

AN ORDINANCE **97657**

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. 22003086

The rezoning and reclassification of property from "R-6" Residential Single-Family District to "R-6 C " Residential Single-Family District with a Conditional Use for a Law Office on the property listed as follows:

Lot 1, Block E, NCB 12112

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. The City Council approves this Special Use Permit so long as the following conditions are met:

1. A six (6) foot tall wooden privacy fence is to be built along the entire length of the back property at 9318 Oak Ledge.
2. Access to and egress from the re-zoned property will be from Nacogdoches Road, as opposed to using the Oak Ledge Street entrance, with the exception of the owners and employees at the re-zoned property, who may the Oak Ledge entrance.
3. One sign advertising the business will be permitted, to be no larger than 4 x 4 feet in size.

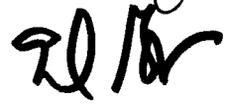
4. No paving will be done on the property that will affect drainage to the immediately adjoining properties.

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.

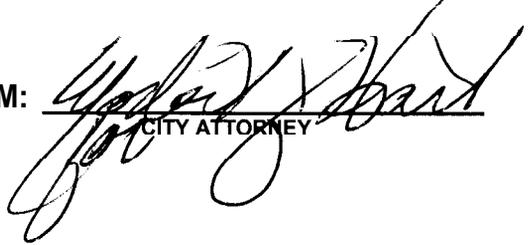
SECTION 5. The Director of Planning shall change the zoning records and maps in accordance herewith and the same shall be available and open to the public for inspection.

SECTION 6. This ordinance is not severable.

PASSED AND APPROVED rd 15* DAY OF May 2003.

MAYOR: 

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
CITY ATTORNEY