



NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL



**TOTAL PROPOSED
IDZ-1 AREA 0.221 Ac.**

OWNER NOTE: I, JUAN M. FERNANDEZ WITH CVF, LLC., ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IN ACCORDANCE WITH ALL THE 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.

SITE & BUILDING DATA	
LOTS:	LOT 19 THROUGH 21 AND LOT 900, BLOCK 1, NEW CITY BLOCK 528
AREA:	0.221 Ac. (GROSS ACREAGE)
LEGAL DESCRIPTION:	BEING 0.221 ACRE TRACT OUT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF LOTS 19 THROUGH 21, AND LOT 900, BLOCK 1, NEW CITY BLOCK 528, INCLUDING AN 0.00215 ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF SAN ANTONIO, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AS RECORDED AS DOC. 20190197219 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
EXISTING ZONING:	RESIDENTIAL SINGLE-FAMILY DISTRICT (R-5), DIGNOWITY HILLS HISTORIC DISTRICT (H), AIRPORT HAZARD OVERLAY DISTRICT (AHOD), FORT SAM HOUSTON MILITARY NOTIFICATION AREA (MNA)
PROPOSED ZONING:	INFILL DEVELOPMENT ZONE - 1 (IDZ-1) WITH USES PERMITTED FOR THREE (3) RESIDENTIAL UNITS, DIGNOWITY HILLS HISTORIC DISTRICT (H), AIRPORT HAZARD OVERLAY DISTRICT (AHOD), FORT SAM HOUSTON MILITARY NOTIFICATION AREA (MNA)
NEIGHBORHOOD ASSN.:	DIGNOWITY HILL
ZONING CASE NO.:	ZONING-Z-2019-10700298

PROJECT: 415 HAYS ST., IDZ
415 HAYS ST.
SAN ANTONIO, BEXAR COUNTY, TEXAS 78202

SHEET TITLE: 415 HAYS ST. IDZ-1 SITE PLAN

SHEET
EXH
OF
PLAT NO. 19-11800478

Xref: \\s2-plot_50330_PLOT.dwg

Last Modified: Dec 11, 2019 9:09 AM
User: jmf@wgi.com
415 HAYS IDZ SITE PLAN 12/11/2019 9:09 AM