

Ord. 25-S-012

UDC Amendments to Article 5 – Zoning Districts

Samuel Haas | Senior Planner

Background

- Staff brought forward these amendments to help align the UDC with recent changes in the City Charter.
- Article 5, Section 21.5.4. - Zoning Change
 - Subsection E.4 - Protest

Article 5, Section 21.5.4. - Zoning Change

- City Charter amendments that were approved by Schertz voters on November 5, 2024.
 - Ordinances require one hearing – previous Charter required two
 - Some language in 21.5.4.E.4 requires updating as a result.

Article 5, Section 21.5.4. - Zoning Change

4. The following deadlines ~~applies~~ apply to the receipt and calculation of written protest:
 - a. ~~First Reading.~~ Written protest must be received before noon (12pm) on the Friday before the consideration ~~first reading~~ of the proposed zoning change ~~or zoning map amendment~~ ordinance by the City Council, in order to be included in the calculation of written protest described by section 21.5.4.E.1.
 - ~~b. Second Reading. Written protest must be received before noon (12pm) on the Friday before the second reading of the proposed zoning change or zoning map amendment ordinance by the City Council, in order to be included in the calculation of written protest described by section 21.5.4.E.1.~~
 - ~~c. Written protest received prior to the First Reading deadline will also be included in the Second Reading written protest calculation.~~
 - ~~d. In calculating the written protest described by section 21.5.4.E.1., only the most recent written protest received prior to the deadline above will be counted per property.~~
 - be. In the event a federal, state, or local holiday prevents staff from receiving votes on the Friday before the City Council reading, the deadline will be extended to noon (12pm) on the next business day.

Article 5, Section 21.5.4. - Zoning Change

4. The following deadline applies to the receipt and calculation of written protest:
 - a. Written protest must be received before noon (12pm) on the Friday before the consideration of the proposed zoning change ordinance by the City Council, in order to be included in the calculation of written protest described by section 21.5.4.E.1.
 - b. In the event a federal, state, or local holiday prevents staff from receiving votes on the Friday before the City Council reading, the deadline will be extended to noon (12pm) on the next business day.

Article 5, Section 21.5.4. - Zoning Change



PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

January 24, 2025

To whom it may concern,

The City of Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, February 5th, 2025 at 6:00 p.m.**, located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and act upon the following item:

PLZC20240317 - Hold a public hearing and make a recommendation on a request to rezone approximately 4.3 acres of land from Manufacturing – Light District (M-1) and Single-Family Residential District (R-6) to General Business District (GB) known as Comal County Property Identification Number 75307, also known as 7444 FM 482, City of Schertz, Comal County, Texas

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to Samuel Haas, Senior Planner at 1400 Schertz Parkway, Bldg. 1, Schertz, Texas 78154, or by e-mail planning@schertz.com. If you have any questions, please feel free to call Samuel Haas, Senior Planner directly at (210) 619-1783.

Sincerely,

Samuel Haas
Senior Planner

Reply Form:

*City Council will have one reading on the request after the recommendation from the Planning and Zoning Commission. This form is used to calculate the protest in accordance with LGC, Local Government Code 211.006(d). **The written protest must be received by City no later than noon (central time) on the Friday before consideration by the City Council.** If the name of the person signing this form does not match the name listed as the owner on the appraisal district website, proof of ownership is required in order for this to count towards the protest.*

I am: in favor of opposed to neutral to the request for PLZC20240317

COMMENTS: _____

NAME: _____ SIGNATURE _____
(PLEASE PRINT)

STREET ADDRESS: _____

DATE: _____



Article 5, Section 21.5.4. - Zoning Change

Reply Form:

City Council will have two readings on the request after the recommendation from the Planning and Zoning Commission. This form is used to calculate the protest in accordance with LGC, Local Government Code 211.006(d). **The written protest must be received by City no later than noon (central time) on the Friday before each reading by the City Council.** If the name of the person signing this form does not match the name listed as the owner on the appraisal district website, proof of ownership is required in order for this to count towards the protest.

I am: in favor of opposed to neutral to the request for **PLZC20240141**

COMMENTS: _____

NAME: _____ SIGNATURE _____
(PLEASE PRINT)

STREET ADDRESS: _____

DATE: _____

Reply Form:

City Council will have one reading on the request after the recommendation from the Planning and Zoning Commission. This form is used to calculate the protest in accordance with LGC, Local Government Code 211.006(d). **The written protest must be received by City no later than noon (central time) on the Friday before consideration by the City Council.** If the name of the person signing this form does not match the name listed as the owner on the appraisal district website, proof of ownership is required in order for this to count towards the protest.

I am: in favor of opposed to neutral to the request for **PLZC20240317**

COMMENTS: _____

NAME: _____ SIGNATURE _____
(PLEASE PRINT)

STREET ADDRESS: _____

DATE: _____

UDC SECTION 21.4.7.D Criteria for Approval

- 1. The proposed amendment promotes the health, safety, and general welfare of the City**

Staff is taking steps to ensure the well-being of its residents by making Schertz's development code more clear and easier to understand.

UDC SECTION 21.4.7.D Criteria for Approval

2. The proposed amendment is consistent with the goals, objectives, and policies of this UDC and the City

Voters approving changes to the City Charter indicate a new policy direction.

- Updating UDC creates consistency across goals, objectives, and policies.

UDC SECTION 21.4.7.D Criteria for Approval

3. The proposed amendment corrects an error, meets the challenge of changing conditions, or is in response to changes in state law.

These amendments are a direct response to Charter Amendments.

UDC SECTION 21.4.7.D Criteria for Approval

4. Other factors which are deemed relevant and important in the consideration of the amendment.

No other additional factors have been deemed relevant at this time.

Public Hearing provides an opportunity to introduce additional considerations.

Recommendation

Staff Recommendation

The proposed amendments help the UDC align with changes to city policy.

Therefore, Staff recommends approval of Ord. 25-S-012

The Planning and Zoning Commission held a public hearing on March 5, 2025 and made a recommendation of approval with a 6-0 vote.