

Ord. 26-S-011

Proposed SUP to allow Convenience Store with Gas Pumps 2.1 ac

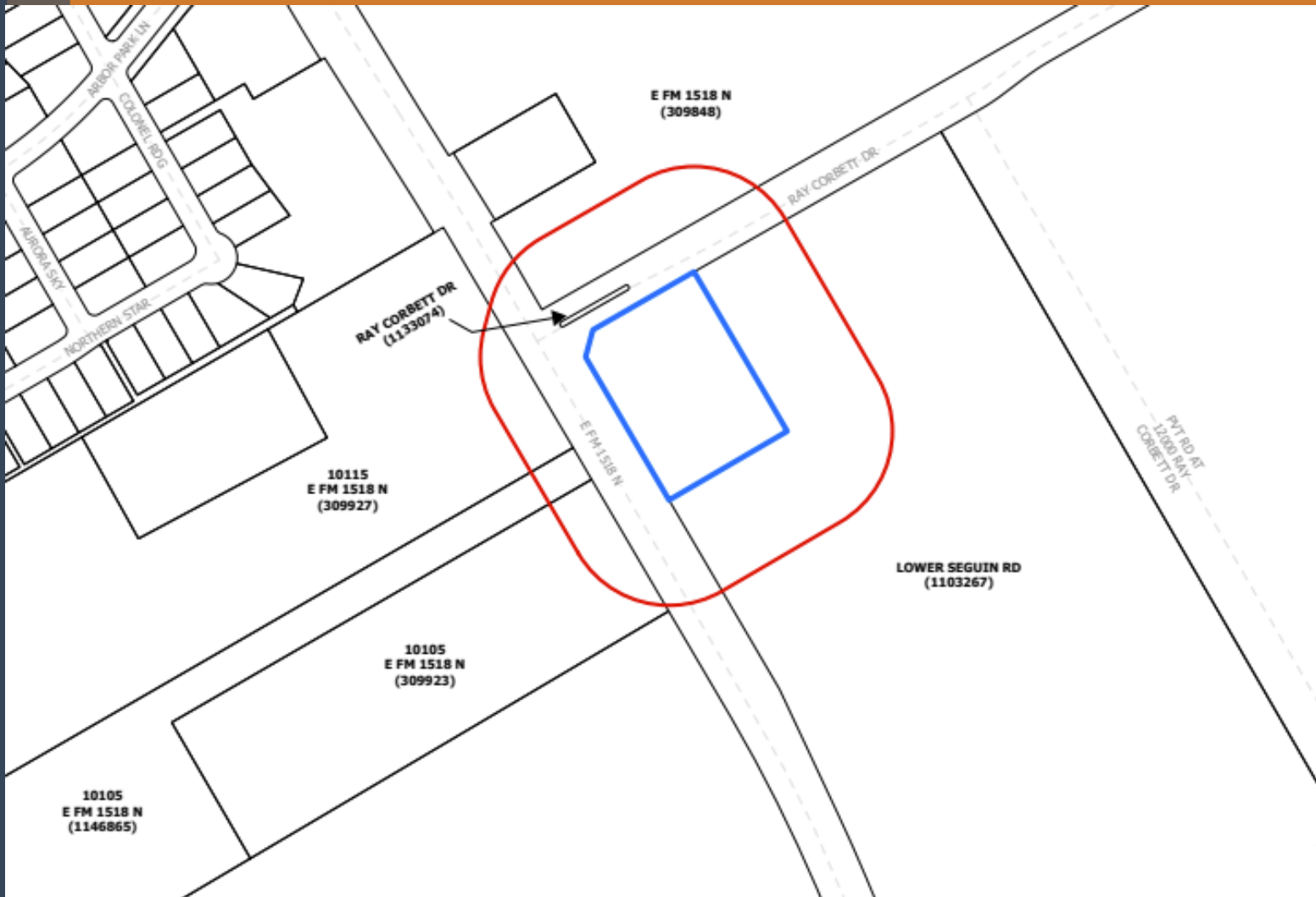
Daisy Marquez | Senior Planner



	Zoning	Use
Subject Property	Pre-Development District (PRE)	Undeveloped
North	Right of Way	Ray Corbett Dr (residential collector)
South	Pre-Development District (PRE)	Undeveloped/ Remainder of the tract
East	Pre-Development District (PRE) & Public Use District (PUB)	Ray Corbett Junior High School
West	Right-of-Way	FM 1518

