

Ordinance 24-S-142

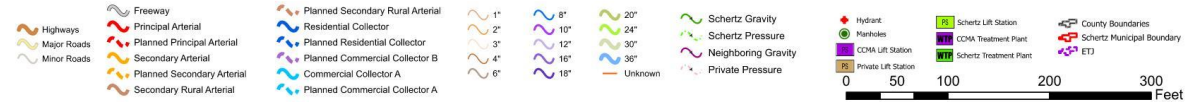
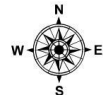
FM 1518 & Maske Road Specific Use Permit

Samuel Haas | Senior Planner

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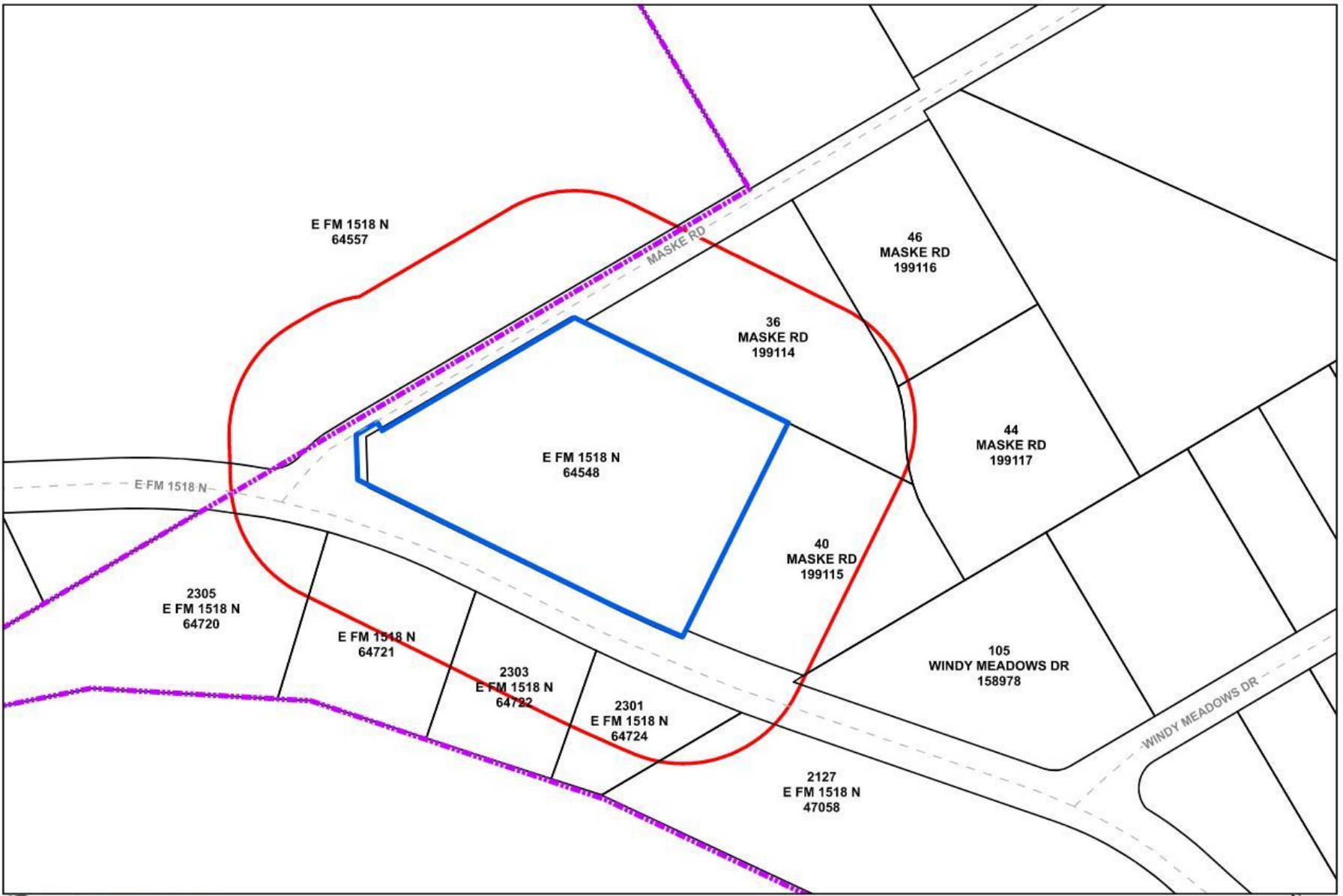


