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AN ORDINANCE

99360

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTE 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. Z2004031 S C

The rezoning and reclassification of property from "R-5" Residential Single-Family District to "C-3 NA SC" General Commercial Nonalcoholic Sales District, with a specific use authorization for a mini warehouse facility, exceeding 2.5 acres, with a conditional use for outdoor vehicle and boat storage on the property listed as follows:

20.3 acres out of NCB 10835

Field notes describing the above mentioned tract are attached hereto and incorporated herein for all purposes.

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) The eastern portion of the subject property shall have a type "C" landscape buffer.
2) Lights shall be directed away from adjacent property.
3) The outdoor storage of vehicles and boats shall be screened from the public view on Roland Avenue.

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 this 24th day of June, 2004.

ATTEST: [Signature] City Clerk

[Signature] M A Y O R EDWARD D. GARZA

APPROVED AS TO FORM: [Signature] CITY ATTORNEY