



**MEETING AGENDA**  
**Planning & Zoning Commission**  
**REGULAR SESSION PLANNING & ZONING COMMISSION**  
**November 15, 2023**

**HAL BALDWIN MUNICIPAL COMPLEX COUNCIL CHAMBERS**  
**1400 SCHERTZ PARKWAY BUILDING #4**  
**SCHERTZ, TEXAS 78154**

**CITY OF SCHERTZ CORE VALUES**

**Do the right thing**

**Do the best you can**

**Treat others the way you want to be treated**

**Work cooperatively as a team**

**AGENDA**

**WEDNESDAY, NOVEMBER 15, 2023 at 6:00 p.m.**

The Planning and Zoning Commission will hold the regularly scheduled meeting at 6:00p.m., Wednesday, November 15, 2023, at the City Council Chambers. In lieu of attending the meeting in person, residents will have the opportunity to watch the meeting via live stream on the City's YouTube Channel.

**1. CALL TO ORDER**

**2. SEAT ALTERNATE TO ACT IF REQUIRED**

**3. HEARING OF RESIDENTS**

*Residents who choose to watch the meeting via live stream, but who would like to participate in Hearing of Residents, should email their comments to the Planning Division, at [planning@schertz.com](mailto:planning@schertz.com) by 5:00p.m. on Tuesday, November 14, so that the Planning Division may read the public comments into the record under the hearing of residents. In the body of the email please include your name, your address, phone number, agenda item number if applicable or subject of discussion, and your comments.*

*This time is set aside for any person who wishes to address the Planning and Zoning Commission. Each person should fill out the Speaker's register prior to the meeting. Presentations should be limited to no more than three (3) minutes. Discussion by the Commission of any item not on the agenda shall be limited to statements of specific factual information given in response to any inquiry, a recitation of existing policy in response to an inquiry, and/or a proposal to place the item on a future agenda. The presiding officer, during the Hearing of Residents portion of the agenda, will call on those persons who have signed up to speak in the order they have registered.*

**4. CONSENT AGENDA:**

**A. Minutes for the October 25, 2023 Regular Meeting.**

**5. PUBLIC HEARING:**

*The Planning and Zoning Commission will hold a public hearing related to zone change requests and replats within this agenda. The public hearing will be opened to receive a report from staff, the applicant, the adjoining property owners affected by the applicant's request, and any other interested persons. Upon completion, the public hearing will be closed. The Commission will discuss and consider the application, and may request additional information from staff or the applicant, if required. After deliberation, the Commission is asked to consider and act upon the following requests and make a recommendation to the City Council if necessary.*

- A. PLSPU20230206 - Hold a public hearing and make a recommendation on a Specific Use Permit to allow 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, City of Schertz, Bexar County, Texas.
- B. PLPDD20220214 - Hold a public hearing and make a recommendation on a request to rezone approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), known as Comal County Parcel ID 75458 and Guadalupe County Parcel ID 64005, generally located southeast of the IH 35 and Schwab Road intersection, City of Schertz, Comal County and Guadalupe County, Texas.
- C. PLSPU20230153 - Hold a public hearing and make a recommendation on a Specific Use Permit to allow a convenience store with gas pumps on approximately 7.8 acres of land, located approximately 51-feet west from the intersection of IH-35 N Access Road and FM 2252, also known as Guadalupe County Property Identification Number 114083 and Comal County Property Identification Number 119021, City of Schertz, Comal and Guadalupe County, Texas.
- D. PLSPU20230247 - Hold a public hearing and make a recommendation on a Specific Use Permit to allow a Truck Terminal on approximately 4 acres of land, located approximately 660-feet west from the intersection of Baugh Lane and Schwab Road, also known as Comal Property Identification Number 464879, City of Schertz, Comal County, Texas.

**6. REQUESTS AND ANNOUNCEMENTS:**

- A. Requests by Commissioners to place items on a future Planning and Zoning Agenda
- B. Announcements by Commissioners
  - City and community events attended and to be attended
  - Continuing education events attended and to be attended
- C. Announcements by City Staff.
  - City and community events attended and to be attended.

**7. INFORMATION AVAILABLE IN THE PLANNING AND ZONING COMMISSION PACKETS- NO DISCUSSION TO OCCUR**

- A. Current Projects and City Council Status Update

**8. ADJOURNMENT OF THE REGULAR MEETING**

**CERTIFICATION**

I, Samuel Haas, Senior Planner, of the City of Schertz, Texas, do hereby certify that the above agenda was posted on the official bulletin boards on this the 7th day of November, 2023 at 3:00 p.m., which is a place readily accessible to the public at all times and that said notice was posted in accordance with chapter 551, Texas Government Code.

*Samuel Haas*

Samuel Haas, Senior Planner

**I certify that the attached notice and agenda of items to be considered by the Schertz Planning & Zoning Commission was removed from the official bulletin board on \_\_\_\_\_ day of \_\_\_\_\_, 2023. \_\_\_\_\_ title: \_\_\_\_\_**

*This facility is accessible in accordance with the Americans with Disabilities Act. Handicapped parking spaces are available. If you require special assistance or have a request for sign interpretative services or other services please call 619-1030 at least 24 hours in advance of meeting.*

The Planning and Zoning Commission for the City of Schertz reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act.

Executive Sessions Authorized: This agenda has been reviewed and approved by the City’s legal counsel and presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

**PLANNING AND ZONING COMMISSION MEETING: 11/15/2023**  
**Agenda Item 4 A**

TO: Planning and Zoning Commission  
PREPARED BY: Tiffany Danhof, Administrative Assistant  
SUBJECT: Minutes for the October 25, 2023 Regular Meeting.

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**Attachments**

Draft Minutes for the October 25, 2023 Regular Meeting

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# DRAFT

## PLANNING AND ZONING MINUTES

October 25, 2023

The Schertz Planning and Zoning Commission convened on October 25, 2023 at 6:00 p.m. at the Municipal Complex, Council Chambers, 1400 Schertz Parkway Building #4, Schertz, Texas.

Present: Glen Outlaw, Chairman; Richard Braud, Vice Chairman; Roderick Hector, Commissioner; Danielle Craig, Commissioner; Tamara Brown, Commissioner; John Carbon, Commissioner

Absent: Gordon Rae, Commissioner; Judy Goldick, Commissioner; Patrick McMaster, Commissioner

Staff present: Lesa Wood, Director of Planning & Community Development; Emily Delgado, Planning Manager; Tiffany Danhof, Administrative Assistant; Ameriz Gamez, Planner; Daisy Marquez, Planner; Samuel Haas, Senior Planner

### 1. CALL TO ORDER

Chairman Mr. Outlaw called the meeting to order at 6:00 P.M.

### 2. SEAT ALTERNATE TO ACT IF REQUIRED

Mrs. Craig was seated as the alternate.

### 3. HEARING OF RESIDENTS

*Residents who choose to watch the meeting via live stream, but who would like to participate in Hearing of Residents, should email their comments to the Planning Division, at [planning@schertz.com](mailto:planning@schertz.com) by 5:00p.m. on Tuesday, October 24, 2023, so that the Planning Division may read the public comments into the record under the hearing of residents. In the body of the email please include your name, your address, phone number, agenda item number if applicable or subject of discussion, and your comments.*

*This time is set aside for any person who wishes to address the Planning and Zoning Commission. Each person should fill out the Speaker's register prior to the meeting. Presentations should be limited to no more than three (3) minutes. Discussion by the Commission of any item not on the agenda shall be limited to statements of specific factual information given in response to any inquiry, a recitation of existing policy in response to an inquiry, and/or a proposal to place the item on a future agenda. The presiding officer, during the Hearing of Residents portion of the agenda, will call on those persons who have signed up to speak in the order they have registered.*

No one spoke.

### 4. CONSENT AGENDA:

A. Minutes for the October 11, 2023 Regular Meeting.

B. PLFP20230243 - Consider and act upon a request for approval of a final plat of the STX Frio Subdivision, an approximately 25.2 acre tract of land located approximately 900 feet northwest from the intersection of FM 2252 and FM 482, also known as Comal County Parcel ID 81088, City of Schertz, Comal County, Texas.

Motioned by Commissioner John Carbon to approve the consent agenda's,  
seconded by Commissioner Tamara Brown

**Vote:** 6 - 0 Passed

**5. ITEMS FOR INDIVIDUAL CONSIDERATION:**

- A.** PLPP20230248 - Consider and act upon a request for approval of a preliminary plat for the Schertz Station Subdivision, approximately 75 acres of land generally located to the southeast of the IH-35 and Cibolo Valley Drive intersection. Parcel ID 68313, City of Schertz, Guadalupe County, Texas.

Ms. Gamez provided a presentation.

Motioned by Commissioner Roderick Hector to approve, seconded by Commissioner Danielle Craig

**Vote:** 6 - 0 Passed

**6. WORKSHOP AND DISCUSSION:**

- A.** Workshop, Discussion, and Possible Action regarding the Planning and Zoning Commission Bylaws (Led by Commissioners)

**7. REQUESTS AND ANNOUNCEMENTS:**

- A.** Requests by Commissioners to place items on a future Planning and Zoning Agenda

There were no requests by Commissioners.

- B.** Announcements by Commissioners

- City and community events attended and to be attended
- Continuing education events attended and to be attended

There were no announcements by Commissioners.

- C.** Announcements by City Staff.

- City and community events attended and to be attended.

There were announcements by City staff.

**8. INFORMATION AVAILABLE IN THE PLANNING AND ZONING COMMISSION PACKETS- NO DISCUSSION TO OCCUR**

- A.** Current Projects and City Council Status Update

**9. ADJOURNMENT OF THE REGULAR MEETING**

Chairman Mr. Outlaw adjourned the regular meeting at 7:15 P.M.

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Chairman, Planning and Zoning Commission

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Recording Secretary, City of Schertz

**PLANNING AND ZONING COMMISSION MEETING: 11/15/2023**  
**Agenda Item 5 A**

TO: Planning and Zoning Commission  
 PREPARED BY: Samuel Haas, Senior Planner  
 CASE: PLSPU20230206  
 SUBJECT: PLSPU20230206 - Hold a public hearing and make a recommendation on a Specific Use Permit to allow 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, City of Schertz, Bexar County, Texas.

**GENERAL INFORMATION:**

Owner: TEG Schertz Ventures, LLC  
 Applicant/Engineer: K Love Engineers

**APPLICATION SUBMITTAL DATE:**

	Date:	Application Submittal Type:
	8/28/2023	Specific Use Permit

**PUBLIC NOTICE:**

On November 3, eighteen (18) public hearing notices were mailed to the surrounding property owners within a 200-foot boundary of the subject property. At the time of this staff report, zero (0) response in favor, zero (0) responses neutral, and two (2) responses opposed have been received. A public hearing notice will be published in the San Antonio Express prior to the City Council meeting.

**ITEM SUMMARY:**

The applicant is requesting a Specific Use Permit to allow a convenience store with covered 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, City of Schertz, Bexar County, Texas, also known as Bexar County property ID: 1396038. The subject property is currently undeveloped. The applicant is proposing an approximately 8,725 square foot strip center with a fuel canopy for passenger cars.

**LAND USES:**

	Zoning	Land Use
<b>North</b>	Right of Way	Schaefer Road
<b>South</b>	Right of Way	Brook Orchard Road
<b>East</b>	Right of Way	FM 1518
<b>West</b>	Single Family Residential (R-6)	Willow Grove Estates Unit 1

**IMPACT ON EXISTING ADJACENT DEVELOPMENT:**

The subject property lies at the intersection of Schaefer Road and FM 1518, and is currently zoned General Business District (GB). Other properties around this intersection are similarly zoned for commercial uses. The current use for the subject property is undeveloped.

Across Schaefer Road to the north is a Dollar General, while there are two properties to the east that are undeveloped and the Rose Garden Elementary School. Directly to the west is the Willow Grove Estates Subdivision. With the proposed strip center being mostly surrounded by commercially zoned land, and being at the intersection of two thoroughfares, the proposed Specific Use Permit would not pose an adverse impact on the surrounding properties.

The Comprehensive Land Use Plan, through the South Schertz Sector Plan, identifies this area as 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.

### **CONCEPTUAL SITE PLAN:**

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 on the approximately 1.61 acre tract of land. The strip center is proposed to have five (5) total buildings. One is proposed to be 4,725 square feet and the other four are all proposed to be 1000 square feet each.

Access to the site is proposed to be through two (2) access points: one (1) driveway onto Schaefer Road, and one (1) driveway onto Brook Orchard. No access is proposed onto FM 1518. If the Specific Use Permit is approved the applicant will have to go through the site plan process in conformance with UDC Section 21.9.12. and will have to meet all City of Schertz UDC requirements as listed in Article 9 including a 20-foot landscaped buffer along with an 8-foot masonry fence in-between the proposed development and the single-family portions of the Willow Grove Estates Subdivision to the west.

At the time of the site plan a Traffic Impact Analysis Study will be reviewed by both the City of Schertz Engineering Department and the Texas Department of Transportation; it should be noted that the applicant is not proposing access onto FM 1518. In addition, the proposed parking areas will have to meet all current regulations within UDC Article 10.

### **STAFF ANALYSIS AND RECOMMENDATION:**

#### **UDC Section 21.5.11.D Criteria for Approval**

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

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.

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

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.

#### **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.**

Given the adjacent commercial development, neighboring commercial zoning districts, and the property abutting FM 1518 a principal arterial; the proposed use is compatible with the character and integrity of the neighborhood. The applicant will have to meet all site design standards in Article 9, which is in place to ensure adverse effects of development are minimized and mitigated on neighboring properties.

**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;**

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.

**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.**

Access will be from Schaefer Road and Brook Orchard, minimizing the traffic onto the main thoroughfare FM1518.

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

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.

**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.**

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.

**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.**

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.

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

This does not impact consideration by P&Z or the first reading from Council.

**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.**

Staff has ensured all UDC requirements have been met, and at this time have not received and special considerations from the Planning and Zoning Commission or the City Council.

Therefore, Staff recommends approval of the Specific Use Permit to allow a strip center with gas pumps at the subject property conditioned upon the following:

- 1. A building permit is approved within two years of the adoption of the SUP Ordinance.

<b>Planning Department Recommendation</b>	
X	Approve as submitted
	Approve with conditions*

\* While the Commission can impose conditions; conditions should only be imposed to meet requirements of the UDC.

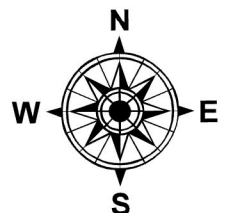
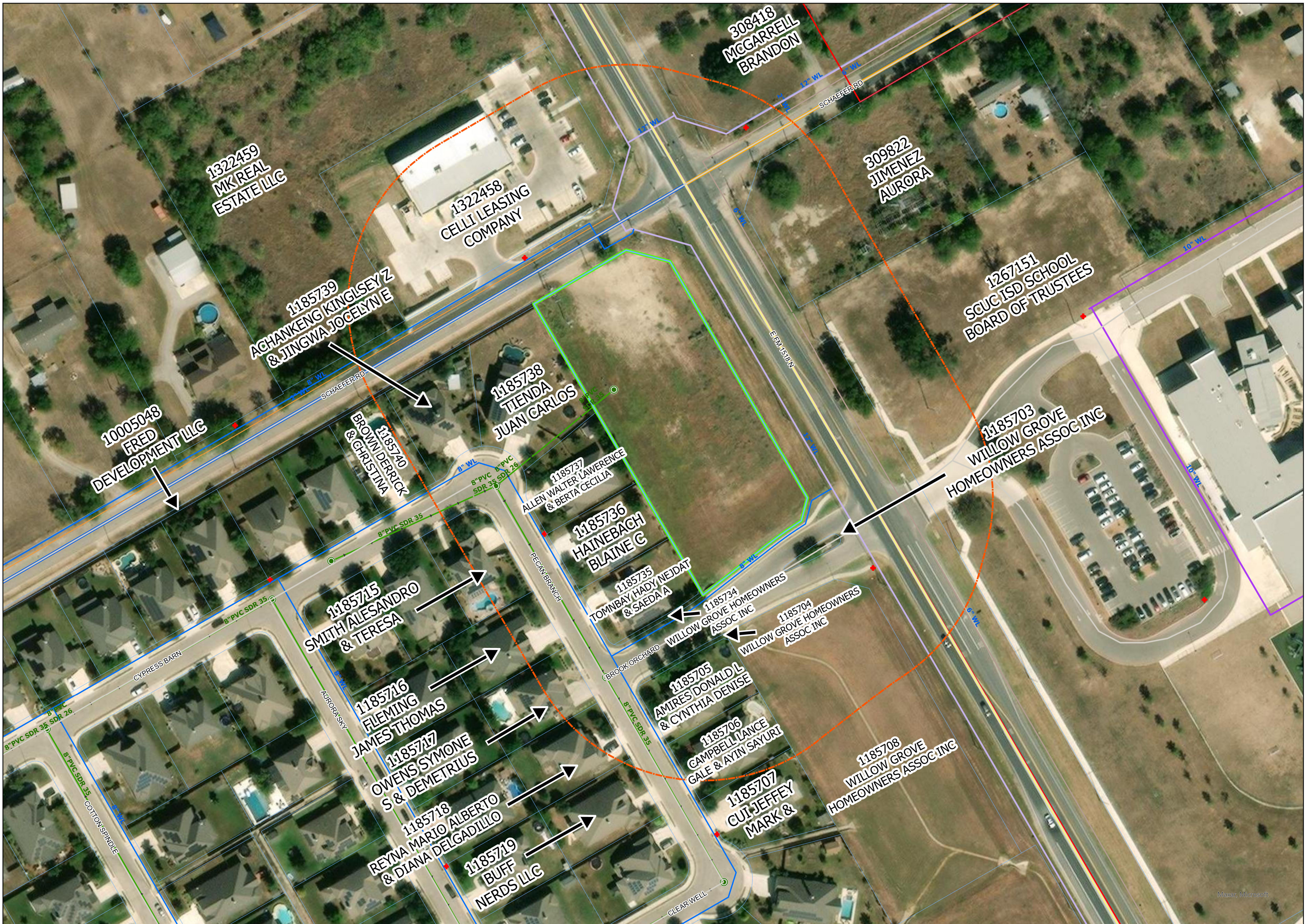
**COMMISSIONERS CRITERIA FOR CONSIDERATION:**

The Planning and Zoning Commission is making a recommendation to City Council on the proposed Specific Use Permit and associated conceptual site plan. In considering action on a Specific Use Permit application, the Commission should consider the criteria within UDC, Section 21.5.11 D.

