

ORDINANCE NO: 23-S-16

Specific Use Permit to allow for a convenience store
with gas pumps for 5.5 acres (1008 and 1020 FM 78)

EMILY DELGADO | PLANNING MANAGER

SUBJECT PROPERTY



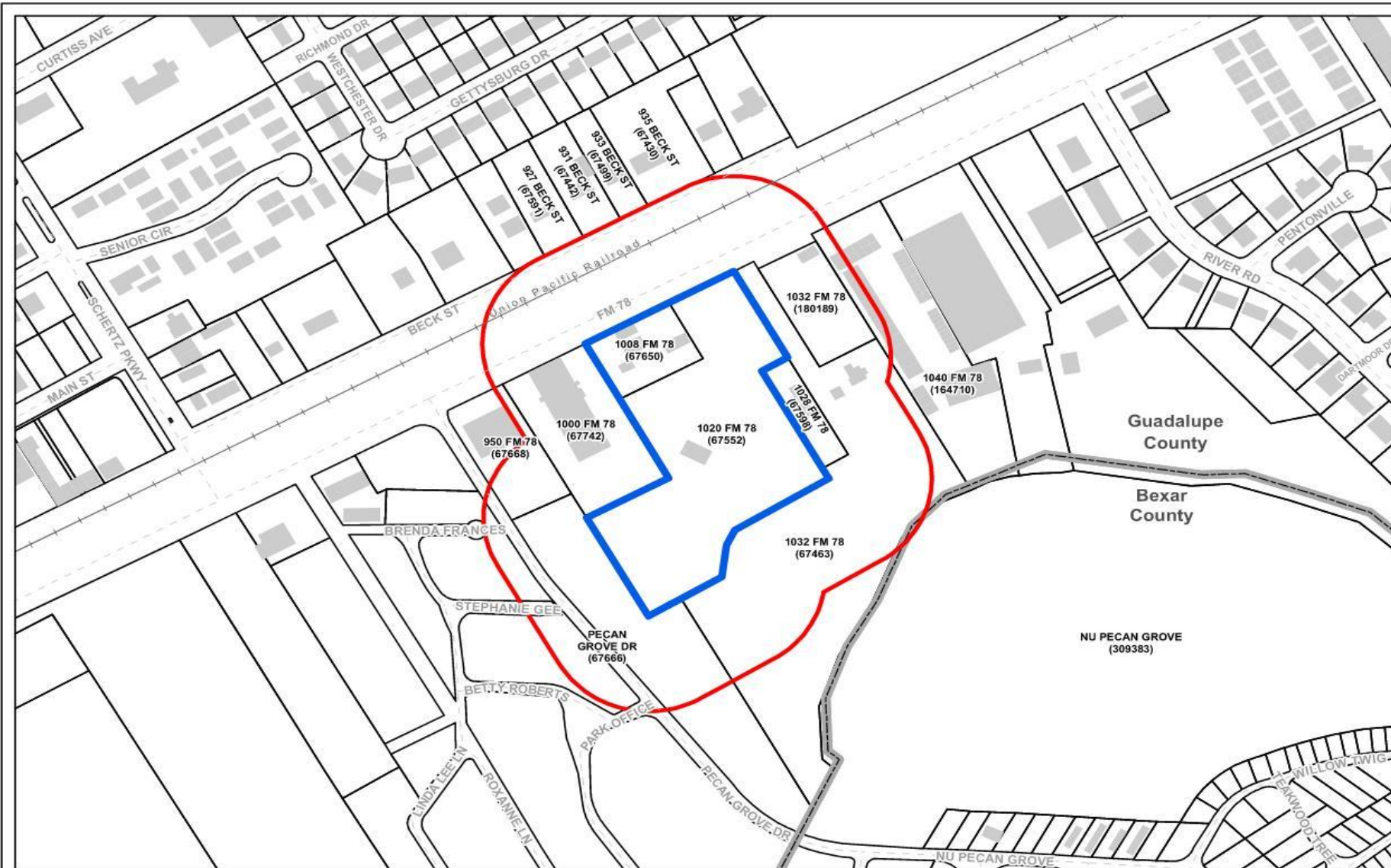
SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

BURGER KING FM 78
5.397 AC.
(PLSPU20220116)

<ul style="list-style-type: none"> Highway Major Roads Minor Roads Other Cities 	<ul style="list-style-type: none"> Planned Secondary Arterial Secondary Rural Arterial Planned Secondary Rural Arterial Residential Collector Secondary Arterial 	<ul style="list-style-type: none"> Commercial Collector B Planned Commercial Collector B Commercial Collector A Planned Commercial Collector A 	<ul style="list-style-type: none"> 1" - 8" 2" - 18" 3" - 12" 4" - 18" 6" - 18" 	<ul style="list-style-type: none"> Schertz Gravity Schertz Pressure Neighboring Gravity Private Pressure 	<ul style="list-style-type: none"> Hydrant Manholes 200' Buffer Guadalupe County Boundary Bexar County Boundary
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Scale: 1 Inch = 150 Feet
0 75 150 300 450 600 Feet

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Last Update: September 23, 2022

City of Schertz, GIS Specialist: Bill Gardner, billg@schertz.com (210) 619-1186
This city of Schertz provided this map as a service to the community. It is not intended to be used for any other purpose. The City of Schertz is not responsible for any errors or omissions. The City of Schertz is not responsible for any damages or losses resulting from the use of this map. The City of Schertz is not responsible for any damages or losses resulting from the use of this map. The City of Schertz is not responsible for any damages or losses resulting from the use of this map.

City of Schertz
Burger King FM 78 - 5.397 AC.
(PLSPU20220116)

Project Area County Boundaries
 200' Buffer



July 7, 2023: 13 Public Hearing Mailers sent

August 9, 2023: public hearing notice published in San Antonio Express

As of August 23, 2023 staff has received the following responses:

- 3- In Favor
- 2- Opposed
(from same property owner)
- 1- Neutral

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- **Subject Property zoned General Business (GB)**
- **Adjacent Properties also zoned GB**

