditional Zoning" of the Unified Development Code. (5). The use will not adversely affect the public health, safety and welfare.

SECTION 3. This Ordinance is hereby approved subject to the following conditions: (1) A six-foot solid screen fence shall be erected and maintained along the eastern property line, (2) No additional parking shall be added to the subject properties, (3) Hours of operations shall not be permitted on the subject properties before 7:00 a.m. or after 6:00 p.m., (4) Outside storage shall be prohibited both on the property and within any rights of way including the alleyway, (5) Refuse areas shall be fully screened from public view, and (6) The provisions of Chapter 28 of the Municipal Code, "Signs and Billboards", shall be followed as part of the conditional use.

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

SECTION 5. The Director of Planning shall change the zoning records and maps in accordance herewith and the same shall be available and open to the public for inspection.

PASSED AND APPROVED THIS 8th DAY OF January 2004

ATTEST: Yolanda L. Ledesma MAYOR: [Signature]
City Clerk

APPROVED AS TO FORM: [Signature]
CITY ATTORNEY