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**Attachments**

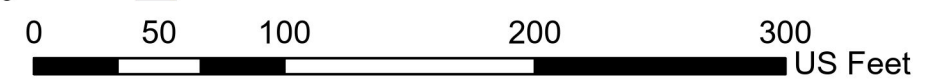
- Aerial Exhibit
  - Public Hearing Notice Map
  - Public Hearing Responses
  - Specific Use Exhibit
  - Conceptual Site Plan Exhibit
-



**SCHIERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY

FM 1518 & SCHAEFER ROAD  
(PLSPU20230206)

<ul style="list-style-type: none"> <li> Highways</li> <li> Major Roads</li> <li> Minor Roads</li> </ul>	<ul style="list-style-type: none"> <li> Freeway</li> <li> Principal Arterial</li> <li> Planned Principal Arterial</li> <li> Secondary Arterial</li> <li> Planned Secondary Arterial</li> <li> Secondary Rural Arterial</li> </ul>	<ul style="list-style-type: none"> <li> Planned Secondary Rural Arterial</li> <li> Residential Collector</li> <li> Planned Residential Collector</li> <li> Planned Commercial Collector B</li> <li> Commercial Collector A</li> <li> Planned Commercial Collector A</li> </ul>	<ul style="list-style-type: none"> <li> 1"</li> <li> 2"</li> <li> 3"</li> <li> 4"</li> <li> 6"</li> </ul>	<ul style="list-style-type: none"> <li> 8"</li> <li> 10"</li> <li> 12"</li> <li> 16"</li> <li> 18"</li> </ul>	<ul style="list-style-type: none"> <li> 20"</li> <li> 24"</li> <li> 30"</li> <li> 36"</li> <li> Unknown</li> </ul>	<ul style="list-style-type: none"> <li> Schertz Gravity</li> <li> Schertz Pressure</li> <li> Neighboring Gravity</li> <li> Private Pressure</li> </ul>	<ul style="list-style-type: none"> <li> Hydrant</li> <li> Manholes</li> <li> CCMA Lift Station</li> <li> Private Lift Station</li> </ul>	<ul style="list-style-type: none"> <li> Schertz Lift Station</li> <li> CCMA Treatment Plant</li> <li> Schertz Treatment Plant</li> </ul>	<ul style="list-style-type: none"> <li> Project Boundary</li> <li> County Boundaries</li> <li> Schertz Municipal Boundary</li> <li> ETJ</li> </ul>
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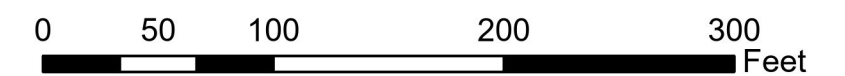
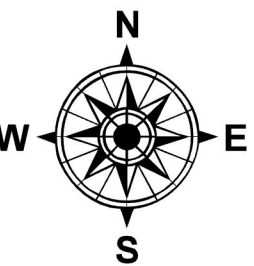


# City of Schertz

FM 1518 & SCHAEFER ROAD  
(PLSPU20230206)

 200' Buffer

 Project Area



NOTICE OF PUBLIC HEARING

November 3, 2023

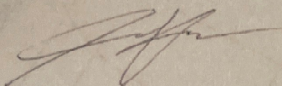
To whom it may concern,

The City of Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, November 15<sup>th</sup>, 2023 at 6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and act upon the following item:

**PLSPU20230206**- Conduct a public hearing and make a recommendation on a Specific Use Permit to allow 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, City of Schertz, Bexar County, Texas, property ID: 1396038.

Because you own property within 200 feet of the subject property, the Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. If you would like to express how you feel, please complete the bottom portion of this letter and return before the public hearing date by mail or personal delivery to Samuel Haas, Senior Planner 1400 Schertz Parkway, Bldg. 1, Schertz, Texas 78154, or by e-mail [planning@schertz.com](mailto:planning@schertz.com). If you have any questions, please feel free to call Samuel Haas, Senior Planner directly at (210) 619-1783.

Sincerely,



Samuel Haas  
Senior Planner

Reply Form

I am: in favor of  opposed to  neutral to  the request for **PLSPU20230206**

COMMENTS: This space is too small and too close to our home for gas station.

NAME: Lance Campbell SIGNATURE Lance Campbell  
(PLEASE PRINT)

STREET ADDRESS: 10408 Pecan Branch

DATE: 6 Nov 23

## Samuel Haas

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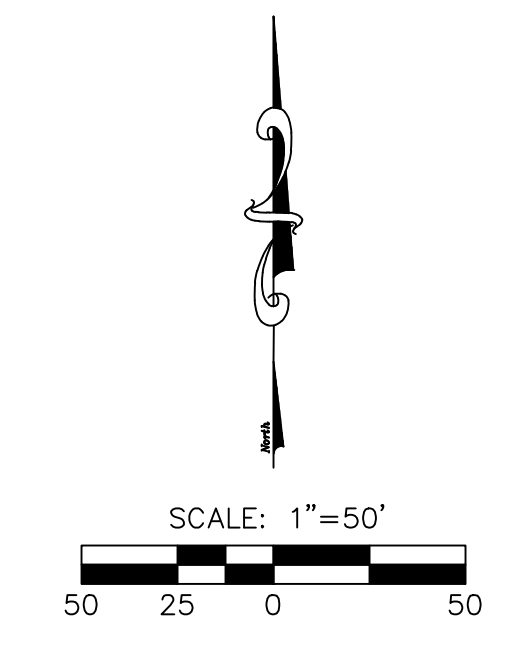
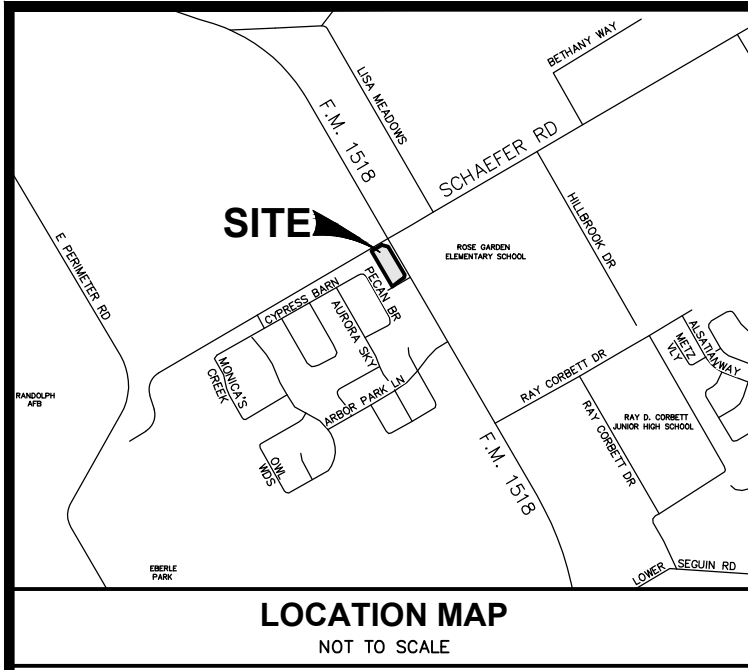
**From:** Tienda, J Carlos CIV USARMY MEDCOM (USA) <juan.c.tienda.civ@health.mil>  
**Sent:** Tuesday, November 7, 2023 7:25 AM  
**To:** planning@schertz.com  
**Subject:** Notice of Public Hearing

Samuel Haas,

My name is Carlos Tienda, I live at 10516 Pecan Branch. My house is directly behind the lot being discussed on 15 November. I want to attend the hearing for the opportunity to ask questions and provide comments for the PLSPU20230206, the convenience store with gas pumps. Please add my wife and I to the attendance.

Thanks,

**J. Carlos Tienda**  
Training Integration and Readiness Specialist  
**G-37 Readiness & Training Division**  
**U.S. Army Medical Command**  
NIPR: [juan.c.tienda.civ@health.mil](mailto:juan.c.tienda.civ@health.mil)  
Office: 210-466-5736  
DSN: 450-5736  
Gvt Cell: **210-410-3546**  
SIPR: [juan.c.tienda.civ@mail.smil.mil](mailto:juan.c.tienda.civ@mail.smil.mil)  
DISA GVS SIPR Comm: 623-466-5736  
NIPR phone in SIPR Area: 210-221-2085



**LEGEND**

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

**RECORD OWNERS/DEVELOPERS:**

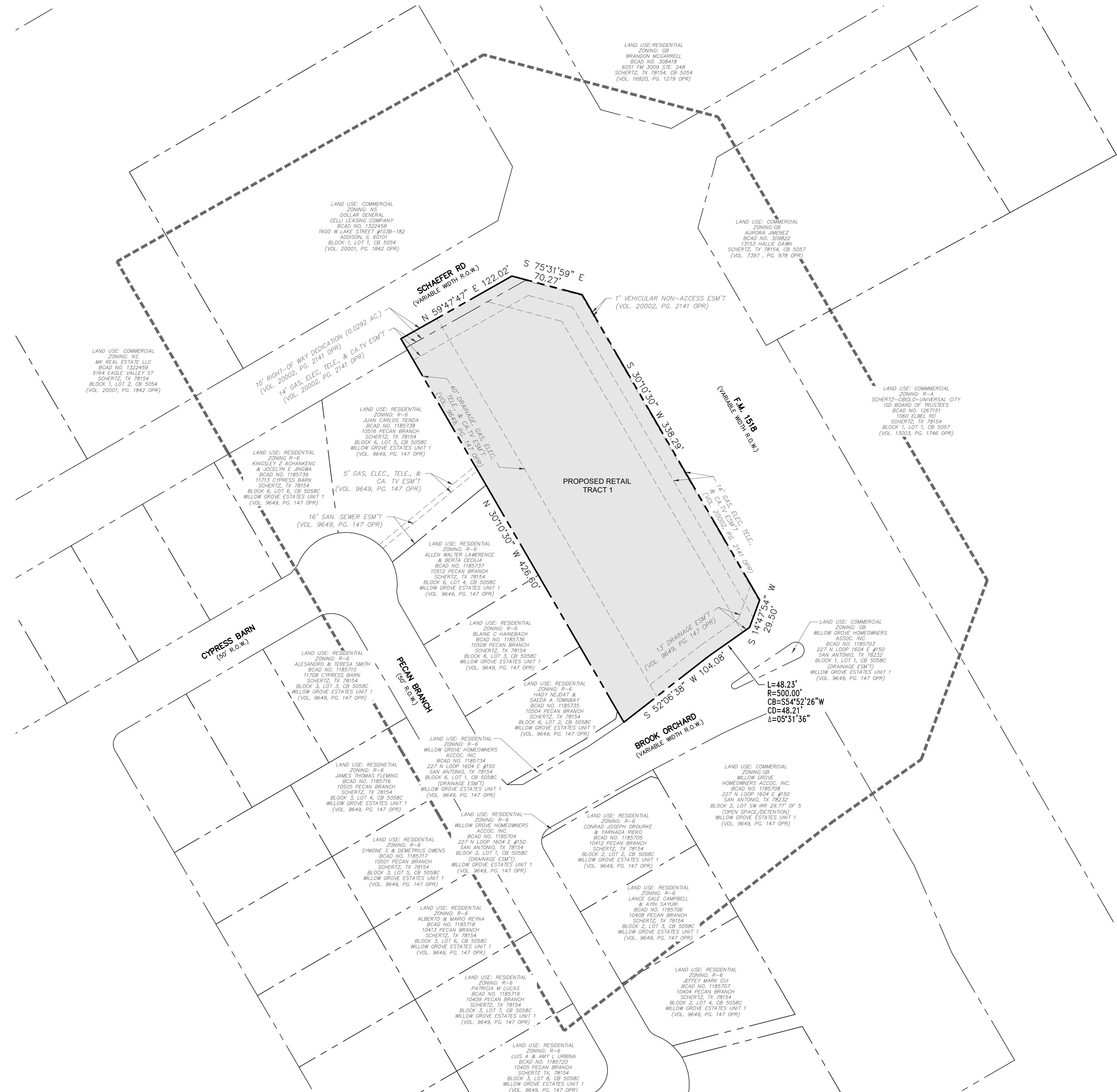
TEG SCHERTZ VENTURES, LLC  
 BCAD NO. 1396038  
 SCHAEFER RD  
 SCHERTZ, TX 78154  
 BLOCK 6, LOT 20, CB 5058C  
 J. LEAL SURVEY NO. 79, ABS 424  
 (VOL. 20002, PG. 2141 OPR)

**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



REVISIONS:

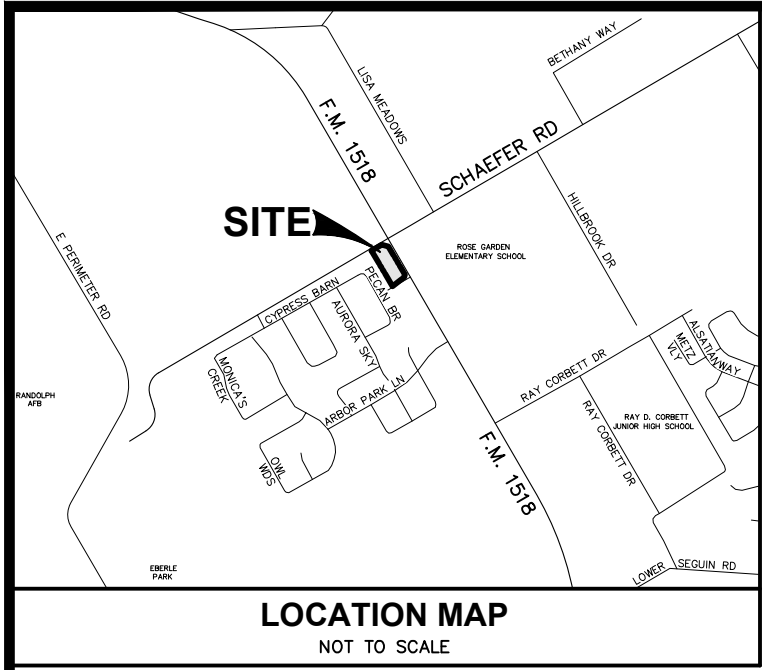
NO.	DATE	DESCRIPTION

**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, BEXAR COUNTY, TEXAS, AS SHOWN ON THE ATTACHED FLOOD INSURANCE MAP, PANEL 48029C0295F, DATED 9/29/2010, IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN. ESTATE COMMERCIAL RECORDED IN VOLUME 20002, PAGE 2141 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

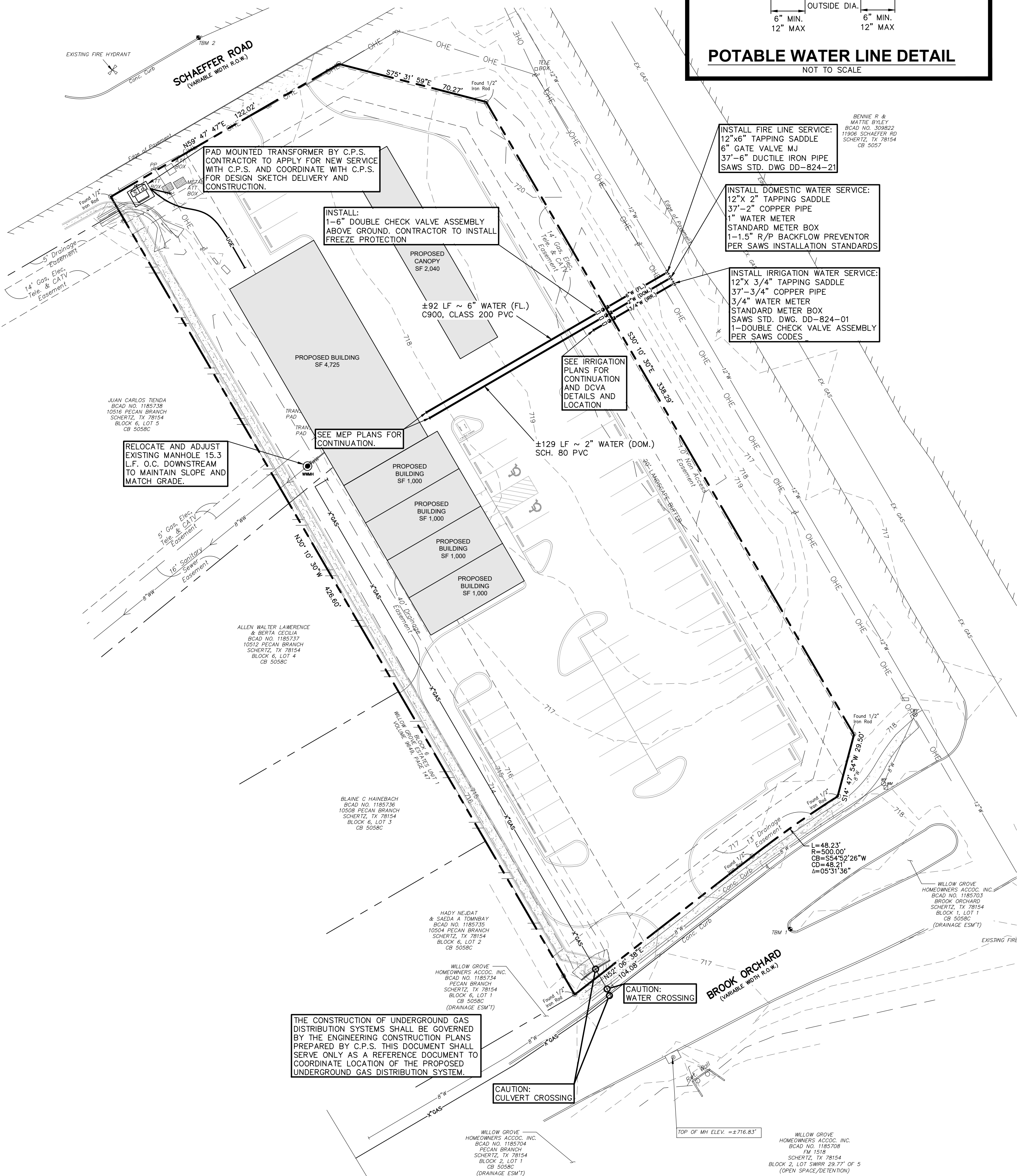
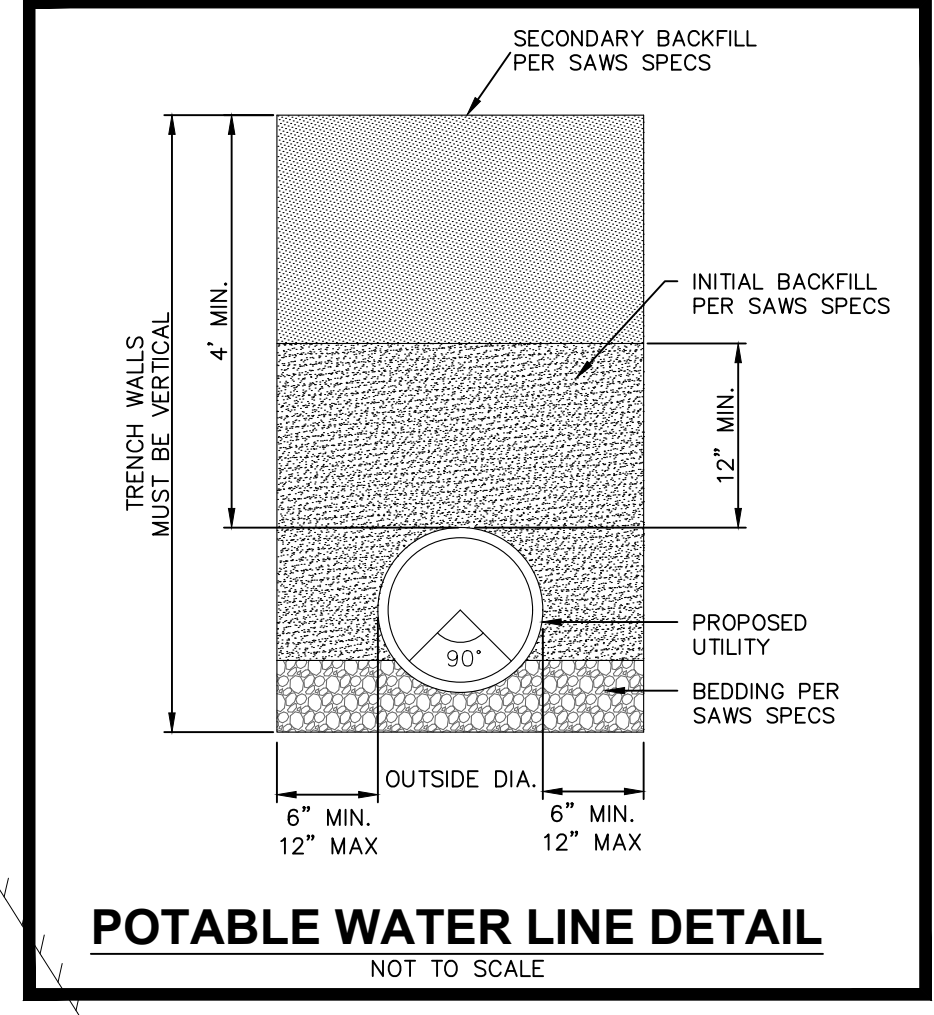
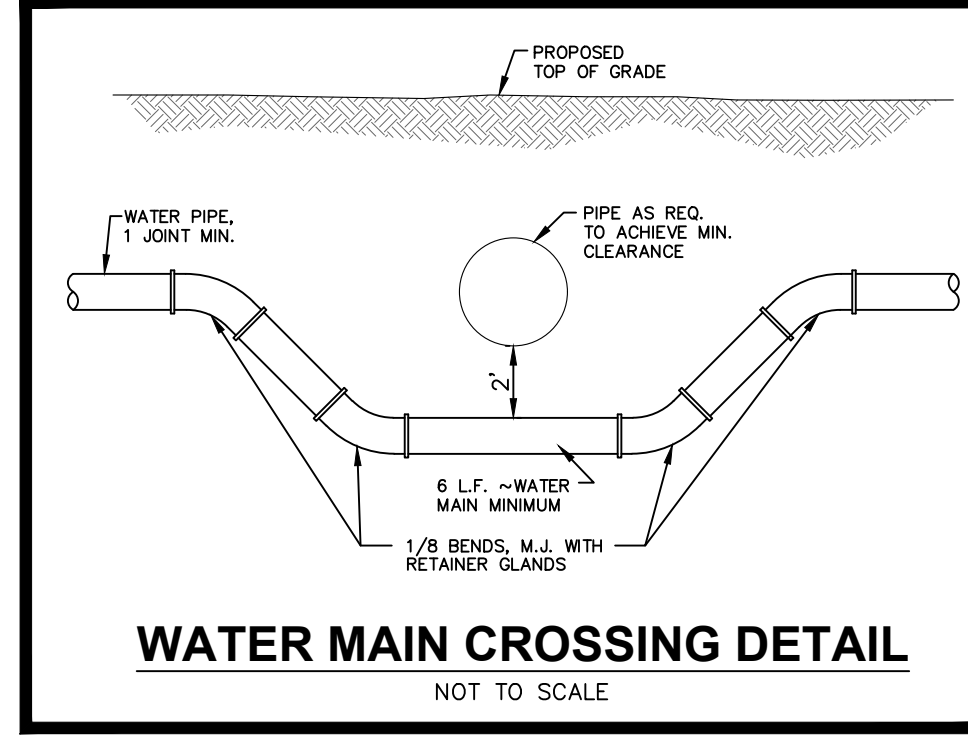
**SPECIFIC USE PERMIT EXHIBIT**





