

**ORDINANCE 25-S-037**

**AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS TO APPROVE A SPECIFIC USE PERMIT TO ALLOW A CONVENIENCE STORE WITH GAS PUMPS ON APPROXIMATELY 4.2 ACRES OF LAND, LOCATED AT THE INTERSECTION OF NORTH GRAYTOWN ROAD & IH 10, KNOWN AS 11185 IH 10 E, BEXAR COUNTY PROPERTY IDENTIFICATION NUMBER 619232, CITY OF SCHERTZ, BEXAR COUNTY, TEXAS**

**WHEREAS**, an application for a Specific Use Permit to allow for an operation of a convenience store with gas pumps located at the intersection of North Graytown Road & IH 10, known as Bexar County Property Identification Number 619232, more specifically described in the Exhibit A attached herein (herein, the “Property”) has been filed with the City; and

**WHEREAS**, the City’s Unified Development Code Section 21.5.4.D. provides for certain criteria to be considered by the Planning and Zoning Commission in making recommendations to City Council and by City Council in considering final action on a requested zoning (the “Criteria”); and

**WHEREAS**, on August 6, 2025, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to approve the requested Specific Use Permit; and

**WHEREAS**, on September 2, 2025, the City Council conducted a public hearing and after considering the Criteria and recommendation by the Planning and Zoning Commission, determined that the requested zoning be approved as provided for herein.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS THAT:**

Section 1. The Property as shown and more particularly described in the attached Exhibit A, is hereby approved to allow a convenience store with gas pumps conditioned upon the following occurring:

- a) A building permit is approved within two years of the adoption of the Specific Use Permit Ordinance

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 3. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section 4. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 7. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

Section 8. This Ordinance shall be cumulative of all other ordinances of the City of Schertz, and this Ordinance shall not operate to repeal or affect any other ordinances of the City of Schertz except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed.

PASSED and ADOPTED, this \_\_\_\_ day of \_\_\_\_\_ 2025.

CITY OF SCHERTZ, TEXAS

\_\_\_\_\_  
Ralph Gutierrez, Mayor

ATTEST:

\_\_\_\_\_  
Sheree Courney, Deputy City Secretary

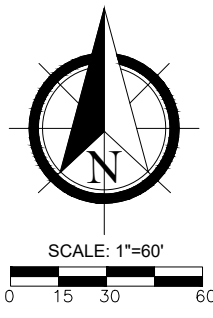
Exhibit "A"

Metes and Bounds

Exhibit "A"

# TEMPORARY BENCHMARK (TBM)

A FOUND "DISC" APPROX. 10 FEET IN A SOUTHWESTERLY DIRECTION FROM THE SOUTHWESTERLY CORNER OF THE SUBJECT TRACT. LOCATED NEAR A POWER POLE AT THE INTERSECTION OF THE EAST LINE OF GRAYTOWN ROAD AND THE NORTHERLY LINE OF I-10 FRONTAGE ROAD. ELEV=606.52' (NAVD 88, 2001 ADJ.)



## BENCHMARK

THIS TOPOGRAPHIC SURVEY HAS BEEN REFERENCED TO BEXAR COUNTY FLOODPLAIN REFERENCE MARK NO: Z807 HAVING GRID COORDINATES OF:

N: 13722034.499  
E: 2205689.437  
ELEVATION: 631.43' (NAVD88, 2001 ADJ.)

ADD -0.73 TO ALL ELEVATIONS SHOWN TO ADJUST TO RMZ807 REFERENCE ELEVATION=630.70'

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE (FIPS 4204) PER GPS OBSERVATIONS AND ARE BASED ON CONTROL MONUMENTS DEPICTED ON THIS SURVEY
2. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, EASEMENTS AND RESTRICTIONS MAY EXIST WHICH ARE NOT SHOWN HEREON; NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENT OR RESTRICTIONS OF RECORD HAS BEEN PERFORMED BY SURVEYOR
3. SURVEY BASED ON THE BEST OF FIELD EVIDENCE FOUND

### FLOOD PLAIN INFO:

THIS PROPERTY PARTIALLY LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEMA FIRM PANEL NO. 48029C0435G  
MAP REVISION: 09/29/2010  
ZONES A & X  
(BASED ONLY ON VISUAL EXAMINATION OF MAPS)

### REVISIONS:

NO.	DATE	DESCRIPTION
1		



TX ENGINEERING FIRM NO. F-2322  
TX SURVEYING FIRM NO. 10194609  
8118 FRY ROAD, SUITE 402  
CYPRESS, TEXAS 77433  
832.518.9910

### BOUNDARY SURVEY

OF A 4.167 AC. PARCEL OF LAND  
SITUATED IN THE ANTONIO ZAMORA SURVEY NO. 36  
ABSTRACT NO. 828, COUNTY BLOCK 5083  
11185 E. INTERSTATE HIGHWAY 10, SCHERTZ TEXAS  
BEXAR COUNTY, TX 78154

JOB NO.: D2202-053  
DATE: 03-01-2022  
FOR: -  
GF#: -  
PURCHASER: -

- LEGEND:**
- A.E.=AERIAL EASEMENT
  - B.L.=BUILDING LINE
  - BRS=BEARS
  - C.F. NO.=COUNTY CLERK'S FILE NUMBER
  - C.I.R.=CAPPED IRON ROD
  - C.M.=CONTROL MONUMENT
  - CPED=CABLE PEDESTAL
  - D.R.=COUNTY DEED RECORDS
  - ESMT=EASEMENT
  - FC=FENCE CORNER
  - F.C.I.R.=FOUND CAPPED IRON ROD
  - FH=FIRE HYDRANT
  - F.I.P.=FOUND IRON PIPE
  - F.I.R.=FOUND IRON ROD
  - FNC=FENCE
  - GM=GAS METER
  - IST=INSIDE SUBJECT TRACT
  - M.R.=HARRIS COUNTY MAP RECORDS
  - OST=OUTSIDE SUBJECT TRACT
  - PED=PEDESTAL
  - PLM=PIPELINE MARKER
  - PP=POWER POLE
  - P.R.=PLAT RECORDS
  - P.T.P.=PINCHED TOP PIPE
  - U.E.=UTILITY EASEMENT
  - U.T.S.=UNABLE TO SET
  - R.O.W.=RIGHT-OF-WAY
  - S.C.I.R.=SET CAPPED IRON ROD
  - SP=SERVICE POLL
  - TR=TREE
  - WM=WATER METER
  - WV=WATER METER
  - CHAIN LINK FENCE
  - SUBJECT TRACT

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.



*Daniel Villa, Jr.*  
DANIEL VILLA, JR.  
REGISTRATION NO. 6751

