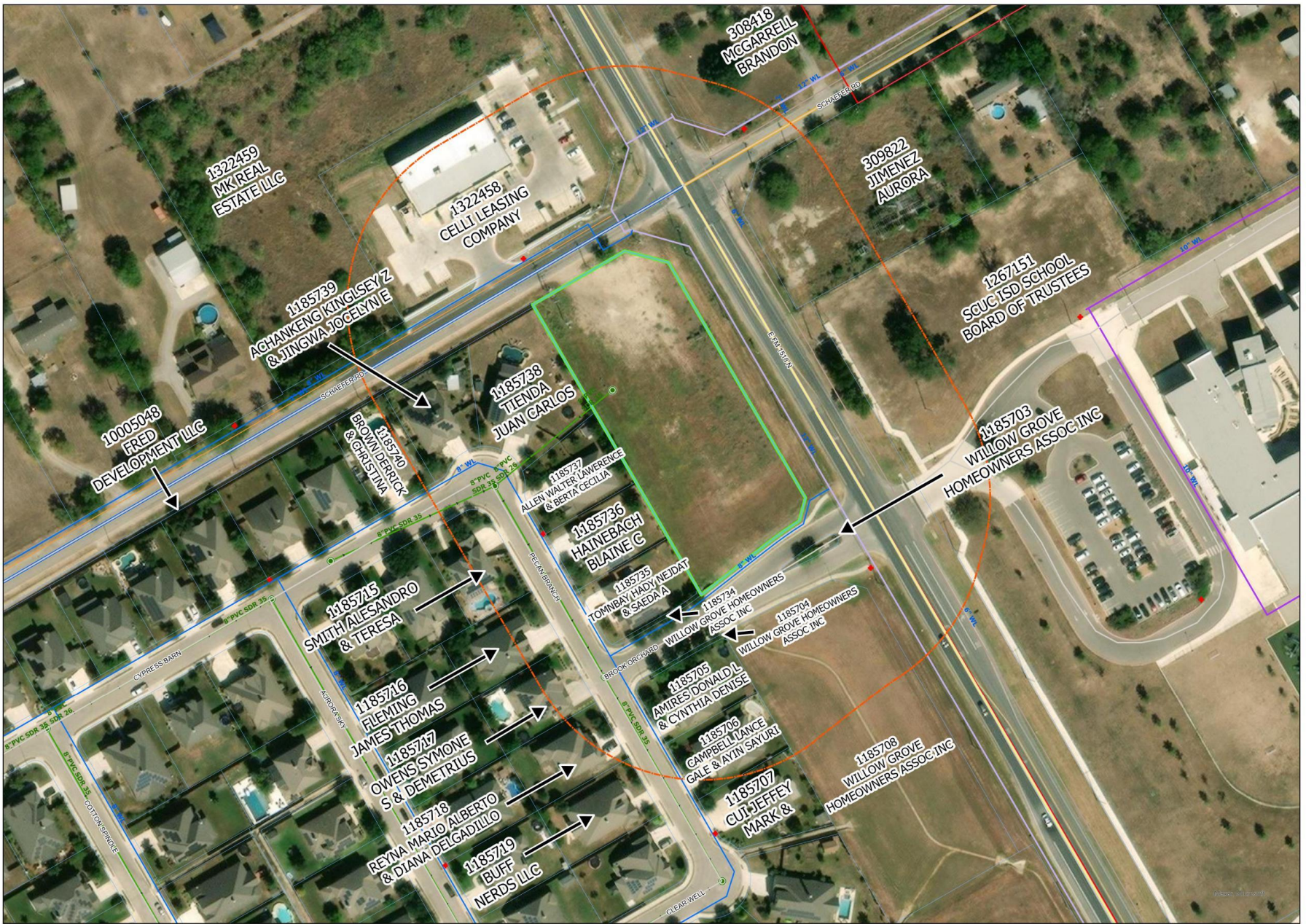


# Ord. 23-S-34

**Specific Use Permit to allow a convenience store with gas pumps located at the intersection of Schaefer Road and FM 1518**

