"City of Choice"

Unified Development Code Committee

Monday, September 21, 2026, 6:30 PM
Council Chambers
200 S. Main St.
Cibolo, Texas 78108

1. Call to Order

2. Roll Call and Excused Absences

3. Invocation/Moment of Silence

4. Pledge of Allegiance

5. Consent Agenda

5.A. Approval of the minutes from the April 7,2026, meeting.

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.

7. Discussion/Action

7.A. Discussion/Recap of the April 7, 2026, UDC Committee Meeting regarding the draft chapters in Module 1 of the Unified Development Code (UDC) Rewrite.

7.B. Discussion regarding proposed amendments to the current Unified Development Code (UDC) that are under consideration by City Council, including data centers, classification of new and unlisted uses, and smoke/ vape/ CBD shops.

7.C. Discussion/Presentation regarding the draft chapters in Modules 2 and 3 of the Unified Development Code (UDC) Rewrite.

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

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 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_____2026.

_____

Name and Title

Date Posted: September 14, 2026 01:53 pm

City of Cibolo

Unified Development Code (UDC) Committee Staff Report

A. Approval of the minutes from the April 7,2026, meeting.

Meeting	Agenda Group
Monday, September 21, 2026, 6:30 PM	Consent Agenda Item: 5A.

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

04.07.26 Minutes for the Unified Development Code.pdf

Minutes for the Unified Development Code (UDC) Committee

200 S. Main St., Cibolo, Texas 78108

April 7, 2026, 6:30 PM - April 7, 2026, 7:30 PM

1. Call to Order

Meeting was called to order by Mr. Sharp at 6:33p.m.

2. Roll Call and Excused Absences

Members Present: Mr. Moses, Ms. Lambert, Mr. Dirkes (arrived at 6:45p.m.), Mr. Sharp, Ms. Adkins, Ms. Beecham, Mr. Day, and Mr. Solis. Member absent: Mr. Knight. Ms. Lambert made the motion to excuse the absence of Mr. Knight. Mr. Day seconded the motion. For: All; Against: None. Motion carried 7 to 0.

3. Moment of Silence/Invocation

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

No one signed up for Citizens to be Heard.

6. Consent Agenda

Ms. Lambert made the motion to approve the minutes from November 10, 2025. Motion was seconded by Ms. Beecham. For: All; Against: None. Motion carried 7 to 0.

6. Approval of the minutes from the January 22, 2026, meeting.

7. Discussion/Action

7.A. Discussion regarding Module 1 Draft Chapters (General Provisions, Zoning Districts and Dimensional Standards, and Use Standards) for the Unified Development Code (UDC) Rewrite.

Mr. Spencer went over Module 1 draft chapters (General Provisions, Zoning Districts and Dimensional Standards, and Use Standards) for the UDC Rewrite and gave each committee member the opportunity to provide feedback.

8. Adjournment

Mr. Sharp made the motion to adjourn the meeting at 7:50p.m. Motion was seconded by Ms. Lambert. For: All; Against: None. Motion carried 8 to 0.

PASSED AND APPROVED THIS 21st DAY OF SEPTEMBER 2026.

Anthony Sharp
Chairman

City of Cibolo

Unified Development Code (UDC) Committee Staff Report

A. Discussion/Recap of the April 7, 2026, UDC Committee Meeting regarding the draft chapters in Module 1 of the Unified Development Code (UDC) Rewrite.

Meeting	Agenda Group
Monday, September 21, 2026, 6:30 PM	Discussion/Action Item: 7A.

