

Planning and Zoning Commission

Wednesday, July 9, 2025, 6:30 PM
Council Chambers
200 S. Main St.
Cibolo, Texas 78108

Est. Duration: 50 min

1. Call to Order

2. Roll call and Excused Absences

3. Invocation/Moment of Silence

4. Pledge of Allegiance

5. Citizens to be Heard

This is the only time during the Meeting that a citizen can address the Commission. It is the opportunity for visitors and guests to address the Commission on any issue to include agenda items. All visitors wishing to speak must fill out the Sign-In Roster prior to the start of the meeting. The Commission may not deliberate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, the Commission may present any factual response to items brought up by citizens. (Attorney General Opinion - JC-0169) (Limit of three minutes each.) All remarks shall be addressed to the Commission as a body. Remarks may also be addressed to any individual member of the Commission so long as the remarks are (i) about matters of local public concern and (ii) not disruptive to the meeting or threatening to the member or any attendee including City staff. Any person violating this policy may be requested to leave the meeting, but no person may be requested to leave or forced to leave the meeting because of the viewpoint expressed. This meeting is livestreamed. If anyone would like to make comments on any matter regarding the City of Cibolo or on an agenda item and have this item read at this meeting, please email citysecretary@cibolotx.gov or telephone 210-566-6111 before 5:00 pm the date of the meeting.

6. Consent Agenda

(All items listed below are considered to be routine and non-controversial by the commission and will be approved by one motion. There will be no separate discussion of these items unless a commission member requests, in which case the item will be removed from the consent agenda.)

6.A. Approval of the minutes from the June 11, 2025, meeting.

7. Public Hearing

7.A. Conduct a public hearing regarding a request to amend the 2024 Unified Development Code on the following amendments: 1. Article 19 "General Subdivision Standards," Section 19.9 "Drainage and Flood Hazards 2. Article 20 "Subdivision Regulations," Section 20.1.9 "Platting Not Required 3. Article 10 "Parking and Loading Spaces," Section 10.2 "Parking Requirements.

7.B. Conduct a public hearing regarding a request to amend the 2024 Unified Development Code as follows: Article 14.1 Lot Design Standard, Section 14.2 Lot Design, 17. Zoning District I-1 Light Industrial (7) Maximum Height of Principal Building.

8. Discussion/Action Items

8.A. Discussion/Action to consider a request to amend the 2024 Unified Development Code on the following amendments: 1. Article 19 “General Subdivision Standards,” Section 19.9 “Drainage and Flood Hazards 2. Article 20 “Subdivision Regulations,” Section 20.1.9 “Platting Not Required 3. Article 10 “Parking and Loading Spaces,” Section 10.2 “Parking Requirements.

8.B. Discussion/Action to consider a request to amend the 2024 Unified Development Code as follows: Article 14.1 Lot Design Standard, Section 14.2 Lot Design, 17. Zoning District I-1 Light Industrial (7) Maximum Height of Principal Building.

8.C. Discussion/Action regarding the removal and/or appointment of members to the P&Z Subcommittee.

9. Executive Session

The Planning & Zoning Commission will convene in Executive Session as authorized by the Texas Gov’t Code Chapter 551, Section 551.071, Consultation with Attorney, and Section 551.087 Economic Development, to deliberate and seek legal advice regarding the following:

9.A. Economic Development Initiative: Project Theo

10. Open Session

Reconvene into Regular Session and take/or give direction or action, if necessary, on items discussed in the Executive Session.

11. UDC, CIP, Master Plan and Staff Updates

11.A. Special Meeting Discussion

11.B. Staff Updates

12. Subcommittee Updates

13. Items for future agendas

14. Adjournment

This Notice of Meeting is posted and pursuant to the Texas Government Code 551.041 - .043 on the front bulletin board of the Cibolo Municipal Building, 200 South Main Street, Cibolo, Texas which is a place readily accessible to the public at all times and that said notice was posted on

Peggy Cimics, TRMC

City Secretary

Pursuant to Section 551.071, 551.072, 551.073, 551.074, 551.076, 551.077, 551.084 and 551.087 of the Texas Government Code, the City of Cibolo reserves the right to consult in closed session with the City Attorney regarding any item listed on this agenda. This agenda has been approved by the city's legal counsel and subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551. This has been added to the agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144.

A possible quorum of Council, committees, commissions, boards and corporations may attend this meeting.

This facility is wheelchair accessible and accessible parking space is available. Request for accommodation or interpretive services must be made 48 hours prior to the meeting. Please contact the City Secretary at (210) 566-6111. All cell phones must be turned off before entering the meeting.

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the ____ day of _____ 2025.

Name and Title

A handwritten signature in blue ink that reads "Peggy Lewis". The signature is written in a cursive, flowing style.

Date Posted: July 3, 2025



Planning and Zoning Commission Staff Report

A. Conduct a public hearing regarding a request to amend the 2024 Unified Development Code on the following amendments: 1. Article 19 "General Subdivision Standards," Section 19.9 "Drainage and Flood Hazards 2. Article 20 "Subdivision Regulations," Section 20.1.9 "Platting Not Required 3. Article 10 "Parking and Loading Spaces," Section 10.2 "Parking Requirements.

Meeting	Agenda Group
Wednesday, July 9, 2025, 6:30 PM	Public Hearing Item: 7A.
From	
Rick Vasquez, Director of Economic Development and Planning	

PRIOR PLANNING COMMISSION ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

Recommend approval of ordinance to amend the UDC to exempt properties located in Old Town from standard platting requirements, drainage studies, and parking regulations.

FINANCIAL IMPACT:

N/A

MOTION(S):

Motion to recommend approval of ordinance revising 2024 UDC to exempt properties located in Old Town from standard platting, drainage study requirements, and on-site parking regulations.

