

# Ord. 26-S-005

Specific Use Permit Request for a Truck Terminal on 4.1 Acres of Land

William Willingham | Planner

# Orientation

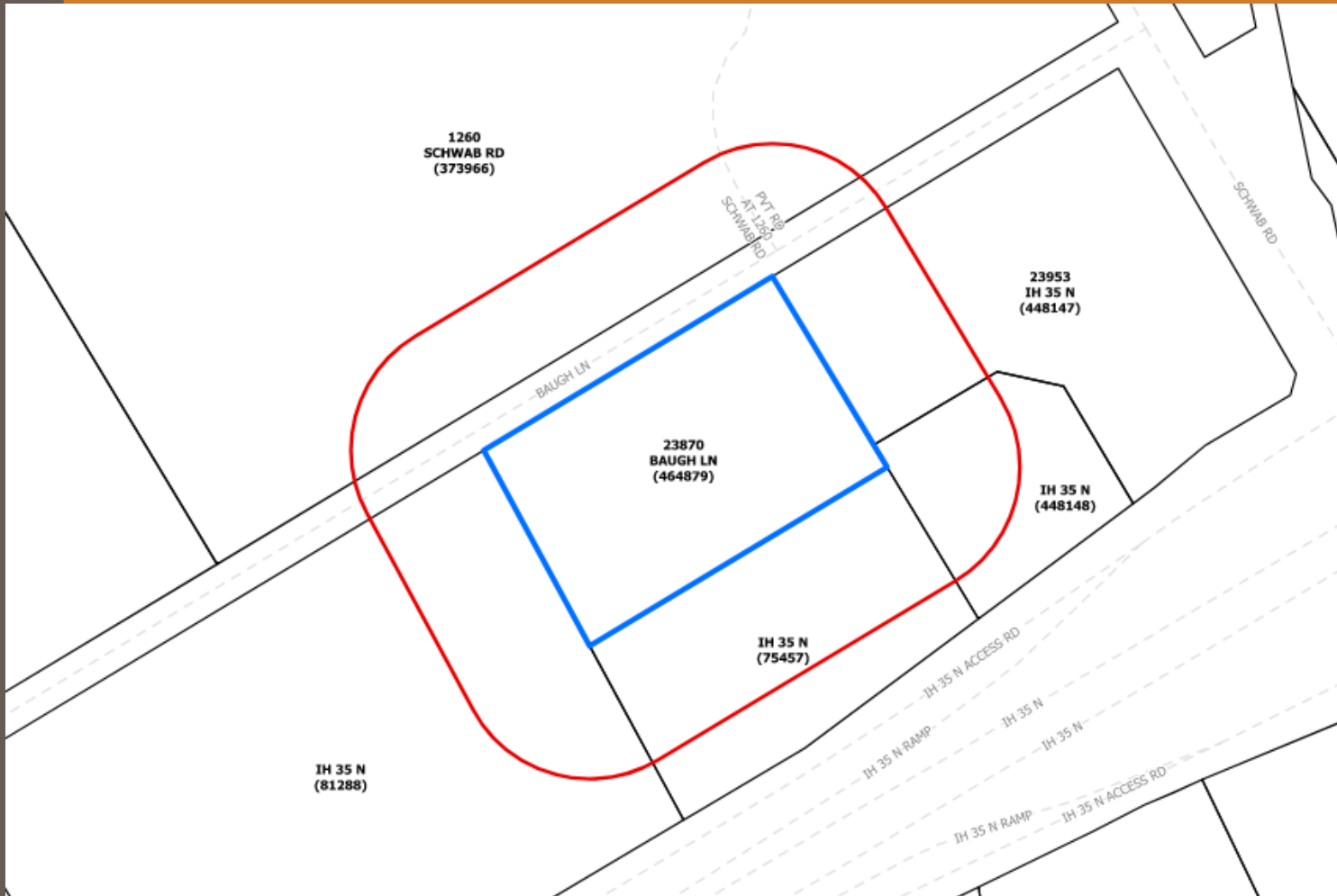
**Subject Property Aerial View**



**Vicinity Zoning and Land Use**

	Zoning	Use
Subject Property	General Business District (GB) with expired SUP for Truck Terminal (Ord 23-S-33)	Undeveloped
North	Public Right-of-Way	Baugh Lane
South	General Business District	Undeveloped
East	General Business District (GB) with SUP for C-store with Gas Pumps	Convenience Store with Gas Pumps
West	General Business District (GB)	Undeveloped

