

# PLUDC20230221

## UDC ARTICLES 1, 4, AND 14 AMENDMENTS

April 2, 2024 City Council Meeting

Kathy Woodlee and John Nowak | Engineering

# BACKGROUND

- Some sections of the UDC contain conflicts with other documents, such as the Master Thoroughfare Plan; the Public Works Design Guide; and Local Government Code.
- Some of the language in the UDC is ambiguous, making it difficult to apply to different situations.
- Some sections have not been updated in some time and are out of date with current practices or conditions.
- Some sections require updates to comply with recent changes to Local Government Code
- 15 total sections being amended with this proposal

# PROPOSED AMENDMENTS

## Section 21.1.10 – Development Manual

- Adds language required by new Local Government Code regulations related to posting of manual

## Section 21.1.11 – Public Works Specifications Manual

- Adds language required by new Local Government Code regulations related to Council approval of amendments

# PROPOSED AMENDMENTS

## Section 21.4.2 – Initiation of Application

- Removes Public Works as a separate certifying department
- Matches language that conflicted with another UDC section

# PROPOSED AMENDMENTS

## Section 21.4.11 – Utility Service Extension

- Removes City's authority to require annexation as a condition of approval of utility service to property already within the City's CCN (where City is already obligated to provide service)
- Explicitly adds requirement for a formal request for Utility Service Extension if project is not required to plat
- Adds requirement for applicant to process CCN transfer, update service area map, and amend the CIP

# PROPOSED AMENDMENTS

## Section 21.4.14 – Appeals

- Updates time frames to comply with Local Government Code limitations

## Section 21.4.15 – Public Infrastructure Improvements, Construction Plans, and Improvements Agreements

- Adds limitation of extensions of construction plan approvals to no longer than plat extension
- Adds requirement for electric utilities to be installed prior to plat recordation
- Adds reference to Public Works Specifications Manual

# PROPOSED AMENDMENTS

## Sec. 21.14.1

- Some of the proposed changes increase clarity, reduce intended exclusions based on interpretations, and correctly identify some documents
- Paragraph E: changed to remove an internal conflict and update the cul-de-sac requirements to accommodate emergency vehicles.
- Paragraph F: changed as the information is contained in other documents incorporated by reference.
- Paragraph H: changed to reflect the current procedure for street naming and addressing.
- Paragraphs N through P: changed so they do not conflict with other documents and to clarify the difference between “islands” and “medians.”
- Paragraph S: changed to improve lighting requirements.
- Paragraph T: changed to current practice.

# PROPOSED AMENDMENTS

## Section 21.14.3

- Removed some paragraphs that are not transportation items and contained elsewhere in the UDC.
- Provides clarification on which roadways this section applies to.

## Sec. 21.14.5

- Removes conflicts with other documents.
- Specifies driveways on state facilities need to meet TXDOT requirements.

## Sec. 21.14.6

- Clarifies the minimum sidewalk width.
- Removes conflicts with other documents.
- References other documents where the standards are.

# PROPOSED AMENDMENTS

## Section 21.14.7

- Explicitly states some additional analysis items the City can request be included in the TIA.
- Closes some “loopholes” in the current requirements.
- Makes mitigation efforts more “roughly proportional” in some situations.
- Makes our requirements more consistent with other City’s requirements.

## Section 21.14.8

- New section recommended by our legal team to address conflicts between the UDC and other documents.

# APPROVAL CRITERIA

- The proposed amendment promotes the health, safety, or general welfare of the City and the safe, orderly, efficient and healthful development of the City.
  - Well organized infrastructure systems are essential in promoting health, safety and welfare. The UDC functions more effectively and efficiently when it more closely aligns with State Laws (the LGC).
- An amendment to the text is consistent with other policies of this UDC and the City.
  - Proposed amendments align the UDC with other plans and current policies of the City.
- Any proposed amendment is consistent with the goals and objectives of this UDC and the City.
  - Proposed amendments comply with Strategic Plan goals to establish a safe community by facilitating efficient and adequate infrastructure, by being proactive, and by continuously improving and evolving.
- 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.

# STAFF RECOMMENDATION

- These amendments would remove conflicts between the UDC and other documents; update some standards to be current with common Engineering practices; and improve some of the technical requirements to better fit our community.
- They would also help align the Unified Development Code (UDC) better with the Local Government Code.
- Staff recommends approval of the amendments to the Unified Development Code (UDC) as proposed and discussed.

# COMMENTS AND QUESTIONS

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# CONTACT US

## Mailing Address

1400 Schertz Parkway, Schertz, TX 78154

## Phone Number

(210) 619-1820

## Email Address

[engineering@schertz.com](mailto:engineering@schertz.com)