**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 CALL .....1-800-245-4545 (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.V.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
- 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.
- NO TIE-IN SHALL BE MADE TO THE EXISTING UTILITY SYSTEM UNTIL ALL TEST RESULTS HAVE BEEN PROVIDED TO THE CITY AND ARE VERIFIED.
- PRIOR TO TESTING, ANY CONNECTION TO THE CITY'S WATER SUPPLY SHALL BE THROUGH AN APPROVED AND TESTED BACKFLOW DEVICE.
- PLUG EXISTING SEWER BEFORE INSTALLING ANY NEW SEWER MAIN.
- 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.
- PROVIDE BLUE PAINTED "V" ETCHED IN CURB TO IDENTIFY VALVES. PROVIDE BLUE PAINTED "X" ETCHED IN CURB TO IDENTIFY METER BOXES.
- 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.
- CONTRACTORS SHOULD USE HTH FOR DISINFECTION OF WATER LINES (NOT CHLORINE INJECTION) UNLESS APPROVED OTHERWISE PRIOR TO ISSUANCE OF PERMIT.
- 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 IS RESPONSIBLE TO ENSURE THAT NO OVERFLOWS OR SPILLAGE OF SEWER OCCURS. SHOULD THIS OCCUR, THE CONTRACTOR SHALL:
  - IDENTIFY THE SOURCE OF THE SPILL AND ATTEMPT TO ELIMINATE ANY ADDITIONAL SPILLAGE.
  - NOTIFY THE CITY OF SCHERTZ PUBLIC WORKS.
  - CONTAIN THE SPILL IN PLACE AND AVOID CONTAMINATION OF STREAMS.
  - DISINFECT THE AREA OF THE SPILL WITH A MIXTURE OF HTH CHLORINE AND WATER.
  - ALL WORK SHALL BE DONE ACCORDING TO GUIDELINES SET BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND THE CITY OF SCHERTZ.
- 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.
- ABANDONED CUSTOMER LINES SHALL BE CAPPED OR PLUGGED AT THE PROPERTY LINE.
- ASBESTOS PIPE REMOVAL AND DISPOSAL IS THE CONTRACTORS RESPONSIBILITY.



**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:
  - CURRENT CITY OF SCHERTZ "UNIFIED DEVELOPMENT CODE"
  - CURRENT CITY OF SCHERTZ "PUBLIC WORKS SPECIFICATION MANUAL"
  - 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.
  - CITY OF SCHERTZ PUBLIC WORKS.....210-619-1800
  - TEXAS STATE WIDE ONE CALL.....800-245-4545
  - CITY PUBLIC SERVICE.....210-353-5952
  - SPECTRUM.....866-874-2389
  - GUADALUPE VALLEY ELECTRIC CO.....210-658-7033
  - GREEN VALLEY WATER SUPPLY CORP.....830-914-2330
  - SSJCO.....830-401-2409
  - NEW BRAUNFELS UTILITY.....830-606-2074
  - CANYON LAKE REGIONAL WATER AUTHORITY.....830-609-0543
  - CENTER POINT.....888-878-7866
  - SAN ANTONIO RIVER AUTHORITY.....866-345-7272
  - CCMA.....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 SITE(S) 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
---	---	SPOT ELEVATION
---	---	WHALE
---	---	CONCRETE PAVEMENT
---	---	ASPHALT PAVEMENT

**LEGAL DESCRIPTION**  
UP LOT 29, BLOCK 102, N.C.B. 18612, UNIVERSITY OAKS BUSINESS PARK RECORDED IN VOLUME 3956, PAGE 48 IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

**ADDRESS**  
UP XXXX SCHAEFFER RD, SCHERTZ, TX 78154

**PLAT NO.**  
UP COSEA LAND PLAT NO. 19-00000000 OF P. 18612 PLATED PRIOR TO COSEA ISSUING PLAT NUMBERS

**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 SITE(S) 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 SYSTEMS, 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

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.

**KLOVE ENGINEERING**  
Site Development Engineering Services  
Firm No. 11044Z  
www.kloveengineering.com (210) 485-5683

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

**UTILITY PLAN**

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

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





**PLANNING AND ZONING COMMISSION MEETING: 11/15/2023**  
**Agenda Item 5 B**

TO: Planning and Zoning Commission  
 PREPARED BY: Samuel Haas, Senior Planner  
 CASE: PLPDD20220214  
 SUBJECT: PLPDD20220214 - Hold a public hearing and make a recommendation on a request to rezone approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), known as Comal County Parcel ID 75458 and Guadalupe County Parcel ID 64005, generally located southeast of the IH 35 and Schwab Road intersection, City of Schertz, Comal County and Guadalupe County, Texas.

**GENERAL INFORMATION:**

Owner: Pacheco, Aurora J S  
 Applicant: Killen, Griffin, & Farrimond - Mikayla McIntyre

**APPLICATION SUBMITTAL DATE:**

<b>Date</b>	<b>Application Type</b>
1/19/2023	Zone Change Planned Development District

**PUBLIC NOTICE:**

On November 3rd, twenty-seven (27) public hearing notices were mailed to the surrounding property owners within a 200-foot boundary of the subject property. At the time of the staff report, zero (0) response in favor, zero (0) neutral, and one (1) opposed have been received. A public hearing notice will be published in the San Antonio Express prior to the City Council meeting.

**ITEM SUMMARY:**

The applicant is proposing to rezone approximately 65 acres of land from General Buisness District (GB) to Planned Development District (PDD), specifically titled "Schertz Gateway", generally located southeast to the IH 35 and Schwab Road.

**LAND USES AND ZONING:**

	Zoning	Land Use
<b>Existing</b>	General Business District (GB)	Undeveloped
<b>Proposed</b>	Planned Development District (PDD)	Mixed Use Development

Adjacent Properties:

	Zoning	Land Use
<b>North</b>	Right of Way	IH 35
<b>South</b>	General Business District (GB)	Undeveloped
<b>East</b>	General Business District (GB) & Single Family Residential (R-6)	Undeveloped & Cypress Point Subdivision
<b>West</b>	General Business District (GB) & Right of Way	Undeveloped & Schwab Road

**PROPOSED ZONING:**

The Schertz Gateway PDD will be a mixture of commercial and residential uses. The development will be divided into three (3) separate "Areas". The uses and dimensional and design requirements are listed below.

**Area I - Commercial/Retail**

Area I will be abutting the IH 35 access road as well as Schwab Road. Area I will have enhanced landscaping requirements. Trees will be planted at a larger caliper, from 2" DBH (Diameter at Breast Height) as required in the UDC to 3" DBH. Also, a 15-foot landscape buffer shall be provided adjacent to any public right of way. No masonry wall or fencing material shall be required adjacent to right of way in Area I

- Acres: 19.61
- Uses: General Business District (GB) and General Business-2 District (GB-2).
- Dimensional and Design Requirements: General Business District (GB).

Schertz Gateway Area I Dimensional Requirements									
		Min. Lot Size			Setback*			Misc.	
Code	Classification	Area sf.	Width sf.	Depth sf.	Front ft.	Side ft.	Rear ft.	Max Ht.	Max Cover
GB	General Business	10,000	100	100	25	25, 0**	25, 0**	120	80%
*50 foot setback adjacent to IH 35 & 25 foot setback for other public right of way									
**Non-residential adjacent									

**Area II - Multi-Family Residential**

Area II will be located on the eastern portion of the property in between Area I to the north and Area III to the south. Area II will have enhanced landscaping requirements. Trees will be provided at 11 trees per acres as opposed to the UDC requirement of 9 trees per acre, also these trees will be planted at a larger caliper, from 2" DBH (Diameter at Breast Height) as required in the UDC to 3" DBH. Also, a 15-foot landscape buffer shall be provided adjacent to any public right of way.

- Acres: 14.8
- Uses: Multi-Family Residential District (R-4)
- Dimensional and Design Requirements: Multi-Family Residential District (R-4).

Schertz Gateway Area II Dimensional Requirements									
		Min. Lot Size			Setback			Misc.	
Code	Classification	Area sf.	Width sf.	Depth sf.	Front ft.	Side ft.	Rear ft.	Max Ht.	Max Cover
R-4	Multi-Family	10,000	100	100	25	10	20	45	75%
a. Maximum density shall not exceed 35 units per acre, maximum unit count of 518 units.									
b. Off-street parking requirements shall be one (1) per bedroom, plus an additional 5%.									

**Area III - Residential/Low-Density Multi-Family**

Area III will be on the southern end of the property abutting the Cypress Point Subdivision. Area III will have enhanced landscaping requirements. Trees will be provided at 11 trees per acres as opposed to the UDC requirement of 9 trees per acre, also these trees will be planted at a larger caliper, from 2" DBH (Diameter at Breast Height) as required in the UDC to 3" DBH. Also, a 15-foot landscape buffer shall be provided adjacent to any public right of way. A six foot semi-open decorative fence may be provided adjacent to public right of way.

- Acres: 29.92
- Uses: Multi-Family Residential District (R-4)
- Dimensional and Design Requirements: Multi-Family Residential District (R-4).

Schertz Gateway Area II Dimensional Requirements									
		Min. Lot Size			Setback*			Misc.	

Code	Classification	Area sf.	Width sf.	Depth sf.	Front ft.	Side ft.	Rear ft.	Max Ht.	Max Cover
R-4	Multi-Family	10,000	100	100	5	5	20	35	75%

\* 20 foot building setback shall be provided on the eastern property line adjacent to Cypress Point Subdivision

a. Maximum density shall not exceed 10 units per acre, maximum unit count of 299 units.

b. Off-street parking requirements shall conform to city's Multi-Family Residential (R-4) requirements; 2 per unit plus additional 5%.

**CONFORMANCE WITH THE COMPREHENSIVE PLAN:**

- Comprehensive Plan Goals and Objectives: The Comprehensive Plan identifies the subject properties as Highway Commercial, Commercial Campus, and Single-Family Residential land use designations.
  - Highway Commercial is designated for regional scale retail and commercial uses that can take advantage of major highway intersections.
  - Commercial Campus is intended to encourage development of lower intensity commercial and office uses such as research, flex-office, and supporting uses, light industrial and assembly uses.
  - Areas classified under the Single-Family Residential land use designation are intended to utilize a traditional neighborhood design that includes a mix of residential uses, as well as limited commercial development to support the daily activities of the development. The proposed zone change meets the goals and objectives of the Single-Family Residential future land use designation, and is therefore in conformance with the Comprehensive Land Use Plan.
- Impact of Infrastructure: The proposed zone change should have a negligible effect on the existing planned public water and wastewater system, each area of the development will have public improvements that will be designed and constructed in accordance with the City of Schertz UDC Standards.
- Impact of Public Facilities/Services: The proposed rezoning request should have a minimal impact on public services, such as schools, fire, police, parks and sanitation services.
- Compatibility with Existing and Potential Adjacent Land Uses: This section of the IH 35 corridor has a variety of land uses and zoning districts. The current land uses are characterized by single-family subdivisions along with commercial and light industrial uses. The zoning districts in the area are General Business District (GB), Planned Development District (Homestead PDD), Single Family Residential (R-2, R-6, & R-7), and even Manufacturing District - Light (M-1). The proposed PDD would supplement the surrounding commercial land uses while conforming to the commercial designations in the Comprehensive Plan. The proposed PDD would also conform to the residential in the area while providing a mixture of housing types that is desired in the Comprehensive Plan.

**STAFF ANALYSIS AND RECOMMENDATION:**

**1. Whether the proposed zoning change or zoning map amendment implements the policies of the adopted Comprehensive Land Plan, including the land use classification of the property on the Future Land Use Map.** Area I of the proposed PDD is proposed for commercial use, adjacent to IH 35, and does conform with the stated Highway Commercial and Commercial Campus classifications on the Future Land Use Map. Area II and Area III are located in areas listed as Single Family Residential. The description of Single Family Residential in the Comprehensive Plan indicates that "the Single Family Residential use may include a mix of residential uses" not a mix of single family residential uses. As such some multi-family is consistent with this language. Further the Comprehensive Plan has a goal to "Achieve an efficient, diverse and balanced pattern of land uses within the City and the ETJ." and objective of providing "an appropriate mix of different land use types in suitable locations, densities and patterns consistent with the goals and objectives established in the Plan" which this would do in both Area II and Area III. Finally, the plan states that "Housing should be developed to meet all needs of the community in terms of affordability, availability, adequacy and accessibility. Commercial Retail and Office" Multifamily housing helps to meet this need, especially in light of the rapidly increased cost of housing that has been discussed over the past few years. For these reasons both areas conform with the land use classification of Single Family Residential.

**2. Whether the proposed zoning change or zoning map amendment promotes the health, safety, or general welfare of the City and the safe, orderly, efficient and healthful development of the City.**

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 IH 35 corridor adjacent to the subject property, the proposed commercial in Area I is more appropriate adjacent to the right of way; also multi-family provides a better transition from the right of way and commercial than single family detached lots.

**3. Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.**

The site development standards in the UDC for commercial and multi-family development and the use of commercial and multifamily are appropriate and in fact seem to be the best in light of the significant variation in terms of zoning and land uses - single family residential, commercial and industrial.

**4. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers or other public services and utilities to the area.**

As the Comprehensive Plan notes, as development matures in undeveloped areas, higher densities should be considered, Given the location of the subject property along the IH 35 right of way and the proximity of development, the city's various plans and infrastructure projects assume higher intensity development in this area, this includes a planned East-West Connector and improvements to Schwab Road in the Master Thoroughfare Plan. To the best of staff's knowledge, this change does not conflict with the SCUCISD or Comal ISD school district's plans, including the 10-year campus forecasting. However, a public hearing notice was mailed to each school district along with surrounding property owners.

**5. Whether there have been environmental and/or economical changes which warrant the requested change.**

As has been a topic of discussion over the last few years, the significant rise in housing prices supports looking to increase the supply of multi-family housing. As has been mentioned in the past at P&Z the new median home value in SCUCISD has risen to over \$430,000 from \$210,650 in the past 10 years.

**6. Whether there is an error in the original zoning of the property for which a change is requested;**

There is not an error.

**7. Whether all of the applicant's back taxed owed to the City have been paid in full (no application will receive final approval until all back taxes are paid in full).**

This does not impact consideration by P&Z.

**8. Whether other criteria are met, which, at the discretion of the Planning and Zoning Commission and the City Council, are deemed relevant and important in the consideration of the amendment.**

The upcoming public hearing will provide a format for which the Planning and Zoning Commission can hear other potential issues and public opinion. The Commission may deem relevant and important considerations to inform their recommendation to City Council during this time.

The Engineering, Fire, Public Works, Parks, and Planning Departments have reviewed the proposed PDD standards and requirements with no objection.

Therefore, Staff is recommending approval of the proposed zone change to Planned Development District as discussed.

<b>Planning Department Recommendation</b>	
<b>X</b>	Approve as submitted
	Approve with conditions*
	Denial

\* While the Commission can impose conditions; conditions should only be imposed to meet requirements of the UDC.

**COMMISSIONERS CRITERIA FOR CONSIDERATION:**

The Planning and Zoning Commission is making a recommendation to City Council on the proposed zoning application. in considering action on a zoning application, the Commission should consider the criteria within UDC , Section, 21.5.4 D.

