

ORDINANCE NO. 23-S-34

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS TO APPROVE A SPECIFIC USE PERMIT TO ALLOW FOR OPERATION OF A CONVENIENCE STORE WITH GAS PUMPS ON APPROXIMATELY 1.61 ACRES OF LAND, LOCATED AT THE INTERSECTION OF SCHAEFER ROAD & FM 1518, ADDRESS: 11786 SCHAEFER ROAD, ALSO KNOWN AS BEXAR COUNTY PROPERTY ID: 1396038, CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.

WHEREAS, an application for a Specific Use Permit to allow for an operation of a convenience store with gas pumps on approximately 1.61 acres of land, located at the intersection of Schaefer Road and FM 1518, also known as: 11786 Schaefer Road, and more specifically described in the Exhibit A attached herein (herein, the “Property”) has been filed with the City; and

WHEREAS, the City’s Unified Development Code Section 21.5.4.D. provides for certain criteria to be considered by the Planning and Zoning Commission in making recommendations to City Council and by City Council in considering final action on a requested Specific Use Permit (the “Criteria”); and

WHEREAS, on November 15, 2023, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to approve the requested Specific Use Permit with conditions; and

WHEREAS, on December 19, 2023, the City Council conducted a public hearing and after considering the Criteria and recommendation by the Planning and Zoning Commission, determined that the requested zoning be approved as provided for herein.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS THAT:

Section 1. The Property as shown and more particularly described in the attached Exhibit A, is hereby approved to allow a convenience store with gas pumps conditioned upon the following occurring:

- a) A building permit is approved within two years of the adoption of the Specific Use Permit Ordinance
- b) The convenience store with gas pumps adheres to the Conceptual Site Plan as much as possible more particularly described in the attached Exhibit B.

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 3. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section 4. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 7. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

Section 8. This Ordinance shall be cumulative of all other ordinances of the City of Schertz, and this Ordinance shall not operate to repeal or affect any other ordinances of the City of Schertz except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed.

PASSED ON FIRST READING, the ____ day of _____ 2023.

PASSED, APPROVED and ADOPTED ON SECOND READING, the ____ day of _____ 2024.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

Sheila Edmondson, City Secretary

(city seal)

Exhibit "A"

Survey
&
Specific Use Permit Exhibit

NOTES
 1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
 2. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE GUARANTY COMPANY, GF NO.: 1-210329, EFFECTIVE DATE APRIL 15, 2021, ISSUED DATE APRIL 22, 2021.
 SCHEDULE B:
 10c. VOLUME 9649 PAGE 147 - APPLIES
 -- DRAINAGE/GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT - SHOWN
 -- DRAINAGE EASEMENT - SHOWN
 -- SANITARY SEWER EASEMENT - SHOWN
 10d. VOLUME 15159 PAGE 692 - APPLIES
 VOLUME 15412 PAGE 1634 - APPLIES
 VOLUME 15705 PAGE 1638 - APPLIES
 10e. VOLUME 16782 PAGE 1564 - APPLIES
 10f. DOCUMENT NUMBER 2020068491 - APPLIES
 -- 0.2424 ACRE TRACT - SHOWN

Exhibit A: Survey

3. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 295 OF 785, COMMUNITY PANEL NO. 48029C0295F, DATED SEPTEMBER 29, 2010.
 4. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SCHERTZ AND BEXAR COUNTY ORDINANCES AND RESTRICTIONS.
 5. A METES AND BOUNDS DESCRIPTION WAS PREPARED FOR THIS SURVEY.
 6. SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A BLUE CAP STAMPED "KFW SURVEYING".
 7. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

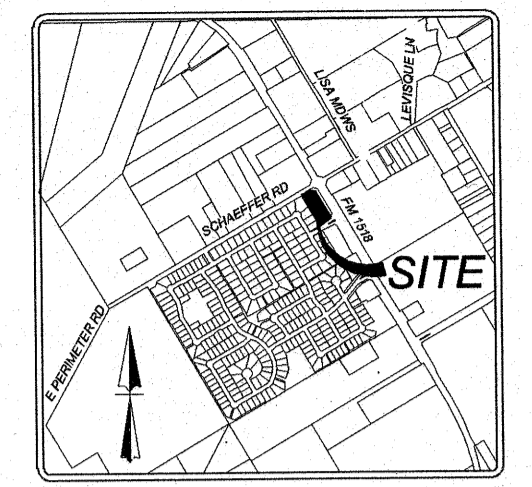
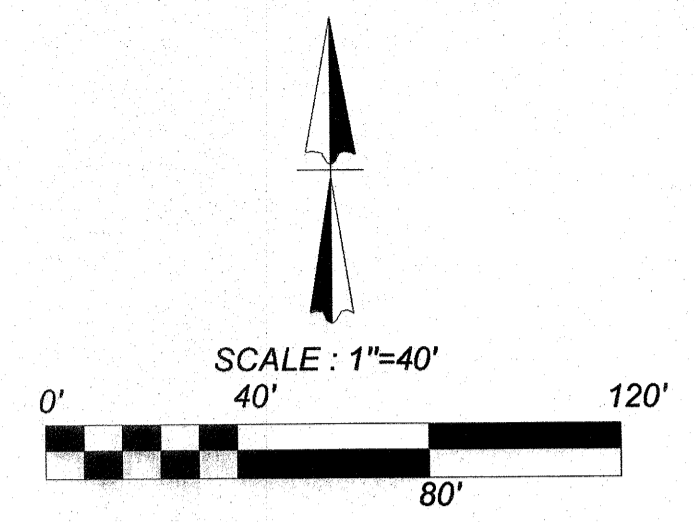
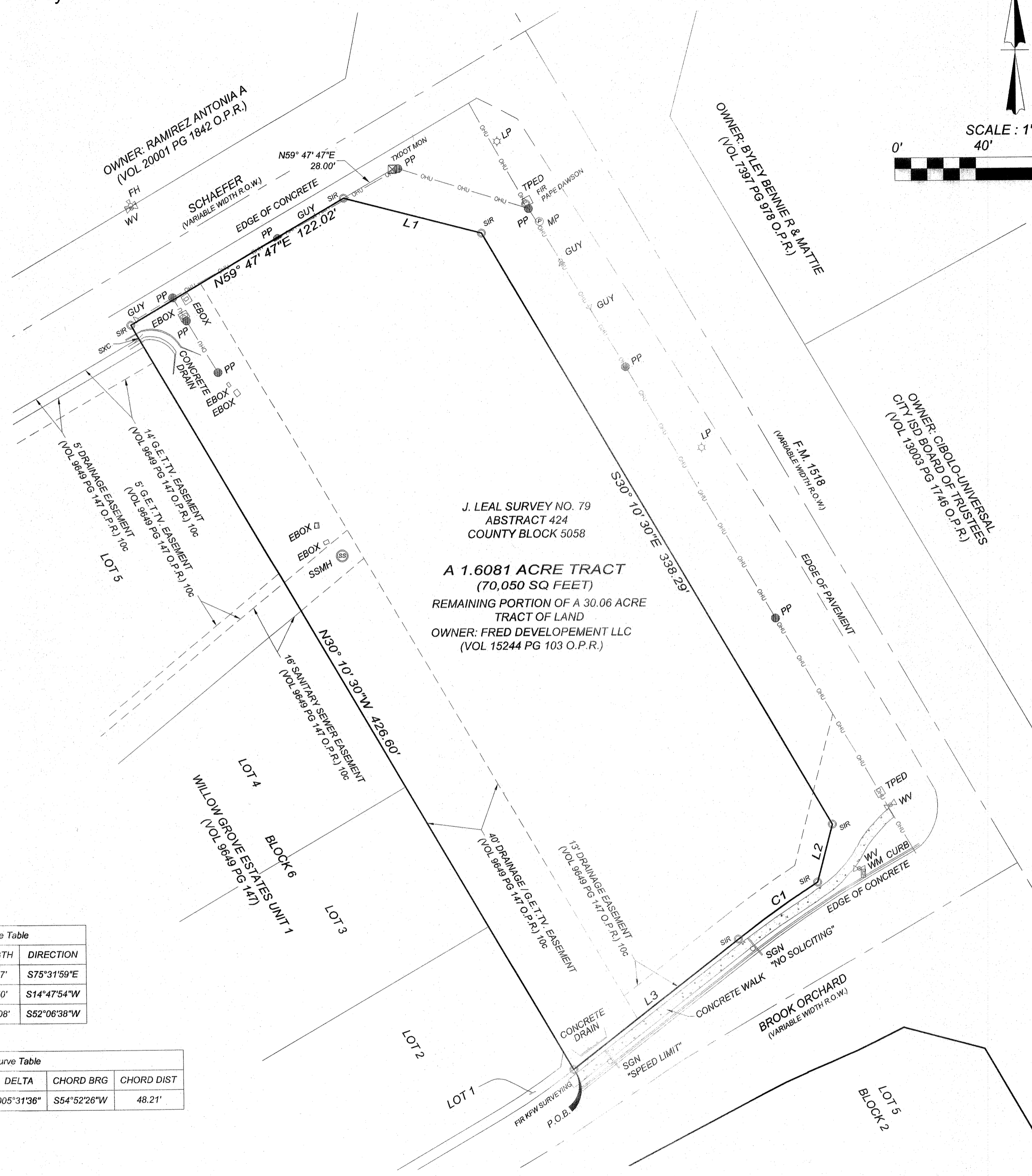
- SYMBOL LEGEND**
- FIR FOUND 1/2" IRON ROD OR AS NOTED
 - SIR SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "KFW SURVEYING"
 - ✕ SXC SET CHISELED "X" IN CONCRETE
 - TXDOT MON TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT TYPE 1
 - PP POWER POLE
 - ⊕ GUY GUY
 - ⊙ LP LIGHT POLE
 - ⊞ EBOX ELECTRIC BOX
 - ⊞ WM WATER METER
 - ⊞ WV WATER VALVE
 - ⊞ FH FIRE HYDRANT
 - ⊞ SSMH SANITARY SEWER MANHOLE
 - ⊞ TPED TELEPHONE PEDASTAL
 - ⊞ SGN SIGN AS NOTED
 - ⊞ MP MARKER POST
 - G.E.T.V. GAS, ELECTRIC, TELEPHONE, CABLE T.V.
 - O.P.R. OFFICIAL PUBLIC RECORD
 - P.O.B. POINT OF BEGINNING
 - OHU — OVERHEAD UTILITY LINE

