

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



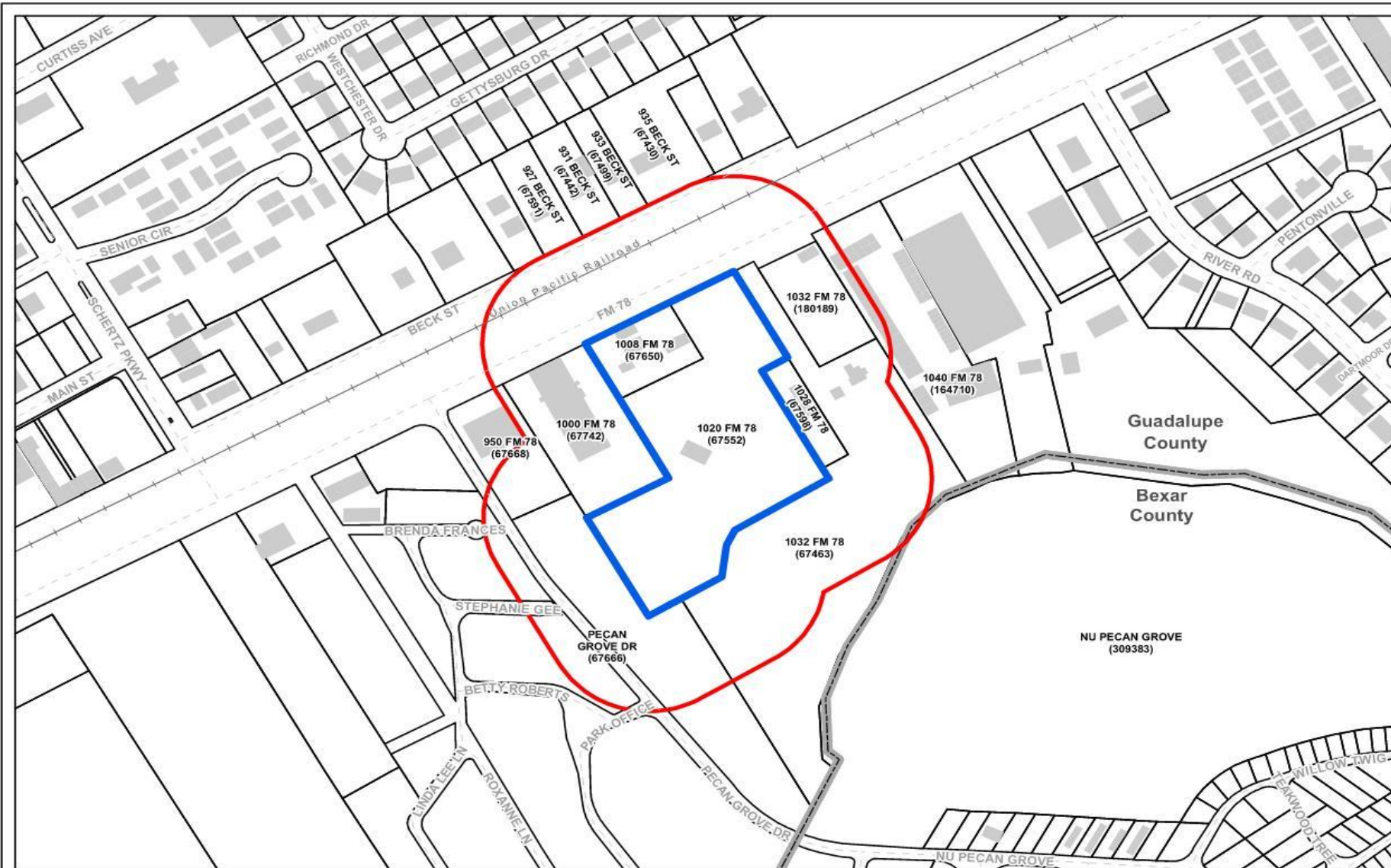
SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

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 Commercial Collector B | <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 County Municipal Boundary County Boundaries |
|---|---|--|---|--|--|

