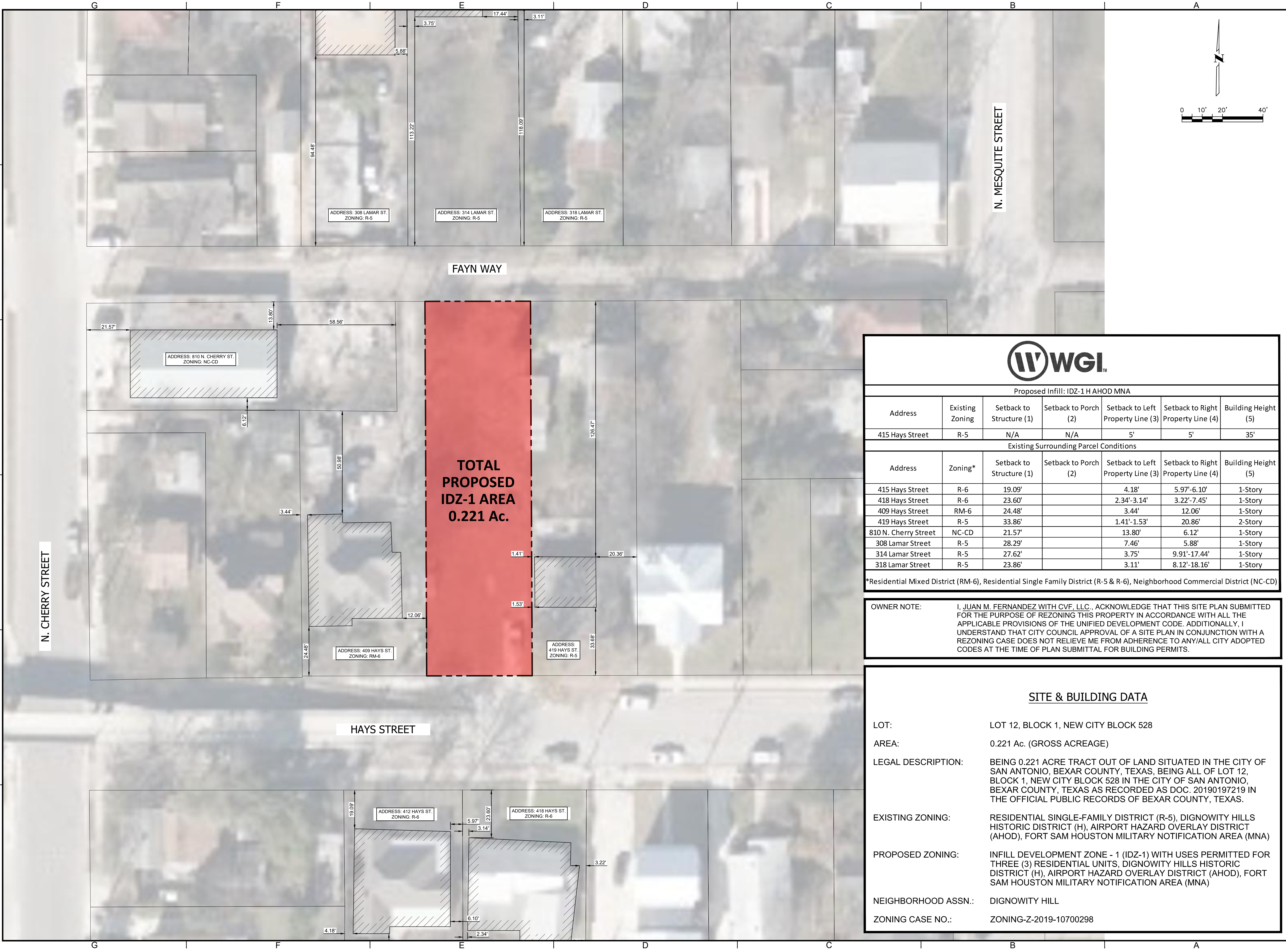


Last Modified: Jul 13, 20 - 08:39  
Drawing Path: Projects\CDP, LLC\3005952208 - 415 Hays St - Civilize-Cadets\Zoning\GIS Hays IDZ Ground Planning  
415 HAYS IDZ GROUND PLAN 7/13/2020 8:40 AM

xy=15



Proposed Infill: IDZ-1 H AHOD MNA

Address	Existing Zoning	Setback to Structure (1)	Setback to Porch (2)	Setback to Left Property Line (3)	Setback to Right Property Line (4)	Building Height (5)
415 Hays Street	R-5	N/A	N/A	5'	5'	35'

Existing Surrounding Parcel Conditions

Address	Zoning*	Setback to Structure (1)	Setback to Porch (2)	Setback to Left Property Line (3)	Setback to Right Property Line (4)	Building Height (5)
415 Hays Street	R-6	19.09'		4.18'	5.97'-6.10'	1-Story
418 Hays Street	R-6	23.60'		2.34'-3.14'	3.22'-7.45'	1-Story
409 Hays Street	RM-6	24.48'		3.44'	12.06'	1-Story
419 Hays Street	R-5	33.86'		1.41'-1.53'	20.86'	2-Story
810 N. Cherry Street	NC-CD	21.57'		13.80'	6.12'	1-Story
308 Lamar Street	R-5	28.29'		7.46'	5.88'	1-Story
314 Lamar Street	R-5	27.62'		3.75'	9.91'-17.44'	1-Story
318 Lamar Street	R-5	23.86'		3.11'	8.12'-18.16'	1-Story

\*Residential Mixed District (RM-6), Residential Single Family District (R-5 & R-6), Neighborhood Commercial District (NC-CD)

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

LOT:

LOT 12, 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 LOT 12, BLOCK 1, NEW CITY BLOCK 528 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

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

5710 W. HAUSMAN RD. SUITE 115 SAN ANTONIO, TEXAS 78249

WGI Inc.

wgiinc.com

FIRM NO: F-19068

PROJECT:

415 HAYS ST., IDZ

415 HAYS ST.

SAN ANTONIO, BEXAR COUNTY, TEXAS 78202

SHEET TITLE:

415 HAYS ST., IDZ-1 GROUND COMPARISON PLAN

PLAT NO. 19-11800478

SHEET

EXH

OF