From
Eron Spencer

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

Module 1 - Questions & Comments

Page #	Section	Comment
2	1.2.1 Authority and Jurisdiction	STAFF: Add "TLGC Chapter 212, Municipal Regulation of Subdivisions and Property Development" to the list of state statutes.
6	1.2.2 Transitional Provisions and Vested Rights	STAFF: Under the current code, a final plat becomes null and void two years after the date of approval, unless an extension is filed. Will this requirement be mirrored in the updated final plat provisions? STAFF: Land study and other agreements (i.e., Public Improvement Agreement, Development Agreement, etc.) should be added to the list of approved applications under subsection F.
7	2.1.1 Zoning Districts Established	STAFF: Add a new table identifying the former (current) zoning districts and specify that these districts will remain applicable to existing, developed properties. Then, within the section outlining new zoning districts, clarify that the updated districts will apply to future rezonings on undeveloped properties.
7	Table 2.1.1-1 Zoning Districts Established	STAFF: Move the Medium Density Residential (SF-4) District to the same line in the table as the Single-Family Residential District (SR). The minimum lot standards for SF-4 appear to align more closely with the Community Residential PlaceType.
7	Table 2.1.1-1 Zoning Districts Established	STAFF: For the Mixed Residential District, replace "Community Residential" with "Compact Residential. The minimum lot requirements in the Mixed Residential District align more closely with the Compact Residential PlaceType.
7	Table 2.1.1-1 Zoning Districts Established	STAFF: Add the former zoning districts (Medium-High Density Residential (SF-5) District and High Density Residential (SF-6) District) to the table to correspond with Mixed Residential District (MR).
8	Table 2.1.1-1 Zoning Districts Established	STAFF: Replace Old Town Mixed Use Overlay ("TC") with (OT) STAFF: Add General Retail/Office Restrictive Alcohol Sales (C-3R) to the table. STAFF: Is the Public Facilities zoning district being removed from the UDC? STAFF: There are few existing C-2 or C-2R zoned properties along corridors. Should these be grouped with Neighborhood Commercial (NC) rather than Corridor Commercial (CC)? STAFF: Are all other existing overlays proposed to be removed (i.e., Town Center Overlay, FM 78 Overlay, Old Town Overlay)?
10	2.1.2 Official Zoning Map	STAFF: Do we still want the City Manager to be involved in the approving interpretations of the Zoning Map?
10	2.1.3 Zoning Classification for Newly Annexed Areas	STAFF: Currently, voluntary annexations go straight to City Council for consideration. Will that process remain the same, or will the Planning & Zoning Commission now be required to provide a recommendation on annexation requests?
10	2.2.1 Rural Residential /	STAFF: Can additional clarification be given under subsection D. Development Types, 2. Agricultural? Is there a distinction between

	Agricultural (RA)	agricultural businesses permitted within this zoning district and agricultural businesses that operate on a commercial or industrial scale, which may not be compatible with the intended character of the RA zoning district? STAFF: Currently, the definitions for "Agricultural" and "Agricultural Sales and Services" suggest there is a difference between permitted agricultural operations. However, the RA zoning district appears to allow all agricultural operations within the district.
15	2.2.3 Single-Family Residential District (SR)	STAFF: Under subsection D. replace "DR" with "SR"
16	Table 2.2.3-1 SR Lot and Dimensional Standards	COMMITTEE: Please verify the max. dwelling units per acre for conventional developments in the SR district is 3.5. STAFF: What does lot area (average) refer to? With the exception of the MR district, the other zoning districts do not seem to include this dimensional standard. Is there a reason for this? STAFF: Is 10,000 sq ft. the minimum lot area for conventional development types in the SR district? If so, please add "(min.) after Lot Area on the table. COMMITTEE: Would prefer increasing the maximum height allowed for accessory structures in the SR district from 12ft to 14 ft
18	Table 2.2.4-1 MR Lot and Dimensional Standards	STAFF: Would the dimensional standards for single-family detached dwelling units in the MR district fall under "Other" in this table?
25	Table 2.2.6-1 OT Lot and Dimensional Standards	STAFF: Given the number of existing structures in Old Town that predate the City's along with the relaxed lot design standards in the current UDC, it would be appropriate to carry make sense to carry over these context-sensitive standards in the OT district (similar to the neighborhood conservation type in the SR district). This would help preserve and maintain the unique character of Old Town.
39	2.3.1 Planned Unit Development (PUD)	STAFF: Replace the City of "Dickinson" with "Cibolo" in the last sub-bullet point under Flexibility and Innovation. STAFF: Under subsection C. Alternative Design, replace "confirms" with "conforms"
40	2.3.1 Planned Unit Development (PUD)	STAFF: Under G. Development Standards, 4. Protective Covenants, after "Sale or transfer of properties dedicated for common use shall not be permitted without" add "providing notice to the City and the replatting of the property according to legal requirements."
41	2.3.1 Planned Unit Development (PUD)	STAFF: Under I. Concept Plan Required, please ensure definitions are provided in the appropriate chapter(s) of the UDC for "floor-area ratio", "height ratio", and "spot grades", which are words that are referenced in this section. STAFF: Replace utility and "garbage" easements with utility and "drainage" easements

