

An aerial photograph of a suburban neighborhood at sunset. The scene is bathed in a warm, golden light. In the center, a prominent water tower stands out against the sky. The houses are densely packed, and a road with a few cars is visible in the lower right. The overall mood is peaceful and serene.

Workshop

Unpaved Parking and Storage Surfaces

Daisy Marquez | Planner

Background

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

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

Unimproved Parking Surfaces Presentation in September 2023

Current Standards

UDC Section 21.10.2- General Provisions

E. All driveways and all required off-street parking spaces shall be on a **paved concrete or asphalt surface**. All drive approaches shall be of **paved concrete**.

UDC Section 21.8.9- Outdoor Display and Storage

B.1.b: Areas intended for outdoor display **must be paved** and painted to distinguish them from required off-street parking areas.

What has occurred- New Permitted Development:



- New Developments: Go through the City of Schertz development process. Staff requires all parking, drive aisles, and storage areas to be paved concrete or asphalt.
- Made financial commitment to meet community aesthetic and UDC standard

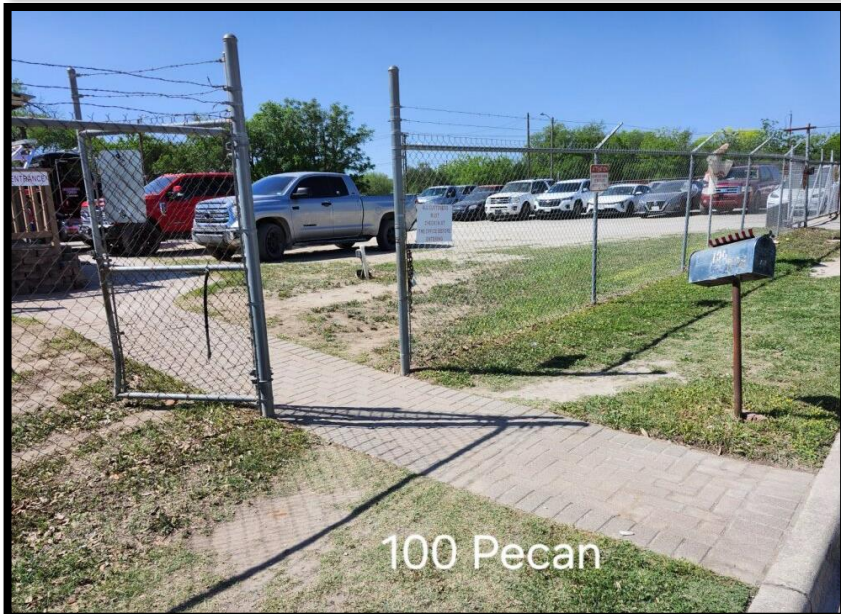


What has occurred- Development Without Permits:



- Illegal Expansions:
Properties in the City that have utilized gravel / base material for parking and storage areas. Did not receive permits and are in violation of the UDC.

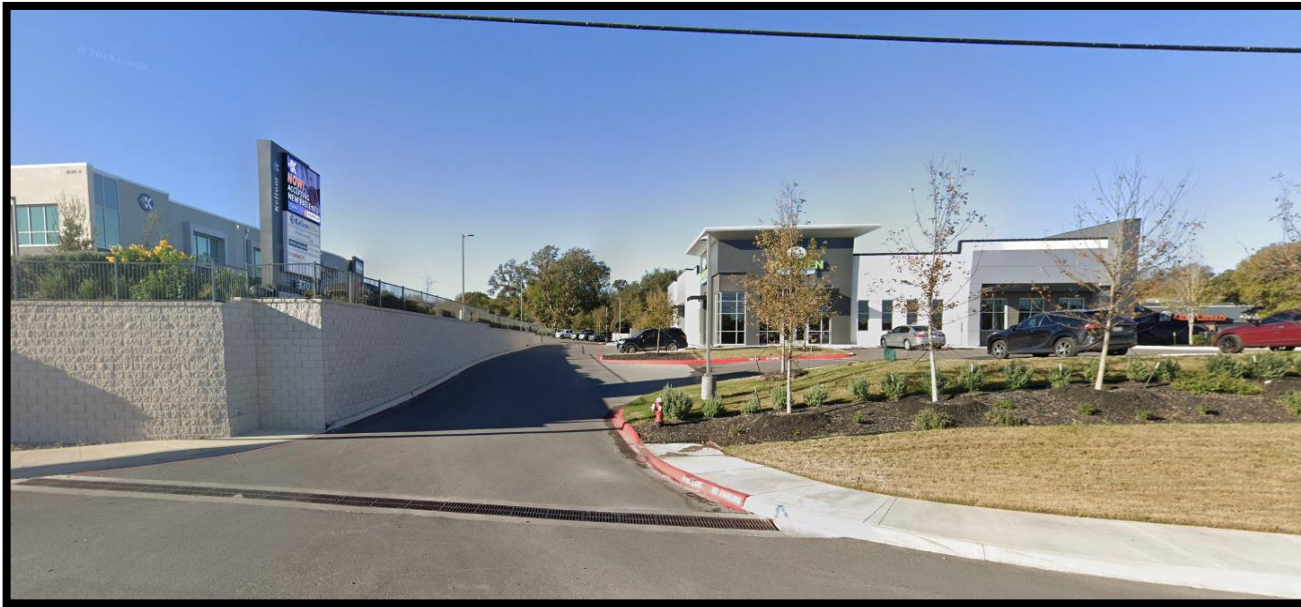
What has occurred- Development Without Permits: More Examples



