



City of Helotes
Development Services
Department
P.O. Box 507
12951 Bandera Road
Helotes, TX 78023
Phone (210) 695.8877
Fax (210) 695.2123

ZONING AMENDMENT APPLICATION

CHAPTER 98,

Amendments, Rezoning, and Variances

NAME OF APPLICANT:

McDonald's USA, LLC c/o Lindsey Denny

MAILING ADDRESS:

1302 Waugh Dr #174, Houston, TX 77019

EMAIL ADDRESS:

lindsey.denny@us.mcd.com

PHONE #: (832) 656-5765

STATUS OF APPLICANT: OWNER: _____ AGENT: X (IF AGENT, ATTACH LETTER OF AUTHORIZATION.)

PROPERTY DESCRIPTION

PHYSICAL ADDRESS:

11443 Schaenfield Rd

LEGAL DESCRIPTION:

Lot 4, Block 1, Schaenfield Commercial at FM 1560

CURRENT ZONING: B3

PROPOSED ZONING: B3

DEED RESTRICTIONS PROHIBITING PROPOSED ZONING: N/A

EXISTING USE: Commercial

PROPOSED USE: Fast food restaurant with drive thru

LAND AREA: 1.101 Ac

DOES OWNER OWN ADJACENT PROPERTIES? YES X NO _____

PURPOSE OF REQUEST:

Special Use Permit

I hereby certify that I have read and examined this application and know the information I have provided to be true and correct. All provision of laws and ordinances governing this application will be complied with, whether specified herein or not. The granting of this zoning amendment or change does not presume to give authority to violate or cancel the provisions of any other local law regulating the use of the property.

Lindsey Denny
Applicant's Signature

5/19/2025

Date



06-MAY-25

Pape-Dawson Engineers
Attn: Andrew Chamberlin
2000 NW Loop 410
San Antonio, Tx 78213

Re: Letter of Verification

Physical Address: 11443 Shaenfield Rd, San Antonio, Tx 78254 CB 4450 BLOCK 1 LOT 4 (1.101 AC) ABS 467

To Whom It May Concern:

Please accept this letter as verification of the physical address listed above. This address was assigned to this property location by CPS Energy.

CPS Energy is the authorized addressing agent for Bexar and several other surrounding counties within the CPS Energy service area. This address was assigned in coordination with the appropriate 911 Emergency System District to ensure proper dispatching of first responders in the case of an emergency at or near your address.

If you should have any questions or concerns regarding this Letter of Availability, please contact our office at (210)353-2331.

