



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 839966 | SAN ANTONIO TEXAS 78283-3966



January 26, 2018

Krystin Ramirez, Kaufman & Killen, Inc.
100 West Houston Street, Suite 1250
San Antonio, TX 78205

SUBJECT: ZV2018184: Lot 9 except the southeast irregular 5.75', NCB 11926; 7600 Broadway Street, San Antonio, TX

To Whom It May Concern:

As of the date of this letter, the property referenced above is zoned "**C-2 AHOD**" **Commercial Airport Hazard Overlay District**. The property was rezoned from "A" Temporary Residence District to "F" Local Retail District, by Ordinance 23090, dated May 31, 1956. The property converted from "F" to the current "C-2" Commercial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

Per Section 35-D101(d) of the Unified Development Code, Multi-Family Dwellings developed at thirty-three (33) units or less per acre are a permitted use for any tract or parcel zoned under the 1938 districts as "F", "G", and "GG", prior to the adoption date of this chapter, so long as such tract is not the subject of rezoning in accordance with the provisions of this chapter and remain within the "C-1" and "C-2" zoning districts.

A mixed use development is permitted within the "C-2" base zoning district, and, as a result of the conversion, the permitted density of the multi-family component is 33 units per acre. The conversion language in Section 35-D101 states that "all yard, height and setback standards shall comply with article III Table 310-1 for the density of the apartments being developed." As such, if the mixed use project in question is developed at 33 units per acre, setbacks and building height shall be in accordance with the "MF-33" standards.

Please reference Articles III and V of San Antonio's UDC for lot dimension and building criteria, including outside storage and display standards, height limitations, buffer requirements, building setbacks, and minimum and *maximum* parking requirements. If you wish to ensure compliance with the current building code or with development standards and other regulations in the UDC, which may require the review of building/site plans, please contact a Development Services Department Engineer at (210) 207-8281 to discuss or to schedule a more in-depth preliminary plan review.

For information on the enforcement of building and development code requirements including the issuance of building permits, records of zoning code violations and certificates of occupancy, please contact the Customer Services Section of our Department at (210) 207-1111. If we may be of further assistance, please contact Daniel Hazlett, the Planner who worked on your request, at (210) 207-0107 or via email at Daniel.Hazlett@sanantonio.gov. Thank you.

Cordially,

Logan Sparrow
Principal Planner