



Planning and Zoning Commission
6:30PM - 9:30PM

Wednesday, April 10, 2024, 6:30 PM
Council Chambers
200 S. Main St.
Cibolo, Texas 78108

Est. Duration: 2 hr 10 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. Public Hearing regarding 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.

5B. Public Hearing regarding a proposed amendment to Ordinance 1437 concerning the Conditional Use Permit for a Concrete Asphalt Batching Plant (Temporary) use for property located at 10833 IH-10, legally described as ABS: 134 SUR: JOSE FLORES 7.5100 AC.

5C. Public Hearing regarding 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.

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 March 13, 2024, Planning & Zoning Commission Meeting.

8: 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, to deliberate and seek legal advice.

8A. Disannexation of properties in the City's ETJ.

9: Open Session

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

10: Discussion/Action Items

- 10A. Discussion/Action and Recommendation to the Mayor and City Council regarding the Preliminary Plat of Lance Crossing.
- 10B. Discussion/Action and Recommendation to the Mayor and City Council regarding 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.
- 10C. Discussion/Action and Recommendation to the Mayor and City Council regarding a proposed amendment to Ordinance 1437 concerning the Conditional Use Permit for a Concrete Asphalt Batching Plant (Temporary) use for property located at 10833 IH-10, legally described as ABS: 134 SUR: JOSE FLORES 7.5100 AC.
- 10D. Discussion/Action and Recommendation to the Mayor and City Council regarding 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.
- 10E. Discussion/Action and Recommendation to the Mayor and City Council on the Petition from Barbara Nehr and Joy Striegl related to the Property legally described as ABS: 141 SUR: F GARCIA 38.5854 AC. TR pursuant to Legislative Authority as authorized by Texas Local Government Code Section 42.023.
- 10F. GVEC Update on Partnership with the City of Cibolo Presentation

11: UDC, CIP, Master Plan and Staff Updates and Items for Future Agendas

- 11A. Planning Department - Staff Update
- 11B. Update from Commission Members who Attended Training
- 11C. Items for Future Agendas

12: Adjournment

- 12A. 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 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 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: April 5, 2024