- 2.1 acres
- Current Zoning: PRE
- Proposed Zoning: GB, Commercial Development
- Accompanied by Ord. 26-S-010

Dimensional Requirements 21.5.7 Permitted Uses 21.5.8	Existing	Proposed
	Pre-Development District (PRE)	General Business District (GB)
Permitted Uses *Not a Comprehensive List	Municipal Uses; Church/ Place of Worship (SUP); Schools	Appliances, Furniture and Home Furnishing Store; Building Material and Hardware Sales; Car Wash, Automated ; Commercial Amusement, Indoor
Area Square Feet	N/A	10,000
Width & Depth	N/A	100x100
Setbacks, Adj. Non-Residential	N/A	Front: 20', Side: NA, Rear: NA
Maximum Height	N/A	120'
Maximum Impervious Coverage	N/A	80%



- **6 Public notices were sent on 04.23.2026**
- **As of today**
 - **(0) in Favor**
 - **(0) Neutral to**
 - **(0) in Opposition**
- **A public hearing notice was published in the “San Antonio Express” on May 13, 2026**
- **Two notification signs were placed by the applicant**
- **May 6, 2026 P&Z**

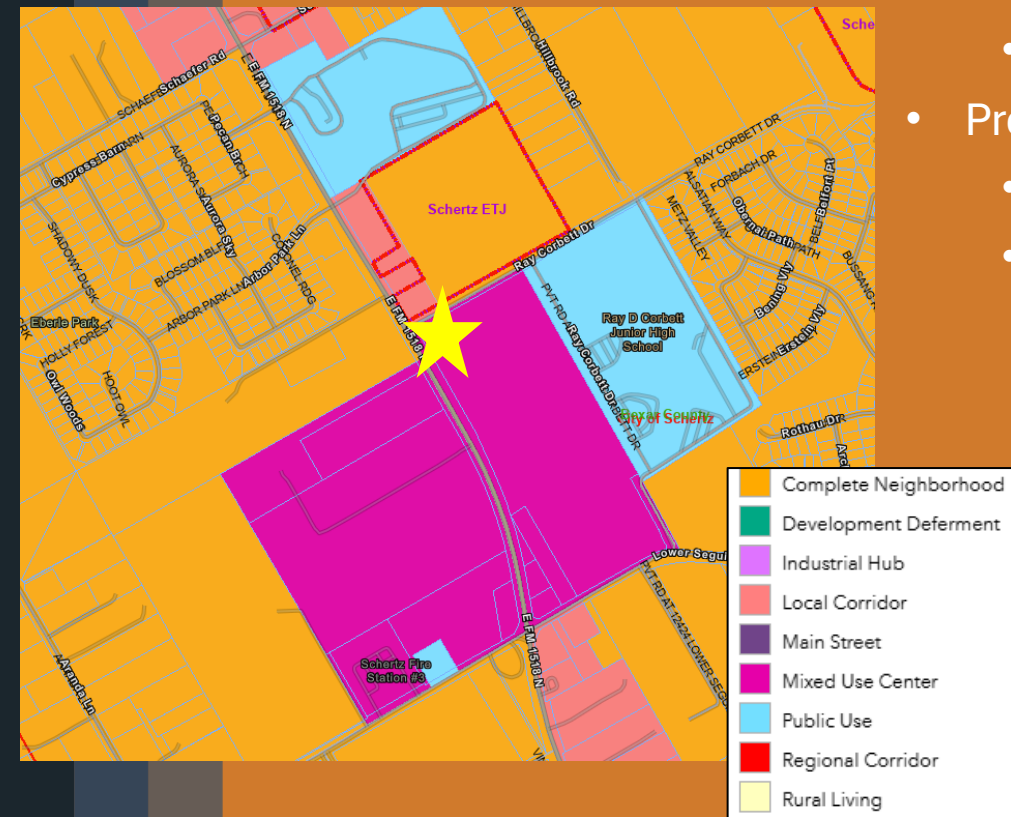
Background

- Per UDC Section 21.5.8, A convenience store with gas pumps requires an approved Specific Use Permit in General Business District (GB).
- This application is accompanied by the zone change application Ord. 26-S-010.

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.