		STAFF: Under I. Concept Plan Required, 3. Contents, add an additional requirement for proposed residential uses in a PUD to include an exhibit that identifies school district(s) in which the property is located and specify the number of lots in each school district, if the property spans multiple districts. STAFF: Under I. Concept Plan Required, 4. Single Drawing, remove the last part of the sentence referring to the City Manager and Building Inspector, and replace with the evaluation and interpretation by the "City Administrator".
42	Section 3.1.1 General Provisions	STAFF: Under subsection B. Use Table, replace "special" with "conditional"
43	Section 3.1.2 Use Table	STAFF: Under subsection A. Generally, replace "special use" with "conditional use" STAFF: Under subsection C. Use Specific Standards, add "permitted" before "limited," and replace "special uses" with "conditional uses"
44	Table 3.1.2-1 Use Table [Residential Use Categories]	STAFF: Under the current UDC, there is a distinction between mobile home, manufactured home, and manufactured modular home. Is a modular home included in the definition of Single-Family Manufactured Home, or has it been removed from the definitions and use table? STAFF: Please ensure the definition for Assisted Living Facility (and other related uses) is consistent with the Texas Human Resource Code and Texas Administrative Code, including occupancy thresholds (i.e., number of patients allowed) for different types of assisted living facilities. STAFF: Please add definitions in Section 10.2.2 for Independent Senior Living Facility and Residential Care Facility.
46	Table 3.1.2-1 Use Table [Commercial Use Categories]	STAFF: Where would a Convenience Store (without retail fuel sales) fall in the use table? STAFF: Please add a definition in Section 10.2.2 for Special Vehicle Sales.
47	Table 3.1.2-1 Use Table [Commercial Use Categories]	STAFF: Based on resident/stakeholder input received from prior public engagement efforts, there has been consistent support for encouraging small, independent businesses in Old Town, rather than allowing big box or chain retailers. For example, permitting by right "All other Retail Repair, Sales, and Service uses not listed above" within Old Town would not align with the feedback received. Please revise accordingly.
47	Table 3.1.2-1 Use Table [Industrial Use Categories]	STAFF: Remove the letter "d" from All Waste[d]-Related uses"

