

Memo

To: Planning and Zoning Commission

From: Eric Schulze, PE, Senior Engineer



Date: July 30, 2025

Re: Recommendation for Waiver to Requirement to Extend Public Sanitary Sewer to Serve the Proposed QMART C-Store and Truck Stop on IH 10

The request for a waiver to the requirement to extend public sanitary sewer to serve the proposed approximately 4-acre QMART C-Store and Truck Stop located at the intersection of IH 10 and Graytown Rd is recommended for conditional approval. Conditional approval is recommended due to no existing sewer infrastructure being adjacent to this parcel. The closest is a San Antonio River Authority (SARA) line located across IH 10. The City does have a planned 2030 Capital Improvement Project (CIP) for an 8" gravity sewer line along IH 10E and Graytown Rd to connect to the SARA collection system once that is extended across the highway.

Because of the timeframe of the CIP project and the fact that the SARA also needs to extend sewer to this side of IH 10 before it is even available, the Engineering Department has concluded that a conditional waiver of the requirement to connect to and extend sanitary sewer would be appropriate. The conditions that should be attached to the waiver approval are as follows:

1. The development provides an easement of appropriate width for the 2030 8" CIP sewer line across the rear of the parcel,
2. The developer executes an Escrow Agreement with the City of Schertz to provide funding for the extension of the sanitary sewer main across the subdivision.
3. Once the sanitary sewer main CIP is constructed to within 1,500 of the property, the owner will cease OSSF operations and connect to the sanitary sewer.

Any new OSSF needed to serve the proposed Plat will be reviewed and permitted through Bexar County. A building permit will not be issued without either a Bexar County OSSF approved permit or extension of and connection to the public sewer system. When sewer is available to the proposed subdivision, then it would be required to connect to the sewer system and be in compliance with Section 90-78 of the Code of Ordinances.