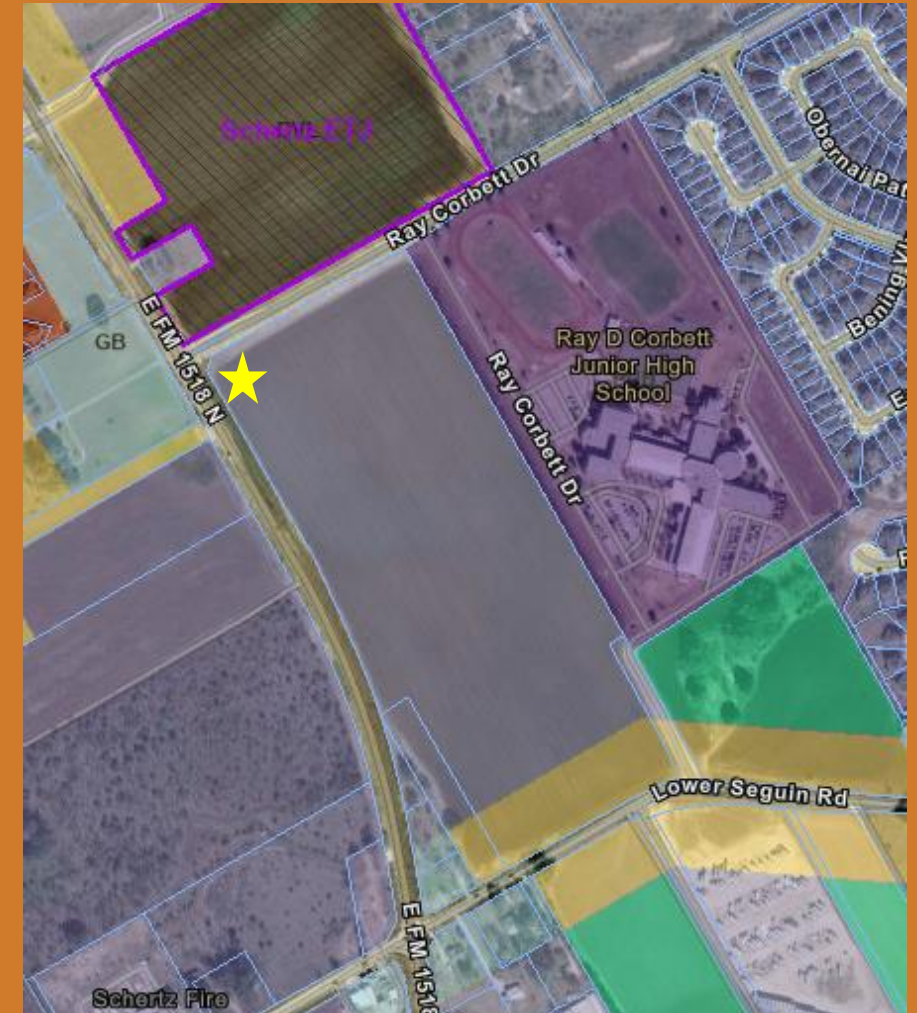
- Mixed-Use Center:
 - Combination of higher-density housing;
 - Locally serving commercial; and
 - Recreational uses
 - Located along major transportation corridors
- Proposed SUP
 - FM 1518- Principal Arterial
 - Does not violate the intent of the Mixed-Use Future Land Use Designation



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;

- Current Zoning: Pre-Development District (PRE)
 - Placeholder for properties after annexation
- Proposed: General Business District (GB)
 - Intended for retail and service uses
 - Serve overall needs of the community
 - Located along principal transportation corridors
- The proposed SUP:
 - Meets the intent of General Business District (GB)



