



PUBLIC HEARING NOTIFICATION

May 17, 2023

Re: Downtown Rezoning – Update to City of Cibolo Unified Development Code (UDC) regarding Section 4.7.4.4 Old Town Mixed Use Overlay District Regulations

To Whom it May Concern:

You received this notice because you are listed as a property owner for a property within the Old Town Mixed Use Overlay District or you are the property owner of a property within 200' of the subject area. The City Council will be considering an ordinance that will change the setbacks for 33 specific lots (Exhibit A) that were rezoned to Single Family 4 (SF-4) on March 28, 2023. The reason you may be receiving this is because the City's public notification requirements require all properties within the Old Town Mixed Use Overlay District to be notified of this change in addition to properties within 200' of the Overlay District. **If you are not an owner of one of these 33 lots, your lot standards will not be changed by the proposed ordinance.**

On January 10, 2023, the Cibolo City Council provided direction to staff to initiate the legislative rezone for residentially used properties located within the Old Town Overlay District which were zoned commercial. The rezoning was specific to properties that were rezoned from residential to commercial in 2010. The City of Cibolo extended the opportunity to citizens of the downtown area to keep their commercial zoning or to change their commercial zoning to residential at no cost to the owner. Between January and March, City staff initiated public engagement that included open houses on January 25th and February 15th, a public hearing at the Planning and Zoning Commission on March 8th, and a public hearing at City Council on March 14th.

On March 28, 2023, the Cibolo City Council passed **Ordinance 1395**, rezoning thirty-three (33) properties from C-2 (Community Retail/Service) to SF-4 (Medium Density Residential). This rezoning was the first step of a two-step process. The City acknowledged the rezoning of current properties to the City's Residential Zoning Districts would not align perfectly with current codes and for those properties that were rezoned, a second ordinance would need to be passed to consider them as a legal non-conforming use and permit the current uses to continue. Establishing these standards is intended to provide residential property owners in the Old Town District Overlay with predictability in the way their lots can develop keeping the residential use. This new ordinance will create special non-conforming structures ("grandfathering") legislation customed-tailored for the effected properties that are reclassified by Ordinance 1395.

The UDC Section for the Old Town will necessitate an amendment accommodating the existing setbacks of the now legal-nonconforming structures. The proposed amendment will specifically call out the existing setbacks. Should a structure require to be demolished and rebuilt, it can be built to the existing setbacks listed in the tables. However, any proposed new construction that expands the current structure will be required to comply with the minimum established setbacks for the SF-4 District.

In accordance with the Cibolo Code of Ordinance two public hearings will be held at which time you may share your public testimony regarding the proposed ordinance amending Section 4.7.4.4 of the UDC establishing these setbacks. These public hearings are set for:

- **Planning & Zoning Commission – June 14th at 6:30 pm**
- **City Council Meeting – June 27th at 6:30 pm**

Both public hearings will take place at the Noble Group Event Center located at 203 S. Main Street, Cibolo, TX 78108.

Please contact staff should you have questions regarding this matter at (210) 658-9900 ext. 3150 or at planning@cibolotx.gov.



Kelsee Jordan Lee, CEcD
Director of Planning & Economic Development

Exhibits:

Exhibit A – List of 33 Properties that were rezoned by Ordinance 1395

Exhibit B – Official Zoning Map (as amended by Ordinance 1395, March 28, 2023)