Policy Question for City Council:

**Do we continue to require paved concrete
or asphalt parking and storage areas?**

Things to Consider: Aesthetic Standard



- Current standard requires business to have paved concrete or asphalt. If City Council changes this UDC requirement and allows unpaved parking surfaces the City could then look like the right. Businesses could then park on unpaved surfaces such as grass, gravel, dirt / mud depending on the decision of City Council.
- **What does City Council want the aesthetic of Schertz to be? A premier community that requires pavement or a community that allows grass / gravel?**

Things to Consider: Dust / Dirt / Debris Concerns



- Parking and storage on unpaved surfaces leads to:
 - Dust leaving the business and polluting the air quality, going onto adjacent properties. If the air quality degrades enough TCEQ will investigate and order changes to improve air quality.
 - Dirt / Gravel / Mud entering the City streets and damaging City of Schertz infrastructure.
 - Additional debris in sidewalks and roadways requiring additional cleaning efforts from the City.
 - Unpaved parking and storage areas can impact Emergency Services if the property owner does not complete routine maintenance which these surfaces require.
- **Is City Council concerned with dust / dirt / debris affecting adjacent properties, infrastructure, roads, and emergency services?**

Things to Consider: Storm Water Quality Concerns

- Mud/debris leaves the sites and into city streets and adjoining areas which effects other property owners and the City.
- This requires the City to be more aggressive with street sweeping in these areas.
- Municipal Separate Storm Sewer System (MS4) permit is a federal requirement and a permit the City pulls
 - As a city we are required to do certain things to monitor BMPs (Best Management Practices) to ensure storm water runoff to keep State Water quality at a certain level
 - The effects of developments and their storm water runoff, can cause the City to violate their MS4 Permit and the City will need to act which could cause a financial impact to the City based on private business owners unpaved parking and storage areas.
- **Is the City Council concerned with Storm Water Quality?**

Things to Consider: Target Cities

Target / Neighboring City	Require Paved Parking Area?	Require Paved Area for Storage?
Seguin	Yes	Yes
Cibolo	Yes	Yes
San Antonio	Yes	Yes
Selma	Yes	No
New Braunfels	Yes	Yes
Mckinney	Yes	Yes
Georgetown	Yes	Yes
Temple	Yes	Yes

Things to Consider: If the requirement changes

- How does the business that made the financial investment and complies with all required paved parking and storage areas react when the adjacent property can utilize gravel or another material?
 - Would this degrade their investment?
 - Will the dirt / dust / debris from the adjacent unpaved parking deteriorate their paved parking and investment?
 - Does it lower the character of the area in Schertz they chose to develop in?
- How does the overall character / aesthetic of Schertz change?
- Does the air quality and storm water / water quality of Schertz degrade?

Next Steps

- Our UDC, as it stands, does not allow for unimproved surfaces for drivable areas or for storage areas.
- Staff is seeking direction on how City Council would like to proceed with the enforcement of unimproved surfaces and if there is a desire to change the current UDC regulations for parking and storage areas.

Next Steps / Previous Direction

- In 2023 City Council gave staff direction to create a committee of developers, business owners, and residents to discuss the requirement for paved parking. Due to the annexations, Comprehensive Land Use Plan update, and other development regulations that were being modified, staff did not create the committee at that time. Staff is seeking direction from City Council to see if this Committee is still desired.
- Staff is recommending that we create a joint effort and work with the Planning and Zoning Commission and the Economic Development Corporation Board of Directors to discuss any proposed UDC Amendments in relation to paved parking and storage areas. Within those joint discussions staff would also notify the business owners that previously came to City Council to discuss this topic, so their input is considered.

Discussion