



Ordinance 24-S-16

UDC Amendments to Article 5 & Article 16

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Background

- **Interest in the City for Self Storage in General Business District (GB)**
- **Staff is proposing new Use to control style and nature of these developments.**

Current UDC

Mini-Warehouse/Public Storage:

- A building(s) containing separate, individual self-storage units for rent or lease. The conduct of sales, business, or any activity other than storage shall be prohibited within any individual storage unit".
- Permitted Uses

Permitted by Right	SUP
<ul style="list-style-type: none">• Manufacturing - Light (M-1)• Manufacturing - Heavy (M-2)	<ul style="list-style-type: none">• General Business - 2 (GB-2)

Current UDC

- Schertz has received repeated interest in self-storage projects in the city specifically in the General Business (GB) zoning district. The City's current UDC restricts the location of these developments.
- The rationale for these restrictions is based on the character of the existing Mini-Warehouse/Public Storage in Schertz.
- The City has determined, through the UDC, that the single-story metal construction of these complexes is more appropriate in the more intense commercial zoning districts



Self Storage Trends

- However, a trend in the self-storage industry offers a product that has greater architectural and construction standards and in some cases offers a mixture of uses.
- Schertz has seen a similar product at 21586 IH 35 N, in the Hubertus Retail Subdivision, the current CubeSmart self-storage facility, which was approved in 2013 by Ord. 13-S-20 under a Planned Development District (PDD). Their PDD states that 3.8% of the ground floor of the building be leased as office space.
- As there is demand for self-storage in the real estate market, and Schertz has been amenable to mixed-use storage facilities in the past, staff is proposing to amend the UDC to create a new mixed-use self-storage land use



Proposal

Mixed-Use Self-Storage:

A climate-controlled building(s) containing ground floor retail, service, or office space with separate, individual self-storage units for rent or lease. The conduct of sales, business, or any activity other than storage shall be prohibited within the individual storage units. Such building(s) shall be a minimum of 45-feet.

Permitted by Right	SUP
<ul style="list-style-type: none">• General Business - 2 (GB-2)• Manufacturing - Light (M-1)• Manufacturing - Heavy (M-2)	<ul style="list-style-type: none">• General Business - (GB)

Staff Recommendation

- **New use would help Schertz guide self-storage demand to match community vision by minimizing conflicts and maintaining an attractive community.**
- **Therefore, Staff recommends approval of the amendments to the Unified Development Code (UDC) as proposed and discussed.**
- **The Planning and Zoning Commission met on March 6, 2024, and made a recommendation of approval with a 6-0 vote.**

COMMENTS & QUESTIONS