Samuel Haas | SENIOR PLANNER



- Subject Property Outlined in Green
- Approximately 1.61 acres of land
- Currently undeveloped
- General Business District (GB)

**SCHIERITZ**  
COMMUNITY • SERVICE • OPPORTUNITY

FM 1518 & SCHAEFER ROAD  
(PLSPU20230206)

Highways  
Major Roads  
Minor Roads

Freeway  
Principal Arterial  
Planned Principal Arterial  
Secondary Arterial  
Planned Secondary Arterial  
Secondary Rural Arterial

Planned Secondary Rural Arterial  
Residential Collector  
Planned Residential Collector  
Planned Commercial Collector B  
Commercial Collector A  
Planned Commercial Collector A

1"  
2"  
3"  
4"  
6"

8"  
10"  
12"  
16"  
18"

20"  
24"  
30"  
36"  
Unknown

Schieritz Gravity  
Schieritz Pressure  
Neighboring Gravity  
Private Pressure

Hydrant  
CMA Lift Station  
Private Lift Station

Schieritz Lift Station  
CMA Treatment Plant  
Schieritz Treatment Plant

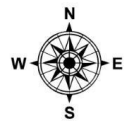
Project Boundary  
County Boundaries  
Schieritz Municipal Boundary  
ETJ

0 50 100 200 300 US Feet

**SCHIERITZ**  
COMMUNITY. SERVICE. OPPORTUNITY.



- November 3:  
18 public hearing notices mailed
- Responses Received:  
5 – Opposed  
1- In Favor
- 1 Sign was posted

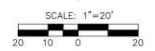
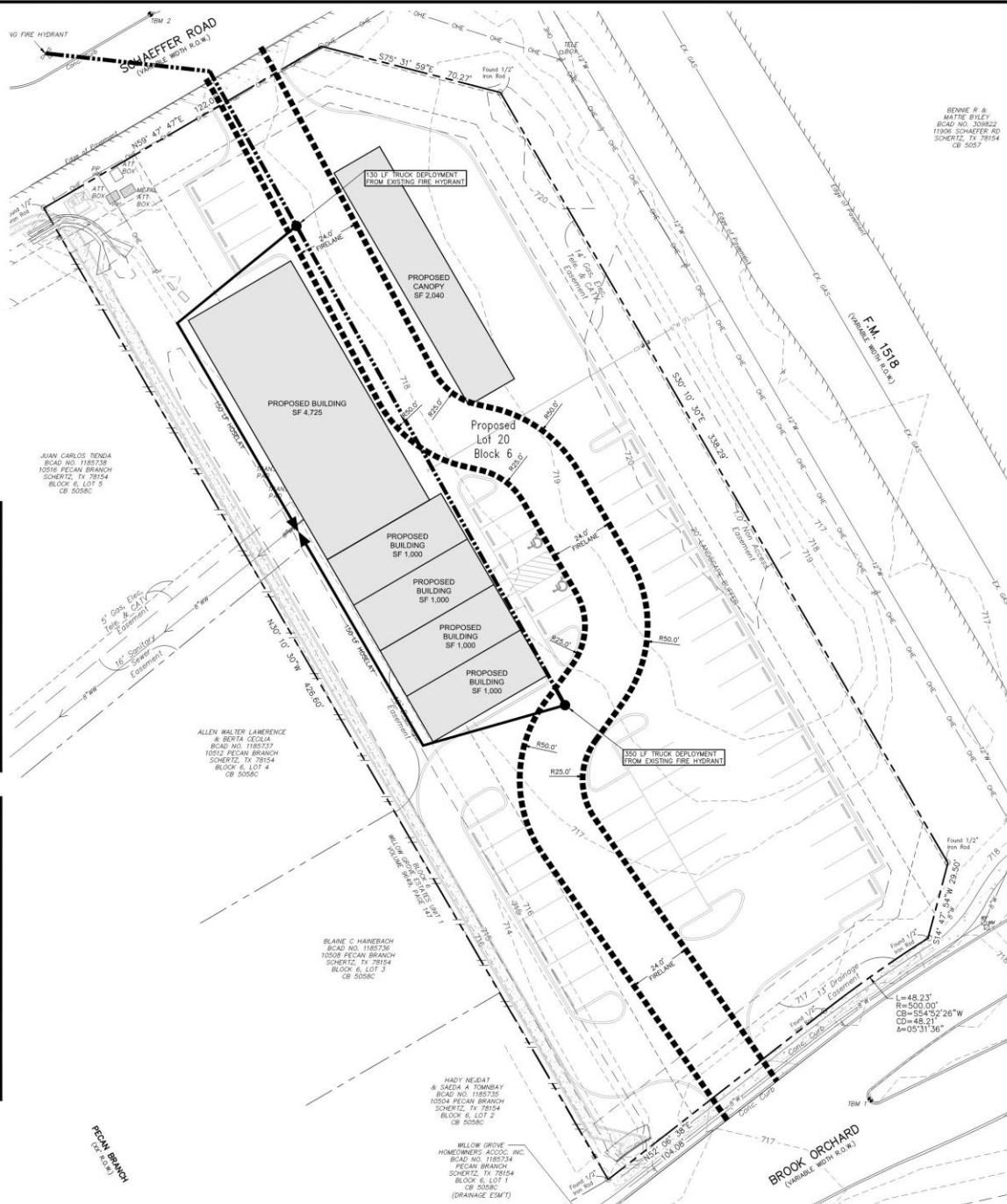
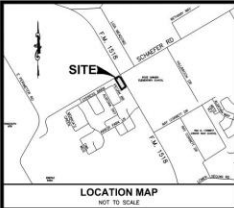




