

EMANUEL VILLAGE

COMMERCIAL

SINGLE FAMILY RESIDENCE

KEY

THE AUSTIN	736 S.F.	A	7 count
THE TRAVIS	962 S.F.	B	7 count
THE AUSTIN	736 S.F.	A2	7 count
THE TRAVIS	962 S.F.	B2	7 count

28 Total

THE WESLEY SENIOR LIVING

KEY

Senior Living Units	
UNIT A Efficiency	39 count
UNIT B 1 Bed 1 Bath	4 count
UNIT C 1 Bed 1 Bath	4 count

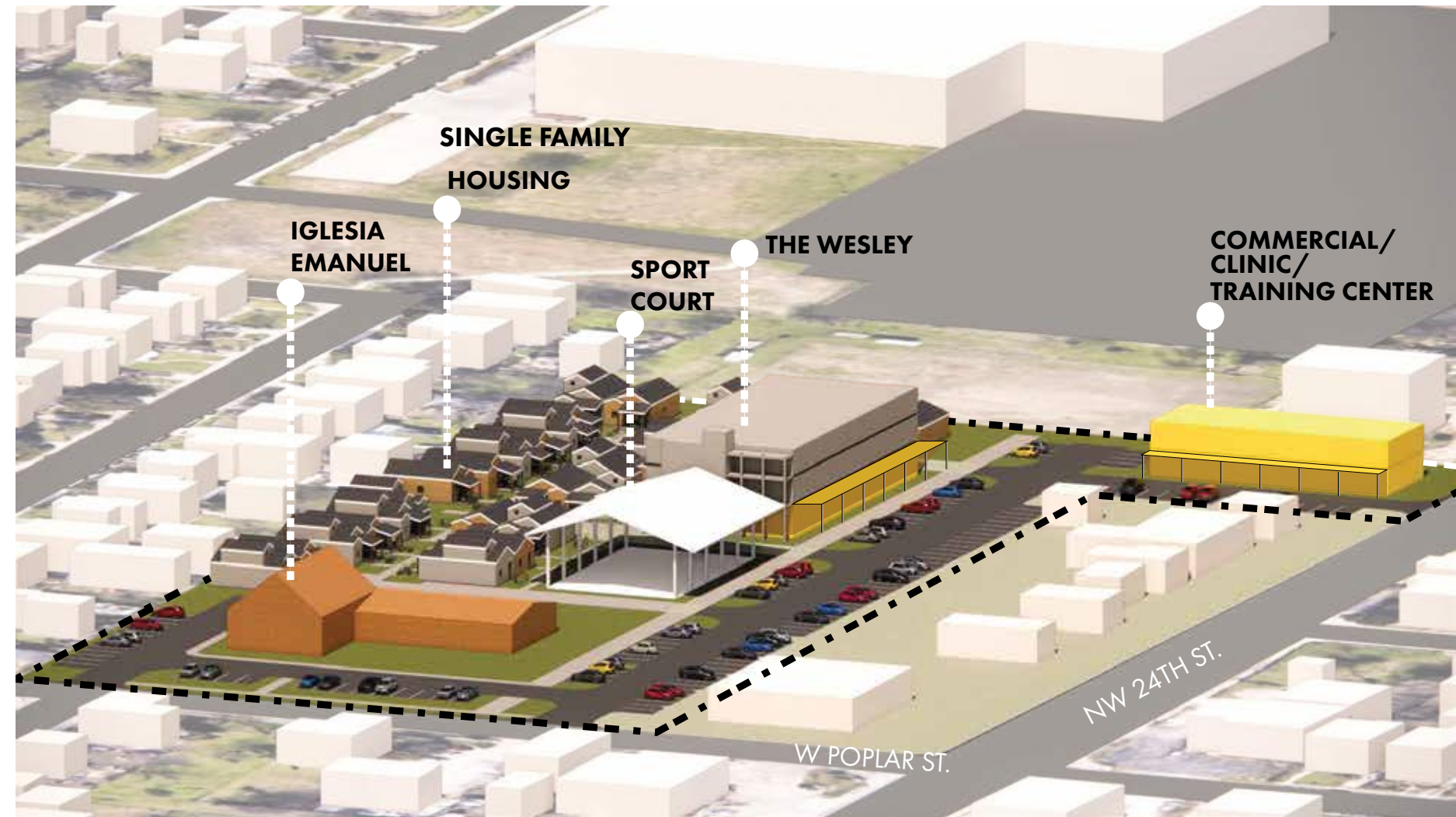
47 Total

PARKINGS

ADA PARKING	9' X 18' STRIPED AREA	9' X 18'	14 count
REGULAR PARKING		9' X 18	124 count

138 Total

Gross Density =  $\frac{\text{Total Units}}{\text{Acres}} = \frac{75}{3.902} = 19.22 \text{ Units per acre}$



AERIAL DIAGRAM

I, **EMANUEL UNITED METHODIST CHURCH**, the property owner, acknowledge that this site plan submitted for the purpose of rezoning the 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.”

LEGAL DESCRIPTION

TRACT 1: LOT 7, NEW CITY BLOCK 61, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.  
TRACT 2: LOTS 20-22, NEW CITY BLOCK 6797, SUBDIVISION PLAT OF N.C.B.'S 6797, 6798, 6799, & 6800, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2222, PAGE 69.  
DEED AND PLAT RECORDS OF BEXAR COUNTRY, TEXAS.

Z-2024-10700244

From: "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

To: "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District, Medical Clinic (Physician and/or Dentist), Party House/Reception Hall/Meeting Facilities, and seventy-five (75) dwelling units



SITE PLAN 1" = 30'

27.8% PERMEABLE AREA - 51,736 S.F.

TOTAL SITE AREA - 186,011 S.F.

Area 1 - Commercial Building - 3,860 S.F; Code - 1 per 300 s.f. - Req. 13 spaces; Provide 25 spaces

Area 2 - 18 Cottages; Code - 1-1/2 each for 27 Spaces; Senior Living - 47 Units at 30% for 15 Spaces- Req. 42 spaces; Provide 54 spaces

Area 3 - 10 Cottages; Code - 1-1/2 each; - Req. 15 spaces; Provide 18 spaces

Area 4 - Church - Seating Capacity 200 divided by 8 - Req. 25 spaces: Provide 41 Spaces