

# EMANUEL VILLAGE

## COMMERCIAL

Building Type II  
1 Stories  
30'  
sprinkled  
**3,860 s.f**

## SINGLE FAMILY RESIDENCE

ALL Single Family  
Type V Building  
Construction

### 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

Building Type II  
3 Stories  
35'+  
Sprinkled

### 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**

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



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 COUNTY, 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