# Proposed Specific Use Permit

- **Subject Property is approx. 1.61 acres**
- **Currently undeveloped**
- **General Business District (GB)**
- **Per applicant letter of intent, the applicant is proposing to construct an approximately 8,725 square foot strip center with an approximately 2,040 square foot canopy over gas pumps.**
- **The strip center is proposed to have five (5) total units. One is proposed to be 4,725 square feet and the other four are all proposed to be 1,000 square feet each**





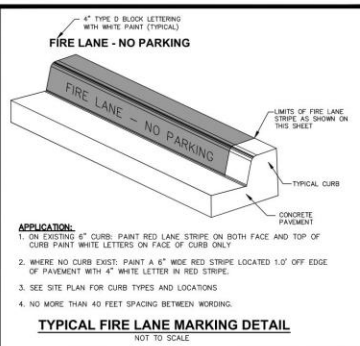
EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY (R.O.W.) LINE/ SUBDIVISION BOUNDARY
---	---	ADJACENT PROPERTY BENCHMARK
---	---	RECORD INFORMATION BENCHMARK
---	---	LIGHT POLE
---	---	POWER POLE
---	---	DOWN GUY
---	---	TRANSFORMER (SIZE VARIES)
---	---	FIRE HYDRANT
---	---	WATER VALVE
---	---	WATER METER 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)
---	---	PIPE DEPARTMENT CONNECTION
---	---	WASTEWATER CLEANOUT CURB
---	---	HEADER CURB
---	---	SAFETY/TOO CURB
---	---	METALLIC WALL
---	---	CHAINLINK FENCE
---	---	CONCRETE SIDEWALKS
---	---	CONTOUR
---	---	DIRECTION OF FLOW
---	---	SPOT ELEVATION/TOP OF CURB
---	---	SPOT ELEVATION
---	---	GRAVEL
---	---	CONCRETE PAVEMENT
---	---	ASPHALT PAVEMENT
---	---	TRUCK DEPLOYMENT
---	---	IRREGULAR
---	---	FIRELANE

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.



- 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.



- 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 WORKING.