UDC SECTION 21.5.11.D Criteria for Approval

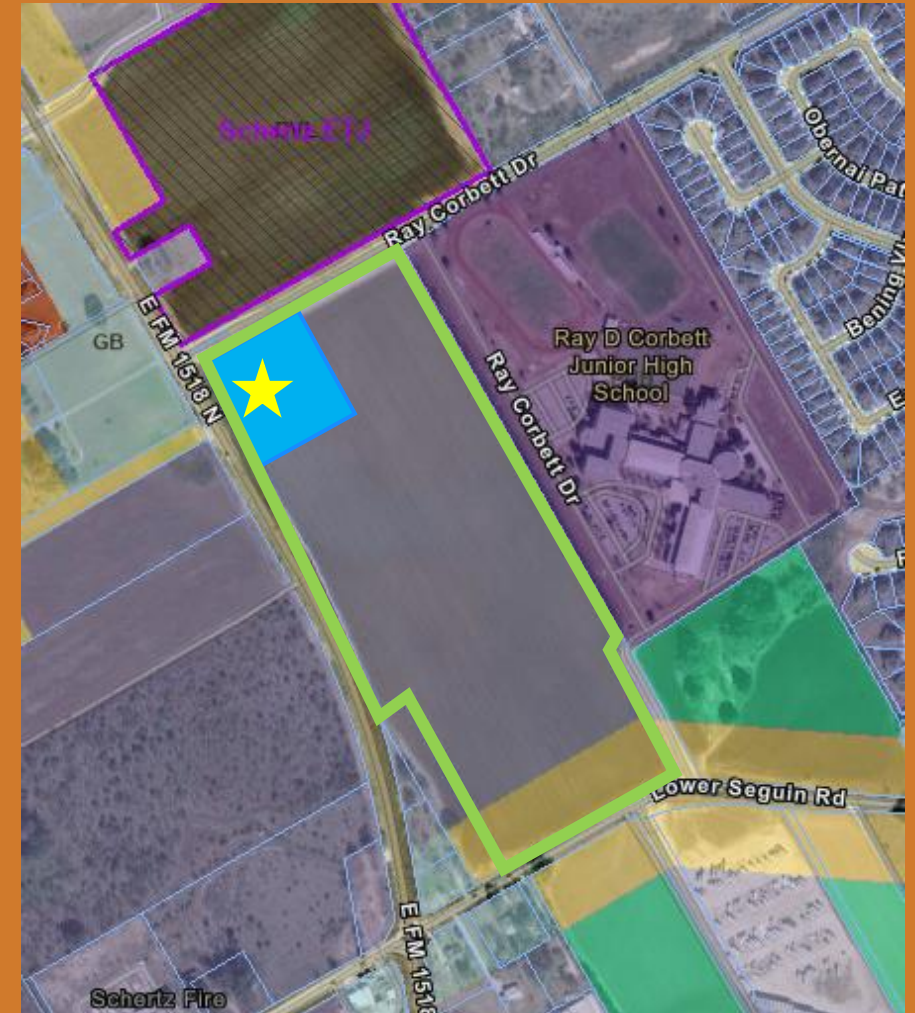
3. The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods.

- No ordinances adopted by Schertz:
 - to restrict the distance of a convenience store with gas pumps from a school.
 - that require a certain distance of separation for alcohol sales and schools.
- A convenience store is permitted in GB.
- The required Specific Use Permit is for the gas pumps associated with the convenience store.
- Proposed GB zoning is compatible with existing zoning and uses in the area.

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;

- For 2.1 acres of a larger, approximately 30-acre tract
 - No current applications for the remainder of the tract
- Intersection
 - FM 1518- Principal Arterial, TxDOT road
 - Ray Corbett Dr- Residential Collector
- Access Points:
 - evaluated later in the development process
- In proximity to Ray D. Corbett Junior High School, but not adjacent to it



UDC SECTION 21.5.11.D Criteria for Approval

4. CONTINUED

Engineering TIA Memo:

“In summary, the proposed zone change will increase traffic on Ray Corbett Drive, but the increase in traffic can be mitigated so the City's transportation system functions at an acceptable level”

- Mitigation through improvements:
 - Widening of Ray Corbett Dr for full turn lane
 - Signalization of intersection (if warranted)
 - Increase length of southbound left turn lane on FM 1518
 - Right turn lane/ deceleration lane on FM 1518
- Required mitigation not known until later in the development process

The proposed SUP location is not ideal, and traffic will be adversely affected on Ray Corbett, but it is not adjacent or surrounded by residential uses/ zoning, and traffic mitigation efforts will be required.

