

Update from Neighborhood Services

Rebecca Vera | Neighborhood Services |

Schertz UDC

Unified Development Code (UDC)

A comprehensive set of regulations for development , which provides details on topics such as zoning, design guidelines, permitted uses, site design, parking, landscaping, signage and more.

The Schertz Code of Ordinances contains the city local regulations which includes the UDC, adopted building codes and property maintenance codes to provide guidance and regulations for development and property maintenance.

Article 10 Parking Standards

Parking Standards

- **The purpose of the parking standards is to provide for well-functioning site access design, provide off-street parking spaces for occupants to any building or structure, limit the use of the street system for parking purposes as to not interfere with traffic flow, blocking of roadways for fire lanes and attractiveness/maintenance along the street.**
- UDC, Article 10 Parking Standards
 - General Provisions (Sec. 21.10.2.B) states: Required off-street parking in nonresidential districts may be located on the same site, lot or tract as the main use for which the parking is provided or on a site, lot or tract located within the same zoning district and within 150 feet from the main use. (2009)
 - General Provision (Sec. 21.10.2.E) states: All driveways and all required off-street parking spaces shall be on paved concrete or asphalt surface. All drive approaches shall be of paved concrete. (1996)

Article 8 – Outdoor Display and Storage

Outdoor Display and Storage

- **The purpose of the outdoor display and storage is to protect and conserve properties, encourage a safe environment and enhance the attractiveness along the street.**
- **UDC, Article 8 Special Uses and General Regulations (2010)**
 - **Outdoor Display and Temporary Outdoor Storage**
 - **Outdoor display and temporary outdoor storage are displays of items actively for sale or lease that are lightweight and that individually can be easily moved without a mechanical lifting device.**
 - **Outdoor display and temporary storage of goods in individual packaging and not in storage containers which are associated with the primary business on the site may be allowed adjacent to a front principal building wall and may not extend into the public right-of-way. Such storage shall not be permitted to block windows, entrances or exits, and shall not impair the ability of pedestrians to use the building.**
 - **Areas intended for outdoor display must be paved and painted to distinguish them from required off-street parking areas. Not outdoor displays shall be allowed in off-street parking areas or fire lanes.**

Article 8 – Outdoor Display and Storage

Outdoor Display and Storage (cont.)

- **General Outdoor Storage:**
 - **General outdoor storage consists of all remaining forms of outdoor storage not classified as outdoor display including items of a large size, mass or volume and that are not easily moved or carried such as used tires, railroad ties, discarded inventory, storage pallets, shipping containers, temporary portable storage facilities/containers and semi-trailers not attached to a truck.**
 - **General outdoor storage is prohibited within the public right-of-way or fire lane.**
 - General outdoor storage shall not be allowed in off-street parking spaces.
 - General outdoor storage items shall not exceed a maximum of 20 feet in height.
 - General outdoor storage items shall be completely enclosed or shall be moved to the rear of the structure, but in no event shall general outdoor storage items be visible from public right-of-way.

OPEN CASES

G114443	21.10.2. e Unimproved surface parking 21.8.9.b Outdoor display and storage
G67454	21.10.2. e Unimproved surface parking 21.8.9.b Outdoor display and storage
G67445	21.10.2. e Unimproved surface parking 21.8.9.b Outdoor display and storage 54.22.b.2 Inoperable motor vehicle
G47086	21.10.2. e Unimproved surface parking 21.8.9.b Outdoor display and storage
G47085	21.10.2. e Unimproved surface parking 21.8.9.b Outdoor display and storage
G15953	21.10.2. e Unimproved surface parking
G15954	21.10.2. e Unimproved surface parking
G25902	21.10.2. e Unimproved surface parking

OPEN CASES

G11550	21.10.2. e Unimproved surface parking 21.8.9.b Outdoor display and storage
G139977	21.10.2. e Unimproved surface parking
G139977	21.10.2. e Unimproved surface parking *Granted extension
G115548	21.10.2. e Unimproved surface parking 21.8.9.b Outdoor display and storage *Granted extension
G16630	21.10.2. e Unimproved surface parking

CLOSED CASES

G21460	21.10.2.e Unimproved surface parking 21.8.9.b Outdoor display and storage
G115548	21.10.2.e Unimproved surface parking 21.8.9.b Outdoor display and storage
G29058	21.10.2. e Unimproved surface parking
G25902	21.10.2. e Unimproved surface parking

Not everyone
has



Parking Standards

Parking standards ensure facilities are accessible, safe and convenient for all users, including ensuring parking spaces are properly sized, located, and marked to accommodate different types of vehicles, including those used by people with disabilities.