SPECIFIC USE EXHIBIT

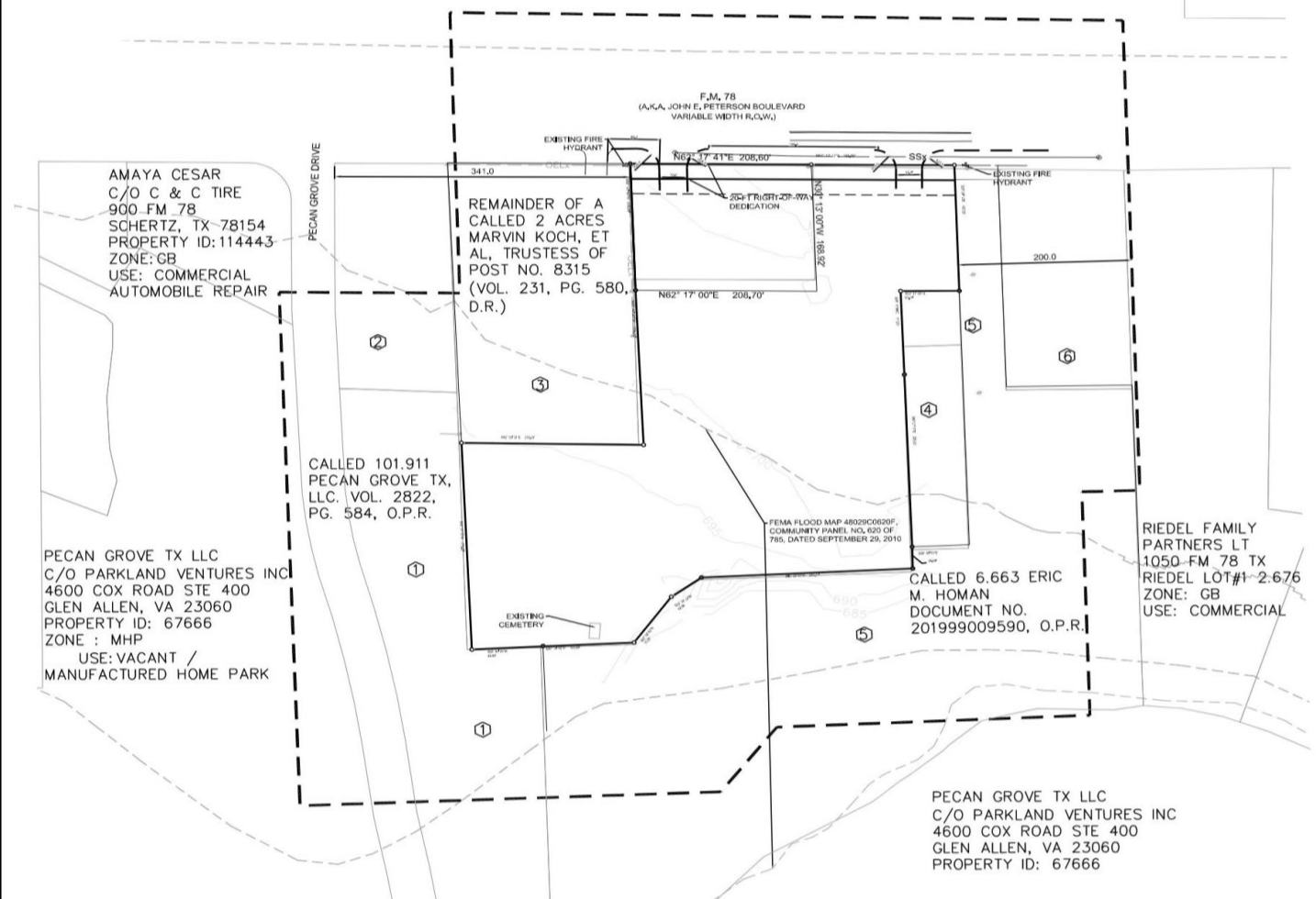
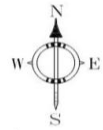
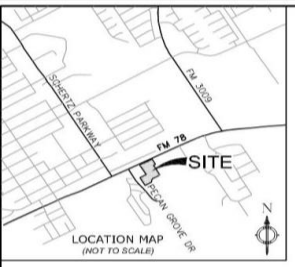
OWNER/DEVELOPER:
 BK 515 INVESTMENTS LLC
 3122 RUNNING FAWN,
 SAN ANTONIO, TX, 78261
 PHONE: (281)687-8636

ENGINEER:
 RAO'S CONSULTING ENGINEERS
 P.O. BOX 592991
 SAN ANTONIO, TEXAS 78258
 TEL: (210)549-7557
 FAX: (512)-856-4595

SURVEYOR:
 MATKIN HOOVER ENGINEERING & SURVEYING
 8 SPENCER ROAD, SUITE 300
 BOERNE, TEXAS 78006
 PHONE: (830)249-0600

LEGEND

- == == == EXISTING CONCRETE CURB
- ⊕ EXISTING FIRE HYDRANT
- MISC. TRAFFIC SIGN
- GUARD POST
- ⊙ EXISTING WATER VALVE
- LIGHT POLE
- ◇ POWER POLE
- EXISTING FENCE
- PROPERTY LINE
- OELx- EXISTING OVERHEAD ELECTRIC
- G00- EXISTING CONTOUR
- SSx- EXISTING SANITARY SEWER
- 200-FT NOTIFICATION LIMITS



- ① PECAN GROVE TX LLC
 C/O PARKLAND VENTURES INC
 4600 COX ROAD STE 400
 GLEN ALLEN, VA 23060
 PROPERTY ID: 67666

 ZONE: MHP
 USE: MANUFACTURED HOME PARK
- ② MOY SCHERTZ LLC
 950 FM 78
 SCHERTZ, TX 78154
 PROPERTY ID: 67668
 ZONE: GB & PORTION IN MHP
 USE: COMMERCIAL
- ③ VETERANS OF FOREIGN WARS #8315
 1000 FM 78
 SCHERTZ, TX 78154
 PROPERTY ID: 67742
 ZONE: GB
 USE: COMMERCIAL
- ④ OWENS BEVERLY J
 1028 FM 78
 SCHERTZ, TX 78154
 PROPERTY ID: 67598
 ZONE: GB
 USE: RESIDENTIAL
- ⑤ HOLMAN ERIC
 1032 FM 78
 SCHERTZ, TX 78154
 PROPERTY ID: 67463

 ZONE: GB
 USE: SINGLE FAMILY RESIDENCE
- ⑥ CATALANO ANTHONY N & TONYA R
 1032 FM 78
 CIBOLO, TX 78108
 PROPERTY ID: 180189
 ZONE: GB
 USE: COMMERCIAL

NOTE:
 PORTIONS OF REFERENCED PROPERTY ARE IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "A" SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASED FLOOD ELEVATIONS DETERMINED, AS SHOWN ON THE FEMA FLOOD MAP 48029C0620F, COMMUNITY PANEL NO. 620 OF 785, DATED SEPTEMBER 29, 2010.

ZONING SUMMARY	
CURRENT ZONING (5.397 ACRES)	GB (0.807 ACRE W/GAS PUMPS)
PROPOSED ZONING (5.397 ACRES)	GB (W/GAS PUMPS)

RAO'S CONSULTING ENGINEERS
RCE
 P.O. BOX 592991
 SAN ANTONIO TX 78258
 TEL: (210)549-7557
 FAX: (512)856-4595
www.raosandassociates.com

SPECIFIC USE
 EXHIBIT FOR
BURGER KING
 (THE G. MALPAZ SURVEY NO. 6)
 ADDRESS: 1008 & 1020 FM 78



Proposed SUP

- Applicant is requesting a Specific Use Permit (SUP) to allow a convenience store with gas pumps on the approximately 5.5 acre property.

