

Z-2023-10700013

3915 Flagle Street; 3.485 acres out of NCB 8248

From: "R-2 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

To: "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted up to 37 dwelling units, Recreational Facility-Neighborhood,\*\* and a Church

Units per acre: 10.62 units/acre

Maximum requested height: 35' / 2.5 stories

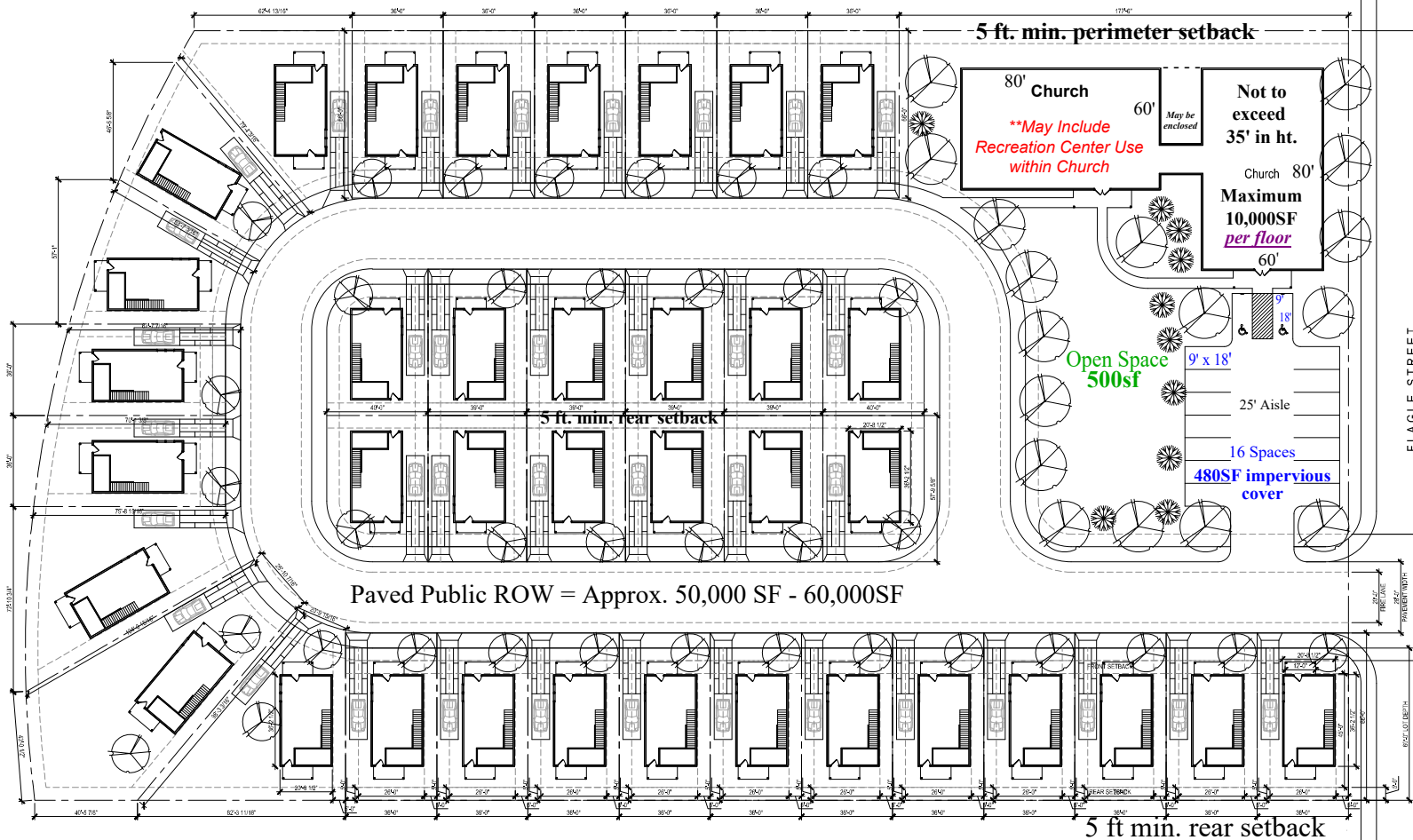
Front setback: 5'

Side and rear perimeter setback: 5'

**Non-residential use (Church) = 10,450SF Impervious Cover**

**1 and/or 2-story homes not to exceed 35' in ht.**

**\*Dimensions of Dwelling Units = approx. 22'x38' (excludes parking)**



Paved Public ROW = Approx. 50,000 SF - 60,000SF

Living Space = Not to exceed 1,690sf/unit

**Fence & Landscape Buffer are neither required for IDZ-1, nor included in this site plan.**

I, Verge Productions, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.

**1718**  
ARCHITECTURE

Edited by **GRGTx**

on 5/15/2023

for approval by  
City Council

1718 ARCHITECTURE, LLC  
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PROJECT

Flagle Subdivision  
Single Family Homes

3915 Flagle St  
San Antonio, TX 78237

OWNER

Verge  
Productions, LLC

PROJECT NUMBER

10Flagle

SCHEMATIC DESIGN

NO. DATE DESCRIPTION OF REVISION

CONSULTANT

SHEET NO.

Site Plan

15 May 2023 GRGTx

DATE

4-February-2024

SHEET NUMBER

A1.01