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**Attachments**

Aerial Exhibit

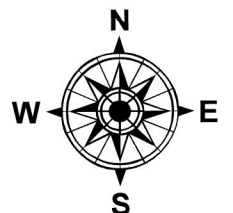
Public Hearing Notice Map

Public Hearing Notice Map

Zoning Exhibit

Schertz Gateway PDD

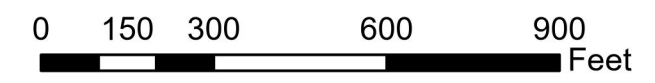
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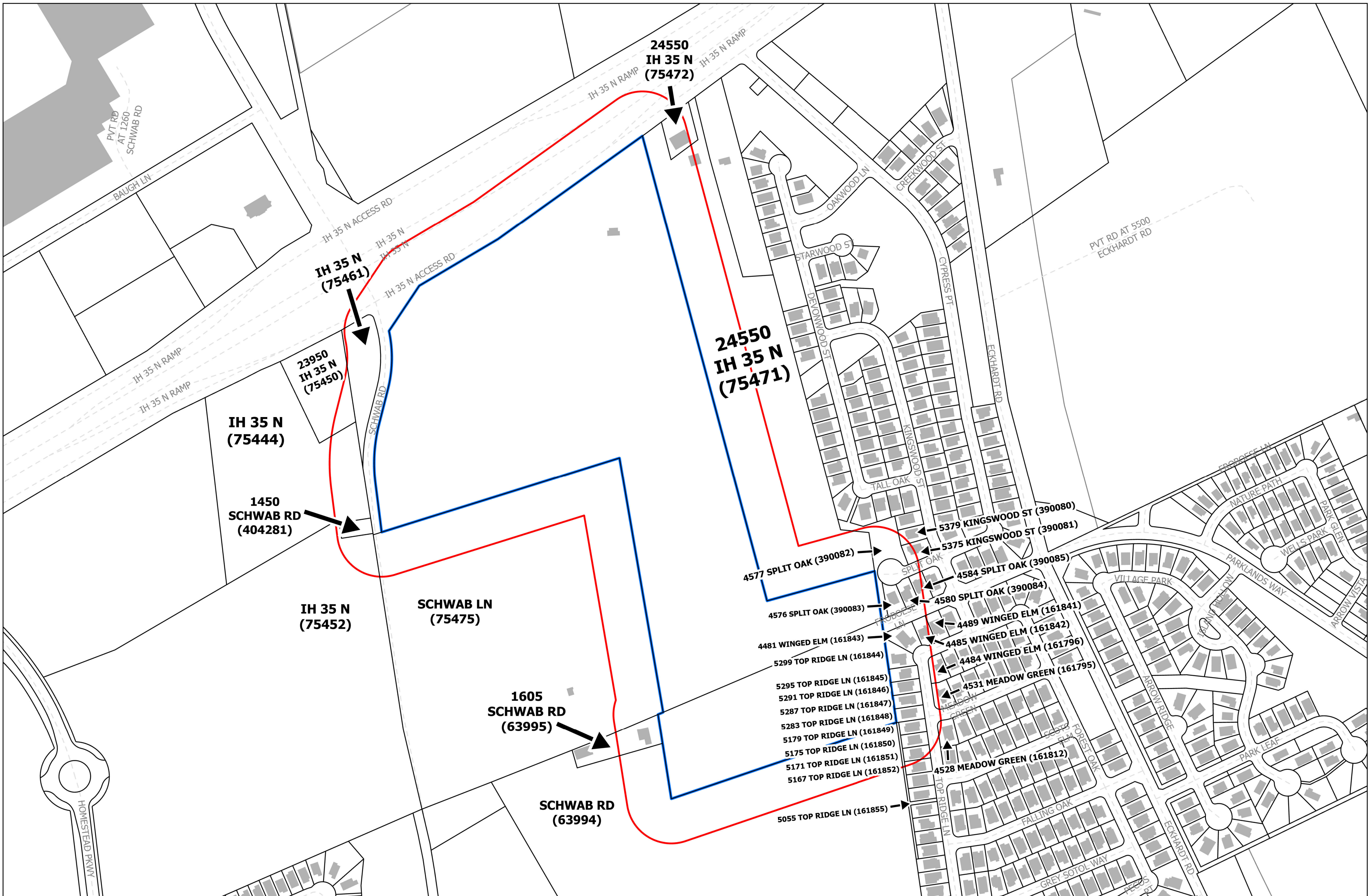


**SCHIEERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY

24500 IH-35 PDD  
(PLPDD20220214)

<ul style="list-style-type: none"> <li> Highways</li> <li> Major Roads</li> <li> Minor Roads</li> </ul>	<ul style="list-style-type: none"> <li> Freeway</li> <li> Principal Arterial</li> <li> Planned Principal Arterial</li> <li> Secondary Arterial</li> <li> Planned Secondary Arterial</li> <li> Secondary Rural Arterial</li> </ul>	<ul style="list-style-type: none"> <li> Planned Secondary Rural Arterial</li> <li> Residential Collector</li> <li> Planned Residential Collector</li> <li> Planned Commercial Collector B</li> <li> Commercial Collector A</li> <li> Planned Commercial Collector A</li> </ul>	<ul style="list-style-type: none"> <li> 1"</li> <li> 2"</li> <li> 3"</li> <li> 4"</li> <li> 6"</li> </ul>	<ul style="list-style-type: none"> <li> 8"</li> <li> 10"</li> <li> 12"</li> <li> 16"</li> <li> 18"</li> </ul>	<ul style="list-style-type: none"> <li> 20"</li> <li> 24"</li> <li> 30"</li> <li> 36"</li> <li> Unknown</li> </ul>	<ul style="list-style-type: none"> <li> Schertz Gravity</li> <li> Schertz Pressure</li> <li> Neighboring Gravity</li> <li> Private Pressure</li> </ul>	<ul style="list-style-type: none"> <li> Hydrant</li> <li> Manholes</li> <li> CCMA Lift Station</li> <li> Private Lift Station</li> </ul>	<ul style="list-style-type: none"> <li> Schertz Lift Station</li> <li> CCMA Treatment Plant</li> <li> Schertz Treatment Plant</li> <li> Project Boundary</li> <li> County Boundaries</li> <li> Schertz Municipal Boundary</li> <li> ETJ</li> </ul>
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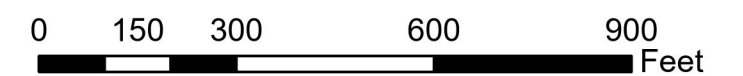
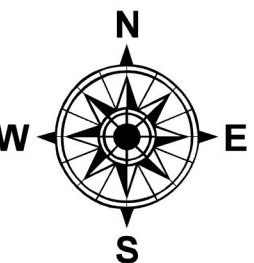


# City of Schertz

24500 IH-35 N  
(PLPDD20220214)

 200' Buffer

 Project Area



Reply Form

I am: in favor of  opposed to  neutral to  the request for **PLPDD20220214**

COMMENTS: \_\_\_\_\_

NAME: MAEL MWEAN  
(PLEASE PRINT)

SIGNATURE

Mael Mwean

STREET ADDRESS: 5291 TOP RIDGE LN SCHERTZ TX 78108

DATE: 11/6/2023



**Schertz Gateway Project**

Planned Development District  
Schertz, Texas

# Schertz Gateway Planned Development District

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## **I. Planned Development District (“PDD”)**

The City of Schertz (“City”) has adopted zoning and site design requirements for specific zoning classifications and uses, as set forth in the Schertz Unified Development Code (“UDC”). Recognizing that not all development may be able to adhere to the strict regulations and design standards set forth in a particular zoning classification, the City created the Planned Development District (“PDD”) as an alternative approach to conventional land development.

PDD zoning encourages and promotes creative and innovative project design that would otherwise not be possible under the regulations of typical Schertz zoning districts. In exchange for allowing flexibility under the PDD, the City is granted more control and certainty over what is actually constructed on a site. Through the PDD, permitted uses and design standards can be better defined.

The PDD Plan (attached) and this written document define the use and project design for the Schertz Gateway PDD. This document outlines the specific UDC articles and sections that are to be amended or modified pursuant to the City ordinance specific to this PDD. Development within the Property is subject to general development plan review and approval by the City, as required by the UDC.

## **II. The Project**

### **a. The Property**

The PDD project area includes approximately 64.339 acres (the “Property”) at the intersection of IH-35 and Schwab Road within the City of Schertz municipal boundaries. The Property is further described in the attached Exhibit “A”.

### **b. The Project**

Master planned projects allow for cohesive, thoughtful development that is an active and a desirable place for Schertz residents to live, work, and visit. The Schertz Gateway project will include a mixture of residential and commercial uses, as well as public improvements and infrastructure. Master Planning a project allows for integrated and cohesive uses, improvements, and aesthetics.

For purposes of the PDD, the Project is divided into three (3) different areas. The intent of the division is to adopt specific standards applicable to each area, and to provide the City with assurance of where each use will be located. These areas are not intended to be phases; development of different areas of the Project may occur simultaneously or in a different order than numbered.

The three (3) areas are as follows and further shown on the PDD Plan:

**- AREA I – Commercial/Retail**

Area I includes approximately 19.61 acres located along IH-35 and Schwab Road (near the IH-35 intersection). This Area will be developed with commercial uses, including retail, service, and/or office uses.

**- AREA II – Multi-Family**

Area II is approximately 14.8 acres located on the eastern side of the Property between the commercial highway frontage of Area I and the residential uses within Area III. This area will be developed for multi-family residential uses.

**- AREA III – Residential/Low Density Multi-Family**

Area III approximately 29.92 acres located south of Areas I and II and planned for low density multi-family development (attached or detached residential units) not to exceed the density limitations of this PDD.

In addition to commercial and residential development, the Project is also anticipated to include public right-of-way improvements including improvements to Schwab Road and the extension of a portion of Froboese Lane.

Each Area of the Project and the public improvements will be developed in accordance with the standards set forth in this PDD and on the attached PPD Plan. If this document and the PDD Plan are silent, then UDC standards shall control. This document and the PDD Plan shall control in the event of a conflict with the UDC.

### **III. Area I**

Area I of the Project will comply with UDC standards unless stated otherwise below. Area I shall be limited to “GB” and “GB-2” uses, as shown in the Permitted Use Table, and subject to “GB” standards.

#### **Design Standards (UDC Article 9) - Landscaping**

##### **Section 21.9.7 D**

5. Trees planted shall be a minimum of three inches (3") caliper measured at four and one-half feet (4.5') above ground level at the time of planting (rather than two inches (2")).
9. A minimum fifteen foot (15') wide landscape buffer shall be provided adjacent to any public right-of-way. Tree planting and other landscaping requirements within this buffer area shall remain unchanged.

#### **Transportation (UDC Article 14) - Additional Design Requirements**

##### **Section 21.14.3**

C. *Building Setback Line.* A minimum fifty foot (50') front building setback shall be required for lots fronting on the IH-35 frontage road. A minimum twenty-five foot (25') shall be required from all other public rights-of-way.

E. *Screening.* No screening walls or fencing shall be required adjacent to public right-of-way.

### **IV. Area II**

Area II of the Project will comply with UDC standards unless stated otherwise below. Area II shall be limited to “R-4” uses as shown in the Permitted Use Table.

#### **Zoning Districts (UDC Article 5) - Dimensional and Developmental Standards**

##### **Section 21.5.7**

Unless excepted from herein, Area II shall comply with the City’s “R-4” Multi-Family District standards. The following Table II.A shall replace UDC Table 21.5.7.A as it applies to the Project:

<b>Table II.A – Dimensional Requirements</b>									
		Minimum Lot Size			Minimum, Yard Setback (ft)			Misc. Lot Requirements	
Code	Classification	Area sf.	Width ft.	Depth ft.	Front ft.	Side ft.	Rear ft.	Max. Ht.	Max. Cover
<b>R-4</b>	Apartment/Multi-Family	10,000	100	100	25	10	20	45	75%
<p>Multi-Family (R-4) development shall comply with the following:</p> <ol style="list-style-type: none"> <li>Maximum density shall not exceed 35 units per acre; maximum unit count of 518 units.</li> <li>Parking standards outlined for Area II in this PDD.</li> <li>Swimming pools count toward the maximum impervious cover limitations, unless the swimming pool is equipped with a water overflow device appropriate for such pool, and only if it drains into any pervious surface, in which case the water surface shall be excluded.</li> <li>No variances may be permitted to exceed the maximum impervious cover limitations.</li> <li>Design requirements of UDC Article 14, Section 21.14.3 unless noted otherwise within this PDD.</li> </ol>									

**Design Standards (UDC Article 9)**

**Lots (Section 21.9.3)**

Lots sizes and dimensions will conform to the minimum requirements recognized in “Table II.A – Dimensional Requirements” of this PDD.

**Landscaping (Section 21.9.7 D)**

- Trees planted shall be a minimum of three inches (3") caliper measured at four and one-half feet (4.5') above ground level at the time of planting (rather than two inches (2")).
- A minimum fifteen foot (15’) wide landscape buffer shall be provided adjacent to any public right-of-way. Tree planting and other landscaping requirements within this buffer area shall remain unchanged.
- Shade trees shall be provided at a ratio of eleven (11) trees per acre.

**Parking (UDC Article 10)**

**Section 21.10.4**

- Off-street parking shall be provided in sufficient quantities to provide the following ratio of vehicle spaces for multi-family use:

Schedule of Off-Street Parking Requirements	
<i>Use Type</i>	<i>Parking Requirement</i>
Multi-Family	One (1) parking space per bedroom (minimum), plus additional guest parking at a ratio of 5% of required spaces.

**Transportation (UDC Article 14)**

**UDC Section 21.14.3**

E. *Screening.* No screening walls or fencing shall be required adjacent to public right-of-way.

**V. Area III**

Area III of the Project will comply with UDC standards unless stated otherwise below. Area III shall be limited to residential/low-density multi-family uses, as further limited herein, and shall be comprised of one (1) platted lot.

**Zoning Districts (UDC Article 5) - Dimensional and Developmental Standards**

**Section 21.5.7**

A. Unless excepted from herein, Area III shall comply with the City’s “R-4” Multi-Family District standards. The following Table II.A shall replace UDC Table 21.5.7.A as it applies to the Project:

Table III.A – Dimensional Requirements									
		Minimum Lot Size			Minimum, Yard Setback (ft)			Misc. Lot Requirements	
Code	Classification	Area sf.	Width ft.	Depth ft.	Front ft.	Side ft.	Rear ft.	Max. Ht.	Max. Cover
<b>R-4</b>	<b>Apartment/Multi-Family</b>	<b>10,000</b>	<b>100</b>	<b>100</b>	<b>5</b>	<b>5</b>	<b>20</b>	<b>35 ft.</b>	<b>75%</b>

Residential development shall comply with the following:

- a. The overall density shall not exceed 10 units per acre; maximum unit count of 299 units.
- b. Parking shall comply with the City’s “R-4” Multi-Family District standards.
- c. Swimming pools count toward the maximum impervious cover limitations, unless the swimming pool is equipped with a water overflow device appropriate for such pool, and only if it drains into any pervious surface, in which case the water surface shall be excluded.
- d. No variances may be permitted to exceed the maximum impervious cover limitations.

- e. Design requirements of UDC Article 14, Section 21.14.3 unless noted otherwise within this PDD.

## **Design Standards (UDC Article 9)**

### **Lots (Section 21.9.3)**

Lots sizes and dimensions will conform to the minimum requirements recognized in “Table II.A – Dimensional Requirements” of this PDD.

### **Landscaping (Section 21.9.7 D)**

5. Trees planted shall be a minimum of three inches (3") caliper measured at four and one-half feet (4.5') above ground level at the time of planting (rather than two inches (2")).
9. A minimum fifteen foot (15') wide landscape buffer shall be provided adjacent to any public right-of-way. Tree planting and other landscaping requirements within this buffer area shall remain unchanged.
11. Shade trees shall be provided at a ratio of eleven (11) trees per acre.

## **Transportation (UDC Article 14)**

### **UDC Section 21.14.3 – Additional Design Requirements**

C. *Building Setback Line.* All setbacks shall be in accordance with Table III.A, provided however, a minimum twenty-foot (20') building setback shall be provided on the eastern boundary of Area III adjacent to existing and platted single-family residential lots.

E. *Screening.* No screening walls or solid fencing shall be required adjacent to public right-of-way. A six-foot (6') semi-open, decorative metal or similar material fence may be provided adjacent to public right-of-way.

## **VI. PDD Adjustments**

### **Adjustments to Planned Development District (PDD) Plan (UDC Section 21.5.10)**

Per UDC Section 21.5.10, the City Manager or his/her designee may permit an applicant to make minor amendments to the PDD Plan without the necessity of amending the ordinance that established the PDD. As the Project design and engineering is refined, it may be necessary to alter the boundaries between the Areas or the location of public improvements. The list of minor amendments included in Section 21.5.10 is further defined to allow Area boundaries to shift in location up to seventy-five feet (75') from what is shown on the PDD Plan.

**PLANNING AND ZONING COMMISSION MEETING: 11/15/2023  
Agenda Item 5 C**

TO: Planning and Zoning Commission  
 PREPARED BY: Daisy Marquez, Planner  
 CASE: PLSPU20230153  
 SUBJECT: PLSPU20230153 - Hold a public hearing and make a recommendation on a Specific Use Permit to allow a convenience store with gas pumps on approximately 7.8 acres of land, located approximately 51-feet west from the intersection of IH-35 N Access Road and FM 2252, also known as Guadalupe County Property Identification Number 114083 and Comal County Property Identification Number 119021, City of Schertz, Comal and Guadalupe County, Texas.

**GENERAL INFORMATION:**

Owner: Trawick and Nancy A Womak  
 Applicant: Cheryl Chinen / Designed Realty Group  
 Project Engineer: Midstream and Terminal Services LLC.

**APPLICATION SUBMITTAL DATE:**

Date:	Application Submittal Type:
June 20, 2023	Specific Use Permit

**PUBLIC NOTICE:**

On November 1, 2023, five (5) public hearing notices were mailed to the surrounding property owners within a 200-foot boundary of the subject property. At the time of the staff report, one (1) response in favor, (0) responses neutral, and (4) responses in opposition have been received. A public hearing notice will be published in the San Antonio Express prior to the City Council meeting.

**ITEM SUMMARY:**

The applicant is requesting a Specific Use Permit to allow a convenience store with gas pumps on approximately 7.8 acres of land, located approximately 51-feet west from the intersection of IH-35 N Access Road and FM 2252, City of Schertz, Comal and Guadalupe County, Texas. The subject property is currently undeveloped and currently zoned General Business District (GB). As per UDC Section 21.5.8, a Specific Use Permit is required for a convenience store with gas pumps in General Business District (GB). The applicant is proposing a 10,827 square foot convenience store, gasoline pumps, a diesel canopy, truck parking at the rear, and an additional 6,000 square foot building with a coffee shop, personal services, and restaurants.

**LAND USES:**

	Zoning	Land Use
<b>North</b>	Right of Way	IH-35 N Access Road
<b>South</b>	General Business District (GB) & Single-Family Residential/ Agricultural District (R-A)	Undeveloped/ Vacant
<b>East</b>	General Business District (GB)	Undeveloped/ Vacant
<b>West</b>	General Business District (GB)	Storage

## **IMPACT ON EXISTING ADJACENT DEVELOPMENT:**

The subject property is approximately 51-feet west from the intersection of IH-35 N Access Road and FM 2252, is currently zoned General Business District (GB), and is undeveloped. Directly to the north of the property is the IH-35 N Access Road right of way and to the east, the property is also zoned General Business District (GB) and is undeveloped. The property to the west is also zoned General Business District (GB) and is currently used as storage for Conex boxes. The property immediately to the south is zoned General Business District (GB) and Single-Family Residential/ Agricultural District (R-A) and is currently undeveloped/ vacant.

The Comprehensive Land Use Plan identifies this area as Highway Commercial and Single-Family Residential. The Highway Commercial land use designation is intended for regional scale retail and commercial uses located at major highway intersections that can take advantage of the highway frontage. The Single-Family Residential land use designation is intended for a mix of residential units with some commercial development to support the daily activities of development. The intent of the Unified Development Code through the Comprehensive Plan is to protect, promote, improve and provide for the public health, safety and general welfare of the citizens of the City by ensuring the safe, orderly and efficient development and expansion of the City.

## **CONCEPTUAL SITE PLAN:**

Per the letter of intent and conceptual site plan, the applicant is proposing a 10,827 square foot convenience store, gasoline and diesel pumps, truck parking at the rear, and an additional 6,000 square foot building with a coffee shop, personal services, and restaurants. Access to the site is proposed through two (2) access points, both on IH-35 N Access Road.

If a Specific Use Permit is approved, the applicant will have to go through the site plan process in conformance with UDC Section 21.9.12 and will have to meet all City of Schertz UDC requirements as listed in Article 9. At the time of the site plan, a Traffic Impact Analysis Study will be reviewed by both the City of Schertz Engineering Department and the Texas Department of Transportation. In addition, the proposed parking areas will have to meet all current regulations within UDC Article 10.

## **STAFF ANALYSIS AND RECOMMENDATION:**

### **UDC Section 21.5.11.D Criteria for Approval**

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

The subject property is designated as Highway Commercial and Single Family Residential. The Highway Commercial land use designation is intended for regional scale retail and commercial uses located at major highway intersections that can take advantage of the highway frontage. The subject property's location along IH-35 N Access Road is ideal for taking advantage of the highway frontage. Single Family Residential land use designation is intended for a mix of residential with some commercial uses that support the daily activities of development.

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

General Business District (GB) is intended to provide suitable areas for the development of non-residential uses that may include retail and service establishments that are generally oriented toward serving the overall needs of the community and are usually located along principal transportation corridors. The proposed developments' location along IH-35 N Access Road allows for the development to take advantage of IH-35 traffic and surrounding neighborhoods for business.

