

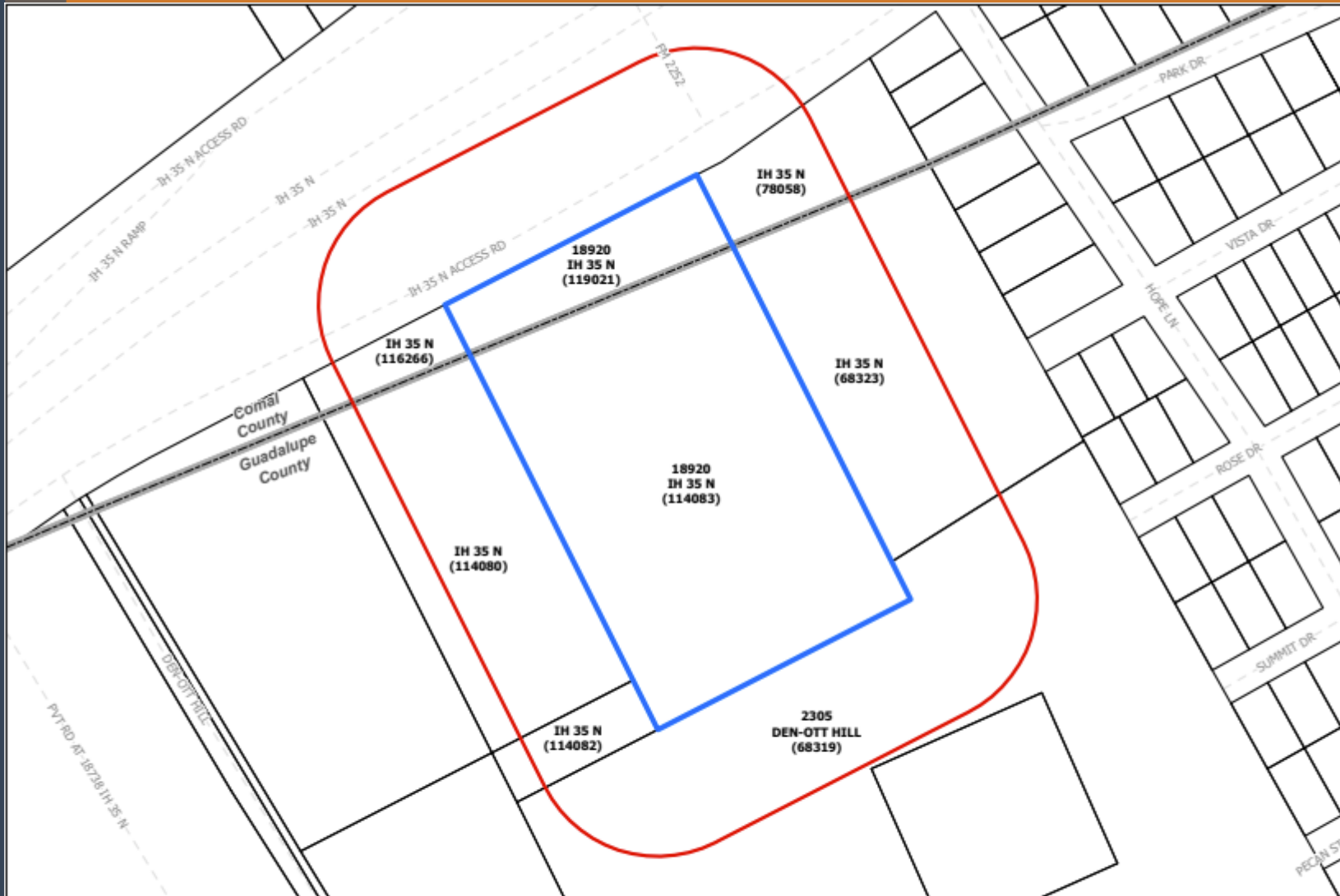
# Ord.26-S-004

SUP convenience store with gas pumps

**Daisy Marquez | Senior Planner**



	Zoning	Land Use
Existing	General Business District (GB) with expired SUP	Undeveloped
Proposed	General Business District (GB) with SUP to allow a Convenience Store with Gas Pumps	Convenience Store with Gas Pumps
North	Right-of-Way	IH-35 Frontage
South	General Business District (GB)	Undeveloped
East	General Business District (GB)	Undeveloped
West	General Business District (GB)	Storage



