

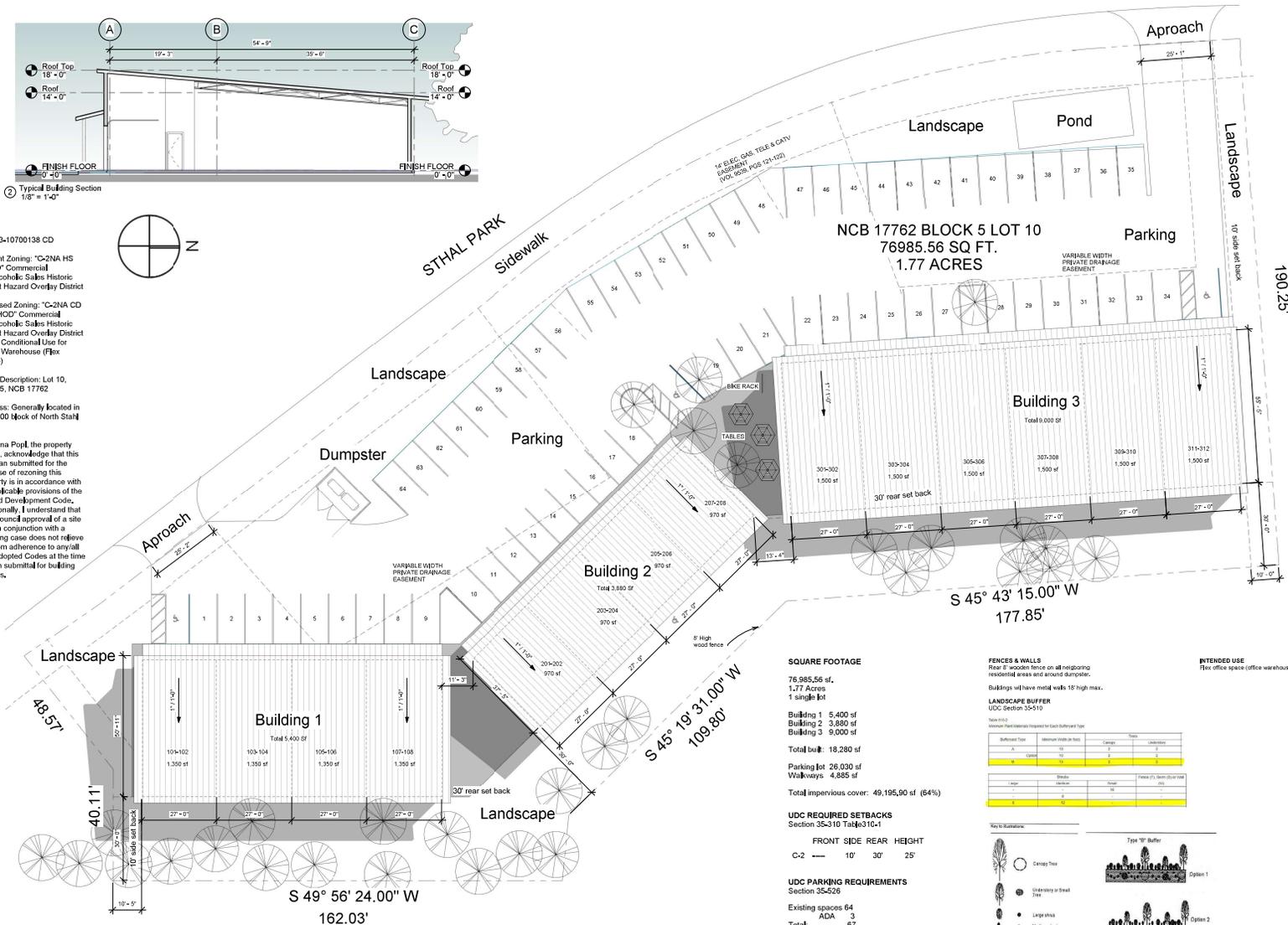
2 Typical Building Section  
1/8" = 1'-0"

Z-2023-10700138 CD  
 Current Zoning: C-2NA HS  
 AHOD Commercial  
 Nonschools Sales Historic  
 Airport Hazard Overlay District  
 Proposed Zoning: C-2NA CD  
 HS AHOD Commercial  
 Nonschools Sales Historic  
 Airport Hazard Overlay District  
 with a Conditional Use for  
 Office Warehouse (Flex  
 Space)

Legal Description: Lot 10,  
 Block 5, NCB 17762

Address: Generally located in  
 the 4600 block of North Stal  
 Park

I, Marina Popl, 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.



1 Site Plan  
1/16" = 1'-0"

**SQUARE FOOTAGE**  
 76,985.56 sf,  
 1.77 Acres,  
 1 single lot

Building 1 5,400 sf  
 Building 2 3,880 sf  
 Building 3 9,000 sf  
 Total buil: 18,280 sf  
 Parking lot 26,030 sf  
 Walkways 4,885 sf

Total impervious cover: 49,195.90 sf (64%)

**UDC REQUIRED SETBACKS**  
 Section 35-510 Table 316-1

**FRONT SIDE REAR HEIGHT**  
 C-2 10' 30' 25'

**UDC PARKING REQUIREMENTS**  
 Section 35-526

Existing spaces 64  
 ADA 3  
 Total: 67

Retail 1per 300 sf GFA = 61 required spaces  
 Sales 1per 500 sf GFA = 37 required spaces  
 Office 1per 300 sf GFA = 61 required spaces  
 Storage 1per 5,000 sf of GFA

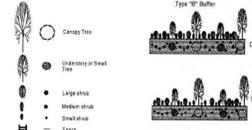
**FENCES & WALLS**  
 Rear 8' wooden fence on all neighboring  
 residential areas and around dumpster.  
 Buildings will have metal walls 18' high max.

**LANDSCAPE BUFFER**  
 UDC Section 35-510

Table 316-2  
 Minimum Plant Materials Required for Each Buffer/Screen Type

Buffer/Screen Type	Medium Width (6-10')	Screening	Plantings
A	10	2	2
B	10	2	2
C	10	2	2

Key to Illustrations:



**INTENDED USE**  
 Flex office space (office warehouse)



adelantus.com  
 BUILDING DESIGN DRAWINGS AND INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN EXCLUSIVE PROPERTY OF THE ARCHITECT UNLESS THE PROJECT FOR WHICH THEY ARE MADE TO BE EXECUTED OR NOT, THEY ARE NOT TO BE USED BY THE OWNER ON OTHER PROJECTS OR EXTENDING TO THE PROJECT EXCEPT BY AGREEMENT IN WRITING FROM THE ARCHITECT.

**Structural Consultant:**  
 Name:  
 Address:  
 Phone:  
 e-mail:

**MEP Consultant:**  
 Name:  
 Address:  
 Phone:  
 e-mail:

**LANDSCAPE CONSULTANT:**  
 Name:  
 Address:  
 Phone:  
 e-mail:

**CIVIL CONSULTANT:**  
 Name:  
 Address:  
 Phone:  
 e-mail:

Owner  
 N STAL III  
 4510 N STHAL PARK  
 SAN ANTONIO TX 78217

Site Plan

A101

Project number 01  
 Date MARCH 2023  
 Expired 6/27/2023 3:59:24 PM  
 Drawn by Author  
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