

# Ord. 25-S-037

Specific Use Permit for Convenience Store with Gas Pump

**Samuel Haas | Senior Planner**

- Approx 4.2 ac
- Zoning: GB
- Currently Vacant



**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY

QMart C-Store and Truck Stop (PLPP20250179)

~all other values~	~all other values~	Planned Secondary Arterial	Commercial Collector B	1"	8"	20"	Schertz Gravity	Hydrant	200' Buffer
Highways	Freeway	Secondary Rural Arterial	Planned Commercial Collector B	2"	10"	24"	Schertz Pressure	Manholes	Schertz Municipal Boundary
Major Roads	Principal Arterial	Planned Secondary Rural Arterial	Commercial Collector A	3"	12"	30"	Neighboring Gravity	County Boundaries	
Minor Roads	Planned Principal Arterial	Residential Collector	Planned Commercial Collector A	6"	16"	36"	Private Pressure		
Other Cities	Secondary Arterial	Planned Residential Collector							

0 25 50 100 150 200 250 Feet

1:1,200

# Background

- Applicant is requesting a Specific Use Permit to allow a convenience store with covered gas pumps
- This property previously had a Specific Use Permit approved on June 20, 2023, as Ordinance 23-S-12
  - Conditioned upon a building permit approval within two years of the adoption of the SUP Ordinance.
  - SUP has expired
- Intends to develop a 6,500 square foot convenience store with a fuel canopy for both passenger cars and diesel trucks
  - Requires SUP in General Business District (GB)



July 25, 2025, a total of 4 Public Hearing Notices were sent out.

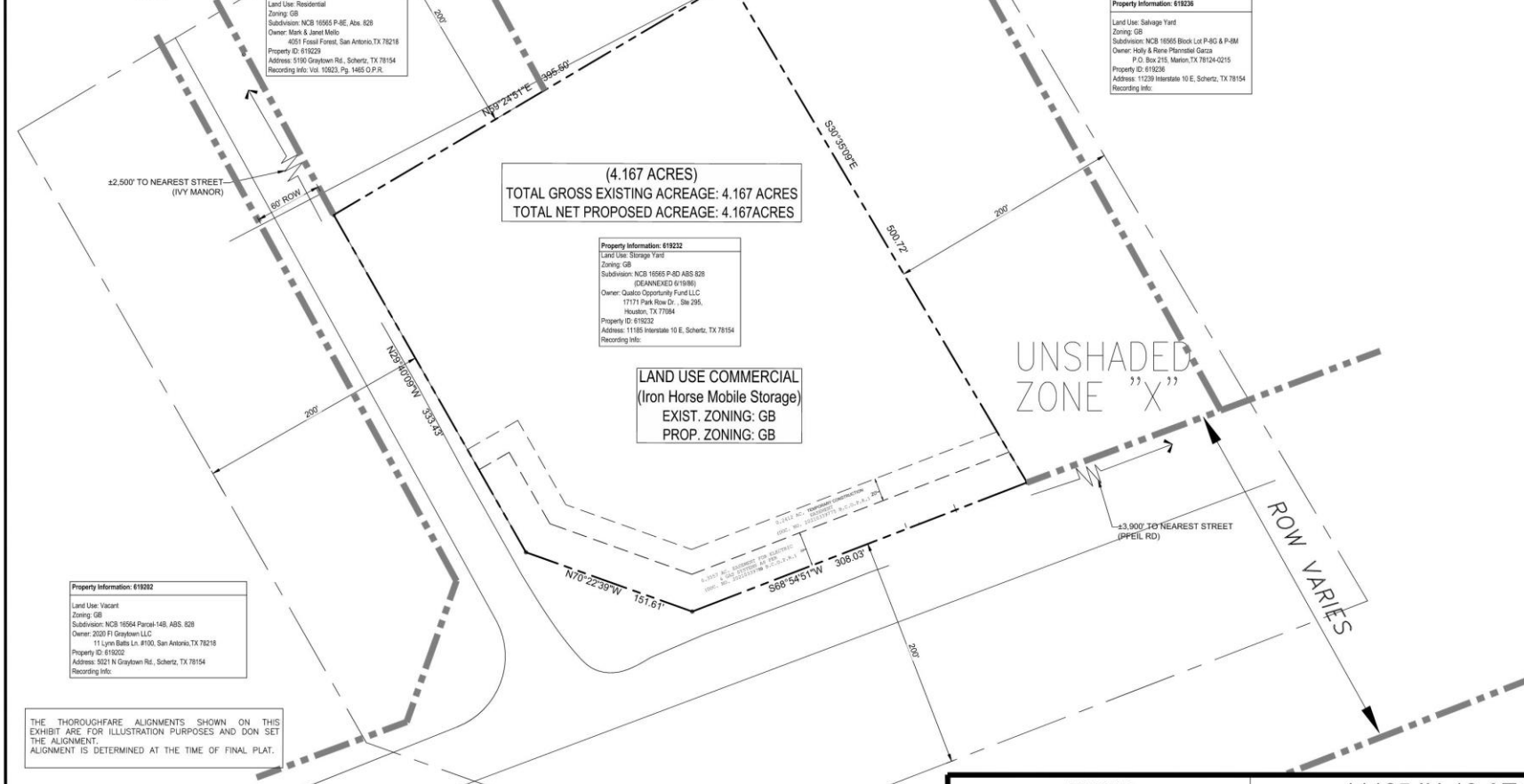
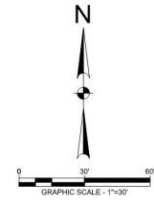
Responses Received:  
 0- Opposition,  
 1-In Favor  
 0-Neutral

