

Ord. 26-S-007

Article 4 Section 21.4.3- Notice Requirements

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Background

- UDC Section 21.4.7: City Council, or at the request of the City Manager or his/her designee, may change or modify the UDC to establish and maintain sound, stable and desirable development.
- Initiated by Planning Staff to be in compliance with State Law.
- 89th Legislative Session
 - House Bill 24
 - Went into effect September 1, 2025
- The Planning and Zoning Commission held a public hearing for Ord. 26-S-007 on February 4, 2026.

Proposed Amendments: UDC Section 21.4.3

- C. *Posted Notice.* Whenever posted notice of a public hearing is required, notification signs shall be posted by the applicant not later than the 10th day before ~~a minimum of eleven (11) days prior to~~ the scheduled public hearing and shall remain posted during the course of the public hearings, until such time that final action has been taken on the ~~permit~~ application. Signs shall be posted on the subject property and/or along public right-of-way in accordance with LGC section 211.0073 and ~~format approved by the City Manager or his/her designee. The number of signs, size of signs and content to be placed on the signs shall be in accordance with~~ the Development Manual.
1. The notice sign must be at least 24 inches long by 48 inches wide.
- D. It shall be the responsibility of the applicant to periodically check sign locations to verify that signs remain in place and have not been vandalized or removed. The applicant shall replace any missing or defective signs. ~~within one (1) business day from the time that a City official notifies the applicant that the signs are missing.~~
- E. It is unlawful for a person to alter any notification signs, or to remove it while the case is pending. Removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements of this section.

UDC Section 21.4.7.D Criteria for approval

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

- Staff proposed UDC amendments from time to time to proactively improve the UDC and remain current with state law changes.
- Changes to comply with changes from the 89th legislature.
- Amending the UDC to comply with the Texas Local Government Code (LGC) ensures the general welfare of the city.

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

- The City of Schertz' goal is to remain compliant with state law.
- In response to changes in the Texas LGC.
- Remain consistent and compliant.

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; and

- House Bill 24 changed LGC Section 211.0073
 - Notice Sign Changes
 - “no later than 10th day”
 - Signs must be “at least 24 inches long by 48 inches wide”

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

- Proposed Amendments are directly in line with changes from 89th Legislature House Bill 24 that went into effect September 1, 2025
 - Since effective date, Planning Staff has changed the notice sign process to be compliant
- Reviewed by Schertz Fire, EMS, and Police Department without objections
- Went to legal for review and did not receive objections.



Staff Recommendation

- Staff recommends approval of Ord. 26-S-007 to remain consistent with state law changes.

Planning and Zoning Commission Recommendation

- The Planning and Zoning Commission held a public hearing for Ord. 26-S-007 on February 4, 2026, and made a recommendation of approval to City Council with a unanimous vote.