Line Table

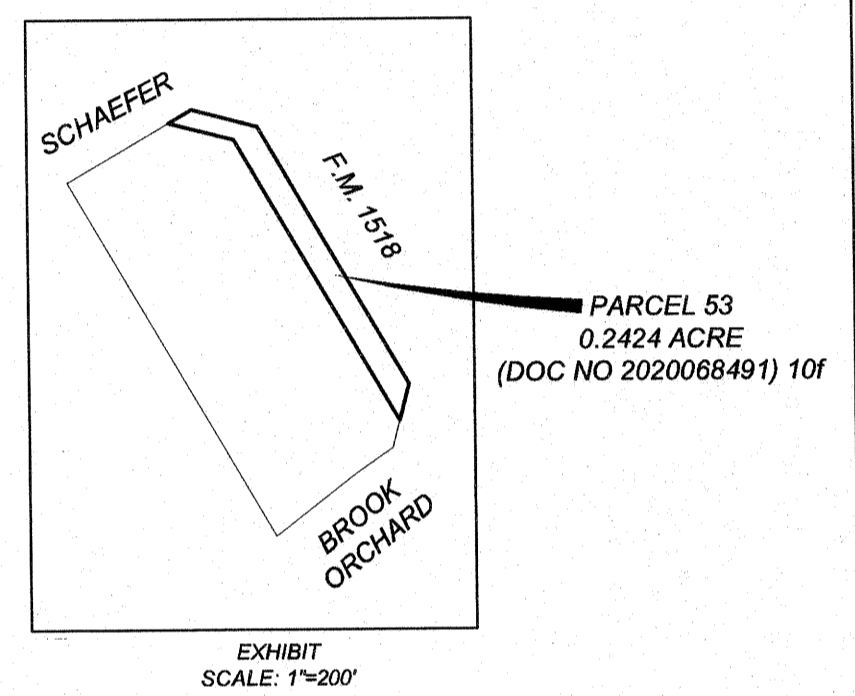
LINE #	LENGTH	DIRECTION
L1	70.27'	S75°31'59"E
L2	29.50'	S14°47'54"W
L3	104.08'	S52°06'38"W

Curve Table

Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	48.23'	500.00'	005°31'36"	S54°52'26"W	48.21'



ADDRESS: SCHAEFER RD,
SCHERTZ, TX 78154



STATE OF TEXAS,
COUNTY OF BEXAR:
 I, TERESA A. SEIDEL, DO HEREBY CERTIFY THAT THIS TITLE SURVEY WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONS WORKING UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A LAND TITLE SURVEY. THE FIELDWORK WAS COMPLETED ON 06/09/2021.
 TERESA A. SEIDEL
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
 EMAIL: TSEIDEL@KFWENGINEERS.COM
 DATE OF SURVEY: 06/09/2021
 PROJECT NO.: 21-080

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:
 THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS)
 1917 S INTERSTATE 35, AUSTIN, TEXAS, 78741
 PHONE: 512-440-7723; FAX: 512-442-1414 • EMAIL: INFO@PELS.TEXAS.GOV

LAND TITLE SURVEY OF

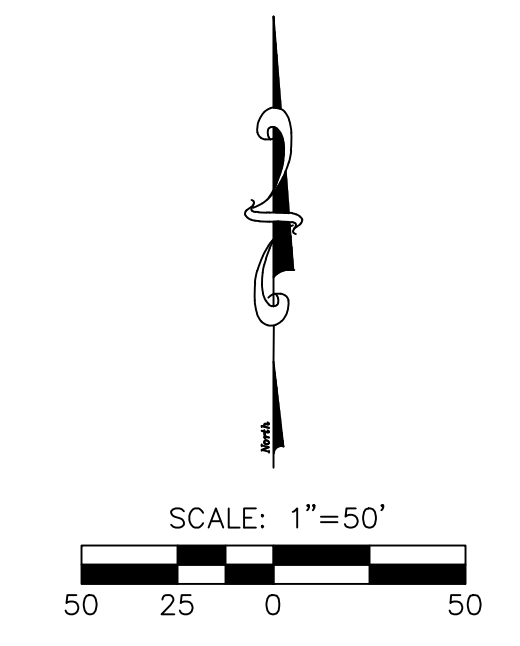
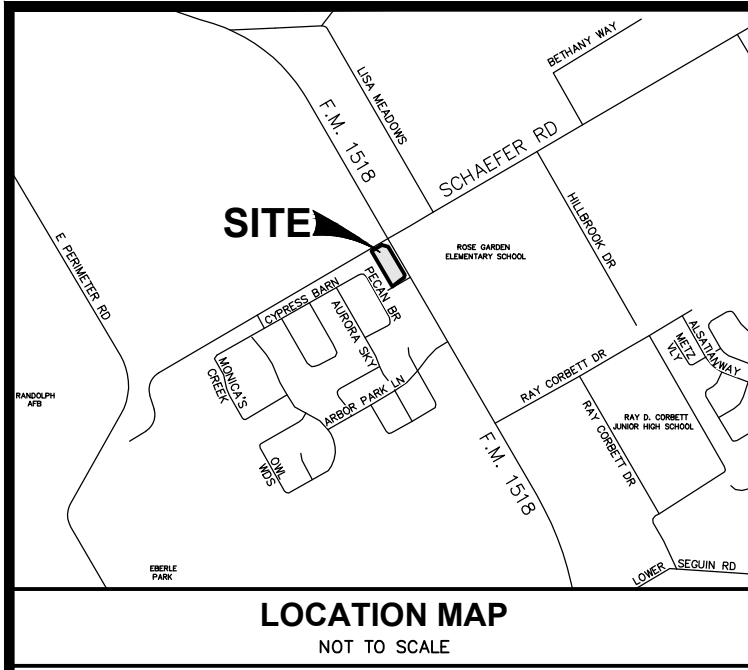
A 1.6081 ACRE TRACT OF LAND, OUT OF THE J. LEAL SURVEY NO. 79, ABSTRACT 424, COUNTY BLOCK 5058 AND BEING OUT OF A REMAINING PORTION OF A 30.06 ACRE TRACT OF LAND CONVEYED TO FRED DEVELOPMENT, LLC OF RECORD IN VOLUME 15244 PAGE 103 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

