



Old Town Master Plan Advisory Committee

Monday, January 12, 2026, 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 Committee Meeting that a citizen can address the Old Town Master Plan Advisory 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 debate 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.

6. Consent Agenda - Consent Items (General Items)

(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 board member requests, in which case the item will be removed from the consent agenda.)

6.A. Approval of the minutes from the October 20, 2025, meeting.

7. Discussion/Action

7.A. Discussion/Presentation by Lionheart Places regarding an update to the Old Town Master Plan.

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 meeting.

I certify that the attached notice and agenda of items to be considered by the Board of Adjustment was removed by me from the City Hall bulletin board on the ____day of _____2026.

Name and Title



Date Posted: January 6, 2026 02:13 pm



Old Town Master Plan Advisory Committee Staff Report

A. Discussion/Presentation by Lionheart Places regarding an update to the Old Town Master Plan.

Meeting	Agenda Group
Monday, January 12, 2026, 6:30 PM	Discussion/Action Item: 7A.
From	
Eron Spencer, Assistant Planning Director	
Staff Contact(s)	
Eron Spencer,	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[Advisory Committee Presentation](#)



Advisory Committee Meeting

CIBOLO OLD TOWN PLAN



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STAKEHOLDER DIALOGUE 2 SUMMARY

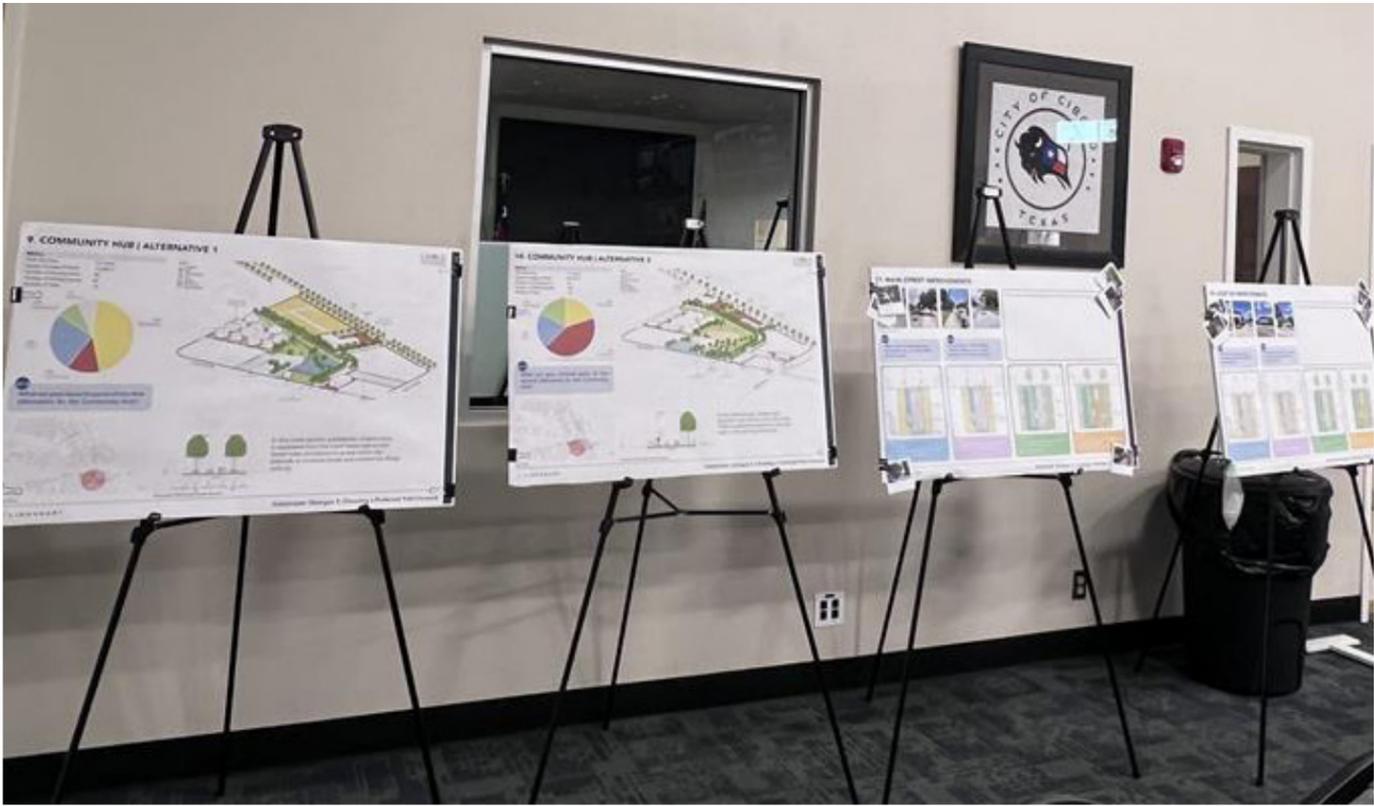


Stakeholder Dialogue 2

239 On-Line Participants

On October 20th, 2025, City staff and the consulting team hosted the second of three in-person stakeholder dialogues.

All residents, business owners, and other stakeholders interested in the future of Old Town were invited to share their ideas and feedback to develop potential recommendations and guidance for Old Town framework.