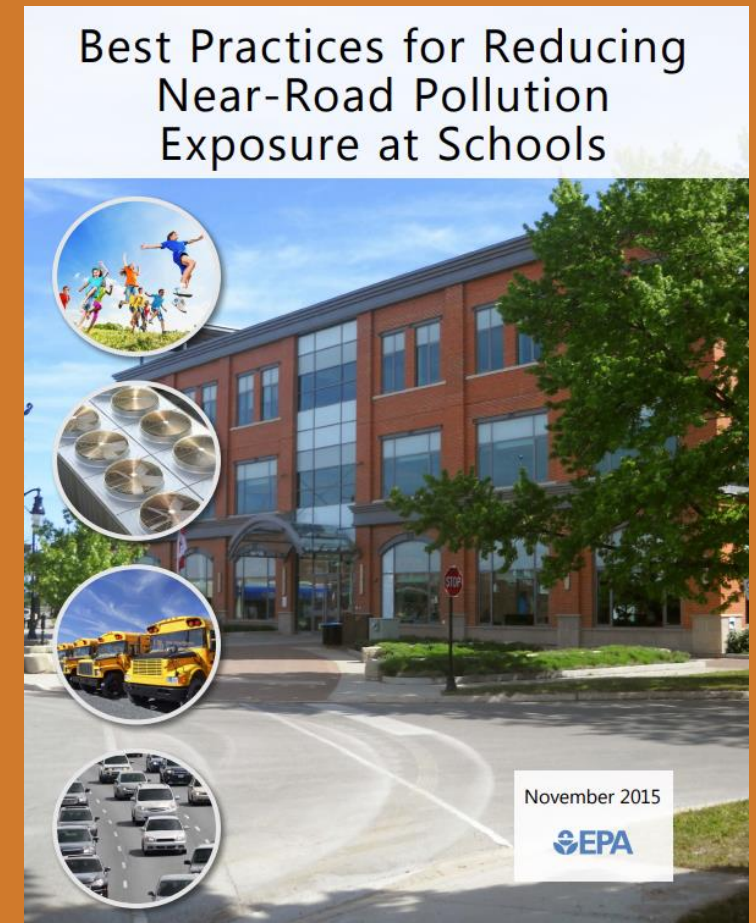
UDC SECTION 21.5.11.D Criteria for Approval

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

- Proposed SUP meets the UDC requirements.
- Schertz EMS, Fire, and PD have reviewed the proposed SUP and did not provide objections.
 - PD evaluated the number of calls for service for a convenience store with gas pumps in proximity to schools and did not find a correlation between the two.
- P&Z Public Hearing on May 6, 2026
 - Resident Concerns with:
 - Location in proximity to schools and residences
 - Pedestrian travel
 - Traffic Safety Concerns with Delivery Trucks
 - Delivery Times for Fuel and Merchandise
 - TIA Concerns

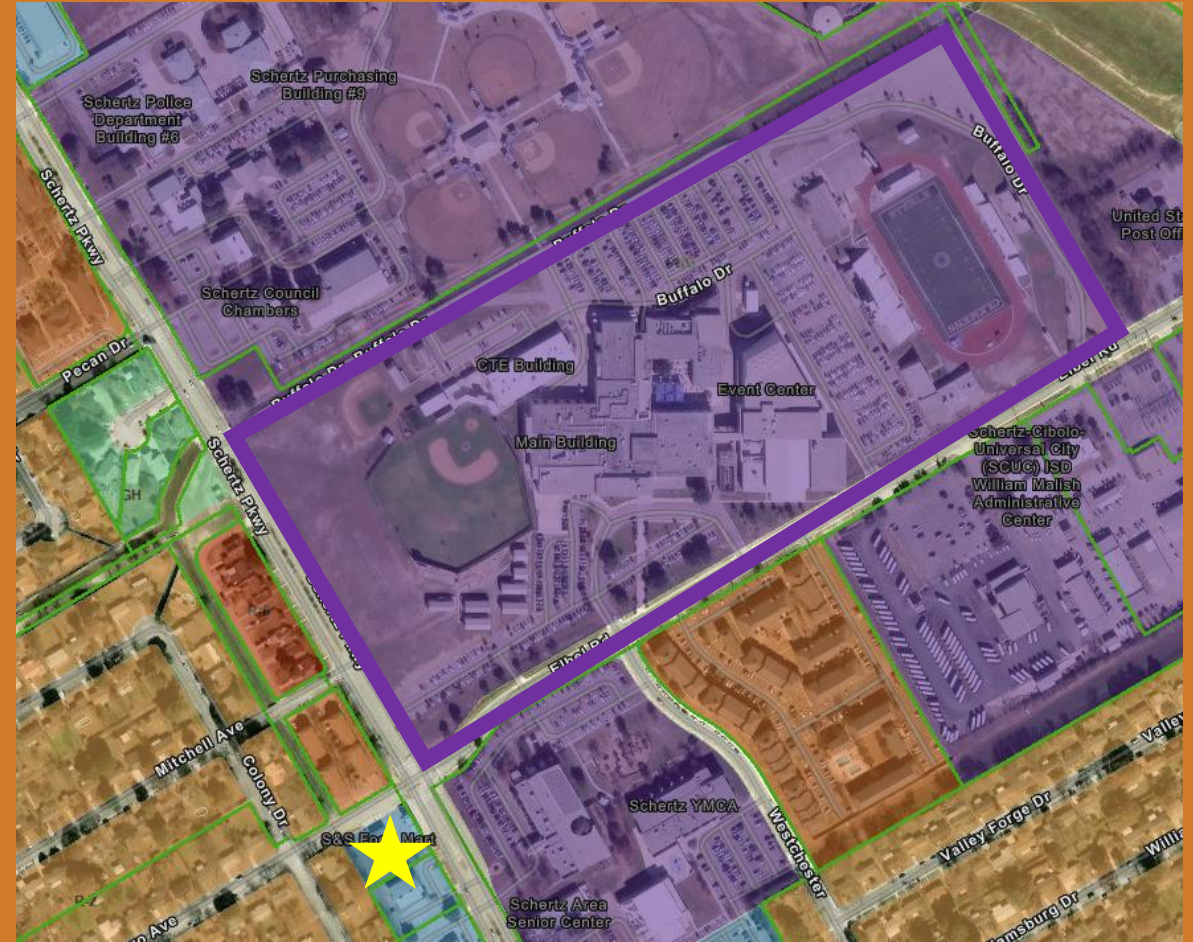
Additional Considerations:

