



Ordinance 24-S-15

UDC Amendments to Article 5 & Article 9

Emily Delgado | PLANNING MANAGER

Background

- **The Resurrection Baptist Church**
 - **1002 Live Oak Road**
 - **Zoned Public Use District (PUB)**
- **Other applicants have run into this issue before.**
- **Value of 35-foot height restriction in PUB?**
- **7 Target Cities were researched**
 - **Either no height restrictions or;**
 - **No similar Zoning District**

PUB District Profile

- **70 Parcels in city with PUB**
 - **64 – Government/Civic Use**
 - **5 – Places of Worship**
 - **1 – Private Citizen (in Crecent Bend Nature Park)**
- **Permitted Uses**

| Permitted by Right | SUP |
|--|--|
| <ul style="list-style-type: none">• Athletic Stadium, Public• Cemetery or Mausoleum• Church, Temple, Synagogue, Mosque, or Other Place of Worship• Civic/Convention Center• Governmental Facilities• Municipal Uses Operated by the City of Schertz• Post Office• Recycling Collection Point• School, Public or Private• Welding/Machine Shop | <ul style="list-style-type: none">• Antenna and/or Antenna Support Structure, Commercial• Athletic Stadium, Private |

Past Variances

- **March 27, 2017 – BOA granted a variance to the PUB height requirements for Samuel Clemens High School to build a new auditorium to reach 56 feet.**
- **May 21, 2018 – BOA granted a variance to the PUB height requirements to build the Ray Corbett Elevated Water Storage Tank to reach 225 feet.**

Proposal

- Eliminating Height Requirements
- Adjusting “keys”

| | | | | | | | | | | | | |
|------|-----------------------|--------|-----|-----|-----|---|-----|---|-----|-------------------|-----|------------------------------|
| NS | Neighborhood Services | 10,000 | 100 | 100 | 25a | 0 | 25 | 0 | 25 | 35 | 80% | a, b, c, d, <u>e</u> |
| GB | General Business | 10,000 | 100 | 100 | 25 | 0 | 25 | 0 | 25 | 120 | 80% | a, b, c, d, <u>e</u> |
| GB-2 | General Business-2 | 10,000 | 100 | 100 | 25 | 0 | 25 | 0 | 25 | 120 | 80% | a, b, c, d, <u>e</u> |
| M-1 | Light Manufacturing | 10,000 | 100 | 100 | 25 | 0 | 50c | 0 | 25b | 120 | 80% | a, b, c, d, <u>e</u> |
| M-2 | Heavy Manufacturing | 10,000 | 100 | 100 | 25 | 0 | 50c | 0 | 25b | 120 | 80% | a, b, c, d, <u>e</u> |
| PUB | Public Use District | 10,000 | 100 | 100 | 25 | 0 | 15 | 0 | 25 | 35 N/A | 70% | a, <u>b</u> , c, d, <u>e</u> |

Key:

- | | |
|----|---|
| a. | See Article 10 for parking requirements. |
| b. | Uses may require a Specific Use Permit. The City of Schertz will follow the guidelines outlined in the Air Installation Compatible Use Zone (AICUZ) study for Randolph Air Force Base. |
| c. | No variances may be permitted to exceed the maximum impervious cover limitations. |
| d. | Refer to Article 14, Sec. 21.14.3 for additional design requirements. |
| e. | <u>Approval of a Specific Use Permit may be conditioned upon modifications to the dimensional requirements.</u> |

Article 9 clean-up

- 21.9.3 Lots

K. ~~Minimum front and side building setback lines at streets and crosswalks shall be shown on all plats and shall conform to the restrictions, if any, imposed on the subdivision by the subdivider, but in no event shall such setback lines be less than those required by the applicable zoning district.~~ The front line setback shall be measured from the point where the public right-of-way ends to the front face to the building, covered porch, covered terrace or attached accessory building.

- 21.9.12 Site Plan Process

2. *Applicability.* Site Plan review and approval shall be required as follows:
 - a. for any development that contains two (2) or more residential dwelling units on a single tract, lot, or parcel of land;
 - b. for any development that contains single-family attached dwelling units;
 - c. for any non-residential development;
 - d. any increase in an existing non-residential structure or a residential structure that contains two (2) or more residential dwelling units that is greater than twenty-five percent (25%) of the existing building square footage;
 - e. for any PDD ~~or SUP~~;

Staff Recommendation

- **Article 9 clean-up necessary for UDC consistency.**
- **PUB height requirement eliminations will align with previous adopted policies and make municipal/civic functions easier.**
- **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.**
- **The Schertz City Council met on April 2, 2024 and voted to approve Ordinance 24-S-11 as presented with a 7-0 vote.**

COMMENTS & QUESTIONS