



City Council Meeting

Tuesday, May 14, 2024, 6:30 PM
Council Chambers
200 S. Main St.
Cibolo, Texas 78108

Est. Duration: 3 hr 55 min

1: Call to Order

2: Roll Call and Excused Absences

2A. Excused Absence

3: Invocation

4: Pledge of Allegiance

5: Appointment

5A. Discussion/Action by Council to re-appoint Judge Dana Jacobson as the Associate Municipal Judge for the City of Cibolo. Judge Jacobson will also be given the Oath of Office by the City Secretary. (Ms. Cimics)

5B. Discussion/Action by the City Council to appoint Ms. Diana Weimer as the District One representative to the Planning and Zoning Commission. (Councilman Benson)

6: Proclamations

6A. Proclamation designating May 2024 as Community Action Month (Ms. Flores)

6B. Proclamation designating May 2024 as Older Americans' Month (Councilman Hetzel)

6C. Proclamation designating May 2024 as Motorcycle Safety and Awareness Month. (Councilman Hicks)

6D. Proclamation for Public Service Recognition Week. (Mr. Reed)

6E. Proclamation for Municipal City Secretary's Week (Ms. Cimics/Ms. Chapman)

7: Citizens to be Heard

This is the only time during the Council Meeting that a citizen can address the City Council. It is the opportunity for visitors and guests to address the City Council 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. City Council may not deliberate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, City Council 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 Council as a body. Remarks may also be addressed to any individual member of the Council 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. 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 pcimics@cibolotx.gov and vchapman@cibolotx.gov or telephone 210-566-6111 before 5:00 pm the date of the meeting.

8: Resolution

8A. Approval/Disapproval of a Resolution of the City of Cibolo authorizing the grant of Public Resources in support of the 2024 Malcolm Brown Foundation Summer Camp. (Mr. Reed)

9: Public Hearing

9A. Conduct a public hearing regarding a variance to UDC Sec. 18.16.B.1.A to reduce the minimum required distance between driveways from 250' to 95', for certain real property located at 304 South Main Street, legally described as ABS: 57 SUR: WILLIAM BRACKIN 2.4770 AC. (Ms. Huerta)

9B. Conduct a public hearing regarding a variance to UDC Section 18.6 to increase the number of lots allowed on a cul-de-sac street for Steele Creek Subdivision Unit 6. (Ms. Huerta)

10: Ordinances

10A. Approval/Disapproval of an Ordinance for a variance to UDC Sec. 18.16.B.1.A to reduce the minimum required distance between driveways 250' to 95', for certain real property located at 304 South Main Street, legally described as ABS: 57 SUR: WILLIAM BRACKIN 2.4770 AC. (Ms. Huerta)

10B. Approval/Disapproval of an Ordinance for a Conditional Use Permit for a Fitness Studio/Health Spa use for property located at 2251 FM 1103, Suite #106, legally described as CIBOLO VALLEY SQUARE LOT #1 BLK #1 3.21 ACS. (Ms. Huerta)

10C. Approval/Disapproval of an Ordinance for a Conditional Use Permit (CUP) request to allow Hotel/Motel (Bed and Breakfast) use for certain real property located at 102 Short Street, legally described as ABS: 216 SUR: A S LEWIS 0.210 ACRES; ABS: 216 SUR: A S LEWIS 0.0600 ACRES. (Ms. Huerta)

10D. Approval/Disapproval of a proposed amendment to an ordinance concerning the Conditional Use Permit (CUP) for a Concrete Batching Plant (Temporary) use for property located at 10833 IH-10, legally described as ABS: 134 SUR: JOSE FLORES 7.5100 AC. (Ms. Huerta)

11: Consent Agenda - Consent Items (General Items)

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

11A. Approval of the minutes of the Regular City Council Meeting held on April 9, 2024.

11B. Approval of the minutes of the Regular City Council Meeting held on April 23, 2024.

11C. Approval of the January 2024 Check Register pending final acceptance of the City's financial audit for the 2023/2024 fiscal year

11D. Approval of the January 2024 Revenue & Expense Report pending final acceptance of the City's financial audit for the 2023/2024 fiscal year

12: Staff Update

12A. Administration

- Joint Memorial Day Event (Cibolo, Schertz & Selma), Monday, 5/27, at 10 a.m. at Veterans Park.
- Fishing Event at the Cibolo/HEB Pond – Confirmed for Saturday, June 1st, from 8 a.m. to 12 p.m.
- Business Appreciation Lunch (May 7th) Recap.
- Request for Proposals (RFP), Request for Bids (RFB), Request for Qualifications (RFQ).
- Capital Improvement Program – Updates on Projects. (Bentwood Pass, Buffalo Crossing & Bentwood Ranch Drive).
- Council Budget Workshop – June 18 and July 16.

12B. Police Department Monthly Report - April 2024

12C. Animal Services Monthly Report - April 2024

13: Executive Session

The City Council will convene in Executive Session as authorized by the Texas Gov't Code Section 551.071 Consultation with Attorney, 551.072 Real Property, and 551.074 Personnel Matters to deliberate and seek legal advice regarding the following:

13A. The Duties of the City Attorney and to seek advice related to land use regulation and enforcement, municipal court proceedings, current, anticipated, and future litigation, related settlement matters, and property acquisition.

13B. The acquisition of additional real property which would otherwise place the City in a disadvantage during real estate purchase negotiations if conducted in open session.

14: Open Session

The City Council will reconvene into Regular Session and take/or give direction or action, if necessary, on items discussed in the Executive Session.

15: Discussion/Action

15A. Discussion/Action regarding the Cibolo Police Department School Resource Officer (SRO) Program and exploring options to shift five SROs to patrol. (Chief Andres)

15B. Discussion/Action on the Annual Comprehensive Financial Report for fiscal year ended September 30, 2023. (Ms. Miranda and Ms. Pitman)

15C. Discussion/Action regarding the Final Acceptance of Public Infrastructure for The Quarters (Trophy Oak). (Mr. Otto)

15D. Discussion/Action regarding the Final Acceptance of Public Infrastructure for Magnolia Pancake Haus. (Mr. Otto)

15E. Discussion/Action regarding the Final Acceptance of Public Infrastructure for Living Spaces. (Mr. Otto)

15F. Discussion/Action on City of Cibolo's payment in FY25 for the bonds issued for the CCMA Southern Plant as required in the Southern Plant Wastewater Services and Funding Agreement. (Mr. Reed)

15G. Discussion/Action regarding the Future Land Use Map, including the Master Thoroughfare Plan, for the 2024 Cibolo Tomorrow Comprehensive Plan. (Mr. Spencer)

15H. Discussion/Presentation of the Economic Development Annual Report. (Ms. Lee)

15I. Discussion/Presentation on the 2023 Racial Profiling Report. (Chief Andres)

15J. Discussion on the investigation on how the Buffalo Wild Wings sign was approved erroneously. (Councilman Benson)

15K. Discussion from Councilmembers that have attended seminars, events, or meetings. (Council)

15L. Discussion on items the City Council would like to see on future agendas. (Council)

15M. Discussion/Action on the review and confirmation of all upcoming special meetings and workshops and scheduling the time, date and place of additional special meetings or workshops. (Ms. Cimics)

16: Adjournment

16A. Adjourn Meeting

This Notice of Meeting is posted 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 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 Council Meeting.

I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the City Hall bulletin board on the ____ day of _____ 2024.

Name and Title

Date Posted: May 8, 2024