47, 48	Table 3.1.2-1 Use Table [Agricultural Use Categories]	STAFF: Please add a definition in Section 10.2.2 for Agri-Tourism. STAFF: Are all agricultural uses allowed in the RA zoning district regardless of scale, including operations that may produce impacts (i.e., light, noise, dust, odors, increased traffic, etc.) on neighboring properties? STAFF: Pet Sitting, Boarding, or Training Facilities is listed as a limited use in Old Town. Which definition(s) in Section 10.2.2 would this use fall under?
50	Section 3.2.1 Limited Use Standards	STAFF: Are limited uses approved administratively by staff or legislatively by City Council? Please add a provision that explains the review and approval process.
54	Table 3.2.1-1 Limited Use Standards [Bar, Tavern, or Nightclub]	STAFF: TABC references a minimum 300ft separation requirement from schools and churches for businesses engaged in alcohol sales. This standard was also adopted in Sec. 6-11 of the City's Code of Ordinances. Please verify for consistency and revise accordingly.
54	Table 3.2.1-1 Limited Use Standards [Bed and Breakfast]	STAFF: Remove the duplicative "of" from #1
55	Table 3.2.1-1 Limited Use Standards [Fuel Sales (retail)]	STAFF: Some language from the current UDC requiring a Conditional Use Permit (CUP) for retail fuel sales looks to have carried over into the limited use standards. Is the intent to require both a CUP and Limited Use Permit for structures exceeding 5,000 sq. ft. that operate a retail fuel sales business?
56	Table 3.2.1-1 Limited Use Standards [Liquor Store]	STAFF: Same comment as previously made for Bar, Tavern, or Nightclub regarding applicable TABC distancing requirements. STAFF: Is there a reason why the distancing requirements for a liquor store differ from those that apply to a bar, tavern, or nightclub?
64	Table 3.2.2-1 Conditional Use Standards [Short-Term Rental]	STAFF: Is #1 a common standard for regulating short-term rentals in similar communities?
66, 67	Section 3.3.1 Accessory Use Standards	COMMITTEE: Are the accessory use standards in this section also applicable to short-term rentals?
69	Section 3.3.1 Accessory Use Standards	STAFF: Under the current UDC, there is a list of prohibited activities that do not qualify as a home occupation. Should that list be carried over into subsection 4. Home Occupation, or is the current language clear enough that those types of uses would not be permitted as home occupations?

72	Section 3.3.2 Temporary Use Standards	STAFF: Are temporary uses approved administratively by staff or legislatively by City Council? Please add a provision that explains the review and approval process.
72	Table 3.3.2-1 Temporary Uses and Structures by District	STAFF: Replace "TP" with "PT" in the table to match the key.
78	Table 3.3.2-2 Standards for Specific Temporary Uses and Structures	STAFF: A mobile home is permitted as a temporary construction office? This seems to contradict the provision prohibiting mobile homes (Sec. 3.1.1) as well as what is shown in the use table (Sec. 3.1.2). STAFF: Modular manufactured units are permitted as a temporary use. However, they are not reflected in the use table and are not included in the definition of Single-Family Manufactured Home.
83	Table 3.4.3-6 Parks and Open Areas Use Category	STAFF: Please add a definition in Section 10.2.2 for Arboretum or Botanical Garden STAFF: Is there a need to include a Boat Launch and Dock or Pier (noncommercial) as a land use within Cibolo's code?
84	Table 3.4.3-8 Social Service Facilities Use Category	STAFF: Please add a definition in Section 10.2.2 for Shelter
86	Table 3.4.4-1 Auto Related Sales and Services Use Category	STAFF: If I am interpreting this section and the use table in Section 3.1.2-1 correctly, a Travel Plaza would fall under "All other Auto Related Sales and Service uses not listed above" and would be permitted by right in the Light Industrial and Heavy Industrial zoning districts. However, fuel sales (retail) require a limited use permit in those same zoning districts where a Travel Plaza is permitted by right. Is that correct?
92	Table 3.4.4-8 Retail Repair, Sales, and Services Use Category	STAFF: The definition of Funeral Home does not indicate whether mortuaries or crematoriums are allowed or excluded from this land use. Should these uses have their own definitions, or should they only be allowed in districts where cemeteries are permitted within the use table?
93	Table 3.4.4-9 Self-Service Storage Use Category	STAFF: Should Convenience Storage be added to the list of primary uses? STAFF: There appears to be some overlap in these definitions (Boat or RV Storage, Convenience Storage, and Self-Storage Facilities).
93	Table 3.4.5-1 Heavy Industrial Use Category	STAFF: Aggregate, Concrete, and Asphalt Plant is listed as a primary use. According to the use table, all Heavy Industrial uses are permitted by right. Under the current UDC, batch plants require a CUP to be approved by City Council. How would this use be addressed for temporary batch plants that want to operate within the City (i.e., TxDOT)?

