

UDC Amendment FAQs - 2018

*please note, items underlined and in blue are hyperlinks to the appropriate item; to access, right-click and select “open hyperlink” option or hold down “ctrl” button and click on the appropriate link.

What is the UDC?

The Unified Development Code (UDC) is the primary guide to development within the City of Cibolo. The purpose of the UDC is to promote the public health, safety and general welfare of its citizens as well as the safe, orderly and healthful development of the city. The code was adopted on February 26, 2013 and revised on February 24, 2015. It incorporates procedures, standards and regulations for zoning as well as subdivision applications.

What is zoning?

Zoning laws are issued by local governments to regulate the size, type, structure, and use of land or building in designated areas. These laws divide the cities into district areas according to use. For example, single-family homes, commercial establishments, and industrial plants types of districts.

Why did I receive a postcard in the mail?

The purpose of the postcard notice is to make property owners with certain zoning classifications (as indicated within this report) aware of proposed UDC amendments, i.e. the addition and removal of certain uses allowed within certain zoning districts. Per Texas Local Government Code (TLGC) we are to notify these property owners as well as individuals within 200 feet of the said zoning districts to be amended. These amendments DO NOT rezone your property or any property surrounding you. They are only to inform you of the updated uses allowed.

How is zoning used?

Zoning is used to transition cities from one use to the next, regulate the structural and architectural designs of buildings within each district and to guide future growth and development patterns. See the official [Zoning Map](#) for the City of Cibolo.

How can I find out my zoning?

In order to find your properties zoning within the City of Cibolo use the following link, [Mapping and GIS Resources](#), this will direct you to the most current City Zoning Map.

What zoning districts will be affected by the changes?

The proposed amendments to the Unified Development Code (UDC) relate to new uses or regulations within the Old Town & FM 78 Overlays, Commercial (C-3 & C-4), Industrial (I-1 & I-2), Public Facilities (PF), and Agriculture (AG).

What are the proposed amendments per zoning district?

The Amendments to the Unified Development Code (UDC) relate to new uses and regulations, highlighted below, within the following zonings:

- Old Town Mixed Use Overlay District Regulations
Revision: [Liquor Stores now permissible](#);
- [FM 78 Mixed Use Overlay District Regulations](#)
Revision: [Liquor Stores now permissible](#);
- Agricultural (AG)
Revision: [Campground now permissible](#);
- Neighborhood Commercial (C-1)
Revisions:
 - [Artisan/Culinary Classes now permissible](#);
 - [Local Convenience Store \(without fuel sales\) previously permitted now requires Conditional Use Permit \(CUP\)](#);
 - [Pet Services once permissible now requires CUP](#);
- Community Retail/Service (C-2)
Revisions:
 - [Limited Outdoor Storage now permissible](#);
 - [Artisan/Culinary Classes now permissible](#);
 - [Micro Brewery now permissible](#);
 - [Fitness Studio/Health Spa now permissible](#);
 - [Ancillary Food Truck now permissible](#);
 - [Local Convenience Store \(without fuel sales\) previously permitted now requires CUP](#);

- General Retail/Office (C-3)

Revisions:

- Automotive: Minor Repair/Service now permissible;
- Micro Brewery now permissible;
- Fitness Studio/Health Spa now permissible;
- Ancillary Food Truck now permissible;
- Laundry Mat previously permissible now requires CUP;
- Liquor Store now permissible;

- General Commercial (C-4)

Revisions:

- Automotive: Minor Repair/Service now permissible;
- Micro Brewery now permissible;
- Concrete Asphalt Batching Plant (Permanent) previously CUP now not permitted;
- Fitness Studio/Health Spa now permissible;
- Ancillary Food Truck now permissible;
- Liquor Store now permissible;
- Outdoor Sports and Recreation (Intensive) now permissible;
- Pawn Shop previously permissible now requires CUP;
- General Warehousing and Distribution previously permissible now requires CUP;
- Limited Warehousing and Distribution now permissible;

- Light Industrial (I-1)

Revisions:

- Automotive: Minor Repair/Service now permissible
- Winery/Production Brewery now permissible

When will these changes to the UDC take affect?

Changes to the UDC must be presented before the Planning and Zoning Commission and City Council before they can be approved. Public comments are welcome during the Public Hearings at both meetings which will be held at the City Hall Council Chambers located at 200 South Main Street on April 11, 2018 and April 24, 2018. The UDC Amendments are tentatively set to be adopted at the City Council meeting on Tuesday, April 24, 2018, at 6:30 PM.

How can I find out if my property is within the City Limits?

You may have a Cibolo mailing address but not actually reside in the corporate city limits of the City of Cibolo. If you would like to view the city limits or Extraterritorial Jurisdiction (ETJ) on a map, please see the [Cibolo Overall Annexation Map](#).

Where can I find more information on zoning?

Please browse our [Easy Zoning Guide](#).

How can I find out my zoning using the City of Cibolo GIS guide?

By using the City of Cibolo GIS map, found on the main page of the city website at bottom left listed as "GIS Mapping and Information", property owners can determine their zoning within the City. Please use the following step-by-step guide to navigate the GIS program:

- After the map appears, open the "Layer List" located in the center or the top bar of the map.
- When the "Layer List" pops up click on the arrow located on the left side of the checked box.
- Scroll down through the layer options and uncheck "Council Districts" and check the "zoning" box to open the zoning layer.
- Also, check the "parcels" for greater detail, this option outlines the different land parcels in the city.