



**Unified Development Code Committee**  
**6:30pm - 7:00pm**

Monday, November 10, 2025, 6:30 PM  
Council Chambers  
200 S. Main St.  
Cibolo, Texas 78108

Est. Duration: 10 min

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**1. Call to Order**

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**2. Roll Call and Excused Absences**

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**3. Invocation**

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**4. Pledge of Allegiance**

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**5. Oath of Office**

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**6. Citizens to be Heard**

This is the only time during the UDC Meeting that a citizen can address the Committee. It is the opportunity for visitors and guests to address the Committee 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 Committee may not deliberate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, The Committee 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 Committee as a body. Remarks may also be addressed to any individual member of the Committee 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.

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**7. Discussion/Action**

7.A. Election of Chair and Vice Chair

7.B. Discussion on the role and purpose of the UDC Committee.

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**8. Adjournment**

This Notice of Meeting is posted 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 Council Meeting.

I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the City Hall bulletin board on the\_\_\_\_day of\_\_\_\_2025.

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Name and Title



Date Posted: November 4, 2025 02:56 pm



## Unified Development Code (UDC) Committee Staff Report

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### B. Discussion on the role and purpose of the UDC Committee.

Meeting	Agenda Group
Monday, November 10, 2025, 6:30 PM	Discussion/Action Item: 7B.
From	
Peggy Cimics, City Secretary	

### **PRIOR CITY COUNCIL ACTION:**

N/A

### **BACKGROUND:**

N/A

### **STAFF RECOMMENDATION:**

N/A

### **FINANCIAL IMPACT:**

N/A

### **MOTION(S):**

N/A

### **Attachments**

[Cibolo TX - Introduction Presentation - Advisory Committee - 11.10.25.pdf](#)

# Cibolo, TX Unified Development Code Rewrite

*Project Introduction for Advisory Committee  
November 10, 2025*



KENDIG KEAST  
COLLABORATIVE

# Agenda

- Project Team
- Zoning & UDC Basics
- Project Details
- Role of Advisory Committee



