

AN ORDINANCE 2007-02-15-0209

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 DISTRICT BOUNDARY 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 district boundary of Lot 12, Block 49, NCB 15384 from “R-6” GC-2 Residential Single Family Gateway Corridor Overlay District-2 to “R-6” GC-2 (CD-Group Day Care Home) Residential Single Family Gateway Corridor Overlay District-2 with a Conditional Use for a Group Day Care Home.

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 for conditional uses 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 of the regulations as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- E. The conditional use will not affect adversely the public health, safety and welfare.

SECTION 3. The City Council finds that the following conditions shall be met to insure compatibility with the surrounding properties:

- A. No exterior display or sign with the exception that a nameplate, not exceeding 3 square feet in area, may be permitted when attached to the front of the main structure.
- B. No construction features shall be permitted which would place the structure out of character with the surrounding neighborhood.
- C. Business or office hours of operations shall not be permitted before 6:30 a.m. or after 6:00 p.m.

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.

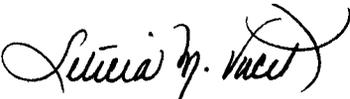
SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 6. This Ordinance shall become effective on February 25, 2007.

PASSED AND APPROVED this 15th day of February, 2007.



M A Y O R

ATTEST: 
City Clerk

PHIL HARDBERGER

APPROVED AS TO FORM: 
For City Attorney

Agenda Voting Results

Name: Z-21. ZONING CASE # Z2007081

Date: 02/15/07

Time: 05:09:48 PM

Vote Type: Multiple selection

Description: Z-21.

ZONING CASE # Z2007081 CD (District 6): An Ordinance changing the zoning district boundary from "R-6" GC-2 Residential Single-Family Gateway Corridor District 2 to "R-6" GC-2 (CD - Group Day Care Home) Residential Single-Family Gateway Corridor District-2 with a Conditional Use for a group day care home on Lot 12, Block 49, NCB 15384, 7042 Coral Tree Lane as requested by Leticia E. Montoya, Applicant for Anthony and Leticia Montoya, Owners. Staff and Zoning Commission recommend Approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4	Not present			
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9	Not present			
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		

Affidavit of Publisher

STATE OF TEXAS
COUNTY OF BEXAR
S.A. - CITY CLERK

PUBLIC NOTICE

AN ORDINANCE
2007-02-15-0209

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 12, Block 49, NCB 15384. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".
2/23

Before me, the undersigned authority, on this day personally appeared Helen I. Lutz, who being by me duly sworn, says on oath that she is Publisher of the Commercial Recorder, a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and that the Ordinance 2007-02-15-0209 here to attached has been published in every issue of said newspaper on the following days, to wit:

02/23/2007.

Helen I. Lutz

Sworn to and subscribed before me this 23rd day of of February, 2007.

Martha L. Machuca

