



## DEVELOPMENT SERVICES

5/23/2025

Kandice Lauderdale  
13423 Blanco Road  
San Antonio, TX 78216

**SUBJECT: ZV-2025-13300218;** Lot 21, Block 24, NCB 15051; 6123 Ingram Road, San Antonio, TX 78238

To Whom It May Concern:

As of the date of this letter, the above-referenced property is split-zoned "**MF-33 MLOD-2 MLR-2 AHOD**" Multi-Family Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District and "**C-2 MLOD-2 MLR-2 AHOD**" Commercial Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District. The property was annexed into the City of San Antonio by Ordinance 39659, dated August 11<sup>th</sup>, 1971, and zoned Temporary "R-1" Single-Family Residence District. The Northwestern portion of the property was rezoned by Ordinance 57522, dated September 1<sup>st</sup>, 1983, to "R-3" Multiple-Family District. The Southeastern portion of the property was rezoned by Ordinance 58330, dated February 23<sup>rd</sup>, 1984, to "B-2" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-3" Multiple-Family District and "B-2" Business District converted to the current "MF-33" Multi-Family District and "C-2" Commercial District.

**The use of "Multi-Family" is permitted by right within the "MF-33" base zoning district. The density permitted by the "MF-33" base zoning district shall not exceed thirty-three (33) units per acre.**

**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 1965 district as "B-2", 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-2" zoning district. All yard, height and setback standards shall comply with article III Table 310-1 for the density of the apartments being developed.**

**Section 35-D101(d) may only be applied for multi-family uses. The UDC defines multi-family as a dwelling or group of dwellings on one (1) lot containing separate living units for five (5) or more families, but which may have joint services or facilities.**

**Please be advised that there is currently a map error reflective on the City of San Antonio's One Stop Map inaccurately identifying the portion of property shown on the map herein as being zoned "C-2" District when it is "MF-33".**

Please reference Articles III and V of San Antonio's Unified Development Code for lot dimension and building criteria, including outside storage and display standards, height limitations, buffer requirements, building setbacks, and minimum and maximum parking requirements. To ensure compliance with the current building code or with development standards and other regulations in the UDC, please visit this link to the Preliminary Plan Review Form to schedule a meeting: <https://docsonline.sanantonio.gov/FileUploads/DSD/IB116.pdf>

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, may be directed to our Customer Services Section at (210) 207-1111. Research and verification were conducted and prepared by Manuel Mottu, Senior Planner. If we may be of further assistance, please contact Manuel Mottu, Senior Planner for Zoning Verifications, at 210-207-0198 or via email at Manuel.Mottu@sanantonio.gov. Thank you.

Cordially,

*Manuel Mottu*  
Manuel Mottu  
Senior Planner

*Forrest Wilson*  
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Principal Planner

Development Services Department  
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