Poll Results

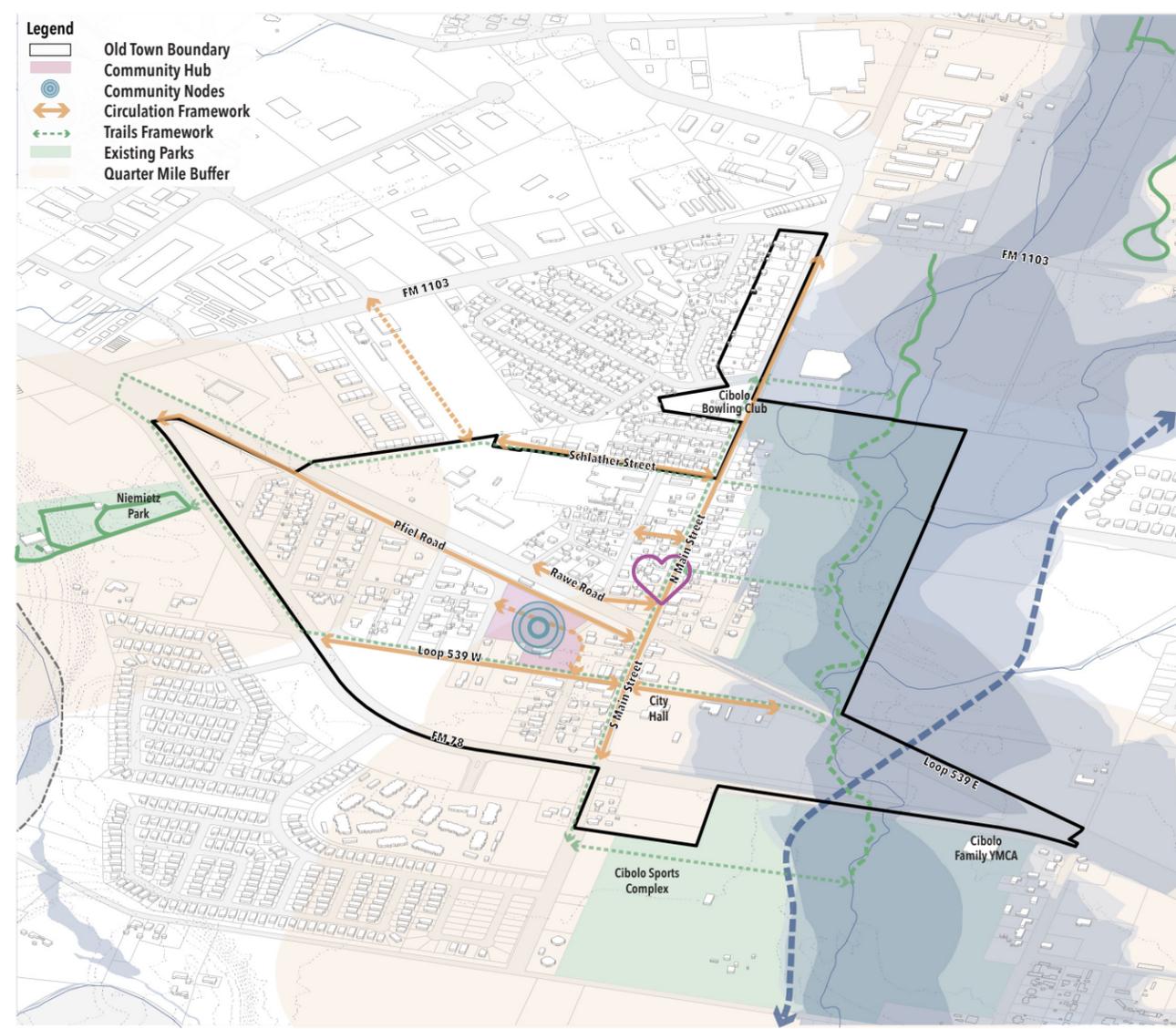
! Sixty-six percent of participants said the Vision Statement reflected their vision of Old Town “extremely well” or “very well”.

VISION STATEMENT
The Cibolo Old Town Plan focuses on bringing visitors and residents to Old Town by creating a cohesive, walkable neighborhood that supports local business and celebrates local character.

! Participants ranked the Old Town Plan goals in order from most (1) to least (5) important to them.

- 2.3 Strengthen and preserve the unique character of Old Town.
- 2.9 Foster community-wide support of Old Town as the heart of Cibolo.
- 3.1 Invest in district-wide shared solutions for drainage, parking, and traffic to support Old Town businesses and residents.
- 3.1 Enhance the experience of visitors and residents.
- 3.6 Leverage existing public spaces to support business and vibrancy in Old Town.

! Fifty-four percent of respondents strongly or very strongly supported Old Town’s framework plan.