1 sign was posted on the property.

Last update: July 24th, 2025  
 City of Schertz, GIS Specialist: Aleka Veneza, aveneza@schertz.com (210) 619-1174  
 \*The City of Schertz provides this Geographic Information System product "as is" without any express or implied warranty of any kind including but not limited to the implied warranties of merchantability and fitness for a particular purpose. In no event shall the City of Schertz be liable for any special, indirect, or consequential damages or any damages whatsoever arising out of or in connection with the use of or performance of these materials. Information published in this product could include technical inaccuracies or typographical errors. Periodical changes may be added to the information herein. The City of Schertz may make improvements and/or changes in the product(s) described herein at any time.\*



VICINITY MAP  
N.T.S.



**Property Information: 619230**  
 Land Use: Vacant  
 Zoning: GB  
 Subdivision: NCB 10565 Block Lot P-8B  
 Owner: Mazy Alan & Barbara K  
 Property ID: 619230  
 Address: 11403 Interstate 10 E, Schertz, TX 78154  
 Recording Info: Vol. 4762, Pg. 1262 O.P.R.

**Property Information: 619229**  
 Land Use: Residential  
 Zoning: GB  
 Subdivision: NCB 10565 P-8E, Abs. 828  
 Owner: Mark & Janet Melo  
 4501 Forest Forest, San Antonio, TX 78218  
 Property ID: 619229  
 Address: 5100 Graytown Rd, Schertz, TX 78154  
 Recording Info: Vol. 10623, Pg. 1465 O.P.R.

**Property Information: 619228**  
 Land Use: Salvage Yard  
 Zoning: GB  
 Subdivision: NCB 10565 Block Lot P-8C & P-8M  
 Owner: Holly & Rene Plamsted Garza  
 P.O. Box 215, Marlin, TX 78124-0215  
 Property ID: 619228  
 Address: 11239 Interstate 10 E, Schertz, TX 78154  
 Recording Info:

**Property Information: 619232**  
 Land Use: Storage Yard  
 Zoning: GB  
 Subdivision: NCB 10565 P-8D ABS 828 (DEANNEXED 6/19/86)  
 Owner: Quality Opportunity Fund LLC  
 11717 Park Row Dr., Ste 295, Houston, TX 77064  
 Property ID: 619232  
 Address: 11185 Interstate 10 E, Schertz, TX 78154  
 Recording Info:

**LAND USE COMMERCIAL**  
 (Iron Horse Mobile Storage)  
 EXIST. ZONING: GB  
 PROP. ZONING: GB

**Property Information: 619202**  
 Land Use: Vacant  
 Zoning: GB  
 Subdivision: NCB 18564 Parcel-148, ABS. 828  
 Owner: 2030 FI Graytown LLC  
 11 Lynn Bells Ln. #100, San Antonio, TX 78218  
 Property ID: 619202  
 Address: 5021 N Graytown Rd, Schertz, TX 78154  
 Recording Info:

THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DON SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.