Sincerely,

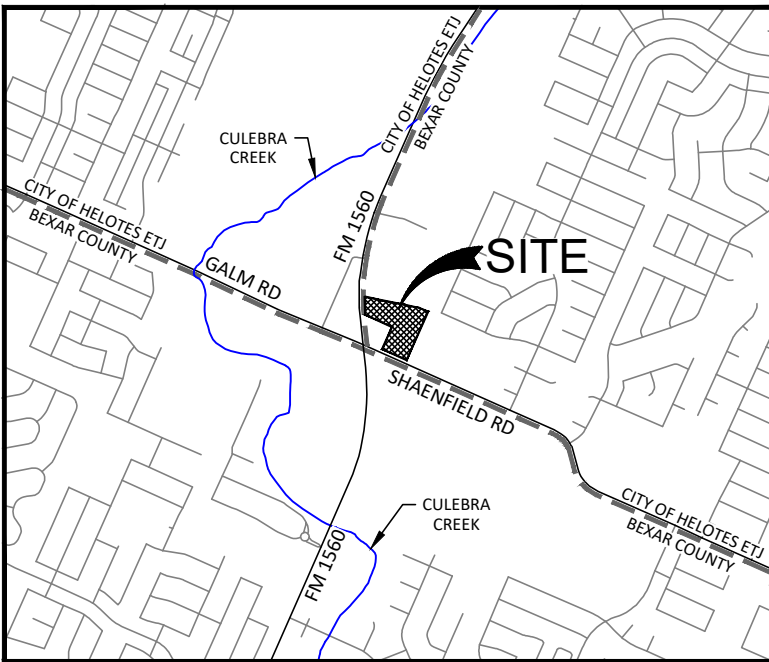
Debra Herrera

Debra Herrera
IDS Supervisor
Customer Design and Delivery

APPENDIX A. SCHEDULE OF USES

Schedule of Uses	Planned Development District	Old Town Helotes Special District	Pre-Development District	Office and Professional District	Neighborhood Service District	General Business District	B-3 Overlay District See Sec. 98-69	Central Business	Industrial District
Zoning Classification	PDD	OTH SD	PD	B-1	B-2	B-3	B-3 OD	B-4	I-1
Picture Framing (Completely Enclosed in B-2 and B-3 Districts)					X	X		X	X
Pipeline and Electrical Transmission Lines			CC	CC	CC	CC		CC	CC
Playground Equipment Sales and Manufacturing (Completely Enclosed in B-3 District)						X		X	X
Plumber (Completely Enclosed in B-2 and B-3 Districts)					X	X		X	X
Plumbing Fixture Sales and Service (Completely Enclosed in B-2 and B-3 Districts)					X	X		X	X
Post Office				X	X	X		X	X
Radio or Television Broadcast Studio			CC			X		X	X
Real Estate Sales Office				X	X	X		X	X
Recreational Vehicle Park				X	X	X		X	X
Recreational Vehicle Sales and Service (New and Used, When Used Incidental to New Sales) (Service Completely Enclosed in B-3 District)						CC		X	X
Restaurant (Alcoholic Beverages Incidental to Food Sales)				X	X	X		X	X
Restaurant with Drive Thru (Alcoholic Beverages Incidental to Food Sales)					CC	CC		X	X
Riding Stable or Academy			CC	CC	CC	CC		CC	CC
School, College			CC	CC	CC	X		X	X
School, Elementary and Secondary			CC	X	X	X		X	X
School, Trade			CC	CC	CC	X		X	X
Sexually Oriented Business								CC	CC
Sewerage Pumping Station			CC	CC	CC	CC		CC	CC
Shoe Sales and Repair (Retail)				X	X	X		X	X





LOCATION MAP NOT TO SCALE

LEGEND

PIP	FOUND 1/2" IRON PIN
SIP	SET 1/2" IRON PIN WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG"
ESMT	EASEMENT
R.O.W.	RIGHT OF WAY
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS
E.G.T.T.V.	ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT
ETJ	EXTRA TERRITORIAL JURISDICTION
VOL.	VOLUME
PG.	PAGE
N.C.B.	NEW COUNTY BLOCK
C.B.	COUNTY BLOCK
N.T.S.	NOT TO SCALE
---	EXISTING CONTOURS
---	CENTERLINE
---	PROPERTY BOUNDARY
---	PROPOSED EASEMENT
---	EXISTING EASEMENT
---	CITY OF HELOTES ETJ LIMITS

EXISTING EASEMENTS

- 14' E.G.T.T.V. EASEMENT (VOLUME 9684, PAGE 97, O.P.R.B.C.T.)
- 20' BUILDING SETBACK (VOLUME 9684, PAGE 97, O.P.R.B.C.T.)
- 3' FENCE EASEMENT (VOLUME 9566, PAGES 1-2, O.P.R.B.C.T.)
- 19' E.G.T.T.V. EASEMENT (VOLUME 9566, PAGES 1-2, O.P.R.B.C.T.)
- 15' E.G.T.T.V. EASEMENT (VOLUME 9566, PAGES 1-2, O.P.R.B.C.T.)
- 1' VEHICULAR NON-ACCESS EASEMENT (VOLUME 9684, PAGE 97, O.P.R.B.C.T.)
- 20' RIGHT OF WAY RESERVATION (VOLUME 9684, PAGE 97, O.P.R.B.C.T.)
- AREA OF LIS PENDENS DOCUMENT NUMBER 20220226824 STATE OF TEXAS V. SAN ANTONIO ZCF PHARMACY DST, O.P.R.B.C.T. NO NOTICE OF FINAL JUDGEMENT FOUND

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT.

RAYMOND TARIN, JR., P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

CPS/SAWS/COH NOTE:

1. THE CITY OF SAN HELOTES AS A PART OF ITS ELECTRIC AND GAS SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON:

IMPACT FEE NOTE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

SETBACK NOTE:

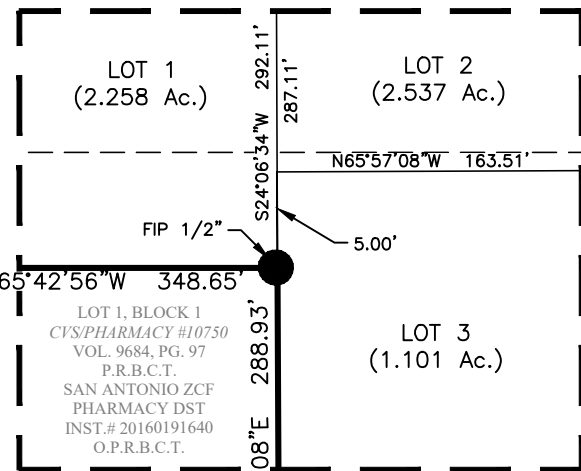
SETBACKS IMPOSED ON THIS PLAT ARE IN ACCORDANCE WITH "B-4" ZONING REQUIREMENTS.