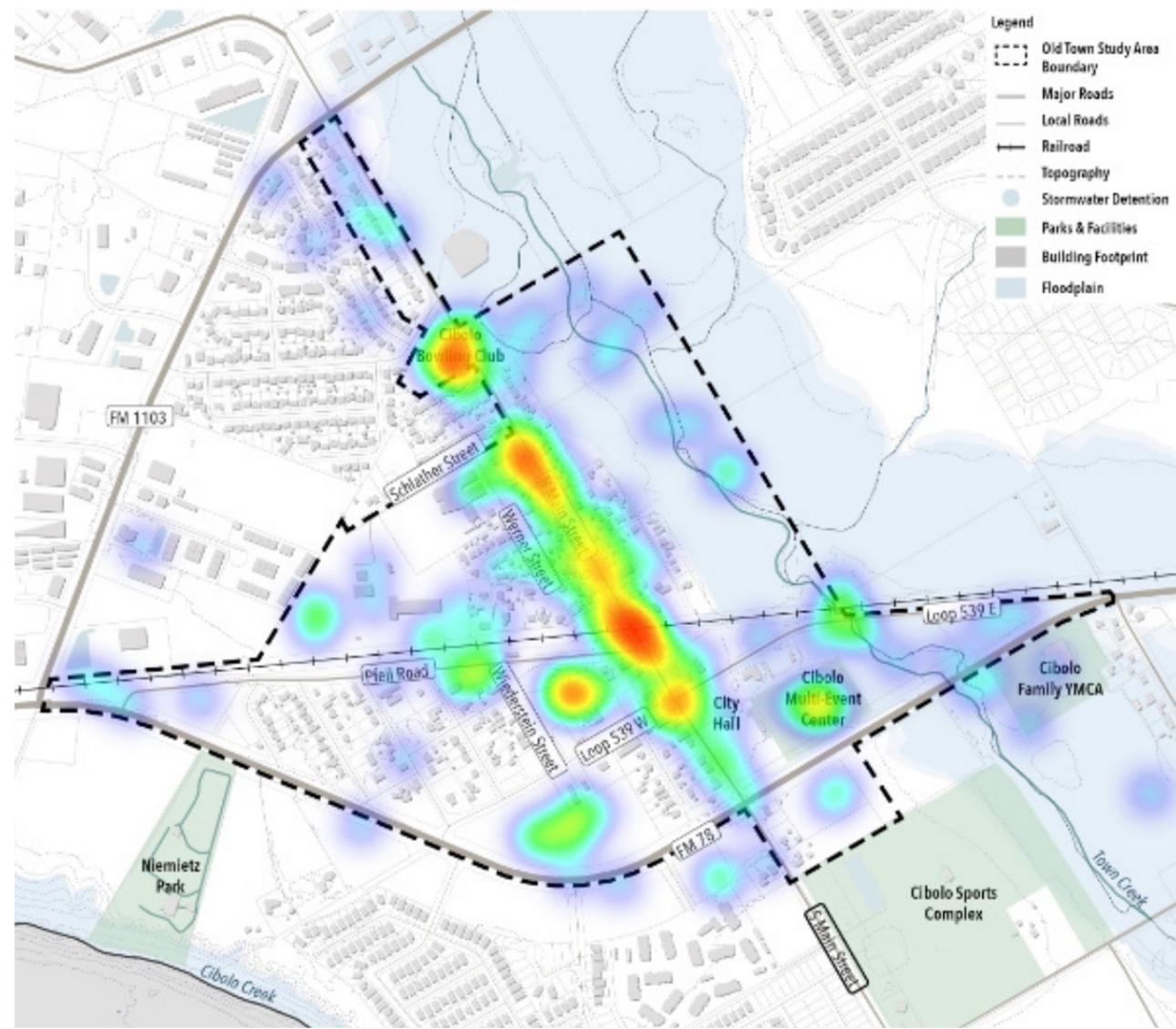
Poll Results

! Participants ranked the types of improvements they would like to see in Old Town in order from highest (1) to lowest (8) priority.

- 2.6 Pedestrian and sidewalk improvements
- 3.3 Community gathering spaces
- 3.8 Drainage Improvements
- 4.2 Lighting and beautification
- 4.4 Parks with amenities designed for families
- 5.3 New infill commercial buildings, matching the character of the surrounding buildings
- 6.2 Signage and wayfinding
- 7.0 New infill residential buildings, matching the character of the surrounding buildings

! Sixty-four percent of participants would like to prioritize developing several smaller parks and green spaces throughout Old Town rather than one large gathering place.

These are the locations where participants would like to focus these improvements in Old Town.





Poll Results



Participants were most interested in utilizing a Tax Increment Financing and Public Private Partnerships, with seventy five and seventy seven percent choosing "strongly support" or "support" utilizing these strategies to pay for improvements.



Participants were most interested in Maintenance & Beautification and Events & Activities, with sixty-one and fifty-eight percent choosing "a great deal" or "a lot" as programs and services they are most supportive of.

Participants also chose which uses should be allowed, be allowed with special limitations, or not be allowed within Old Town.

Allow



Restaurants



Shops



Live Music/Bars

Allow with Special Limitations



Housing



Office



Mixed Use

Not Allowed



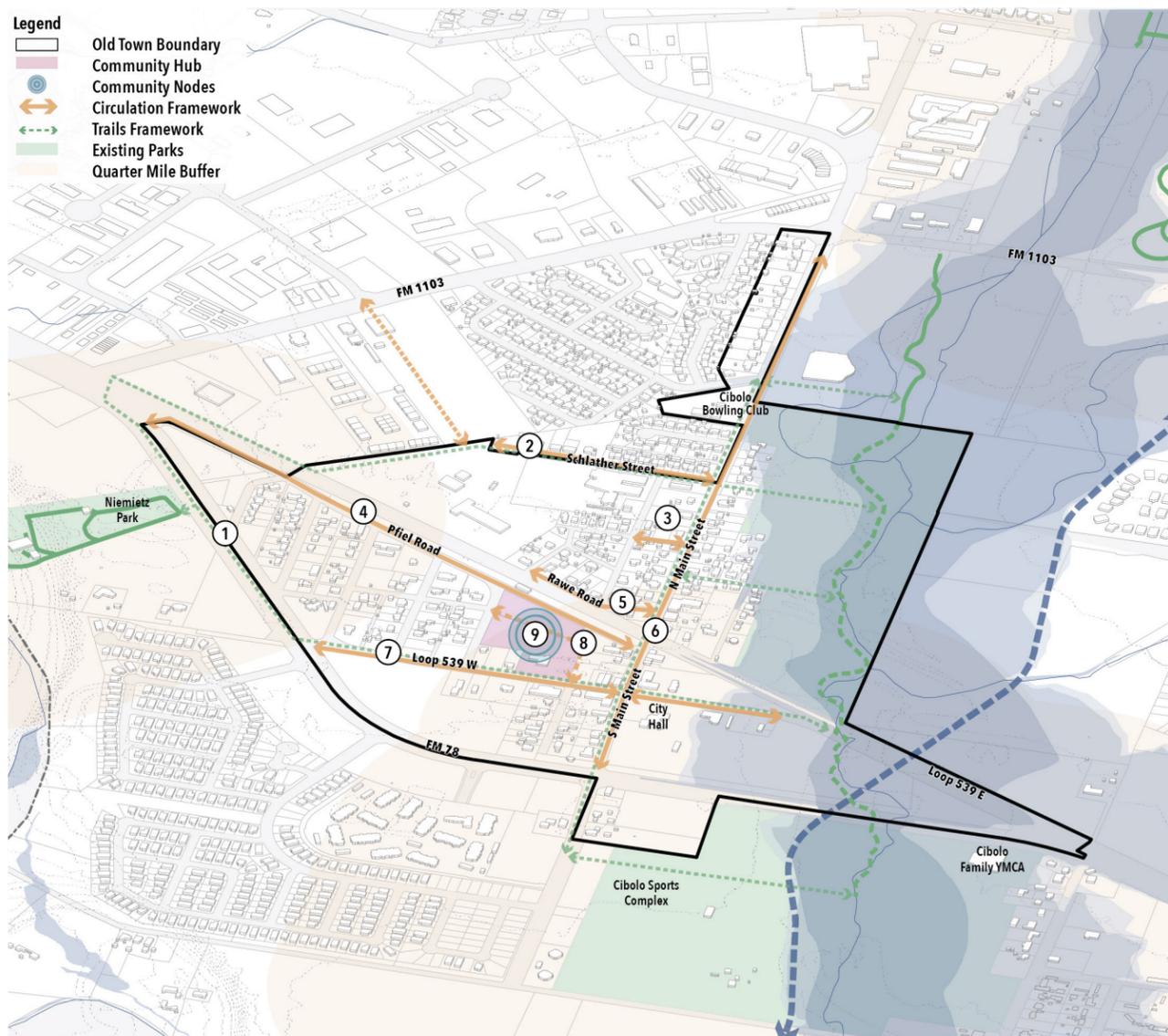
Drive-Through



Medical



Poll Results



! Participants ranked the following projects they would like to implement in order from highest (1) to lowest (10) priority.