Proposed SUP

- Per the submitted Letter of Intent, if the SUP is approved the development would consist of:
 - A 6,500 square foot convenience store with gas pumps
 - A 2,500 square foot Burger King fast food restaurant with drive-thru
 - A 2,040 square foot restaurant with drive-thru
 - An automated car wash

CONCEPTUAL SITE PLAN

OWNER/DEVELOPER:
BK 515 INVESTMENTS LLC
3122 RUNNING FAWN,
SAN ANTONIO, TX, 78261

ENGINEER:
RAO'S CONSULTING ENGINEERS
P.O. BOX 592991
SAN ANTONIO, TEXAS 78258
TEL: (210)949-7555
FAX: (512)456-4595

SURVEYOR:
MARTIN HOOVER ENGINEERING & SURVEYING
8 SPENCER ROAD, SUITE 300
BOERNE, TEXAS 78006
PHONE: (830)249-0900

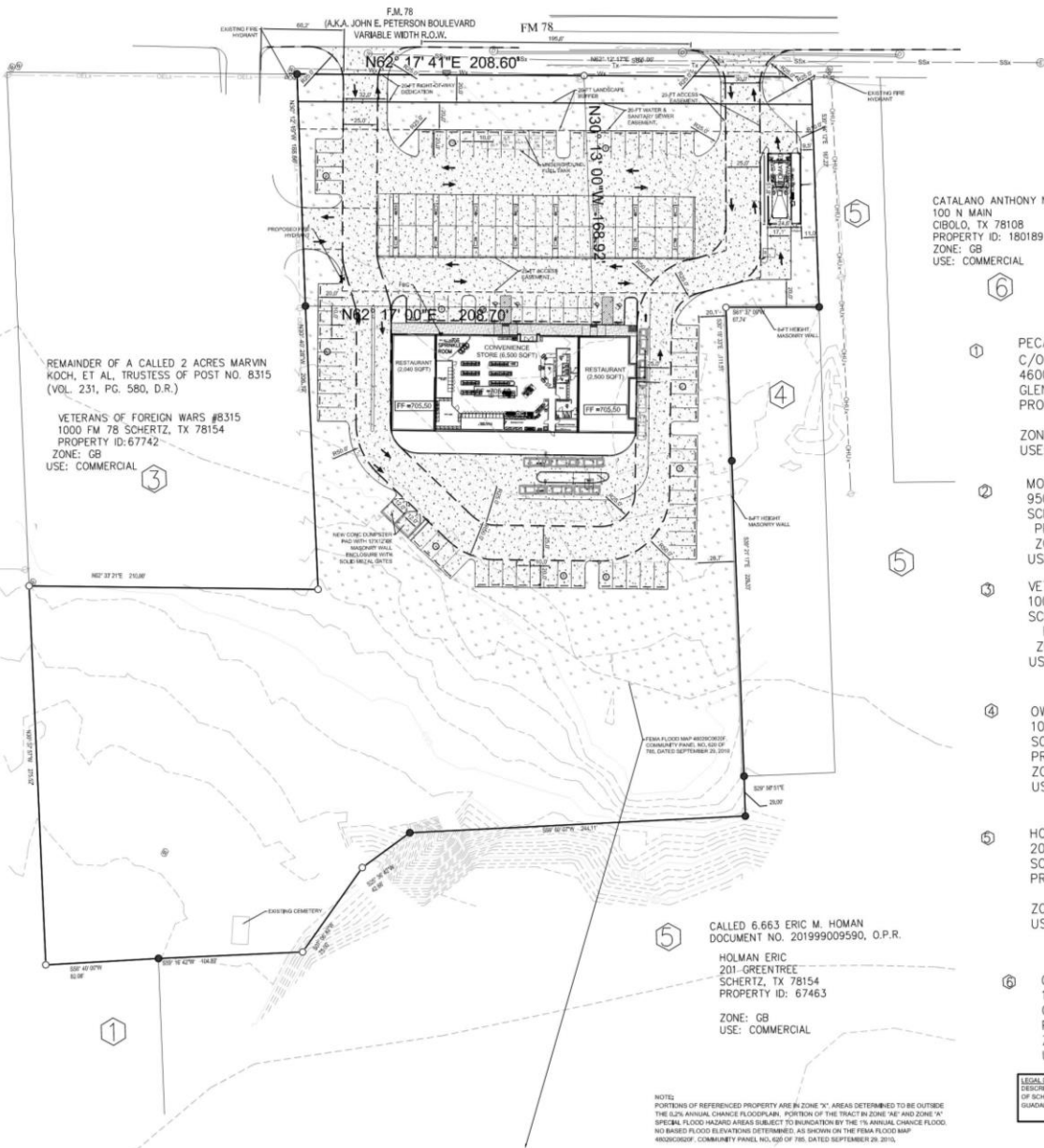
SITE SUMMARY	
PROPOSED USE:	RETAIL, RESTAURANT, CONVENIENCE STORE WITH GAS STATION
ZONING DISTRICT:	GENERAL BUSINESS (GB)
LOT AREA:	230,093 SQFT / 5.397 ACRES
EXISTING IMPERVIOUS COVER:	43,690 SQFT / 1,000 ACRES (18.4%)
PROPOSED IMPERVIOUS COVER:	107,850 SQFT / 2.48 ACRES (46%)
BUILDING AREA:	11,040 SQFT
BUILDING HEIGHT:	34 FT 3 IN
REQUIRED PARKING:	25 SPACES (RESTAURANT 2500 SQ/FT) 21 SPACES (RESTAURANT 2040 SQ/FT) 26 SPACES (CONVENIENCE STORE 8000 SQ/FT)
PROVIDED PARKING:	86 SPACES
ACCESSIBLE PARKING:	4 SPACES

WHEEL STOP NOTE:
WHEEL STOPS ARE REQUIRED FOR ALL AREAS OF HEAD-IN PARKING ADJACENT TO LANDSCAPED AREAS. WHEEL STOPS WILL BE PLACED SO THAT THE OVERHANG OF VEHICLES IS CONTAINED TOTALLY WITHIN THE PARKING SPACE.

LIGHT NOTE:
THIS SITE WILL COMPLY WITH ALL LIGHTING AND GLARE STANDARDS ACCORDING TO THE UNIFIED DEVELOPMENT CODE AT THE TIME OF BUILDING PERMIT.

IRREGULAR NOTE:
ALL IRREGULAR WILL COMPLY WITH UNIFIED DEVELOPMENT CODE AT THE TIME OF BUILDING PERMIT.

FLOODPLAIN NOTE:
PORTIONS OF REFERENCED PROPERTY ARE IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PORTION OF THE TRACT IN ZONE "A" AND ZONE "X" SPECIAL FLOOD HAZARD AREAS SUBJECT TO REVISIONS BY THE 1% ANNUAL CHANCE FLOOD. NO BASED FLOOD ELEVATIONS DETERMINED. AS SHOWN ON THE FEMA FLOOD MAP 4802C0205P, COMMUNITY PANEL NO. 620 OF 785, DATED SEPTEMBER 28, 2016.



REMAINDER OF A CALLED 2 ACRES MARVIN KOCH, ET AL, TRUSTEES OF POST NO. 8315 (VOL. 231, PG. 580, D.R.)

