AGENDA
CITY OF HELOTES
BOARD OF ADJUSTMENT
September 14, 2020
7:00 p.m.

The City of Helotes Board of Adjustment will meet on Monday, September 14, 2020 at 7:00 p.m. in the City Hall Council Chambers, 12951 Bandera Road, Helotes, Texas 78023. This is an open meeting, subject to the open meeting laws of the State of Texas.

SUPPLEMENTAL NOTICE OF PARTICIPATION BY TELEPHONE CONFERENCE
As a result of COVID-19, the Governor of Texas issued an order on March 16, 2020, suspending various provisions of the Open Meetings Act, which now authorize the participation of a meeting by videoconference and / or teleconference. In order to advance the public health goal of physical distancing, the City of Helotes City Council will conduct this regular meeting by telephone conference. No in person input will be allowed. To speak remotely, register in advance by using the fillable Citizen Comment Form on the City website. The comment form is due by 12:00 pm on Monday, September 14. Once the comment form is received, the speaker will receive a confirmation email with the toll-free phone number and access code. Speakers will be placed in a queue until their time to speak. Watch the livestream meeting broadcast on Spectrum Government Access Channel 21 and/or the City's YouTube channel. The digital meeting packet is available on the City website.

1. Call to Order.

   - Confirmation of Quorum.
   - Pledge of Allegiance.

PUBLIC HEARING:

2. Public hearing to give all interested persons the right to appear and be heard on a request by Nuclios Architecture for a variance to Municipal Code of Ordinances Chapter 98 *Zoning,* Section 98-68 Subparagraph (c) *Area Regulations,* authorizing an encroachment in the required residential buffer zone of 30 feet where any lot zoned Overlay District (B3-OD) abuts an existing Single-Family Residential District (R-1) for the proposed Little Cherub Child Care Center development located at 12840 N. F.M. 1560, Helotes, Texas 78023, more particularly described as BCAD Property ID No. 242808.

OPEN SESSION:

3. Citizens to be Heard. ***The Board of Adjustment shall not discuss any presented issue, nor may any action be taken on any issue at this time (Attorney General Opinion JC-0169). Comments are limited to three (3) minutes and this time is not transferable. Each person may only speak once. No profanity or threats will be tolerated.***

ITEMS FOR INDIVIDUAL CONSIDERATION:

4. Discussion of and action on a request by Nuclios Architecture for a variance to Municipal Code of Ordinances Chapter 98 *Zoning*, Section 98-68 Subparagraph (c) *Area Regulations*, authorizing an encroachment in the required residential buffer zone of 30 feet where any lot zoned Overlay District (B3-OD) abuts an existing Single-Family Residential District (R-1) for the proposed Little Cherub Child Care Center development located at 12840 N. F.M. 1560, Helotes, Texas 78023, more particularly described as BCAD Property ID No. 242808. (Applicant)

Adjourn.

NOTE: It is possible that members of, and possibly a quorum of, the City Council or other governmental bodies of the Municipality may be in attendance at the above stated meeting. No action will be taken by the City Council or any governmental body at the above stated meeting other than the body specifically referred to in the above notice.

This is to certify that the agenda was posted on August 31, 2020 at 5:00 p.m.

Celina Perez, City Secretary

NOTICE OF PUBLIC HEARING

Board of Adjustment
September 14, 2020 at 7:00 p.m.

The City of Helotes Board of Adjustment will hold a Public Hearing on Monday, September 14, 2020 at 7:00 pm. in the City Hall Council Chambers, 12951 Bandera Road, Helotes, Texas 78023 to receive public comments on a request by Nuclios Architecture for a variance to Municipal Code of Ordinances Chapter 98 *Zoning,* Section 98-68 Subparagraph (c) *Area Regulations,* authorizing an encroachment in the required residential buffer zone of 30 feet where any lot zoned Overlay District (B3-OD) abuts an existing Single-Family Residential District (R-1) for the proposed Little Cherub Child Care Center development located at 12840 N. F.M. 1560, Helotes, Texas 78023, more particularly described as BCAD Property ID No. 242808.

I certify this notice was posted on August 21, 2020 at 5:00 p.m.

Celina Perez

Celina Perez, City Secretary

Published August 22, 2020 in San Antonio Express News

August 21, 2020

Nuclios Architecture
Attn: Mr. Josue Burguete, RA
623 W. Silver Sands
San Antonio, Texas 78216

Dear Mr. Burguete,

The City of Helotes Board of Adjustment will hold a Public Hearing on September 14, 2020 at 7:00 p.m. in the City Hall Council Chambers, 12951 Bandera Road, Helotes, Texas 78023 to give all interested persons the right to appear and be heard on a request for a variance to Municipal Code of Ordinances Chapter 98 *Zoning*, Section 98-68 Subparagraph (c) *Area Regulations,* authorizing an encroachment in the required residential buffer zone of 30 feet where any lot zoned Overlay District (B3-OD) abuts an existing Single-Family Residential District (R-1) for the proposed Little Cherub Child Care Center development located at 12840 N. F.M. 1560, Helotes, Texas 78023, more particularly described as BCAD Property ID No. 242808.