**FLOODPLAIN INFORMATION:**  
 According to Flood Insurance Rate Map, Panel 48029C0435G, dated Sept. 29, 2010, is located in zone(s) A & X and is partially within the 100-year floodplain.



**OWNER INFORMATION:**  
**NORTHWEST PETROLEUM, LP**  
 FRANK MALIK  
 17171 PARK ROW, # 295  
 HOUSTON, TEXAS 77084  
 tel: 281-942-9555  
 email: frank@nwpgroup.com

**SURVEYOR INFORMATION:**  
 DVJ  
**CIVIL ENGINEERING & LAND SURVEYING**  
 Daniel Villa, JR.  
 8118 FRY RD., STE. 402  
 CYPRESS, TEXAS 77443  
 tel: 832-518-9910  
 email: daniel@dvjlandsurveying.com

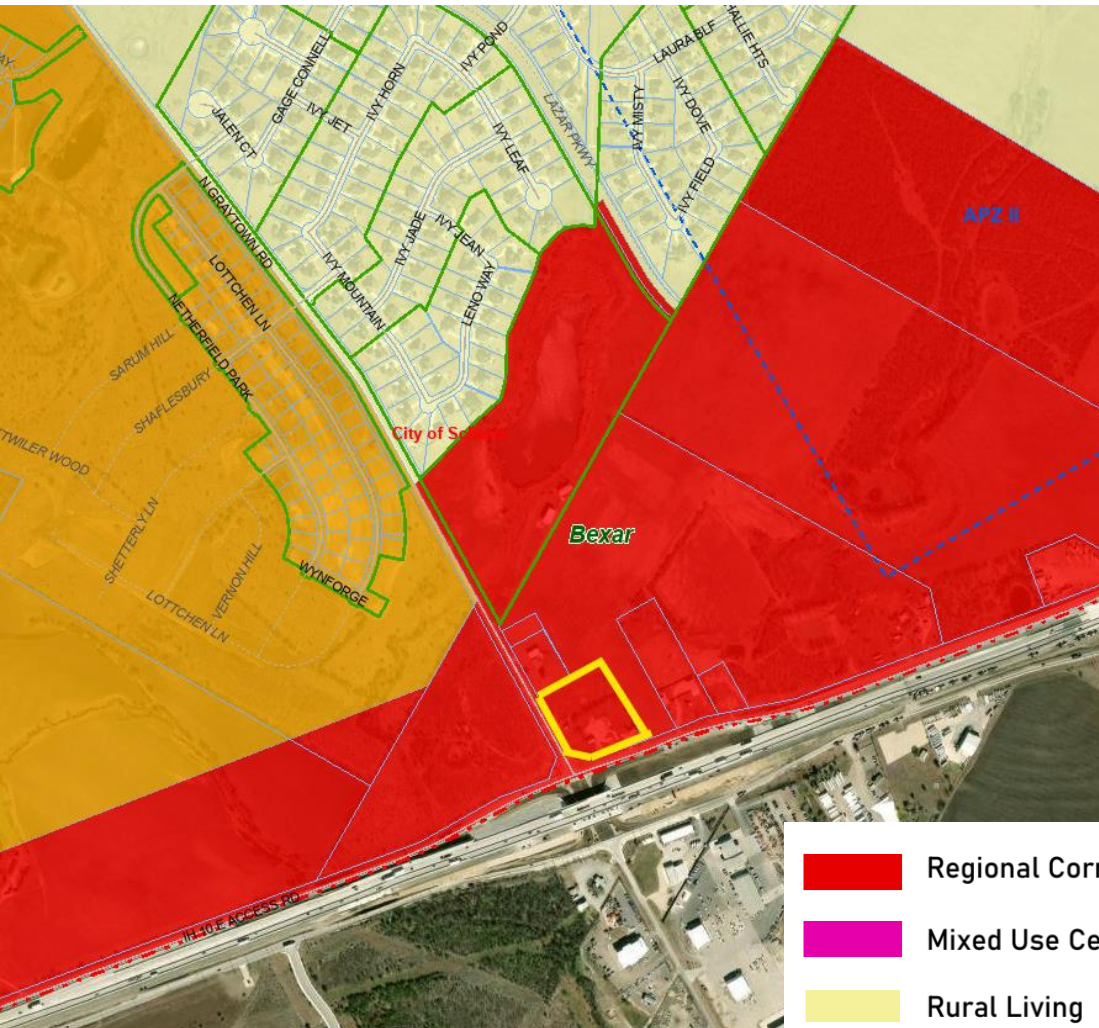
**BOVAY ENGINEERS, INC.**  
 11757 Katy Freeway, Suite 700A  
 Houston, Texas 77078  
 ph: 713.777.8400  
 www.bovayengineers.com  
 Texas Registration No. F-2130

