



**PLANNING AND ZONING MEETING  
CIBOLO MUNICIPAL BUILDING  
200 S. Main Street  
January 14, 2026  
6:30 PM**

**MINUTES**

1. **Call to Order** – The meeting was called to order by Ms. Greve at 6:33 p.m.
2. **Roll call and Excused Absences** – Members Present: Ms. Greve, Mr. Sharp, Ms. Dodd, Ms. Garcia, Ms. Fishback, Mr. Thompson, Ms. Hubbard, and Mr. Hinze (Alt).
3. **Invocation/Moment of Silence** – Ms. Fishback gave the Invocation.
4. **Pledge of Allegiance** – All in attendance recited the Pledge of Allegiance.
5. **Election of Chair and Vice Chair**

Chairman – Ms. Garcia made the motion to nominate Ms. Greve for Chairman. The motion was seconded by Mr. Sharp. There were no other nominations a vote was taken at this time. For: All; Against: None. The motion carried 7 to 0. Ms. Greve was elected as the Chairman for Calendar year 2026.

Vice Chairman – Ms. Garcia made the motion to nominate Ms. Fishback for Vice Chairman. The motion was seconded by Ms. Hubbard. There were no other nominations a vote was taken at this time. For: All; Against: None. The motion carried 7 to 0. Ms. Fishback was elected as the Vice Chairman for Calendar year 2026.

6. **Consent Agenda**

- A. Approval of the minutes from the December 17, 2025 meeting.

Ms. Greve made the motion to postpone this item until the February 11<sup>th</sup> P&Z meeting. The motion was seconded by Ms. Hubbard. For: All; Against: None. The motion carried 7 to 0.

7. **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 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.**

The following citizens signed up to speak during this item. Ms. Latimer spoke on item 9C. She stated that the FLUM is how we view a city and how we want it to look like. Ms. Latimer was not in favor of changing the FLUM. Ms. Roberts introduced herself as Councilwoman At-Large Place 6. She stated she should have introduced herself last year. She thanked everyone for serving on the Commission.

8. **Public Hearing**

- A. Conduct a Public Hearing regarding a Proposed Resolution to Authorize the Schlather Ranch Subdivision to develop a Private Street network.

Mr. Hinze, P&Z alternate stepped out of the chamber during any discussion on the Schlather Ranch.

Ms. Greve opened the Public Hearing at 6:47 p.m. No one wish to speak on this item. Ms. Greve closed the Public Hearing at 6:47 p.m.

9. **Discussion/Action Items**

- A. Discussion/Action to Approve a Land Study and Resolution to Authorize the Schlather Ranch Subdivision with a Private Street network.

Mr. Sharp made the motion to Approve a Land Study and Resolution to Authorize the Schlather Ranch Subdivision with a Private Street network. The motion was seconded by Ms. Fishback. For: All; Against: None. The motion carried 7 to 0.

- B. Discussion/Action regarding the Final Plat of Steele Creek Unit 9.

This item was postponed at the request of the Developer.

- C. Discussion/Action regarding a request to amend the Future Land Use Map (FLUM) in the Cibolo Tomorrow Comprehensive Plan to change the future land use designation from Community Residential to Compact Residential for certain real properties located at 4240 and 4270 Green Valley Road, legally described as ABS: 137 SUR: T GARCIA 6.8620 AC, and ABS: 137 SUR: T GARCIA 4.9580 AC.

Ms. Greve made the motion to deny a request to amend the Future Land Use Map (FLUM) in the Cibolo Tomorrow Comprehensive Plan to change the future land use designation from Community Residential to Compact Residential for certain real properties located at 4240 and 4270 Green Valley Road, legally described as ABS: 137 SUR: T GARCIA 6.8620 AC, and ABS: 137 SUR: T GARCIA 4.9580 AC. The motion was seconded by Ms. Garcia. For: All; Against: None. The motion carried 7 to 0.

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

A. Staff Updates

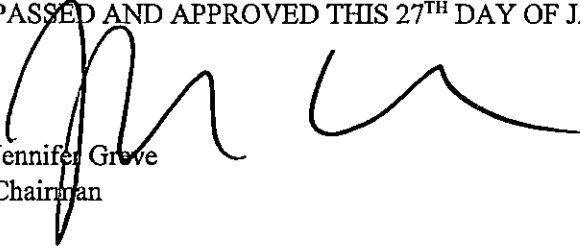
Staff went over Site Plans currently in review, Site Plans & Administrative Plats recently approved, Plats currently in review. Staff also briefed the P&Z members on recommendations that were made to City Council and the action that was taken. P&Z members were also briefed on the EDC Report which covered businesses in Planning Review, Building Permits in Process and businesses that are now open and C of O issued.

11. **Items for future agendas** – Sub-Committee update

12. **Adjournment** - Ms. Fishback made the motion to adjourn the meeting at 8:02 p.m. The motion was seconded by Mr. Thompson. For: All; Against: None. The motion carried 7 to 0.

PASSED AND APPROVED THIS 27<sup>TH</sup> DAY OF JANUARY 2026.

Jennifer Grove  
Chairman

A handwritten signature in black ink, appearing to be 'Jennifer Grove', written over the printed name and title.