Although not required, it would probably be advantageous for Sreeram Padala, the owner, or you, the authorized representative for the project, to attend this meeting.

The City of Helotes Board of Adjustment reserves the right, as otherwise permitted by law, to amend this notice by the posting of an amended notice on the official city website at www.helotes-tx.gov (*Notices*), and by posting an official notice of the public hearing and agenda for the meeting, at which the hearing will take place in the manner required by Tex. Gov't Code Ann. Sec. 551.043. Members of the public are requested to check all official postings and the meeting agenda prior to the commencement of the public hearing.

Should you have any additional questions, please feel free to contact me at 210-695-5911 or citysec@helotes-tx.gov.

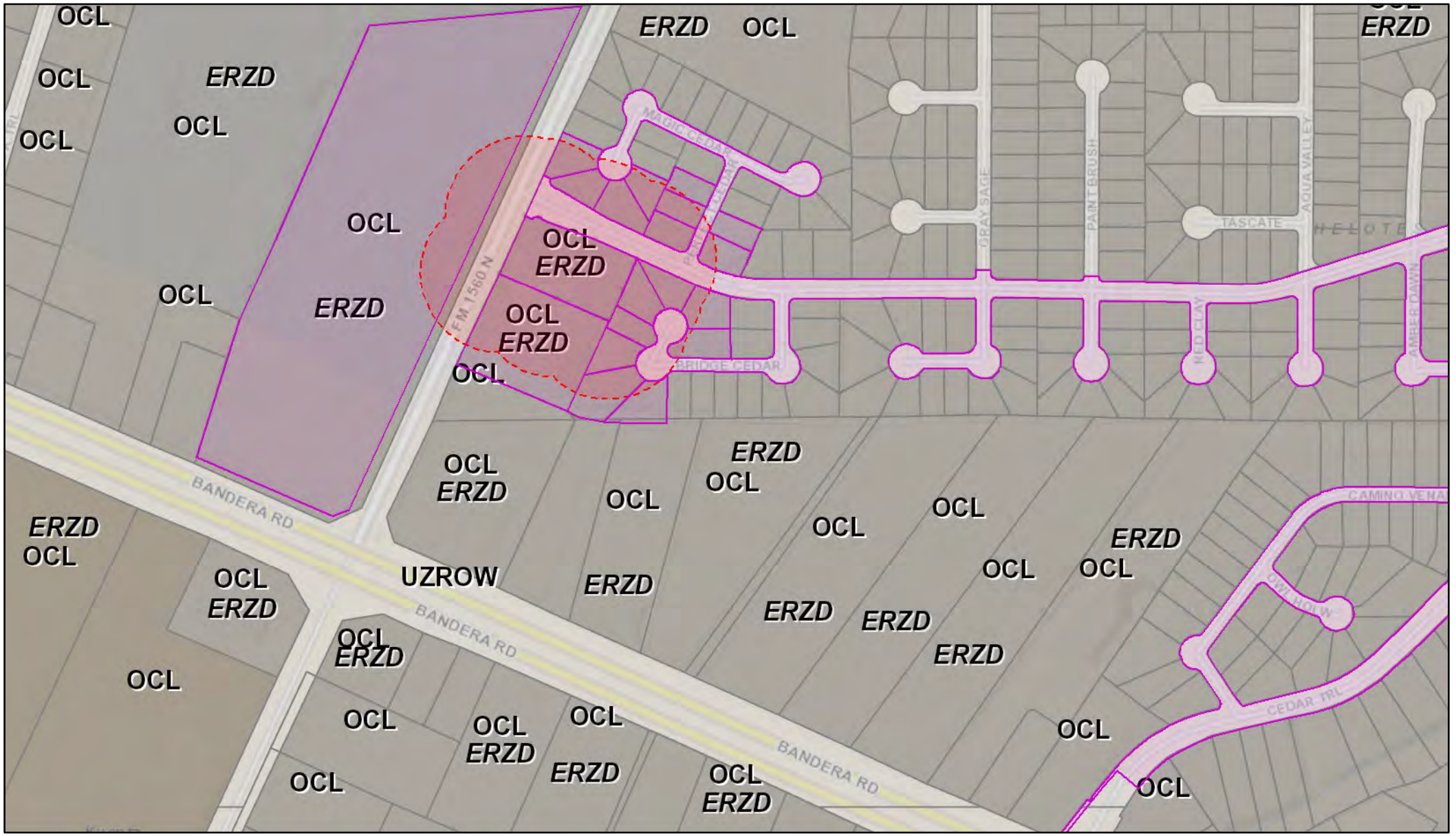
Sincerely,

Celina Perez

Celina Perez, City Secretary

LITTLE CHERUB PUBLIC HEARING - 200 FT MAIL OUT

Agenda Item No. 2



August 20, 2020

polygonLayer Override 1

polygonLayer Override 1

multipointLayer Override 1

Community Service Centers

Pre-K Sites

1:4,000

0 0.0325 0.065 0.13 mi

0 0.05 0.1 0.2 km

CoSA

City of San Antonio GIS

Copyright 8-20-2020

Little Cherub Child Care Center Public Hearing | 21 Notices Mailed

ZAMORA ZEPEDA JULIO ANTONIO &
ZAMORA CAROLINA VENTURA DE
12814 BRIDGE CEDAR
HELOTES, TX 78023

STARNES, MICHAEL T & DAMARIS N
12807 BRIDGE CEDAR
HELOTES, TX 78023

WEIBLEN DEBORAH
3233 COUNTY ROAD 467
DEVINE, TX 78016

HAMBY JAMES KYLE & DANDAN LIU
12804 BRIDGE CEDAR
HELOTES, TX 78023

UNKNOWN
12805 BRIDGE CEDAR
HELOTES, TX 78023

AVILA RICARDO
12800 BRIDGE CEDAR
HELOTES, TX 78023

VAUGHN RICHARD E & IRMA S
12801 BRIDGE CEDAR
HELOTES, TX 78023

SWEET ANN E & ROBERT J
12902 PERFECT CEDAR
HELOTES, TX 78023

SAKKA PROPERTIES LLC
711 VEGAS RIO
HELOTES, TX 78023

SMITH VALERIE ANN
12906 PERFECT CEDAR
HELOTES, TX 78023

LUNA JOSE A & IDA D
1412 WINDCREST DR
ROUND ROCK, TX 78664

SCHOELLER WILLIAM GREGORY &
RAGAN ROHN
12907 PERFECT CEDAR
HELOTES, TX 78023

GARCIA KAREN A & JEFFREY R
9762 MAGIC CEDAR
HELOTES, TX 78023

VERFAILLIE ANTHONY THOMAS
9763 MAGIC CEDAR
HELOTES, TX 78023

SZABO ALEX & CHRISTIE
12911 PERFECT CEDAR
HELOTES, TX 78023

GARCIA JOHN M & ALYSSA
9758 MAGIC CEDAR
HELOTES, TX 78023