**Klove ENGINEERING**  
 1804 Schertz Rd  
 Schertz, TX 78154  
 www.kloveengineering.com  
 (210) 485-5883

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

**SCHAEFFER RD STRIP CENTER**  
 XXXX SCHAEFFER RD  
 SCHERTZ, TEXAS 78154

DESIGNED BY: ---  
 DRAWN BY: CT  
 DATE: 11/10/21  
 SHEET NO: 11  
 TOTAL SHEETS: 11

**C6.0**



# Comp Plan Conformance



 Mixed Use Neighborhood

- The Mixed-Use Neighborhood land use designation is intended to incorporate a variety of housing types with limited commercial in the manner of traditional neighborhood design.
- The proposed strip center with gas pumps fits the limited commercial land use desired in Mixed Use Neighborhood designated areas, and therefore the proposed Specific Use Permit is generally in conformance with the Comprehensive Land Use Plan, through the South Schertz Sector Plan.

# Staff Analysis - Section 21.5.11.D

1. The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Land Plan?

**Yes-**

Mixed Use Neighborhood incorporates a variety of housing types with limited commercial in the manner of traditional neighborhood design. The commercial provision within the Mixed-Use Neighborhood designation is consistent with the proposed SUP.

# Staff Analysis - Section 21.5.11.D

2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations?

**Yes-**

- General Business District (GB) is intended to provide suitable areas for the development of non-residential uses which offer a wide variety of retail and service establishments that are generally oriented toward serving the overall needs of the entire community.
- The proposed strip center with gas pumps would meet the intent of the zoning district

## **Staff Analysis - Section 21.5.11.D**

**3. The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as safety, traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods?**

**Yes-**

- **Given the adjacent commercial development, neighboring commercial zoning districts, and the property abutting FM 1518 a principal arterial; the proposed use is compatible.**

## Staff Analysis - Section 21.5.11.D

4. The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood?

**Yes-**

- The proposed development will have two points of access on two separate roads, Schaefer Road and Brook Orchard. This combined with no proposed access to FM 1518 will minimize the hazardous effect of traffic.
- Engineering will review a more detailed traffic impact analysis at the time of the site plan process.

## Staff Analysis - Section 21.5.11.D

5. The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets?

**Yes-**

- 2 points of access will be from Schaefer Road and Brook Orchard, mitigating the traffic onto each.

## **Staff Analysis - Section 21.5.11.D**

**6. The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed use on adjacent properties?**

**Yes-**

- **The proposed development will have to meet all site requirements in Article 9 including the screening and buffering that will be required to the neighboring residential properties to the west.**
- **Article 9 is in place to ensure adverse effects are minimized and mitigated.**

## **Staff Analysis - Section 21.5.11.D**

**7. The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood?**

**Yes-**

- **The proposed development will have to meet all dimensional and design requirement of the General Business District as stipulated in UDC Section 21.5.7.**
- **No variations to the requirements have been requested.**

# Staff Analysis - Section 21.5.11.D

8. The proposed [use] promotes the health, safety or general welfare of the City and the safe, orderly, efficient and healthful development of the City?

**Yes-**

- As part of promoting health, safety and welfare, the City should encourage development compatible with surrounding uses utilizing standards and transitional uses to alleviate negative impacts.
- Given the existing General Business zoning of the subject property and adjacent properties, the proposed development would act as a buffer for the residential portions of the Willow Grove Subdivision from FM 1518, a major thoroughfare.

# Staff Analysis - Section 21.5.11.D

9. No application made under these provisions will receive final approval until all back taxes owed to the City have been paid in full?

- To the best of staff's knowledge, no back taxes are owed
- This does not impact consideration by P&Z.

## **Staff Analysis - Section 21.5.11.D**

**10. Other criteria which, at the discretion of the Planning and Zoning Commission and City Council are deemed relevant and important in the consideration of the Specific Use Permit?**

- **Planning and Zoning Commission's discretion.**



# Staff Recommendation

- **Satisfies Criteria of Approval for UDC Section 21.5.11.D**
- **On November 15, 2023, The Planning and Zoning Commission approved the SUP with a 4-2 vote on the condition the conceptual site plan be adhered to.**
- **Engineering, Planning, Fire, and Public Works, have reviewed the application with no objection. Therefore, staff recommends approval of Ord. 23-S-34 as presented with conditions.**
  - 1. A building permit is approved within two years of the adoption of the SUP Ordinance.

# COMMENTS & QUESTIONS