2.1	⑥ Main Street	Provide consistent and safe pedestrian access throughout Old Town.
2.8	① New Loop Trail	Connect Niemetz Park, North and South Old Town, and the Town Creek Trail system.
3.1	⑨ Event Space	Create event and gathering spaces, including parks, within the Community Hub to provide a central place for community activities.
3.5	④ Pfiel Road	Improve pedestrian safety and comfort, add parking, add enhance access to the proposed Old Town Square.
3.5	② West Schlather Street	Add a new entrance and improve access to Old Town through road widening, sidewalks, and drainage upgrades.
3.5	⑧ Community Hub New Streets	Build new streets within the Community Hub to improve access and walkability for businesses and visitors.
3.8	⑤ Rawe Road	Support parking, new commercial space, and economic development opportunities.
4.5	⑦ Loop 539 West	Improve access and support new retail buildings near Main Street.
4.7	③ Bee Alley	Address current future drainage while creating a safe comfortable pedestrian environment.
5.6	⑩ Wayfinding & Branding Package	A curated visitor experience from arrival to departure



Poll Results



Participants were asked whether they preferred Alternative 1 or 2. Forty-seven percent of respondents preferred Alternative 2, thirty-seven percent of respondents preferred Alternative 1, and sixteen percent did not prefer either alternative.

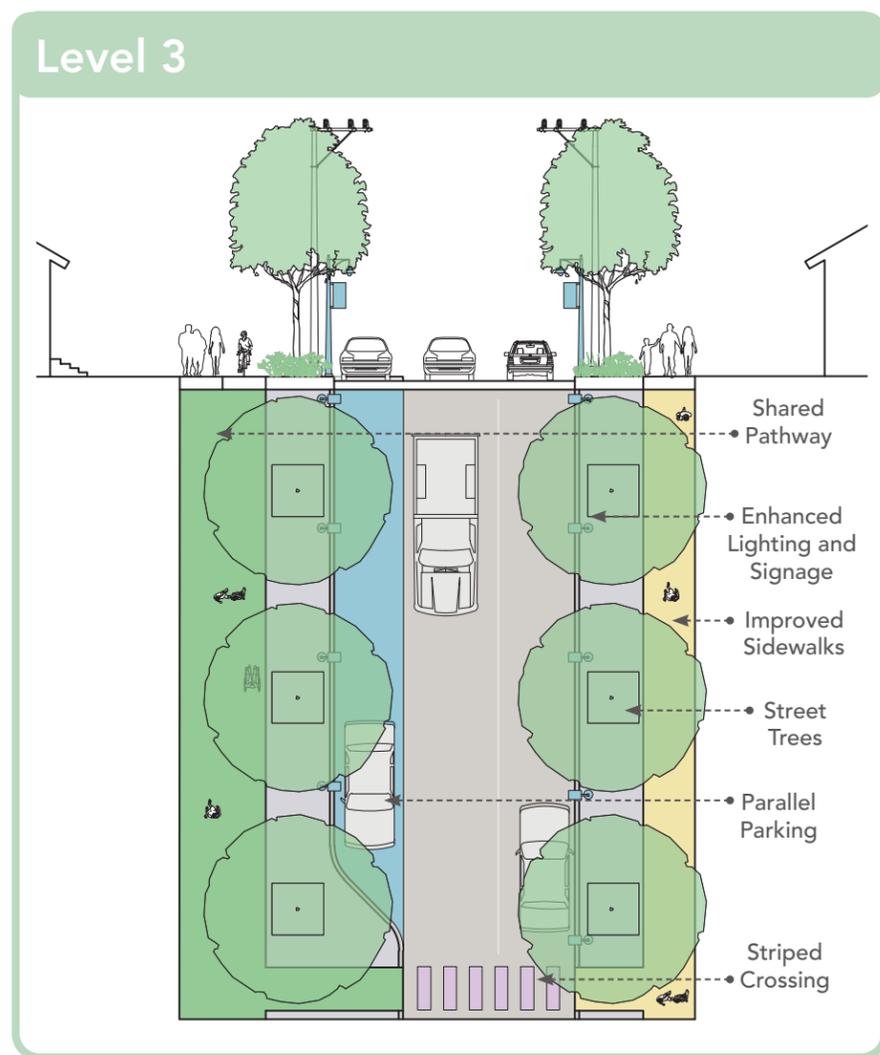
Participants noted that the most important aspects of Community Hub - Alternative 2 is the green space and the play zone, followed by retail, plaza space, additional parking, and the amphitheater. Very few participants believed that single family housing was appropriate here.



