



KILLEN, GRIFFIN  
& FARRIMOND  
ATTORNEYS AT LAW

# Mixed-Use Self-Storage FM-3009- SUP

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City Of Schertz Planning & Zoning- May 8, 2024

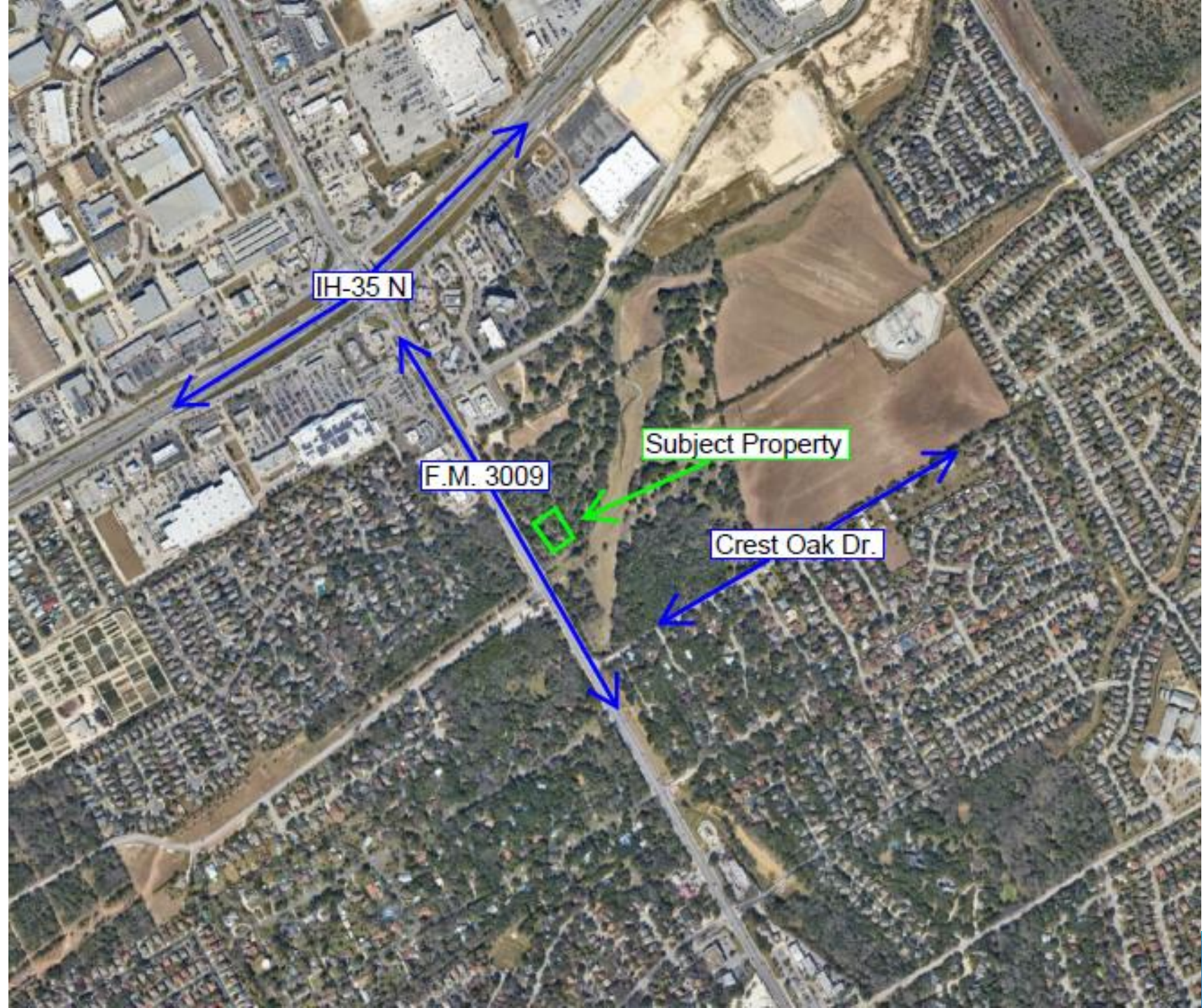
Case #PLZC-2024-0059



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# Property Details:

- Approximately 2.140 Acres
- Currently undeveloped
- Located on FM 3009 South of Ripps-Kreusler





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- **Current Base Zoning:**  
“GB” General Business
- **Proposed Zoning:**  
“GB SUP” General Business District with a Specific Use Permit for Mixed-Use Self-Storage
- **Staff Recommendation:**  
Approval





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# Additional Conditions for SUP

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- A building permit is approved within two (2) years of the adoption of the SUP ordinance in accordance with Unified Development Code Article 5, Section 21.5.11.F Expiration of Specific Use Permit.
- **Twenty-five percent (25%)** of the useable square footage of the first floor of the proposed Mixed-Use Self-Storage building be for **office, service, or retail space**, separate from the individual self-storage units for rent or lease, and must be along the side of the building **facing the FM 3009 street frontage**.





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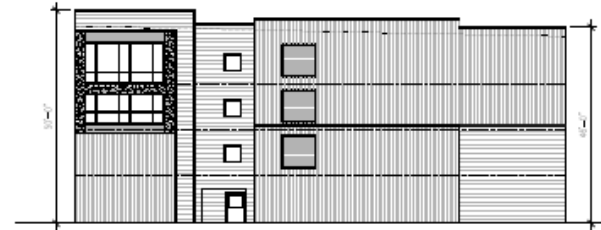




SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

**ELEVATIONS**

SCALE: 1" = 30'-0"

05.06.2024

STORAGE HUB AT 3009

SCHERTZ, TX

THIS DOCUMENT IS NOT FOR RE-ENTRY  
 APPROVAL, REVISION, OR CONTINUATION.  
 JEFF S. HALLMARK, ARCH.  
 TX REGISTRATION NO. 10128  
 COMPLETE THE PLAN AS SHOWN.  
 REVISIONS MUST BE APPROVED BY THE  
 ARCHITECT OR THE ENGINEER.  
 05-2024

**DALLENBACH-COLE**  
 ARCHITECTURE

215 NINTH STREET - SUITE 1  
 SAN ANTONIO, TEXAS 78215  
 WWW.DALLENBACHCOLE.COM  
 P 210.492.8824





FM 3009, SCHERTZ RETAIL  
05.07.24



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