REVISIONS	
NO.	DESCRIPTION
12/06/2022	SUP SUBMITTAL
03/28/2023	SUP RE-SUBMITTAL
04/10/2023	SUP RE-SUBMITTAL
07/10/2025	SUP RE-SUBMITTAL

**11185 IH-10 AT N. GRAYTOWN RD**  
**Schertz, Texas 78154**  
 ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828,  
 COUNTY BLOCK NO. 5083, BEXAR COUNTY, TEXAS.  
 SUP EXHIBIT









H:\MORRIS\2025\00 TRUCK STOP, 11185 IH 10 AT N. GRAYTOWN, SCHERTZ, TEXAS\DWG\002.DWG  
 7/10/2025 2:57 PM

# UDC SECTION 21.5.11.D Criteria for Approval



1. Whether the proposed use at the specified location is consistent with the policies of the adopted Comprehensive Land Plan, or any other applicable adopted plans.

- The Comprehensive Plan designates this area as Regional Corridor
- Intended for a multifamily developments, regional destinations (like "big box" stores) and other complimentary commercial uses
- Designation allows for a variety of commercial uses, and the requested CUD is consistent with Comprehensive Plan

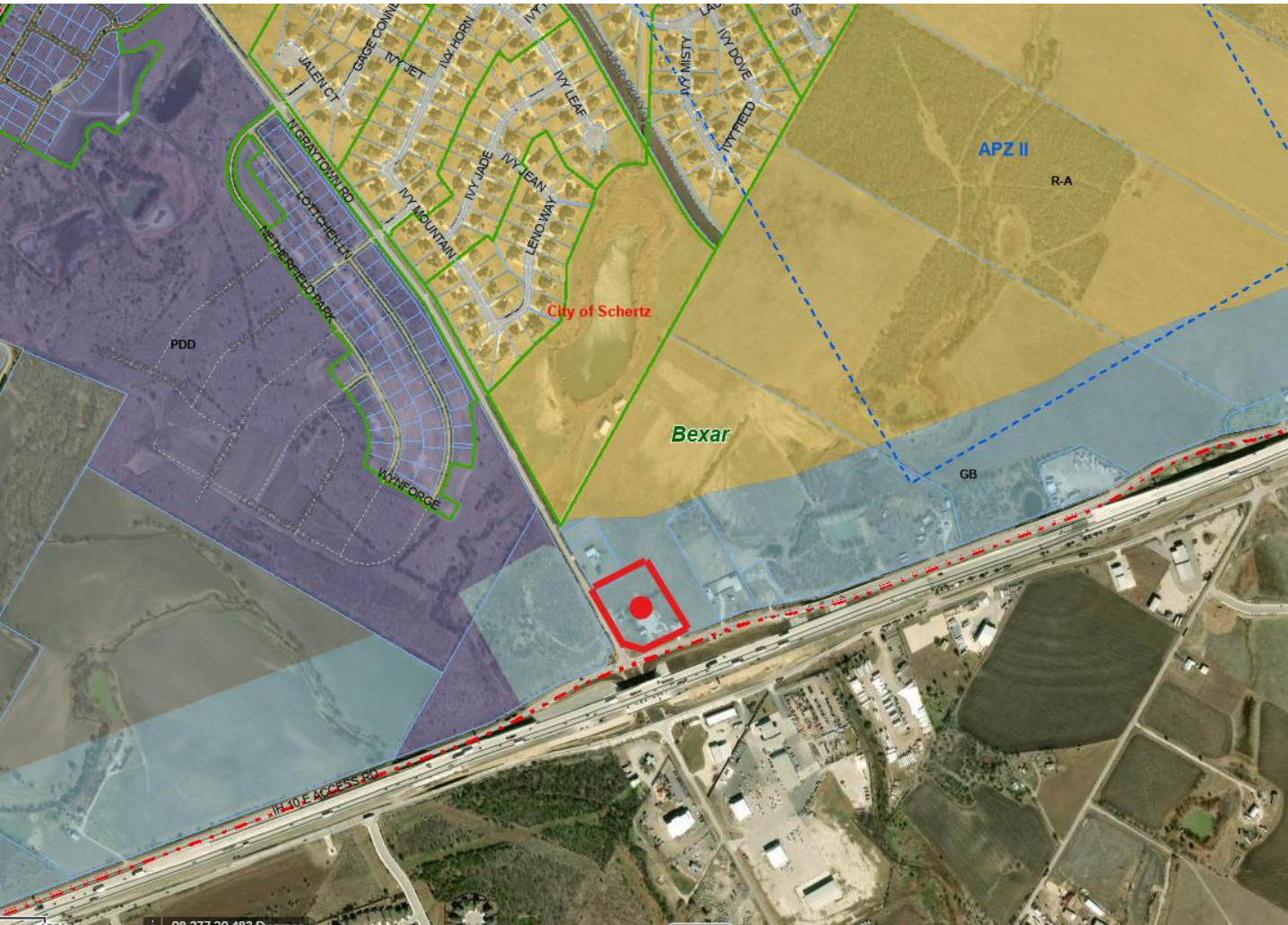
- |   |                       |   |                       |
|---|-----------------------|---|-----------------------|
|  | Regional Corridor     |  | Local Corridor        |
|  | Mixed Use Center      |  | Development Deferment |
|  | Rural Living          |  | Industrial            |
|  | Complete Neighborhood |  | Public Use            |

# 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.

- Subject property is currently zoned General Business District (GB).
  - "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 specific use and location is consistent with 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.

- Surrounded by mostly vacant land
- Adjacent to IH 10
- The proposed Specific Use Permit is compatible

# UDC SECTION 21.5.11.D Criteria for Approval

## **4. The proposed use will not adversely affect the overall health, safety, or general welfare of the City.**

Staff has determined that the proposed Specific Use Permit would not adversely impact the overall health, safety, and general welfare of the City.

## **5. Whether other factors are deemed relevant and important in the consideration of the Specific Use Permit. Schertz Fire, EMS, and Police have been notified of the zone change requests and have provided no objection.**

All UDC requirements have been met for the proposed Specific Use Permit. City of Schertz Fire, EMS, and Police Departments have been notified of the Specific Use Permit and have provided no objections to the request.

The scheduled public hearing provides the opportunity to introduce additional considerations.

# Recommendation

## Staff Recommendation

- The request is consistent with the Comprehensive Plan, conforms to the intent of the General Business District (GB), and has no adverse impact.
- Therefore, Staff is recommending approval of Ord. 25-S-037 with the condition that a building permit is approved within two years of the adoption of this ordinance.
- The Planning and Zoning Commission held a public hearing on August 6, 2025 and made a recommendation of approval with a 6-0 vote.