SIDEWALK NOTE:

IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE OF THE CITY OF HELOTES, SIDEWALK IMPROVEMENTS SHALL BE COMPLETED PRIOR TO RECOORDINATION OF APPROVED FINAL PLAT. SIDEWALKS AS PART OF THIS PLAT WILL BE BUILT AT THE TIME OF BUILDING PERMIT AND WITHIN THE MAXIMUM ALLOTTED TIME EXTENSION OF (3) YEARS.

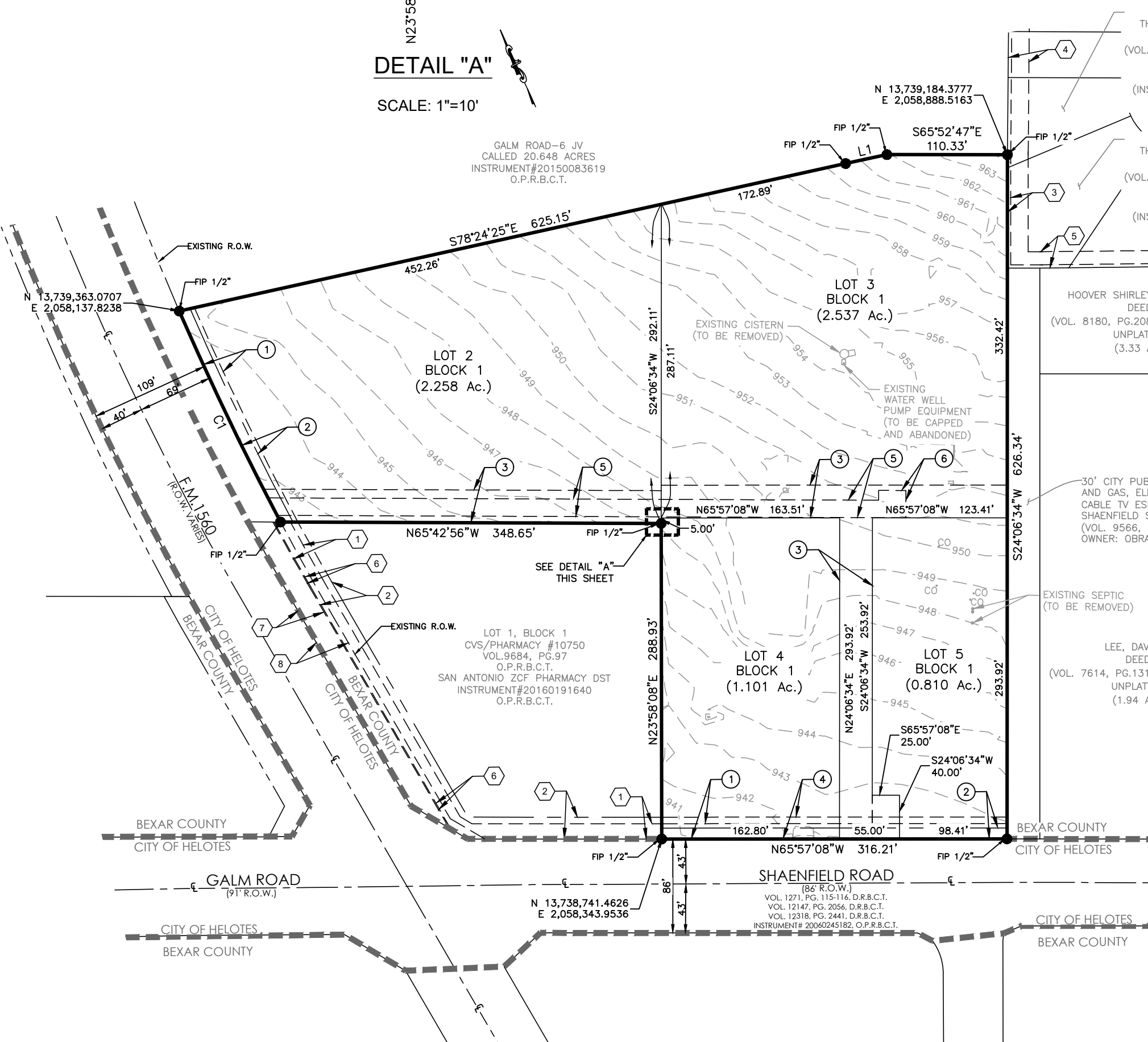
PROPOSED EASEMENTS

- 14' E.G.T.T.V. EASEMENT
- 10' BUILDING SETBACK
- 30' UTILITY, DRAINAGE, & INGRESS/EGRESS EASEMENT
- 20' WATER EASEMENT
- 16' SANITARY SEWER EASEMENT
- 25'X25' SANITARY SEWER EASEMENT



DETAIL "A"

SCALE: 1"=10'



FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48028C0215G, DATED SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

DRAINAGE NOTES:

- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT
- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF HELOTES AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTORS ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF (1) ACCESS AND (1) SHARED ACCESS POINT ON FM 1560, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 214.26'.