#### **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.**

The proposed development is surrounded by adjacent General Business District zoning and is compatible with the existing development. The proposed convenience store with gas pumps will be required to meet all current City of

Schertz site development standards stipulated in Article 9. Article 9 is in place to ensure adverse effects of development are minimized and mitigated on neighboring properties.

**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.**

The proposed development is proposing two points of access along IH-35 N Access Road which is a one way road. All proposed access points will be reviewed by the City of Schertz Engineering department and the Texas Department of Transportation.

**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.**

Access to the subject property will be along IH-35 N Access Road. The proposed access points will be reviewed by the City of Schertz Engineering department and the Texas Department of Transportation.

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

The proposed development will have to meet all site development requirements in Article 9 of the Unified Development Code. The adjacent properties are zoned General Business and are not being currently used for single-family residential. As a result, no additional screening requirements for residential use will be required.

**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.**

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

**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.**

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 District zoning of the adjacent surrounding properties, the location of the subject property on IH-35 N Access Road, and all access to the subject property being from IH-35 N Access Road, the proposed convenience store with gas pumps would not pose an adverse impact on adjacent properties.

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

This does not impact consideration by P&Z or the first reading from Council.

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

Staff has ensured all UDC requirements have been met for the Specific Use Permit, and at this time have not received any special considerations from the Planning and Zoning Commission or the City Council.

Therefore, Staff recommends approval of the Specific Use Permit to allow a convenience store with gas pumps at the subject property conditioned upon the following:

1. A building permit is approved within two years of the adoption of the SUP Ordinance.

<b>Planning Department Recommendation</b>	
	Approve as submitted
X	Approve with conditions*
	Denial

\* While the Commission can impose conditions; conditions should only be imposed to meet requirements of the UDC.

**COMMISSIONERS CRITERIA FOR CONSIDERATION:**

The Planning and Zoning Commission is making a recommendation to City Council on the proposed Specific Use Permit and associated conceptual site plan. In considering action on a Specific Use Permit application, the Commission should consider the criteria within UDC, Section 21.5.11.D.

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**Attachments**

Aerial Exhibit  
Public Hearing Notice Map  
Public Hearing Responses  
Specific Use Exhibit  
Conceptual Site Plan Exhibit

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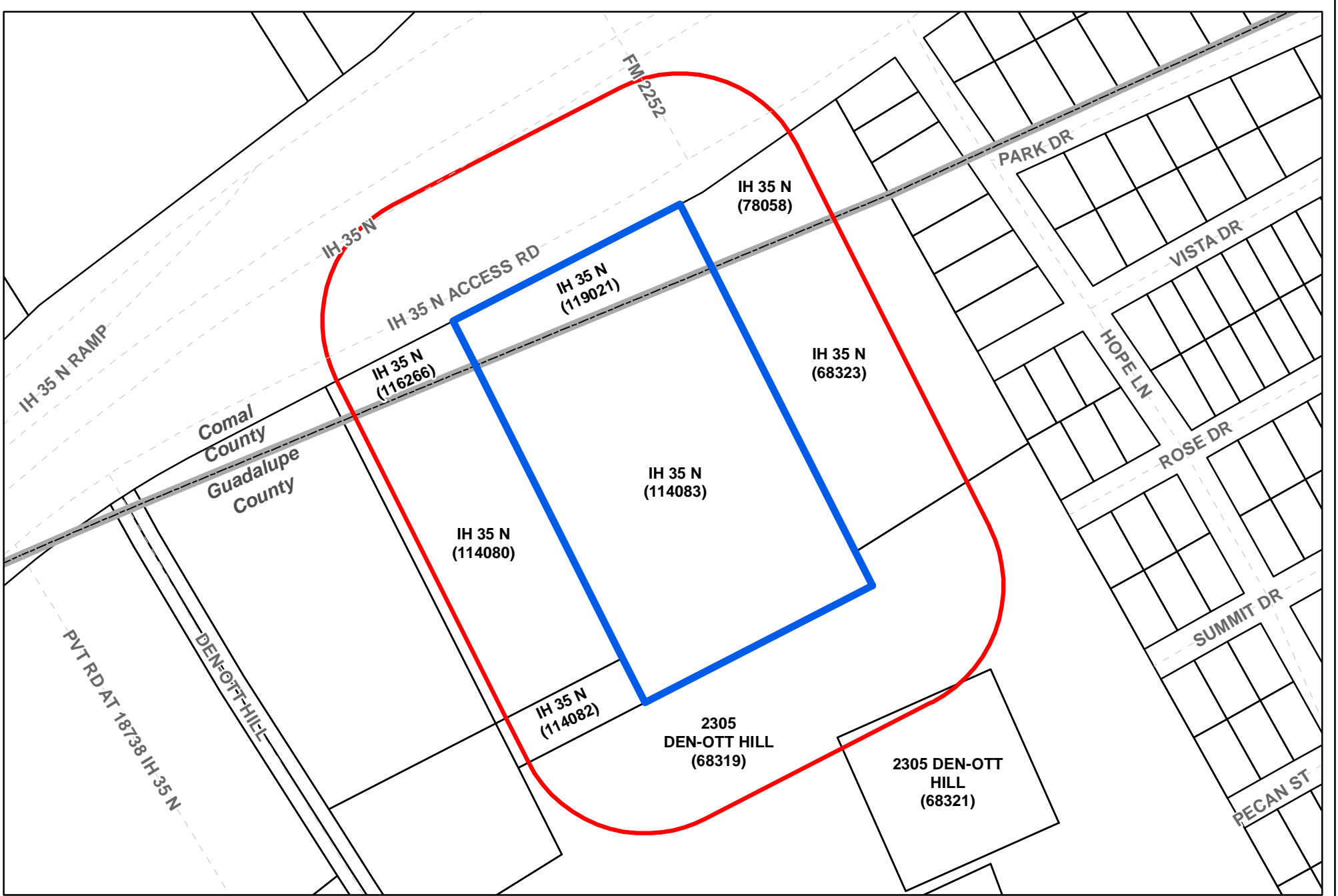


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



**DEVELOPMENT AT SCHERTZ**  
**IH 35 N**  
**(PLSPU20230153)**

<all other values>	<all other values>	Planned Secondary Arterial	Commercial Collector B	1"	8"	20"	Schertz Gravity	Hydrant	CCMA Treatment Plant
Highways	Freeway	Secondary Rural Arterial	Planned Commercial Collector B	2"	10"	24"	Schertz Pressure	Water Storage Facility	200' Buffer
Major Roads	Principal Arterial	Planned Secondary Rural Arterial	Commercial Collector A	3"	12"	30"	Neighboring Gravity	Manholes	Schertz Municipal Boundary
Minor Roads	Planned Principal Arterial	Residential Collector	Planned Commercial Collector A	4"	16"	36"	Private Pressure	County Boundaries	Private Lift Station
Other Cities	Secondary Arterial	Planned Residential Collector	6"	18"	Schertz Treatment Plant	CCMA Lift Station	1 Inch = 200 Feet	0 50 100 200 300 400 Feet	



Last Update: July 7, 2023  
 City of Schertz, GIS Department, gis@schertz.com

The City of Schertz provides this Geographic Information System product "as is" without any express or implied warranty of any kind including but not limited to the implied warranties of merchantability and fitness for a particular purpose. In no event shall the City of Schertz be liable for any special, indirect or consequential damages or any damages whatsoever arising out of or in connection with the use of or performance of these materials. Information published in this product could include technical inaccuracies or typographical errors. Periodical changes may be made and information may be added to the information herein. The City of Schertz may make improvements and/or changes in the product(s) described herein at any time.

City of Schertz  
 DEVELOPMENT AT SCHERTZ  
 IH 35 N  
 (PLSPU20230153)

 Project Area   
  County Boundaries  
 200' Buffer



Reply Form

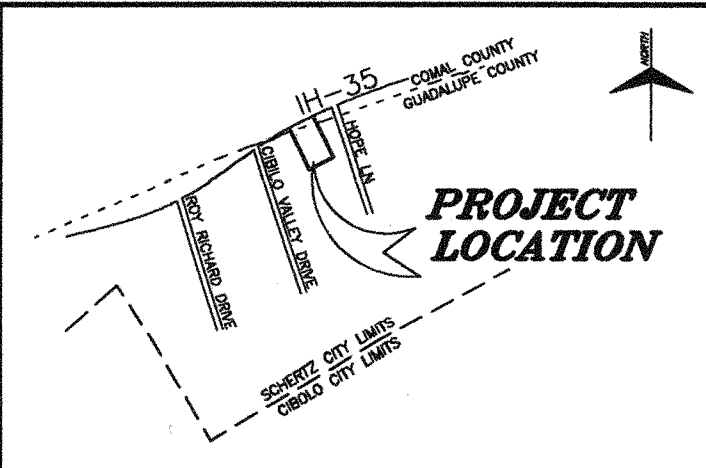
I am: in favor of  opposed to  neutral to  the request for **PLSPU20230153**

COMMENTS: looking forward to seeing growth in Schertz

NAME: Trawick Womack SIGNATURE Trawick Womack  
(PLEASE PRINT)

STREET ADDRESS: 1413 Settlement Way New Braunfels, TX 78132

DATE: 11-4-2023



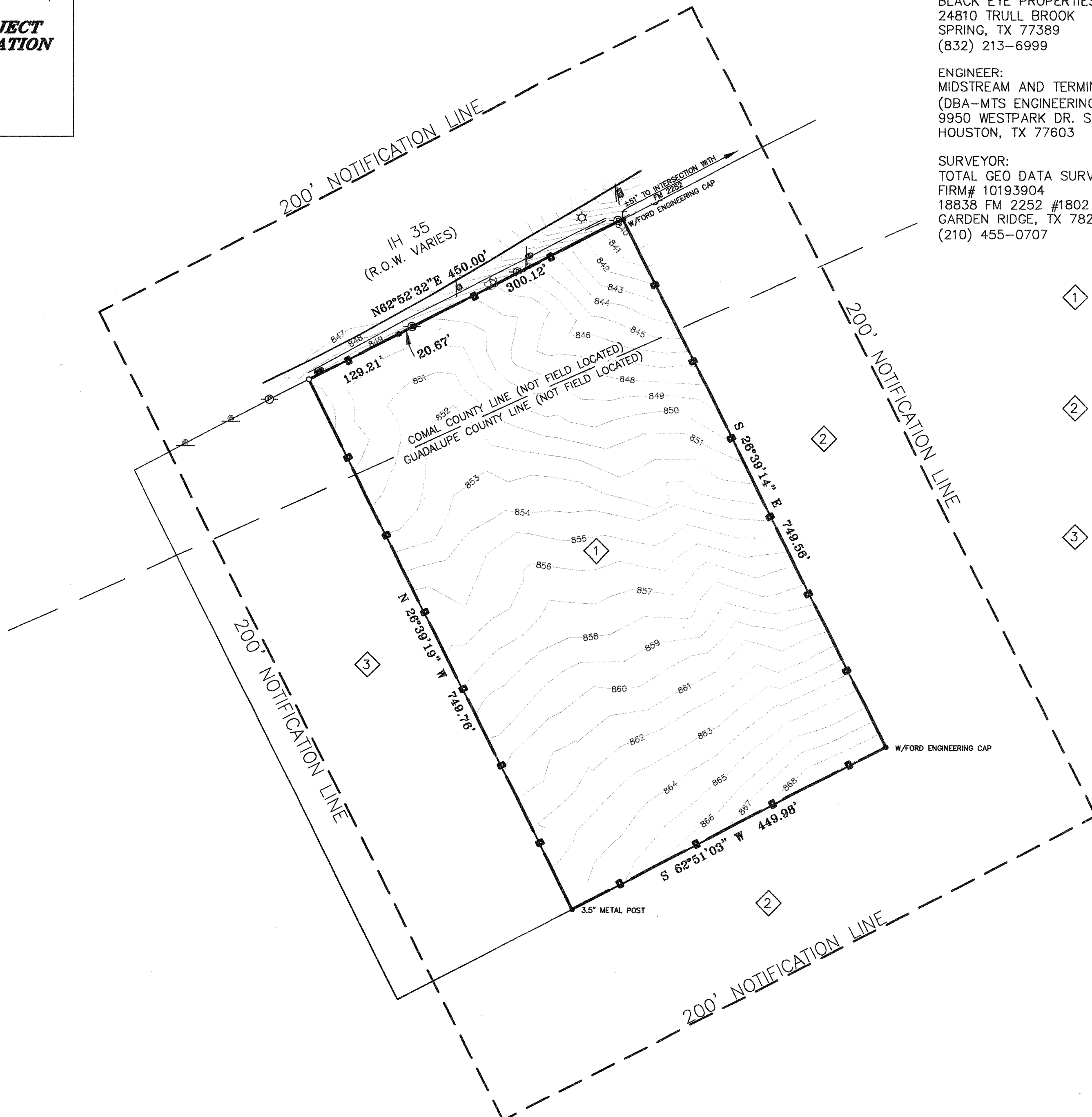
LOCATION MAP  
(NOT TO SCALE)

**SPECIFIC USE EXHIBIT**

DEVELOPER:  
BLACK EYE PROPERTIES  
24810 TRULL BROOK  
SPRING, TX 77389  
(832) 213-6999

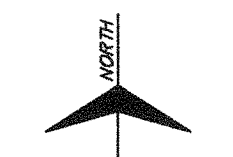
ENGINEER:  
MIDSTREAM AND TERMINAL SERVICES LLC.  
(DBA-MTS ENGINEERING AND DESIGN)  
9950 WESTPARK DR. SUITE 426  
HOUSTON, TX 77603

SURVEYOR:  
TOTAL GEO DATA SURVEYING LLC  
FIRM# 10193904  
18838 FM 2252 #1802  
GARDEN RIDGE, TX 78266  
(210) 455-0707



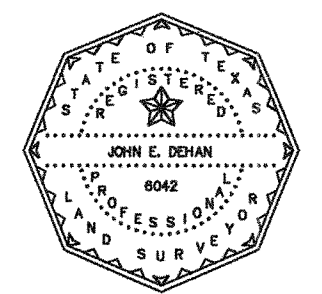
- 1 TRAWICK & NANCY A WOMACK  
1413 SETTLEMENT WAY  
NEW BRAUNFELS, TX 78132  
GCAD PROPERTY ID: 114083  
CCAD PROPERTY ID: 119021  
ZONE: (GB) GENERAL BUSINESS
- 2 DIANA DENSBERGER OTT ET AL  
P O BOX 18155  
CORPUS CHRISTI, TX 78480  
GCAD PROPERTY ID: 68319  
GCAD PROPERTY ID: 68323  
CCAD PROPERTY ID: 78058  
ZONE: (GB) GENERAL BUSINESS
- 3 RONALDO & CLARE M CARRILLO  
P O BOX 690843  
SAN ANTONIO, TX 78269  
GCAD PROPERTY ID: 114080  
GCAD PROPERTY ID: 114082  
CCAD PROPERTY ID: 116266  
ZONE: (GB) GENERAL BUSINESS

PREPARED: 08/30/2023  
REVISED 10/12/2023  
REVISED 10/25/2023  
IH 35  
SCHERTZ GUADALUPE  
TEXAS  
JOB NO.: 2023-074  
ZONING EXHIBIT FOR:  
DESIGNED REALTY GROUP



SCALE: 1" = 100'

- LEGEND**
- D.R. - DEED RECORD
  - O.P.R. - OFFICIAL PUBLIC RECORD
  - M.P.R. - MAP & PLAT RECORDS
  - P.O.B. - POINT OF BEGINNING
  - FOC - FIBER OPTIC CABLE
  - - FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
  - - SET 1/2" REBAR W/ CAP STAMPED "TOTAL GEO DATA 6042" UNLESS OTHERWISE NOTED
  - - ZONING AND BOUNDARY LINE



I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND BY PERSONS WORKING UNDER MY SUPERVISION.  
FIELD WORK COMPLETED ON: 07/18/23

*John E. Dehan*  
10/25/23

JOHN E. DEHAN DATE 10/25/2023  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6042

**TOTAL GEO DATA SURVEYING LLC.**

FIRM # 10193904  
18838 FM 2252 #1802  
GARDEN RIDGE, TX. 78266  
(210) 455-0707  
JOHNDEHAN@TOTALGEO.COM

COPYRIGHT 2023 TOTAL GEO DATA SURVEYING, LLC. THIS SURVEY BEING PROVIDED BY TOTAL GEO DATA SURVEYING SOLELY FOR THE EXCLUSIVE USE OF THE PARTIES SHOWN HEREON AND FOR THE PURPOSE SHOWN ABOVE. THE GRAPHIC REPRESENTATION SHOWN HEREON DEPICTS CERTAIN CONDITIONS FOUND EXISTING AS OF THE DATE OF CONDUCTING THIS SURVEY. NO LICENSE HAS BEEN GRANTED EXPRESSLY OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSMISSION WHICH SHALL TAKE PLACE WITHIN 6 MONTHS AFTER THE SURVEY WAS PROVIDED, EXCEPT AS AUTHORIZED BY TOTAL GEO DATA SURVEYING, LLC.

**OWNER**  
TRAWICK & NANCY A WOMAK  
1413 SETTLEMENT WAY  
NEW BRAUNFELS, TX 78132  
(210) 240-2077

**APPLICANT**  
DESIGNED REALTY GROUP  
25419 FM 2100  
HUFFMAN, TX 77336  
(210) 324-1300

GUADALUPE COUNTY  
PROPERTY ID:  
114083  
COMAL COUNTY  
PROPERTY ID:  
119021  
ZONING EXHIBIT  
PROPERTY IS GENERALLY  
LOCATED ON IH-35 TO  
THE NORTHEAST OF OF  
CIBOLO VALLEY DRIVE,  
SCHERTZ, COMAL &  
GUADALUPE COUNTIES,  
TEXAS.  
PREPARED:  
OCTOBER 25TH, 2023

- NOTES**
1. BASIS OF BEARING: NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, BASED ON VRS RTKNet SOLUTION.
  2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFORE OTHER MATTERS OF RECORD DO EFFECT THIS PROPERTY.
  3. SUBJECT PROPERTY APPEARS TO BE SITUATED WITHIN THE FLOOD ZONE AREA "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED ON THE FOLLOWING FLOOD INSURANCE RATE MAP: 48187C0210F, EFFECTIVE DATE: NOVEMBER 2, 2007, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR GUADALUPE COUNTY, TEXAS. (SURVEYOR DOES NOT GUARANTEE OR WARRANT THE ACCURACY OR CORRECTNESS OF THE F.E.M.A. MAPS.)
  4. THIS EXHIBIT IS NOT A BOUNDARY SURVEY.

EXISTING ZONING: GENERAL BUSINESS DISTRICT (GB) - 7.744 AC.  
PROPOSED ZONING: GENERAL BUSINESS DISTRICT (GB) - 7.744 AC.



**LANDSCAPE TABULATIONS FOR SCHERTZ, TX**

Site: 337,329 sf  
 Limits of Construction: 337,329 sf  
**LANDSCAPE REQUIRED**

- A Minimum of 20% of the total land area of any proposed non residential development shall be landscaped.
- Properties shall provide 9 trees per acre of lot area.

REQUIRED	PROVIDED
67,465 sf (20%) ( of limited of construction)	
69 trees	70 trees

**PARKING AREA**

- Parking lots shall be screened from public view and adjacent properties.
- A minimum of 10% of the gross parking area shall be devoted to living landscaping which includes grass, groundcover's, plants, shrubs and trees.
- There shall be a minimum of 1 shade tree planted for each 400 sf of required interior landscape area.

