

Ord. 24-S-04

UDC Amendments to Article 16

Samuel Haas | SENIOR PLANNER

Background

- **Strive to make UDC consistent**
- **Uses in Article 5 with no definition**
- **Definitions in Article 16 that are found no where in UDC**
- **23 additions, 7 removals, 1 revision**

Permitted Use Table

	COMMERCIAL/INDUSTRIAL USES						
	OP	NS	GB	GB-2	M-1	M-2	PUB
PERMITTED USES	Office & Professional	Neighborhood Service	General Business	General Business - 2	Manufacturing - Light	Manufacturing - Heavy	Public Use District
Bank, Saving and Loan, Credit Union	P	P	P	P	P		
Beauty Salon/Barber Shop	P	P	P	P	P		
Bed and Breakfast Inn		S	P	P			
Book Store	S	P	P	P			
Bottling Works				P	P		

Additions

- **Adult Media**
- **Bakery**
- **Book Store**
- **Department Store**
- **Florist**
- **Furniture Sales**
- **Gated Community**
- **Government Facilities**
- **Hazardous Material**
- **Hazardous Waste**
- **Heavy Equipment Service and Sales, or Rental**
- **Home Improvement Center**
- **Microbrewery/Brewpub**

Additions Continued...

- **Museum**
- **Pet Store** – Planning and Zoning requested a change to the definition here.
- **Pharmacy**
- **Portable Building Sales**
- **Post Office**
- **Public Works Specification Manual**
- **Railroad/Bus Station Terminal**
- **Recreational Vehicle Sales and Service**
- **Tool Rental**
- **Truck Terminal**

Removals

- **Boarding House**
- **Convalescent Home**
- **Filling, Retail Service Station**
- **Industrialized Home**
- **Insurance Office**
- **Retail Food Store**
- **Variety Store**

Revisions

- **Alley**

“A means of vehicular access to abutting property and which is used primarily for vehicular traffic to the rear or side of properties which otherwise abut on a street.”

Criteria of Approval Sec. 21.4.7.D

1. The proposed amendment promotes the health, safety, or general welfare of the City and the safe, orderly, efficient and healthful development of the City;

- The UDC functions better when there is continuity throughout the code
- Not properly defining uses in the Permitted Use Table opens the door for interpretation, and thus creates the potential for inconsistency

2. An amendment to the text is consistent with other policies of this UDC and the City

- The main purpose of these amendments is to provide consistency.

Criteria of Approval Sec. 21.4.7.D

3. Any proposed amendment is consistent with the goals and objectives of this UDC and the City.

The City of Schertz Strategic Plan's Operational Values.

- "Proactive means initiating change by anticipating future situations in order to make things happen"
- "continuously improving and evolving"
- "forward thinking"
- "the ability to forecast and meet needs even before the customer identifies them"

4. Other criteria which, at the discretion of the Planning and Zoning Commission and the City Council, are deemed relevant and important in the consideration of the amendment.

Public hearing provides the opportunity for City Council to determine this.

Staff Recommendation

- **These amendments would provide consistency in the UDC particularly between Article 5 and Article 16.**
- **They would also help clarify the UDC and make it easier to use. Staff recommends approval of the amendments to the Unified Development Code (UDC) as proposed and discussed.**
- **The Planning and Zoning Commission met on February 7, 2024, and made a recommendation of approval with a condition that “Pet Store” be changed with a 7-0 vote.**
- **City Council met on March 5, 2024 and voted to approve the ordinance with a 6-0 vote.**

COMMENTS & QUESTIONS