VETERANS OF FOREIGN WARS #8315
1000 FM 78 SCHERTZ, TX 78154
PROPERTY ID: 67742
ZONE: GB
USE: COMMERCIAL

CATALANO ANTHONY N & TONYA R
100 N MAIN
CIBOLO, TX 78108
PROPERTY ID: 180189
ZONE: GB
USE: COMMERCIAL

PECAN GROVE TX LLC
C/O PARKLAND VENTURES INC
4600 COX ROAD STE 400
GLEN ALLEN, VA 23060
PROPERTY ID: 67666

ZONE: GB
USE: COMMERCIAL

MOY SCHERTZ LLC
950 FM 78
SCHERTZ, TX 78154
PROPERTY ID: 67668
ZONE: GB
USE: COMMERCIAL

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OWENS BEVERLY J
1028 FM 78
SCHERTZ, TX 78154
PROPERTY ID: 67598
ZONE: GB
USE: RESIDENTIAL

HOLMAN ERIC
201 GREENTREE
SCHERTZ, TX 78154
PROPERTY ID: 67463

ZONE: GB
USE: COMMERCIAL

CALLED 6.663 ERIC M. HOMAN
DOCUMENT NO. 201999009590, O.P.R.
HOLMAN ERIC
201 GREENTREE
SCHERTZ, TX 78154
PROPERTY ID: 67463

ZONE: GB
USE: COMMERCIAL

CATALANO ANTHONY N & TONYA R
100 N MAIN
CIBOLO, TX 78108
PROPERTY ID: 180189
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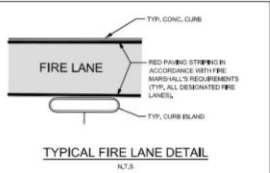
LEGAL DESCRIPTION:
DESCRIPTION OF A CALLED 5.397 ACRE TRACT OF LAND, SITUATED IN THE CITY OF SCHERTZ, TEXAS, OUT OF IN THE G. MALFAZ SURVEY NO. 67, ABSTRACT 221, ROADLIFE COUNTY, TEXAS.

PERMIT SET

CALLED 101.911 PECAN GROVE TX, LLC.
VOL. 2822, PG. 584, O.P.R.

PECAN GROVE TX LLC
C/O PARKLAND VENTURES INC
4600 COX ROAD STE 400
GLEN ALLEN, VA 23060
PROPERTY ID: 67666

ZONE: GB
USE: COMMERCIAL



TYPICAL FIRE LANE DETAIL
N.T.S.

(OPTIONAL AT FIRE MARSHALLS DISCRETION)

REV. NO.	DESCRIPTION	DATE

Notes:

LEGEND

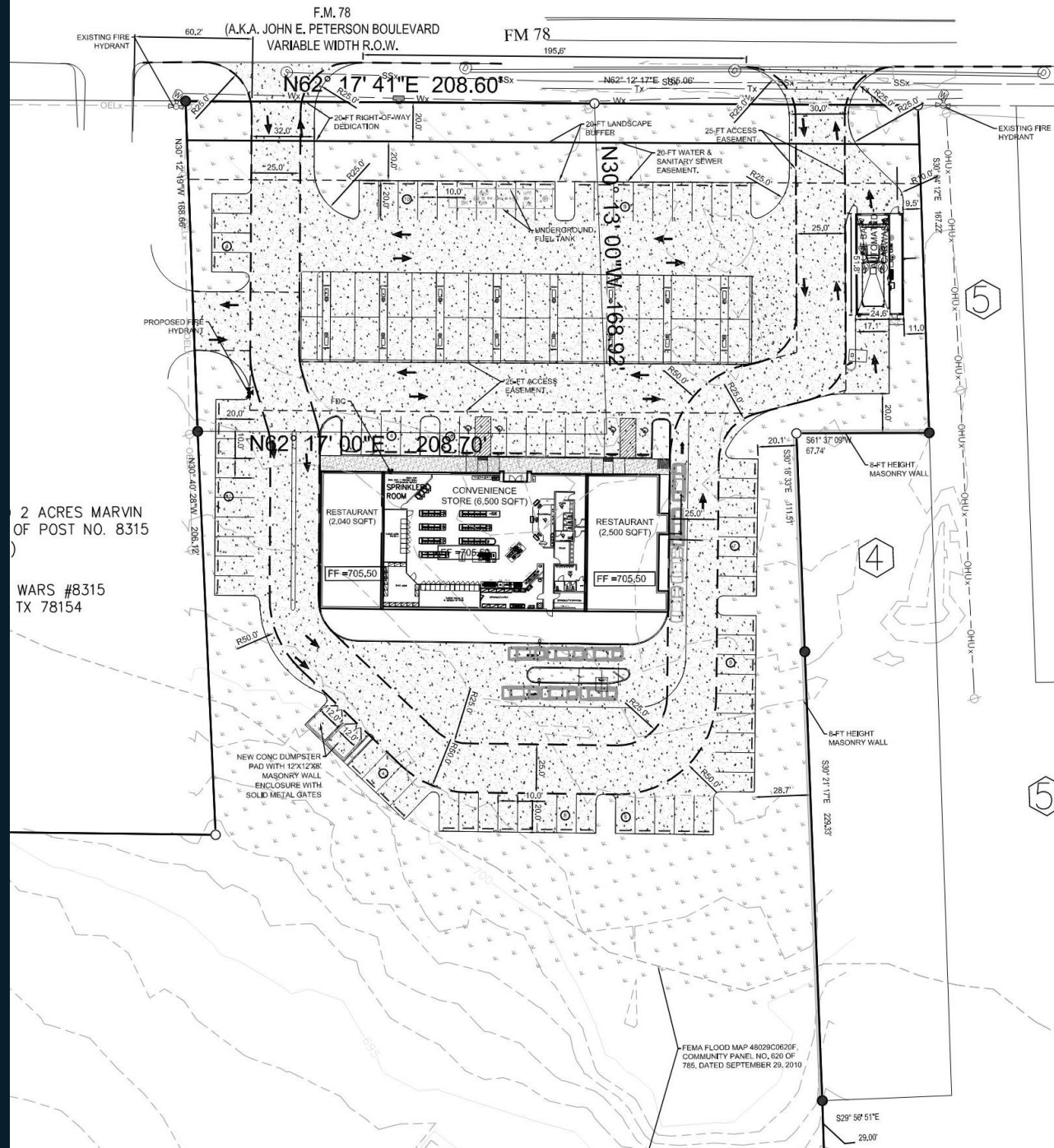
- PROPOSED CONCRETE HEADER CURB
- PROPOSED CONCRETE CURB
- EXISTING CONCRETE CURB
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- PROPOSED REMOTE FIRE DEPARTMENT CONNECTION
- MISC. TRAFFIC SIGN
- GUARD POST
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- LIGHT POLE
- POWER POLE
- GRATE
- TRAFFIC LIGHT
- ACCESSIBLE PARKING
- EXISTING CONCRETE AREAS
- WHEEL STOP
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING OVERHEAD ELECTRIC
- RETAINING WALL
- MASONRY SCREEN WALL
- LANDSCAPE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED FIRE LANE
- EXISTING CONTOUR

