



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

Minutes

1. **Call to Order** – Meeting was called to order by the Chairperson, Ms. Greve at 6:33 p.m.
2. **Roll call and Excused Absences** – Members Present: Ms. Greve, Mr. Sharp, Ms. Garcia, Ms. Fishback, Ms. Hubbard, and Mr. Hinze. Members Absent: Ms. Dodd and Mr. Thompson. Ms. Fishback made the motion to excuse the absence of Ms. Dodd. For: All; Against: None. The motion carried 6 to 0.
3. **Invocation/Moment of Silence** – Ms. Hubbard 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 or telephone 210-566-6111 before 5:00 pm the date of the meeting.**

There were no individuals that signed up to speak during this item.

6. **Public Hearing**
 - A. Conduct a public hearing regarding a request to amend the 2024 Unified Development Code, amending Section 20.19 Platting not Required; and Section 20.3.17 Development Plats; and amending Article 13 Use Tables; and Article 14.1 Lot Design Standards.

Ms. Greve opened the public hearing at 6:54 p.m. Ms. Latimer spoke on this item. Ms. Latimer did state that this would be good for her but not for the city. She was not in favor of this item.

Ms. Latimer did say that there would be no platting and no oversight by the City of Cibolo. She also said it changes the intent of agricultural use. Ms. Latimer also stated that the Master Plan Committee had decided that 5 acres was the minimum and now Cibolo wants to change it to 2.5. A new draft was handed out to the commissioners that the public did not have an opportunity to see. Ms. Greve closed the public hearing at 7:18 p.m.

7. **Discussion/Action Items**

Prior to discussing item 7A Ms. Greve stated that the Planning and Zoning Commission will go into Executive Session as Authorized by the Texas Gov't Code Section 551.071, Consultation with Attorney to discuss item 7A. The time is 7:22 p.m.


The Planning and Zoning Commission reconvened into Regular Session at 8:15 p.m. and went back to item 7A.

- A. Discussion/Action to consider an ordinance to amend the 2024 Unified Development Code, amending Section 20.19 Platting not Required; and Section 20.3.17 Development Plats; and amending Article 13 Use Tables; and Article 14.1 Lot Design Standards.

Ms. Hubbard made the motion to deny to City Council the consideration of an ordinance to amend the 2024 Unified Development Code, amending Section 20.19 Platting not Required; and Section 20.3.17 Development Plats; and amending Article 13 Use Tables; and Article 14.1 Lot Design Standards. The motion was seconded by Ms. Fishback. For; All; Against: None. The motion carried 6 to 0.

8. **Adjournment**— Ms. Greve made the motion to adjourn the meeting at 8:29 p.m. The motion was seconded by Ms. Garcia. For: All; Against: None. The motion carried 6 to 0.

PASSED AND APPROVED THIS 13TH DAY OF AUGUST, 2025.



Jennifer Greve
Chairman
Planning & Zoning Commission