REQUIRED	PROVIDED
Parking Lot Area: 47,550 sf (46 spaces)	
Parking Lot Screening 4,755 sf (10%)	Parking Lot Screening
11 trees	20 trees

**PERIMETER LANDSCAPE AREA**

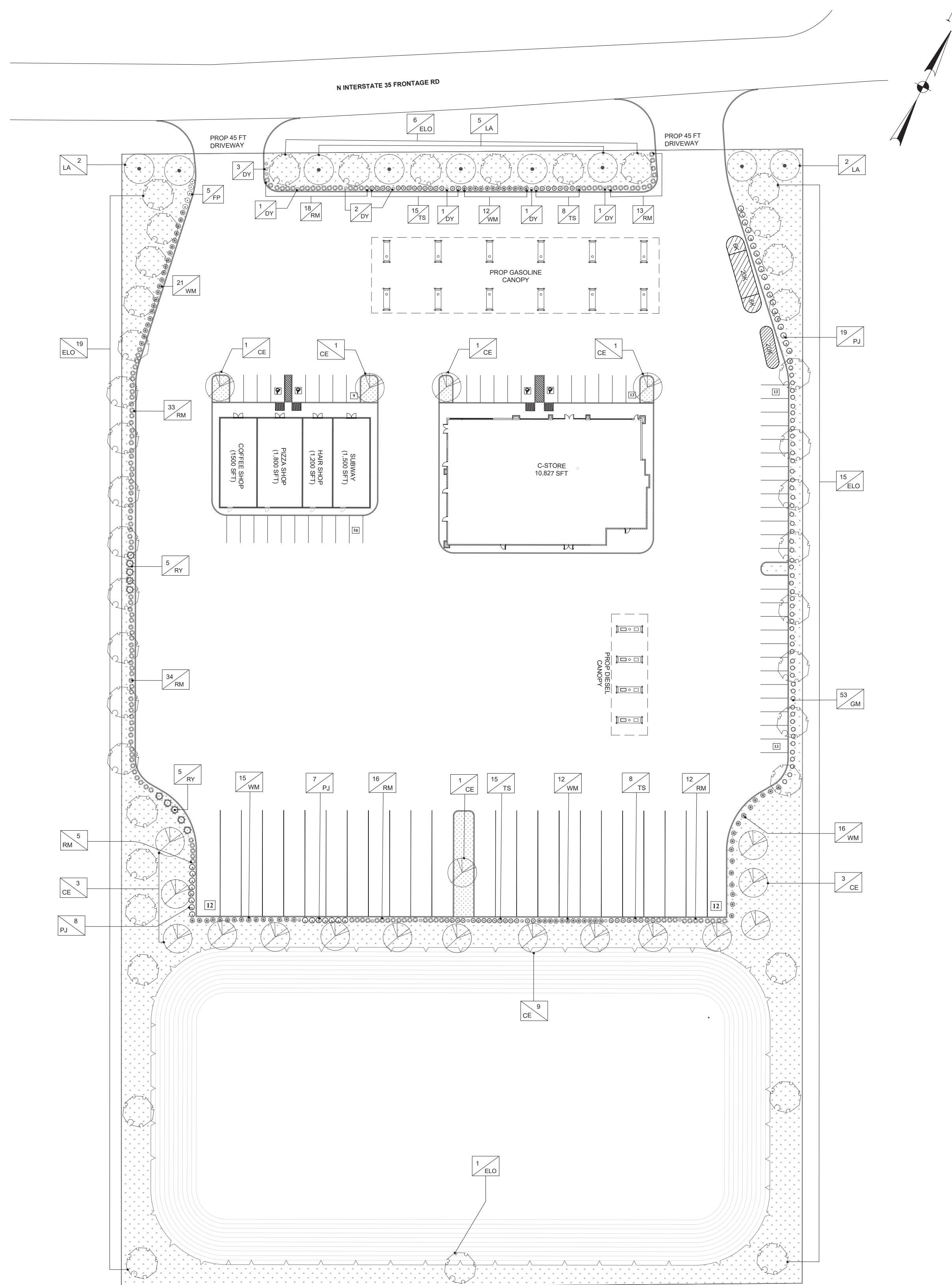
- All parking lots and vehicular use areas shall be screened from all abutting properties with a wall, fence, hedge berm or other durable landscape barrier. (30" ht)
- A 20' buffer shall be provided along N INTERSTATE 35 FRONTAGE RD.
- Street trees shall be provided 1 per 50 l.f.

REQUIRED	PROVIDED
Street: 450 l.f.	
hedge	hedge
20' buffer	20' buffer
9 trees	17 trees
West: 20' buffer	20' buffer
East: 9' planting strip	9' planting strip

**RESIDENTIAL ADJACENCY**

- Adjacent to residential, an 8' masonry fence shall be provided.
- A 20' buffer shall be provided adjance to residential with 1 tree per 30 l.f. and 10 shrubs per 50 l.f.

REQUIRED	PROVIDED
20' buffer	20' buffer
12 trees	33 trees
76 shrubs	123 shrubs



**1 LANDSCAPE SITE PLAN**  
 SCALE: 1"=50'-0"

**GENERAL LAWN NOTES**

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER REMOVE ALL DIRT CLOUDS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

**SOLID SOD:**

- SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
- SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH.
- LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
- TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY
- SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
- SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

**HYDROMULCH:**

- SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
- BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
- FIBER SHALL BE 100% WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB" OR EQUAL.
- FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE "TERRO-TACK ONE", AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
- HYDROMULCH WITH BERMUDA GRASS SEET AT A RATE OF 2 POUNDS PER 1000 S.F.
- USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
- IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEEDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
- AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION
- ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

**IRRIGATION:**

- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

**MAINTENANCE REQUIREMENTS:**

- VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
- MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
- ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

**PLANT SCHEDULE**

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
<b>SHADE TREES</b>					
20	CE	Cedar Elm	Ulmus crassifolia	3" cal.	12' ht., 4' spread, matching
41	ELO	Escarpment Live Oak	Quercus fusiformis	3" cal.	12' ht., 4' spread, matching
9	LA	Lacey Oak	Quercus glaucoides	3" cal.	12' ht., 4' spread, matching
<b>SHRUBS</b>					
16	DY	Dwarf Yaupon Holly	Ilex vomitoria condeaux	5 gal.	full, 24" sprd, 24" o.c.
53	GM	Gulf Muhly	Muhlenbergia capillaris	3 gal.	full, 30" o.c.
6	FP	Firecracker Plant	Russelia equisetiformis	5 gal.	full, 18" sprd, 24" o.c.
39	PJ	Primrose Jasmine	Jasminum mesnyi	5 gal.	full, 24" sprd, 42" o.c.
190	RM	Upright Rosemary	Rosmarinus officinalis 'Upright'	5 gal.	full, 24" sprd, 36" o.c.
12	RY	Red Yucca	Hesperaloe parvifolia	5 gal.	full, 24" sprd, 30" o.c.
46	TS	Texas Sage 'Green Cloud'	Leucophyllum frutescens 'Green Cloud'	5 gal.	full, 24" sprd, 36" o.c.
77	WM	Wax Myrtle	Myrica cerifera	5 gal.	full, 24" sprd, 36" o.c.
<b>GRASS</b>					
		Bermuda Solid Sod	Cynodon dactylon		12' ht., 4' spread, matching

**LANDSCAPE NOTES**

- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
- A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
- PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
- EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
- MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
- QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
- CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
- TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
- 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
- WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

**MISCELLANEOUS MATERIALS:**

- STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.

**PRUNING AND TRIMMING NOTES**

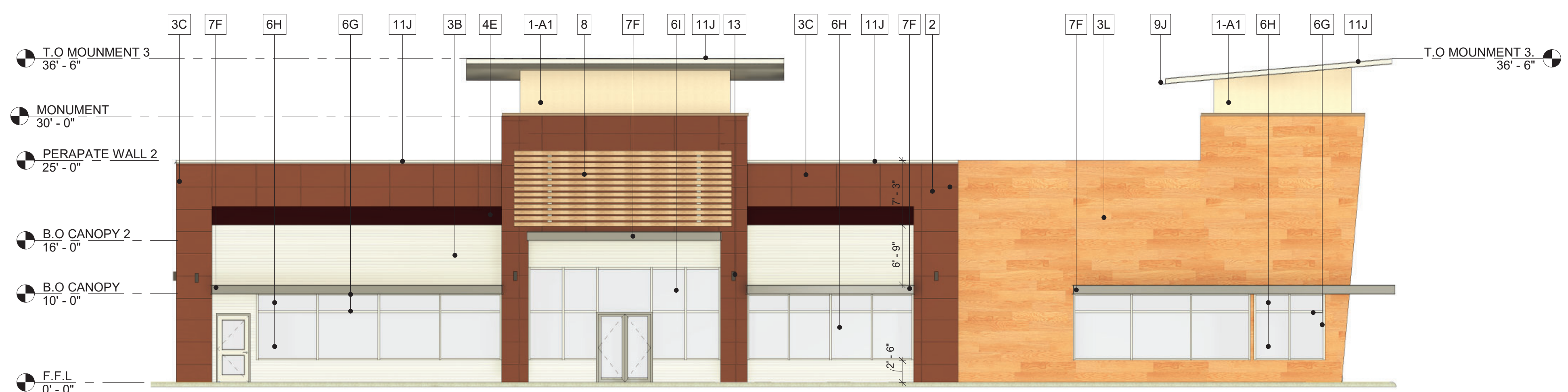
- CONTRACTOR SHALL PRUNE ALL EXISTING TREES ON-SITE USING STANDARD GUIDELINES IN THE INDUSTRY.
- ALL TREES SHALL BE TRIMMED SO THAT NATURAL SHAPES OF THE PLANTS ARE RETAINED.
- DO NOT 'TOP' OR 'HEAD' TREES.
- IF BALLING OR SHEARING OF TREES HAS OCCURRED IN THE PAST, DISCONTINUE THIS PRACTICE AND ALLOW PLANTS TO GROW INTO NATURAL SHAPE.
- REMOVE SUCKERS, DEAD, DYING, DISEASED, BROKEN AND / OR WEAK BRANCHES FROM ALL TREES ALONG THE MAIN TRUNK STRUCTURE AND WITHIN THE BRANCHING AREA.
- CONTRACTOR SHALL PRUNE EXISTING DECIDUOUS HARDWOOD BY REMOVING LOWER LIMBS TO RAISE THE CANOPY. THE BOTTOM OF THE CANOPY SHALL BE RAISED TO 12'-0" ABOVE GRADE FOR DECIDUOUS HARDWOOD TREES, WHEN POSSIBLE. THE INTEGRITY OF THE CANOPY AND STRUCTURE OF THE TREE SHALL BE MAINTAINED. DO NOT CUT OR PRUNE CENTRAL LEADERS.
- CONTRACTOR SHALL THIN THE CANOPY BY ONE-FOURTH. PRUNE TREE TO EVENLY SPACE BRANCHES WITHIN THE CANOPY WHENEVER POSSIBLE. REMOVE THOSE LIMBS THAT CROSS OTHERS, DOUBLE LEADERS AND THOSE THAT EXCESSIVELY EXTEND BEYOND THE NATURAL CROWN OF THE TREE.
- CONTRACTOR SHALL PROVIDE DEEP ROOT FEEDING AND INVIGORATION OF EXISTING TREES. THIS SHALL BE ORGANIC BASED NUTRIENTS BASED FOR ROOT GROWTH AND LEAF GROWTH STIMULATION.
- CONTRACTOR SHALL BE REQUIRED TO CHIP ALL REMOVED BRANCHES, LEAFS, ETC.

DWG #	REFERENCE DRAWINGS	REV	DATE:	DESCRIPTION	BY:	CHK	APR	DRAWN BY:	CHECKED BY:	ENGINEER:	DATE:	MTS PROJECT NO.:
		0	10/25/2023	ISSUED FOR PERMIT	TT	SK	GM	TT	SK	GM	10/25/2023	29929
				SCALE:		DRAWING TITLE:		DRAWING NUMBER:		REV.		
				1"=50'-0"		LANDSCAPE SITE PLAN		A102		0		

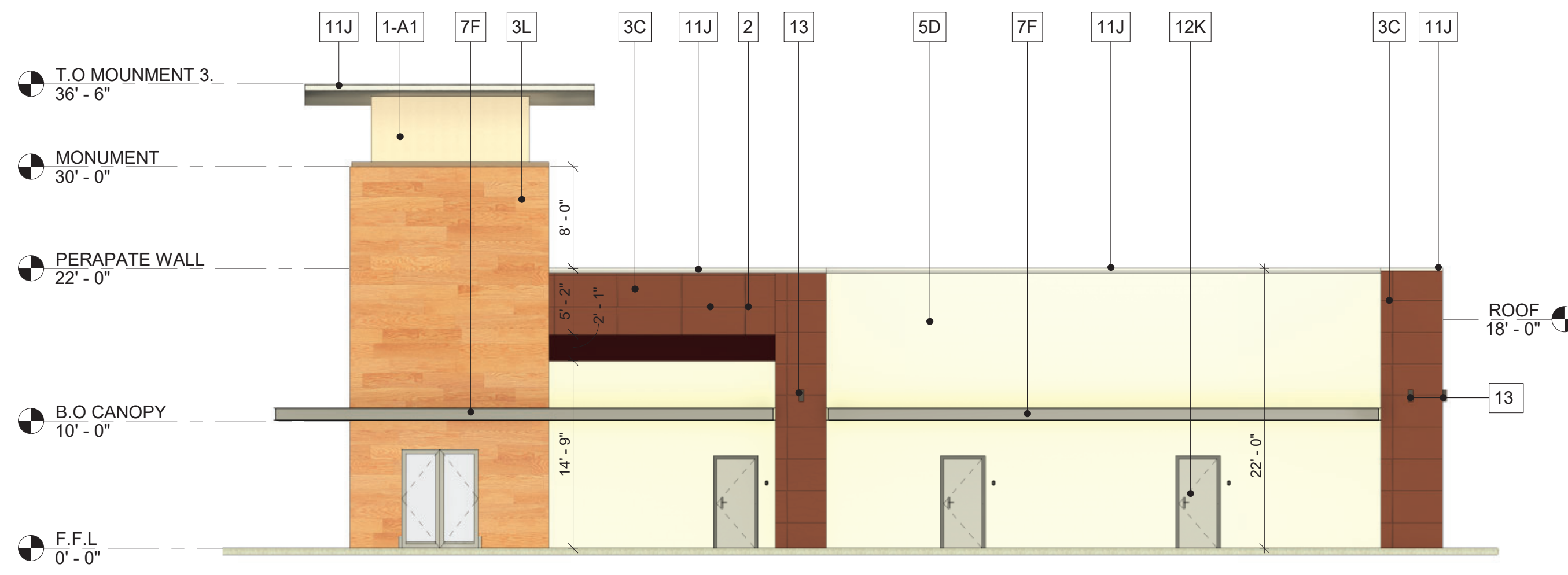
**DEVELOPMENT ON SCHERTZ**  
 I-35 AT FM-2252,  
 SCHERTZ, TEXAS



**MTS ENGINEERING & DESIGN**  
 9950 WESTPARK DR. SUITE #426  
 HOUSTON TEXAS 77063  
 (281) 404-4438 (281) 253-4849  
**FIRM NO. 18844**



**1 NORTH ELEVATION FACING SOUTH**  
1/8" = 1'-0"



**2 WEST ELEVATION FACING EAST**  
1/8" = 1'-0"

**LEGEND:**

NUMBER DENOTES KEYED NOTES → 1A → LETTER DENOTES MATERIAL W/ FINISH & COLOR

EXTERIOR FINISH SCHEDULE					
TAG	MATERIAL	FINISH	COLOR	BUILDING COMPONENT	REMARKS
A	StoPowerwall™ STUCCO SYS.	SMOOTH		EXTERIOR WALL	
A1	StoPowerwall™ STUCCO SYS.	SMOOTH		EXTERIOR WALL	
B	NICHIHA FIBER CEMENT SIDING	RIBBED		EXTERIOR WALL	
C	NICHIHA FIBER CEMENT SIDING	STOCK ILLUMINATION		EXTERIOR WALL	
D	CMU	SMOOTH FACE		EXTERIOR WALL	
E	HR-16 METAL WALL PANEL	METALLIC/ ACRYLIC-COATED		EXTERIOR WALL	
F	ALUMINUM	PREFINISHED KYNAR 500 PAINT		CANOPY	
G	ALUMINUM	PREFINISHED KYNAR 500 PAINT		STOREFRONT SYSTEM	
H	1" INSULATING TEMPERED SOLARBAN 70 LOW-E-GLASS	CLEAR GLASS		EXTERIOR GLAZING	
I	1" INSULATING SOLARBAN 70 LOW-E-GLASS	CLEAR GLASS		EXTERIOR GLAZING	
J	22 GA. STEEL	PREFINISHED KYNAR 500 PAINT		GUTTER, DOWNSPOUTS & COPING	
K	16 GA. STEEL	GALV. PAINTED		DOOR	
L	NICHIHA FIBER CEMENT SIDING	WOODEN		EXTERIOR WALL	

**EXTERIOR BUILDING MATERIAL SPECIFICATION:**

NO.	BUILDING MATERIAL	TYPE/ STYLE	COLOR/ FINISH	MANUFACTURER
<b>A</b>	EXTERIOR SHEATHING/ SUBSTRATE.			
1	ALL EXTERIOR SHEATHING TO BE 5/8" DENSGLOSS GOLD EXTERIOR SHEATHING OR 5/8" CDX PLYWOOD (WHERE APPLICABLE PER STRUCTURAL DESIGN). REFER TO BUILDING ELEVATIONS, SECTIONS & STRUCTURAL DRAWINGS FOR EXACT LOCATION.	DENSGLOSS GOLD/ CDX PLYWOOD		G.P GYPSUM CORP. 1.800.327.2344
<b>B</b>	FLUID-APPLIED AIR & MOISTURE BARRIERS			
1	StoGuard FLUID APPLIED WATERPROOF AIR BARRIER SYSTEM BY sto CORP INCLUDE THE FOLLOWING: a. StoGuard JOINT TREATMENT b. Sto EmeraldCoat (FLUID APPLIED WATERPROOF AIR BARRIER MEMBRANE) StoGuard JOINT TREATMENT: ALL EXTERIOR SHEATHING & CMU BLOCK JOINTS, SEAMS, CRACKS, AND TRANSITIONS IN ABOVE GRADE WALL CONSTRUCTION ARE TO BE SEALED WITH StoGuard RapidFill ALL EXTERIOR ROUGH OPENINGS ARE TO BE SEALED WITH StoGuard RapidSeal FLUID APPLIED StoGuard™ WATERPROOF AIR BARRIER MEMBRANE: UPON COMPLETION OF StoGuard JOINT TREATMENT, APPLY Sto EmeraldCoat) OVER ENTIRE SURFACE PER MANUFACTURER'S CONSTRUCTION SPECIFICATIONS	StoGuard WATERPROOF AIR BARRIER SYSTEM WITH Sto ElementCoat		STO CORP. DISTRIBUTOR MORRELL MASONRY (713)691-6585 (281) 667-5670 CONTACT:

**EXTERIOR BUILDING MATERIAL SPECIFICATION:**

NO.	BUILDING MATERIAL	TYPE/ STYLE	COLOR/ FINISH	MANUFACTURER
<b>C</b>	STUCCO SYSTEM			
1	3/4" THICK StoPowerwall STUCCO SYSTEM OVER FLUID APPLIED StoGuard WATERPROOF AIR BARRIER SYSTEM BY sto CORP. STO Powerwall STUCCO SYSTEM: 1. STO JOINT TREATMENT 2. STO EMERALDCOAT 3. 3/4" STO POWERWALL SCRATCH & BROWN COAT 4. STO PRIMER SMOOTH 5. STO POWERWALL FINE NOTES: FINISH COATINGS TO BE STOLASTIC SAND AND SMOOTH. INSTALL THE PRODUCTS PER MANUF. SPECIFICATIONS	DENSGLOSS GOLD		G.P GYPSUM CORP. 1.800.327.2344
<b>D</b>	FIBER CEMENT SIDING			
1	NICHIHA FIBER CEMENT SIDING OVER FLUID APPLIED STOGUARD WATERPROOF AIR BARRIER MEMBRANE (INSTALL PER MANUF. SPECIFICATIONS)	ILLUMINATION SERIES		NICHIHA CONTACTROB NECESSARY NICHIHA FIBER CEMENT (770)805-9466 (678) 283-0838
<b>E</b>	PREFIN. MTL. WALL PANEL BY MBCI			
1	MBCI PBC WALL PANEL OVER TAMKO TW-60 SELF-ADHER NG RUBBERIZED ASPHALT SHEET WATERPROOFING MEMBRANE ON 5/8" CDX PLYWOOD EXTERIOR SHEATHING. (INSTALL PER MANUF. SPECIFICATIONS)	PBC	METALLIC/ ACRYLIC-COTE D GALVALUME	MBCI (877)713-6224

**EXTERIOR BUILDING MATERIAL SPECIFICATION:**

NO.	BUILDING MATERIAL	TYPE/ STYLE	COLOR/ FINISH	MANUFACTURER
<b>F</b>	PREFIN. MTL. WALL PANEL BY BERRIDGE			
1	BERRIDGE HR-16 WALL PANEL OVER TAMKO TW-60 SELF-ADHER NG RUBBERIZED ASPHALT SHEET WATERPROOFING MEMBRANE ON 5/8" CDX PLYWOOD EXTERIOR SHEATHING. (INSTALL PER MANUF. SPECIFICATIONS)	HR-16		BERRIDGE CONTACT: (281)707-4117
<b>G</b>	STOREFRONT SYSTEM			
1	STOREFRONT SYSTEM: OLDCASTLE RELIANCE SERIES SSG MULLION CURTAIN WALL W/ 1" INSULATING STRUCTURAL SILICON GLAZED SYSTEM. RE: WINDOW SCHEDULE	RELIANCE		OLDCASTLE
<b>H</b>	STOREFRONT CANOPY SYS.			
1	PREFINISHED ALUMINUM STOREFRONT ENTRANCE CANOPY. WALKWAY COVER & SUN CONTROL DEVICE ARE TO BE PROVIDED AND INSTALLED BY MANUFACTURER .			