TURNER SCOTT
9759 MAGIC CEDAR
HELOTES, TX 78023

MITCHELL ERNESTINA M
12810 BRIDGE CEDAR
HELOTES, TX 78023

CEDAR SPRINGS HOA INC
PO BOX 63178
PIPE CREEK, TX 78063

POWELL PROFESSIONAL PARTNERSHIP
2759 CASTLE CREST DR
CASTLE ROCK, CO 80104

BITTER FAMILY INVESTMENTS LP
446 COUNTY ROAD 115
EDNA, TX 77957

August 21, 2020

Dear Property Owner,

The City of Helotes Board of Adjustment will hold a Public Hearing on September 14, 2020 at 7:00 p.m. in the City Hall Council Chambers, 12951 Bandera Road, Helotes, Texas 78023 to give all interested persons the right to appear and be heard on a request by Nuclios Architecture for a variance to Municipal Code of Ordinances Chapter 98 *Zoning,* Section 98-68 Subparagraph (c) *Area Regulations,* authorizing an encroachment in the required residential buffer zone of 30 feet where any lot zoned Overlay District (B3-OD) abuts an existing Single-Family Residential District (R-1) for the proposed Little Cherub Child Care Center development located at 12840 N. F.M. 1560, Helotes, Texas 78023, more particularly described as BCAD Property ID No. 242808.

You are being notified of this public hearing because you own property within 200 feet of the subject property as it appears on this date in the BCAD Map. You are invited to send in comments, if any, on this matter. Please send written comments via mail to City Secretary, PO Box 507, Helotes, Texas 78023 or via email to citysec@helotes-tx.gov. Written comments may also be delivered in person to Helotes City Hall, 12951 Bandera Road, Helotes, Texas 78023.

The City of Helotes Board of Adjustment reserves the right, as otherwise permitted by law, to amend this notice by the posting of an amended notice on the official city website at www.helotes-tx.gov (*Notices*), and by posting an official notice of the public hearing and agenda for the meeting, at which the hearing will take place in the manner required by Tex. Gov't Code Ann. Sec. 551.043. Members of the public are requested to check all official postings and the meeting agenda prior to the commencement of the public hearing.

A BCAD Map of the subject property is on the reverse side of this letter. For more information, visit *Notices* on the city website at www.helotes-tx.gov. Thank you for your interest on this matter.

