



Planning and Zoning Commission Special Meeting

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

Est. Duration: 10 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. Public Hearing

6.A. Public Hearing to consider an ordinance to amend the 2024 Unified Development Code, amending Section 20.19 Platting not Required; and, Section 20.3.17 Development Plats; and, amending Article 13 Use Tables; and Article 14.1 Lot Design Standards.

7. Discussion/Action Items

7.A. Discussion/Action to consider an ordinance to amend the 2024 Unified Development Code, amending Section 20.19 Platting not Required; and, Section 20.3.17 Development Plats; and, amending Article 13 Use Tables; and Article 14.1 Lot Design Standards.

8. 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



Date Posted: July 22, 2025



Planning and Zoning Commission Staff Report

A. Discussion/Action to consider an ordinance to amend the 2024 Unified Development Code, amending Section 20.19 Platting not Required; and, Section 20.3.17 Development Plats; and, amending Article 13 Use Tables; and Article 14.1 Lot Design Standards.

Meeting	Agenda Group
Wednesday, July 30, 2025, 6:30 PM	Discussion/Action Items Item: 7A.
From	
Rick Vasquez, Director of Economic Development and Planning	

PRIOR CITY COUNCIL ACTION:

The City Council directed the City Manager to amend the 2024 Unified Development Code (UDC) to allow manufactured homes in the AG Agricultural Zoning District by-right. In addition, the City Council requested the City Manager to revise the 2024 UDC to reduce the acreage from 5 acres to 2.5 acres to be exempt from the regulations that require a subdivision plat.

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[Manufactured Home Draft #1 71025.pdf](#)

First Draft

AN ORDINANCE OF THE CITY OF CIBOLO, TEXAS, AMENDING THE CITY OF CIBOLO 2024 UNIFIED DEVELOPMENT CODE BY AMENDING SECTION 2. SECTION 20.1.9 PLATTING NOT REQUIRED AND SECTION 20.3.17 DEVELOPMENT PLATS, REDUCING PLAT EXEMPTION FROM 5 ACRES TO 2.5 ACRES; AND, AMENDING ARTICLE 13. USE TABLES BY REMOVING THE REQUIREMENT FOR A CONDITIONAL USE PERMIT FOR MANUFACTURED HOMES IN THE AGRICULTURAL ZONING DISTRICT AND PERMITTING MANUFACTURED HOMES IN THE AGRICULTURAL DISTRICT BY-RIGHT; AND, AMENDING SECTION 14.1 LOT DESIGN STANDARDS; AND PROVIDING FOR SAVINGS, REPEAL, SEVERABILITY, PUBLICATION AND CODIFICATION, AND 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 Planning and Zoning Commission recommended approval of the amendment to the 2024 City of Cibolo Unified Development Code at their _____, 2025 meeting; and,

WHEREAS, the City of Cibolo City Council held a public hearing on August 12, 2025; 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 City of Cibolo 2024 Unified Development Code; 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. Section 20.1.9 Platting not required.

The provisions of this Article shall not apply to:

G. A division of land within the corporate limits of the City into parts greater than ~~five (5)~~ **Two and a half (2.5) acres**, where each part has at least sixty (60) feet of frontage on a public street and no public improvement is being dedicated; provided, however, dedication of a public improvement pursuant to a development plat will not be deemed to require that the owner/developer obtain a subdivision plat.

SECTION 3. Section 20.3.17. Development Plats shall be amended as follows:

Section 20.3.17 Development Plats.

A. Authority.

This Section is adopted pursuant to the Texas Local Government Code, Chapter 212, Subchapter B, and Sections 212.041 through 212.050, as amended.

B. Purpose.

Development plats may be required only to ensure that adequate easements and rights of way will be provided with respect to land not subject to platting requirements. Site Plan approval is required.

C. Applicability.

For purposes of this Section the term “development” means the new construction of any building or structure of any nature (residential or nonresidential). “Development” does not include: (i) construction of any building or improvement used for agricultural purposes; or (ii) construction of new Single-Family Dwellings, nor any accessory structure appurtenant thereto, on property with City limits that is zoned as Agricultural-Homestead (AG). This Section shall apply to any land lying within the City or within its Extraterritorial Jurisdiction, as follows:

1. The development of any tract of land which has not been platted or re-platted prior to the effective date of this UDC, unless expressly exempted herein;
2. The development of any tract of land for which the property owner claims an exemption from the City’s Subdivision Regulations of this UDC, including requirements to re-plat, which exemption is not expressly provided for in such regulations;
3. The development of any tract of land for which the only access is a private easement or street;
or

4. The division of any tract of land resulting in parcels or lots each of which is greater than five acres in size, and where no public improvement is proposed to be dedicated or constructed.