KFW SURVEYING
 3421 Paesanos Pkwy, Suite 101, San Antonio, TX 78231
 Phone #: (210) 979-8444 • Fax #: (210) 979-8441
 TBPLS Firm #: 10122300

REVISIONS	ISSUE DATE	JOB NO. 21-080
		DATE: JUNE 8, 2021
		CHECKED: TAS
		DRAWN: JSO
		SHEET NUMBER:
		1 OF 1

Date: Jun 10, 2021, 9:02am User: ID: jsonora File: S:\Draw 2021\21-080 FM 1518 and Schaefer Rd.dwg

Exhibit A: Specific Use Permit Exhibit



LEGEND

- PROPERTY BOUNDARY
- - - ADJACENT PROPERTY RECORD INFORMATION
- (---) WASTEWATER LINE
- WATER LINE
- MINOR CONTOUR
- MAJOR CONTOUR
- 200' NOTIFICATION BOUNDARY

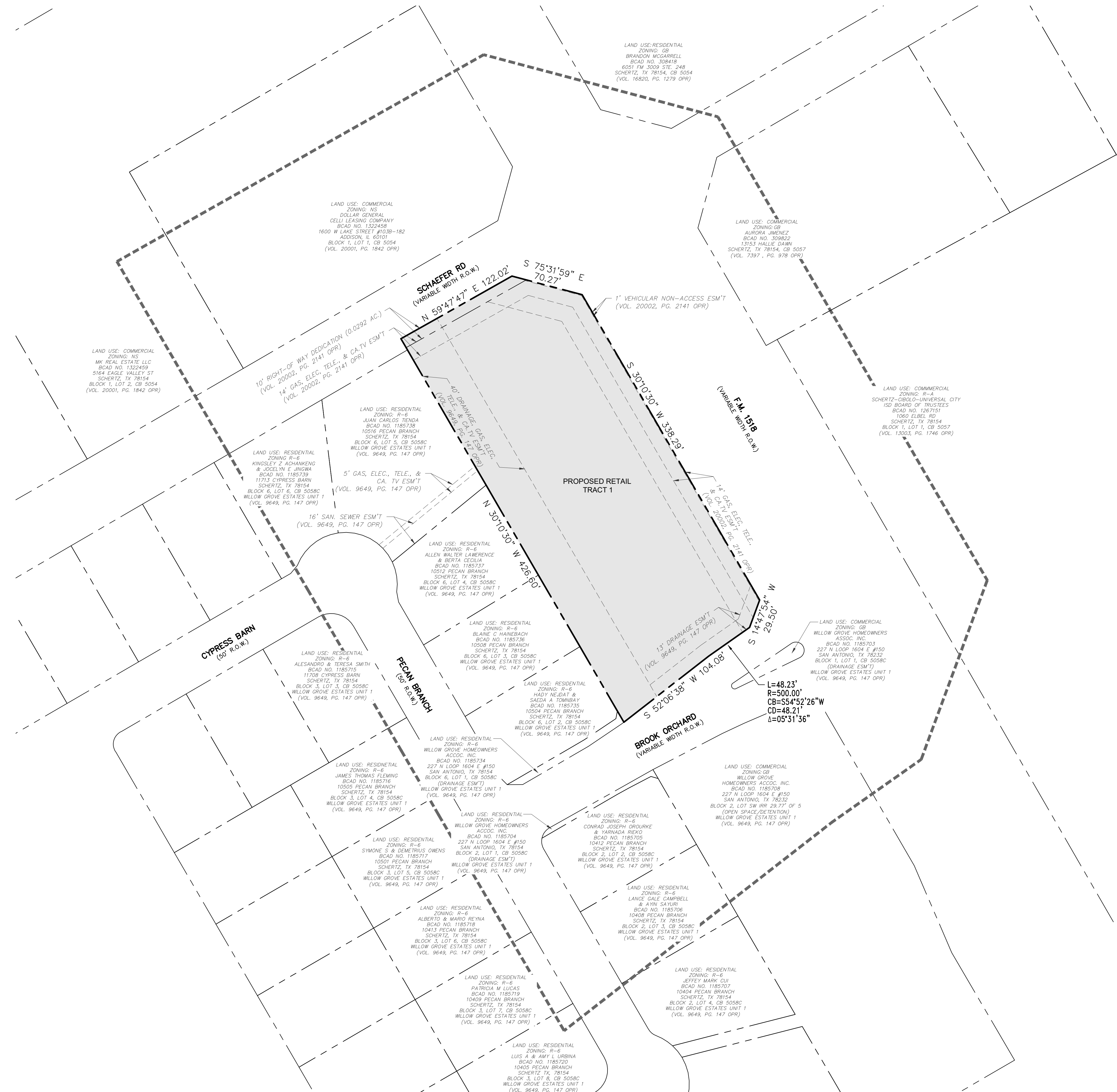
RECORD OWNERS/DEVELOPERS:
 TEG SCHERTZ VENTURES, LLC
 BCAD NO. 1396038
 SCHAEFER RD
 SCHERTZ, TX 78154
 BLOCK 6, LOT 20, CB 5058C
 J. LEAL SURVEY NO. 79, ABS 424
 (VOL. 20002, PG. 2141 OPR)

**11786 SCHAEFER RD
 SPECIFIC USE PERMIT TRACT 1**

LOT 20, BLOCK 6, C.B. 5058C OF THE WILLOW GROVE ESTATES COMMERCIAL RECORDED IN VOLUME 20002, PAGE 2141 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

ACCORDING TO FLOOD INSURANCE MAP, PANEL 48029C0295F, DATED 9/29/2010, IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.

TRACT	ACREAGE	EXIST. ZONING	PROP. ZONING
1	1.61	GB	GB



K LOVE ENGINEERING
 Site Development Engineering Services
 Firm No. 11042
 www.kloveengineering.com (210) 485-5683

REVISIONS:

NO.	DATE	DESCRIPTION

OWNER:
 TEG SCHERTZ VENTURE, LLC
 7801 N LAMAR, STE. B168
 AUSTIN, TX 78752

SCHAEFER RD STRIP CENTER
 WILLOW GROVE ESTATES COMMERCIAL
 11786 SCHAEFER RD
 SCHERTZ, TEXAS 78154
 BEING 1.597 ACRES OF THE J. LEAL SURVEY NO. 79, ABSTRACT 424, ESTATES COMMERCIAL RECORDED IN VOLUME 20002, PAGE 2141 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

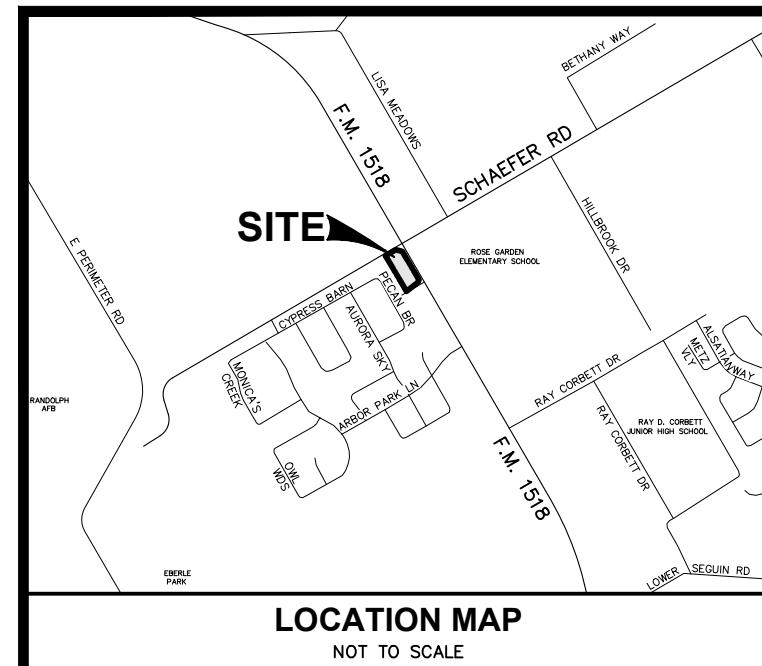
DESIGNED BY: AJB
 DRAWN BY: CT
 SCALE: 1"=50'
 DATE: 10/3/23
 SHEET NO:
EX1



Exhibit "B"