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, gbl@schertz.com (210) 619-1185
This city of Schertz provided this map as a service to the public. 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 8 - 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

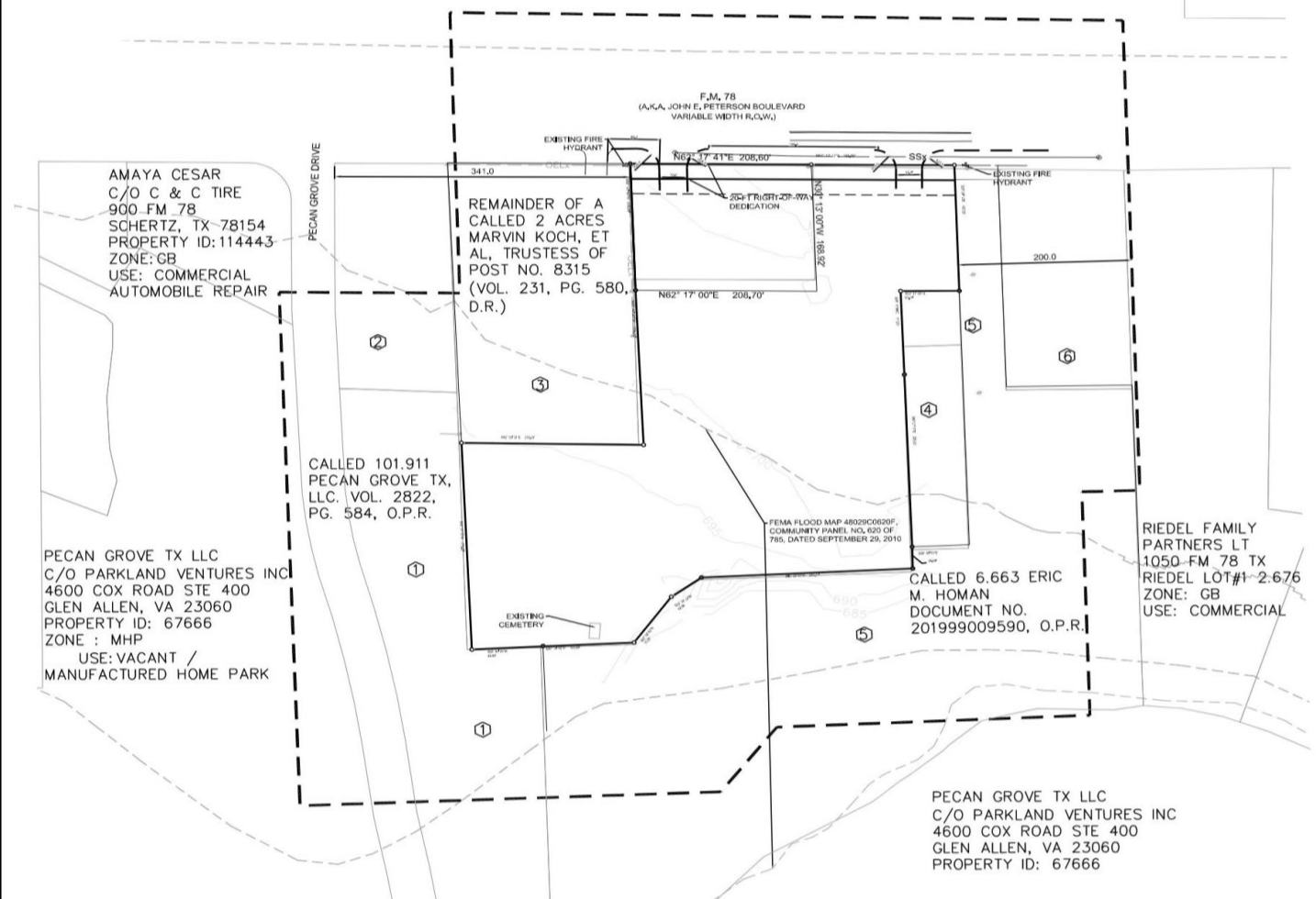
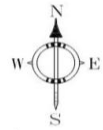
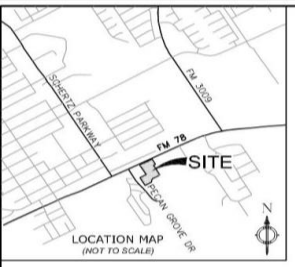
OWNER/DEVELOPER:
BK 515 INVESTMENTS LLC
3122 RUNNING FAWN,
SAN ANTONIO, TX, 78261
PHONE: (281)687-8636