SIGNATURE/SEAL

PROJECT DESCRIPTION:
BURGER KING
1008 FM 78
SCHERTZ, TX 78154

TITLES

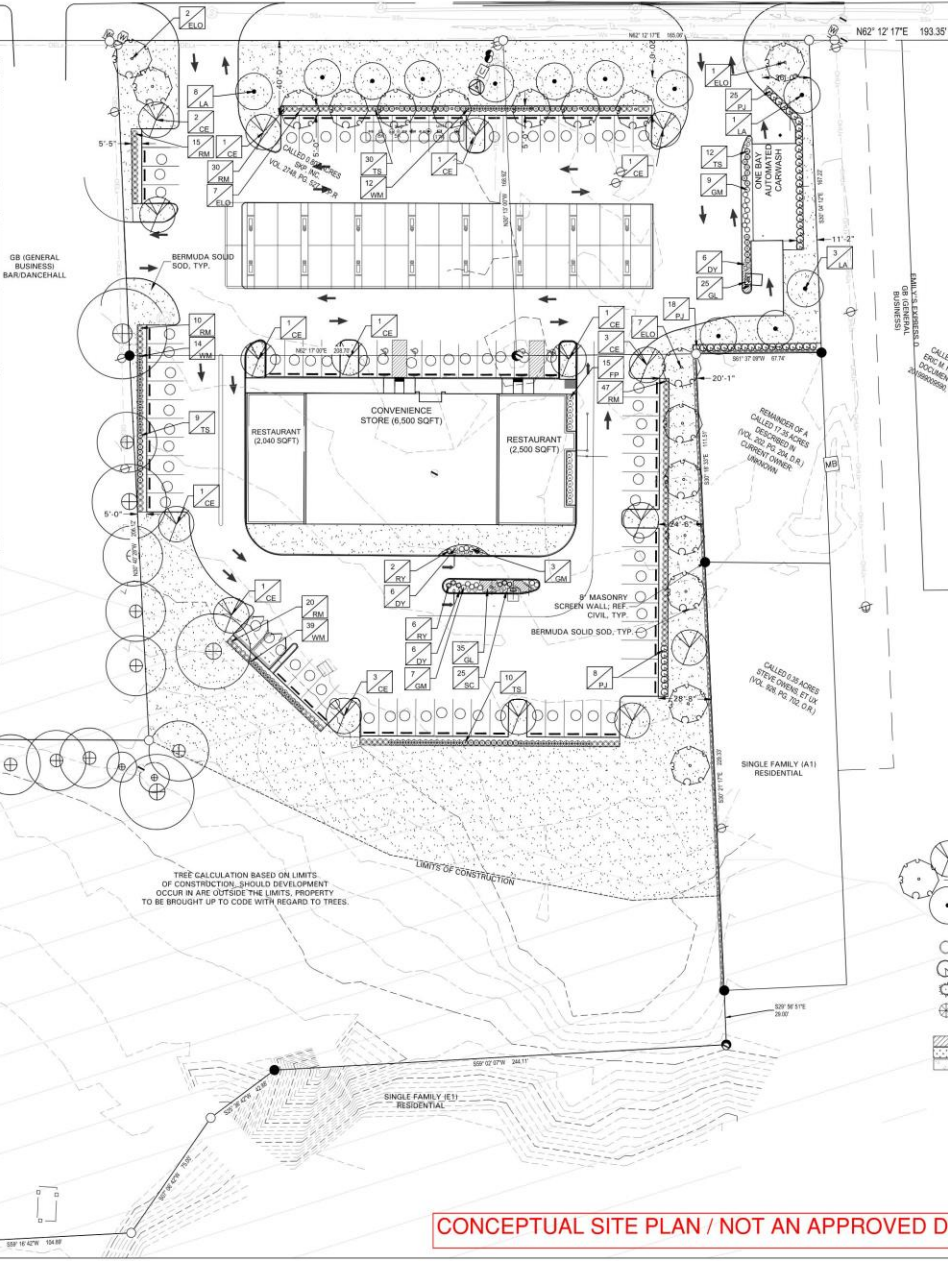
DATE	JOB NO.	2021-068
DESIGNED BY: RV	ERC NO.	
DRAWN BY: MD		C1
CHECKED BY: RV		



2 ACRES MARVIN
OF POST NO. 8315
WARS #8315
TX 78154

FEMA FLOOD MAP 46029C020F
COMMUNITY PANEL NO. 620 OF
766, DATED SEPTEMBER 29, 2010

LANDSCAPE TABULATIONS for Schertz, TX Site: 234.915 s.f. Limits of Construction: 143,000 s.f.	
Minimum of Construction	Landscaping Required
1. A minimum of 20% of the total land area of any proposed non-residential development shall be landscaped.	PROVIDED
2. Properties shall provide 9 trees per acre of lot area.	PROVIDED
3. 28,801 s.f. (20%) of limits of construction	43,129 s.f. (30.2%)
99,877 s.f. impervious cover (69.8% of the developed area)	PROVIDED
2 existing trees; 43 proposed trees	PROVIDED
Parking Area	
1. Parking lots shall be screened from public view and adjacent properties.	PROVIDED
2. A minimum of 10% of the gross parking area shall be devoted to living landscaping which includes grass, groundcovers, plants, shrubs and trees.	PROVIDED
3. There shall be a minimum of 1 shade tree planted for each 400 s.f. of required interior landscape area.	PROVIDED
Parking Lot Area: 45564 s.f. (80% paved)	PROVIDED
REQUIRED	PROVIDED
parking lot screening	parking lot screening
4,556 s.f. (10%)	4,608 s.f.
11 trees	17 trees
Perimeter Landscaping Area	
1. All parking lots and vehicular use areas shall be screened from all adjoining properties with a wall, fence, hedge berm or other suitable landscape barrier. (30' W)	PROVIDED
2. A 20' buffer shall be provided along FM78.	PROVIDED
3. Street trees shall be provided 1 per 50 ft.	PROVIDED
Street: 374 ft	PROVIDED
REQUIRED	PROVIDED
hedge	hedge
20' buffer	20' buffer
19 trees	19 trees
South and East	South and East
20' buffer	20' BUFFER
West:	20' BUFFER
0' planting strip	0' planting strip along vehicular use
Residential Adjacency	
1. Adjacent to residential, an 8' masonry fence shall be provided.	PROVIDED
2. A 20' buffer shall be provided adjacent to residential with 1 tree per 20' l.f. and 10 shrubs per 50' l.f.	PROVIDED
207 l.f.	PROVIDED
REQUIRED	PROVIDED
if masonry fence	if masonry fence
20' buffer	20' buffer
7 trees	8 trees
41 shrubs	55 shrubs