95	Table 3.4.5-2 Light Industrial Use Category	STAFF: Would pharmaceutical manufacturing be considered a light industrial use?
95, 96	Table 3.4.5-3 Resource Extraction Use Category	STAFF: Resource extraction is permitted by right in the Heavy Industrial district. Under the current UDC, resource extraction requires a CUP to be approved by City Council.
110	Section 10.2.2 Definitions	STAFF: There are two different definitions for Campground STAFF: The definition for Caretaker's Quarters indicates it is a use in an "industrial" use type. Shouldn't this be for "residential" instead?

City of Cibolo

Unified Development Code (UDC) Committee Staff Report

B. Discussion regarding proposed amendments to the current Unified Development Code (UDC) that are under consideration by City Council, including data centers, classification of new and unlisted uses, and smoke/ vape/ CBD shops.

Meeting	Agenda Group
Monday, September 21, 2026, 6:30 PM	Discussion/Action Item: 7B.

From
Eron Spencer

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

DRAFT Redline of UDC Data Center Regulations
UDC 4.4.7 Redline New Unlassified Uses
DRAFT Ordinance New Unclassified Uses
DRAFT Ordinance Smoke Vape CBD Shops

DRAFT DEFINITIONS RELATED TO THE REGULATION OF DATA CENTERS

Section 1.12 Unified Development Code Data Center Related Proposed Definitions

The following words, terms and phrases, when used in this UDC, shall have the meanings ascribed to them in this UDC, except where the context clearly indicates a different meaning. Those terms not expressly defined in this Article are to be defined in accordance with the City UDC or other applicable ordinances or the City Code of Ordinances or in the absence of ordinances in accordance with customary usage in municipal Planning and Engineering practices.

Attenuation
is the reduction in the strength, intensity, or magnitude of energy as it travels from its source to a receiver. In the context of a data center, attenuation can apply to both airborne noise and ground- or structure-borne vibration.

a. **Noise attenuation**
is the reduction of sound pressure as sound travels from equipment to a receptor, such as a nearby residence or property line. Noise can be attenuated through distance, barriers, building enclosures, acoustic insulation, silencers, equipment selection, and site layout.

b. **Vibration attenuation**
is the reduction of mechanical vibration transmitted from equipment through a building structure, foundation, soil, or other physical medium. It can be achieved through vibration isolators, spring mounts, elastomeric pads, inertia bases, flexible connections, foundation separation, and distance from the vibration source.

Backup Generation
means equipment, including engines, generators, turbines, fuel storage systems, switchgear, and associated controls, designed to automatically or manually provide temporary electrical power during a loss or interruption of utility-supplied electricity.

Behind-the-Meter Generation
means electrical generation facilities located on the customer's side of the utility revenue meter that are designed primarily to supply electricity for on-site consumption rather than for sale into the wholesale or retail electricity market.

Certificate of Convenience and Necessity – Electric (CCN)
is a certificate issued by the Public Utility Commission of Texas (PUCT) that grants an electric utility or electric cooperative the exclusive legal right and obligation to provide electric distribution service within a defined geographic service area.

DRAFT

Certificate of Convenience and Necessity – Water (CCN)
is a certificate issued by the Public Utility Commission of Texas (PUCT) that grants a water utility the exclusive legal right and obligation to provide retail water service within a defined geographic service area.

Data Center
a physical facility that houses computer systems and related equipment used to store, process, and manage data and applications (can be more than one type). Additional classificarions under Senate Bill 6.

a. **AI Data Center**
a specialized computing facility designed to train, deploy, and operate artificial intelligence (AI) models at massive scale.

b. **Air Cooled Data Center**
Computer Room Air Conditioners (CRAC), Computer Room Air Handlers (CRAH).

c. **Cloud Data Center**
Infrastructure supporting cloud services. Examples include: Amazon Web Services, Microsoft Azure, Google Cloud.

d. **Closed Loop Data Center**
Chilled water circulates in a closed loop. Low water demand, water is consumed except for maintenance and minor losses.

e. **Colocation Data Center (Colo)**
A provider owns the facility while multiple customers lease: Cabinets, Cages, Suites.

f. **Direct to Chip Cooling Data Center**
Coolant is circulated directly to CPUs and GPUs through cold plates.

g. **Edge Data Center**
Smaller facilities located close to end users to reduce latency Typical sizes:5,000–50,000 square feet: 1–20 MW

h. **Immersion Cooled Data Center**
Servers are submerged in dielectric fluid.