Exhibit C – 200' Notification Map

Exhibit A – List of 33 Properties that were rezoned by Ordinance 1395

| Line # | Parcel ID | Legal Description | Physical Address |
|---------------|------------------|--|-------------------------|
| 1 | 23857 | LOT: 12 N 62.5 OF BLK: 1 ADDN: FOUR LEAF PARK | 113 ELM DR |
| 2 | 23859 | LOT: 13 S 45' OF; N 17.5 OF 14 BLK: 1 ADDN: FOUR LEAF PARK | 117 ELM DR |
| 3 | 23860 | LOT: 14 S 62.5 OF BLK: 1 ADDN: FOUR LEAF PARK | 119 ELM DR |
| 4 | 40896 | LOT: 9 N 70' OF BLK: 2 ADDN: GEORGE SCHLATHER #2 | 206 PECAN ST |
| 5 | 40897 | LOT: 10 S 15' OF 9 BLK: 2 ADDN: GEORGE SCHLATHER #2 | 208 PECAN ST |
| 6 | 60611 | ABS: 57 SUR: WILLIAM BRACKIN 0.4600 AC. | 213 MAIN ST |
| 7 | 67061 | ABS: 216 SUR: A S LEWIS 0.32 AC. | 315 SIPPEL |
| 8 | 67892 | ABS: 226 SUR: DAVID MILLER 0.2000AC | 105 SANTA CLARA AVE |
| 9 | 67899 | ABS: 226 SUR: DAVID MILLER 0.3800AC | 103 SANTA CLARA AVE |
| 10 | 67909 | ABS: 226 SUR: DAVID MILLER 0.6600 AC. | 408 MAIN ST |
| 11 | 67917 | ABS: 226 SUR: DAVID MILLER 0.2100AC | 203 LAMAR ST |
| 12 | 67936 | ABS: 226 SUR: DAVID MILLER 0.3380 AC. | 402 MAIN ST |
| 13 | 23846 | LOT: 3 S 60' OF BLK: 1 ADDN: FOUR LEAF PARK | 110 RHEA DR |
| 14 | 23847 | LOT: 3 N 20 OF; S 40 OF 4 BLK: 1 ADDN: FOUR LEAF PARK | 108 RHEA DR |
| 15 | 23849 | LOT: 5 N 60 OF BLK: 1 ADDN: FOUR LEAF PARK | 104 RHEA DR |
| 16 | 23850 | LOT: 6 BLK: 1 ADDN: FOUR LEAF PARK | 102 RHEA DR |
| 17 | 23851 | LOT: 7 BLK: 1 ADDN: FOUR LEAF PARK | 100 RHEA DR |
| 18 | 23853 | LOT: 9 N 60 OF BLK: 1 ADDN: FOUR LEAF PARK | 105 ELM DR |
| 19 | 23856 | LOT: 11 S 60 OF BLK: 1 ADDN: FOUR LEAF PARK | 111 ELM DR |
| 20 | 23858 | LOT: 13 N 35 OF; S 27.5 OF 12 BLK: 1 ADDN: FOUR LEAF PARK | 115 ELM DR |
| 21 | 35351 | LOT: 4 BLK: ADDN: NORTHSIDE-CIBOLO | 504 MAIN ST |
| 22 | 40875 | LOT: 3 BLK: ADDN: GEORGE SCHLATHER #1 | 113 SOUTH ST |
| 23 | 40876 | LOT: 4 BLK: ADDN: GEORGE SCHLATHER #1 | 109 SOUTH ST |
| 24 | 40881 | LOT: 10 BLK: ADDN: GEORGE SCHLATHER #1 | 114 ELM ST |
| 25 | 40883 | LOT: 12 BLK: ADDN: GEORGE SCHLATHER #1 | 104 ELM STREET |
| 26 | 40886 | LOT: 1 & 2 BLK: 1 ADDN: GEORGE SCHLATHER #2 .7338 AC | 109 WIEDERSTEIN |
| 27 | 40890 | LOT: 2 N 5' OF 3 BLK: 2 ADDN: GEORGE SCHLATHER #2 | 205 WIEDERSTEIN ST |
| 28 | 40895 | LOT: 8 BLK: 2 ADDN: GEORGE SCHLATHER #2 | PECAN ST |
| 29 | 66991 | ABS: 216 SUR: A S LEWIS 0.2249 AC. | 216 PECAN ST |
| 30 | 67898 | ABS: 226 SUR: DAVID MILLER 0.1600 AC. | 207 LAMAR ST |
| 31 | 67902 | ABS: 226 SUR: DAVID MILLER 0.3400 AC. | 109 LAMAR ST |
| 32 | 67913 | ABS: 226 SUR: DAVID MILLER 0.2410 AC. | 210 LAMAR ST |
| 33 | 67920 | ABS: 226 SUR: DAVID MILLER 0.336 AC. | 211 LAMAR ST |

Exhibit C – 200' Notification Map

