



Planning and Zoning Commission

Wednesday, June 10, 2026, 6:30 PM
Council Chambers
200 S. Main St.
Cibolo, Texas 78108

Est. Duration: 25 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 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 deliberate 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 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. This meeting is livestreamed.

6. Consent Agenda

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

6.A. Approval of the minutes from the May 13, 2026, meeting.

7. Discussion/Action Items

7.A. Discussion regarding Traffic Impact Analysis (TIA) and Drainage Study Principals and Practices.

7.B. Items of Commissioner Interests.

8. UDC, CIP, Master Plan and Staff Updates

8.A. Receive updates and announcements from staff regarding current and upcoming planning-related projects, applications, and initiatives.

9. Items for future agendas

10. Adjournment

This Notice of Meeting is posted and 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

Valerie A. Chapman, 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 Planning and Zoning Commission was removed by me from the City Hall bulletin board on the ____day of _____2026.

Name and Title

Date Posted: June 3, 2026 01:54 pm



Planning and Zoning Commission Staff Report

A. Approval of the minutes from the May 13, 2026, meeting.

Meeting	Agenda Group
Wednesday, June 10, 2026, 6:30 PM	Consent Agenda Item: 6A.
From	
Valerie Chapman, City Secretary	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[051326 PZ Minutes.pdf](#)



Minutes for the Planning and Zoning Commission

200 S. Main St., Cibolo, Texas 78108

May 13, 2026, 6:30 PM - May 13, 2026, 8:01 PM

1. Call to Order

Ms. Fishback called the meeting to order at 6:30pm.

2. Roll call and Excused Absences

Members present: Sharpe, Dodd, Garcia, Fishback, Brown, Hubbard, and Msengi. Member absent: Greve. Ms. Hubbard made the motion to excuse the absence of Ms. Greve. Motion was seconded by Mr. Sharpe. For: All; Against: None. Motion carried 7 to 0.

3. Invocation/Moment of Silence

All in attendance observed a moment of silence.

4. Pledge of Allegiance

All in attendance recited the Pledge of Allegiance.

5. Citizens to be Heard

Mr. Josh Welch expressed concern that the City appears to be transitioning from a rural-urban development pattern to a more urban-suburban form, noting that this shift reflects a departure from the community vision established around 2010. He stated that this change is evident in recent zoning decisions that have been approved.

He further expressed concerns regarding watershed distribution and the potential impacts of development within floodplain areas, noting that such development may create public safety hazards during storm events or periods of heavy rainfall and may negatively affect residential access.

Mr. Welch also raised concerns about soil movement and its potential implications for long-term stability and infrastructure associated with development.

6. Consent Agenda

6.A. Approval of the minutes from the March 11, 2026, meeting.

Ms. Dodd pulled the minutes from the Consent Agenda and noted the vote for Item 7 needed correction and the time for Item 8A needed correction.

Dr. Browne made the motion to approve the minutes with the corrections mentioned. Motion was seconded by Ms. Hubbard. For: All; Against: None. Motion carried 7 to 0.

7. Discussion/Action Items

7.A. Discussion/Action regarding the Final Plat of Steele Creek Unit 9.

Dr. Browne made the motion to approve the Final Plat of Steele Creek Unit 9. No second was made on the motion causing it to fail.

Ms. Hubbard made the motion to deny the Final Plat of Steele Creek Unit 9 based on the lack of information in the TIA, her experience as a resident in that neighborhood, and the storm water management plan only addressing the quality and not quantity of the water that is ran. Motion was seconded by Mr. Sharpe. For: Sharpe, Dodd, Garcia, Msengi, and Hubbard; Against: Fishback and Browne. Motion carried 5 to 2.

7.B. 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 Estate Residential to Rural Residential/Agriculture for certain real property located at 5590 Lower Seguin Road, legally described as ABS: 271 SUR: F RODRIGUEZ 11.050 AC. TR 1.

Mr. Sharpe made the motion to approve Item 7B. Motion was seconded by Dr. Browne. For: All; Against: None. Motion carried 7 to 0.

7.C. Discussion regarding a proposed joint workshop with City Council, P&Z, and CEDC to review the Future Land Use Map (FLUM) along portions of the FM 78 and IH-10 corridors, as directed by City Council.

Mr. Spencer spoke to the commissioners about the possibility of an upcoming proposed workshop with Council, P&Z, and CEDC to review the FLUM along FM 78 and IH-10.

7.D. Discussion/Action regarding the appointment of one (1) P&Z member to serve on the Capital Improvements Advisory Committee (CIAC) for a 3-Year Term.

Ms. Hubbard made the motion to nominate Dr. Msengi as the P&Z member on the Capital Improvements Advisory Committee. Motion was seconded by Ms. Fishback. For: All; Against: None. Motion carried 7 to 0.

7.E. Discussion regarding accessing meeting information in AgendaLink.

Mr. Spencer gave the commissioners an overview on the back end of agendalink and the website.

8. UDC, CIP, Master Plan and Staff Updates

8.A. Staff Updates

Mr. Spencer gave an update to the commission on current projects and their status. Mr. Spencer introduced the new Planning Department Manager, Yvonne Briscoe.

9. Subcommittee Updates

9.A. P&Z Onboarding Training

This item was tabled to a later date.

9.B. AACOG 2026 Planning & Zoning Workshop

The AACOG 2026 Planning & Zoning workshop will take place on Friday, May 15 at the Starcrest/Loop 410 location.

10. Items for future agendas

11. Adjournment

Ms. Hubbard made the motion to adjourn the meeting at 8:02pm. Motion was seconded by Ms. Garcia. For: All; Against: None. Motion carried 7 to 0.

PASSED AND APPROVED THIS 10TH DAY OF JUNE 2026.

Jennifer Greve
Chairperson