



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

Wednesday, March 12, 2025, 6:30 PM
Council Chambers
200 S. Main St.
Cibolo, Texas 78108

Est. Duration: 2 hr 35 min

1. Call to Order

2. Roll call and Excused Absences

3. Invocation/Moment of Silence

4. Pledge of Allegiance

5. Oath of Office

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 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 of the Planning & Zoning Meeting held on February 12, 2025.

8. Public Hearing

8A. Conduct a public hearing regarding a request for a change in zoning from Low Density Single-Family Residential (SF-2) to Neighborhood Commercial (C-1) for certain real property located at 248 West Borgfeld Road, legally described as ABS: 216 SUR: A S LEWIS 4.0500 AC.

8B. Conduct a public hearing regarding a request for a change in zoning from Low Density Single-Family Residential (SF-2) to Community Retail/Service (C-2) for certain real property located south of the intersection of West Borgfeld Road and Dobie Boulevard, legally described as CIBOLO KINGDOM HALL, LOT 2, ACRES 5.2050.

8C. Conduct a public hearing regarding a Unified Development Code (UDC) amendment to Article 20, to update the Performance, Maintenance, and Warranty Bond requirements.

9. Discussion/Action Items

9A. Discussion/Action regarding the Final Plat of Cibolo Farms Unit 3.

9B. Discussion/Action regarding the Final Plat of Grace Valley Ranch Unit 3 Street Extension.

9C. Discussion/Action regarding the Final Plat of Grace Valley Ranch Unit 3A.

9D. Discussion/Action regarding the Preliminary Plat of Grace Valley Ranch Unit 4A.

9E. Discussion/Action regarding a proposed Land Study of the Neill Tract Subdivision.

9F. Discussion/Action regarding a request for a change in zoning from Low Density Single-Family Residential (SF-2) to Neighborhood Commercial (C-1) for certain real property located at 248 West Borgfeld Road, legally described as ABS: 216 SUR: A S LEWIS 4.0500 AC.

9G. Discussion/Action regarding a request for a change in zoning from Low Density Single-Family Residential (SF-2) to Community Retail/Service (C-2) for certain real property located south of the intersection of West Borgfeld Road and Dobie Boulevard, legally described as CIBOLO KINGDOM HALL, LOT 2, ACRES 5.2050.

9H. Discussion/Action regarding a Unified Development Code (UDC) amendment to Article 20, to update the Performance, Maintenance, and Warranty Bond requirements.

9I. Discussion/Action regarding the appointment of one (1) P&Z member to serve on the Capital Improvements Advisory Committee (CIAC) for a 3-Year Term.

9J. Discussion/Action regarding the appointment of two (2) P&Z members to serve on the Unified Development Code Advisory Committee (UDCAC).

10. UDC, CIP, Master Plan and Staff Updates

10A. Staff Update

11. Subcommittee Updates

12. Items for future agendas

13. 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 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

A handwritten signature in blue ink that reads "Peggy Cimics". The signature is written in a cursive style with a large initial "P".

Date Posted: March 7, 2025