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

AMAYA CESAR
C/O C & C TIRE
900 FM 78
SCHERTZ, TX 78154
PROPERTY ID: 114443
ZONE: GB
USE: COMMERCIAL
AUTOMOBILE REPAIR

PECAN GROVE TX LLC
C/O PARKLAND VENTURES INC
4600 COX ROAD STE 400
GLEN ALLEN, VA 23060
PROPERTY ID: 67666
ZONE : MHP
USE: VACANT /
MANUFACTURED HOME PARK

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

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

CALLED 6.663 ERIC
M. HOMAN
DOCUMENT NO.
201999009590, O.P.R.

RIEDEL FAMILY
PARTNERS LT
1050-FM 78 TX
RIEDEL LOT#1-2-676
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

ZONING SUMMARY

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

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.

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

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

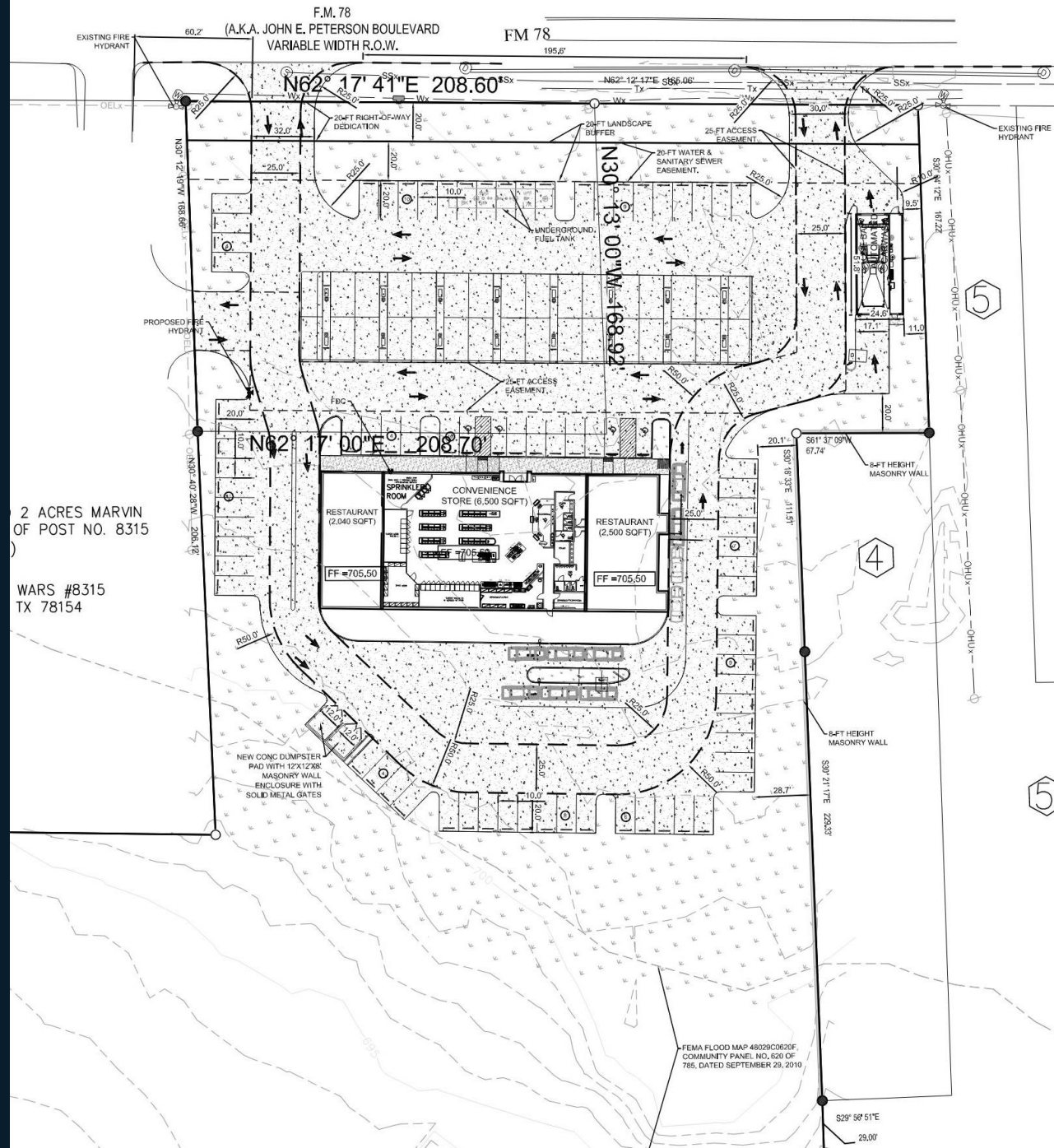


Proposed SUP

- 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

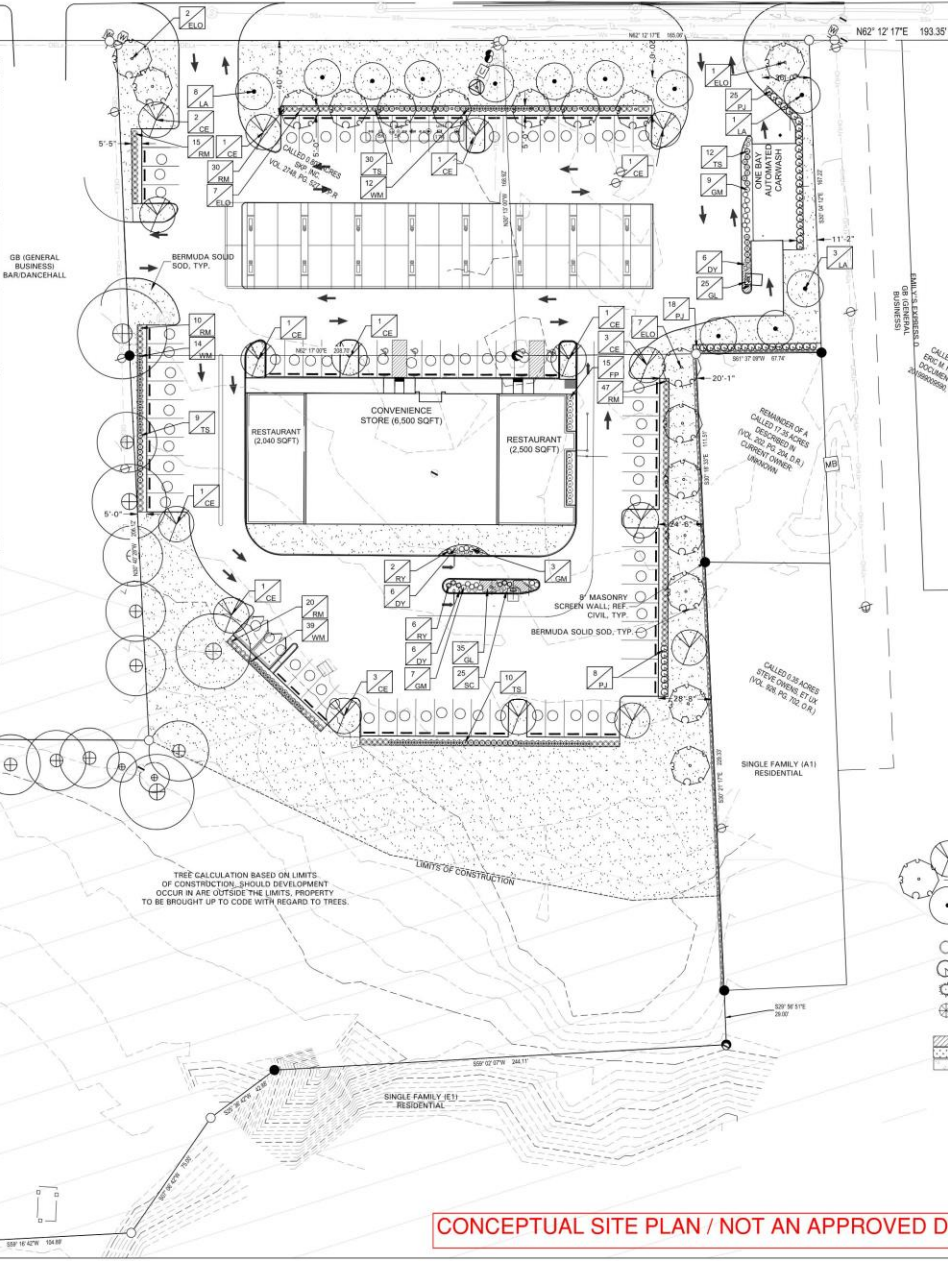
- Per the submitted Letter of Intent, if the SUP is approved the development would consist of:
 - A 6,500 square foot convenience store with gas pumps
 - A 2,500 square foot Burger King fast food restaurant with drive-thru
 - A 2,040 square foot restaurant with drive-thru
 - An automated car wash