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# Project Team

**City of Cibolo**  
Officials, Staff, Residents

**City of Cibolo Project Contacts**  
Eron Spencer  
Rick Vasquez



**KENDIG KEAST**  
COLLABORATIVE

**Brian Mabry, AICP**  
Project Manager



**Grace Wurm**  
Associate and Graphic Designer



**Ashley Woolsey, AICP**  
Deputy Project Manager



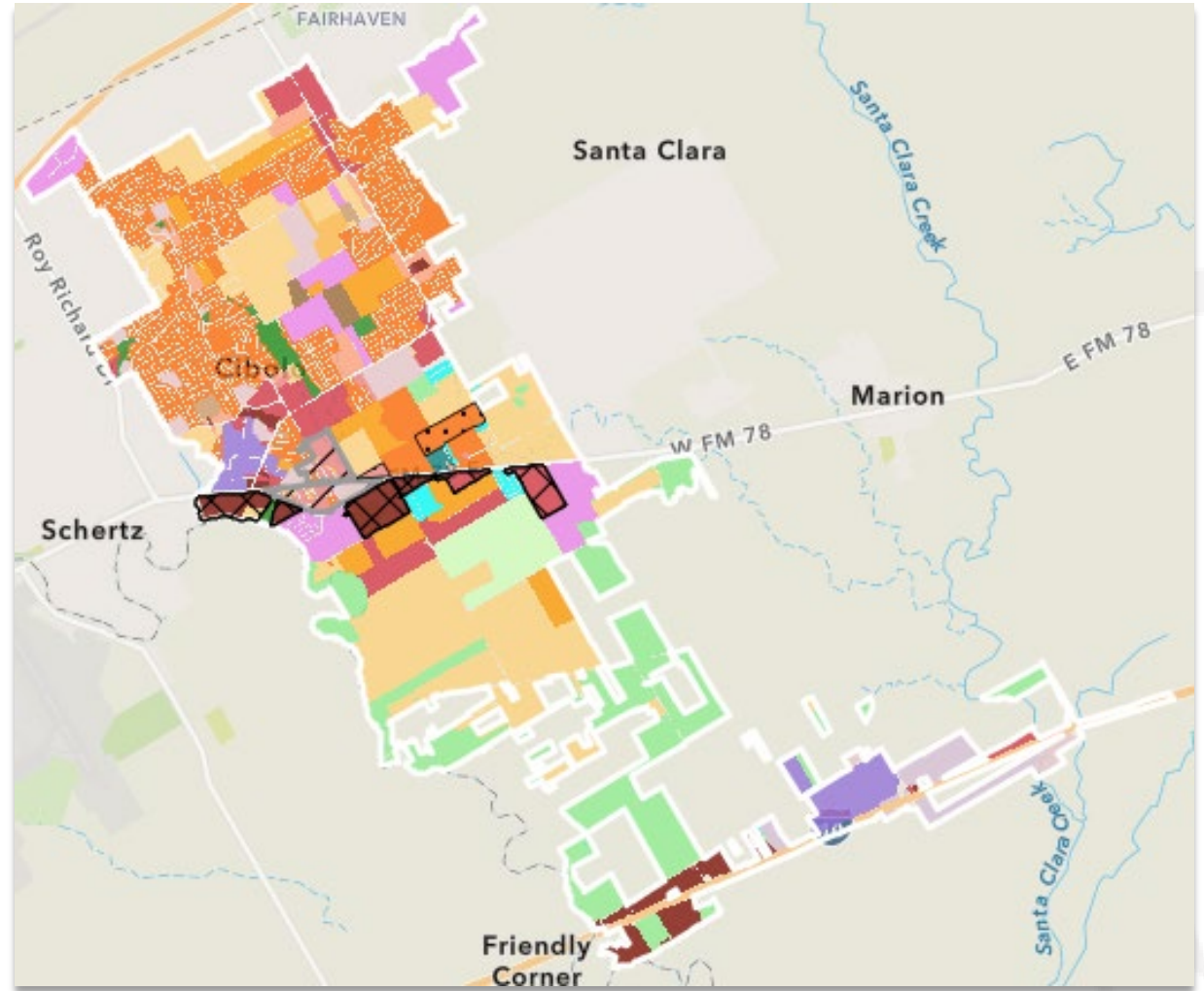
**Bret Keast, AICP**  
CEO and Owner



**KENDIG KEAST**  
COLLABORATIVE

# What Zoning IS

- Breaks City into areas called “zoning districts” by land use and physical characteristics of how land is/will be developed
- Consists of a text document (UDC) and accompanying zoning map





# What Zoning DOES

- Prevents **incompatible uses** from locating next to one another
  - Outlines ***permitted uses within each zoning district***
  - Makes some uses ***special uses*** that require a public hearing before they can be established
  - ***Prohibits*** some uses in certain zoning districts
- Provides standards for **landscaping, parking, lighting, and signs**
- Details **review bodies, procedures, and permits** for regulating land use





# What a UDC IS

- A **Unified Development Code (UDC)** Consolidates City's development-related laws into one document. Contains provisions for:
  - Zoning districts
  - Use standards
  - Subdivision regulations
  - Signs
  - Etc.
- Acts as a **single source** of standards, procedures, and definitions
- **Simplifies** interpretation, administration, and enforcement
- **Increases user-friendliness** for the development, real estate, and consultant communities



