

Ordinance No: 23-S-33

Specific Use Permit for a Truck Terminal (4 acres)

Daisy Marquez | PLANNER



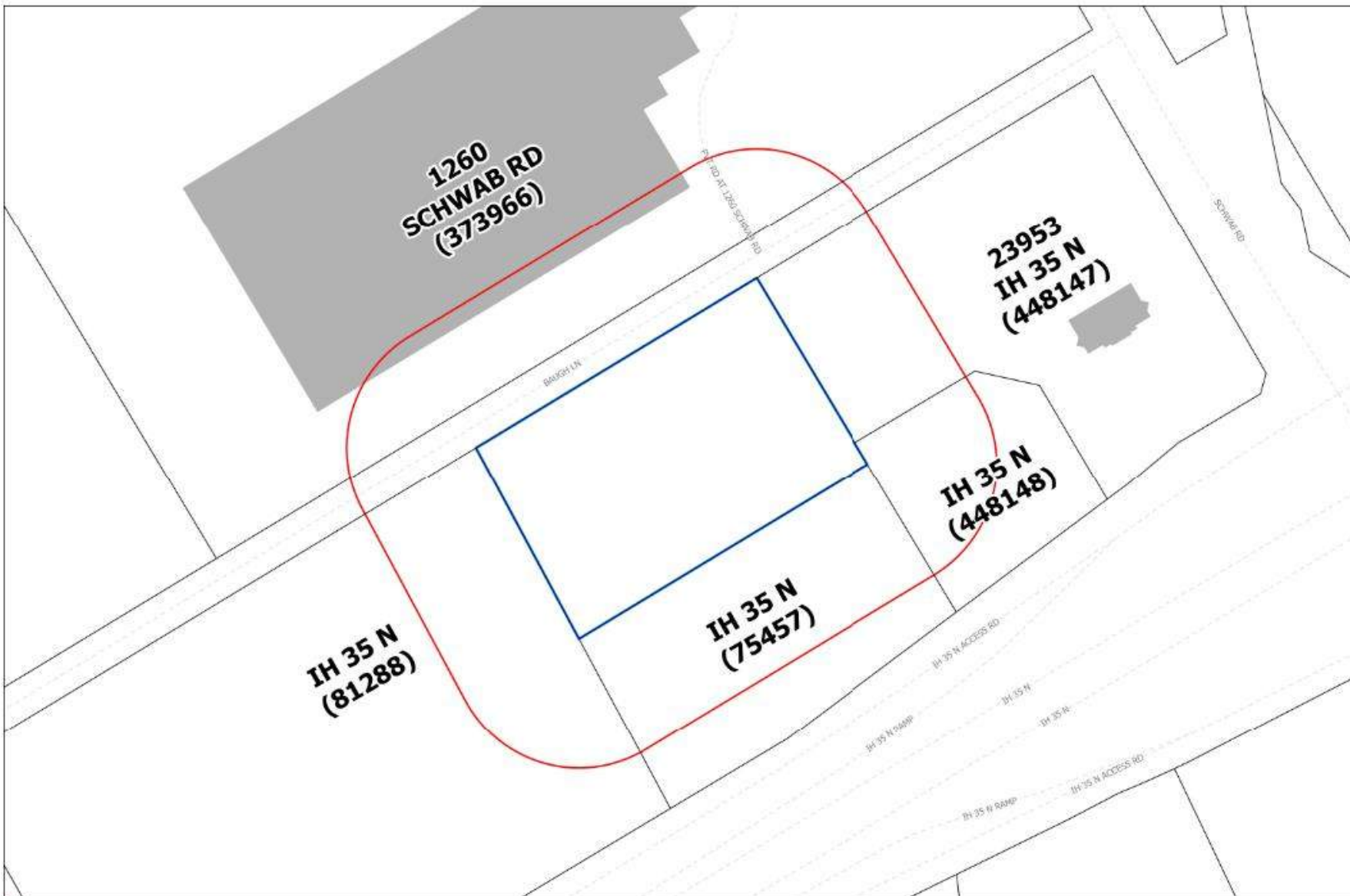
SCHERTZ
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SYSCO OVERFLOW LOT
(PLSPU20230247)

<ul style="list-style-type: none"> Highway Major Road Minor Road 	<ul style="list-style-type: none"> Premier Principal Arterial Planned Principal Arterial Secondary Arterial Planned Secondary Arterial Secondary Rural Arterial 	<ul style="list-style-type: none"> Planned Residential Principal Arterial Residential Collector Planned Residential Collector Planned Residential Collector B Commercial Collector A Planned Commercial Collector A 	<ul style="list-style-type: none"> 1' 2' 3' 4' 6' 8' Unknown 	<ul style="list-style-type: none"> 6" 12" 18" 24" 30" 36" 42" 48" 60" 72" 84" 96" 108" 120" 132" 144" 156" 168" 180" 192" 204" 216" 228" 240" 252" 264" 276" 288" 300" Unknown 	<ul style="list-style-type: none"> Schertz Gravity Schertz Pressure Neighboring Gravity Private Procedure 	<ul style="list-style-type: none"> Hydrant Manhole COWS Lift Station Private Lift Station Schertz Lift Station COWS Treatment Plant Schertz Treatment Plant Project Boundary County Jurisdiction Schertz Municipal Boundary ETD
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- November 1: 4 public hearing notices mailed
- November 29, 2023: Public Hearing published in San Antonio Express
- Responses Received:
 - 0- Opposition
 - 0- In Favor
 - 0- Neutral

1 Sign was posted on the property.

Proposed SUP

- Applicant is requesting a Specific Use Permit (SUP) to allow a Truck Terminal on the approximately 4 acres.
- UDC Section 21.5.8 requires an SUP for a Truck Terminal in General Business District.



•Subject Property zoned
General Business (GB)

Existing Zoning		Land Use
North	Right of Way	Baugh Lane
South	General Business District (GB)	Undeveloped/ Vacant
East	General Business District (GB)	Undeveloped/ Vacant
West	General Business District (GB)	Undeveloped/ Vacant

Proposed SUP

- UDC Section 21.5.8 requires an SUP for a Truck Terminal in General Business District.
- Per the submitted Letter of Intent, if the SUP is approved the development would consist of:
 - A gated truck terminal
 - Approximately 20 square foot gate shack to monitor activity on the site
- 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.

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.



Commercial Campus

Highway Commercial

Industrial

UDC Section 21.5.11.D Criteria for Approval

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.

UDC Section 21.5.11.D Criteria for Approval

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.

UDC Section 21.5.11.D Criteria for Approval

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.

UDC Section 21.5.11.D Criteria for Approval

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.

UDC Section 21.5.11.D Criteria for Approval

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.

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.

P&Z Recommendation

- The Planning and Zoning Commission conducted a public hearing on November 15, 2023 and offered a recommendation of approval with the condition that a building permit is issued within two (2) years of the SUP ordinance approval.

City Council Motion

- City Council conducted a public hearing on December 19, 2023, and made a motion to approve with the condition that a building permit is issued within two (2) years of the SUP ordinance approval with a 7-0 vote.

Staff Recommendation

- Staff recommends approval of the Specific Use Permit to allow a truck terminal at the subject property conditioned upon the following:
 1. A building permit is approved within two years of the adoption of the SUP Ordinance.

COMMENTS & QUESTIONS