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 | Landscape 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 | |
| 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 Landscape 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' H) | 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. and 10 shrubs per 50 ft. | PROVIDED |
| 207 ft. | PROVIDED |
| REQUIRED | PROVIDED |
| if masonry fence | if masonry fence |
| 20' buffer | 20' buffer |
| 7 trees | 8 trees |
| 41 shrubs | 55 shrubs |



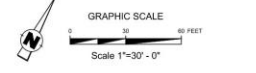
- GENERAL LAWN NOTES**
- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING UTILITIES WITH THE SITE CONSTRUCTION MANAGER.
 - LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
 - CONTRACTOR SHALL PROVIDE FINAL FINISHED GRADE TO BE SLOPED TO DRAIN AWAY 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, FRESH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
 - REMOVE ALL LIME, CEMENT, STICKS, CONCRETE, BRICK, TRANSITE ETC PRIOR TO PLACING TOPSOIL AND GRAVES 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 THIS SHALL INCLUDE DRIVEWAYS, WALKWAYS AND PATIOWAYS.
 - SOIL SOD SHALL BE COVERED WITH A 2" LAYER OF TOPSOIL.
 - SOIL SOD SHALL BE STRONGLY ROOTED THROUGHOUT RESISTANT SOIL, NOT LESS THAN 1 YEAR OLD PINE OR RED CEDAR UNLESS OTHERWISE SPECIFIED.
 - CUT TO PAD THICKNESS OF 3" (4" H). EXCLUDED TOP SOIL AND THATCH MAY SOIL TO HAND TO COVER INADEQUATE AREAS COMPLETELY. SOILSURFACE EDGES ARE TO BE COVERED WITH TIGHTLY 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 COVERED WITH A SMOOTH TOPSOIL SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PERIOD.
 - SHOULD BE INSTALLED ON DRY GROUND BETWEEN OCTOBER 1ST AND MARCH 31ST. OVERSEED SOME 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/CITY LAWS 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 INADEQUATE 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 BEGINS TO PENETRATE INTO THE SOIL 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 DISCREPANCIES REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PRESENT THE INSTALLATION AS SHOWN. BARRER GRADE OF CONTRACTOR SHALL CALL BY 1" TO VERIFY AND LOCATE ANY AND ALL UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING 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 SOIL 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" BELOW FINAL FINISHED GRADE 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 BREWED HARDWOOD MULCH IS SETTLED THICKNESS SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE BREWED HARDWOOD MULCH APPROXIMATELY EQUAL TO 5" MULCH IS FRESH.
 - WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE SMIRT. IT NEED BARRIER OR APPROVED EQUAL.
 - CONTRACTOR TO PROVIDE IRRIGATION 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 BARRIER BEHIND THE REGULARLY 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 WATERING APPLICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING APPLICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING APPLICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING APPLICATIONS.
 - ALL LAWN AREAS TO BE MAINTAINED CLEANED AND FREE FROM TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.
- MINIMUM TREE CALIBER**
- STEEL EDGING SHALL BE 3/4" x 4" x 1/2" 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 TO THAT NATURAL SHAPE 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.
 - ALL 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 | DY | Dwarf Yapon Holly | Alex yombana 'Condeau' | 5 gal. | full, 24" sprd, 24" o.c. |
| 19 | GM | Quit Mully | Muhlenbergia capillaris | 3 gal. | full, 30" o.c. |
| 15 | FP | Firecracker Plant | Russelia aquilegifolias | 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
 LANDSCAPE ARCHITECTS
 1008 FM 78
 SCHERTZ, TX 78154
 (281) 271-1722
 www.awrllc.com