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# What a UDC IS NOT

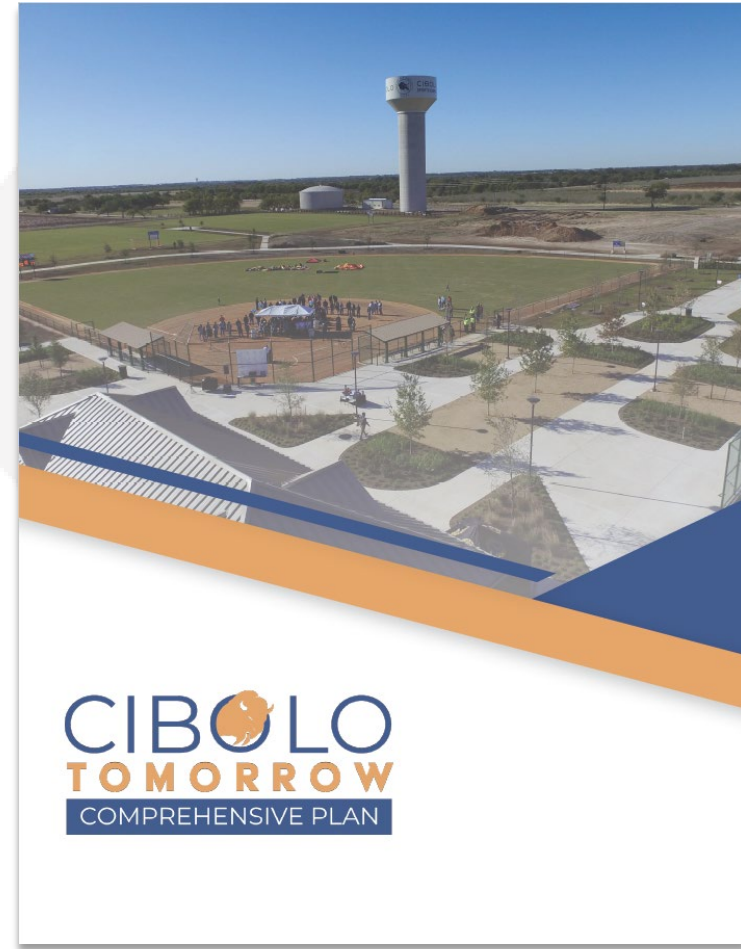
- Although, some of the following may be referenced and linked to within the UDC, it **IS NOT**:
  - ***Property Tax Policy.*** It will not raise or lower the City's property tax rate.
  - ***Annexation Policy.*** Annexation of land is more closely related to a Comprehensive Plan.
  - ***Capital Improvements Program.*** It does not set policy for the extension or improvement of public infrastructure.
  - ***Building Code.*** This regulates how structures are built to ensure their future structural soundness and safety.
  - ***Construction Standards.*** It does not specify how thick subbase, base, and paved surfaces should be, how curb and gutter is built, etc.



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# Comprehensive Plan vs. UDC

- Cibolo recently updated their **Cibolo Tomorrow Comprehensive Plan** which was adopted in September 2024.
- What's the difference between it and this update?
  - The **Comprehensive Plan** is plans set broad **policies** for the growth and economic development of the City and its specific areas
  - The **UDC** is a set of **laws, procedures, standards, and a zoning map** that implement some of those policies



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# Comprehensive Plan vs UDC



## Comprehensive Plan:

- Shows the possibilities
- Less information on ingredients and timing
- Lots of pictures
- Does not get into the details



## UDC:

- How to make the items shows on the menu (Comprehensive Plan's land use related goals and objectives)
- Some pictures but they are more technical in nature
- Detail-oriented