**SCHERTZ**  
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City of Schertz, GIS Operator: Bill Gaudin, gbg@schertz.com (202) 619-1380

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**City of Schertz**  
Bunny Stop No. 9  
(PLSPU20260003)

Project Boundary Parcels  
 200' Buffer



- January 22, 2026
  - 8 public notices sent
- Sign placed by the applicant
- Responses:
  - 0 in favor
  - 0 neutral
  - 0 opposed
- February 4, 2026, P&Z
- “San Antonio Express” on February 11, 2026



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# Background

- UDC Section 21.5.8 requires an Approved SUP to allow a convenience store with gas pumps in General Business District (GB)
- Ordinance 23-S-32 / PLSPU20230153
  - Approved at the January 9, 2024 City Council meeting
  - Expired January 9, 2026
- Has an approved Site Plan, Final Plat, and close to having approved Building Permits

**FLOOD INFORMATION**  
 ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 81030201P, DATED: 11/02/2017, IS LOCATED IN ZONE UNDESIGNED X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.

**PROJECT SUMMARY**

TOTAL PROJECT AREA	+ 237,328	SQ. FT.
TOTAL BUILDING AREA	+ 11,340	SQ. FT.
TOTAL CANOPY AREA	+ 8,403.22	SQ. FT.
PROP DETENTION POND AREA	+ 8,838	SQ. FT.
PROP IMPERVIOUS AREA	+ 228,527	SQ. FT.
PROP PERVIOUS AREA	+ 108,322	SQ. FT.

**SITE DATA TABLE**

PROPERTY ZONED: GENERAL BUSINESS DISTRICT (GB)  
 SETBACKS: FRONT + 30 FEET BUILDING LINE

1. SITE AREA: 237,328 SQ. FT. + 7.18 ACRES
2. BUILDING AREA: C-STORE: 9,103 SQ. FT. GROSS AREA  
 RETAIL: 2,238 SQ. FT. GROSS AREA  
 BUILDING HEIGHT 32 FEET  
 NUMBER OF STOREYS: 11
3. EXISTING PERVIOUS AREA: 127,228 SQ. FT. + 1.74 ACRES  
 EXISTING IMPERVIOUS AREA: 110,099 SQ. FT. + 0.82 ACRES
4. PROP PERVIOUS AREA: 108,322 SQ. FT. + 0.82 ACRES  
 PROP IMPERVIOUS AREA: 228,527 SQ. FT. + 1.66 ACRES

**PARKING SYNOPSIS**

OCCUPANCY TYPE	PARKING COUNT	REQUIRED	PROVIDED
CUSTOMER	9,153 + 283	36 + 821	100
RETAIL SPACE	2,498 + 100	24 + 920	100
TOTAL		60	100