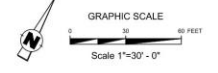
- GENERAL LAWN NOTES**
- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING UTILITIES WITH THE SITE CONSTRUCTION MANAGER.
 - LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
 - CONTRACTOR SHALL PROVIDE FINAL FINISHED GRADE TO BE SLOPED TO DRAIN AWAY FROM ALL BUILDINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL SIDEWALKS, PATIOWAYS AT TOP AND BOTTOM OF SLOPE SHALL BE PROVIDED AND IN OTHER AREAS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
 - ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FRESH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
 - CONTRACTOR SHALL REMOVE ALL EXISTING LAWN AND TOPSOIL TO BE REPLACED WITH FINE GRADE, TOPSOIL, CONCRETE, TRANSLUCENT PESTICIDE PRIOR TO PLACING TOPSOIL AND GRAVITY INSTALLATION.
 - CONTRACTOR SHALL MAINTAIN A 1.5 IN. AREA AROUND PERIMETER ACCEPTANCE.
 - CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.
- SOIL SOD**
- SOIL SOD SHALL BE PLACED ALONG ALL INTERIOR EDGES AT A MINIMUM 1/2" BELOW FINAL FINISHED GRADE. INLETTS, MANHOLES AND PAVING BEDS SHALL BE COVERED WITH A 1/2" THICKNESS OF 1/2" GRANULAR FILL.
 - SOIL SOD SHALL BE STRONGLY ROOTED THROUGHOUT RESISTANT SOG, NOT LESS THAN 1 YEAR OLD, FREE OF WEEDS AND UNDESIRABLE MATTER. EXCEPT FOR PAVING CUT TO PAD THICKNESS OF 3" (4" H), EXCLUDED TOP SOIL AND THATCH.
 - LAWN SOD SHOULD COVER INSIDE AND COMPLETELY OBTAIN EDGES ARE TOUCHING WITH TIGHT FITTING JOINTS. NO OVERLAPS WITH STAGGERED STRES TO OFFSET JOINTS.
 - TOP SOIL JOINTS IN SOD BE HAND WITH TOPSOIL TO FILL JOINTS IF NECESSARY.
 - SOIL SOD SHALL BE PLACED TO CREATE A SMOOTH EVEN SURFACE. SOG SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PERIOD.
 - SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 31ST, OVERSEED BERMUDA GRASS SOD WITH WINTER WHEATGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.
- HYDROLOGICAL**
- SCAFFRY AND COVER ALL AREAS TO BE HYDROLOGICAL TO A MINIMUM DEPTH OF 1" PRIOR TO TOPSOIL AND HYDROLOGICAL INSTALLATION.
 - SEWERAGE AND WATER MAINS SHALL BE INSTALLED AND APPROVED EQUAL.
 - SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINERS AND SHALL MEET ALL STATE AND LOCAL REQUIREMENTS.
 - FIBER SHALL BE 100% WOOD-CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "COMBER OR EGGAN."
 - FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE INSTALLED AS MANUFACTURED BY "SHOWERS, INC OR APPROVED EQUAL."
 - EDGING SHALL BE INSTALLED WITH BERMUDA GRASS SEED AT A RATE OF 2 POUNDS PER 1000 S.F.
 - IF INDIKATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED GERMINATION.
 - IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDROLOGICAL AREAS SHALL BE OVERSEED WITH WINTER WHEATGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROLOGICAL WITH BERMUDA GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET.
 - AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS UNTIL WATER BEING APPLIED IMMEDIATELY AFTER INSTALLATION TO SATURATION.
 - ALL LAWN AREAS TO BE HYDROLOGICAL SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

- LANDSCAPE NOTES**
- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING UTILITIES. NOTIFY LANDSCAPE ARCHITECT ON DISCREPANCY REPRESENTATIVE FOR ANY LAYOUT DISCREPANCY OR ANY CONDITION THAT WOULD PRESENT THE INSTALLATION AS SHOWN. BARRER GRADE OF CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO VERIFY TREE CALIBER WHEN WORKING NEAR UNDERGROUND UTILITIES.
 - A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
 - CONTRACTOR SHALL FINE GRADE AREA TO ACHIEVE FINAL CONTOURS.
 - CONTRACTOR SHALL PROVIDE TOPSOIL TO BE 12" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN PLANTING AREAS.
 - LANDSCAPE ISLANDS SHALL BE CROWNED AND UNIFORM THROUGHOUT.
 - PLANTING AREAS AND SOG TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 12" ABOVE FINISHED GRADE. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS SIDEWALKS.
 - MULCH SHALL BE INSTALLED AT 1" BELOW THE TOPS OF SIDEWALKS.
 - QUANTITIES FOR THESE PLANTS ARE FOR REFERENCE ONLY. THE SPACING PLANTS SHOULD BE AS INDICATED IN PLANTING AND OTHER NOTES. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAIL.
 - CONTRACTOR SHALL PROVIDE 1/2" GRANULAR FILL UNDERNEATH BALL AND BURLAP PLANT MATERIAL. CAN BE SUBSTITUTED IF USED AND IS APPROVED TO THE SOIL MATERIAL INDICATED ON THE PLANT MATERIAL LIST.
 - TREES SHALL BE PLANTED AT A MINIMUM OF 8' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
 - IF BREWERED HARDWOOD MULCH IS SETTLED THICKNESS SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE BREWERED HARDWOOD MULCH APPROXIMATELY EQUAL TO 2" MULCH IS BREWERED.
 - WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE SMAYT BE NEED BARRIER OR APPROVED EQUAL.
 - CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.
- IRRIGATION**
- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A PRESSURE REDUCING SYSTEM SHALL ALSO HAVE AN IRRIGATION BLOWER AND FLOW METER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.
- MAINTENANCE REQUIREMENTS**
- USE FERTILIZER FREQUENTLY REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINING IN HEALTHY GROWTH CONDITION APPROPRIATE FOR THE REGION, IF DRAINAGE OR REMOVAL OF PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE INDICATED BY REPRESENTATIVE ACCEPTS AND ASSURES REGULAR MAINTENANCE.
 - ALL LAWN AREAS TO BE MAINTAINED CLEANED AND FREE FROM TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.
- MATERIALS LIST**
- STEEL EDGING SHALL BE 3/8" x 4" x 10' DARK GREEN DURAGUARD STEEL EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.

- PLANNING AND TRIMMING NOTES**
- CONTRACTOR SHALL TRIM ALL EXISTING TREES ON-SITE USING STANDARD GUIDELINES IN THE INDUSTRY.
 - ALL TREES SHALL BE TRIMMED SO THAT NATURAL SHAPES OF THE PLANTS ARE RETAINED.
 - DO NOT TOP OR HEAD TREES.
 - IF BOLLING OR SHEARING OF TREES HAS OCCURRED IN THE PAST, DISCARDING THE PRUNED AND ALLOW PLANTS TO GROW INTO NATURAL SHAPE.
 - REMOVE SUCKERS, DEAD, DYING, DISEASED, BROKEN AND / OR WEAK BRANCHES FROM ALL TREES ALONG THE MAIN TRUNK STRUCTURE AND WITHIN THE BRANCHING AREA.
 - CONTRACTOR SHALL PRUNE EXISTING DECIDUOUS HARDWOOD BY REMOVING LOWER LIMBS TO RAISE THE CANOPY. THE BOTTOM OF THE CANOPY SHALL BE RAISED TO 12" ABOVE GRADE FOR DECIDUOUS HARDWOOD TREES WHEN POSSIBLE. THE INTEGRITY OF THE CANOPY AND STRUCTURE OF THE TREE SHALL BE MAINTAINED. DO NOT CUT OR PRUNE CENTRAL LEADS.
 - CONTRACTOR SHALL TRIM THE CANOPY BY ONE-FOURTH. PRUNE TREE TO EVENLY BRACE BRANCHES WITHIN THE CANOPY UNLESS OTHERWISE NOTED. REMOVE THOSE LIMBS THAT CROSS OTHERS, DOUBLE LEADING AND THOSE THAT EXCESSIVELY EXTEND BEYOND THE NATURAL CROWN OF THE TREE.
 - CONTRACTOR SHALL PROVIDE DEEP ROOF FEEDING AND INNOVIGATION BASED FOR ROOT GROWTH AND LEAF GROWTH STIMULATION.
 - EXISTING TREES SHALL BE ORGANIC BASED NUTRIENTS FOR ROOT GROWTH AND LEAF GROWTH STIMULATION.
 - CONTRACTOR SHALL BE REQUIRED TO CHIP ALL REMOVED BRANCHES, LEAVES, ETC.