Celina Perez

Sincerely,
Celina Perez, City Secretary

Property Identification #: 242808

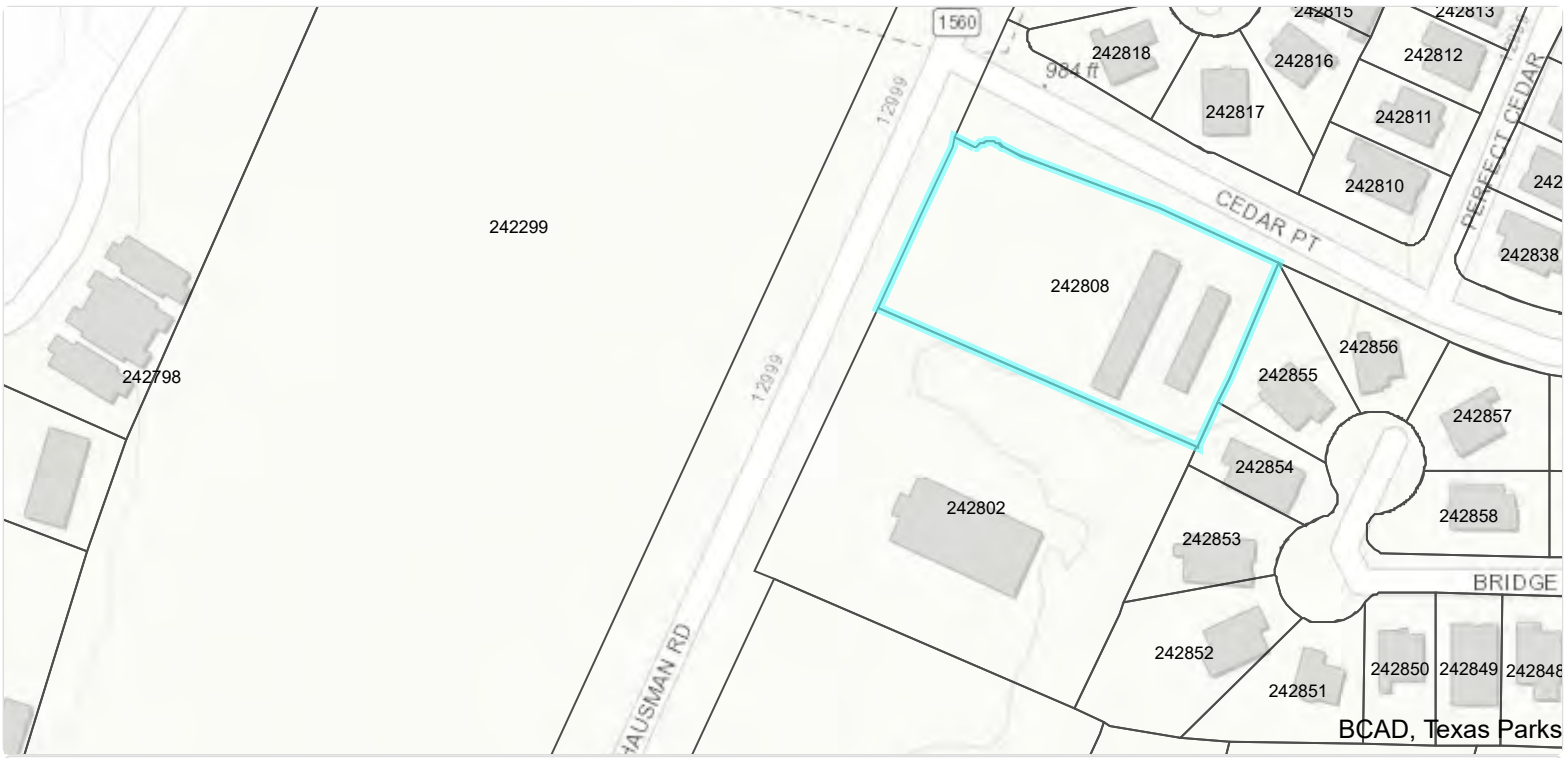
Geo ID:	04525-701-0010
Situs Address:	12840 N FM 1560 HELOTES, TX 78023
Property Type:	Real
State Code:	F1

Property Information: 2020

Legal Description:	CB 4525G BLK 1 LOT 1 CEDAR SPRINGS SUBD UT-12
Abstract:	A04525
Neighborhood:	NBHD code51320
Appraised Value:	$559,070.00
Jurisdictions:	09, 56, 42, 11, CAD, 08, 10, 06

Owner Identification #: 2568954

Name:	SAKKA PROPERTIES LLC
Exemptions:	
DBA:	PANTHER CAR WASH



Bexar CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.

