

Ord. 23-S-13

Amendments to Article 5 Section 21.5.8 –
Permitted Use Table & Article 16 -
Definitions

Samuel Haas | SENIOR PLANNER

Background

- Interest in Schertz for energy-based land uses, specifically solar and battery/storage.
- Regional research to determine competitiveness of Schertz UDC.
- The Planning and Zoning Commission recommended approval with adjustments at the May 24th meeting.
- Council had concerns with RAFB impact at the first reading of Ord. 23-S-13 on July 11th, 2023.

Article 16 - Definitions

- ***Solar Energy:*** Radiant energy (direct, diffuse, and reflected) received from the sun.
- ***Solar/Photovoltaic Facility:*** A structure, assembly, equipment, or any combination thereof relating to the generation, transportation, and storage of solar energy. Pertains to standalone facilities and not solar equipment that is added to residential structures.
- ***Power Storage System:*** A facility or installation whose primary function is to store produced electrical energy, regardless of source.

Article 5 Permitted Use Table

- Recommended adjustments from the Planning & Zoning Commission were to allow such uses in the Public Use District (PUB) with a Specific Use Permit.
- After the July 11th, 2023 first reading with City Council and discussions with RAFB, staff is recommending that solar activities be allowed with a specific use permit.

Zoning District	P=Permitted/ S= Specific Use Permit	Permitted Uses
Manufacturing – Light District (M-1)	S	Solar/Photovoltaic Facilities
Manufacturing – Heavy District (M-2)	S	Solar/Photovoltaic Facilities
Public Use District (PUB)	S	Solar/Photovoltaic Facilities
Manufacturing – Light District (M-1)	P	Power Storage System
Manufacturing – Heavy District (M-2)	P	Power Storage System
Public Use District (PUB)	S	Power Storage System

Staff Recommendation

- **Power Storage and Solar Energy Production have less adverse impacts on surrounding properties as other forms of energy-based land uses.**
- **Adjustments have been made with recommendations from the Planning & Zoning Commission, RAFB, and City Council.**
- **Therefore, staff recommends approval of the amendments to the Unified Development Code (UDC) as proposed and discussed.**

COMMENTS & QUESTIONS