Attachments

[Old Town plat exempt, flood exempt, parking exempt.pdf](#)

DRAFT

ORDINANCE NO. 2025-__

AN ORDINANCE OF THE CITY OF CIBOLO, TEXAS, AMENDING THE CITY OF CIBOLO UNIFIED DEVELOPMENT CODE (UDC), 2024 EDITION, ARTICLE 19 “GENERAL SUBDIVISION STANDARDS,” SECTION 19.9 “DRAINAGE AND FLOOD HAZARDS,” SUBSECTION C “GENERAL PROVISIONS,” SUBSECTION 1 “LAND TO WHICH THIS SECTION APPLIES,” TO CLARIFY EXEMPTIONS FOR HISTORICAL TRACTS WITHIN THE CITY AND ITS EXTRA-TERRITORIAL JURISDICTION; AND; ADDING ARTICLE 20 “SUBDIVISION REGULATIONS,” SECTION 20.1.9 “PLATTING NOT REQUIRED” ADDING A HISTORICAL TRACT EXEMPTION; AND, REVISING ARTICLE 10 “PARKING AND LOADING,” FOR THE AREA KNOW AS OLD TOWN. PROVIDING FOR SEVERABILITY; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council finds the City of Cibolo, Texas ("the City") is a home-rule municipality with the authority to enact laws to protect the public, health, and safety of residents and visitors to the City; and

WHEREAS, the City of Cibolo seeks to promote orderly development and ensure adequate infrastructure and drainage protections within its jurisdiction and extraterritorial jurisdiction; and

WHEREAS, the City recognizes that certain historically established tracts, parcels, and land divisions, recorded prior to 1965, continue to be served by existing public utilities and should be afforded limited exemption from subdivision platting requirements where appropriate; and

WHEREAS, the City Council of the City of Cibolo, after recommendation from the Planning and Zoning Commission, deems it necessary and in the best interest of the public to amend the Unified Development Code to address these historical tracts;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS:

SECTION 1. Incorporating Recitals. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. Amendment to Article 19 General Subdivision Standards, C. General Provisions to exempt flood study requirements.

The City of Cibolo Unified Development Code, 2024 Edition, Article 19 “General Subdivision Standards,” Section 19.9 “**Drainage and Flood Hazards**,” Subsection C “General Provisions,” Subsection 1 “Land to Which This Section Applies,” is hereby amended to read as follows (additions shown in italics):

These requirements apply to all areas within the City and its extraterritorial jurisdiction; except for those lands described in Article 20, Subdivision Regulations, Section 20.1.9, "Platting Not Required." This exemption applies exclusively to existing structures. However, if the cumulative square footage of all existing structures is increased by more than thirty (30) percent, this exemption shall no longer apply.

SECTION 3. Amendment to Article 20 Subdivision Regulations to exempt historical tracts from platting requirements.

The City of Cibolo Unified Development Code, 2024 Edition, Article 20 “Subdivision Regulations,” Section 20.1.9 “Platting Not Required,” is hereby amended to include the following language:

- I. The provisions of this Article shall not apply to historical tracts, parcels, portions, or divisions of land having a boundary fully described by one (1) or more title transfer instruments executed before January 1, 1975; and, on or after such date there has been no executions of title transfer instruments such that these instruments could subject such parcel to boundary alterations; and, water and waste water lines shall be directly accessible to the parcel without extension of public infrastructure; and, access to the subject parcel shall be established by a public right-of-way easement that is a minimum of 30 feet wide and is improved to an extent sufficient to allow reasonable usage by

typical passenger vehicles; and all property taxes are current and all municipal fees are paid. These historical tracts may secure building permits and certificates of occupancy prior to the approval of a subdivision plat by the Planning and Zoning Commission or the City Council. Recording of a subdivision plat in the Guadalupe County Clerk's Office shall not be required for such tracts to obtain building permits or certificates of occupancy.

SECTION 4. Amendment to Article 10 Parking and Loading Spaces.

The City of Cibolo Unified Development Code, 2024 Edition, Article 10 "Parking and Loading Spaces," Section 10.2 "Parking Requirements" is hereby amended to include the following language:

Section 10.2 Parking Requirements

The following table lists minimum off-street parking requirements by use. In instances in which the listed use differs from the uses established in Table 1: Off-Street Parking Requirements, the City Manager or designee shall determine the appropriate classification for this table. The area designated as "Old Town" shall be exempt from required parking established in Article 10. Parking and Loading Spaces. Should parking be provided on a property located within "Old Town" the parking design regulations Article 10. Section 10.6 Parking Space and Parking Lot design shall apply.

10.2.1 Off-Street Parking

Section 10.6.4 Surfacing and Maintenance

A. All off-street parking areas, drive aisles, internal roadways, and loading areas for all uses shall always be paved and kept in a dust-free condition. The use of pervious and/or semi-pervious materials is permitted provided the areas are always kept in a dust free condition.

B. Parking lot pavement shall be designed in accordance with the Pavement Specification requirements of the Cibolo Design and Construction Manual for a Type A street, without bus traffic. The City Engineer reserves the right to increase the pavement standards to a higher classification if the specific use of the site warrants a greater pavement structure reliability level.

C. Off-street parking areas, drive aisles, internal roadways, and loading areas within the Old Town District shall comply with the paving material standards established in this Section. However, where a site is properly graded and

engineered to direct surface drainage away from the public right-of-way, alternative paving materials may be permitted as an exception to the standard requirement. Such alternative materials must demonstrate durability and dust control. Approval of alternative materials is subject to review and authorization by the Planning Director and City Engineer, or their designees.

