

AN ORDINANCE      100692

**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 CLASSIFICATION OF CERTAIN PROPERTY.**

\* \* \* \* \*

**WHEREAS**, a public hearing was held 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 classification of Lot 6 and Lot 7, Block 10, NCB 12906, from "R-5" Residential Single-Family District to "C-1 C" Light Commercial District with a Conditional Use for a Lawnmower Sales and Service.

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

- A. The conditional use will not be contrary to the public interest.
- B. The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The conditional use will be in harmony with the spirit and purpose as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- D. The conditional 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.
- E. The conditional use will not adversely affect the public health, safety and welfare.

**SECTION 3.** The following conditions shall be met to insure compatibility with the surrounding properties:

- A. A fifteen (15) foot landscape buffer with Type B plant materials (as required in the UDC) shall be constructed along the south property line adjoining Lot 8, Block 10, NCB 12906.
- B. A ten (10) foot landscape buffer with Type A plant materials (as required in the UDC) shall be constructed along the west property line adjoining Ravina Drive.
- C. A six-foot solid fence shall be maintained along the south property line adjoining Lot 8, Block 10, NCB 12906.

**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 Planning 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.** If a court of competent jurisdiction enters a final judgment on the merits that is no longer subject to appeal and substantially limits or impairs the essential elements of sections one through four of this ordinance, then sections one through four are invalid and have no legal effect as of the date of entry of such judgment notwithstanding any other ordinance or provision of the City Code of San Antonio.

**SECTION 7.** This ordinance shall become effective immediately upon passage if passed by eight or more votes otherwise this ordinance shall become effective April 24, 2005.

**PASSED AND APPROVED** this 14<sup>th</sup> day of April 2005.



M A Y O R

ATTEST:

*Leticia M. Vacek*  
City Clerk

APPROVED AS TO FORM:

*Gregory J. Ward*  
City Attorney

# Agenda Voting Results

**Name:** 5C

**Date:** 04/14/05

**Time:** 06:44:35 PM

**Vote Type:** Multiple selection

**Description:** ZONING CASE NUMBER Z2005035 C: The request of Margaret and Nathan James, Applicant, for Margaret and Nathan James, Owner(s), for a change in zoning from "R-5" Residential Single-Family District to "C-1" C Commercial District with a conditional use for a lawnmower sales and service on Lot 6 and Lot 7, Block 10, NCB 12906 (2414 and 2418 Ravina Drive). Staff's recommendation was for denial. Zoning Commission has recommended approval with the following conditions: 1) A fifteen (15) foot buffer with Type B plant materials (as required in the UDC) shall be constructed along the south property line adjoining Lot 8, Block 10, NCB 12906; 2) A ten (10) foot buffer with Type A plant materials (as required in the UDC) shall be constructed along the west property line adjoining Ravina Drive; and 3) A six-foot solid fence shall be maintained along the south property line adjoining Lot 8, Block 10, NCB 12906. (Council District 2)

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1	Not present			
JOEL WILLIAMS	DISTRICT 2		x		
RON H. SEGOVIA	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5	Not present			
ENRIQUE M. BARRERA	DISTRICT 6		x		
JULIAN CASTRO	DISTRICT 7	Not present			
ART A. HALL	DISTRICT 8		x		
CARROLL SCHUBERT	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10	Not present			
MAYOR ED GARZA	MAYOR	Not present			