RESTAURANT/
 COMMERCIAL
 1008 FM 78
 SCHERTZ, TX 78154

Project Number: 22047
 Drawn By: AWR
 Checked By: AWR
 Issue Date: 11-22-22
 Revisions
 Sheet Title:
 LANDSCAPE PLAN
 Sheet Number:
 L1.02

SCHERTZ

COMMUNITY. SERVICE. OPPORTUNITY.

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

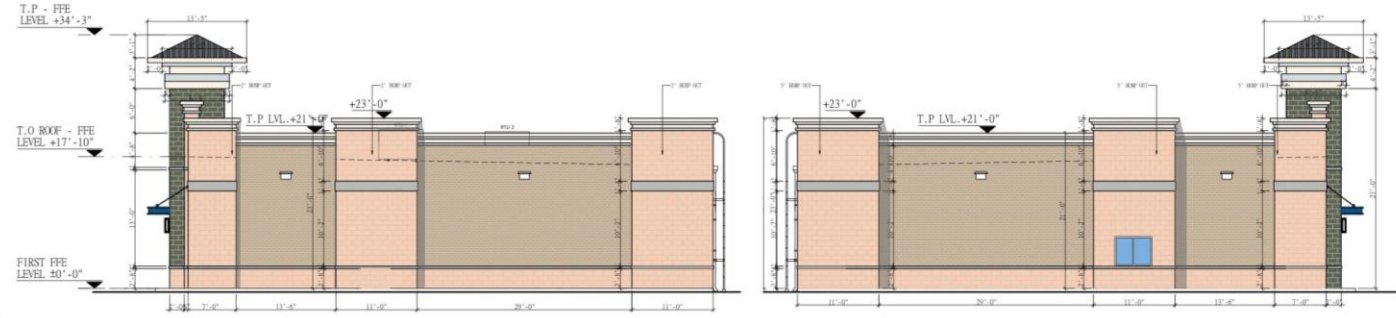
PROPOSED BURGER KING, C-STORE & GAS STATION
LOCATED AT
1008 FM 78, SCHERTZ, TX 78154