Conceptual Site Plan

Exhibit B : Conceptual Site Plan



UTILITIES NOTES:
(TECHNICAL SPECIFICATION SECTION 01732)
(UPDATED 7/1/19)

- DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, C.P.S. MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
- THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES INDICATED IN THESE PLANS ARE TAKEN FROM THE BEST RECORDS AVAILABLE AND ARE NOT GUARANTEED, BUT SHALL BE INVESTIGATED AND VERIFIED BY THE CONTRACTOR BEFORE STARTING WORK. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO, AND FOR MAINTENANCE AND PROTECTION OF THE EXISTING UTILITIES EVEN IF THEY ARE NOT SHOWN ON THE PLANS. CONTRACTOR SHALL CONTACT ANY UTILITIES ENCOUNTERED FORTY-EIGHT (48) HOURS PRIOR TO EXCAVATION OPERATION.
- THE FOLLOWING IS A LIST OF TELEPHONE NUMBERS OF THE UTILITY LOCATORS FOR THE VARIOUS UTILITIES THAT MAY BE ENCOUNTERED:
TEXAS ONE CALL1-800-245-4545 (1-800-DIG-TESS)
C.C.M.A.(210)-658-6241
CITY PUBLIC SERVICE.....1-800-545-6005
CENTERPOINT ENERGY ENTE.....(210)-659-6785
C.W.E.C.(210)-672-2871
NEW BRAUNFELS UTILITY.....(830)-629-8400
TIME WARNER CABLE.....(210)-352-4472
AT&T.....1-800-828-5127
TXDOT NEW BRAUNFELS.....1-800-644-4773
CITY OF SCHERTZ PUBLIC WORKS DEPT.....(210)-619-1800
GREEN VALLEY WATER DISTRICT.....(830)-914-2330
SCHERTZ SEGUIN LOCAL GOV'T CORP.....(830)-401-2409
GREEN VALLEY TELEPHONE COMPANY.....(830)-885-8277
GREEN VALLEY SPECIAL UTILITY DISTRICT.....(831)-914-2330

17. NO VALVES IN THE OWNER'S WATER DISTRIBUTION SYSTEM SHALL BE OPERATED BY THE CONTRACTOR WITHOUT PRIOR PERMISSION OF THE OWNER. THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN A VALVE IS TO BE OPERATED AND SHALL ONLY OPERATE THE VALVE IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE. COORDINATE ALL SHUTDOWN OF MAINS FOR TIE-INS WITH OWNER 72 HOURS PRIOR TO WORK BEING COMPLETED. THE CONTRACTOR SHALL INSPECT THE MATERIALS FOR DEFECTS AT THE TIME THEY ARE UNLOADED, AND ANY MATERIALS FOUND DEFECTIVE SHALL BE REMOVED FROM THE SITE. ALL WATER WORKS MATERIAL OR SCRAP OF WHATEVER NATURE REMOVED BY THE CONTRACTOR IN THE COURSE OF THE WORK SHALL REMAIN THE PROPERTY OF THE OWNER. SALVAGED MATERIALS SHALL BE DELIVERED TO AND UNLOADED AT THE CITY PUBLIC WORKS DEPARTMENT BY THE CONTRACTOR UNDER OBSERVATION OF AND AT THE DIRECTION OF THE OWNER. ITEMS TOO HEAVY TO BE HANDLED MANUALLY WILL BE UNLOADED BY EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS UNTIL THEY HAVE BEEN TURNED IN TO THE OWNER AND UNTIL A RECEIPT FOR THEM HAS BEEN ISSUED BY THE OWNER.

18. NO TIE-IN SHALL BE MADE TO THE EXISTING UTILITY SYSTEM UNTIL ALL TEST RESULTS HAVE BEEN PROVIDED TO THE CITY AND ARE VERIFIED.

19. PRIOR TO TESTING, ANY CONNECTION TO THE CITY'S WATER SUPPLY SHALL BE THROUGH AN APPROVED AND TESTED BACKFLOW DEVICE.

20. PLUG EXISTING SEWER BEFORE INSTALLING ANY NEW SEWER MAIN.

21. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT EXISTING SANITARY SEWER LATERALS AND WATER SERVICES SHOWN IN PLANS. ANY REPAIRS TO BE MADE AT CONTRACTORS EXPENSE.

22. PROVIDE BLUE PAINTED "V" ETCHED IN CURB TO IDENTIFY VALVES. PROVIDE BLUE PAINTED "X" ETCHED IN CURB TO IDENTIFY METER BOXES.

23. NEW WATER MAINS TO BE PVC C900 DR14, UNLESS OTHERWISE SHOWN IN PLANS AND APPROVED BY PUBLIC WORKS OR ENGINEERING. HYDROSTATIC TESTING WILL BE PERFORMED UNDER THE SUPERVISION OF THE CITY INSPECTOR, PER STANDARD SPECIFICATION 02515 AT 200 PSI FOR 4 HOURS.

24. CONTRACTORS SHOULD USE HTH FOR DISINFECTION OF WATER LINES (NOT CHLORINE INJECTION) UNLESS APPROVED OTHERWISE PRIOR TO ISSUANCE OF PERMIT.

25. NEW WATERLINES SHALL BE TIED INTO EXISTING WATER SYSTEM UNDER THE SUPERVISION OF CITY PERSONNEL NO LATER THAN 14 DAYS AFTER PASSING BACTERIOLOGICAL TESTS.

26. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT NO OVERFLOWS OR SPILLAGE OF SEWER OCCURS. SHOULD THIS OCCUR, THE CONTRACTOR SHALL:
A. IDENTIFY THE SOURCE OF THE SPILL AND ATTEMPT TO ELIMINATE ANY ADDITIONAL SPILLAGE.
B. NOTIFY THE CITY OF SCHERTZ PUBLIC WORKS.
C. CONTAIN THE SPILL IN PLACE AND AVOID CONTAMINATION OF STREAMS.
D. DISINFECT THE AREA OF THE SPILL WITH A MIXTURE OF HTH CHLORINE AND WATER.
E. ALL WORK SHALL BE DONE ACCORDING TO GUIDELINES SET BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND THE CITY OF SCHERTZ.