BOARD OF ADJUSTMENT
AGENDA ITEM REQUEST FORM

MEETING DATE: September 14, 2020

AGENDA PLACEMENT:

☐ **PUBLIC HEARING**
☐ **UNFINISHED BUSINESS**
☒ **INDIVIDUAL**

CAPTION:

Discussion of and action on a request by Nuclios Architecture for a variance to Municipal Code of Ordinances Chapter 98 *Zoning,* Section 98-68 Subparagraph (c) *Area Regulations,* authorizing an encroachment in the required residential buffer zone of 30 feet where any lot zoned Overlay District (B3-OD) abuts an existing Single-Family Residential District (R-1) for the proposed Little Cherub Child Care Center development located at 12840 N. F.M. 1560, Helotes, Texas 78023, more particularly described as BCAD Property ID No. 242808. (Applicant)

EXECUTIVE SUMMARY:

The subject property is a 1.206 acre tract of land located near the intersection of F.M. 1560 and Cedar Point. It is the site of the existing Panther Car Wash. The property is zoned Overlay District (B3-OD) and is adjacent to Cedar Springs Subdivision, which is zoned Single-Family Residential District (R-1).

The applicant proposes to demolish the car wash structure and construct Little Cherub Child Care Center. The child care center currently operates out of a leased retail space in Helotes Country Village Plaza located at 12415 Bandera Road. The applicant intends to relocate from the leased retail space and move to the new child care center once construction is complete. The child care facility use is allowed in the Overlay District (B3-OD).

On July 7, 2020, the Building Official reviewed the construction plans for Little Cherub Child Care Center and determined that the required residential buffer zone was not met. Code requires a residential buffer zone of 30 feet where any lot zoned Overlay District (B3-OD) abuts an existing Single-Family Residential District (R-1).

The proposed child care center structure is 26.4 feet from the rear property line that abuts Cedar Springs Subdivision. The structure is encroaching within the residential buffer zone by approximately 3.6 feet. The applicant seeks a variance on the said encroachment and intends to maintain the existing 8 foot wood privacy fence as required by Code. The existing shrubbery at the fence line will remain as added buffering. The expected hours of operation for the child care center are Monday through Friday, 7:00 a.m. to 6:00 p.m.

ATTACHMENTS:

Attachment A – Building Official Review
Attachment B – Variance Application
Attachment C – Subject Property Map
Attachment D – Little Cherub Child Care Center Site Plans

PREPARED BY: Ernest Cruz, Development Services Director

DATE SUBMITTED: August 24, 2020

CITY OF HELOTES

12951 Bandera Road
Helotes, TX 78023
Phone: (210) 695-8877
Fax: (210) 695-2123

RECEIVED
By Ernest Cruz at 8:14 am, 8/20/20

PLAN REVIEW COMMENTS SHEET

Project Information

Project Name:	**Commercial Daycare**		
Address:	**12840 N FM 1560**	Phone Number:	
Contact:			

Department:

☐	Fire Official	☐	City Engineer	☐	City Arborist	☐	Storm Water Management Plans Reviewer & Inspector
☒	Building Inspector	☐	City Council Official	☐	Health Inspector	☐	Other

Date of Request:

Department Approval

☐	Approved To Issue Building Permit
☑	Disapproved

Comments:

Provide correct code editions on cover sheet (ICC 2015 and NEC 2017).
Provide TDLR number for TAS/ADA registration.

Dryer duct detail shows a screen at termination. Dryer duct shall not be screened.
Building is shown to encroach TXDOT channel easement? Civil review required.

Show how wall and ceiling R values will be attained on wall detail. Minimum R values must be in compliance with 2015 IECC C402.1.3. R values on envelope checklist are not legible.
Provide a site plan showing all distances between building and property lines. See below:
Side area setback. No minimum except that a side yard of not less than ten feet in width shall be provided on the side of the lot common to a side street.

Buffer zone B-3 to PD, R-1, R-2, or R-3. A buffer zone of 100 feet, or a street plus 40 feet or 30 feet plus an approved eight-foot privacy fence shall be maintained.
Note: Sign and fence to be on separate permits. Fire department review required.

Site, setbacks, and civil to also to be reviewed by city engineer.

Please provide a PDF formatted copy on compact disc or thumb drive, of the final approved plans.

Bealor 3170	**8.20.2020**
Reviewing Official's Signature	*Date*

Final approval of the permit application is contingent upon review and approval from all required city departments.
Construction to comply with all current state and local codes and ordinances.
Failure to discover all code violations through the city's review process does not relieve the designer/architect and contractor from the responsibility of producing a product in total compliance with all requirements of the currently adopted International Code Series, the NEC, and local ordinances.

Permit and address must be posted and visible from the street. Plans to be onsite.