PLANT SCHEDULE					
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
16	CE	Cedar Elm	Ulmus crassifolia	3' cal. 12' H. 4' spread, matching	
17	ELO	Escarpment Live Oak	Quercus laevis	3' cal. 12' H. 4' spread, matching	
12	LA	Lacey Oak	Quercus glaucoides	3' cal. 12' H. 4' spread, matching	
SHRUBS					
18	DV	Dwarf Yapon Holly	Aex yombosa 'Condeau'	5 gal. full, 24" sprd, 24" o.c.	
19	GM	Quit Mully	Muhlenbergia capillaris	3 gal. full, 30" o.c.	
15	FP	Fireracker Plant	Russelia aquilegifoliosa	5 gal. full, 18" sprd, 24" o.c.	
51	PJ	Portulaca Jasmine	Jasminum mesnyi	5 gal. full, 24" sprd, 42" o.c.	
109	RM	Upright Rosemary	Prostratus officinalis 'Upright'	5 gal. full, 24" sprd, 30" o.c.	
8	RY	Red Yucca	Hesperaloe parviflora	5 gal. full, 24" sprd, 30" o.c.	
61	TS	Texas Sage 'Green Cloud'	Leucophyllum frutescens 'Green Cloud'	5 gal. full, 24" sprd, 30" o.c.	
65	WM	Wax Myrtle	Myrica carolinensis	5 gal. full, 24" sprd, 30" o.c.	
GROUNDCOVER/VINES/GRASS					
60	GL	Giant Ligule	Ligula gigantea	1 gal. full, 18" o.c.	
25	SC	Seasonal Color	Cynodon dactylon	4" pots full, 12" o.c.	
		Bermuda Solid Sod	Cynodon dactylon		

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.



AWR
A W R
LANDSCAPE ARCHITECTS
1008 FM 78
SCHERTZ, TX 78154

Project Number: 22047
11-22-22
Drawn By: AWR
Checked By: AWR
Issue Date: 11-22-22
Revisions

Sheet Title:
LANDSCAPE PLAN
Sheet Number:
L1.02

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CONCEPTUAL SITE PLAN / NOT AN APPROVED DOCUMENT

CONCEPTUAL SITE PLAN / NOT AN APPROVED DOCUMENT

EXTERIOR MATERIAL FINISH SCHEDULE

MATERIAL	DESCRIPTION	COLOR
POLISHED CONCRETE MASONRY UNITS	NITTERHOUSE MASONRY PRODUCTS Stretcher Unit (A-53) 5-5/8" x 7-5/8" x 15-5/8"	
PREMIER GLAZED THIN BRICK	ACME BRICK (MURAIN) Modular size (2 1/4" x 7 5/8" x 5/8")	
PREMIER GLAZED THIN BRICK	ACME BRICK (PANAMA CITY GLOSSY) Modular size (2 1/4" x 7 5/8" x 5/8")	
PREMIER GLAZED THIN BRICK	ACME BRICK (CONTINENTAL) Modular size (2 1/4" x 7 5/8" x 5/8")	
SOLDIER COURSE THIN BRICK	ACME BRICK (PANAMA CITY GLOSSY) Modular size (2 1/4" x 7 5/8" x 5/8")	
3/4" STUCCO BAND PAINTED FINISH	SHERWIN-WILLIAMS (SW 6371) VANILLIN	
3/4" STUCCO BAND PAINTED FINISH	SHERWIN-WILLIAMS (SW 6255) MORNING FOG	
STAND SEEM LIGHT GRAY METAL ROOFING	METAL SUPPLIER	

ISSUE FOR:
FOR INTER REVIEW ONLY
RD ONLY
PERMITS SET
CONSTRUCTION SET

REVISIONS:

NO.	DATE	DESCRIPTION

MAKMO DESIGN
86 BENTLEY LANE, SUGAR LAND, TX 77498
PH: 832-221-7047 | BBP: 1804 | # 27226

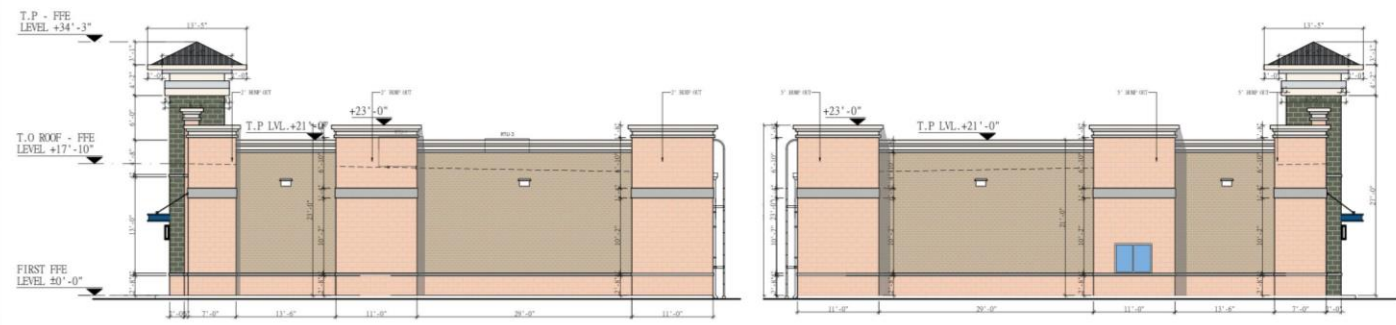
PROPOSED BURGER KING, C-STORE & GAS STATION
LOCATED AT
1008 FM 78, SCHERTZ, TX 78154

MATERIAL TAKE-OFF

	CMU BLOCK	THIN BRICK	OTHERS	GLAZING	TOTAL
ELEVATION-1	1459 SF	1949 SF	74 SF	1068 SF	4550 SF
TOTAL MASONRY EXCLUDING DOORS / WINDOWS					
ELEVATION-2 & 4	307 SF	850 SF	92 SF	0 SF	1249 SF
TOTAL MASONRY EXCLUDING DOORS / WINDOWS					
ELEVATION-3	594 SF	2678 SF	287 SF	63 SF	3622 SF

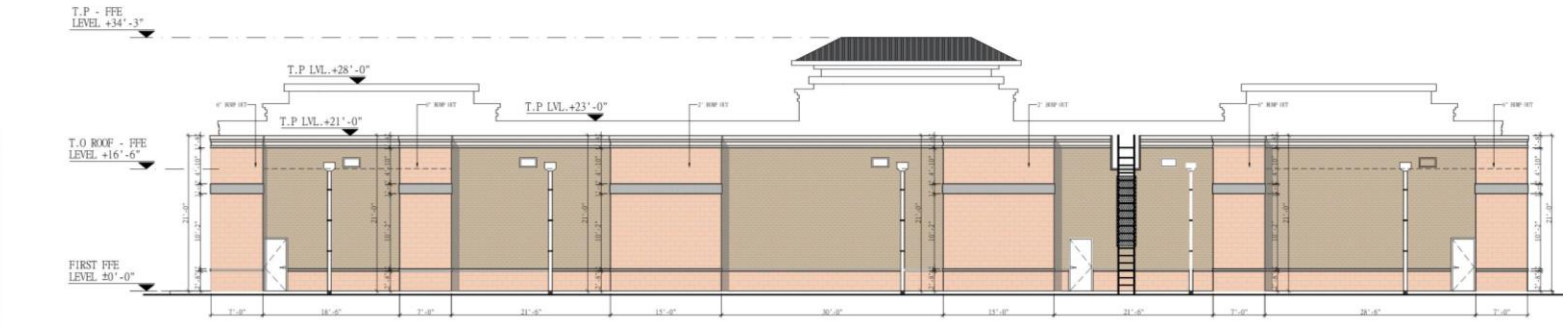


ELEVATION -1
Scale: 1/8"=1'0"