**GENERAL NOTES:**

1. PROVIDE SHOPE DRAWING OF STOREFRONT PRIOR TO FABRICATION, DETAILING MATERIALS, FINISH, SIZES, PROFILES, CONNECTION, ETC.
2. ALL PAINT SHALL BE APPROVED BY OWNER PRIOR TO APPLICATION. PREPARE SURFACE AND APPLY PAINT, PRE PAINT MFR. RECOMENDATIONS.
3. PAINT MECH. AND PLUMBING ROOF PENETRATIONS.
4. LL GLAZING, STOREFRONT AND DOORS TO BE TEMPERED, SEE WINDOW SCHEDULE ON SHEET A-600
5. VERTICAL DIMENSIONS SHOWN ARE FOR REFERENCE TO TOP OF FRAMING LUMBER FROM TOP OF FLOOR SLAB (U.O.N) SEE TYPE WALL SECTIONS AND DETAILS FOR SPECIFICS.

**KEYED NOTES:**

1. 3/4" StoPowerwall™ STUCCO SYS. BY STO CORP. OVER 5/8" DENSGLOSS GOLD EXTERIOR SHEATHING. RE:EXTERIOR BUILDING MATERIAL SCHEDULE.
2. CONTROL JOINT (TYP.), INSTALL PER StoPowerwall™ NEXT STUCCO CONTROL JOINT DETAIL.
3. NICHIHA FIBER CEMENT SIDING OVER 5/8" CDX PLYWOOD EXTERIOR SHEATHING.RE:EXTERIOR BUILDING MATERIAL SPECS
4. BRIDGE HR-16 HORIZONTAL WALL PANEL INSTALL FOR METAL WALL PANELS PRE BRIDGE CONST. DETAILS RE: EXTERIOR BLDG. MATERIAL SPECS.
5. 8" CMU W/TRUSS TYPE REINF. @ 16" O.C. & #5 VERT. @ 24" O.C. FILL REINF. CELLS W/3000 PSI GROUT. CMU BLOCK WALL TO BE SEALD WITH FLUID APPLIED StoGuard (Sto Emeraldcoat) WATERPROOF AIR BARRIER SYSTEM BY Sto Corp (PAINTED).
6. 6000 SERIES THERMAL MP FRONT SET CLEAR ANODIZED CLASS-II FINISH ALUMINIUM STOREFRONT WITH 1" INSULATING STRUCTURAL SILICON LOW-E GLAZING (SSG) SYSTEM BY OLDCASTLE BUILDING ENVELOP. RE: WINDOW SCHEDULE.
7. PREFINISHED ALUMINIUM ENTRANCE CANOPY PROVIDED & INSTALLED BY AVADEK. RE: EXTERIOR BUILDING MATERIAL SCHEDULE.
8. EXTERIOR SIGN BY OWNER'S APPROVED VENDOR. BUILDING SIGN TO BE PROVIDED AND INSTALLED BY APPROVED SIGN VENDOR UNDER SEPARATE PERMIT. CONTR. TO CONTACT & COORDINATE W/ SIGN CONTR. & COPLY W/ NECESSARY ELECT. REQUIRMENTS. USE 5/8" CDX PLYWOOD SHEATHING, BEHAND SIGNAGE.
9. 6"X6" 22 GA. GALV. STEEL WITH KYNAR™ PAINT FINISH METAL DOWNSPOUT WITH 2" WIDE GALV. MTL. STRAP W/ EXP. BOLTS (MIN. 4 PER DOWNSPOUT)
10. ROOF ACCESS LADDER (RE: STRUCTURAL DRAWING).
11. 22 GA. GALV. METAL COPING WITH KYNAR PAINT FINISH OVER 22 GA. GALV. STEEL SELF-INDEXING CONTINUOUS CLEAT.
12. 16 GA. GALV. HOLLOW METAL DOOR FRAME AS SPEC'D.
13. WALL SCONCE LIGHT FIXTURE AS SPEC'D MOUNTAD AT 10'-0" A.F.F. REFER TO ELECT. DWG.
14. WALL PACK AS SPEC'D AT 11'-10" A.F.F. RE: ELECT. DWG.

**GENERAL NOTES FOR CONTRACTOR:**

1. COLORS ARE SUBJECTED TO CHANGE, CONFIRM WITH ARCHITECTS FOR FINAL COLORS BEFORE PURCHASING MATERIALS.
2. REFER TO ENLGERED PARTIAL BLDG, ELEVATION ON SHEET A-200 FOR EXTERIOR COLOR SCHEME.
3. SUBMIT A SAMPLE OF 24 BY 24 INCH HARD BOARD OF COATING TEXTURE AND COLOR WITH A MANUFACTURER'S SPECIFICATIONS, INSTALATION INSTRUCTIONS AND PRODUCT DATA TO THE ENGINEER PRIOR TO COMMENCING ANY WORK.
4. REFER TO "WINDOW TYPES" ON SHEET A-600 FOR STOREFRONT ELEVATIONS.
5. SEAL THE ENTIRE EXTERIOR CMU BLOCK WALL WITH StoGuard FLUID APPLIED WATERPROOF AIR BARRIER SYSTEM BY sto CORP (TYP.)
6. CONTRACTOR SHALL SUBMIT MANUFACTURER CUT SHEETS AND SAMPLES FOR ALL SYSTEM MATERIAL FOR REVIEW AND APPROVAL BEFORE PLACING THE ORDER. SUBSTITUTE MANUF./ PRODUCTS MUST BE EQUAL QUALITY IN FUCTION AND APPEARANCE, AND MUST BE APPROVED BY THE ENGINEER AND OWNER.
7. CONTRUCTOR SHALL VERIFY AND COORDINATE ALL NEW AND EXISTING CONDITIONS AND DIMENSIONS AT JOB SITE FOR COMPARISON WITH DRAWINGS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORK. IF ANY DISCREPANCIES, INCOSISTENCIES OR OMISSIONS ARE FOUND, THE ENGINEER SHALL BE NOTIFIED IN WRITING FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.

DWG #	REFERENCE DRAWINGS	REV	DATE	DESCRIPTION	BY:	CHK	APR	DRAWN BY:	CHECKED BY:	ENGINEER:	DATE:	PROJECT NO.:
		0	10/25/2023	ISSUED FOR PERMIT	TT	MS	GM	TT	MS	GM	29929	
								SCALE:	DRAWING TITLE:	DRAWING NUMBER:	REV:	
								1/8" = 1'-0"	EXTERIOR ELEVATIONS	A200	0	

DEVELOPMENT ON SCHERTZ,  
I-35 AT FM-2252,  
SCHERTZ, TEXAS



**MTS ENGINEERING & DESIGN**  
9950 WESTPARK DR. SUITE #426  
HOUSTON TEXAS 77063  
(281) 404-4438 (281) 253-4849  
**FIRM NO. 18844**



**PLANNING AND ZONING COMMISSION MEETING: 11/15/2023**  
**Agenda Item 5 D**

**TO:** Planning and Zoning Commission  
**PREPARED BY:** Daisy Marquez, Planner  
**CASE:** PLSPU20230247  
**SUBJECT:** PLSPU20230247 - Hold a public hearing and make a recommendation on a Specific Use Permit to allow a Truck Terminal on approximately 4 acres of land, located approximately 660-feet west from the intersection of Baugh Lane and Schwab Road, also known as Comal Property Identification Number 464879, City of Schertz, Comal County, Texas.

**GENERAL INFORMATION:**

Owner: SYSCO USA I, INC  
 Applicant: Windrose Land Surveying & Platting  
 Project Engineer: HMT Engineering & Surveying

**APPLICATION SUBMITTAL DATE:**

Date:	Application Submittal Type:
October 20, 2023	Specific Use Permit

**PUBLIC NOTICE:**

On November 1, 2023, two (2) public hearing notices were mailed to the surrounding property owners within a 200-foot boundary of the subject property. At the time of the staff report, (0) responses in favor, (0) responses neutral, and (0) responses in opposition have been received. A public hearing notice will be published in the San Antonio Express prior to the City Council Meeting.

**ITEM SUMMARY:**

The applicant is requesting a Specific Use Permit to allow a truck terminal on approximately 4 acres of land, located approximately 660-feet west from the intersection of Baugh Lane and Schwab Road, City of Schertz, Comal County, Texas. The subject property is currently undeveloped and currently zoned General Business District (GB). As per UDC Section 21.5.8, a Specific Use Permit is required for a truck terminal in General Business District (GB). The applicant is proposing a truck terminal that consists of truck parking with a gate and monitored gate shack.

**LAND USES:**

	Zoning	Land Use
<b>North</b>	Right-of-Way	Baugh Lane
<b>South</b>	General Business District (GB)	Undeveloped / Vacant
<b>East</b>	General Business District (GB)	Quick Trip Gas Station
<b>West</b>	General Business District (GB)	Undeveloped / Vacant

**IMPACT ON EXISTING ADJACENT DEVELOPMENT:**

The subject property is approximately 660-feet west from the intersection of Baugh Lane and Schwab Road, is currently zoned General Business District (GB), and is undeveloped. Directly to the north of the property is Baugh Lane right-of-way, to the west, and south the properties are zoned General Business District (GB) and are currently vacant. The property to the east is also General Business District (GB) and is currently a Quick Trip with trailer parking directly adjacent to the subject property.

A truck terminal is intended to be a facility that has more than five (5) heavy trucks on the premises at any time designed to accommodate the simultaneous loading or unloading of five or more trucks. Per the letter of intent, the proposed use includes parking trucks while they await loading or unloading at the SYSCO development to the north of the property. Additionally, the applicant is proposing a gate and gate shack to monitor activity in to the property.

The Comprehensive Land Use Plan identifies this area as Commercial Campus. The Commercial Campus land use designation is intended to encourage development of lower intensity commercial and offices uses in the location between major intersections as a buffer between the interstate and adjoining neighborhoods. The intent of the Unified Development Code through the Comprehensive Plan is to protect, promote, improve and provide for the public health, safety and general welfare of the citizens of the City by ensuring the safe, orderly and efficient development and expansion of the City.

#### **CONCEPTUAL SITE PLAN:**

Per the letter of intent, SYSCO intends to develop the property as a truck terminal with a gate and an approximately 20 square foot gate shack to park the overflow trucks and trailers waiting for shipping and delivery at the SYSCO development just north of the property. Access to the site is proposed through one (1) access point along Baugh Lane.

If a Specific Use Permit is approved, the applicant will have to go through the site plan process in conformance with UDC Section 21.9.12 and will have to meet all City of Schertz UDC requirements as listed in Article 9. At the time of the site plan, a Traffic Impact Analysis Study will be reviewed by the City of Schertz Engineering Department. In addition, proposed parking areas will have to meet all current regulations within UDC Article 10.

#### **STAFF ANALYSIS AND RECOMMENDATION:**

##### **UDC Section 21.5.11.D Criteria for Approval**

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

The subject property is designated as Commercial Campus. The Commercial Campus land use designation is intended to encourage development of lower intensity commercial and office uses in the location between major intersections as a buffer between the interstate highway and adjoining neighborhoods. The proposed truck terminal is not directly along IH-35 and acts as an additional buffer from the frontage to the existing SYSCO development.

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

General Business District (GB) is intended to provide suitable areas for the development of non-residential uses that may include retail and service establishments that are generally oriented toward serving the overall needs of the community and are usually located along principal transportation corridors. The proposed development is for a truck terminal that will serve the existing SYSCO development to the north of the property. Additionally, the proposed truck terminal is located in proximity to IH-35, a principal transportation corridor.

##### **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.**

The proposed development is surrounded by adjacent General Business District (GB) to the east, west, and south with Manufacturing District (Light) (M-1) to the north, and is compatible with the existing development. The proposed truck terminal will be required to meet all current City of Schertz site development standards stipulated in

Article 9. Article 9 is in place to ensure adverse effects of development are minimized and mitigated on neighboring properties.

**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.**

The proposed development is proposing one point of access along Baugh Lane. All proposed access points will be reviewed by the City of Schertz Engineering department.

**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.**

Access to the subject property will be along Baugh Lane. The proposed access points will be reviewed by the City of Schertz Engineering department.

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

The proposed development will have to meet all site development requirements in Article 9 of the Unified Development Code. The adjacent properties are zoned General Business and Manufacturing (Light) and are not being currently used for single-family residential. As a result, no additional screening requirements for residential use will be required.

**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.**

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

**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.**

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 and Manufacturing (light) zoning of surrounding properties, access from Baugh Lane, and the proposed use servicing an existing use, the proposed truck terminal would not pose an adverse impact on adjacent properties.

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

This does not impact consideration by P&Z or the first reading from Council.

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

Staff has ensured all UDC requirements have been met for the Specific Use Permit, and at this time have not received any special considerations from the Planning and Zoning Commission or the City Council. Therefore, Staff recommends approval of the Specific Use Permit to allow a convenience store with gas pumps at the subject property conditioned upon the following:

A building permit is approved within two years of the adoption of the SUP Ordinance.

Planning Department Recommendation	
	Approve as submitted
X	Approve with conditions*
	Denial

\* While the Commission can impose conditions; conditions should only be imposed to meet requirements of the UDC.

**COMMISSIONERS CRITERIA FOR CONSIDERATION:**

The Planning and Zoning Commission is making a recommendation to City Council on the proposed Specific Use Permit. In considering action on a Specific Use Permit application, the Commission should consider the criteria within the UDC, Section 21.5.11.D.

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**Attachments**

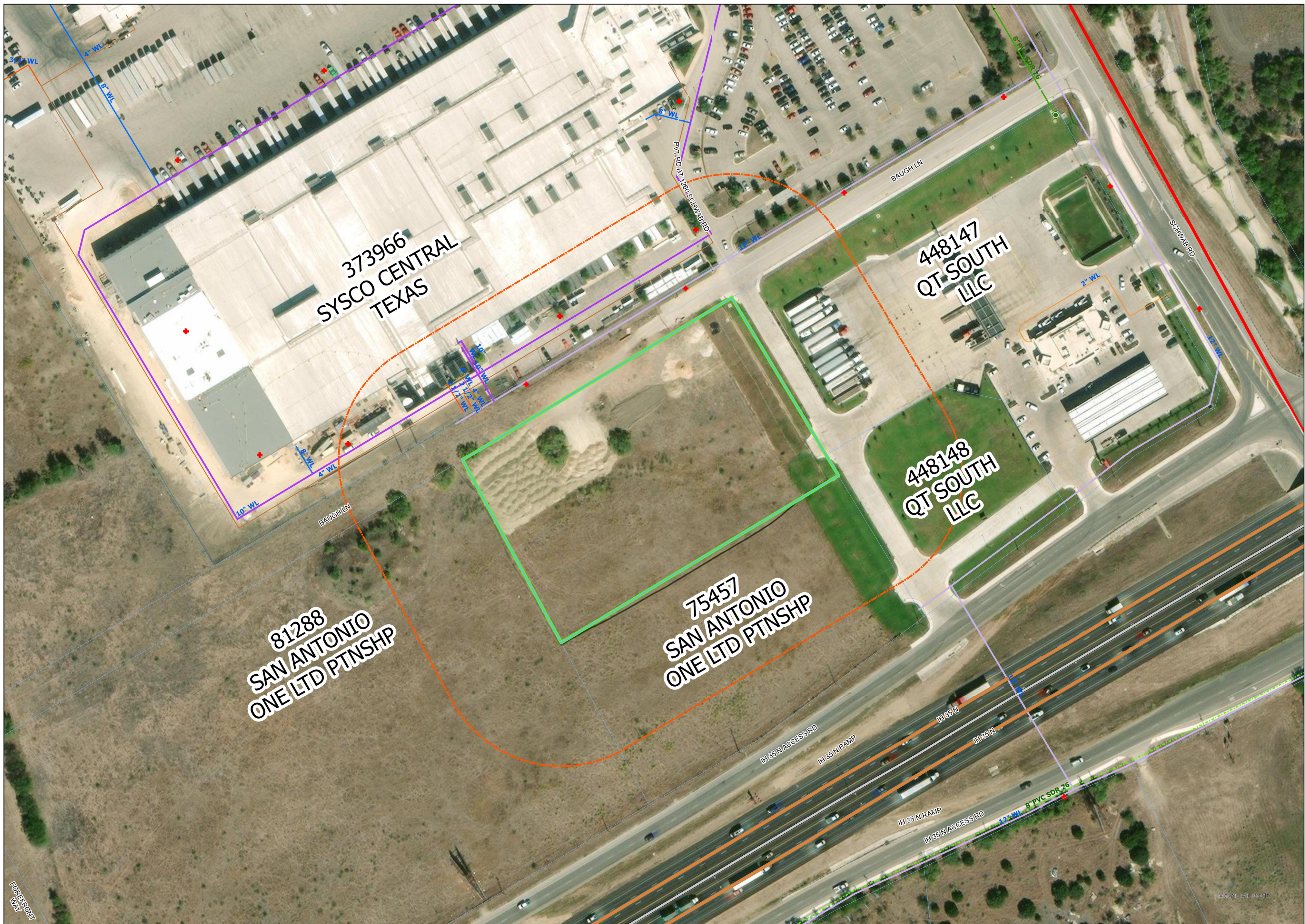
Aerial Exhibit

Public Hearing Notice Map

Specific Use Exhibit

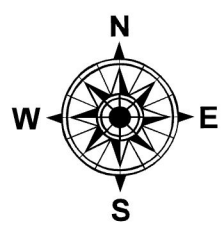
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FOREFRONT WAY

