



**LEGEND**

PROPERTY LINE	---
EXISTING BUILDING PAD	
PROPOSED BUILDING PAD	

**TOTAL PROPOSED  
IDZ-1 AREA 0.2548 Ac.**

**OWNER NOTE:** I, DEL CALLMAN WITH NPSA, 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 9, BLOCK 2, NEW CITY BLOCK 529
AREA:	0.2548 Ac. (GROSS ACREAGE)
LEGAL DESCRIPTION:	BEING 0.2548 ACRE TRACT OUT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF LOT 9, BLOCK 2, NEW CITY BLOCK 529 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AS RECORDED AS DOC. 20180019666 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
EXISTING ZONING:	RESIDENTIAL SINGLE-FAMILY DISTRICT (R-6), 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 FOUR (4) 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-2021-10700058

**NOT AUTHORIZED FOR  
CONSTRUCTION PRIOR TO  
FORMAL CITY APPROVAL**



**PROJECT:** 507 HAYS ST., IDZ  
507 HAYS ST.  
SAN ANTONIO, BEXAR COUNTY, TEXAS 78202

**SHEET TITLE:** 507 HAYS ST., IDZ-1 SITE PLAN

SHEET  
**EXH**  
02 OF 02  
PLAT NO. N/A

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 User: npsa\delcallman  
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