D. Exceptions.

No development plat shall be required where:

1. the tract to be developed has received Final Plat or Replat approval or was created prior to the effective date of this Ordinance; or

2. a subdivision plat is also required under the ordinances of the City; or

3. The tract to be developed:

(i) Is at least ~~five (5)~~ **two and one-half (2.5)** acres; and

(ii) Was conveyed as a portion of a larger tract that, at the time of conveyance, at least ten (10) acres and zoned as Agricultural-Homestead (AG), regardless of whether the large tract has previously received Final Plat or Replat approval; and

Cibola Unified Development Code

(iii) Does not require construction or dedication of any public road or utility prior to issuance of a building permit; and

(iv) Is not part of a phased development project involving other tract(s) subdivided from the same larger tract.

E. Prohibition on development.

No development shall commence, nor shall any building permit, utility connection permit, electrical connection permit or similar permit be issued for any development or land division subject to this Section, until a development plat has been reviewed and approved by the Commission or City Planner if a Minor Plat, and filed of record at the applicable County.

F. Standards of approval.

The Development Plat shall not be approved until the following standards have been satisfied:

1. The proposed development conforms to the Comprehensive Master Plan's rules and ordinances of the City concerning its current and future streets, sidewalks, alleys, and public utilities facilities;

2. Public dedications to serve the development have been tendered; and

3. The proposed development conforms to the general plan, rules and ordinance of the City that are related to development of a land parcel not otherwise subject to the City's platting requirements.

G. Conditions.

The City Planner, in the case of a Minor Plat, or otherwise the Commission, may impose such conditions on the approval of the Development Plat as are necessary to ensure compliance with the standards in subsection F above.

H. Approval procedure.

The application for a Development Plat shall be submitted to the City in the same manner as a Final Plat and shall be approved, conditionally approved, or denied by the Commission or the City Planner, if a Minor Plat, in a similar manner as a Final Plat. Upon approval, the Development Plat shall be filed at the County in the same manner as prescribed for a Final Plat. Approval of a Development Plat shall expire if all filing materials are not submitted to the City, and if the plat is not filed at the County within the time periods specified for a Final Plat.

I. Applicants must submit all Development Plat application materials to the City for review in the same form and manner as for a Final Plat (including Letters of Certification as required in “City of Cibolo LOC Submittal Checklist” as amended from time to time), or the application shall be deemed incomplete.

SECTION 3. Amendment to City of Cibolo 2014 Unified Development Code, Article 13. Use Tables, Section 13.1 Residential Uses, Manufactured Home Residential, Conditional Use Permit Conditional Use Permit “C” to Permitted-by-Right “P”.

Use	SF1	SF2	SF3	SF4	TF-1	MF1	MF2	MH1	MH2	AG
Home Occupation.	P-S	P-S	P-S	P-S	P-S	P-S	P-S	P-S	P-S	P-S
A Home Occupation is that accessory use of a dwelling that shall constitute all or some portion of the livelihood of a person or persons <u>living in the dwelling</u> . The Home Occupation shall be clearly <u>incidental to the residential use of the home</u> and cannot change the residential character of the home or adversely affect the surrounding neighborhood and is conducted in accordance with the requirements of Article 6 of this UDC.										
Kennel/Breeder.	C	C								P
The domicile of a person or persons who own or breed five (5) or more dogs and/or cats but less than eleven (11) dogs and/or cats over six (6) months of age, primarily for personal recreational use or sale. Uses include but are not limited to: participation in recognized conformation shows, field or obedience trials, racing, scenting, pulling, specialized hunting or working trials, and water trials, search and rescue, tracking and for the purpose of improving the physical soundness, temperament, and conformation of a given breed to a standard.										
Manufactured Home Residential.	C							P	P	C
The residential occupancy of manufactured homes built after July 15, 1976, on small lots owned by residents and are typically meant for more permanent habitation than the below mobile home use.										
Manufactured Modular Housing.	P	P	P	P				P	P	P
Structures that are constructed in one (1) or more modules or modular components built at a location other than the permanent site, are transported to the permanent site, and are erected or installed on a permanent foundation system.										