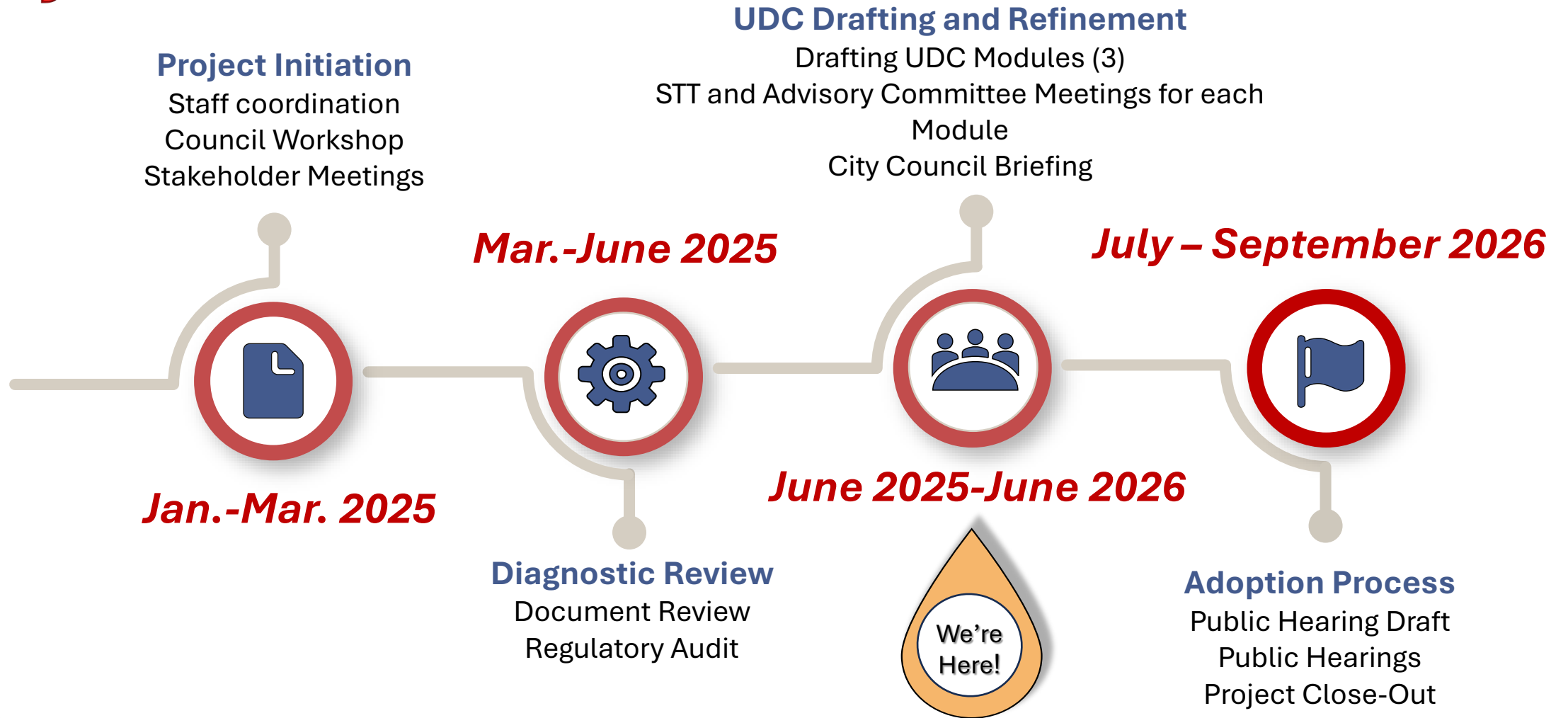
# Project Summary & Goals

- This project will be updating the City's current UDC.
- Primary goal is to implement relevant recommendations and actions listed in Cibolo Tomorrow Comprehensive Plan.
- Other project goals:
  - Promote neighborhood preservation and economic development
  - Improve public engagement and public hearing process and enforcement and penalty provisions
  - Establish redevelopment and infill regulations
  - Enhance design and community aesthetics with parameters of Texas State Law
  - Modernize for appropriate and relevant uses
  - Streamline approval processes & improve process efficiencies
  - Create a UDC that is not in conflict with other Codes
  - Make UDC more accessible, user-friendly, and readable



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# Project Timeline



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# Drafting Modules

1

## **General Provisions**

### **Zoning Districts**

- Establishment
- Purpose Statements
- Dimensional Standards

### **Land Uses Table and Standards**

- Permitted, Limited, Special Uses
- Accessory and Temporary Uses

### **Definitions**

2

## **Site Development Standards**

- Landscaping & Buffering
- Signs
- Parking, Loading, & Stacking

### **Subdivision Standards**

- Street widths
- Sidewalks
- Utilities
- Improvement Acceptance

### **Definitions**

3

## **Administration**

- General Provisions
- Review Bodies
- Review Procedures
- Nonconformities
- Enforcement, Violations, & Penalties

### **Word Usage Definitions**



# Role of Advisory Committee

- Review draft Modules as provided by City Staff
- Provide feedback
- Serve as reality check for project
- Provide big picture guidance
- Tentative Meetings
  - Module 1 – TBD (video call)
  - Module 2 – February 25, 2026
  - Module 3 – Mid-May, 2026
  - Public Review Draft – Late June, 2026



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# Thank you!

*Questions & Discussions*



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