

# Ord. 23-S-12

Specific Use Permit to allow a convenience store with gas pumps at Graytown Road & IH 10

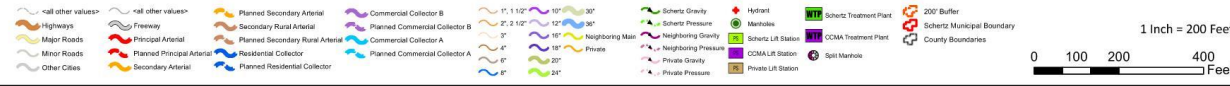
Samuel Haas | SENIOR PLANNER



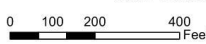
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



PROPOSED TRUCKSTOP  
11185 IH 10 E  
(PLSPU20220208)



1 Inch = 200 Feet



**SCHIERITZ**  
COMMUNITY. SERVICE. OPPORTUNITY.





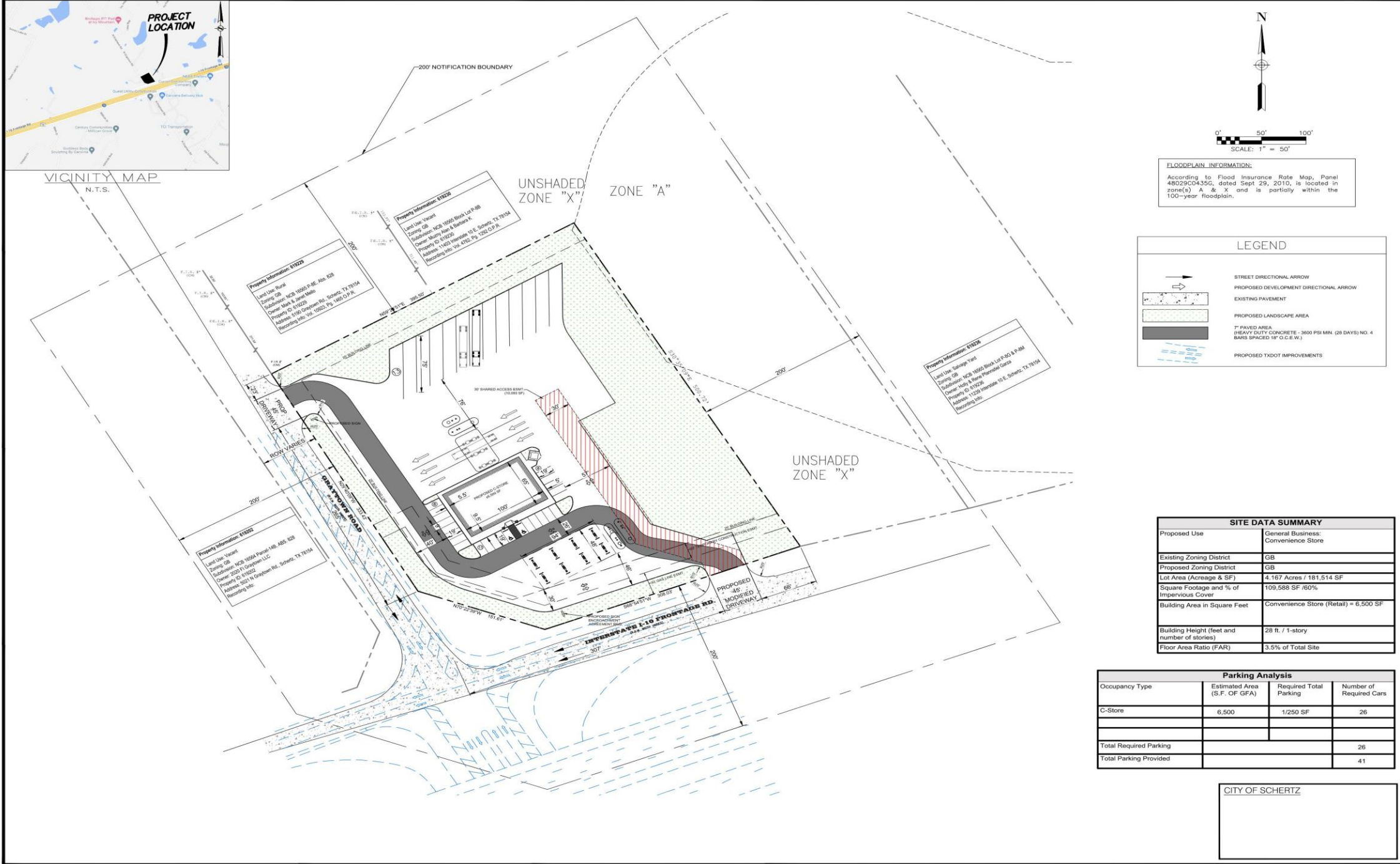
# Proposed Specific Use Permit

- **Subject property is 4.2 ac**
- **Current Zoning is General Business District (GB)**
- **Per applicant Letter of Intent – proposed development will be a 6,500 square foot convenience store with gas pumps**

H:\NORTH225-100 TRUCK STOP, 11185 IH 10 & N. GRAYTOWN, SCHERTZ, TX\CADD\03\C-4 PRELIMINARY SITE PLAN.DWG  
1/3/2023 1:45 PM



VICINITY MAP  
N.T.S.



0' 50' 100'  
SCALE: 1" = 50'

**FLOODPLAIN INFORMATION:**  
According to Flood Insurance Rate Map, Panel 48029C0435G, dated Sept 29, 2010, is located in zone(s) A & X and is partially within the 100-year floodplain.