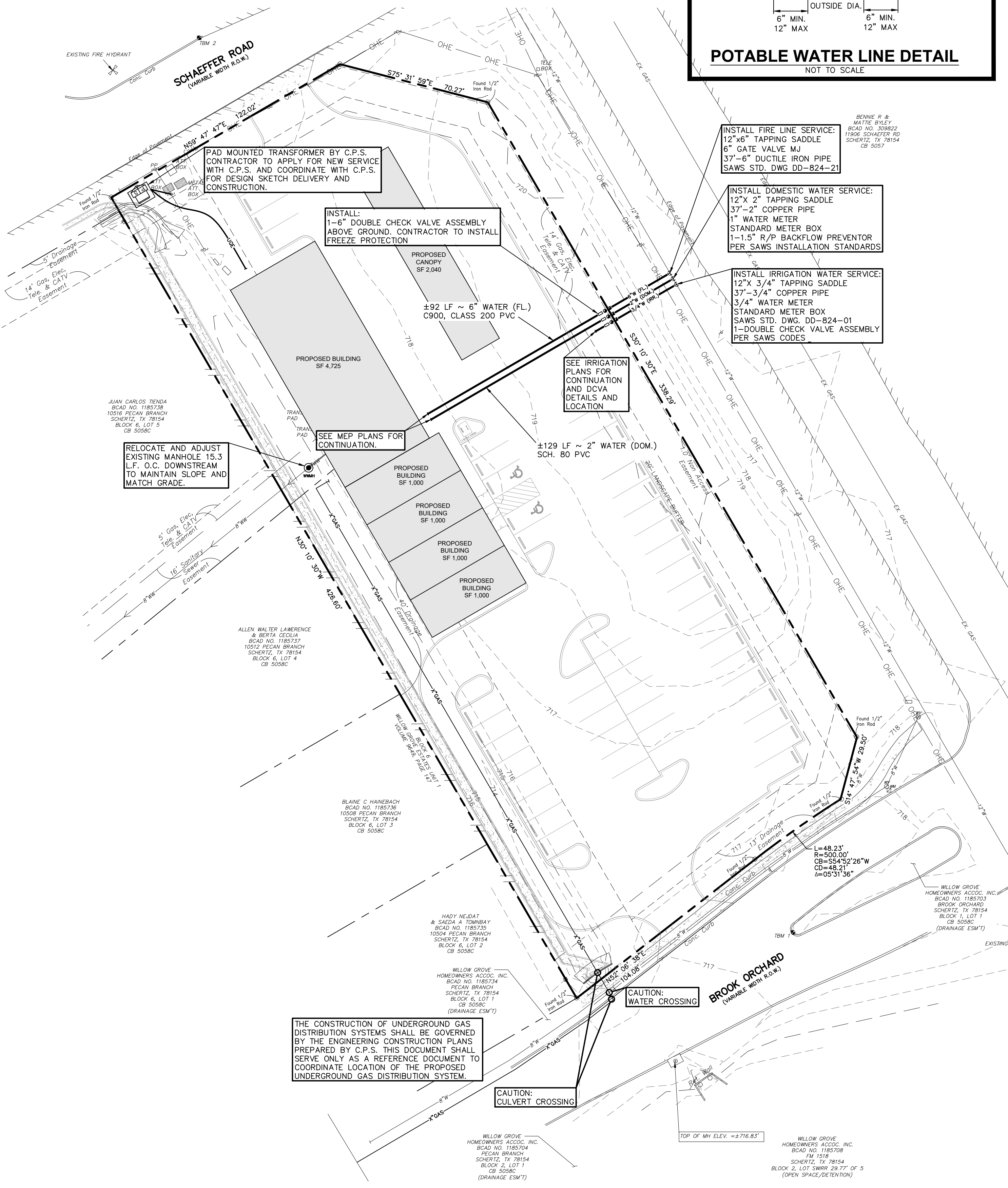
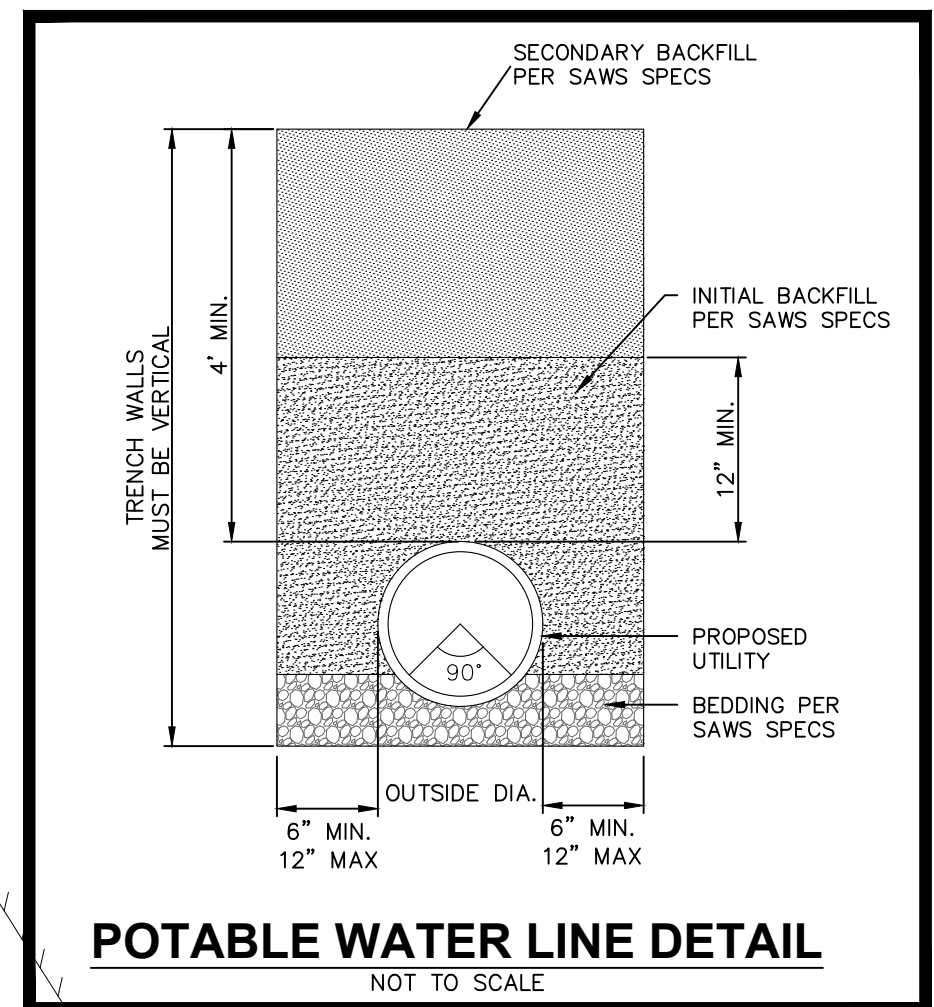
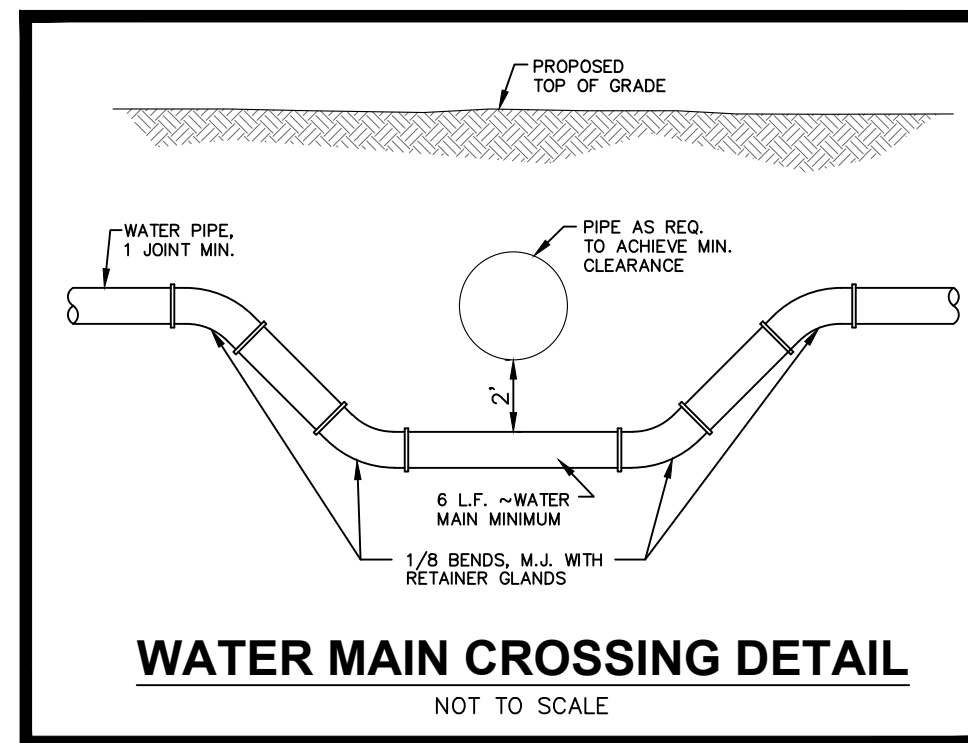
27. CONTRACTOR TO PROVIDE NOTICE TO RESIDENTS OF SHUTDOWN OF MAIN. CONTRACTOR TO NOTIFY RESIDENTS OF WORK WITHIN THEIR PROPERTY AND OF THE RELOCATION OF METERS. ANY COMPLAINTS BY RESIDENTS ARE TO BE PASSED IMMEDIATELY TO THE CITY INSPECTOR OR TO THE MAIN PUBLIC WORKS OFFICE. TAKE APPROPRIATE MEASURES TO PROTECT EXISTING SANITARY SEWER LATERALS SHOWN IN PLANS. ANY REPAIRS TO BE MADE AT CONTRACTORS EXPENSE.