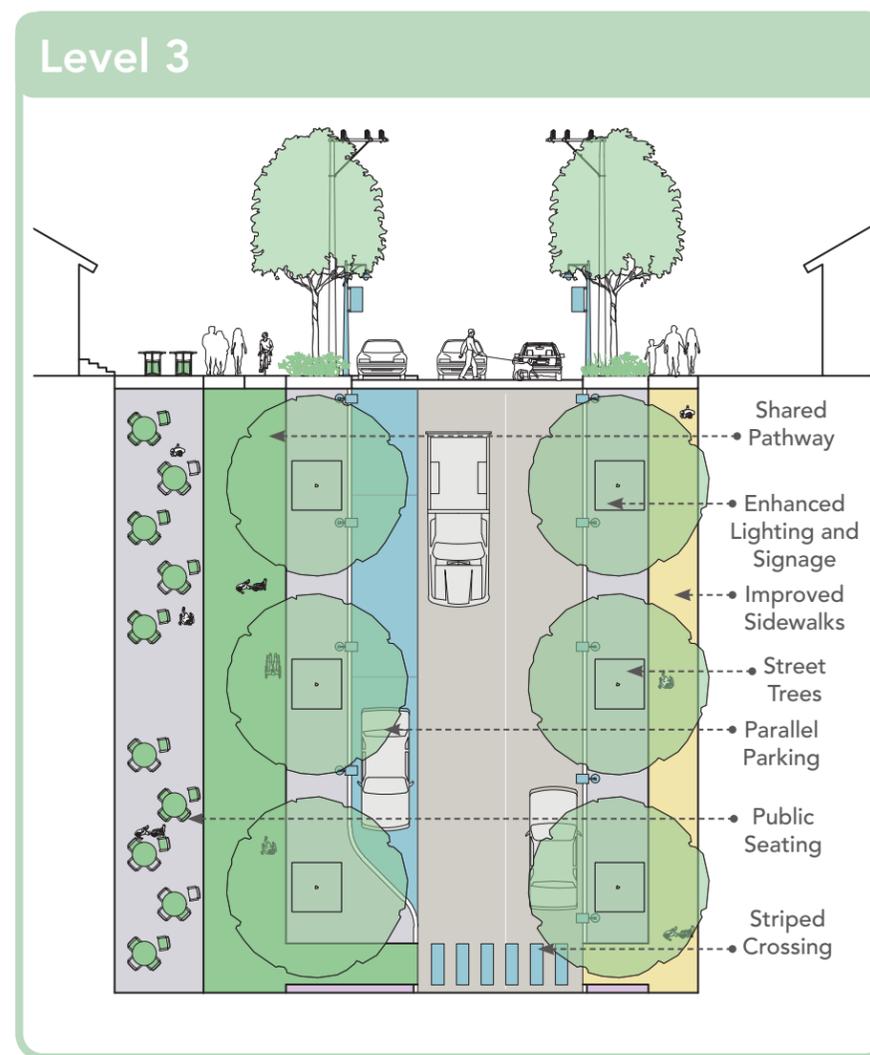


Poll Results

Loop 539 Improvements



Main Street Improvements



Participants were asked to choose the level of investment they believe the City should improve Loop 539 West to, and thirty-nine percent of all respondents chose investment Level 3. Additionally, the majority of participants believe Loop 539 should be prioritized for people shopping and dining.



Participants were asked to choose the level of investment they believe the City should improve Main Street to, and forty-six percent of all respondents chose investment Level 3. Additionally, the majority of participants believe Main Street should be prioritized for people shopping and dining.



PREFERRED FRAMEWORK



Preferred Framework

Heart & Hub

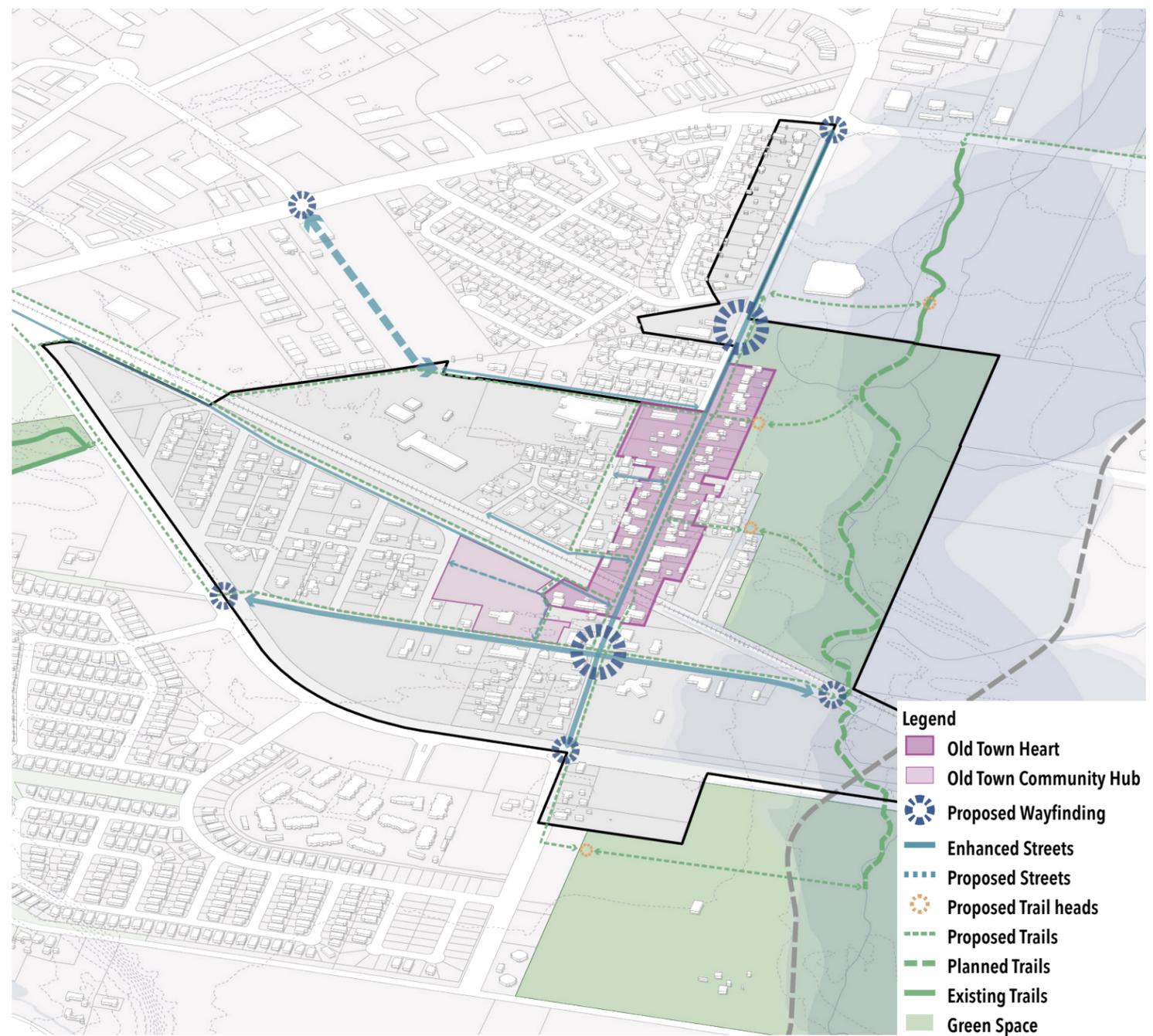
Greenspace Framework

- Trails
- Trailheads

Connectivity Framework

- Enhanced Streets
- New Streets

Wayfinding and Signage Framework





STAKEHOLDER DIALOGUE 3

RUN OF SHOW



Implementation Prioritization Activity

Past Activities

Stephenville 2050 Comprehensive Plan

Lakeway 2025 Comprehensive Plan Update

Final Outcome





Implementation Prioritization Activity

Activity Instructions

Round 1 – Choose Your Top Priorities

In this first round, your group will have 15 minutes to determine the 6-8 most important strategies for your group.

