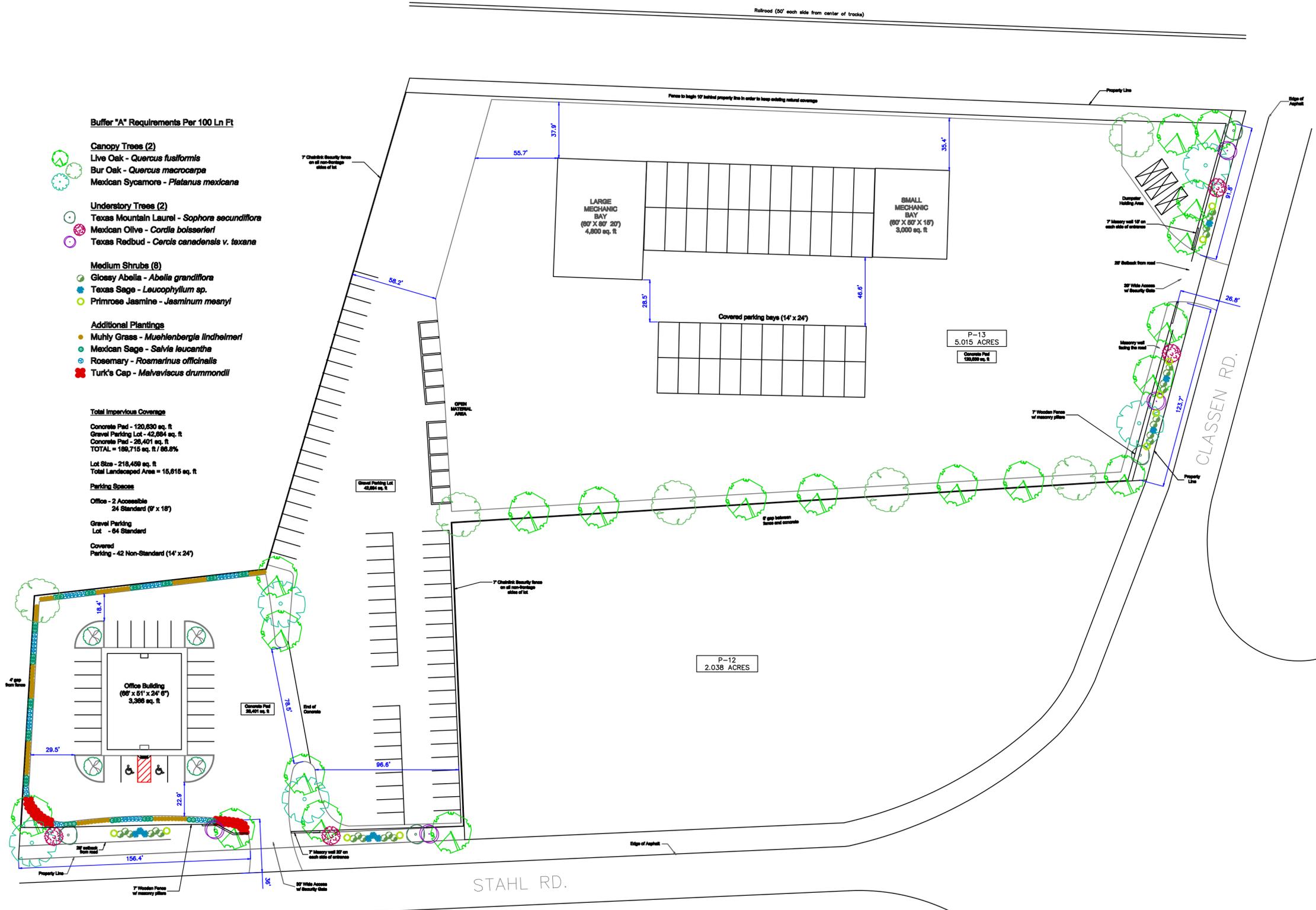


Z2021-10700038 CD
 From: "C-2" Commercial District
 To: "C-2 CD" Commercial District with a
 Conditional Use for a Construction Contractor
 Facility with Outside Storage



Buffer "A" Requirements Per 100 Ln Ft

Canopy Trees (2)

- Live Oak - *Quercus fusiformis*
- Bur Oak - *Quercus macrocarpa*
- Mexican Sycamore - *Platanus mexicana*

Understory Trees (2)

- Texas Mountain Laurel - *Sophora secundiflora*
- Mexican Olive - *Cordia alliodora*
- Texas Redbud - *Cercis canadensis v. texana*

Medium Shrubs (8)

- Glossy Abelia - *Abelia grandiflora*
- Texas Sage - *Leucophyllum sp.*
- Primrose Jasmine - *Jasminum meyeri*

Additional Plantings

- Muhly Grass - *Muhlenbergia lindheimeri*
- Mexican Sage - *Salvia leucantha*
- Rosemary - *Rosmarinus officinalis*
- Turk's Cap - *Malvastrum drummondii*

Total Impervious Coverage

- Concrete Pad - 120,630 sq. ft.
- Gravel Parking Lot - 42,884 sq. ft.
- Concrete Pad - 28,401 sq. ft.
- TOTAL = 191,915 sq. ft. / 88.8%

- Lot Size - 218,458 sq. ft.
- Total Landscaped Area = 15,815 sq. ft.

Parking Spaces

- Office - 2 Accessible (8' x 18')
- Office - 24 Standard (8' x 18')
- Gravel Parking Lot - 84 Standard
- Covered Parking - 42 Non-Standard (14' x 24')

General Notes



| No. | Revision/Issue | Date |
|-----|------------------|------|
| 5 | Updated Parking | 2/22 |
| 4 | Updated Setbacks | 2/9 |



Land Use Concept for
 Re-Zoning
 Stahl and Classen Rd.
 San Antonio, TX 78217

| | |
|------------------|---------|
| Project: | Sheet # |
| Date: 2/10/2021 | 1/1 |
| Scale: 1/4" = 1' | |

"I, Mark R. Stein, Bash Joint Venture, 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."

The intended use of the property is to allow for a conditional use "CD" for a contractor facility to operate a commercial landscape business in the current "C-2" zoning.