28. ABANDONED CUSTOMER LINES SHALL BE CAPPED OR PLUGGED AT THE PROPERTY LINE.

29. ASBESTOS PIPE REMOVAL AND DISPOSAL IS THE CONTRACTORS RESPONSIBILITY.

TRENCH EXCAVATION SAFETY PROTECTION
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES) WITHIN THE PROJECT AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEM'S PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATION. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

BENCHMARKS
TBM #1: MAGNAIL IN CURB OF MEDIAN ADJACENT FROM SE PROPERTY LINE.
ELEV. = 718.17'
N=13,742,067.04; E=2,206,422.94
TBM #2: MAGNAIL IN CURB ACROSS THE STREET FROM NW PROPERTY LINE.
ELEV. = 717.49'
N=13,742,479.24; E=2,206,149.68



GENERAL WATER NOTES:

- (PW TECH. SPEC SECTION 01145)
(UPDATED 2/26/18)
- ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS PROJECT SHALL BE APPROVED BY THE CITY OF SCHERTZ AND COMPLY WITH THE FOLLOWING AS APPLICABLE:
a. CURRENT CITY OF SCHERTZ "UNIFIED DEVELOPMENT CODE"
b. CURRENT CITY OF SCHERTZ "PUBLIC WORKS SPECIFICATION MANUAL"
c. CURRENT TXDOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND DRAINAGE."
 - THE CONTRACTOR SHALL NOT PROCEED WITH ANY PIPE INSTALLATION WORK UNTIL THEY HAVE NOTIFIED CITY OF SCHERTZ PUBLIC WORKS WITH AT LEAST 3 WORKING DAYS (72 HOURS) NOTICE. ANY TIE-IN SHALL BE COORDINATED BY THE CONTRACTOR WITH PUBLIC WORKS.
 - THE LOCATIONS AND DEPTHS OF EXISTING UTILITIES, INCLUDING SERVICE LATERALS, AND DRAINAGE STRUCTURES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND DEPTHS OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION WHETHER SHOWN ON PLANS OR NOT, AND TO PROTECT THE SAME DURING CONSTRUCTION.
a. CITY OF SCHERTZ PUBLIC WORKS.....210-619-1800
b. TEXAS STATE WIDE ONE CALL.....800-245-4545
c. CITY PUBLIC SERVICE.....210-353-5952
d. SPECTRUM.....866-874-2389
e. GUADALUPE VALLEY ELECTRIC CO.....210-658-7033
f. GREEN VALLEY WATER SUPPLY CORP.....830-914-2330
g. S.S.I.C.830-401-2409
h. NEW BRAUNFELS UTILITY.....830-606-2074
i. CANYON LAKE REGIONAL WATER AUTHORITY.....830-609-0543
j. CENTER POINT.....888-878-7866
k. SAN ANTONIO RIVER AUTHORITY.....866-345-7272
l. C.C.M.A.....210-658-6241
 - NO METER BOXES TO BE SET IN DRIVEWAYS. ANY METER BOXES SET IN DRIVEWAYS WILL BE RELOCATED AT THE CONTRACTOR'S AND / OR DEVELOPER'S EXPENSE.
 - CONTRACTORS SHOULD USE HTH GRANULAR FOR DISINFECTION OF WATER LINES (NOT CHLORINE INJECTION).
 - NEW WATERLINES SHALL BE TIED INTO EXISTING WATER SYSTEM UNDER THE SUPERVISION OF CITY PERSONNEL NO LATER THAN 14 DAYS AFTER PASSING BACTERIOLOGICAL TESTS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION FROM DAMAGE DONE TO EXISTING FENCES, CURBS, STREETS, DRIVEWAYS, LANDSCAPING AND STRUCTURES PER SPECIFICATION 01740.
 - THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATING NEAR EXISTING TREES. EXCAVATION IN VICINITY OF TREES SHALL PROCEED WITH CAUTION. THE CONTRACTOR SHALL CONTACT THE CITY ARBORIST AND THE CITY OF SCHERTZ CONSTRUCTION INSPECTOR FOR GUIDANCE.
 - NO EXTRA PAYMENT SHALL BE ALLOWED FOR WORK CALLED FOR ON THE PLANS BUT NOT INCLUDED ON THE BID SCHEDULE. THIS INCIDENTAL WORK WILL BE REQUIRED AND SHALL BE INCLUDED UNDER THE PAY-ITEM TO WHICH IT RELATES.
 - THE DEVELOPER DEDICATES THE WATERMANS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE CITY OF SCHERTZ. THE CITY OF SCHERTZ WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION (AS APPLICABLE).
 - THE CONTRACTOR AND/OR THE CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATIONS.
 - WORK COMPLETED BY THE CONTRACTOR WHICH HAS NOT RECEIVED A WORK ORDER OR THE NOTICE TO PROCEED WITH THE CITY OF SCHERTZ CONSTRUCTION INSPECTOR WILL BE SUBJECT TO REMOVAL AND REPLACEMENT BY AND AT THE EXPENSE OF THE CONTRACTOR.
 - THE CONTRACTOR WILL KEEP THE AREA ON TOP OF AND AROUND THE METER BOX FREE OF ALL OBJECTS AND DEBRIS

LEGEND		DESCRIPTION
EXISTING	PROPOSED	PROPERTY (P.O.W.) LINE/ SUBDIVISION BOUNDARY ADJACENT PROPERTY RECORD INFORMATION BENCHMARK
---	---	LIGHT POLE
---	---	POWER POLE
---	---	TRANSFORMER (SIZE VARIES)
---	---	FIRE HYDRANT
---	---	WATER VALVE
---	---	WATER METER
---	---	WATER METER VAULT
---	---	WATER MANHOLE
---	---	TELEPHONE RISER
---	---	CABLE TV RISER
---	---	ELECTRIC BOX
---	---	ELECTRIC METER
---	---	GAS VALVE
---	---	GAS METER
---	---	TRAFFIC CONTROL BOX
---	---	TRAFFIC SIGNAL POST
---	---	UNDERGROUND GAS LINE MARKER
---	---	GREASE TRAP (SIZE VARIES)
---	---	STORMDRAIN LINE
---	---	WATER LINE
---	---	FIRE LINE
---	---	WASTEWATER LINE
---	---	GAS LINE
---	---	OVERHEAD ELECTRIC (PRIMARY)
---	---	UNDERGROUND ELECTRIC (PRIMARY)
---	---	UNDERGROUND ELECTRIC (SECONDARY)
---	---	UNDERGROUND TELEPHONE
---	---	UNDERGROUND CABLE
---	---	ELECTRIC MANHOLE (SIZE VARIES)
---	---	WASTEWATER MANHOLE (SIZE VARIES)
---	---	STORMDRAIN MANHOLE (SIZE VARIES)
---	---	TELEPHONE MANHOLE (SIZE VARIES)
---	---	FIRE DEPARTMENT CONNECTION
---	---	WASTEWATER CLEANOUT
---	---	CURB
---	---	HEADER CURB
---	---	SAWTOOTH CURB
---	---	RETAINING WALL
---	---	CHAINLINK FENCE
---	---	CONCRETE SIDEWALKS
---	---	CONTOUR
---	---	DIRECTION OF FLOW
---	---	SPOT ELEVATION/TOP OF CURB
---	---	SWALE
---	---	CONCRETE PAVEMENT
---	---	ASPHALT PAVEMENT

LEGAL DESCRIPTION
LOT 28, BLOCK 102, N.C.B. 18612, UNIVERSITY OAKS BUSINESS PARK
RECORDED IN VOLUME 39506, PAGE 48 IN THE DEED AND PLAT
RECORDS OF BEXAR COUNTY, TEXAS.

ADDRESS
XXXX SCHAEFFER RD, SCHERTZ, TX 78154

PLAT NO.
UP COSEA/AND PLAT NO 19-00000000 CB P. 18612
PLATED PRIOR TO COSEA ISSUING PLAT NUMBERS

KLOVE ENGINEERING
Site Development Engineering Services
Firm No. 11044Z
www.kloveengineering.com (210) 485-5663