- Site: 4.33 ac
- Currently Undeveloped
- Zoning: General Business District (GB)





	Existing Zoning	Land Use
North	Right of Way	Maske Road
South	General Business District (GB)	Undeveloped
East	General Business District (GB)	Under-Construction/Undeveloped
West	Right of Way	FM 1518






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Last update: May 21, 2024
City of Schertz, GIS Specialist: Bill Goehner, gis@schertz.com (210) 619-1185

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City of Schertz
Maske Retail And Gas Station
(PLSPU20240012)

-  Project Area
-  200' Buffer
-  Schertz City Limits



May, 24 2024 a total of 8 Public Hearing Notices were sent out.

Responses Received:

- 1 – Opposition,
- 3-In Favor
- 0-Neutral

1 sign was posted on the property.

A public hearing notice was published in the San Antonio Express on June 12th

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Proposed Specific Use Permit

- Per the applicant letter of intent, the proposed development will consist of:
 - 14-pump gas station w/ 5,500 sf convenience store
 - 6,345 sf Restaurant / Drive-thru
 - 15,670 sf Retail Buildings
- 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).

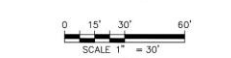
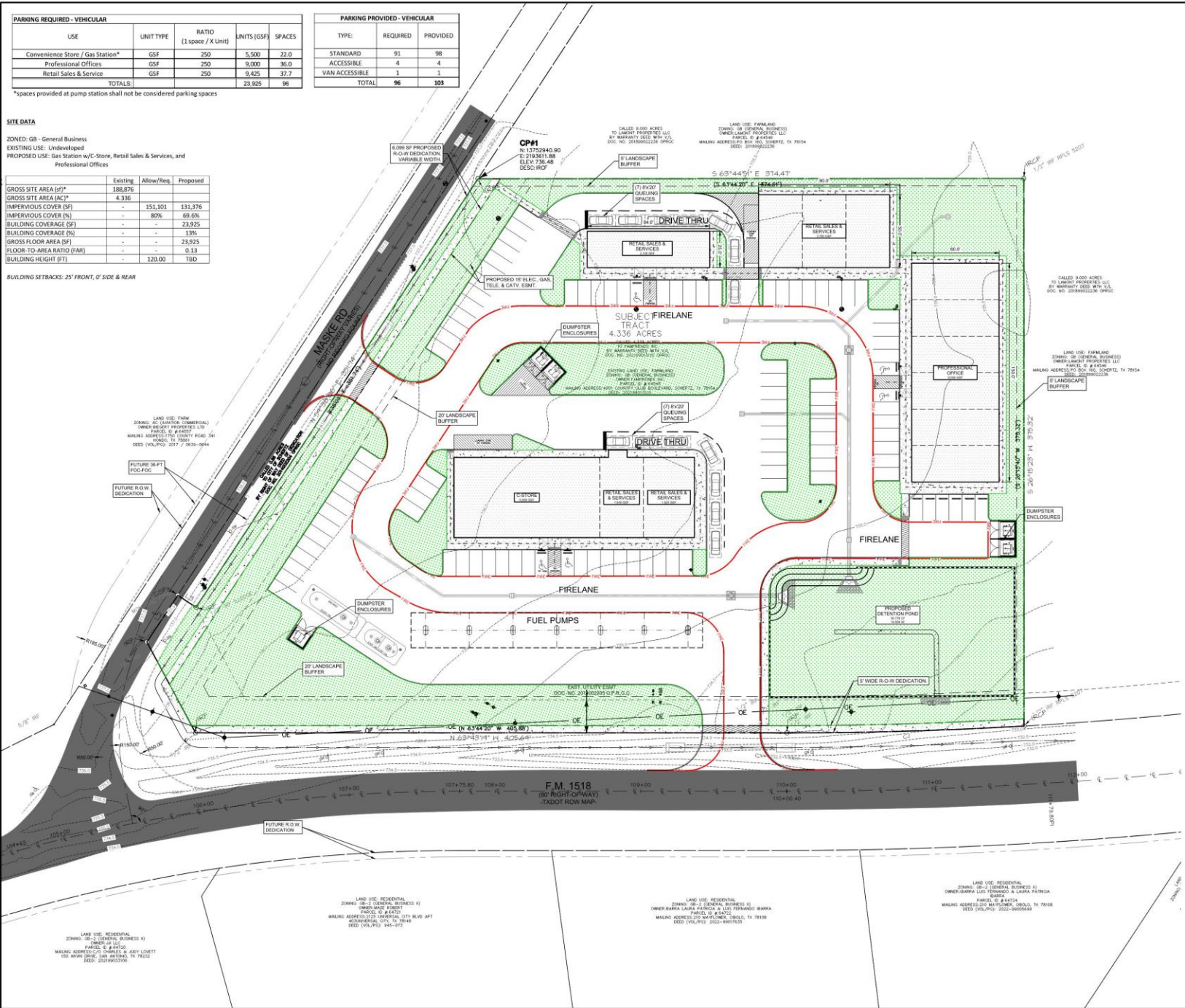
PARKING REQUIRED - VEHICULAR				
USE	UNIT TYPE	RATIO (1 space / X Unit)	UNITS (GSF)	SPACES
Convenience Store / Gas Station*	GSF	250	5,500	22.0
Professional Offices	GSF	250	9,000	36.0
Retail Sales & Service	GSF	250	9,425	37.7
TOTALS			23,925	96