SECTION 5. Savings. All rights and remedies of the City are expressly saved as to any and all violations of the provisions of any ordinances which have accrued at the time of the effective date of this Ordinance; and such accrued violations and litigation, both civil and criminal, whether pending in court or not, under such ordinances, shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 6. Repeal. All resolutions, ordinances, or parts thereof conflicting or inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such conflict. In the event of a conflict or inconsistency between this Ordinance and any other resolution, code or ordinance of the City, or parts thereof, the terms and provisions of this Ordinance shall govern.

SECTION 7. Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or illegal by final judgment of a court of competent authority, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed and ordained all the remaining portions of this Ordinance without the inclusion of such portion or portions found to be unconstitutional or invalid.

SECTION 8. Publication and Codification. The City shall publish this Ordinance in the newspaper designated as the official newspaper of the City twice as required by Section 3.13(3) of the City Charter. This Ordinance will be codified in the Cibolo Code in the next appropriate update.

SECTION 9. Open Meeting Compliance. The City Council finds that the meeting at which this Ordinance passed was conducted in compliance with the Texas Open Meetings Act.

SECTION 10. Effective Date. This Ordinance shall take effect immediately upon its passage and publication as required by law.

PASSED AND APPROVED this _____ day of _____, 2025.

Mark Allen, Mayor

ATTEST:

APPROVED AS TO FORM:

Peggy Cimics, TRMC, City Secretary

DENTON NAVARRO RODRIGUEZ BERNAL
SANTÉE & ZECH, PC, City Attorney



Planning and Zoning Commission Staff Report

B. Conduct a public hearing regarding a request to amend the 2024 Unified Development Code as follows: Article 14.1 Lot Design Standard, Section 14.2 Lot Design, 17. Zoning District I-1 Light Industrial (7) Maximum Height of Principal Building.

Meeting	Agenda Group
Wednesday, July 9, 2025, 6:30 PM	Public Hearing Item: 7B.
From	
Rick Vasquez, Director of Economic Development and Planning	

PRIOR PLANNING AND ZONING COMMISSION ACTION:

NONE

BACKGROUND:

The City of Cibolo Unified Development Code, adopted in 2024, contains the following provision for the LI District:

Current UDC Light Industrial Maximum Building Height: 45 feet

This regulation applies universally to structures within the district, regardless of building type, use, or parcel size.

Purpose of the Original Regulation

When adopted, the 45-foot limitation served several purposes:

- **Compatibility:** Maintain transitions between industrial areas and adjacent residential or commercial zones
- **Infrastructure constraints:** Limit fire protection requirements and utility capacity planning
- **Visual impacts:** Preserve the suburban-rural character of the community

However, industrial design standards and market expectations have changed significantly over the past decade.

Industry Trends: Why 45 Feet is No Longer Adequate

1. Modern Logistics and E-Commerce Warehousing

Modern logistics centers are driven by high-volume, high-turnover inventory management. Facilities commonly require:

- Clear heights of **36 to 40 feet**, translating to building heights exceeding 50 feet
- Advanced racking systems that leverage vertical storage

- Significant mechanical equipment (e.g., HVAC, fire suppression) that extends above rooflines

Industry Benchmark:

Typical modern fulfillment centers range from **50 to 75 feet** in total building height.

2. Manufacturing and Technical Industries

Advanced manufacturing facilities—including auto manufacturing, robotics, and semiconductor production—often require:

- Overhead cranes and large equipment that demand high internal clearance
- Tall process lines or specialized machinery
- Mezzanines or vertical expansions for process efficiency

Industry Benchmark:

Technical manufacturing buildings often range from **50 to 80 feet** in height.

3. Regional Competitiveness

Cibolo's neighboring communities—including Schertz, Seguin, and portions of San Antonio—have updated their development codes to allow:

- **Building heights of 60-100 feet** in industrial zones
- Administrative processes for height variances based on use and location
- Greater flexibility for market-driven development

Cibolo risks losing significant industrial investment if height restrictions remain misaligned with regional standards.

Economic Development Implications

Lost Industrial Recruitment Opportunities

Site selectors and developers prioritize locations that can accommodate modern facility specifications without excessive variance processes or uncertainty. Cibolo's rigid 45-foot cap:

- Discourages interest from large e-commerce and logistics developers
- Limits the city's ability to recruit advanced manufacturing operations
- Reduces competitiveness for high-wage, high-investment industrial projects

Property Tax and Job Growth Impacts

Modern facilities are:

- Larger in footprint and volume
- More technologically sophisticated

- Higher value for property tax assessments

Limiting height constrains development potential, indirectly reducing:

- Tax base growth
- High-paying job creation
- Ancillary economic benefits from industrial operations

STAFF RECOMMENDATION:

Staff recommends approval of the ordinance to revise the Light Industrial building height regulation.

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[IH 10 Light Industrial Building Height.pdf](#)

DRAFT

AN ORDINANCE

AMENDING THE CITY OF CIBOLO 2024 UNIFIED DEVELOPMENT CODE, ARTICLE 14. LOT DESIGN STANDARD,

WHEREAS, the City Council finds the City of Cibolo, Texas ("the City") is a home-rule municipality with the authority to enact laws to protect the public, health, and safety of residents and visitors to the City; and

the City of Cibolo City Council held a public hearing to rezone properties from Mixed Use Residential to Light Industrial along the IH 10 Corridor on June 24, 2025; and,

WHEREAS, the City Council determined the Light Industrial Zoning designation aligned with the City's economic development goals; and,

WHEREAS, the City of Cibolo Planning and Zoning Commission recommended approval of the Official Zoning Map amendment at their June 12, 2025 meeting; and

WHEREAS, upon approval, the City Council directs the City Manager and City Secretary to take such actions as are necessary and appropriate to effectuate this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS:

SECTION 1. Incorporating Recitals. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. Amendment to the 2014 Unified Development Code (UDC). The City of Cibolo Unified Development Code is hereby amended as follows:

ARTICLE 14.1 LOT DESIGN STANDARD

Section 14.2 Lot Design

O. For the Purpose of this UDC, the City is divided into the following nineteen (19), with each corresponding Future Land Use Map classification:

17. Zoning District I-1, Light Industrial

a. Intent – The I-1 district is established to permit most commercial uses, office park, flex-space, and low impact industrial uses which are compatible with surrounding commercial districts. Limited retail and service uses that serve the industrial development zone are also permitted.

b. Permitted uses – most commercial uses, office park, flex-space, and low impact industrial uses which are compatible with surrounding commercial districts. Limited retail and service uses that serve the industrial development zone are also permitted.

c. Specific uses - subject to Site Plan approval, most commercial uses, office park, flex-space, and low impact industrial uses which are compatible with surrounding commercial districts. Limited retail and service uses that serve the industrial development zone are also permitted.

d. Lot Design Requirements

(1) Minimum Lot Area None

(2) Minimum Lot Width 100'F

(3) Minimum Front Setback 50'

(4) Minimum Rear Setback 40'

(5) Minimum Side Setback 25'

(6) Maximum Lot/Impervious Coverage 80%

(7) ~~Maximum Height of Principal Building 45';~~ properties zoned Light Industrial (LI) District, located along IH 10 Corridor, south of Bolton Road, and south of IH 10, in the general area paralleled to IH10, shall be permitted a maximum building height of one-hundred and fifty feet (150').

(8) ~~ETJ Classification Light Industrial~~

SECTION 3. Savings. All rights and remedies of the City are expressly saved as to any and all violations of the provisions of any ordinances which have accrued at the time of the effective date of this Ordinance; and such accrued violations and litigation, both civil and criminal, whether pending in court or not, under such ordinances, shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 4. Repeal. All resolutions, ordinances, or parts thereof conflicting or inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such conflict. In the event of

a conflict or inconsistency between this Ordinance and any other resolution, code or ordinance of the City, or parts thereof, the terms and provisions of this Ordinance shall govern.

SECTION 5. Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or illegal by final judgment of a court of competent authority, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed and ordained all the remaining portions of this Ordinance without the inclusion of such portion or portions found to be unconstitutional or invalid.

SECTION 6. Publication and Codification. The City shall publish this Ordinance in the newspaper designated as the official newspaper of the City twice as required by Section 3.13(3) of the City Charter. This Ordinance will be codified in the Cibolo Code in the next appropriate update.

SECTION 7. Open Meeting Compliance. The City Council finds that the meeting at which this Ordinance passed was conducted in compliance with the Texas Open Meetings Act.

SECTION 8. Effective Date. This Ordinance shall take effect immediately upon its passage and publication as required by law.

PASSED AND APPROVED this _____ day of _____, 2025.

Mark Allen, Mayor

ATTEST:

APPROVED AS TO FORM:

Peggy Cimics, TRMC, City Secretary

DENTON NAVARRO RODRIGUEZ BERNAL
SANTEE & ZECH, PC, City Attorney



Planning and Zoning Commission Staff Report

A. Discussion/Action to consider a request to amend the 2024 Unified Development Code on the following amendments: 1. Article 19 "General Subdivision Standards," Section 19.9 "Drainage and Flood Hazards 2. Article 20 "Subdivision Regulations," Section 20.1.9 "Platting Not Required 3. Article 10 "Parking and Loading Spaces," Section 10.2 "Parking Requirements.

Meeting	Agenda Group
Wednesday, July 9, 2025, 6:30 PM	Discussion/Action Items Item: 8A.
From	
Rick Vasquez, Director of Economic Development and Planning	

PRIOR PLANNING COMMISSION ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

Recommend approval of ordinance to amend the UDC to exempt properties located in Old Town from standard platting requirements, drainage studies, and parking regulations.

FINANCIAL IMPACT:

N/A

MOTION(S):

Motion to recommend approval of ordinance revising 2024 UDC to exempt properties located in Old Town from standard platting, drainage study requirements, and on-site parking regulations.

Attachments

[Old Town plat exempt, flood exempt, parking exempt.pdf](#)

DRAFT

ORDINANCE NO. 2025-__

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WHEREAS, the City Council finds the City of Cibolo, Texas ("the City") is a home-rule municipality with the authority to enact laws to protect the public, health, and safety of residents and visitors to the City; and

WHEREAS, the City of Cibolo seeks to promote orderly development and ensure adequate infrastructure and drainage protections within its jurisdiction and extraterritorial jurisdiction; and

WHEREAS, the City recognizes that certain historically established tracts, parcels, and land divisions, recorded prior to 1965, continue to be served by existing public utilities and should be afforded limited exemption from subdivision platting requirements where appropriate; and

WHEREAS, the City Council of the City of Cibolo, after recommendation from the Planning and Zoning Commission, deems it necessary and in the best interest of the public to amend the Unified Development Code to address these historical tracts;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS:

SECTION 1. Incorporating Recitals. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. Amendment to Article 19 General Subdivision Standards, C. General Provisions to exempt flood study requirements.

The City of Cibolo Unified Development Code, 2024 Edition, Article 19 “General Subdivision Standards,” Section 19.9 “**Drainage and Flood Hazards**,” Subsection C “General Provisions,” Subsection 1 “Land to Which This Section Applies,” is hereby amended to read as follows (additions shown in italics):

These requirements apply to all areas within the City and its extraterritorial jurisdiction; except for those lands described in Article 20, Subdivision Regulations, Section 20.1.9, "Platting Not Required." This exemption applies exclusively to existing structures. However, if the cumulative square footage of all existing structures is increased by more than thirty (30) percent, this exemption shall no longer apply.

SECTION 3. Amendment to Article 20 Subdivision Regulations to exempt historical tracts from platting requirements.

