



**PLANNING AND ZONING MEETING  
CIBOLO MUNICIPAL BUILDING  
200 S. Main Street  
July 9, 2025  
6:30 PM - 9:30 PM**

**Minutes**

1. **Call to Order** – Meeting was called to order by the chairman Ms. Greve at 6:33 p.m.
2. **Roll call and Excused Absences** – Members Present: Ms. Greve, Ms. Dodd, Ms. Garcia, Ms. Fishback, Mr. Thompson, Ms. Hubbard, and Mr. Hinze; Members Absent: Mr. Sharp and Ms. Weimer. Ms. Greve made the motion to excuse the absence of Mr. Sharp. The motion was seconded by Ms. Garcia. For: All; Against: None. The motion carried 7 to 0.
3. **Invocation/Moment of Silence** – Mr. Thompson gave the Invocation.
4. **Pledge of Allegiance** – All in attendance recited the 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 debate 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](mailto:pcimics@cibolotx.gov) or telephone 210-566-6111 before 5:00 pm the date of the meeting.**

There were individuals that had signed up to speak during this item.

6. **Consent Agenda**

(All items 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.)

- A. Approval of the minutes from the June 11, 2025, Meeting.

Ms. Greve made the motion to approve the consent agenda. The motion was seconded by Ms. Fishback. For: All; Against: None. The motion carried 7 to 0.

**7. Public Hearing**

- A. Conduct a public hearing regarding a request to amend the 2024 Unified Development Code on the following amendments: 1. Article 19 "General Subdivision Standards," Section 19.9 "Drainage and Flood Hazards 2. Article 20 "Subdivision Regulations, "Section 20.1.9 "Platting Not Required 3. Article 10 "Parking and Loading Spaces," Section 10.2 Parking Requirements.

Ms. Greve opened the public hearing at 6:39 p.m. Ms. Kearns stated that for ten years she has owned property in Old Town. It has been a challenge and costly because of the UDC. She request that the P&Z approve the changes that need to be made to the UDC. Mr. Freimarck stated that Old Town has great opportunities, but the UDC makes it impossible. The UDC needs to be more flexible. Mr. Henry stated there is a parking problem in the downtown area. No one else which to speak on this item. Ms. Greve closed the public hearing at 6:47 p.m.

- B. Conduct a public hearing regarding a request to amend the 2024 Unified Development Code as follows: Article 14.1 Lot Design Standard, Section 14.2 Lot Design, 17. Zoning District I-1 Light Industrial (7) Maximum Height of Principal Building.

Ms. Greve opened the public hearing at 6:48 p.m. No one wish to speak on this item. Ms. Greve closed the public hearing at 6:49 p.m.

**8. Discussion/Action Items**

- A. Discussion/Action to consider a request to amend the 2024 Unified Development Code on the following amendments: 1. Article 19 "General Subdivision Standards," Section 19.9 "Drainage and Flood Hazards 2. Article 20 "Subdivision Regulations, "Section 20.1.9 "Platting Not Required 3. Article 10 "Parking and Loading Spaces," Section 10.2 Parking Requirements.

Ms. Greve made the motion to approve the a request to amend the 2024 Unified Development Code on the following amendments: 1. Article 19 "General Subdivision Standards," Section 19.9 "Drainage and Flood Hazards 2. Article 20 "Subdivision Regulations, "Section 20.1.9 "Platting Not Required 3. Article 10 "Parking and Loading Spaces," Section 10.2 Parking Requirements. The motion was seconded by Ms. Fishback. For: All; Against: None. The motion carried 7 to 0.

- B. Discussion/Action to consider a request to amend the 2024 Unified Development Code as follows: Article 14.1 Lot Design Standard, Section 14.2 Lot Design, 17. Zoning District I-1 Light Industrial (7) Maximum Height of Principal Building.

Ms. Fishback made the motion to approve the request to amend the 2024 Unified Development Code as follows: Article 14.1 Lot Design Standard, Section 14.2 Lot Design, 17. Zoning District I-1 Light Industrial (7) Maximum Height of Principal Building. The motion was seconded by Ms. Hubbard. For: All; Against: None. The motion carried 7 to 0.

C. Discussion/Action regarding the removal and/or appointment of members to the P&Z Subcommittee.

Ms. Garcia made the motion to remove Mr. Thompson from the Training Sub-committee was appoint Ms. Greve in that position. The motion was seconded by Ms. Fishback. For: All; Against: None. The motion carried 7 to 0.

9. **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, and Section 551.087 Economic Development, to deliberate and seek legal advice regarding the following:

A. Economic Development Initiative: Project Theo

10. **Open Session**

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

This item was not discussed in executive session as there was no attorney available. The P&Z Commission made no motion to discuss this item in open session. A member of staff did discuss the item in open session and there was a slide available on the screen for the public to see but with a closed microphone, so the public was not able to hear what was being said.

11. **UDC, CIP, Master Plan and Staff Updates**

A. Staff Update

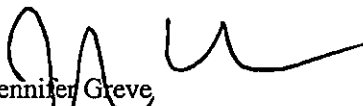
Planning Department went over the Site Plans currently in review, Site Plans & Administrative Plats recently approved, and Plats currently is review. Staff also informed the P&Z members on P&Z recommendations to City Council and City Council action on those items. P&Z also received the Economic Development Report on businesses that are now open and those that have been issued Certificates of Occupancy's.

12. **Subcommittee Updates** – No update.

13. **Items for Future Agendas** – Allowing the P&Z to approve plats.

14. **Adjournment** – Ms. Greve made the motion to adjourn the meeting at 8:15 p.m. The motion was seconded by Ms. Garcia. For: All; Against: None. The motion carried 7 to 0.

PASSED AND APPROVED THIS 13<sup>TH</sup> DAY OF AUGUST 2025.

  
Jennifer Greve  
Chairman  
P&Z