Electric load
is the instantaneous or anticipated demand for electrical power by connected equipment or customers, measured in watts (W), kilowatts (kW), megawatts (MW), or gigawatts (GW).

DRAFT

Electric Reliability Council of Texas (ERCOT)
is an independent, nonprofit organization responsible for maintaining the reliability of the Texas electric grid, balancing electricity supply and demand in real time, and administering the competitive wholesale electricity market that serves approximately 90% of Texas's electric load.

Enterprise Data Center (Ownership structure)
Owned and operated by a single organization.

Hyperscale Classification
A hyperscale data center is designed for massive cloud computing. Typical characteristics:

- Over 100,000 square feet
- 50–500+ MW
- Hundreds of thousands of servers
- Modular construction
- Automated operations

Managed Data Center (Ownership structure)
A third-party company owns and operates the infrastructure while providing managed IT services

Native Load
the amount of electricity that a utility is obligated to provide to the customers within its certified service territory under its duty to serve. It represents the utility's traditional customer demand, rather than electricity supplied to large customers under separate market arrangements. In Texas, Native load generally includes:

- Residential customers
- Commercial businesses
- Schools
- Hospitals
- Municipal facilities
- Small and medium industrial customers served under the utility's retail obligation

Power generators
are companies, public entities, or electric cooperatives that own and operate facilities that convert various energy sources into electricity for delivery to the Texas electric grid. These generators sell electricity into the wholesale market operated by ERCOT or provide power under long-term contracts or regulated arrangements.

Retail Electric Provider (REP)
is a company certified by the Public Utility Commission of Texas (PUCT) to purchase electricity in the wholesale market and sell it to retail customers in Texas's deregulated electric market.

DRAFT

Senate Bill 6
An entity requesting a new or expanded interconnection where the customer's total expected non-coincident peak demand at a single site is 75 MW or greater. subject to additional requirements, including:

- Execution of a large-load interconnection agreement.
- Detailed disclosure of projected electrical demand.
- Demonstration of project readiness and financial commitments.
- Participation in ERCOT's large-load planning and forecasting process.
- Responsibility for certain interconnection and transmission study costs.
- Review of transmission upgrades needed to reliably serve the project.

a. **Data Center Tier 1**
is where the data-center's total expected non-coincident peak demand at a single site is less than 75 MW.

b. **Data Center Tier 2**
is where the data-center's total expected non-coincident peak demand at a single site is 75 MW or greater.

Substation
is a facility within the electric power system that transforms voltage levels, switches electrical circuits, protects the transmission and distribution system, and directs the flow of electricity from generation sources to customers.

Transformer
is a static electrical device that transfers electrical energy between circuits through electromagnetic induction, increasing or decreasing voltage while maintaining essentially the same power (minus small efficiency losses).

Transmission companies
are utilities that own, operate, maintain, and expand the high-voltage transmission system that carries bulk electricity from power generation facilities to substations and large customers.

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Section 6.3 Supplemental Use Requirements

6.3.1 Purpose and Applicability

The City recognizes that there are certain land uses that may be regulated by the State of Texas or which may have characteristics which require certain controls in order to ensure compatibility with other uses in the zoning districts in which these certain uses may be permitted. As such, the following Supplemental Use Requirements shall govern the operation of each of the following uses.

….

S. Data Centers.

A. Applicability.

This Section establishes classification systems and supplemental development standards for Data Centers. These provisions shall apply to all Data Center uses unless otherwise specified.