SAWS DEDICATION NOTE:

THE OWNER INDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

SURVEYOR'S NOTES:

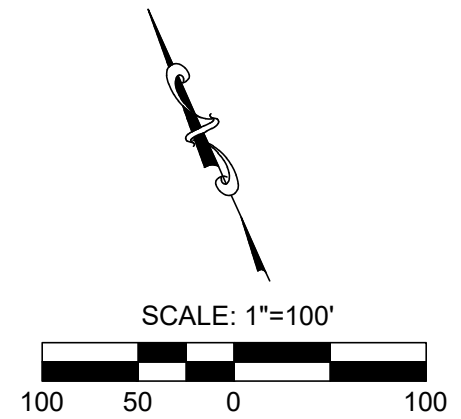
- ALL PROPERTY CORNERS ARE FOUND 1/2" IRON PINS UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY THE NORTH AMERICAN DATUM OF 1983.
- VERTICAL DATUM NAVD 88.
- CONTOURS SHOWN HEREON WERE OBTAINED FROM THE ALTA SURVEY PREPARED BY JPH LAND SURVEYING INC. ON AUGUST 8, 2022 AND REVISED ON SEPTEMBER 6, 2022.
- PLAT ESTABLISHING FOUR (4) COMMERCIAL LOTS.

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	38.69'	S78°07'21"E

CURVE TABLE				
CURVE NO.	DELTA	ARC LENGTH	RADIUS	CHORD BEARING
C1	4°17'50"	214.26'	2856.80'	N01°35'02"W

PLAT ESTABLISHING SHAENFIELD COMMERCIAL AT FM 1560

A 6.706 ACRE (292,130.14 SQUARE FEET) TRACT OF LAND, SITUATED IN THE MANUEL MARTINES Y MUSQUIZ SURVEY NUMBER 80, ABSTRACT NUMBER 467, BEXAR COUNTY, TEXAS, BEING ALL OF A CALLED 6.714 ACRE TRACT AS CONVEYED TO CSW SHAENFIELD, LP, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20240117717, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC

TBPELS: ENGINEERING F-5297/SURVEYING F-10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

DATE OF PREPARATION: MARCH 2025

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE CITY OF HELOTES, TEXAS, FOR THE USE OF THE PUBLIC FOREVER ALL STREETS (OTHER THAN PRIVATE STREETS), ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND THE WATER AND SEWER LINES IN ALL OF THE AFORESAID PUBLIC PLACES AND ALL OTHER PUBLIC PLACES THERE ON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER/ AUTHORIZED AGENT:
JON SWITZER
CSW SHAENFIELD LP
1703 W 5TH ST SUITE 850
AUSTIN, TEXAS 78703
(512) 731-2672

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **JON SWITZER** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

THIS PLAT OF SHAENFIELD COMMERCIAL AT FM 1560 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF HELOTES, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED THIS _____ DAY OF _____, 20____.

MAYOR

CITY SECRETARY

THE CITY ENGINEER OF THE CITY OF HELOTES HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER

PROPERTY BOUNDARY GENERATED
REFERENCING PROVIDED PDF.



SHAENFIELD ROAD

QUICK CONCEPTS GROUP



VISIT OUR WEBSITE AT
WWW.QUICKCONCEPTSGROUP.COM
SEND YOUR CONCEPT REQUESTS TO
REQUESTS@QUICKCONCEPTSGROUP.COM

PROJECT NAME:
TAKE 5 OIL CHANGE
IN CITY, SAN ANTONIO, TX

ADDRESS: 11395 SHAENFIELD RD
SAN ANTONIO, TX 78254

JURISDICTION:
CITY OF HELOTES

PARCEL ID #:
236168

PARCEL AREA:
±0.82 AC

ZONE: ETJ
HELOTES EXTRATERRITORIAL
ZONING JURISDICTION

EXISTING USE:
RESIDENTIAL

PROPOSED USE:
AUTOMOBILE SERVICE
(USE TO BE DETERMINED)*

PARKING CALCULATION:
TBD BY THE JURISDICTION

PROVIDED PARKING:
1 ADA STALLS
11 STALLS (9' x 20')
12 TOTAL STALLS

DRIVE AISLE:
24' TWO-WAY (MIN.)**

SETBACKS*
FRONT: TBD BY JURISDICTION
SIDE: TBD BY JURISDICTION
REAR: TBD BY JURISDICTION
BUFFERS: TBD BY JURISDICTION

FLOOD ZONE: X
FEMA MAP: 48029C0215G
DATED: 09/29/2010

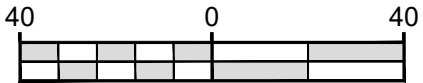
SITE SPECIFIC NOTES:
* THE SITE SITS OUTSIDE OF THE CITY
LIMITS IN THE ETJ, ZONING AND USE
RESTRICTIONS ARE TO BE DETERMINED.
** DRIVE AISLE DIMENSIONS ARE
ASSUMED AND TO BE DETERMINED BY
THE JURISDICTION.

