

Case #: Z-2024-10700246 CD

Address: 4517 Stahl Road

Legal description: 0.6478 acres out of NCB 15702

Zoning Request: Zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Office Warehouse (Flex Space)

Table 310-1

	Front Setback (min)	Side Setback (min)	Rear Setback (min)
C-2	-	10	30
C-3	-	30	30

Note (K): Rear setback requirements shall not apply to any use in the "NC," "O-1," "O-1.5," "O-2," "C-1," "C-2," or "C-3" zoning districts which abuts an alley or another structure within any of these districts.

Note (2) - columns (J) and (K): Applies only to the setback area measured from a lot line which abuts a residential use or residential zoning district. The side or rear setback shall be eliminated where the use does not abut a residential use or residential zoning district or the two districts are separated by a public right-of-way. The indicated setback would not apply if the subject property adjoins a residentially zoned property (single-family or multi-family) which is occupied by an existing nonresidential use such as a public or private use school, church, park and/or golf course.



BUILDING DESIGN DRAWINGS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN EXCLUSIVE PROPERTY OF THE ARCHITECT...

Architect: Name: Octavio A Viramontes, Address: 13260 NW Military Hwy Ste.203, San Antonio, TX, 78231

Structural Consultant: Name: E&A Engineering and Construction, Address: 2419 W Magnolia Avenue, San Antonio, TX, 78228

MEP Consultant: Name: E&A Engineering and Construction, Address: 2419 W Magnolia Avenue, San Antonio, TX, 78228

LANDSCAPE Consultant: Name: Rialto Studio, Inc. Landscape Architecture, Address: 2425 Broadway, San Antonio, Texas 78215

CIVIL Consultant: Name: E&A Engineering and Construction, Address: 2419 W Magnolia Avenue, San Antonio, TX, 78228

Owner

Owner

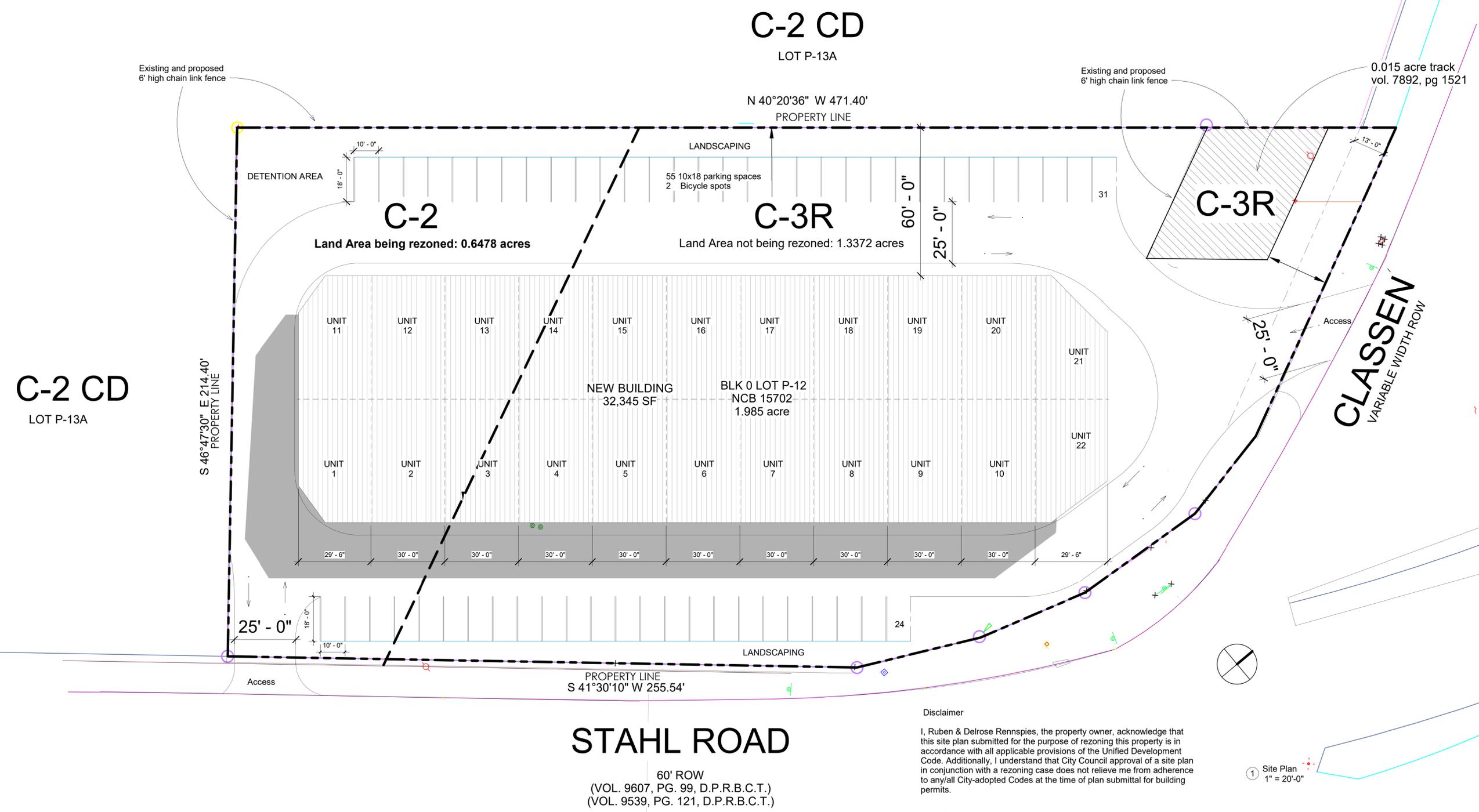
STAHL BUSSINESS PARK 12

4517 Stahl Rd, San Antonio, TX NCB 15702 BLK LOT P-12

Project number 04, Date SEPTEMBER 2024, Exported 11/14/2024 12:49:35 PM, Drawn by Author: Viramontes, Checked by Checker

SITE PLAN

A101



Disclaimer

I, Ruben & Delrose Rennspies, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all 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.

Ruben & Delrose Rennspies

1 Site Plan 1" = 20'-0"