Round 2 – Rank Each Strategy

In this second round, you will have 30 minutes to rank each strategy from most to least important.

Round 3 – Share!

In this last round, you will have 15 minutes to share with the group how they prioritized their strategies.



Create a New Community Hub

Old Town has several gathering places along Main Street, but no centralized hub for the community. Establishing a new community hub will serve as a shared space for residents, visitors, and small businesses. The hub will include flexible outdoor areas for markets, performances, and cultural programming, reinforcing Old Town's identity as the social heart of Cibolo. This strategy will involve constructing new streets and pedestrian connections to improve circulation, prioritize walkability, and balance vehicular access with the pedestrian experience.

		COST	TIME
project:	Create a community event space for active day/evening use that represents the identity of Old Town.	\$\$\$	LLL
project:	Construct new streets that connect pedestrians, bicyclists and vehicles through the site.	\$\$\$	LLL
program:	Further develop the vision and a strategic plan for delivery of this space as part of a public / private partnership. The plan should include strategies for allocation of infrastructure, land, and potential design standards.	\$	LLL
policy:	Establish design standards and a vision regardless of the specific site.	\$	LLL

benefits

- This strategy will:*
- Provide a focal point for cultural and civic life.
 - Encourage more foot traffic for local businesses.
 - Enhance connectivity and accessibility for pedestrians, bicyclists, and vehicles.
 - Create opportunities for community programming.

limitations

- This strategy may:*
- Require significant initial investments in infrastructure and ongoing maintenance costs.
 - Require property acquisition or partnerships with private land owners.
 - Increase traffic and parking in the area.