DRAWING DATA
DATE: 12/10/2024
PROJECT NO.: 24.1587 / CONCEPT 1

DISCLAIMER: THE CONCEPT REPRESENTED
HEREIN IS FOR CONCEPTUAL PURPOSES ONLY.
INFORMATION SHOWN HEREIN WAS BASED ON
PROVIDED INFORMATION BY THE CLIENT AND
PRELIMINARY CODE RESEARCH WITH THE
SUBJECT JURISDICTION. INFORMATION SHOWN
HEREIN SHALL BE CONFIRMED BY SUBJECT
JURISDICTION AND MAY BE SUBJECT TO
CHANGE. A SURVEY IS RECOMMENDED TO
DETERMINE THE PROPERTY BOUNDARIES AND
RESTRICTIONS.

LEGEND

- BOUNDARY LINE
- BUILDING SETBACK
- LANDSCAPE BUFFER
- PROPOSED PAVEMENT



SCALE : 1" = 40'

KEYED NOTES

1. PROPOSED 4" SOLID STRIPE
2. 2' CURB TRANSITION WITH 2' HEADER CURB (SEE DETAIL SHEET)
3. SIDEWALK RAMP @ 12:1 MAX SLOPE ALL ONSITE SIDEWALK RAMPS SHALL HAVE CONTRASTING COLOR TO ADJACENT SIDEWALK TO ENHANCE VISIBILITY. COLOR TO BE DETERMINED BY OWNER.
4. STRIPED ISLAND (SEE DETAIL SHEET)
5. CONCRETE WITHIN THIS HATCHED AREA SHALL BE 7" THICK WITH #4 REBAR AT 12" ON CENTER EACH AY WITH A MINIMUM 28 DAYS COMPRESSIVE STRENGTH OF 4,000 P.S.I.
6. MATCH EXISTING SIDEWALK AND/OR TOP OF CURB
7. 6" OR 4" DIAMETER CONCRETE FILLED BOLLARD. SPECIFICATION AND EXACT LOCATION PER ACM.
8. CONCRETE/ASPHALT PAVEMENT JUNCTURE (SEE DETAIL SHEET)

DIMENSIONAL CONTROL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL HORIZONTAL AND VERTICAL CONTROL PER THE CONSTRUCTION DRAWINGS.
3. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL USE THE PROPERTY PINS FOR HORIZONTAL CONTROL POINTS. BENCHMARKS ARE NOT TO BE USED FOR HORIZONTAL CONTROL.
4. ALL DIMENSIONAL CONTROL POINTS AND DIMENSIONS ARE TO THE FACE OF CURB, FACE OF RETAINING WALL, AND CENTER OF PAINT STRIPPING. ALL DIMENSIONS ARE PERPENDICULAR TO THE POINT OF REFERENCE.
5. REFER TO THE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL DIMENSIONAL CONTROL INFORMATION.
6. CURB RADII ARE 3' UNLESS OTHERWISE NOTED ON THE DRAWINGS.
7. ALL CURBS WITHIN PRIVATE PROPERTY ARE 6" HIGH AND ALL CURBS WITHIN PUBLIC RIGHT-OF-WAY ARE 7" HIGH EXCEPT AT CURB RAMPS OR SPECIFICALLY NOTED OTHERWISE.
8. THE BOUNDARY, TREE AND TOPO SURVEY PREPARED BY PAPE-DAWSON ENGINEERS SHALL BE CONSIDERED A PART OF THE CONTRACT DOCUMENTS.
9. ALL CONCRETE SHALL BE 4000 P.S.I. UNLESS OTHERWISE NOTED.

PAVEMENT NOTES:

1. ALL UTILITIES SHALL BE INSTALLED PRIOR TO PAVEMENT CONSTRUCTION.
2. ALL SUBGRADE PREPARATION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
3. PAVEMENT INSTALLATION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
4. CONTRACTOR TO POWER WASH EXISTING CONCRETE AND/OR SEAL COAT EXISTING ASPHALT PRIOR TO RESTRIPING, IF REQUIRED.