**CO-ORDINATE**

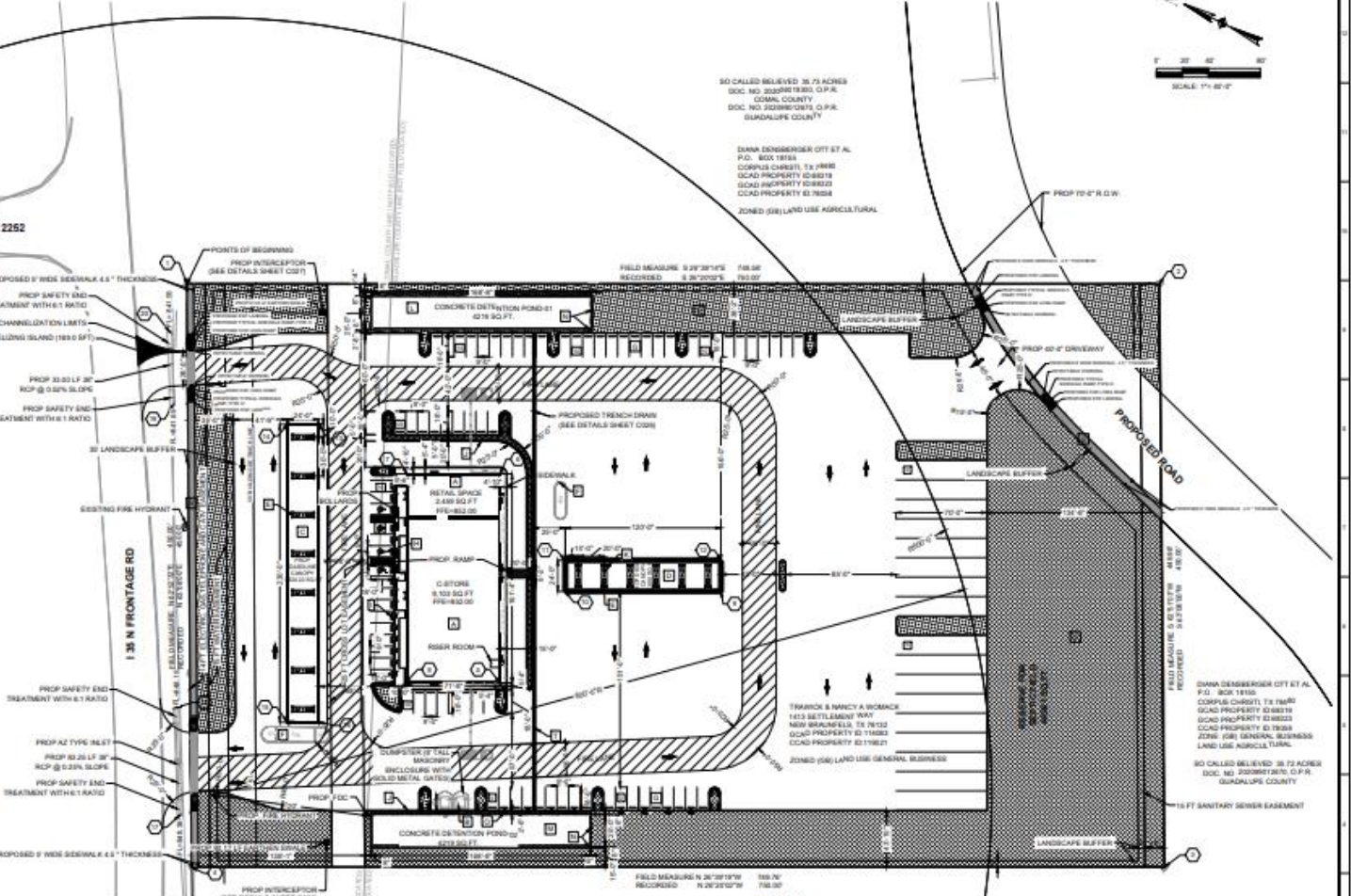
POINT	X	Y
1	228984.0282	1272281.4733
2	228980.2740	1271965.7600
3	228928.8890	1271430.4718
4	228949.6760	1272100.9284
5	228927.0007	1271887.4361
6	228971.7833	1272024.1328
7	228939.4889	1272288.4813
8	228994.7510	1272075.8278
9	228988.7887	1271811.3845
10	228912.8219	1271938.4421

NOTE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM



**LOCATION MAP**  
 SCALE: 1"=4,000'-0"

OWNER: MUBARK BRANDS  
 ADDRESS: 388 CAPE CORAL DR. AUSTIN, TX 78708  
 PHONE NUMBER: (512) 917-8294  
 DEVELOPER: SCHERTZ STOP LLC  
 ADDRESS: 388 CAPE CORAL DR. AUSTIN, TX 78708  
 PHONE NUMBER: (512) 917-8294  
 ENGINEER:  
 MTS ENGINEERING AND DESIGN LLC  
 128470 ENGINEERING AND DESIGN ROAD  
 WESTPARK DR SUITE 400 HOUSTON, TX 77063



**1 SITE LAYOUT PLAN**  
 SCALE: 1"=40'-0"

REYNOLDS & CLARE M. CARRILLO P. O. BOX 82885 SAN ANTONIO, TX 78288 GCAD PROPERTY ID: 114988 GCAD PROPERTY ID: 114988 ZONED (GB) LAND USE GENERAL BUSINESS