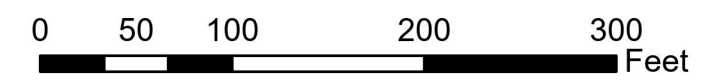
Maxar, Wjrocski

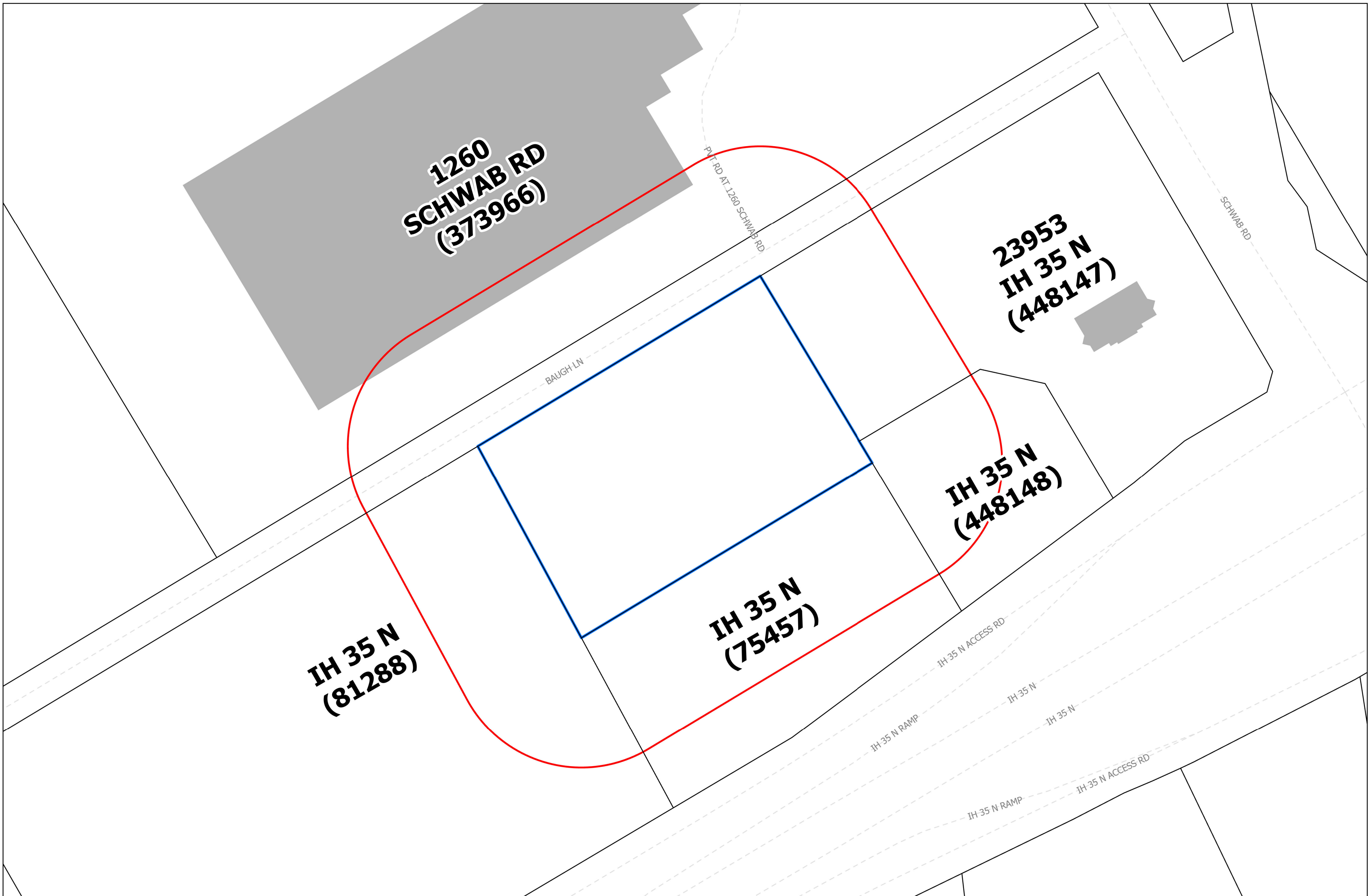


**SCHIERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY

SYSCO OVERFLOW LOT  
(PLSPU20230247)

<ul style="list-style-type: none"> <li> Highways</li> <li> Major Roads</li> <li> Minor Roads</li> </ul>	<ul style="list-style-type: none"> <li> Freeway</li> <li> Principal Arterial</li> <li> Planned Principal Arterial</li> <li> Secondary Arterial</li> <li> Planned Secondary Arterial</li> <li> Secondary Rural Arterial</li> </ul>	<ul style="list-style-type: none"> <li> Planned Secondary Rural Arterial</li> <li> Residential Collector</li> <li> Planned Residential Collector</li> <li> Planned Commercial Collector B</li> <li> Commercial Collector A</li> <li> Planned Commercial Collector A</li> </ul>	<ul style="list-style-type: none"> <li> 1"</li> <li> 2"</li> <li> 3"</li> <li> 4"</li> <li> 6"</li> <li> 8"</li> <li> 10"</li> <li> 12"</li> <li> 16"</li> <li> 18"</li> <li> Unknown</li> </ul>	<ul style="list-style-type: none"> <li> 20"</li> <li> 24"</li> <li> 30"</li> <li> 36"</li> </ul>	<ul style="list-style-type: none"> <li> Schertz Gravity</li> <li> Schertz Pressure</li> <li> Neighboring Gravity</li> <li> Private Pressure</li> </ul>	<ul style="list-style-type: none"> <li> Hydrant</li> <li> Manholes</li> <li> CCMA Lift Station</li> <li> Private Lift Station</li> <li> Schertz Lift Station</li> <li> CCMA Treatment Plant</li> <li> Schertz Treatment Plant</li> </ul>	<ul style="list-style-type: none"> <li> Project Boundary</li> <li> County Boundaries</li> <li> Schertz Municipal Boundary</li> <li> ETJ</li> </ul>
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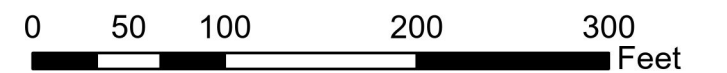
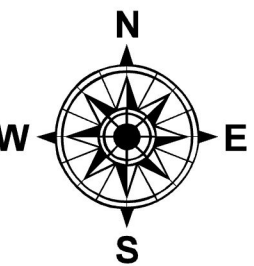


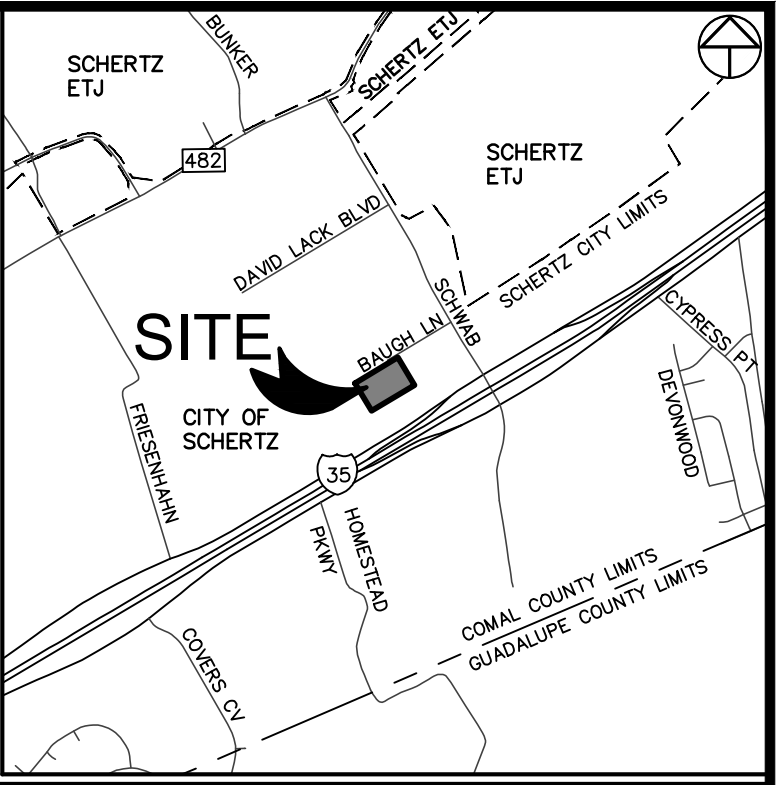
# City of Schertz

SYSICO OVERFLOW LOT  
(PLSPU20230247)

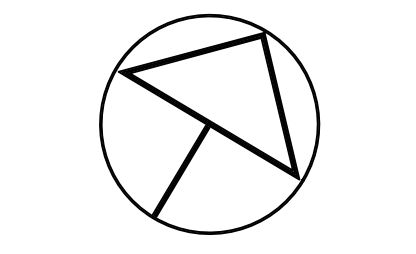
 200' Buffer

 Project Area





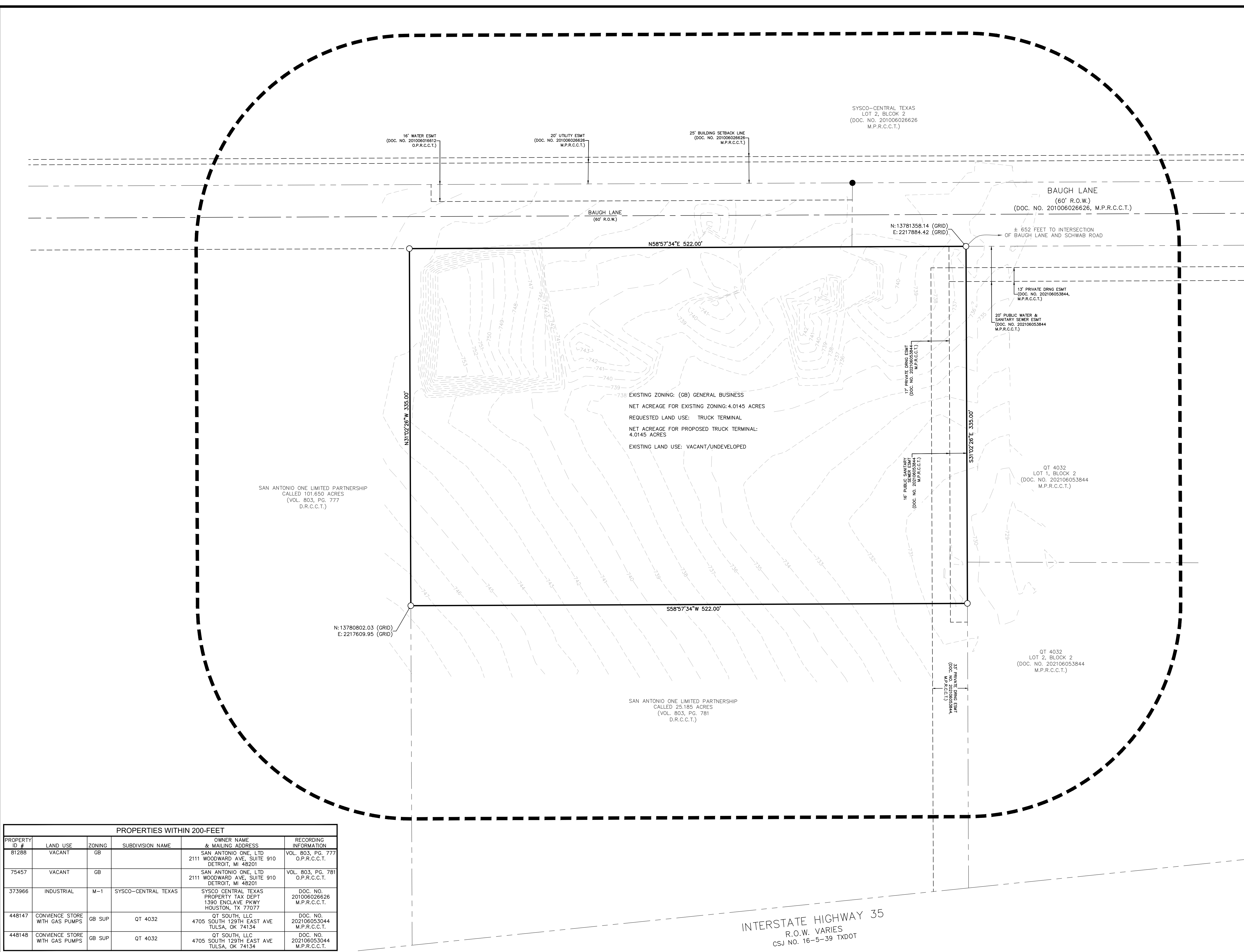
LOCATION MAP  
SCALE: 1"=2000'



HORIZONTAL SCALE: 1"=40'

- LEGEND:
- = FND 5/8" IRON ROD W/ PLASTIC CAP STAMPED "WINDROSE" (UNLESS NOTED OTHERWISE)
  - = SET 5/8" IRON ROD W/ PLASTIC CAP STAMPED "WINDROSE"
  - AC = ACRE
  - U.E. = UTILITY EASEMENT
  - B.L. = BUILDING LINE SETBACK
  - ESMT = EASEMENT
  - DRNG = DRAINAGE
  - R.O.W. = RIGHT-OF-WAY
  - VOL. = VOLUME
  - PG. = PAGE
  - DOC. NO. = DOCUMENT NUMBER
  - M.P.R.C.C.T. = MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
  - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
  - D.R.C.C.T. = DEED RECORDS OF COMAL COUNTY, TEXAS
  - = 200-FOOT NOTIFICATION BOUNDARY
  - - - = SPECIFIC USE PERMIT BOUNDARY LINE

- SUP NOTES:
1. ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48091C440F, DATED SEPTEMBER 2, 2009, IS LOCATED IN UNSHADED ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
  2. THE THOROUGHFARE ALIGNMENT SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.



EXISTING ZONING: (GB) GENERAL BUSINESS  
 NET ACREAGE FOR EXISTING ZONING: 4.0145 ACRES  
 REQUESTED LAND USE: TRUCK TERMINAL  
 NET ACREAGE FOR PROPOSED TRUCK TERMINAL: 4.0145 ACRES  
 EXISTING LAND USE: VACANT/UNDEVELOPED

SAN ANTONIO ONE LIMITED PARTNERSHIP  
 CALLED 101.650 ACRES  
 (VOL. 803, PG. 777  
 D.R.C.C.T.)

SAN ANTONIO ONE LIMITED PARTNERSHIP  
 CALLED 25.185 ACRES  
 (VOL. 803, PG. 781  
 D.R.C.C.T.)

QT 4032  
 LOT 1, BLOCK 2  
 (DOC. NO. 202106053844  
 M.P.R.C.C.T.)

QT 4032  
 LOT 2, BLOCK 2  
 (DOC. NO. 202106053844  
 M.P.R.C.C.T.)

PROPERTIES WITHIN 200-FEET					
PROPERTY ID #	LAND USE	ZONING	SUBDIVISION NAME	OWNER NAME & MAILING ADDRESS	RECORDING INFORMATION
81288	VACANT	GB		SAN ANTONIO ONE, LTD 2111 WOODWARD AVE, SUITE 910 DETROIT, MI 48201	VOL. 803, PG. 777 O.P.R.C.C.T.
75457	VACANT	GB		SAN ANTONIO ONE, LTD 2111 WOODWARD AVE, SUITE 910 DETROIT, MI 48201	VOL. 803, PG. 781 O.P.R.C.C.T.
373966	INDUSTRIAL	M-1	SYSCO-CENTRAL TEXAS	SYSCO CENTRAL TEXAS PROPERTY TAX DEPT 1390 ENCLAVE PKWY HOUSTON, TX 77077	DOC. NO. 201006026626 M.P.R.C.C.T.
448147	CONVENIENCE STORE WITH GAS PUMPS	GB SUP	QT 4032	QT SOUTH, LLC 4705 SOUTH 129TH EAST AVE TULSA, OK 74134	DOC. NO. 202106053044 M.P.R.C.C.T.
448148	CONVENIENCE STORE WITH GAS PUMPS	GB SUP	QT 4032	QT SOUTH, LLC 4705 SOUTH 129TH EAST AVE TULSA, OK 74134	DOC. NO. 202106053044 M.P.R.C.C.T.

OWNER:  
 SYSCO USA I, INC  
 1260 SCHWAB ROAD  
 NEW BRAUNFELS, TEXAS 78132  
 (830) 730-1000

ENGINEER:  
 HMT ENGINEERING & SURVEYING  
 201 S. CASTELL AVE, SUITE 100  
 NEW BRAUNFELS, TEXAS 78132  
 (830) 625-8555

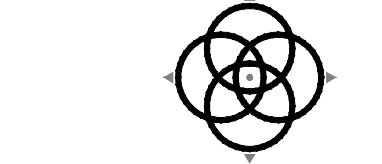
APPLICANT/SURVEYOR:  
 WINDROSE LAND SURVEYING & PLATTING  
 9360 CORPORATE DRIVE  
 SELMA, TEXAS 78154  
 (210) 634-1565

INTERSTATE HIGHWAY 35  
 R.O.W. VARIES  
 CSJ NO. 16-5-39 TXDOT

**SPECIFIC USE PERMIT  
 EXHIBIT FOR TRUCK  
 TERMINAL**

**SYSCO ANNEX LOT**  
 A SUBDIVISION OF  
 4.0145 AC. / 174,870 SQ. FT. OF LAND,  
 SITUATED IN THE CARROL M. GAHAGAN JR.  
 SURVEY NO. 258, ABSTRACT NO. 182 AND THE  
 JUAN FRANCISCO ZEPEDA SURVEY NO. 257,  
 ABSTRACT NO. 658, COMAL COUNTY, TEXAS.

PREPARED OCTOBER 9, 2023



**WINDROSE**  
 LAND SURVEYING | PLATTING  
 9630 CORPORATE DR, SUITE 102 | SELMA, TX 78154 | 713.458.2281  
 FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

PLANNING AND ZONING COMMISSION MEETING: 11/15/2023  
Agenda Item 7 A

TO: Planning and Zoning Commission  
PREPARED BY: Daisy Marquez, Planner  
SUBJECT: Current Projects and City Council Status Update

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**BACKGROUND**

**DEVELOPMENT INFORMATION**

The following is being provided for information purposes only so that the Planning and Zoning Commission is aware of the current status of new site plan applications, status of applications heard by the Commission and recommended for final action by the City Council, and the status of administratively approved applications.

**NEW SITE PLAN APPLICATIONS:** There were no development applications submitted between October 25, 2023, and November 6, 2023.

**CITY COUNCIL RESULTS:** The following development applications were recommended for final action to the City Council:

- **Ord. 23-S-24** – Conduct a public hearing and consider rezone of approximately 2.1 acres of land from Neighborhood Services District (NS) & Planned Development District (PDD) to Planned Development District (PDD), known as Guadalupe County Parcel ID 31970, 31971, 31972, 31973, 31980, 31981, 31982, 31983, generally located northwest of the intersection between Schertz Parkway and Wiederstein Road, City of Schertz, Guadalupe County, Texas.
  - Recommended for approval at the September 27, 2023 P&Z Meeting (7-0)
  - Approved via first reading at the October 17, 2023 CC Meeting (7-0)
  - Scheduled for final reading at the November 14, 2023 CC Meeting.
- **Ord. 23-S-78**– Conduct a public hearing and consider amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC) to Article 5, Section 21.5.4 Zoning Change/Zoning Map Amendment
  - Recommended for approval, with changes at the September 27, 2023 P&Z Meeting (7-0)
  - Approved via first reading at the October 17, 2023 CC Meeting (7-0)
  - Scheduled for final reading at the November 14, 2023 CC Meeting.

**ADMINISTRATIVELY APPROVED PROJECTS:**

- There were no administratively approved projects between October 25, 2023 and November 6, 2023.
-