- Environmental Protection Agency (EPA)
 - Best Practices for Reducing Near-Road Pollution Exposure at Schools (2015).
 - School siting guidelines for new schools
 - Considerations of proximity to community;
 - distance from major transportation facilities;
 - exposure to air pollutants during student commutes;
 - Feasible mitigation on site; and
 - Accessibility by walking or biking
 - No specific guidance on the proximity to convenience stores with gas pumps.



Additional Considerations:

- Current Schools in Proximity to Convenience Stores with Gas Pumps
 - Samuel Clemens High School
 - Schertz Parkway- Principal Arterial
 - Elbel Road- Commercial Collector



Additional Considerations:

- Current Schools in Proximity to Convenience Stores with Gas Pumps
 - Comal Creek Elementary School
 - Danville Middle School
 - Hubertus Rd- Principal Arterial
 - IH-35 Access Rd- Principal Arterial



Additional Considerations:

- Current Schools in Proximity to Convenience Stores with Gas Pumps
 - School of Science and Technology
 - FM 1103- Principal Arterial
 - IH-35 Access Road- Principal Arterial

The convenience stores with gas pumps at these locations are taking advantage of the intersections of major transportation corridors.



Additional Considerations:

- Ideally, schools are located within residential developments
 - Ex. Schertz Elementary School, Laura Ingels Wilder Intermediate School
- A convenience store with gas pumps would not be appropriate within a residential development and adjacent to a school



Additional Considerations:

- **Proposed SUP location:**
 - Corner of FM 1518 and Ray Corbett Dr
 - FM 1518- Principal Arterial
 - Ray Corbett Dr- Residential Collector
 - Not ideal, preferred location would be the intersection of FM 1518 and Lower Seguin Rd
 - Lower Seguin Road- Secondary Arterial



Additional Considerations:

- **Previous SUP applications for a convenience store with gas pumps**
 - Immediately adjacent to residential
 - Major opposition from surrounding property owners
 - Planning and Zoning Commission expressed concerns over proximity to residential uses and zoning
- **Proposed SUP is not immediately adjacent to resident uses or zoning**



Staff Recommendation:

The proposed Specific Use Permit to allow a Convenience Store with Gas Pumps, does not violate the intent of the Comprehensive Land Use Plan, it is compatible with the existing uses and existing and proposed zoning, and it is not immediately adjacent to residential developments or zoning.

Staff recommends approval of Ord. 26-S-011 with the condition a building permit is approved within 2 years of adoption of the SUP in accordance with UDC Article 5, Section 21.5.11.F.

P&Z Recommendation:

The Planning and Zoning Commission held a public hearing for this item on May 6, 2026, and made a recommendation of denial to City Council with a 5-2 vote. Commissioner Outlaw and Commissioner McMaster casted the nay votes.