B. Classification Systems.

Data Centers may be described and evaluated using one or more of the following classification systems:

1. Tier Classification.
    a. Tier 1 – Single utility feed, single power path, no redundancy, up to 29 hours annual downtime.
    b. Tier 2 – Redundant UPS, generators, and cooling equipment with a single distribution path, up to 22 hours annual downtime.
    c. Tier 3 – Multiple power paths; any component can be serviced without shutdown.
    d. Tier 4 – Fully fault tolerant; dual active power paths; 2N or greater redundancy; approximately 26 minutes annual downtime.
2. ANSI/TIA-942 Classification.
    Generally consistent with Tier classification and includes consideration of building architecture, telecommunications systems, electrical systems, mechanical systems, fire protection, and security.
3. Ownership Model Classification.
    a. Enterprise Data Center – Owned and operated by a single organization.
    b. Colocation (Colo) – Facility owned by a provider with leased cabinets, cages, or suites.
    c. Managed Data Center – Third-party owned and operated with managed IT services.
    d. Cloud Data Center – Infrastructure supporting cloud services.
    e. Edge Data Center – Smaller facilities located near end users (typically 5,000–50,000 square feet; 1–20 MW).
4. Hyperscale Classification.
    a. Facilities generally exceeding 100,000 square feet,
    b. 50–500+ MW capacity,
    c. modular construction, and

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d. automated operations.

5. Power Capacity Classification.
   a. Micro (<250 kW);
   b. Small (250 kW–2 MW);
   c. Medium (2–10 MW);
   d. Large (10–50 MW);
   e. Hyperscale (50–500+ MW).
6. Cooling Classification
   a. Air-cooled systems (CRAC/CRAH);
   b. closed-loop water cooling;
   c. direct-to-chip liquid cooling;
   d. immersion cooling;
   e. evaporative cooling; and
   f. closed-loop fan-cooled systems.
7. Facility Type Classification.
   a. Enterprise (CPU-focused),
   b. Cloud (multi-tenant),
   c. HPC (scientific computing),
   d. AI Training (high-density GPU clusters), and
   e. AI Inference (low-latency distributed systems).

C. General Development Standards.

1. All mechanical equipment, including cooling systems, generators, and related appurtenances, shall be designed, oriented, and screened to prevent noise, vibration, or operational impacts from exceeding the property boundary.
2. Screening methods may include architectural enclosures, sound attenuation walls, equipment placement, and other mitigation measures.
3. Development shall address water consumption, energy usage, emissions, and noise impacts.

D. Operational and Infrastructure Requirements.

1. Data centers less than 75 MW and utilizing closed-loop fan-cooled systems are required.
2. Disclosure of total electrical demand shall be required.
3. Applicants shall provide interconnection and transmission study costs.
4. Transmission upgrades necessary to reliably serve the development shall be identified.
5. Details of any behind-the-meter generation shall be provided.

E. Noise and Acoustical Standards.

1. Noise shall not exceed 65 dBA at the property line or exceed pre-development ambient levels, as verified by study.
2. An emergency backup generation noise management plan shall be required.
3. Generator testing shall be limited to weekdays between 8:00 a.m. and 5:00 p.m., except during emergencies.
4. Emergency operations are exempt only during actual outages or required reliability events.

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5. A study prepared by a qualified acoustical consultant shall model full buildout conditions, including cooling systems, transformers, generators, rooftop equipment, tonal characteristics, and site conditions.
6. Post-construction sound testing shall be required prior to occupancy and upon substantiated complaints.
7. Low-noise fans, advanced blade designs, and nighttime fan management practices shall be required.