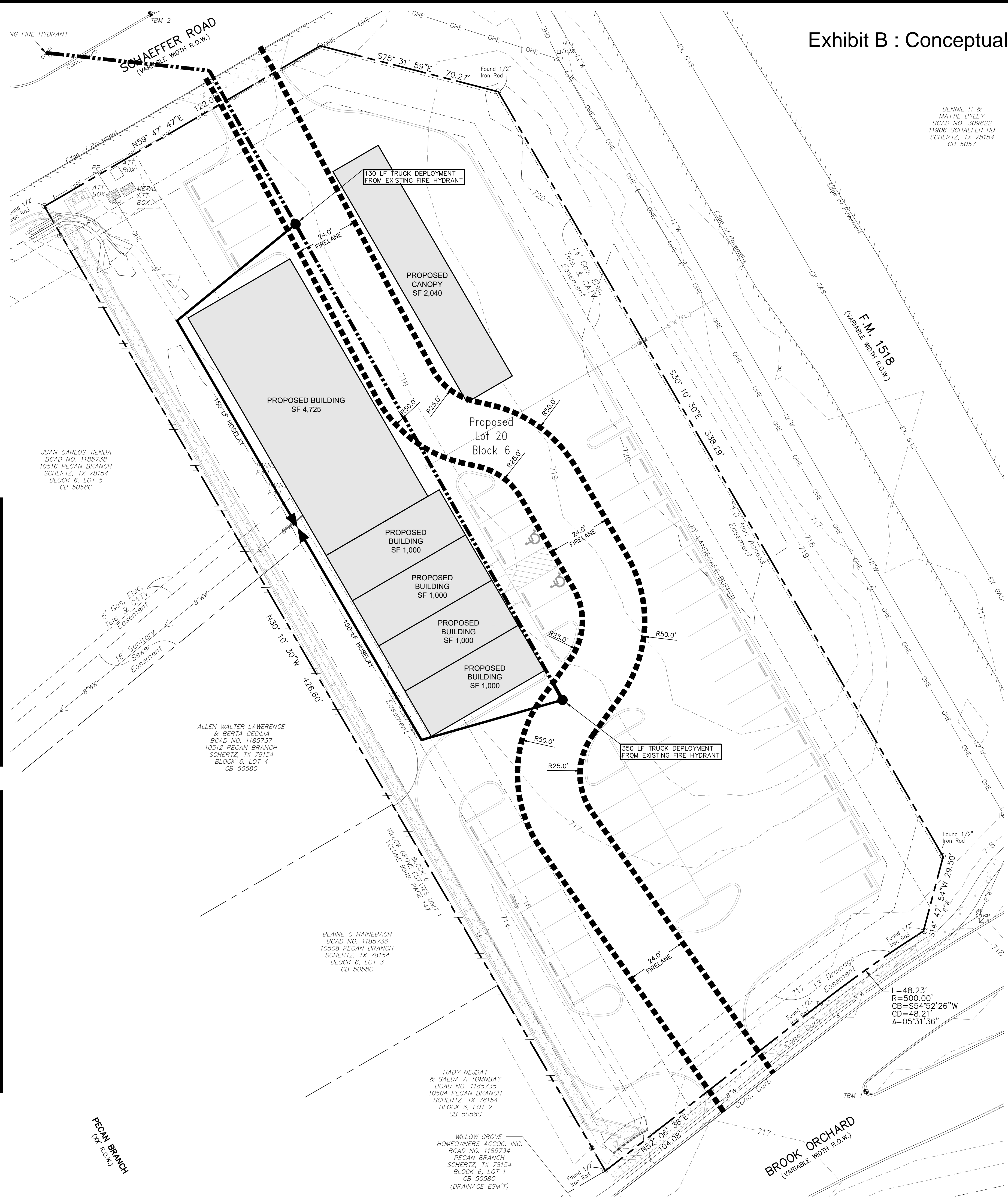
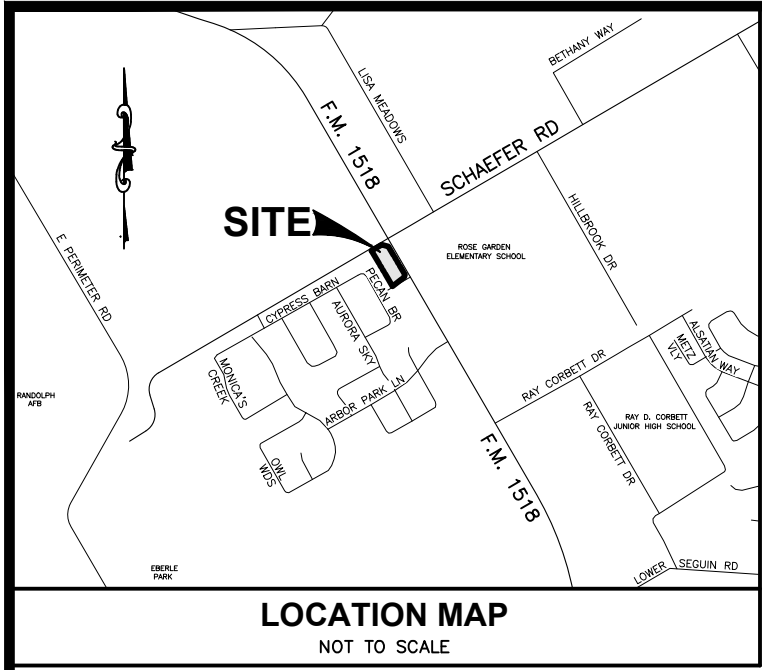
OWNER:
TEG SCHERTZ VENTURE, LLC
7801 N LAMAR, STE. B168
AUSTIN, TX 78752

