



Planning and Zoning Commission

Wednesday, March 13, 2024, 6:30 PM
Council Chambers
200 S. Main St.
Cibolo, Texas 78108

Est. Duration: 2 hr 30 min

1: Call to Order

2: Roll call and Excused Absences

2A. Excused Absence

3: Invocation/Moment of Silence

4: Pledge of Allegiance

5: Public Hearings

5A. Conduct a public hearing regarding a Conditional Use Permit (CUP) request to allow Accessory Residential Units, Residential District use for certain real property located at 165 Elaine Schlather Parkway, legally described as ABS: 194 SUR: JAMES JONES TRACT #6, 5.01 AC.

5B. Conduct a public hearing regarding a variance request to Code of Ordinances Sec. 58-5 to allow a wall sign that does not face a right-of-way at 778 Cibolo Valley Drive, Suite 111.

5C. Conduct a public hearing regarding a Unified Development Code (UDC) amendment to Article 18, to eliminate the sidewalk requirements in the Old Town District.

5D. Conduct a public hearing regarding the repeal of Ordinance No. 1417 granting a variance for 504 Pfeil Road to eliminate the requirement for sidewalks per Sec. 18.17.A of the UDC with conditions.

6: 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. 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 or telephone 210-566-6111 before 5:00 pm the date of the meeting.

7: 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.)

7A. Approval of the minutes from the February 14, 2024, Planning & Zoning Commission Meeting

8: Discussion/Action Items

8A. Discussion/Action and recommendation regarding the Final Plat of Cibolo Creek Center

8B. Discussion/Action regarding a Conditional Use Permit (CUP) request to allow Accessory Residential Units, Residential District use for certain real property located at 165 Elaine Schlather Parkway, legally described as ABS: 194 SUR: JAMES JONES TRACT #6, 5.01 AC.

8C. Discussion/Action regarding a variance request to Code of Ordinances Sec. 58-5 to allow a wall sign that does not face a right-of-way at 778 Cibolo Valley Drive, Suite 111.

8D. Discussion/Action regarding a Unified Development Code (UDC) amendment to Article 18, to eliminate the sidewalk requirements in the Old Town District.

8E. Discussion/Action regarding the repeal of Ordinance No. 1417 granting a variance for 504 Pfeil Road to eliminate the requirement for sidewalks per Sec. 18.17.A of the UDC with conditions.

8F. Discussion/Presentation regarding plan elements of the 2024 Cibolo Tomorrow Comprehensive Plan and IH-10 Corridor Plan

9: UDC, CIP, Master Plan and Staff Updates

9A. Staff Update

10: Items for future agendas

11: Adjournment

11A. Adjourn Meeting

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 regarding any item listed on this agenda.

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 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 _____ 2024.

Name and Title

Date Posted: March 8, 2024