# Notification

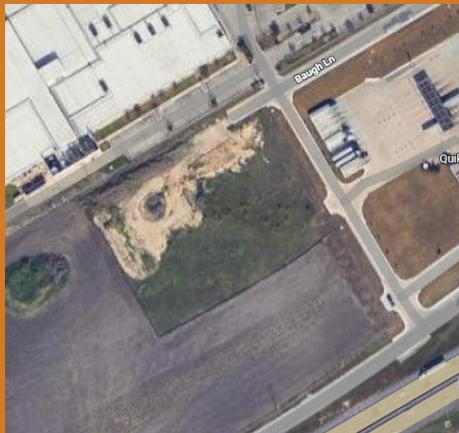


- 6 Public notices were sent on January 23, 2026
- As of today
  - (0) in Favor
  - (0) Neutral to
  - (0) in Opposition
- A public hearing notice was published in the “San Antonio Express” on February 11, 2026
- Two notification signs were placed by the applicant

# Background: Development Process

<b>Application</b>	<b>Date</b>
<b>SUP (23-S-33)</b>	Effective: 1/9/24
<b>Preliminary Plat</b>	Approved: 6/10/24
<b>Final Plat</b>	Approved: 7/11/24
<b>Site Plan</b>	Certified: 11/26/25
<b>Building Permit</b>	Entered: 1/8/26
<b>SUP</b>	Expired: 1/9/26

# UDC SECTION 21.5.4.D Criteria for Approval



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

- “Regional Corridor” designation: Commercial and entertainment areas along major thoroughfares to serve the city and broader region
- General Business District (GB): retail and service establishments that are generally oriented toward serving the overall needs of the entire community.
- The comprehensive plan is a guiding document for the long-range vision of Schertz.
- The requested specific use implements the policies of the adopted Comprehensive Plan.

# UDC SECTION 21.5.4.D Criteria for Approval

## 2. Whether the proposed use is consistent with the general purpose and intent of the applicable zoning district;

- General Business District (GB): retail and service establishments that are generally oriented toward serving the overall needs of the entire community.
- The use is located along I-35 corridor, and supports the SYSCO development.



# UDC SECTION 21.5.4.D Criteria for Approval

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

- The truck terminal use is surrounded by General Business (GB) District and Manufacturing District (light) (M-1) to the north.
- The request supports SYSCO located to the north
- Thus, the use does preserve the character of the surrounding area.

# UDC SECTION 21.5.4.D Criteria for Approval

## 4. Whether the proposed use will not adversely affect the health, safety, and general welfare of the City.

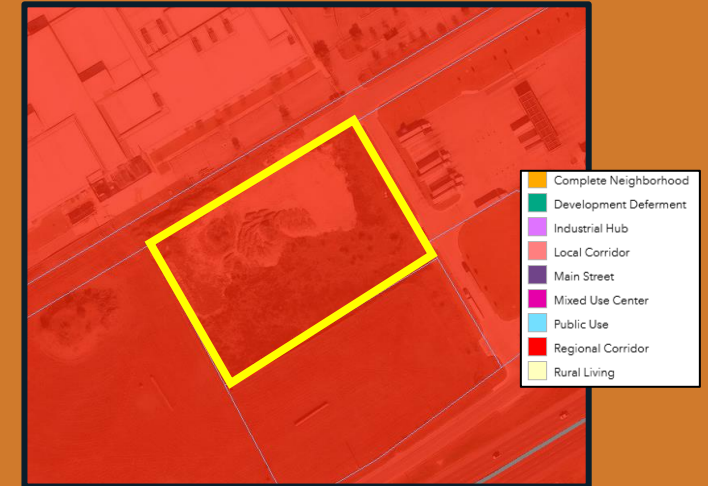
As part of promoting health, safety, and welfare, the City should encourage development compatible with surrounding uses utilizing standards and transitional uses to alleviate negative impacts.

- The requested specific use is intended to alleviate parking at the SYSCO lot adjacent to the property
- Thus, the use does support the health, safety and welfare of the city.

# UDC SECTION 21.5.4.D Criteria for Approval

## 5. Whether other factors are deemed relevant and important in the consideration of the request.

- All UDC requirements have been met for the proposed Specific Use Permit.
- The certified site plan of this property has met all site design requirements of Article 9. There is also an approved final plat pending county recordation.
- Schertz' Fire, EMS, and Police Departments have been notified of the Specific Use Permit and have not provided any specific concerns related to the request.



# Recommendation

## ***Staff Recommendation:***

Due to the consistency with the Comprehensive Plan and Future Land Use Map, the support the use provides for an existing development, and considering the previously approved SUP request, staff recommends approval of Ordinance 26-S-006 with the following condition:

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

## ***Commission Recommendation:***

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 unanimous vote.