SCHAEFFER RD STRIP CENTER
XXXX SCHAEFFER RD
SCHERTZ, TEXAS 78154

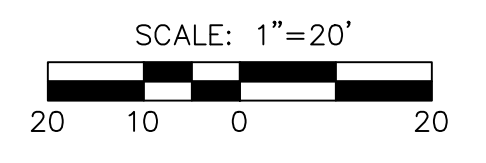
UTILITY PLAN

DESIGNED BY: ---
DRAWN BY: CT
SCALE: 1"=30'
DATE: 11/10/21
SHEET NO: **C4.0**

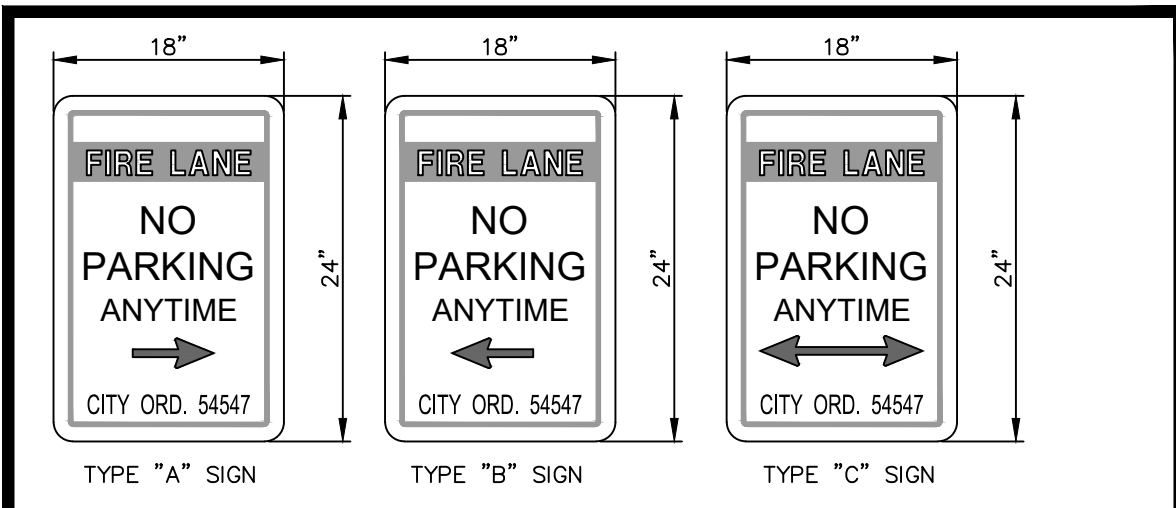
Exhibit B : Conceptual Site Plan



BENNIE R & MATTIE BYLEY
 SCAD NO. 309822
 11906 SCHAEFER RD
 SCHERTZ, TX 78154
 CB 5057



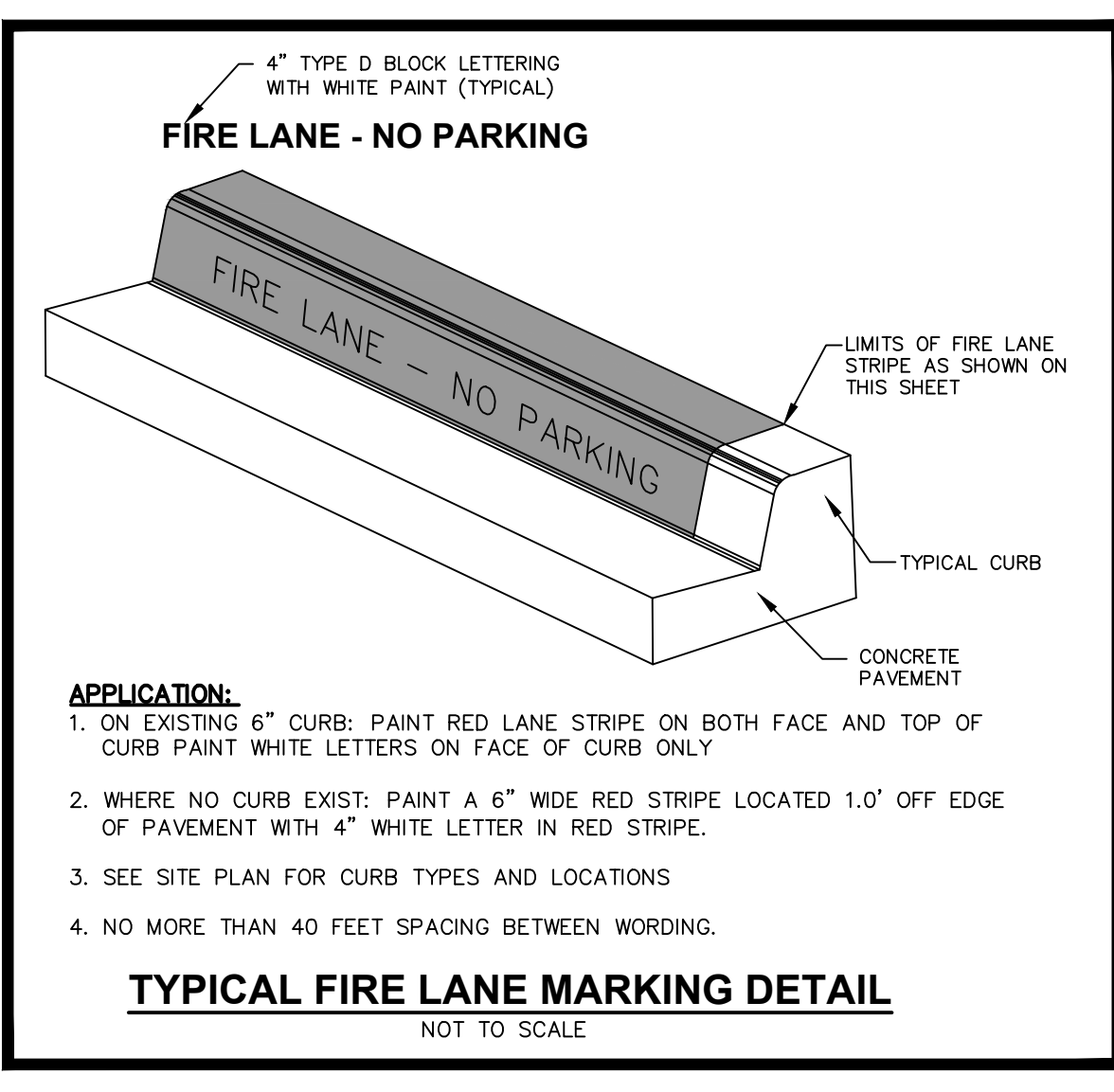
EXISTING	PROPOSED	DESCRIPTION
(---)	(---)	PROPERTY (P.O.W.) LINE/ SUBDIVISION BOUNDARY/ ADJACENT PROPERTY RECORD INFORMATION
(*)	(*)	BENCHMARK
(LPP)	(LPP)	LIGHT POLE
(PP)	(PP)	POWER POLE
(D)	(D)	DOWN CUI
(T)	(T)	TRANSFORMER (SIZE VARIES)
(F)	(F)	FIRE HYDRANT
(V)	(V)	WATER VALVE
(M)	(M)	WATER METER
(WM)	(WM)	WATER METER VAULT
(WMH)	(WMH)	WATER MANHOLE
(TM)	(TM)	TELEPHONE RISER
(C)	(C)	CABLE TV RISER
(E)	(E)	ELECTRIC BOX
(EM)	(EM)	ELECTRIC METER
(G)	(G)	GAS VALVE
(GM)	(GM)	GAS METER
(TCB)	(TCB)	TRAFFIC CONTROL BOX
(TSP)	(TSP)	TRAFFIC SIGNAL POST
(UGL)	(UGL)	UNDERGROUND GAS LINE MARKER
(GT)	(GT)	GREASE TRAP (SIZE VARIES)
(SL)	(SL)	STORMDRAIN LINE
(WL)	(WL)	WATER LINE
(FWL)	(FWL)	FIRE LINE
(WWL)	(WWL)	WASTEWATER LINE
(GL)	(GL)	GAS LINE
(OHE)	(OHE)	OVERHEAD ELECTRIC (PRIMARY)
(UGE)	(UGE)	UNDERGROUND ELECTRIC (PRIMARY)
(USE)	(USE)	UNDERGROUND ELECTRIC (SECONDARY)
(UGT)	(UGT)	UNDERGROUND TELEPHONE
(UGC)	(UGC)	UNDERGROUND CABLE
(EMH)	(EMH)	ELECTRIC MANHOLE (SIZE VARIES)
(WMH)	(WMH)	WASTEWATER MANHOLE (SIZE VARIES)
(SDMH)	(SDMH)	STORMDRAIN MANHOLE (SIZE VARIES)
(TMH)	(TMH)	TELEPHONE MANHOLE (SIZE VARIES)
(FC)	(FC)	FIRE DEPARTMENT CONNECTION
(WCC)	(WCC)	WASTEWATER CLEANOUT
(C)	(C)	CURB
(H)	(H)	HEADER CURB
(S)	(S)	SAWTOOTH CURB
(R)	(R)	RETAINING WALL
(F)	(F)	CHAINLINK FENCE
(CS)	(CS)	CONCRETE SIDEWALKS
(C)	(C)	CONTOUR
(D)	(D)	DIRECTION OF FLOW
(S)	(S)	SPOT ELEVATION/TOP OF CURB
(S)	(S)	SPOT ELEVATION
(S)	(S)	SWALE
(C)	(C)	CONCRETE PAVEMENT
(A)	(A)	ASPHALT PAVEMENT
(T)	(T)	TRUCK DEPLOYMENT
(H)	(H)	HOSE LAY
(F)	(F)	FIRELANE



NOTES:

- LETTERS AND BORDER IN RED ON WHITE BACKGROUND.
- STANDARD SIZE OF SIGN SHALL BE 18"x24" AS SPECIFIED BY THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (R7-35)
- FIRE PLAN REVIEWER OR FIRE INSPECTOR WILL MAP OUT THE LOCATIONS AND NUMBER OF SIGNS REQUIRED.
- BOTTOM OF EDGE OF THE SIGN MUST BE AT LEAST SEVEN (7) FEET ABOVE GRADE WHERE THE SIGN IS INSTALLED AND AT LEAST TWO (2) FEET FROM THE BACK OF CURB.

FIRE LANE SIGN DETAIL
NOT TO SCALE



APPLICATION:

- ON EXISTING 6" CURB: PAINT RED LANE STRIPE ON BOTH FACE AND TOP OF CURB PAINT WHITE LETTERS ON FACE OF CURB ONLY
- WHERE NO CURB EXIST: PAINT A 6" WIDE RED STRIPE LOCATED 1.0' OFF EDGE OF PAVEMENT WITH 4" WHITE LETTER IN RED STRIPE.
- SEE SITE PLAN FOR CURB TYPES AND LOCATIONS
- NO MORE THAN 40 FEET SPACING BETWEEN WORDING.

TYPICAL FIRE LANE MARKING DETAIL
NOT TO SCALE

TYPE OF CONSTRUCTION	REQUIRED FLOW	NUMBER OF REQUIRED HYDRANTS
---	---	---
---	---	---
---	---	---

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

K LOVE ENGINEERING
 Site Development Engineering Services
 Firm No. 11042
 www.kloveengineering.com (210) 485-5683

OWNER:
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 7801 N LAMAR, STE. B168
 AUSTIN, TX 78752

SCHAEFFER RD STRIP CENTER
 XXXX SCHAEFFER RD
 SCHERTZ, TEXAS 78154

DESIGNED BY: ---
 DRAWN BY: CT
 SCALE: 1"=---'
 DATE: 11/10/21
 SHEET NO: **C6.0**

FIRE PROTECTION PLAN