Create a New Community Hub



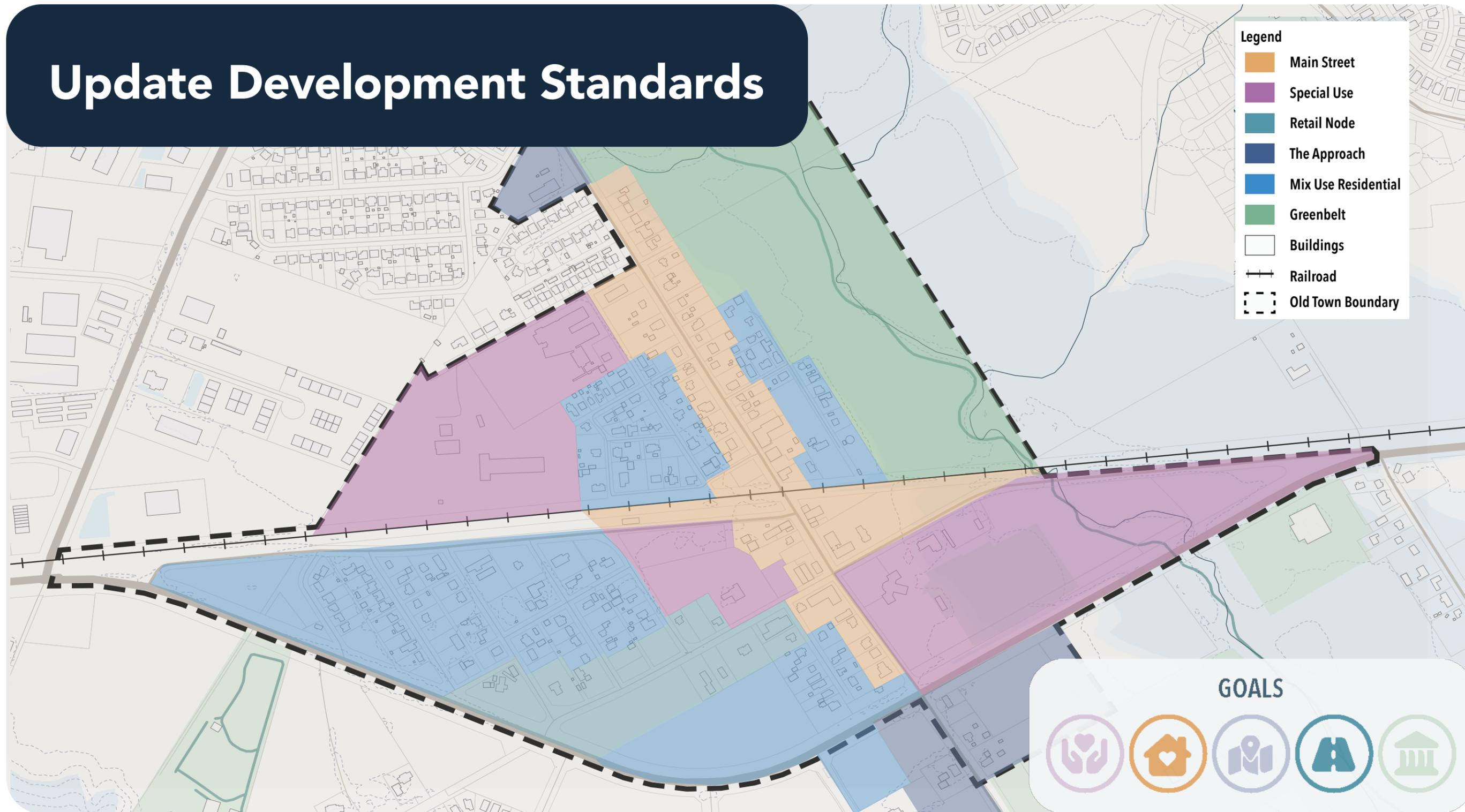
GOALS

The HUB at the Farm in Allen, TX

Source: The Farm in Allen



Update Development Standards





Design a Regional Detention Solution



GOALS

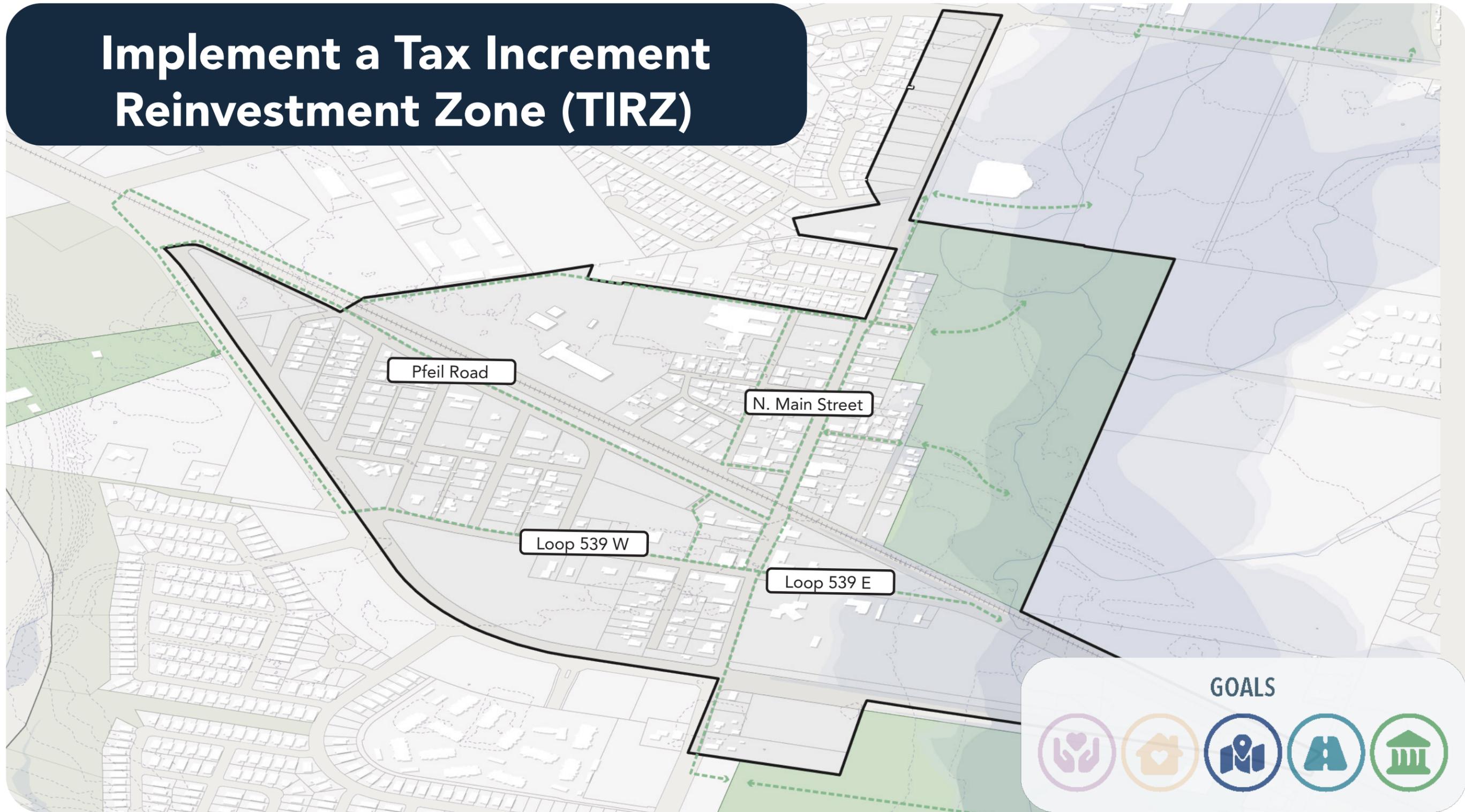
- Community Well-being
- Quality of Life
- Location/Accessibility
- Infrastructure
- Historical/Cultural Preservation