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Use	SF1	SF2	SF3	SF4	TF-1	MF1	MF2	MH1	MH2	AG
Manufactured Home Residential.	C							P	P	GP*

The residential occupancy of
manufactured homes built after
July 15, 1976, on small lots

owned by residents and are typically meant for more permanent habitation than the below mobile home use

SECTION 4. Amendment to City of Cibolo 2014 Unified Development Code, Article 13. Use Tables, Section 13.1 Residential Uses **to add: *Maximum number of Dwelling Units Per Lot, Tract or Parcel.** The maximum density permitted in the AG Agricultural District is three dwelling units (including manufactured homes) on a property up to three acres. Any additional dwelling units on a lot, tract or parcel above three acres shall require a Conditional Use Permit.

SECTION 5. Article 14.1 Lot Design Standards

Article 14.1 Lot Design Standards (Residential)										
District Code	Zoning District (for setbacks in Overlay Districts reference UDC Article 4)				SETBACKS			Maximum Building Height (in feet) ¹¹	Maximum Lot/Impervious Coverage (%)	
		Maximum Develop. Density (units/ac)	Minimum Lot Area (ft ²) / *Maximum Lot Area (ac)	Minimum Lot Width	Minimum Front BSL	Minimum Rear BSL	Minimum Side BSL			
RESIDENTIAL										
AG	Agricultural - Homestead	1	None	None ¹	None	35	10	10	35 ⁴	35 ²
SF-1 ^{10,13}	Estate Residential	1.00	43560 ¹	100	40	25	25 ⁷	35	35 ²	35 ²
SF-2 ¹³	Low Density Residential	2.00	21000 ¹	85	35	25	15 ⁷	35	35 ²	35 ²
SF-3 ^{10,13}	Low-Medium Density Residential	3.00	12,000	80	25	25 ⁷	10 ^{6,7}	35	35 ²	40 ⁵
SF-4 ^{10,13}	Medium Density Residential	4.00	9,200	70	25	10 ⁹	10 ^{6,7}	35	35 ²	50 ⁵
TF-1	Two-Family Residential	12.00	9,000	75	25	10	10	35	35	60
MF1 ¹²	Multi-Family Residential	18.00	*20	100	25 ⁴	10	10	45	45	75
MF2 ¹²	Multi-Family Residential	24.00	*30	100	25 ⁴	10	10	45	45	80
MH1	Manufactured Home	5.50	6,600	75	25	20	10	35	35	40
MH2	Manufactured Housing Park	12.00	43,560	55	25 ⁴	10	5	35	35	50
Notes:										
1	Lots for which an on-site sewage facility is proposed are subject to Title 30, Texas Administrative Code, Chapter 285. The application of Chapter 285 may require larger minimum lot sizes than the City of Cibolo UDC. In such cases, the more restrictive shall apply.									
2	Maximum lot coverage is 35%, not to exceed 15,000 square feet.									
3	Minimum 18' front yard setback for garage, if not served from rear alley. (Pertains to vested SF-3 lots prior to Feb. 26, 2013)									
4	May be reduced to 15' if parking provided at side or rear of building.									
5	The maximum lot coverage for this district shall not restrict the placement of one (1) accessory structure of less than 100 square feet, provided such structure is placed on skids and complies with the requirements of Article 15, and does not interfere with the use of any easement present.									
6	Minimum 15 feet between homes, but not less than 5 feet on either side of the common side lot line for lots vested prior to Feb. 26, 2013.									
7	Corner lots: Any garage or carport facing the side street must be set back not less than 20 feet.									
8	The maximum height pertains only to the height of a home. The height of accessory agricultural structures, such as barns, windmills and silos; is not restricted.									
9	A side yard setback of 5.0' feet shall be permitted for any SF-2 and SF-3 lot vested prior to Feb. 26, 2013.									
10	Requires two (2) side yards to have a combined total of 15 feet, with a 5' minimum on one side and a 10' minimum on the other side.									
11	Reference Appendix B for Height Exhibit									
12	Reference Section 14.3 for supplemental standards involving modified setbacks adjacent to zoning									
13	If the property line abuts a non-buildable lot (900 or open space) equal to or greater than required setback, building setback may be reduced to 5 feet									

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ARTICLE 14.1 LOT DESIGN STANDARDS

Cibolo Unified Development Code
January 10, 2024

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 09. 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:

Peggy Cimics, TRMC, City Secretary

APPROVED AS TO FORM:

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