



Board of Adjustment **Notification Plan for** **Case No A-24-10300025**



- San Antonio City Limits
- Subject Property
- 200' Notification Boundary
- Council District: 2

1 inch equals 100 feet

"NOT TO SCALE,
 FOR ILLUSTRATIVE PURPOSES ONLY"

Development Services Department
 City of San Antonio



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT

CITY OF SAN ANTONIO

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COUNTY OF BEXAR

STATE OF TEXAS

TO THE HONORABLE BOARD OF ADJUSTMENT:

Property description (Attach field notes if necessary):

Lot no. 1Block No. W 1-221NCB 618Property Address: 4125 Mackberry St

Per Section 35-481 of the Unified Development Code (UDC), the Zoning Board of Adjustment is empowered to consider appeals of a decision made by an administration official.

The Applicant, Alvin G Peters of Tennell County, alleges that

the following administrative official _____, in his/her capacity as

(Name of Official)

_____, made an incorrect decision, or interpretation regarding Section 35-____

(Title of Official)

of the UDC. This incorrect decision or interpretation was (List the section(s) of the UDC that was applied incorrectly. Provide details why the decision was incorrect or misinterpreted.): An appeal from an

Administrator's decision on the interpretation
of Section 35-310.06 (a)(1)

The correct decision or interpretation should be as follows (List the section(s) of the UDC that should be applied in this decision. Provide details how the decision should be made.): Sec. 35-310.06

The maximum number of dwellings is limited to 4 units
for RM-4, Multi-unit construction on lots 1/3 of an acre
in size or smaller, shall be within a single structure.
(Covered walkway connects units as a single structure.)

Sec. 35-310.06. - "RM-6," "RM-5," and "RM-4" Mixed Residential.



STATEMENT OF PURPOSE

These districts provide areas for medium to high-density residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing a mixture of single-family, two-family and multi-family dwellings and open space where similar residential development seems likely to occur. The district regulations are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches; and to preserve the openness of the area by requiring flexible yard and area standards. Mixed residential districts provide flexible density requirements in order to allow for market and design flexibility while preserving the neighborhood character and permitting applicants to cluster development in order to preserve environmentally sensitive and agricultural land areas.

These districts implement the following policies of the master plan:

- Urban Design, Policy 1a: Based on a comprehensive land use plan, encourage more intensive development in and near neighborhood centers with less intensive development between neighborhood centers, and implement these changes through zoning.*
- Urban Design, Policy 1c: Encourage patterns of urban development that provide a full range of housing choices and promote a sense of community, urban vitality and the efficient provision of infrastructure.*
- Urban Design, Policy 1a: Define, preserve and promote neighborhood centers which include schools, libraries, stores, transit centers and community service facilities in accessible, pedestrian friendly environments.*
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- Urban Design, Policy 5b: Encourage resident and employment growth within walking distance of the downtown area and neighborhood centers in order to support an inter-modal transportation system.*

(a) Lot and Building Specifications.

- (1) **Density Allowances for RM-Development.** For lots zoned "RM-4," "RM-5" or "RM-6", the maximum density requirements (units per acre) of Table 310-1 may be exceeded provided:
 - a. The minimum lot size for the district is met, and
 - b. The maximum number of dwellings is limited to two (2) units for RM-6, three (3) units for RM-5, and four (4) units for RM-4. Multi-unit construction on lots one-third ($\frac{1}{3}$) of an acre in size or smaller, shall be within a single structure.

BOA-24-10300025
Subject Property