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 |

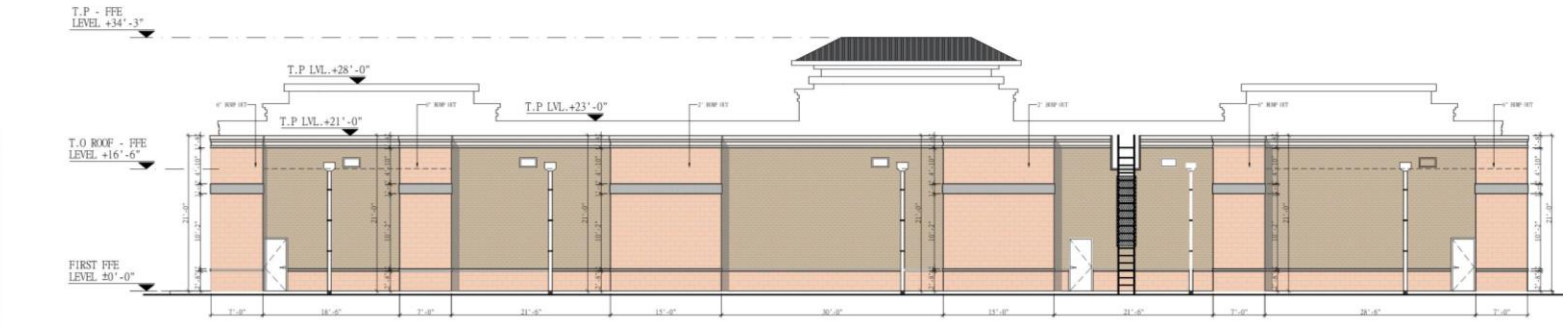


ELEVATION -1
Scale: 1/8"=1'0"



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

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



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

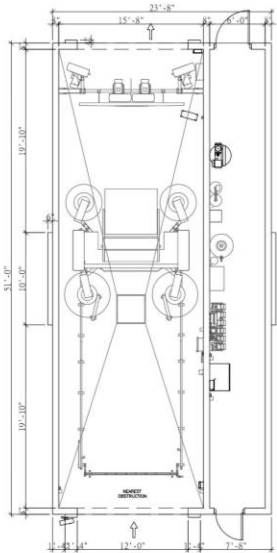
SEAL:

DATE: 02/03/2022

PROJECT NUMBER: 220307
SCALE: AS SHOWN
DRAWN BY: A.B.
CHECKED BY: A.B.
SHEET TITLE:
ELEVATION 1 & 2
DRAWING NUMBER:
A-2.0

SCHERTZ
COMMUNITY. SERVICE. OPPORTUNITY.

CONCEPTUAL SITE PLAN / NOT AN APPROVED DOCUMENT



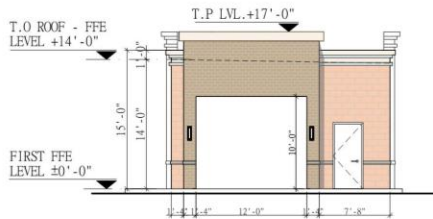
CAR WASH FLOOR PLAN

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



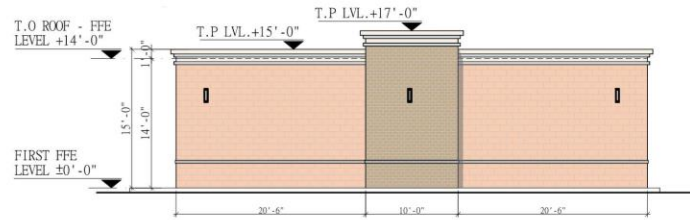
ELEVATION -3

Scale: 1/8"=1'0"



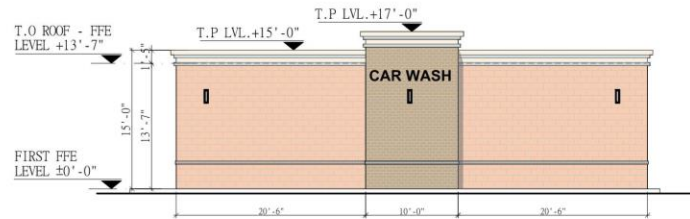
ELEVATION -1

Scale: 1/8"=1'0"



ELEVATION -4

Scale: 1/8"=1'0"



ELEVATION -2

Scale: 1/8"=1'0"

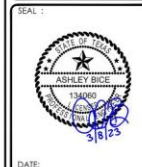
ISSUE FOR:
FOR INTER REVIEW ONLY
BID ONLY
PERMITS SET
CONSTRUCTION SET

REVISIONS:

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |



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



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.**

City Council Action

- **The City Council conducted a public hearing on September 5, 2023 and voted to approved the proposed Specific Use Permit by a 7-0 vote.**
- **No changes or modifications have been made to the proposed Specific Use Permit or Conceptual Plan from the September 5th City Council meeting.**

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