



"City of Choice"

## Planning and Zoning Commission

6:30pm - 9:30pm

Wednesday, November 13, 2024, 6:30 PM

Est. Duration: 1 hr 25 min

200 S. Main St.

Cibolo, Texas 78108

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### 1. Call to Order

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### 2. Roll call and Excused Absences

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### 3. Invocation/Moment of Silence

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### 4. Pledge of Allegiance

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### 5. Public Hearings

5A. Conduct a public hearing regarding a Conditional Use Permit request to allow a Manufactured Home Residential use for certain real property located at 2090 Pfannstiel Lane, legally described as ABS: 272 SUR: JOSE ROSA 8.6500 AC and ABS: 272 SUR: JOSE ROSA 1.5000 AC.

5B. Conduct a public hearing regarding a request to change zoning from Office/Retail (C-3) to Estate Residential (SF-1) for certain real property located at 210 Tolle Road and 633 Tolle Road, legally described as ABS: 210 SUR: JERONIMO LEAL 9.0000 AC, ABS: 210 SUR: JERONIMO LEAL 0.5000 AC, and ABS: 210 SUR: JERONIMO LEAL 0.5000 AC.

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### 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 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](mailto:citysecretary@cibolotx.gov) or telephone 210-566-6111 before 5:00 pm the date of the meeting.

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### 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 October 9, 2024, meeting.

## 8. Discussion/Action Items

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8A. Discussion/Action regarding the Final Plat of Buffalo Crossing II Knights Crossing Phase 2 subdivision.

8B. Discussion/Action regarding the Preliminary Plat of Cibolo Farms Unit 3 subdivision.

8C. Discussion/Action regarding a proposed Land Study of the Schryver Tract subdivision.

8D. Discussion/Action regarding a proposed Land Study of the Neill Tract Subdivision.

8E. Discussion/Action regarding a proposed amendment to the Land Study of the Steele Creek subdivision.

8F. Discussion/Action regarding a Conditional Use Permit request to allow a Manufactured Home Residential use for certain real property located at 2090 Pfannstiel Lane, legally described as ABS: 272 SUR: JOSE ROSA 8.6500 AC and ABS: 272 SUR: JOSE ROSA 1.5000 AC.

8G. Discussion/Action regarding a request to change zoning from Office/Retail (C-3) to Estate Residential (SF-1) for certain real property located at 210 Tolle Road and 633 Tolle Road, legally described as ABS: 210 SUR: JERONIMO LEAL 9.0000 AC, ABS: 210 SUR: JERONIMO LEAL 0.5000 AC, and ABS: 210 SUR: JERONIMO LEAL 0.5000 AC.

## 9. UDC, CIP, Master Plan and Staff Updates

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9A. Staff Update

## 10. Subcommittee Updates

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11. Items for future agendas

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12. Adjournment

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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.

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Name and Title

*Date Posted: November 8, 2024*