

Ord. 26-S-008

Article 5 Section 21.5.7- Dimensional and Development Standards
and Article 16- Definitions

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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.
- September 17, 2024 City Council Meeting Impervious Coverage Workshop
 - Request by City Council to amend pool impervious coverage requirements and exclude decorative pavers from the impervious coverage definition
- The Planning and Zoning Commission held a public hearing on February 4, 2026 to make a recommendation on the proposed UDC Amendments.
 - The Planning and Zoning Commission requested amendments to the proposed UDC Amendments.

UDC Section 21.5.7

Table 21.5.7.A DIMENSIONAL REQUIREMENTS
RESIDENTIAL ZONING DISTRICTS

Code	Zoning District	Minimum Lot Size And Dimensions			Minimum Yard Setback (Ft)				Miscellaneous Lot Requirements		Key
		Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.	Minimum Off-Street Parking Spaces	Max Height Ft.	Max Imperv Cover	
R-1	Single-Family Residential District-1	9,600	80	120	25	10	20	2	35	50%	h,j,k,l, m,o
R-2	Single-Family Residential District-2	8,400	70	120	25	10	20	2	35	50%	h,j,k,l, m,o
R-3	Two-Family Residential District	9,000	75	120	25	10	20	2	35	60%	h,j,k,l, m,o
R-4	Apartment/Multi-Family Residential District	43,560	400	100	25	10	20	2	50	75%	a,b,j,k, l,m
R-5	Middle Density District	10,890	-	-	25	10	10	2	35	80%	h,j,k,l, m,q
R-6	Single-Family Residential District-6	7,200	60	120	25	10	20	2	35	50%	h,k,l, m,n,o
R-7	Single-Family Residential District-7	6,600	60	110	25	10	20	2	35	50%	h,k,l, m,n,o
R-A	Single-Family-Residential/Agriculture	21,780	-	-	25	25	25	2	35	50%	h,k,l, m,n
GH	Garden Home Residential District	5,000	50	100	10	10	10	2	35	75%	c,d,e,f, g,k,l,m
TH	Townhome District	2,500	25	100	25	10	20	2	35	75%	h,j,k,l, m
MHS	Manufactured Home Subdivision District	6,600	60	110	25	10	20	2	35	50%	j,k,l, m,o
MHP	Manufactured Home Park District	43,560	-	-	25	12.5	25	-	35	50%	j,k,l,m
AD	Agricultural District	217,800	100	100	25	25	25	2	35	30%	h,k,o
MSMU	Main Street Mixed Use	5,000	50	100	10	5	10	2	35	80%	h,j,k,m, n,p
MSMU-ND	Main Street Mixed Use-New Development	5,000	50	100	10	5	10	2	35	80%	j,k,m,p

Proposed Amendments- UDC Section 21.5.7

Key:	
a.	Maximum density shall not exceed 35 units per acre.
b.	2 parking spaces per unit plus 5%.
c.	Zero lot line Garden Homes.
d.	20-foot paved alley for ingress/egress to all rear garages.
e.	5-foot shall be designated maintenance easement.
f.	Corner lot shall have 10-foot side yard setback from street right-of-way.
g.	25-foot set back to property line adjoining public street.
h.	Corner lot shall have minimum 15-foot side yard setback from street right-of-way. For properties on Main Street, the City Engineer may authorize a reduction to no less than 10' if there are no sight distance issues.
i.	Minimum lot area for each unit.
j.	Site Plan approval required.
k.	Swimming pools water surface areas do not count toward the maximum impervious cover limitations, unless the swimming pool is equipped with a water overflow device appropriate for such pool, and only if it drains into any pervious surface, in which case the water surface shall be excluded.
l.	No variances may be permitted to exceed the maximum impervious cover limitations
m.	Refer to Article 14, section 21.14.3 for additional design requirements
n.	All single family residential dwelling units constructed within this district shall be constructed with an enclosed garage.
o.	Side yard setback of 7.5 ft. for R-1, R-2, R-3, R-6, R-7, and MHS continues in effect for all subdivisions vested on the date of adoption of Ordinance No. 11-S-15.
p.	Not subject to the requirements in section 21.10.4
q.	Refer to section 21.5.7.B.8

Proposed Amendments: Staff Proposal

ARTICLE 16. DEFINITIONS

Impervious Coverage: Impervious cover means impermeable surfaces which prevent the infiltration of water into the underlying soil and bedrock (such as pavement, concrete or rooftops), **not to include decorative pavers intended for residential landscaping purposes that are not used for vehicular travel.**

Proposed Amendments: P&Z Proposal

Article 16 - Definitions REDLINES- Planning and Zoning Commission Proposed Amendments

- SCHERTZ UNIFIED DEVELOPMENT CODE
ARTICLE 16. DEFINITIONS

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Impervious Coverage: Impervious cover means impermeable surfaces which prevent the infiltration of water into the underlying soil and bedrock (such as pavement, concrete or rooftops), **not to include decorative pavers in residential zoning districts for a maximum of 25% of the allowable maximum impervious coverage percentage per UDC Section 21.5.7.A.**

UDC Section 21.4.7.D Criteria for approval

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

- Per UDC Section 21.4.7D- Unified Development Code Amendment, City Council, on its own motion, may request an amendment to the Unified Development Code to promote the health, safety, and general welfare of the City.
- As a result of the September 17, 2024, City Council workshop discussion and direction provided, the proposed amendments are meant to maintain sounds, stable, and desirable development.

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

- The Unified Development Code permits City Council to request UDC amendments. This amendment is a direct result of direction from Council.

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

- The proposed amendment does not correct an error and is not in response to state law. The proposed UDC amendments were written as a result of the September 17, 2024, City Council Meeting, Impervious Coverage Workshop where amendments to pool surface impervious coverage calculations and the impervious coverage definition were requested to be amended.

UDC Section 21.4.7.D Criteria for approval

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

- A workshop was held on impervious coverage at the September 17, 2024, City Council meeting. This workshop can be viewed online on the City of Schertz YouTube page.
 - There was a thorough discussion on impervious coverage requirements, why it is regulated for city storm water management, and how long it has worked since its implementation.
- Reviewed by Schertz Fire, EMS, and Police Department without objections
- Went to legal for review and did not receive objections.
- Proposed Amendments went to the Planning and Zoning Commission on February 4, 2026
 - Thorough discussion on the proposed amendments
 - Proposed Article 16 Amendments
 - 25% of the maximum allowed impervious coverage can only be used for decorative pavers
 - Allow decorative pavers for residential vehicular travel (driveways)

Staff Recommendation

- As per UDC Section 21.4.7, City Council may, on its own motion, request an amendment to the Unified Development Code.
- The proposed amendments are a result of the direction provided by Council from the September 17, 2024, City Council workshop, and staff has provided those amendments.
- Staff recommends approval of Ord. 26-S-008 per City Council's direction.

Planning and Zoning Commission Recommendation

- The Planning and Zoning Commission made a recommendation of approval to Ord. 26-S-008 with amendments to the proposed Art. 16 amendments, with a 5-1 vote, with Commissioner Outlaw voting nay.
 - Commission Outlaw voted nay due to the Article 16 amendments proposed by P&Z.