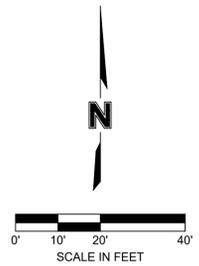


Z-2023-10700291 CD  
PA-2023-11600074



TX2 ENGINEERING  
FIRM # 20787

CONTACT:  
645 FLORAL AVE, STE C  
NEW BRAUNFELS, TX 78130  
TEL: (830) 327-1235



OWNER: SGRE, LLC  
ADDRESS: N STAHL PARK, SAN ANTONIO, TX 78217

THIS DOCUMENT ISSUED ON  
05 January 2024  
UNDER THE AUTHORITY OF  
TREVOR TAST, P.E.  
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**LEGEND**

B.S.L.	BUILDING SETBACK LINE
CATV	CABLE TELEVISION
D.P.R.B.C.T.	DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
ELEC.	ELECTRIC
ESMT.	EASEMENT
FND.	FOUND
TELE.	TELEPHONE
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
R.P.R.B.C.T.	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
SQ. FT.	SQUARE FEET
VOL.	VOLUME
[ ]	ZONING DISTRICT
(*)	SETBACKS FOR PROPOSED AND SURROUNDING ZONING DISTRICTS PER SECTION 35-310, TABLE 310-1 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE
○	FOUND MONUMENT
—	CHAIN-LINK FENCE
—	WOODEN FENCE

- ① 14' ELEC. GAS, TELE., & CATV ESMT. VOL. 9607, PG. 99, D.P.R.B.C.T.
- ② VARIABLE WIDTH PRIVATE DRAINAGE ESMT. VOL. 9607, PG. 99, D.P.R.B.C.T.
- ③ EXISTING 36" DRAINAGE ESMT. VOL. 9539, PG. 121, D.P.R.B.C.T.
- ④ 50" DRAIN, SEWER, TEL., WATER, R.O.W., ELEC. & GAS ESMT. VOL. 9539, PG. 121, D.P.R.B.C.T.
- ⑤ 12' ELEC. GAS, TELE., & CATV ESMT. VOL. 8500, PG. 246, D.P.R.B.C.T.
- ⑥ LOT 1, BLOCK 4 PEPPERIDGE SUBDIVISION, UNIT 1 VOL. 8200, PG. 59, D.P.R.B.C.T.

**LINE TABLE**

NUMBER	BEARING	DISTANCE
L1	N 57°41'16" W	30.84'
L2	N 44°17'18" W	14.94'

**GENERAL NOTES:**

- 48 PARKING SPACES ARE PROPOSED, TWO OF WHICH ARE HANDICAPPED PARKING.
- TOTAL SQUARE FOOTAGE OF ALL PAVED OR OTHERWISE HARD SURFACE STREETS, PARKING FACILITIES, INCLUDING CURB AND GUTTERS, WALKS AND CONCRETE APRONS IS 29,008 SQ. FT.
- PROPOSED ZONING DISTRICT CHANGE FROM: "C-2NA AHOD" COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT TO: "C-2NA CD AHOD" COMMERCIAL NONALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR OFFICE WAREHOUSE (FLEX SPACE).
- PROPOSED DEVELOPMENT IS TO CONSTRUCT A SINGLE METAL BUILDING OF 9,625 SQUARE FEET (55' x 175') WITH SEVEN OFFICE WAREHOUSE (FLEX-SPACE) UNITS. THIS DESIGN WILL CLOSELY RESEMBLE THE CURRENT DEVELOPMENTS ALONG NORTH STAHL PARK.
- BUILDING HEIGHT: ADJOINING N STAHL PARK, 26 FEET. ADJOINING THE RESIDENTIAL SUBDIVISION, 20 FEET.
- IMPERVIOUS COVERAGE CALCULATION=68%  
VACANT LOT 9, 1.291 ACRES=56,244 SQ. FT.  
PROPOSED DEVELOPMENT AREA (BUILDING, HARD SURFACES)=38,633 SQ. FT.  
38,633 SQ. FT. / 56,244 SQ. FT. =0.68=68%
- I, SGRE, LLC, 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/CITY ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

**PROPOSED SITE PLAN**  
 LOT 9, BLOCK 5, N.C.B. 17762  
 AMENDING PLAT FOR NORTH STAHL BUSINESS PARK  
 VOL. 9607, PG. 99 DEED AND PLAT RECORDS OF  
 BEXAR COUNTY, TEXAS

REV.	DATE	DESCRIPTION	BY

DRAWN BY: TNT  
QA/QC BY: TNT  
PROJECT NO.: 23-0010  
PERMIT #: N/A



**C0.0**