The City of Cibolo Unified Development Code, 2024 Edition, Article 20 “Subdivision Regulations,” Section 20.1.9 “Platting Not Required,” is hereby amended to include the following language:

- I. The provisions of this Article shall not apply to historical tracts, parcels, portions, or divisions of land having a boundary fully described by one (1) or more title transfer instruments executed before January 1, 1975; and, on or after such date there has been no executions of title transfer instruments such that these instruments could subject such parcel to boundary alterations; and, water and waste water lines shall be directly accessible to the parcel without extension of public infrastructure; and, access to the subject parcel shall be established by a public right-of-way easement that is a minimum of 30 feet wide and is improved to an extent sufficient to allow reasonable usage by

typical passenger vehicles; and all property taxes are current and all municipal fees are paid. These historical tracts may secure building permits and certificates of occupancy prior to the approval of a subdivision plat by the Planning and Zoning Commission or the City Council. Recording of a subdivision plat in the Guadalupe County Clerk's Office shall not be required for such tracts to obtain building permits or certificates of occupancy.

SECTION 4. Amendment to Article 10 Parking and Loading Spaces.

The City of Cibolo Unified Development Code, 2024 Edition, Article 10 "Parking and Loading Spaces," Section 10.2 "Parking Requirements" is hereby amended to include the following language:

Section 10.2 Parking Requirements

The following table lists minimum off-street parking requirements by use. In instances in which the listed use differs from the uses established in Table 1: Off-Street Parking Requirements, the City Manager or designee shall determine the appropriate classification for this table. The area designated as "Old Town" shall be exempt from required parking established in Article 10. Parking and Loading Spaces. Should parking be provided on a property located within "Old Town" the parking design regulations Article 10. Section 10.6 Parking Space and Parking Lot design shall apply.

10.2.1 Off-Street Parking

Section 10.6.4 Surfacing and Maintenance

A. All off-street parking areas, drive aisles, internal roadways, and loading areas for all uses shall always be paved and kept in a dust-free condition. The use of pervious and/or semi-pervious materials is permitted provided the areas are always kept in a dust free condition.

B. Parking lot pavement shall be designed in accordance with the Pavement Specification requirements of the Cibolo Design and Construction Manual for a Type A street, without bus traffic. The City Engineer reserves the right to increase the pavement standards to a higher classification if the specific use of the site warrants a greater pavement structure reliability level.

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engineered to direct surface drainage away from the public right-of-way, alternative paving materials may be permitted as an exception to the standard requirement. Such alternative materials must demonstrate durability and dust control. Approval of alternative materials is subject to review and authorization by the Planning Director and City Engineer, or their designees.

SECTION 5. Savings. All rights and remedies of the City are expressly saved as to any and all violations of the provisions of any ordinances which have accrued at the time of the effective date of this Ordinance; and such accrued violations and litigation, both civil and criminal, whether pending in court or not, under such ordinances, shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 6. Repeal. All resolutions, ordinances, or parts thereof conflicting or inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such conflict. In the event of a conflict or inconsistency between this Ordinance and any other resolution, code or ordinance of the City, or parts thereof, the terms and provisions of this Ordinance shall govern.

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SECTION 10. Effective Date. This Ordinance shall take effect immediately upon its passage and publication as required by law.

PASSED AND APPROVED this _____ day of _____, 2025.

Mark Allen, Mayor

ATTEST:

APPROVED AS TO FORM:

Peggy Cimics, TRMC, City Secretary

DENTON NAVARRO RODRIGUEZ BERNAL
SANTEE & ZECH, PC, City Attorney



Planning and Zoning Commission Staff Report

B. Discussion/Action to consider a request to amend the 2024 Unified Development Code as follows: Article 14.1 Lot Design Standard, Section 14.2 Lot Design, 17. Zoning District I-1 Light Industrial (7) Maximum Height of Principal Building.

Meeting	Agenda Group
Wednesday, July 9, 2025, 6:30 PM	Discussion/Action Items Item: 8B.
From	
Rick Vasquez, Director of Economic Development and Planning	

PRIOR PLANNING AND ZONING COMMISSION ACTION:

NONE

BACKGROUND:

The City of Cibolo Unified Development Code, adopted in 2024, contains the following provision for the LI District:

Current UDC Light Industrial Maximum Building Height: 45 feet

This regulation applies universally to structures within the district, regardless of building type, use, or parcel size.

Purpose of the Original Regulation

When adopted, the 45-foot limitation served several purposes:

- **Compatibility:** Maintain transitions between industrial areas and adjacent residential or commercial zones
- **Infrastructure constraints:** Limit fire protection requirements and utility capacity planning
- **Visual impacts:** Preserve the suburban-rural character of the community

However, industrial design standards and market expectations have changed significantly over the past decade.

Industry Trends: Why 45 Feet is No Longer Adequate

1. Modern Logistics and E-Commerce Warehousing

Modern logistics centers are driven by high-volume, high-turnover inventory management. Facilities commonly require:

- Clear heights of **36 to 40 feet**, translating to building heights exceeding 50 feet
- Advanced racking systems that leverage vertical storage

- Significant mechanical equipment (e.g., HVAC, fire suppression) that extends above rooflines

Industry Benchmark:

Typical modern fulfillment centers range from **50 to 75 feet** in total building height.

2. Manufacturing and Technical Industries

Advanced manufacturing facilities—including auto manufacturing, robotics, and semiconductor production—often require:

- Overhead cranes and large equipment that demand high internal clearance
- Tall process lines or specialized machinery
- Mezzanines or vertical expansions for process efficiency

Industry Benchmark:

Technical manufacturing buildings often range from **50 to 80 feet** in height.