SO CALLED BELIEVED 28.73 ACRES DOC. NO. 200808792, D.P.R. COMAL COUNTY VOL. 1473, PG. 0 P.R. GUADALUPE COUNTY

**LEGEND**

[Symbol]	PROPERTY LINE	[Symbol]	HANDICAP PARKING	[Symbol]	TRAFFIC FLOW ARROW
[Symbol]	SEWER/STORM	[Symbol]	PROP 4"x8"x3" WHEEL STOP BOLTED INTO PAVING	[Symbol]	SIDEWALK
[Symbol]	PROP C-STORE AND RETAIL SPACE	[Symbol]	PROP 6" MONOLITHIC CONCRETE CURB	[Symbol]	
[Symbol]	PROP TRASH ENCLOSURE	[Symbol]	FUEL PUMP	[Symbol]	
[Symbol]	PROP GASOLINE CANOPY	[Symbol]	CONCRETE DETENTION POND-01 4219 SQ.	[Symbol]	
[Symbol]	PROP DIESEL CANOPY	[Symbol]	CONCRETE DETENTION POND-02 4218 SQ.	[Symbol]	
[Symbol]	U BOLLARDS	[Symbol]	SAFETY BOLLARDS	[Symbol]	
[Symbol]	UNDERGROUND OIL TANK	[Symbol]	ELECTRIC CHASING	[Symbol]	
[Symbol]	PARKING AREA	[Symbol]	TRENCH DRAIN	[Symbol]	
[Symbol]		[Symbol]	GREEN AREA	[Symbol]	

Approved By: [Signature]

**MTS ENGINEERING & DESIGN**  
 9255 WESTPARK DR. SUITE 403E  
 HOUSTON TEXAS 77063  
 (281) 404-9435 (281) 253-4849  
 FIRM NO. 18844

**MOBILITY TRANSPARENTLY SUSTAINABILITY**

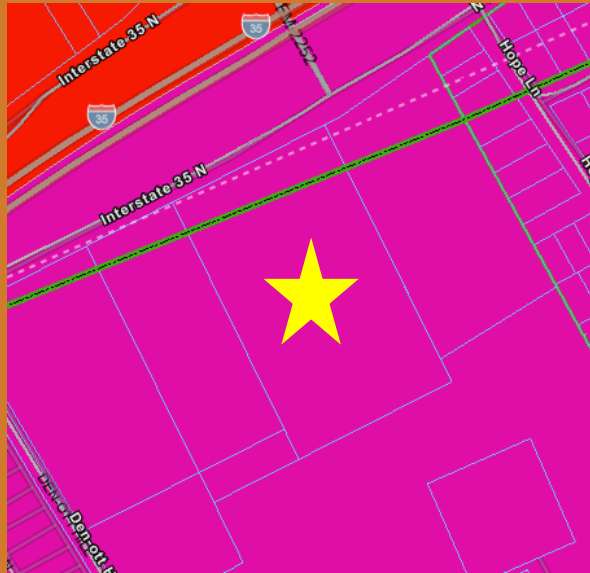
DATE: 10/11/2025  
 DESIGNED BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1"=40'-0"  
 SHEET NO.: 0004 OF 0  
 DATE: 10/11/2025  
 PROJECT NO.: 20250

**BUNNY STOP #9**  
 18920 IH 35 N SCHERTZ, TX 78154  
**BUNNY STOP #9 SUBDIVISION UNIT 1**  
 LOT 1, BLOCK 1  
 10/11/2025

**SCHERTZ**  
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# UDC Section 21.5.11.D Criteria for approval

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



- Mixed-Use Center
  - Higher-density housing
  - Locally serving commercial and recreational uses
  - Along significant transportation corridors
- Proposed SUP is located along IH-35, a major transportation corridor, thus meets the intent of the Future Land Use Map Designation

# 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;**

- Zoned General Business District (GB)
  - Retail and service establishments along principal transportation corridors

**3. The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods.**

- Surrounded by GB zoning
- Will be required to meet all Article 9 Site Design Requirements



# 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;**

- There is existing GB zoning in the area and the only access for the property is along IH-35 N Access Road

**5. Whether other factors are deemed relevant and important in the consideration of the Specific Use Permit.**

- All UDC Requirements have been met for the application.
- Schertz EMS, Fire, and Police Departments have reviewed the application and did not provide an objection.
- A SUP for the property for the same use was approved on January 9, 2024 and expired January 9, 2026

## Staff Recommendation

The proposed Specific Use Permit meets the intent of the Comprehensive Land Use Plan Future Land Use Map and is compatible with the surrounding area. Thus, Staff recommends approval of the Specific Use Permit to allow a convenience store with gas pumps at the subject property, conditioned upon the following:

1. A building permit is approved within two years of the adoption of the SUP Ordinance.

## Planning and Zoning Commission

The Planning and Zoning Commission held a public hearing for the item on February 4, 2026, and made a recommendation of approval with the conditions proposed by Staff to City Council with a unanimous vote.