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

Application Date: 08-05-20

APPLICATION TO BOARD OF ADJUSTMENT FOR VARIANCE

CHAPTER 98, *Board of Adjustment*

NAME OF APPLICANT: Josué D Burguete

MAILING ADDRESS: 623 W Silver Sands , San Antonio, TX 78216

PHONE #: 956-589-6962 EMAIL: jburguete@nuclios.net

STATUS OF APPLICANT: OWNER: _____

AGENT: x (IF AGENT, ATTACH LETTER OF AUTHORIZATION FROM PROPERTY OWNER)

PROPERTY DESCRIPTION

PHYSICAL ADDRESS: 12840 N FM 1560, Helotes, TX 78023

LEGAL DESCRIPTION: Cedar Springs Subdivision Unit-12

CURRENT ZONING: B3-OD PROPOSED ZONING: B3-OD

EXISTING USE: Car Wash PROPOSED USE: Child Daycare Facility

ACRES/SQ. FT.: 1.206 DOES OWNER OWN ADJACENT PROPERTIES? ☐ YES ☒ NO

REQUESTED BOARD ACTION SPECIAL EXCEPTION _____ VARIANCE Rear Building Set Back

PURPOSE OF REQUEST: ordinance requires 30' with approved fencing. Existing fencing is a 8' privacy fence and landscape buffer to remain. Variance is requested to allow the building to be located at 26.4' from the property line. Landscape buffer would be maintained after the completion of the proposed daycare.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND THE ATTACHED INSTRUCTION SHEET AND KNOW THE INFORMATION I HAVE PROVIDED TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS APPLICATION WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A VARIANCE OR SPECIAL EXCEPTION DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING THE USE OF PROPERTY.

APPLICANT'S SIGNATURE

08/05/2020
DATE

Dear Sir or Madam,

Please accept this le er as an authorizaon` for Lile Hearts of San Antonio, LLC via Nuclios, LLC to submit the variance. The submission for the variance shall be for the property at address 12840 N FM 1560, Helotes, TX 78023, legal descripon` CB 4525G Blk 1 Lot 1 Cedar Springs Subd UT-12.

Respectfully,

Sreeram Padala

Owner

PSAA Propereres` LLC

Google Maps

12840 FM1560

Proposed Little Cherub Child Care Center

Imagery ©2020 Google, Imagery ©2020 CAPCOG, Maxar Technologies, Map data ©2020 20 ft

Attachment D

LOCATION MAP N.T.S.

Existing conditions image of buffer and structure

Survey indicating approximately 27'11" from property line

RECORDED PLAT:	99-0074528 (BOOK P / VOLM 09543 / PAGE 098)
PHYSCIAL ADDRESS:	12840 N FM 1560 HELOTES, TX 78023
LEGAL DESCRIPTION:	CB 4525G BLK 1 LOT 1 CEDAR SPRINGS SUBD UT-12
ZONING DISTRICT:	OCL
PROPOSED USE:	CHILDCARE CENTER

NUCLIOS ARCHITECTURE

LITTLE CHERUB - CHILDCARE CENTER
12840 N FM 1560
HELOTES, TX 782023

FOR INTERM REVIEW ONLY, NOT FOR PERMITTING, BIDDING OR CONSTRUCTION

09/10/19

SCALE: 1" = 30'-0"
PRJ No:1801.04

CONCEPTUAL SITE PLAN

A1.0

Preliminary Site Plan Presented to the Planning and Zoning and City Council

NUCLIOS ARCHITECTURE
623 W SILVER SANDS|SAN ANTONIO, TX 78216

SGM

JURISDICTION
CITY OF HELOTES

PLAT/LEGAL:
LOT 1, BLOCK 1, C.B. 4125, ACCORDING TO THE PLAT ESTABLISHING CEDAR SPRINGS SUBDIVISION UNIT 12 (VOLUME 9543, PAGE 98 D.P.R.B.C.)

SURVEY:
SURVEY PROVIDED BY: MEALS-MYERS
TBPLS NO. 10194291

SITE ADDRESS:
12840 N FM 1560
HELOTES, TX 78023

BENCHMARKS / CONTROL POINT DATA:

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM 1983 (CORS 1996) FROM THE GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 1983 (HARN), ESTABLISHED FOR THE SOUTH CENTRAL ZONE. DRAWINGS ARE IN SURFACE COORDINATES. SCALE FACTOR: SURFACE = GRID * 1.00017.

POINT#	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP#1	13,754,812.11	2,071,032.94	983.30	1/2" IRWRC
CP#2	13,754,772.92	2,071,139.74	983.30	MAG NAIL
CP#3	13,754,685.74	2,071,148.02	982.65	MAG NAIL
TBM#1			982.88	MAG NAIL

NOTE:
CONTRACTOR TO RUN LEVEL LOOP THROUGH BM'S PROVIDED TO CONFIRM BEFORE CONSTRUCTION. CONTACT ENGINEER / SURVEYOR IMMEDIATELY IF ELEVATIONS DO NOT MATCH THOSE SHOWN.