A neighborhood detention pond

Source: EcoDesignSD

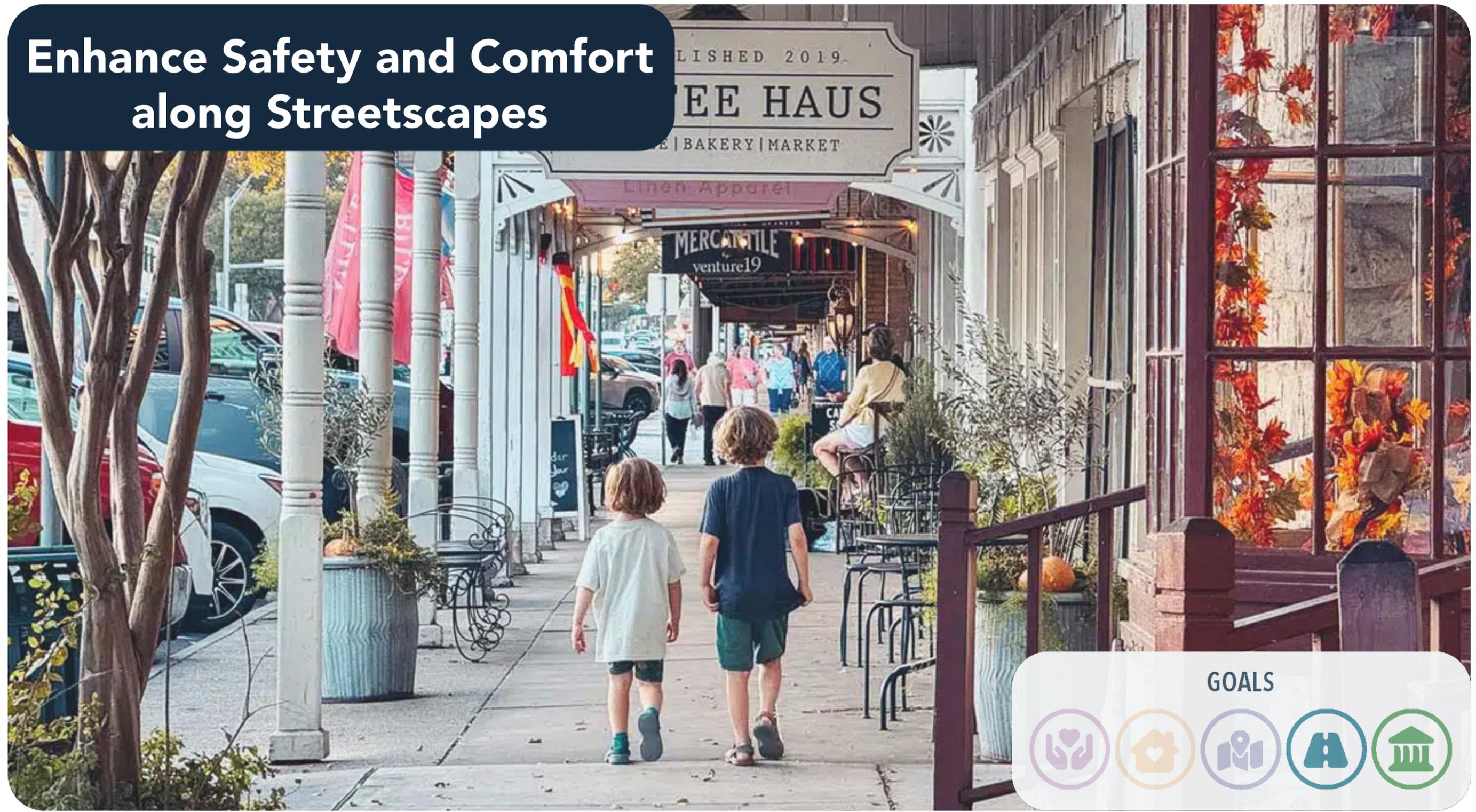


Implement a Tax Increment Reinvestment Zone (TIRZ)





Enhance Safety and Comfort along Streetscapes



GOALS

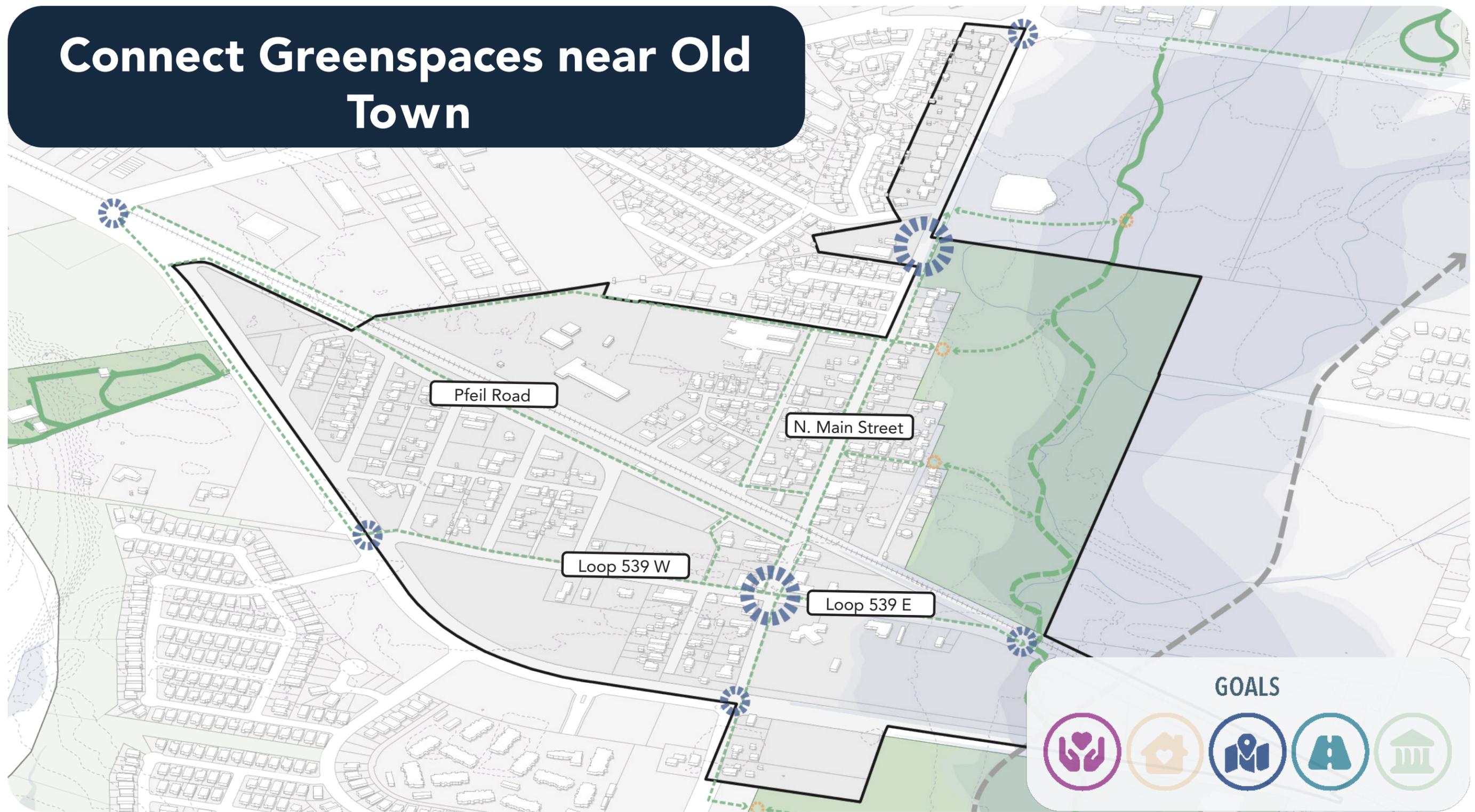
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Main Street in Fredericksburg, Texas

Source: WorldAtlas



Connect Greenspaces near Old Town





Develop Commercial Infill Incentives



Downtown Henderson, TX

Source: Explore Henderson Texas



Bring More People to Old Town



GOALS

-
-
-
-
-

Texas Farmers' Market at Mueller

Source: JBG Organic



Create an Area-Wide Consolidated Parking Plan





Enhance Beautification and Maintenance



GOALS

- Hands holding a heart (Community/Well-being)
- House (Housing/Community)
- Location pin (Location/Navigation)
- Building (Infrastructure/Development)
- Classical structure (Cultural/Heritage)

Hill Country Mile in Boerne, TX

Source: SATX Today



Become a Main Street Community



Downtown Denison, TX- a Main Street America partner.

Source: Main Street America



Design Streets for People and Drainage