3. Regional Competitiveness

Cibolo's neighboring communities—including Schertz, Seguin, and portions of San Antonio—have updated their development codes to allow:

- **Building heights of 60-100 feet** in industrial zones
- Administrative processes for height variances based on use and location
- Greater flexibility for market-driven development

Cibolo risks losing significant industrial investment if height restrictions remain misaligned with regional standards.

Economic Development Implications

Lost Industrial Recruitment Opportunities

Site selectors and developers prioritize locations that can accommodate modern facility specifications without excessive variance processes or uncertainty. Cibolo's rigid 45-foot cap:

- Discourages interest from large e-commerce and logistics developers
- Limits the city's ability to recruit advanced manufacturing operations
- Reduces competitiveness for high-wage, high-investment industrial projects

Property Tax and Job Growth Impacts

Modern facilities are:

- Larger in footprint and volume
- More technologically sophisticated

- Higher value for property tax assessments

Limiting height constrains development potential, indirectly reducing:

- Tax base growth
- High-paying job creation
- Ancillary economic benefits from industrial operations

STAFF RECOMMENDATION:

Staff recommends approval of the ordinance to revise the Light Industrial building height regulation.

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[IH 10 Light Industrial Building Height.pdf](#)

DRAFT

AN ORDINANCE

AMENDING THE CITY OF CIBOLO 2024 UNIFIED DEVELOPMENT CODE, ARTICLE 14. LOT DESIGN STANDARD,

WHEREAS, the City Council finds the City of Cibolo, Texas ("the City") is a home-rule municipality with the authority to enact laws to protect the public, health, and safety of residents and visitors to the City; and

the City of Cibolo City Council held a public hearing to rezone properties from Mixed Use Residential to Light Industrial along the IH 10 Corridor on June 24, 2025; and,

WHEREAS, the City Council determined the Light Industrial Zoning designation aligned with the City's economic development goals; and,

WHEREAS, the City of Cibolo Planning and Zoning Commission recommended approval of the Official Zoning Map amendment at their June 12, 2025 meeting; and

WHEREAS, upon approval, the City Council directs the City Manager and City Secretary to take such actions as are necessary and appropriate to effectuate this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS:

SECTION 1. Incorporating Recitals. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. Amendment to the 2014 Unified Development Code (UDC). The City of Cibolo Unified Development Code is hereby amended as follows:

ARTICLE 14.1 LOT DESIGN STANDARD

Section 14.2 Lot Design

O. For the Purpose of this UDC, the City is divided into the following nineteen (19), with each corresponding Future Land Use Map classification:

17. Zoning District I-1, Light Industrial

a. Intent – The I-1 district is established to permit most commercial uses, office park, flex-space, and low impact industrial uses which are compatible with surrounding commercial districts. Limited retail and service uses that serve the industrial development zone are also permitted.

b. Permitted uses – most commercial uses, office park, flex-space, and low impact industrial uses which are compatible with surrounding commercial districts. Limited retail and service uses that serve the industrial development zone are also permitted.

c. Specific uses - subject to Site Plan approval, most commercial uses, office park, flex-space, and low impact industrial uses which are compatible with surrounding commercial districts. Limited retail and service uses that serve the industrial development zone are also permitted.

d. Lot Design Requirements

(1) Minimum Lot Area None

(2) Minimum Lot Width 100'F

(3) Minimum Front Setback 50'

(4) Minimum Rear Setback 40'

(5) Minimum Side Setback 25'

(6) Maximum Lot/Impervious Coverage 80%

(7) ~~Maximum Height of Principal Building 45';~~ properties zoned Light Industrial (LI) District, located along IH 10 Corridor, south of Bolton Road, and south of IH 10, in the general area paralleled to IH10, shall be permitted a maximum building height of one-hundred and fifty feet (150').

(8) ~~ETJ Classification Light Industrial~~

SECTION 3. Savings. All rights and remedies of the City are expressly saved as to any and all violations of the provisions of any ordinances which have accrued at the time of the effective date of this Ordinance; and such accrued violations and litigation, both civil and criminal, whether pending in court or not, under such ordinances, shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 4. Repeal. All resolutions, ordinances, or parts thereof conflicting or inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such conflict. In the event of

a conflict or inconsistency between this Ordinance and any other resolution, code or ordinance of the City, or parts thereof, the terms and provisions of this Ordinance shall govern.

SECTION 5. Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or illegal by final judgment of a court of competent authority, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed and ordained all the remaining portions of this Ordinance without the inclusion of such portion or portions found to be unconstitutional or invalid.

SECTION 6. Publication and Codification. The City shall publish this Ordinance in the newspaper designated as the official newspaper of the City twice as required by Section 3.13(3) of the City Charter. This Ordinance will be codified in the Cibolo Code in the next appropriate update.

SECTION 7. Open Meeting Compliance. The City Council finds that the meeting at which this Ordinance passed was conducted in compliance with the Texas Open Meetings Act.

SECTION 8. Effective Date. This Ordinance shall take effect immediately upon its passage and publication as required by law.

PASSED AND APPROVED this _____ day of _____, 2025.

Mark Allen, Mayor

ATTEST:

APPROVED AS TO FORM:

Peggy Cimics, TRMC, City Secretary

DENTON NAVARRO RODRIGUEZ BERNAL
SANTEE & ZECH, PC, City Attorney



Planning and Zoning Commission Staff Report

A. Special Meeting Discussion

Meeting	Agenda Group
Wednesday, July 9, 2025, 6:30 PM	UDC, CIP, Master Plan and Staff Updates Item: 11A.
From	
Rick Vasquez, Director of Economic Development and Planning	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

City Council request for special Planning and Zoning Commission meeting to prepare a report/recommendation for a proposed Unified Development Code (UDC) amendment to revise regulations governing the placement of manufactured home in the AG Agricultural District; and, to reduce the area required for a tract to be exempt from plat requirements from 5 acres to 2.5 acres.