GENERAL NOTES:
1. CONTRACTOR TO REFER TO MEP PLANS FOR SITE LIGHTING AND ELECTRICAL. COORDINATE SITE CIVIL ACTIVITIES WITH MEP (ELECTRICAL, PLUMBING, ETC) AS REQUIRED.

Texas 811

EXISTING LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK. CONTRACTOR WILL BE HELD FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDER GROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING TEXAS 811 OR LONE STAR 811 PRIOR TO CONSTRUCTION.

No.	Description	Date

LITTLE CHERUB

LITTLE CHERUB
CHILDCARE CENTER
12840 N FM 1560
HELOTES, TX 782023

Not for construction, permitting or bidding. This document is prepared for obtaining a variance.

1801.04
14JULY2020

DIMENSIONAL CONTROL PLAN
C400

Attachment D

CITY OF HELOTES LANDSCAPE ORDINANCE

1] BUFFER
BUFFER IS EXISTING

2] PARKING LOT SHADING
1 TREE WITHIN 50' OF PARKING LOT SPACE
2 CEDAR ELMS PROVIDED
4 LITTLE GEM MAGNOLIAS PROVIDED

3] PERIMETER SHADING
2 CEDAR ELMS PROVIDED
4 LITTLE GEM MAGNOLIAS PROVIDED

4] SURFACE SCREENING OF PARKING LOT
BUILDING IS NOT SET ON ROADWAY
BUILDING IS SET TO BACK OF LOT
FOR FUTURE BUILDING TO BE INSTALLED.

5] BUFFERING
BUFFER EXISTS AT REAR AND SIDE OF PROPERTY.

6] PERVIOUS SURFACES
NON BUILDING AREAS SHALL RECEIVE PLANTINGS OR LAWN.

7] STREETSCAPE
BUILDING IS NOT SET ON ROADWAY

8] IRRIGATION
VARIANCE FOR IRRIGATION SYSTEM WILL BE SUBMITTED.

LEGEND

EXISTING TREES TO REMAIN

CEDAR ELM

LITTLE GEM MAGNOLIA

TIF 419 BERMUDA GRASS SOLID SOD

COMMON BERMUDA GRASS HYDROMULCH SEED

TREE FENCING

PLANTING NOTES: (◇# Keyed Notes)

1. Landscape contractor shall be responsible for making himself familiar with the specifications and all submittal requirements. It is the responsibility of the Landscape contractor to notify the Landscape Architect for site inspections as specified in the specifications. Failure to notify the Landscape Architect does not relieve the contractor from inspection approval and will require the contractor to install/repair work as required for approval at the cost of the contractor. Landscape contractor is to inform Landscape Architect of the start date of work.
2. The landscape contractor is to notify Texas One Call (800-245-4545) and 800 DIG TESS (800-344-8377) 72 hours prior to any excavation. Landscape contractor shall be responsible for making himself familiar with all underground utilities, pipes and structures. Landscape contractor shall take sole responsibility for any cost incurred due to damage of said utilities whether or not Texas One Call is notified.
3. Do not willingly proceed with construction as designed when it is obvious that unknown obstruction and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Landscape Architect. The Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
4. The Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.
5. If conflicts arise between size of areas and plans, Contractor is to contact Landscape Architect for resolution. Failure to make such conflicts known will result in Contractor's liability to relocate the materials.
6. See specifications for planting requirements, materials and execution.

