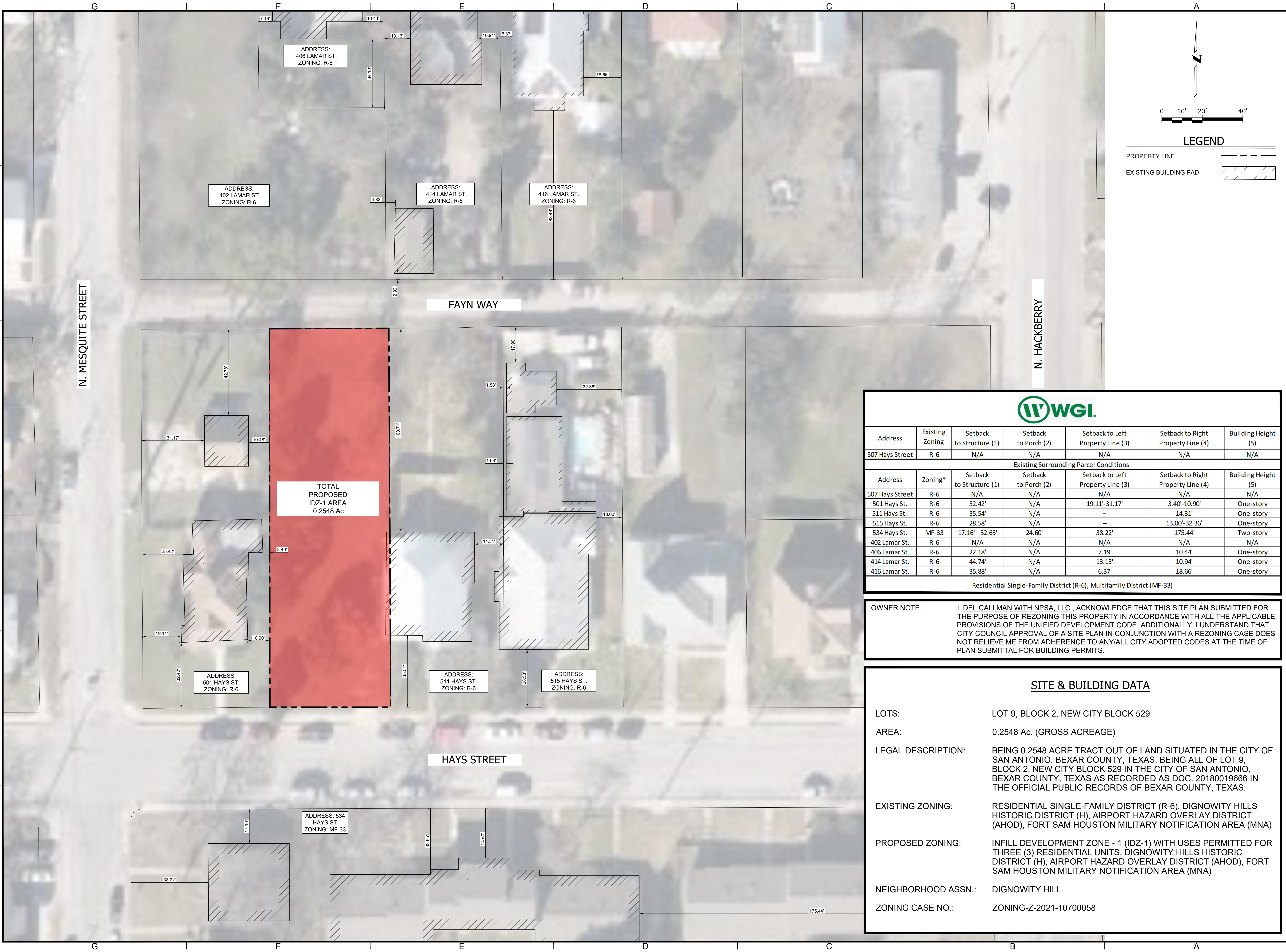


507 HAYS IDZ GROUND PLAN 5/5/2021 5:46 PM

Xref:FS



WGL						
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)
507 Hays Street	R-6	N/A	N/A	N/A	N/A	N/A
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)
507 Hays Street	R-6	N/A	N/A	N/A	N/A	N/A
501 Hays St.	R-6	32.42'	N/A	19.11'-31.17'	3.40'-10.90'	One-story
511 Hays St.	R-6	35.54'	N/A	-	14.31'	One-story
515 Hays St.	R-6	28.58'	N/A	-	13.00'-32.36'	One-story
534 Hays St.	MF-33	17.16' - 32.65'	24.60'	38.22'	175.44'	Two-story
402 Lamar St.	R-6	N/A	N/A	N/A	N/A	N/A
406 Lamar St.	R-6	22.18'	N/A	7.19'	10.44'	One-story
414 Lamar St.	R-6	44.74'	N/A	13.13'	10.94'	One-story
416 Lamar St.	R-6	35.88'	N/A	6.37'	18.66'	One-story
Residential Single-Family District (R-6), Multifamily District (MF-33)						

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 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-2021-10700058

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGL

wgInc.com

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

PROJECT:

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

SHEET TITLE:

507 HAYS ST., IDZ-1 GROUND COMPARISON PLAN

PLAT NO. N/A

SHEET
EXH
01 OF 02