ELEVATION -2
Scale: 1/8"=1'0"

ELEVATION -3
Scale: 1/8"=1'0"



ELEVATION -4
Scale: 1/8"=1'0"

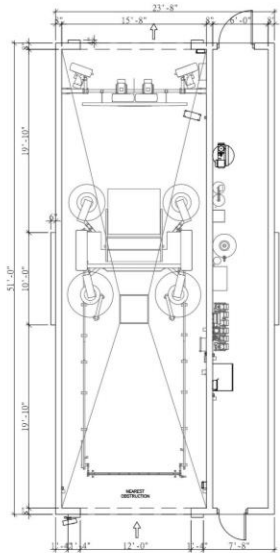
SEAL:

DATE: 02/03/2022

PROJECT NUMBER: 220307
SCALE: 1/8"=1'-0"
DRAWN BY: A.B.
CHECKED BY: A.B.
SHEET TITLE:
ELEVATION 1 & 2
DRAWING NUMBER:
A-2.0

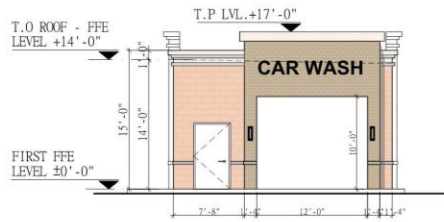
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CONCEPTUAL SITE PLAN / NOT AN APPROVED DOCUMENT



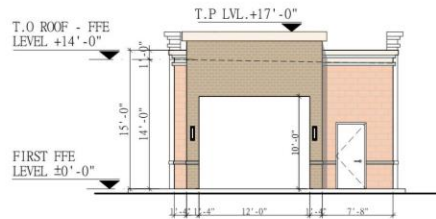
CAR WASH FLOOR PLAN

Scale: 3/16"=1'-0"



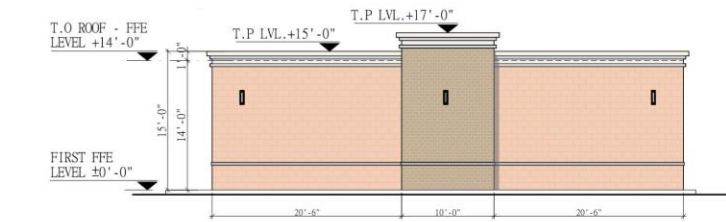
ELEVATION -3

Scale: 1/8"=1'0"



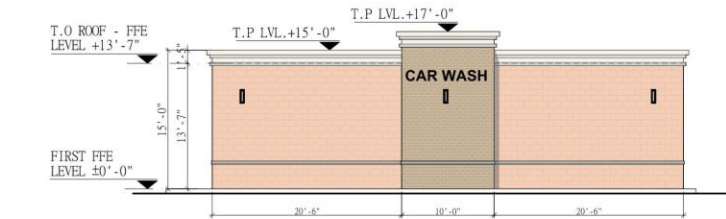
ELEVATION -1

Scale: 1/8"=1'0"



ELEVATION -4

Scale: 1/8"=1'0"



ELEVATION -2

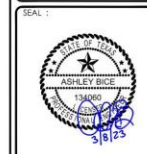
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ISSUE FOR:
FOR INTER REVIEW ONLY
BID ONLY
PERMITS SET
CONSTRUCTION SET

REVISIONS:		
NO.	DATE	DESCRIPTION



PROPOSED BURGER KING, C-STORE
& GAS STATION
LOCATED AT
1008 FM 78, SCHERTZ, TX 78154



DATE:

PROJECT NUMBER : 22-000
SCALE : N.T.S.=1'-0"
DRAWN BY : A.B.
CHECKED BY : A.B.
SHEET TITLE :

CAR WASH
FLOOR PLAN &
ELEVATION

DRAWING NUMBER:
A-1.1



Staff Analysis

- **The Comprehensive Land Use Plan identifies the property as Commercial Campus and Parks, Open Space.**
 - **Commercial Campus: lower intensity commercial and office uses such as research, flex-office, and supporting uses, light industrial and assembly uses.**
 - **Parks, Open Space: open space and for sensitive areas such as floodplain areas**
- **The proposed business would take advantage of the FM 78 frontage as it is a transportation-oriented business and is dependent on the traffic generated on roadways such as FM 78 as a principal arterial. Additionally, the proposed convenience store with gas pumps and food establishments is consistent with other businesses on FM 78.**

Staff Analysis

- The subject property had previously had a convenience store with gas pumps and a car wash that had been abandoned.
- From aerial imagery it appears the site was used as a convenience store since at least 1995.
- In fall of 2022, the structures were demolished with the ultimate goal being to obtain a Specific Use Permit in order to construct a new convenience store with gas pumps in addition to two food establishments within the building.





Staff Analysis

- **If the Specific Use Permit is approved, the applicant will go through the site plan process in conformance with Unified Development Code (UDC) Article 9, Section 21.9.12 and will have to meet all City of Schertz UDC requirements as listed in Article 9.**
- **At the time of the site plan, a Traffic Impact Analysis Study will be reviewed by both the City of Schertz Engineering Department and TxDOT as this property is located on FM 78.**
- **In addition, the proposed parking areas will have to meet all current regulations within UDC Article 10 including the required parking ratios and dimensions.**
- **Additionally, the site will be required to comply with all landscaping, screening and buffering requirements as identified in the UDC.**

P&Z Recommendation

- **The Planning & Zoning Commission conducted a public hearing on July 26, 2023 and offered a recommendation of approval with modifications to the proposed conceptual plan by a 7-0 vote.**
- **The modifications requested by the Planning and Zoning Commission include relocating the dumpster to be farther away from the residential property and ensuring the eight-foot tall masonry wall and twenty foot wide landscape buffer are completed adjacent to the residential property, 1028 FM 78.**
- **These modifications have been reflected on the updated conceptual plan provided by the applicant.**

Staff Recommendation

- **Due to the limited adverse impact on adjacent development and the compatibility between the proposed land use and the Comprehensive Land Use Plan, along with the land previously being used for a convenience store with gas pumps, Staff recommends approval of the Specific Use Permit to allow a convenience store with gas pumps at the subject property conditioned upon the following:**
 - 1. A building permit is approved within two (2) years of the adoption of the SUP Ordinance in accordance with Unified Development Code Article 5, Section 21.5.11.F Expiration of Specific Use Permit.**

COMMENTS & QUESTIONS