

ORDINANCE 26-S-020

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AMENDING PART III SCHERTZ CODE OF ORDINANCES, THE UNIFIED DEVELOPMENT CODE (UDC), ARTICLE 5, SECTION 21.5.8 AND ARTICLE 16 DEFINITIONS IN RELATION TO DATA CENTERS

WHEREAS, pursuant to Ordinance No. 10-S-06, the City of Schertz (the “City”) adopted and Amended and Restated the Unified Development Code on April 13, 2010, as further amended (the “Current UDC”); and

WHEREAS, City Staff has reviewed the Current UDC and have recommended certain revisions and updates to, and reorganization of, the Current UDC; and

WHEREAS, on August 5, 2026, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council of approval with amendments; and

WHEREAS, on October 20, 2026, the City Council conducted a public hearing and after considering the Criteria and recommendation by the Planning and Zoning Commission, determined that proposed amendments are appropriate and are in the best interest of the public safety, health, and welfare.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS THAT:

Section 1. The Current UDC is hereby amended as set forth on Exhibit A hereto.

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 3. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section 4. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 7. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

Section 8. This Ordinance shall be cumulative of all other ordinances of the City of Schertz, and this Ordinance shall not operate to repeal or affect any other ordinances of the City of Schertz except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed.

PASSED AND APPROVED this ____ day of _____ 2026.

CITY OF SCHERTZ, TEXAS

Ralph Rodriguez, Mayor

ATTEST:

Sheila Edmondson, TRMC
City Secretary

Exhibit “A”
Proposed Unified Development Code (UDC) Amendments

Exhibit "A" Proposed Unified Development Code (UDC) Amendments

Proposed UDC Amendment

Article 5- Section 21.5.8. – Permitted Use Table

RESIDENTIAL USES															PERMITTED USES	COMMERCIAL/INDUSTRIAL USES							
PRE	AD	RA	R-1	R-2	R-3	R-4	R-5	R-6	R-7	MHS	MHP	GH	MSMU	MSMU-ND		TH	OP	NS	GB	GB-2	M-1	M-2	PUB
Predevelopment	Agricultural District	Residential/Agricultural	Single Family— 1	Single Family— 2	Two-Family	Apartment/Multi-Family	Middle Density Residential District	Single Family— 6	Single Family— 7	Manufactured Home Subdivision	Manufactured Home Park	Garden Home	Main Street Mixed	Main Street Mixed Use—		Townhome District	Office & Professional	Neighborhood Service	General Business	General Business— 2	Manufacturing— Light	Manufacturing— Heavy	Public Use District
															Data Center					S	S		

No other changes are proposed.

Exhibit "A" Proposed Unified Development Code (UDC) Amendments

- SCHERTZ UNIFIED DEVELOPMENT CODE ARTICLE 16. DEFINITIONS

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Data Center: A building or group of buildings primarily used for housing and running large computer systems, storing computer servers, data storage devices, and network equipment for the processing, storing, retrieval, collection, and transmitting of information and data. Not to include primary office uses with internal server and data rooms to support internal information technology operations.