PARKING PROVIDED - VEHICULAR		
TYPE	REQUIRED	PROVIDED
STANDARD	91	98
ACCESSIBLE	4	4
VAN ACCESSIBLE	1	1
TOTAL	96	103

SITE DATA
 ZONED: GB - General Business
 EXISTING USE: Undeveloped
 PROPOSED USE: Gas Station w/C-Store, Retail Sales & Services, and Professional Offices

	Existing	Allow/Req	Proposed
GROSS SITE AREA (AC)*	188,876	4.336	
IMPERVIOUS COVER (SF)	-	151,101	131,376
IMPERVIOUS COVER (%)	-	80%	69.6%
BUILDING COVERAGE (SF)	-	-	23,925
BUILDING COVERAGE (%)	-	-	13%
GROSS FLOOR AREA (SF)	-	-	23,925
FLOOR-TO-AREA RATIO (FAR)	-	-	0.13
BUILDING HEIGHT (FT)	-	-	120.00

BUILDING SETBACKS: 25' FRONT, 0' SIDE & REAR



LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- ACCESSIBLE ROUTE (ADA)
- FIRE LANE STRIPPING
- OVERHEAD UTILITY LINE
- RETAINING / SCREEN WALL
- WROUGHT IRON FENCE
- HANDRAIL
- SCREENING FENCE
- BUILDING PAD AREA
- ASPHALT PAVEMENT
- CONCRETE SWLK / PAVT.
- TREE W/ TAG (TO REMAIN)
- PARKING LOT BUMPER CURB
- ACCESSIBLE PARKING
- TRASH COMPACTOR / DUMPSTER PAD
- SIGN
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC TRANSFORMER PAD
- WASTEWATER MANHOLE
- CLEAN-OUT
- DOUBLE CLEAN-OUT
- WATER METER VAULT
- WATER VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- STORM DRAINAGE INLET
- STORM DRAIN MANHOLE
- BIKE RACK

