



Planning and Zoning Commission

Wednesday, June 11, 2025, 6:30 PM
Council Chambers
200 S. Main St.
Cibolo, Texas 78108

Est. Duration: 1 hr 10 min

1. Call to Order

2. Roll call and Excused Absences

3. Invocation/Moment of Silence

4. Pledge of Allegiance

5. 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.

6. 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.)

6.A. Approval of the minutes from the May 14, 2025, meeting.

7. Public Hearing

7.A. Conduct a public hearing regarding a request for a change in zoning from Mixed Use Regional Employment Center (MURE) to Light Industrial (I-1) for certain real property generally located on IH-10 E, approximately 263.154 acres in various ABS.

8. Discussion/Action Items

8.A. Discussion/Action regarding the Final Plat of Steele Creek Unit 4A.

- 8.B. Discussion/Action regarding the Final Plat of Grace Valley Ranch Phase 3B.
- 8.C. Discussion/Action regarding the Final Plat of Venado Crossing Unit 6.
- 8.D. Discussion/Action regarding a request for a change in zoning from Mixed Use Regional Employment Center (MURE) to Light Industrial (I-1) for certain real property generally located on IH-10 E, approximately 263.154 acres in various ABS.
- 8.E. 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.
- 8.F. Discussion/Presentation regarding subdivision plat approval deadlines ("shot clock") in Chapter 212 of the Texas Local Government Code.
- 8.G. Discussion regarding the UDC Rewrite Joint Workshop held on May 28, 2025, including the Summary Report.

9. UDC, CIP, Master Plan and Staff Updates

- 9.A. Staff Updates

10. Subcommittee Updates

11. Items for future agendas

12. 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 Council, 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

Peggy Louis

Date Posted: June 6, 2025