

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

Z-2023-10700138 CD

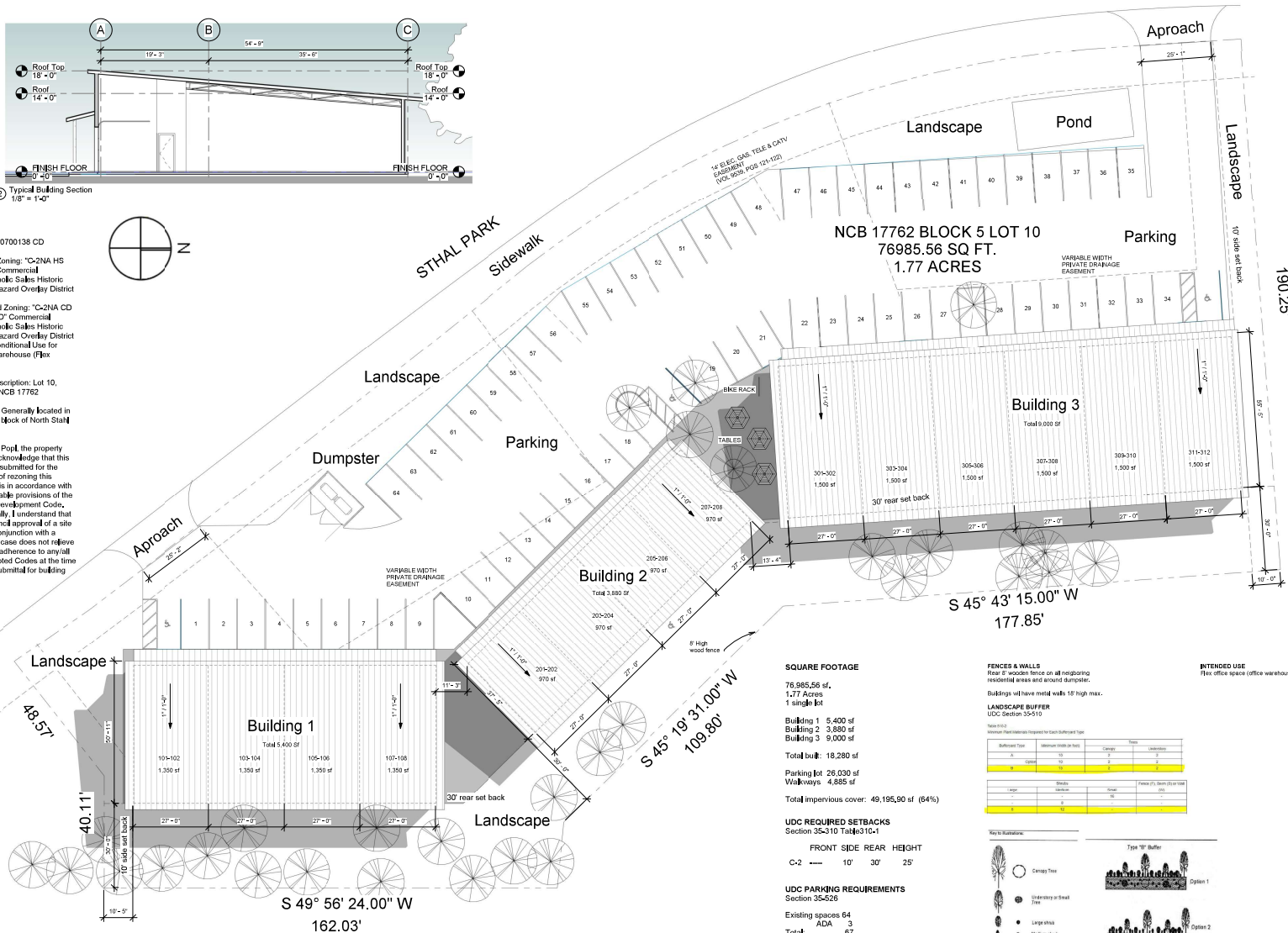
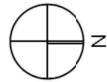
Current Zoning: "C-2NA HS
AHOD Commercial
Nonskolkolic Sales Historic
Airport Hazard Overlay District

Proposed Zoning: "C-2NA CD
HS AHOD Commercial
Nonskolkolic 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 built: 18,280 sf

Parking lot 26,030 sf

Walkways 4,885 sf

Total impervious cover: 48,195.90 sf (64%)

UDC REQUIRED SETBACKS

Section 35-310 Table 310-1

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 12' high max.

LANDSCAPE BUFFER

UDC Section 35-510

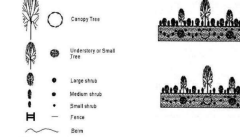
Table 310-2

Minimum Plant Materials Required for Each Bufferland Type

Bufferland Type	Minimum Plants on Each Side	Minimum Plants on Each Side	Minimum Plants on Each Side
A	10	10	10
B	10	10	10
C	10	10	10

Plant	Species	Minimum	Maximum	Notes
1	1	10	10	Plant 1/2" from 1/2" to 1/2"
2	2	10	10	Plant 1/2" from 1/2" to 1/2"

Key to Illustrations:



INTENDED USE

Flex office space (office warehouse)



BUILDING DESIGN DRAWINGS AS INSTRUMENTS
OF SERVICE ARE AND SHALL REMAIN EXCLUSIVE
PROPERTY OF THE ARCHITECT UNLESS THE
PROJECT FOR WHICH THEY ARE MADE IS 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

Exported 6/27/2023 3:59:24 PM

Drawn by Author

Checked by Checker