- NOTES:**
- ALL DIMENSIONS TO CURBS ARE TO FACE-OF-CURB UNLESS OTHERWISE NOTED.
 - ALL RADI PARKING DIMENSIONS ARE 3' TO FACE-OF-CURB UNLESS OTHERWISE NOTED.
 - REFERENCE ARCHITECTURAL PLANS FOR EXACT BLDG. DIMENSIONS, DOOR/PATIO LOCATIONS, ETC.
 - REFERENCE LANDSCAPE PLAN FOR IMPROVEMENTS WITHIN COURTYARD AREAS AND DESIGNATED DOG PARK AREA.
 - ANY POWER OPERATED GATES ACROSS FIRE ACCESS ROADS MUST BE PROVIDED WITH A KNOW KEY SWITCH. ALL GATES MUST HAVE A CLEAR OPENING OF 25 FEET MINIMUM. GATE OPERATORS MUST COMPLY WITH UL 325 AND ASTM F2200 AND SHALL BE EQUIPPED WITH AN INHERENT ENTRAPMENT PROTECTION SYSTEM A MANUAL MEAN OF OPENING THE GATE IN THE EVENT OF POWER LOSS IS REQUIRED.
 - FOR DRIVEWAY CONSTRUCTION, THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.

- ACCESSIBILITY NOTES:**
- RUNNING SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNATED AS A RAMP (ANSI 403.3).
 - THE MAXIMUM RUNNING SLOPE ON A RAMP IN NEW CONSTRUCTION IS 1:12 THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES (ANSI 405.2-405.6).
 - ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50 (ANSI 302.1).
 - GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT (ANSI 502.5).
 - ALL NEW SIDEWALKS, CURBS, RAMP, AND DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH CURRENT TEXAS ACCESSIBILITY STANDARDS AND CITY OF SAN ANTONIO DESIGN STANDARDS, AS APPLICABLE PRIOR TO FINAL INSPECTION APPROVAL.

CS100 - 10 OF 19
 DATE: 04/15/2024
 PROJECT: MASKE RETAIL AND GAS STATION
 SHEET: SITE PLAN
 11:27 AM

SOUTHTOWN
 ENGINEERING & CONSULTING LLC
 2222 N. ALAMO ST., #150 (MAIL)
 SAN ANTONIO, TX, 78201-1614
 TEXAS FIRM REGISTRATION NO. 12-1723

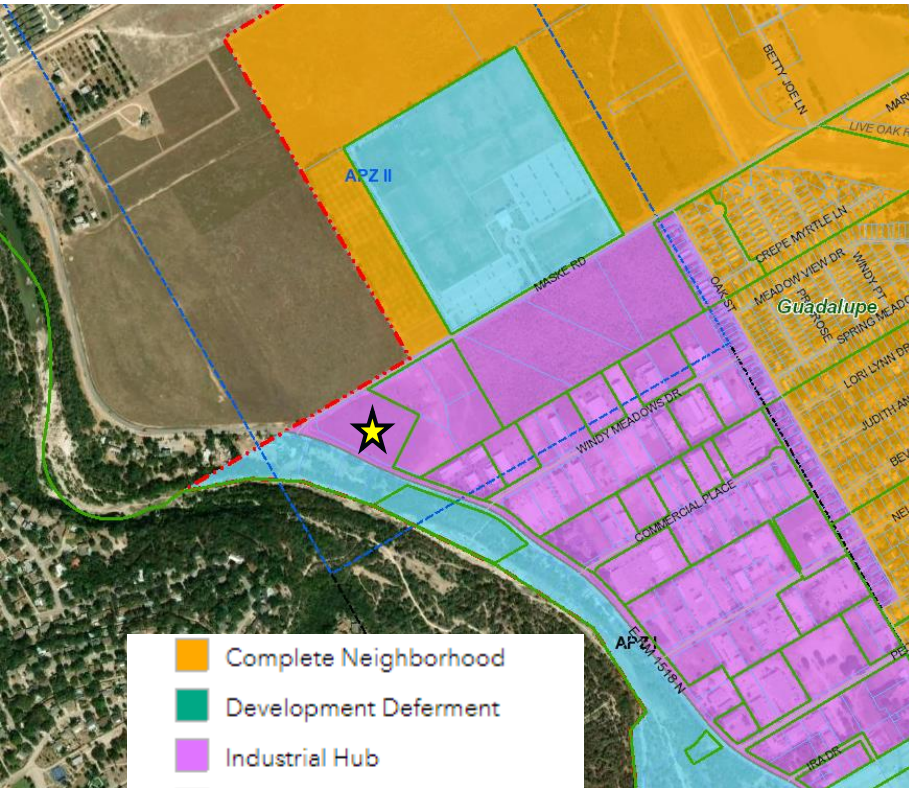
MASKE RETAIL AND GAS STATION
 MASKE RD & FM 1518
 SCHERTZ, GUADALUPE COUNTY, TEXAS 78154