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

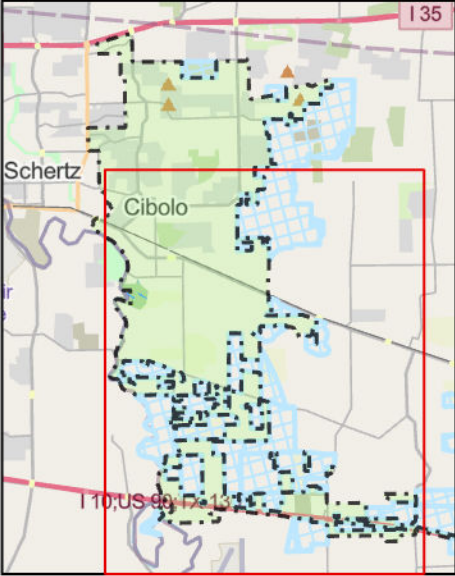
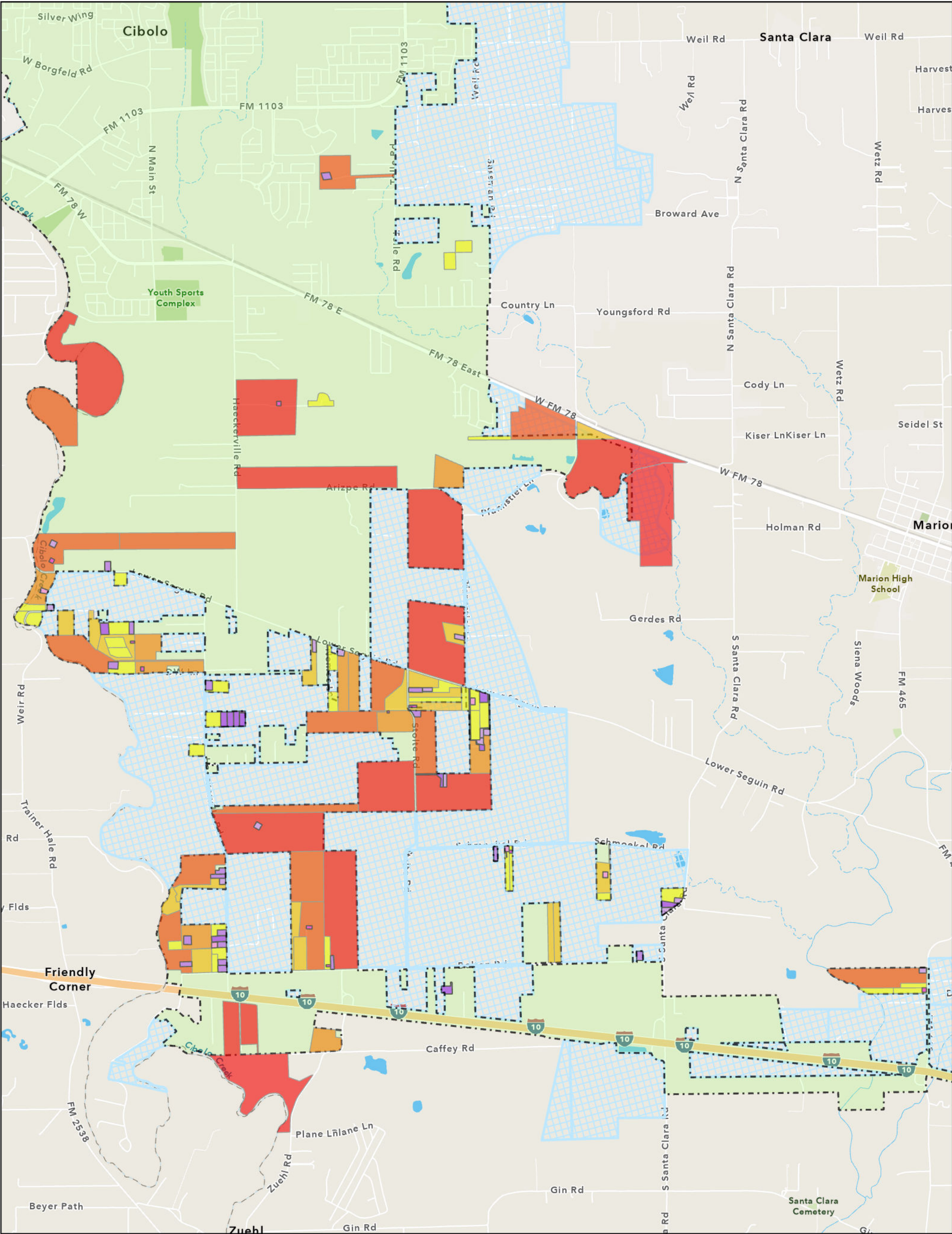
N/A

MOTION(S):

N/A

Attachments

[AG Zoning Map \(count\).pdf](#)



Agricultural Zoned Parcels

Legend

AG Parcels Under 2.5 Acres	AG Parcels Over 2.5 Acres	Cibolo City Limits	Cibolo ETJ
0.02 - 0.52 (14)	2.50 - 6.95 (35)		
0.52 - 0.90 (8)	6.95 - 13.32 (19)		
0.90 - 1.26 (15)	13.32 - 20.54 (10)		
1.26 - 1.84 (18)	20.54 - 50.16 (16)		
1.84 - 2.49 (11)	50.16 - 125.50 (12)		

This data was first created by an unknown engineering firm and then passed off to the GIS Technician at the City of Cibolo where it is now being maintained and updated., Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri

Last updated on Wednesday, July 2, 2025 by wgranados at M:\01_GIS\03_Maps\00_Planning\AG Zoning\AGZoning\