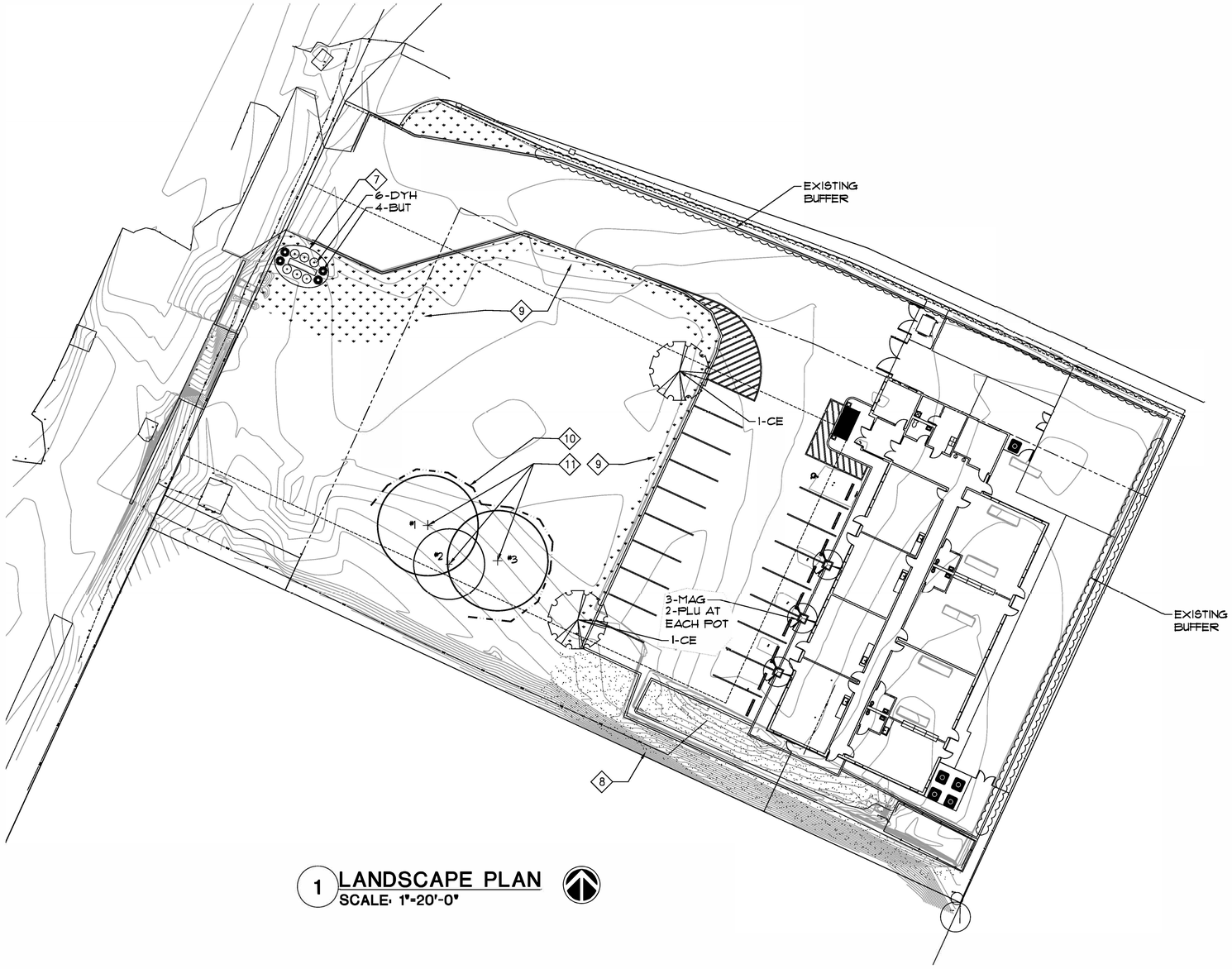
◇7 Steel edger, See Dtl. 2/L2.1.

◇8 Sod to limits of grading and to repair construction Damage, See Civil Dwgs.

◇9 Seed to limits of grading and to repair construction Damage, See Civil Dwgs.

◇10 Install tree fencing. See Dtl. 3/L2.0.

◇11 Prune existing trees per specifications. Install 3" of mulch to RPZ per specifications.



1 LANDSCAPE PLAN
SCALE: 1"=20'-0"

PLANT SCHEDULE:

KEY	SCIENTIFIC NAME	COMMON NAME	CONDITION	REMARKS
	TREES			
MAG	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	Container	3" cal. Single trunk, 10'-12' ht; 4'-6' sprd
CE	Ulmus crassifolia	Cedar Elm	Container	3" cal. Single trunk, 11'-13' ht; 5'-7' sprd
	SHRUBS			
BUT	Dietes iridioides	Butterfly Iris	5 gal.	18" ht., 18" sprd, full, 36" o.c.
DYH	Ilex vomitoria 'Stokes'	Stokes Dwf. Yaupon Holly	5 gal.	12" ht., 12" sprd, full, 24" o.c.
	PERENNIALS			
PLU	Plumbago auriculata	Plumbago	1 gal.	12" ht., 10" sprd, full
	LAWN			
	Cynodon dactylon	Common Bermuda	S.F.	seed hydromulch
	Cynodon dactylon 'Tifway 419'	Tifway 419 Bermuda	S.Y.	solid sod

NUCLIOS ARCHITECTURE
623 W SILVER SANDS|SAN ANTONIO, TX 78216

cfz C•F•Z Group LLC
Landscape Architecture & Planning
7410 John Smith Drive, Suite 208
San Antonio, Texas 78229
210-366-1911/210-366-0044 fax

STATE OF TEXAS
LETICIA M. AVILA
1457
REGISTERED LANDSCAPE ARCHITECT

7-9-20

No.	Description	Date

LITTLE CHERUB

LITTLE CHERUB CHILDCARE CENTER
12840 N FM 1560
HELOTES, TX 782023

1801.04
9 JULY 2020

LANDSCAPE PLAN

L100

3/27/2020 11:57:51 AM

S:\20-1239\DWGS\01239L3.DWG