

AN ORDINANCE

98724

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.

\* \* \* \* \*

**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.      Z2003217**

The rezoning and reclassification of property from "R-6 PUD" Residential Single-Family Planned Unit District to "R-6 C" Residential Single-Family District with a conditional use for a multi-family development with a density not to exceed 8 units per acre on the property listed as follows:

Lot P-13, NCB 34392

**SECTION 2.** The City Council finds as follows:

- (1). Such use will not be contrary to the public interest; and
- (2). Such use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district; and
- (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; and
- (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; and
- (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:

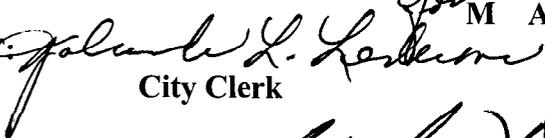
- (1) Fencing will be installed around the entire interior of the property; and
- (2) Plants will be placed along the portions of the fence line at which the street turns so as to create a landscape screening and buffer.

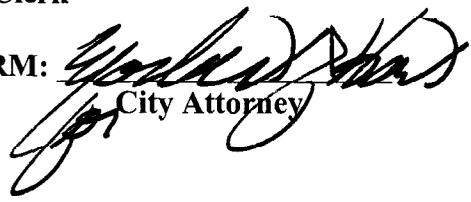
**SECTION 4.** All other provisions of Chapter 35, as amended, shall remain in full force and effect, including the penalties for violations as made and provided in Section 35-491.

**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 22nd day of January 2004.

  
M A Y O R

ATTEST:   
City Clerk

APPROVED AS TO FORM:   
City Attorney