STRIPING/SIGNAGE NOTES:

1. ALL PAINT SHALL BE 4" WIDE REFLECTIVE PAINT UNLESS NOTED OTHERWISE: WHITE ON ASPHALT PAVING AND YELLOW ON CONCRETE UNLESS OTHERWISE NOTED ON THE DRAWINGS. REFERENCE DETAIL SHEET FOR STRIPED ISLANDS.
2. ALL PAVEMENT MARKINGS SHALL RECEIVE TWO COATS OF PAINT.
3. ALL SIGNS SHALL CONFORM TO MUTCD, LATEST EDITION.

SIGNAGE NOTES:

1. ALONG SHAENFIELD RD THE MAXIMUM MONUMENT SIGNAGE HEIGHT IS 8 FT WHILE THE MAXIMUM SIZE IS 84 SF. PYLON SIGNS ARE PROHIBITED.

LEGEND:

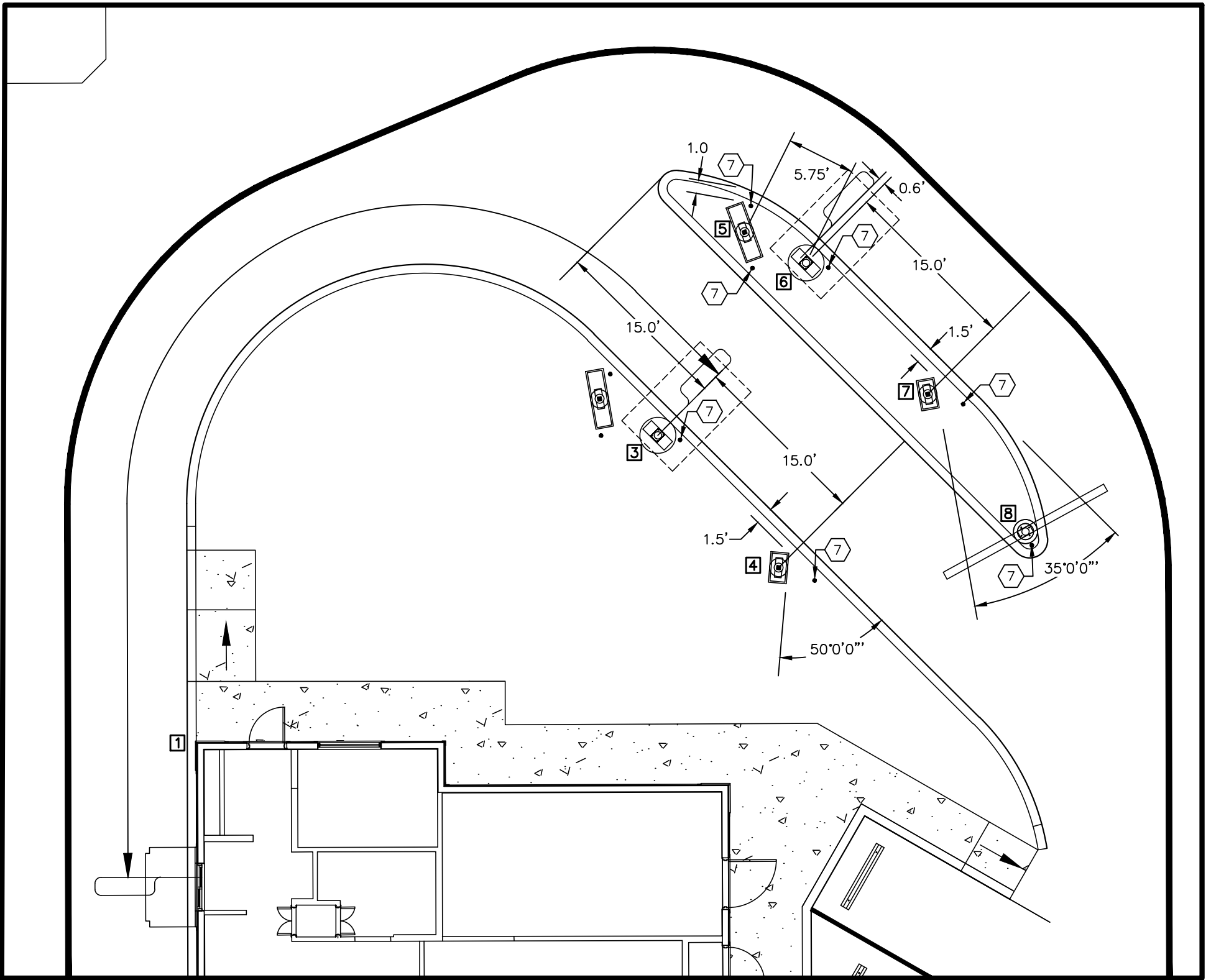
- PROPERTY LINE
- CONCRETE PAVEMENT (SEE DETAIL SHEET)
- CONCRETE SIDEWALK (SEE DETAIL SHEET)
- EXISTING CURB TO REMAIN
- PROPOSED CURB (SEE DETAIL SHEET)
- PROPOSED WHEEL STOP (SEE DETAIL SHEET)
- PROPOSED ACCESSIBLE PARKING AND VAN ACCESSIBLE PARKING (SEE DETAIL SHEET)
- TRAFFIC DIRECTIONAL FLOW ARROWS AND LETTERING (SEE DETAIL SHEET)
- PROPOSED PARKING SPACE COUNT
- PROPOSED SITE LIGHTING (SEE PLAN BY OTHERS)
- SENSOR LOOP (SEE MEP PLANS)
- DIRECTIONAL SIGNAGE

