



KILLEN, GRIFFIN
& FARRIMOND
ATTORNEYS AT LAW

Mixed-Use Self-Storage FM-3009- SUP

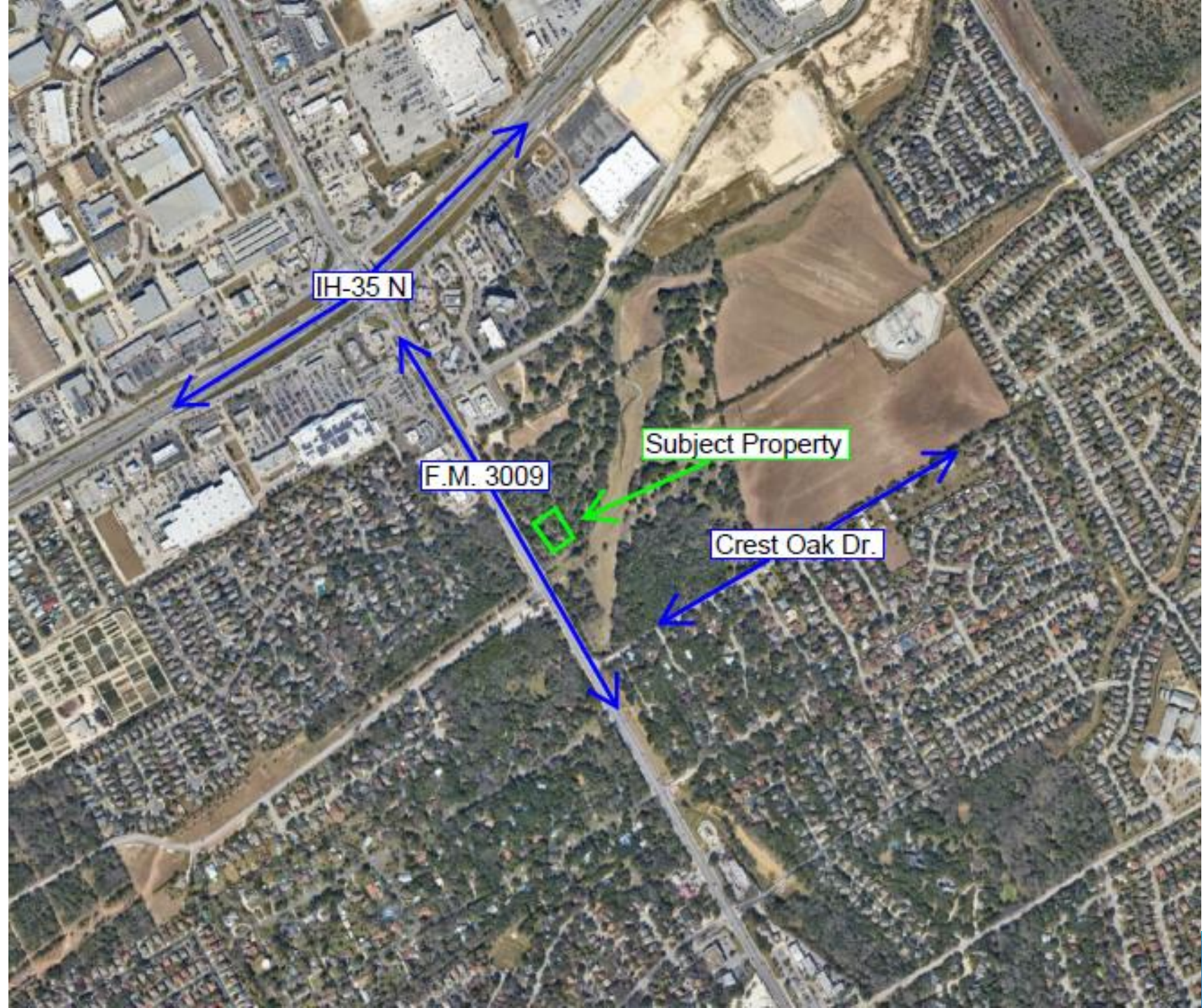
City Of Schertz City Council- June 4, 2024



KILLEN, GRIFFIN
& FARRIMOND
ATTORNEYS AT LAW

Property Details:

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





KILLEN, GRIFFIN
& FARRIMOND
ATTORNEYS AT LAW

- **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

- **Planning & Zoning Commission Recommendation:**

Approval





KILLEN, GRIFFIN
& FARRIMOND
ATTORNEYS AT LAW

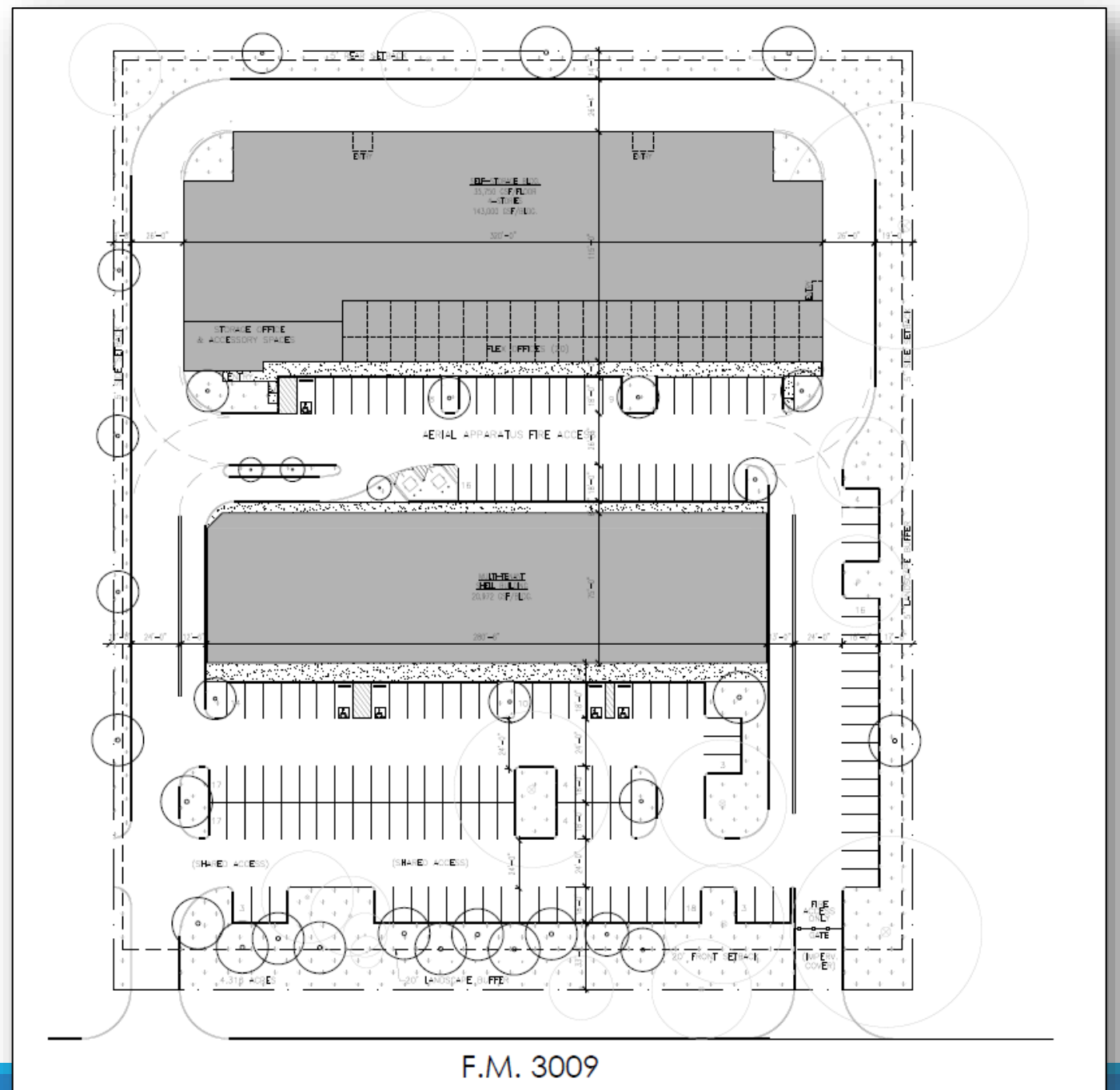
Additional Conditions for SUP

- 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**.



The Project

Brundage intends to develop and construct a retail strip center fronting on FM 3009, with a fully enclosed, climate-controlled self-storage facility to the rear of the Property





KILLEN, GRIFFIN
& FARRIMOND
ATTORNEYS AT LAW

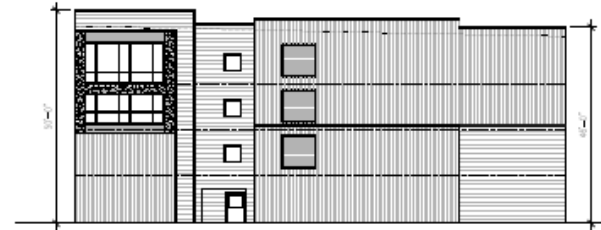




SOUTH ELEVATION



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, #4
 TX REGISTRATION NO. 10120
 COMPLETE THE PLAN AS SHOWN
 UNLESS NOTED OTHERWISE.
 EXCEPT AS NOTED OTHERWISE,
 ALL WORK SHALL BE IN ACCORDANCE WITH
 THE 2015 IRC.
 05-2014

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



FM 3009, SCHERTZ RETAIL
05.07.24