Additionally, unimproved surfaces:

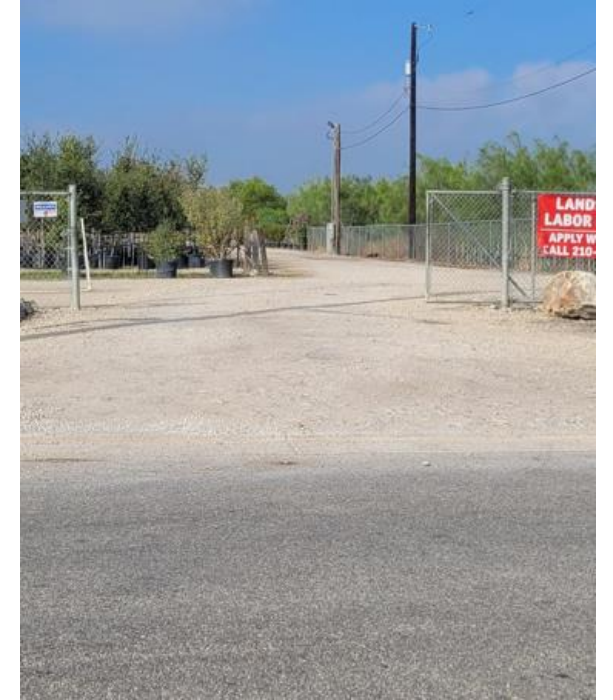
-Allows mud to be tracked into streets creating hazards to motorists possibly causing drivers to lose control and skid. Mud blocks gullies and drains, leading to flooding.

-Dust created by dirt/gravel lots is a hazard to human and environmental health.

OTHER COMMUNITIES



OTHER COMMUNITIES



CURRENT VIOLATIONS



CURRENT VIOLATIONS



CURRENT VIOLATIONS



IN NEIGHBORHOODS



Storage of equipment and materials in public view



Parking/using as extension of business

COMPLETED PROJECTS

Business owners invest in Schertz. Schertz UDC ensures that businesses operate in a safe and healthy manner. The UDC also helps prevent the overdevelopment of the Schertz, thus preserving the small-town charm that is attractive to many residents and visitors.



COMPLETED PROJECTS



Expansion



January 2017



December 2020



June 2023

CASE PROGRESSION

City Staff works with property owners throughout the process to find solutions to correct violations. This includes extending the standard timeframes listed below to gain compliance. A typical unresolved case code case can take 6 months before a citation is issued for the violation.



Violation noted

Contact property owner and advise. Allow 10 days to respond.



Notice of Violation

Violation continues, no response from owner, allow additional 10 days.



Final Notice

No improvement, no response from owner, Final notice issued. Allow 10 days.



Citation

The last effort to hold property owners accountable.

Ordinance No.
22-S-19

Extensions available

In order to support property owners or businesses as they continue working on solutions or are considering an expansion project, the City does extend every consideration.

Under ordinance no. 22-S-19 the code enforcement case will be paused for up to 6 months. If interested in extension period businesses should submit written requests to City Management Office.

Steps to Compliance

In order for the subject property to come into compliance and utilize the area that was previously unimproved as parking / storage the following would need to occur:

- Zoning of the property will need to be confirmed that the land use is in compliance and that the parking / storage area can be expanded. If yes, then they would proceed to the next step. If no, then they could request a zone change or a specific use permit.
- Platting of the property would then be confirmed. If the property is an existing lot of recorded, or already platted, then they would proceed to the next step. If the property is unplatted they would go through the platting process.
- A Commercial Site Plan would be required for the proposed expansion. This site plan would be created by an Engineer / Architect and show the proposed parking / storage area, the required landscaping, any required screening and buffering (either done by fencing or landscaping), etc.
- Once the properties zoning has been confirmed, the property is platted and a commercial site plan is approved, then a building permit to construct the parking lot and any other required improvements (irrigation, fencing, etc.) could be applied for.

COMMENTS & QUESTIONS