DRIVE-THRU COORDINATES

NOTE: FINAL LOCATION AND ORIENTATION OF ALL SIGNS AND DRIVE-THRU EQUIPMENT TO BE FIELD VERIFIED BY AREA CONSTRUCTION MANAGER PRIOR TO INSTALLATION.

	X	Y	DESCRIPTION
1	0.0	0.0	CRITICAL STARTING POINT AT BUILDING CORNER
2	0.0	0.00	TO CENTER OF FOUNDATION OF PRIMARY MENU BOARD
3	38.67	25.71	TO CENTER OF FOUNDATION OF PRIMARY CANOPY/COD UNIT
4	48.79	14.62	TO CENTER OF FOUNDATION OF PRIMARY PRE-SELL BOARD
5	45.96	42.72	TO CENTER OF FOUNDATION OF SECONDARY MENU BOARD
6	51.10	40.15	TO CENTER OF FOUNDATION OF SECONDARY CANOPY/COD UNIT
7	61.30	29.14	TO CENTER OF FOUNDATION OF SECONDARY PRE-SELL BOARD
8	69.47	17.62	TO CENTER OF FOUNDATION OF CLEARANCE POLE

SIGN SCHEDULE		
SYM.	QTY.	DESCRIPTION
(A)	1	NEW McDONALD'S PYLON SIGN
(B)	3	NEW DIRECTIONAL SIGN W/ "WELCOME" INSERTS
(C)	2	NEW DIRECTIONAL SIGN W/ "THANK YOU" INSERTS
(D)	2	NEW PULL FORWARD PARKING STALLS
(E)	4	NEW MOBILE ORDER PARKING STALLS
(F)	1	NEW DRIVE-THRU PYLON CLEARANCE POLE
(G)	2	NEW MENU BOARD
(H)	2	NEW PRESELL BOARD
(J)	2	NEW SPEAKER BOX WITH CANOPY
(K)	1	NEW ACCESSIBLE PARKING SIGN, BY G.C.
(L)	1	NEW ACCESSIBLE PARKING SIGN WITH VAN ACCESSIBLE APPENDAGE BELOW, BY G.C.
(M)	1	NEW 2 AT A TIME - ANYTIME
(N)	2	NEW MCDelivery STALL

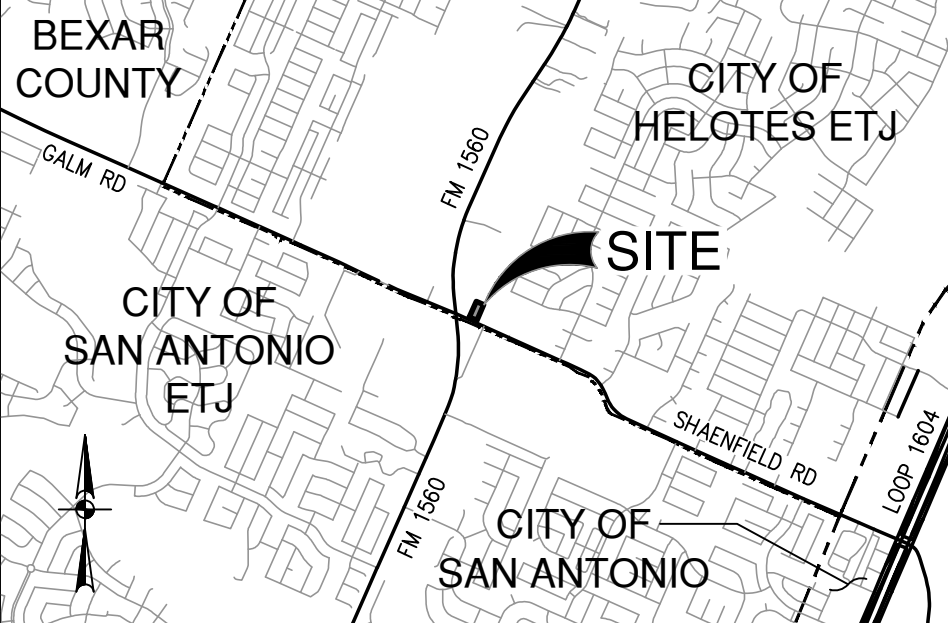


DRIVE THRU DETAIL

SCALE: 1"=10'