Coordinate System: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet



Planning and Zoning Commission Staff Report

B. Staff Updates

Meeting	Agenda Group
Wednesday, July 9, 2025, 6:30 PM	UDC, CIP, Master Plan and Staff Updates Item: 11B.
From	
Eron Spencer, Assistant Planning Director	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[07-09-25 Staff Update.pdf](#)

[Development Projects Updated 2025-06.pdf](#)

Planning Department - Staff Update

July 9, 2025

Site Plans currently in review

Project	Description
504 Pfeil Road	Tattoo Studio
Borgfeld Plaza Retail	Retail
Olive Garden	Restaurant
Dorado Amenity Center	Community Amenity Center
Cibolo Small Animal Hospital	Veterinarian Commercial Renovation
Venado Crossing Amenity Center	Community Amenity Center

To follow permitted projects, visit our [website](#) for an interactive map on Current Development.

Site Plans & Administrative Plats recently approved

Project	Description
Cibolo Creek Center	Gas Station
506 N Main Street	Mixed Use
Cibolo Crossing MF Amenity Center	Amending Plat
Cibolo Crossing Commercial Phase II	Amending Plat
Cibolo Crossing Commercial Phase I	Amending Plat

Plats currently in review

Project	Application Type
504 Pfeil Road	Minor Plat
Steele Creek Unit 4A	Final Plat
Steele Creek Unit 9	Final Plat
611 FM 1103	Replat

P&Z Recommendations/City Council Action

Agenda item	P&Z recommendation	date	City Council action	date
Venado Crossing Unit 6	Approval	6/11/2025	Inaction	6/24/2025
Grace Valley Ranch Phase 3B	Denial	6/11/2025	-	7/8/2025
City-Initiated Zone Change from Mixed Use Regional Employment (MURE) District to Light Industrial (I-1) District	Approval	6/11/2025	-	7/8/2025



CIBOLO CITY COUNCIL

Economic Development

REPORT

Date: JUNE 2025

IN PLANNING REVIEW

CIBOLO CROSSING	<ul style="list-style-type: none"> • Dorado @ Cibolo Crossing (Site Plan under review) • Kids Academy (Awaiting Final Acceptance of Infrastructure) • Olive Garden (Amending Plat approved, site plan under review) • Gringos (Amending Plat approved)
CIBOLO VALLEY DRIVE	
DOWNTOWN/ OLD TOWN	<ul style="list-style-type: none"> • 504 Pfeil Rd (Minor Plat on hold) • The Shops at the Mill Expansion (Pre-Development Meeting held) • 506 N Main St (Site Plan approved) • Grooming Coop (Pre-Application)
FM 1103	<ul style="list-style-type: none"> • Old Wiederstein Road Self-Storage CUP (PDM meeting held) • Cibolo Creek Center CUP and Site Plan (Approved) • Pic N Pac Carwash (Site Plan Approved) • Turning Stone (Replat Approved)
FM 78	<ul style="list-style-type: none"> • Cibolo Small Animal Hospital (Site Plan in Review)
IH-10	<ul style="list-style-type: none"> • Industrial Warehouses @ 465/Linne Rd & IH-10 (Pre-Application) • Data Center @ 1000 Bolton Rd (Pre-Application)
OTHER	<ul style="list-style-type: none"> • Borgfeld Plaza Retail Center (Site Plan in Review)

BUILDING PERMITS IN PROCESS

CIBOLO CROSSING	<ul style="list-style-type: none"> Dorado @ Cibolo Crossing (MEP's Permit Application Submission on Hold by Builder– date TBD) Skip's Liquor (Permitted) Olive Garden (In Review)
CIBOLO VALLEY DRIVE	<ul style="list-style-type: none"> Crepeccino (Permitted) Andy's Frozen Custard (Permitted) Crust Pizza (Permitted)
DOWNTOWN/ OLD TOWN	
FM 1103	<ul style="list-style-type: none"> QT – Location #1 at FM 1103 & Old Wiederstein Road (Permitted) Turning Stone Retail (Permitted) Cibolo Food Mart Shell Bldg (In Review) Thera Nails Lab (Permitted)
FM 78	
IH-10	
OTHER	<ul style="list-style-type: none"> Signature Plating (Inspection Completed, pending site approval)

NOW OPEN / C OF O ISSUED

CIBOLO CROSSING	<ul style="list-style-type: none">Salata (Now Open)
CIBOLO VALLEY DRIVE	
DOWNTOWN/ OLD TOWN	<ul style="list-style-type: none">Ink Ivy (C of O Issued)
FM 1103	<ul style="list-style-type: none">Peak Performance Chiropractic (C of O Issued)
FM 78	
IH-10	
OTHER	

Department Updates

Business Attraction and Business Retention & Expansion (BRE) Efforts



Business Attraction Efforts

Number of Eligible RFIs Submitted: 1

Number of Prospect Visits: 0

of Prospect Meetings: 1

Notes: We received 19 requests for information in June. Which resulted in 1 submittal

Business Retention & Expansion Efforts

Number of Business Support Meetings/Activities: 10

Notes: Attended Independent Rough Terrain Center (IRTC) Open House, Assisted consultant for Old Town Master plan with downtown meet-and-greet with businesses to discuss vision for Old Town, assisted Waste Connections with service communications with Old Town businesses

Highlights/Successes

- *Business Highlight produced for Elite Mart - viewed by over 2,500 users (can be viewed here: [Elite Mart Highlight](#))*
- *Noli's Vite received their CEDC Business Improvement Grant (BIG) check for their new sign*
- *"What's Coming Wednesday" Highlight for Max & Louie's Diner viewed by over 105,000 users*
- *Marketing has begun for the Regional Job Fair event being hosted in Cibolo on July 10th*