SITE PLAN

CLIENT: MASKE PROPERTIES
 DRAWN BY: BCS
 REVISION: 0
 DATE: 04/15/2024
 PROJECT # 121000

SHEET
CS100
 10 OF 19

UDC SECTION 21.5.11.D Criteria for Approval



- Complete Neighborhood
- Development Deferment
- Industrial Hub
- Local Corridor
- Main Street
- Mixed Use Center
- Public Use
- Regional Corridor
- Rural Living

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

- The Comprehensive Plan designates this property as Industrial Hub.
- While Industrial Hub is intended to be a center for manufacturing and logistics activity, complimentary commercial services, especially in the buffer areas, are appropriate transitional uses.
- For these reasons, this proposal on this particular site conforms with the Comprehensive Land Use plan

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 which offer a wide variety of retail and service establishments that are generally oriented toward serving the overall needs of the entire community.
- The convenience store with gas pumps would meet the intent of the zoning district.

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.

- Adjacent to the property is a business park-style commercial development.
- Also, to the south is a large area with primarily higher-intensity commercial and some light-industrial activity.
- The property also abuts FM 1518, which is a secondary arterial. Given this, the proposed land use is compatible with the surrounding area
- 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.

UDC SECTION 21.5.11.D Criteria for Approval

4. The proposed use does not generate pedestrian or 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, Maske Road and FM 1518.
- This will minimize the hazardous effect of traffic. Engineering will review a more detailed traffic impact analysis at the time of the site plan process.

UDC SECTION 21.5.11.D Criteria for Approval

5. The proposed use incorporates roadway adjustments and 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.

Engineering will review a more detailed traffic impact analysis at the time of the site plan process, and will determine what traffic mitigation methods will be required.

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. 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 requirements of the General Business District (GB) as stipulated 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.
- Given the existing General Business (GB) zoning of the subject property and the similar commercial zoning of adjacent properties, this development is compatible with surrounding land uses.

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

This does not impact the City Council's decision.

UDC SECTION 21.5.11.D Criteria for Approval

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.
- JBSA has reviewed this proposal and submitted a letter of no objection to staff.
- Also, a Specific Use Permit was approved as Ord. 18-S-34 on October 23, 2018, for the same property with the same use, and has since expired. This is important to note as this proposal is similar to what has already been previously approved by City Council.

Recommendation

Staff recommends approval of Ord. 24-S-142, 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.

On June 5, 2024, the Planning and Zoning Commission recommended approval with a 6-1 vote

On July 2, 2024 Schertz City Council voted to approve the Specific Use Permit with a 7-0 vote.

COMMENTS AND QUESTIONS