NEW BUILD

LOCATION MAP



GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS/APPROVALS BEFORE BEGINNING CONSTRUCTION. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TESTING, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
3. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK SHALL COMPLY WITH THE PROJECT GEOTECH REPORT, THE PROJECT SPECIFICATIONS, THE CURRENT APPLICABLE CITY, COUNTY AND/OR TxDOT "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" AND SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS.
4. CONTRACTOR IS RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGE DONE TO EXISTING UTILITIES, FENCES, PAVEMENT, CURBS, DRIVEWAYS, SIDEWALKS, SIGNS OR OTHER ITEMS INTENDED TO REMAIN.
5. CONTRACTOR SHALL SAW CUT EXISTING PAVEMENT, CURBS AND SIDEWALKS AT NEW PAVEMENT, CURB AND SIDEWALK JUNCTURES. NO JAGGED OR IRREGULAR CUTS WILL BE ACCEPTED.
6. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED AFTER CONSTRUCTION IS COMPLETE. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING VEGETATION IN ALL DISTURBED AREAS BY PERIODIC WATERING OR OTHER APPROVED MEANS. REFERENCE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT OR LIMITS OF ALL ITEMS COVERED WITHIN THE SCOPE OF WORK OF THESE PLANS.
8. THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE, AND FIBER OPTIC LINES; SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCT BANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHALL BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT THE CONTRACTORS SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.
9. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, ACCESS MUST BE PROVIDED TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
10. CONTRACTOR SHALL PRESERVE ALL PROPERTY CORNER MONUMENTATION, CONTROL POINTS & BENCHMARKS. IF ANY ARE DESTROYED OR REMOVED BY THE CONTRACTOR OR HIS SUBS OR EMPLOYEES, THEY SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.

BENCHMARKS

- SMAGTV #14:
SET MAG NAIL (PD)
ELEVATION = 942.83
- SMAGJPH #100045:
FOUND MAG NAIL (JPH)
ELEVATION = 939.62
- CP #10 SMAGTV:
SET MAG NAIL (TRAVERSE)
ELEVATION = 940.14
- CP #1 SMAGTV:
SET MAG NAIL (PD)
ELEVATION = 940.27

LEGAL DESCRIPTION

A 1.118 ACRE TRACT OF LAND OUT OF A 6.714 ACRE TRACT, RECORDED IN DOCUMENT NO. 20240117717, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SITE PLAN

TYPE	SIZE	LEGEND	LOCATION
SANITARY SEWER	---	8"SS---	
WATER	---	8"W---	
ELECTRIC	---	0HE---	
GAS	---	2"G---	

REQUIRED PARKING INFORMATION

MINIMUM 1 SPACE PER 150 GFA = 4365 SF/150 = 30 SPACES

NO MAXIMUM PARKING REQUIREMENT

PROPOSED PARKING INFORMATION

TOTAL SPACES	22	SPACES 20'-0" X 9'-0" @ 60"
	11	SPACES 20'-0" X 9'-0" @ 90"
	2	ACCESSIBLE SPACES 20'-0" X 8'-0" @ 60"

PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

STREET ADDRESS	
11395 SHAENFIELD RD	
CITY	STATE
SAN ANTONIO	TEXAS
ZIP	COUNTY
78254	BEXAR
REGIONAL DRAWING NO.	JOB NO.
42-3611	13460-00
DRAWING TITLE	

BY

DATE

REV

DESCRIPTION

3/26/2025

This document is released for INTERIM REVIEW purposes ONLY under the authorization of Rebecca Corral, P.E. #92666 on 3/26/2025. This document is not to be used for CONSTRUCTION.

McDonald's

110 N CARPENTER ST., CHICAGO, ILLINOIS 60607

ADDRESS

PLAN APPROVALS

SIGNATURE (2 REQUIRED)

AREA CONSTRUCTION MANAGER

REAL ESTATE MANAGER

REGION CONSTRUCTION MANAGER

DEVELOPMENT DIRECTOR

CONTRACTOR

OWNER

STATUS

DATE

BY

PRELIMINARY

PLAN DRAWN

PLAN CHECKED

SHEET INDEX

C-1.00 SITE PLAN

C-2.00 GRADING PLAN

C-3.00 UTILITY AND FIRE PROTECTION SITE PLAN

C-3.10 SAWS NOTES

C-4.00 DETAIL SHEET

C-4.10 DETAIL SHEET

C-4.20 DETAIL SHEET

C-4.30 DETAIL SHEET

C-5.00 SWPPP PLAN

C-5.10 SWPPP DETAILS

C-1.00