**LEGEND**

- STREET DIRECTIONAL ARROW
- PROPOSED DEVELOPMENT DIRECTIONAL ARROW
- EXISTING PAVEMENT
- PROPOSED LANDSCAPE AREA
- 7" PAVED AREA  
HEAVY DUTY CONCRETE - 3600 PSI MIN. (28 DAYS) NO. 4 BARS SPACED 18" C.C.E.W.)
- PROPOSED TXDOT IMPROVEMENTS

**SITE DATA SUMMARY**

Proposed Use	General Business, Convenience Store
Existing Zoning District	GB
Proposed Zoning District	GB
Lot Area (Acreage & SF)	4.167 Acres / 181,514 SF
Square Footage and % of Impervious Cover	109,588 SF / 60%
Building Area in Square Feet	Convenience Store (Retail) = 6,500 SF
Building Height (feet and number of stories)	28 ft. / 1-story
Floor Area Ratio (FAR)	3.5% of Total Site

**Parking Analysis**

Occupancy Type	Estimated Area (S.F. OF GFA)	Required Total Parking	Number of Required Cars
C-Store	6,500	1/250 SF	26
Total Required Parking			26
Total Parking Provided			41

CITY OF SCHERTZ

**OWNER INFORMATION:**  
**NORTHWEST PETROLEUM, LP**  
FRANK MALIK  
4803 GREENBAR DR.  
STAFFORD, TEXAS 77117  
Tel: 281-945-9555  
email: frankmalik@nmpgroup.com

**BOVAY ENGINEERS, INC**  
11175 Katy Road  
Houston, Texas 77079  
Tel: 713.777.8800  
www.bovayengineers.com  
Texas Registration No. F-2370

**PROPOSED TRUCK STOP**  
11185 IH-10 AT N. GRAYTOWN RD  
SCHERTZ, TEXAS 78154

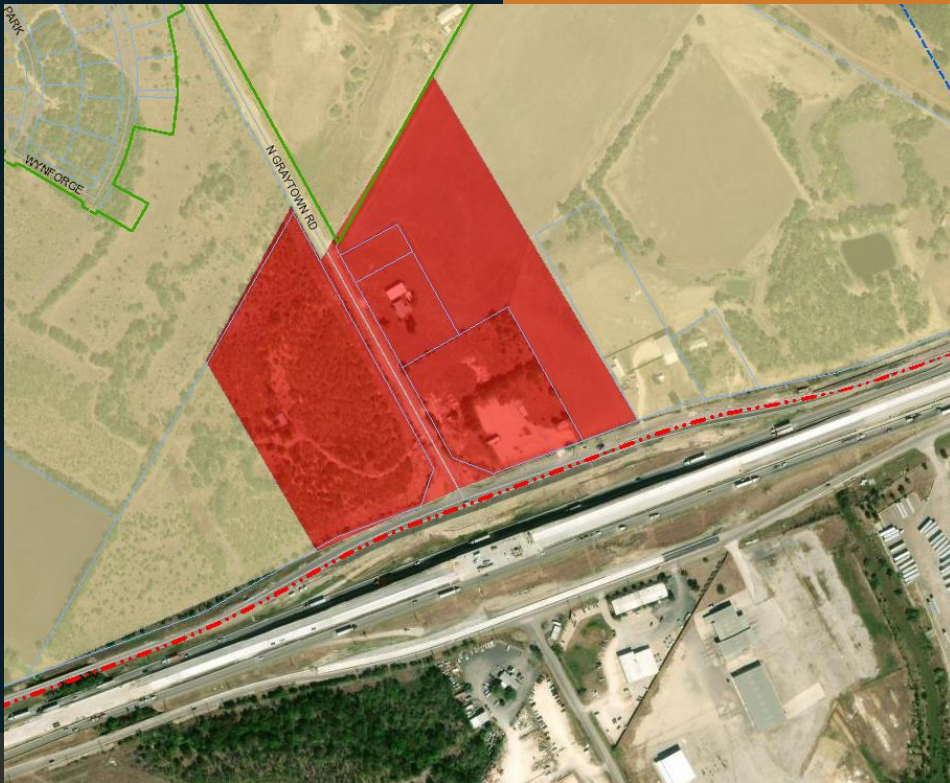
12/16/22 SITE PLAN SUBMITTAL

DRAWN BY: JM  
CHECKED BY: JM  
**ANTONIO ZAMORA**  
SURVEY NO. 36,  
ABSTRACT NO. 828,

**PRELIMINARY SITE PLAN**

**C-4**

# Staff Analysis



## Comp Plan Conformance:

- The current land use designation identifies this area as Highway Commercial. Highway Commercial is intended to allow commercial activity at major highway intersections. The proposed convenience store with gas pumps fits the retail land use desired in Highway Commercial.

## Zoning:

- The subject property is zoned General Business (GB). Other properties along IH 10 are similarly zoned.

## Improve Current Condition:

- Staff believes the proposed use would enhance the condition of the property from a storage/salvage yard.

## Improve Services:

- Approximately 6 miles in-between current gas stations along IH 10.

# Recommendation

- **Staff Recommendation:**  
Staff recommends approval of the requested Specific Use Permit based on the compatibility with the Comprehensive Land Use Plan, consistency with other properties within the same area and zoning district, and the quality improvement of the subject property with enhanced services along the IH 10 corridor.
- **Planning and Zoning Commission Recommendation:**  
The Schertz Planning and Zoning Commission met on May 10, 2023, and voted to recommend that the City Council approve the proposed Specific Use Permit as presented with a 7-0 vote.

# COMMENTS & QUESTIONS