

Z2023-10700039 CD

NEW MIDDLE SCHOOL AND COMMUNITY
LEARNING CENTER
LOT 3, BLOCK 10, NCB 15001
VOL. 9564, PG. 115
D.P.R.B.C.T.
ZONED R-6

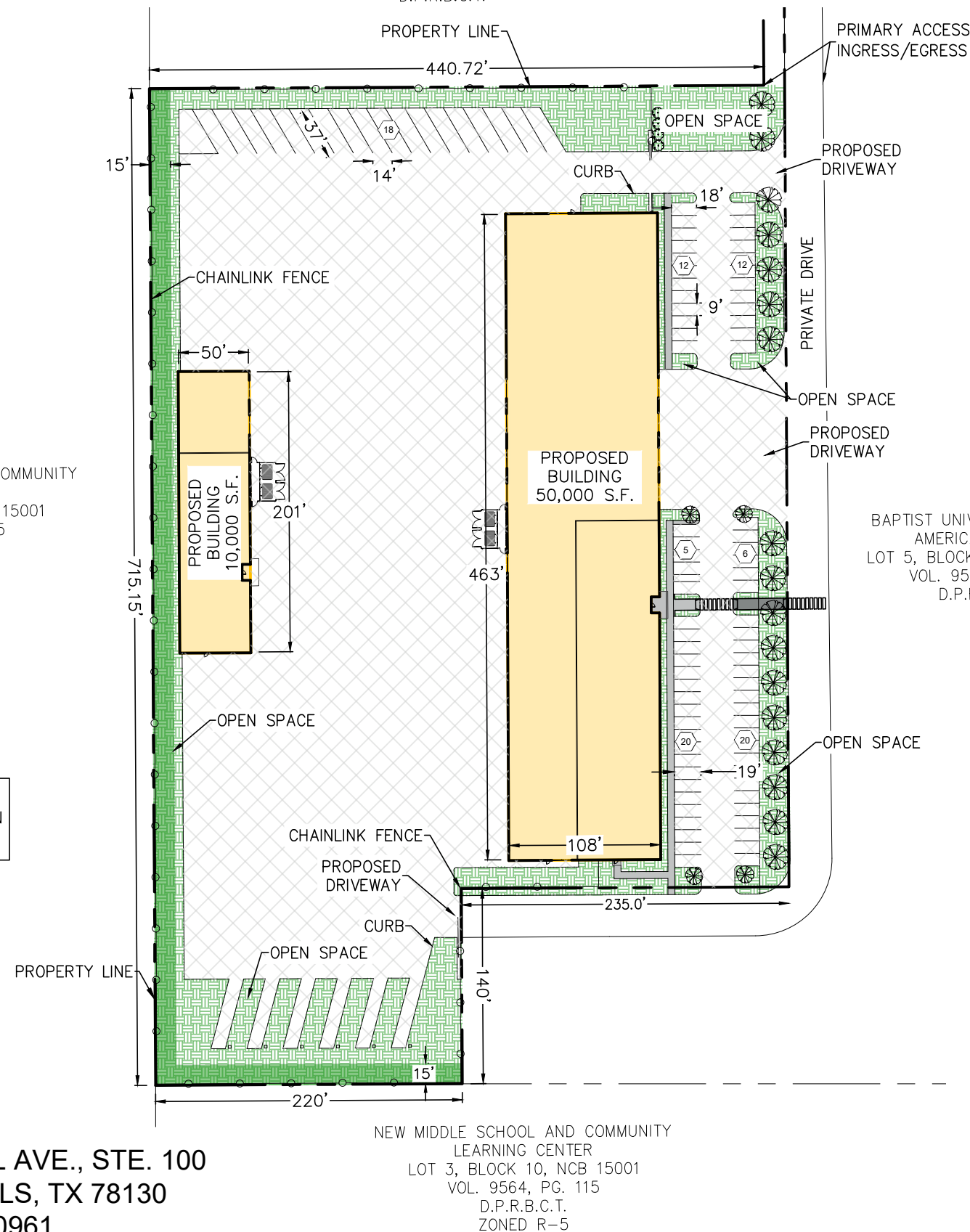
FROM: RM-5 RESIDENTIAL MIXED DISTRICT
TO: C-3 ON 53.18 ACRES AND TO C-3 CD FOR A CONSTRUCTION
CONTRACTOR FACILITY WITH OUTSIDE STORAGE ON 6.72 ACRES

"I, BAPTIST UNIVERSITY OF THE AMERICAS, 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."



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

BAPTIST UNIVERSITY OF THE
AMERICAS UNIT 2
LOT 5, BLOCK 10, NCB 15001
VOL. 9572, PG. 70
D.P.R.B.C.T.



0 50 100
SCALE: 1" = 100'

LEGEND

- PROPERTY LINE
- FENCE LINE
- OPEN SPACE (LANDSCAPING)
- BUILDING
- PAVEMENT
- FLATWORK
- 15' LANDSCAPE BUFFER
- PARKING COUNT

IMPERVIOUS COVER CALCULATIONS		
	SQ. FT	ACRES
OPEN SPACE(PERVIOUS)	54,125.00	1.24
BUILDING(IMPERVIOUS)	60,809	1.40
PAVEMENT(IMPERVIOUS)	177,816	4.08
FLATWORK(IMPERVIOUS)	3,024	0.07
TOTAL AREA BEING REZONED	292,750	6.72
% IMPERVIOUS	81.5%	

PARKING TABLE (SEC. 35-526)
REQUIRED: WAREHOUSE FLEX-SPACE
(1 SPACE PER 2,000 SQ. FT GFA)
SPACES REQUIRED: 11
REQUIRED: WAREHOUSING
(1 SPACE PER 5,000 SQ. FT GFA)
SPACES REQUIRED: 8
TOTAL SPACES REQUIRED: 19
TOTAL SPACES PROVIDED: 93

TBM PRELIMINARY SITE PLAN