F. Enironmental and Safety Standards.

1. Generator and transformer areas shall include spill containment.
2. Generator stacks shall be oriented vertically and designed to minimize impacts.
3. Refrigerant systems shall include leak detection and automatic isolation where appropriate.
4. Cooling-water chemicals shall be stored in secondary containment.
5. Low-impact development techniques shall be utilized where feasible.
6. Compliance with all applicable fire and building codes is required.
7. Emergency response plans shall be submitted, including fire, hazardous materials, spill response, and medical emergencies and shall comply with the following additional standards:
    a. Plans shall be prepared in coordination with local emergency service providers, including the Fire Department and Emergency Medical Services.
    b. The plan shall identify on-site emergency contacts, including a 24-hour operations contact.
    c. Site plans shall clearly identify emergency access routes, fire lanes, staging areas, and locations of fire suppression infrastructure.
    d. Hazardous materials management procedures shall include inventory disclosure, storage locations, and handling protocols in accordance with applicable regulations.
    e. Spill prevention and containment procedures shall be detailed, including secondary containment systems and emergency shutdown measures.
    f. Backup power systems and fuel storage areas shall include emergency shutoff controls and clearly marked access points.
    g. The plan shall include coordination procedures for utility failures, including electrical outages and cooling system failures.
    h. Evacuation procedures and employee safety protocols shall be provided.
    i. Plans shall be reviewed and updated periodically, and upon any material change to operations or site configuration.
    j. The City may require drills, training coordination, or additional documentation as necessary to ensure public safety and emergency preparedness.
8. Water containment and runoff management plans shall be required.

G. Air Quality and Emissions.

1. Proof of all applicable TCEQ permits shall be required.
2. Emergency generators shall comply with EPA Tier 4 emissions standards.

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H. Wastewater and Water Quality.

1. Evidence of TCEQ authorization for wastewater treatment facilities shall be provided where applicable.
2. Development shall comply with all federal pretreatment regulations, including 40 CFR Part 403, where applicable.
3. Compliance with all City wastewater discharge regulations is required.

I. Landscape Buffer Requirements.

1. Applicability. Landscape buffers shall be required in the following instances:
   a. When adjacent to or across a public right-of-way from an agricultural or residential use or zoning district;
   b. When outdoor storage, loading areas, mechanical equipment, or utility infrastructure are adjacent to an agricultural or residential use or zoning district;
   c. Along arterial and collector roadways;
   d. When necessary to mitigate visual, noise, lighting, or operational impacts between incompatible land uses, as determined through site plan review.
2. Minimum Buffer Standards.
   a. Minimum width of twenty feet (20') adjacent to residential uses or zoning districts;
   b. Minimum width of fifteen feet (15') in all other required instances;
   c. Buffers shall include canopy trees (maximum 30 feet on center), understory trees or large shrubs, and continuous hedge or shrub row plantings
   d. Buffers adjacent to residential uses shall achieve a minimum of seventy-five percent (75%) opacity within three (3) years.
3. Berms and Screening Alternatives.
   a. Earthen berms may be used in combination with or in lieu of fences or walls;
   b. Berms shall have a minimum height of three feet (3') and maximum height of eight feet (8'), with side slopes not exceeding 3:1;
   c. Berms shall be stabilized with turf or other approved plantings;
   d. Fences or walls may be integrated with berms;
4. Maintenance and Irrigation.
   a. All buffer areas shall be permanently maintained by the property owner;
   b. Irrigation shall be required unless otherwise approved;
   c. Existing vegetation may be preserved and credited if it meets the intent of this section.

J. Ongoing Compliance.

Material expansion of electrical load, cooling systems, generators, or water usage shall require amended review and approval in accordance with this Code.

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10.2.1 Off-Street Parking

The following table lists minimum off-street parking requirements by use. In instances in which the listed use differs from the uses established in Table 1: Off-Street Parking Requirements, the City Manager or designee shall determine the appropriate classification for this table. The area designated as "Old Town" shall be exempt from required parking established in Article 10. Should parking be provided on a property located within Old Town the parking design regulations in Section 10.6 Parking Space and Parking Lot Design, shall apply.

Table 1: Off-Street Parking Requirements

…

Industrial Uses

Use	General Requirement	Additional Requirement
Data Center	One (1) per facility	Plus, one (1) additional space per two (2) employees
Light Industrial Service, Manufacturing, and Assembly	One (1) per 500 ft2 GFA indoor facility, except indoor storage	Plus, one (1) additional per 1000 ft2 GFA outdoor facility; 1 per 2,500 ft2 indoor storage area
Warehouse and Freight Movement	One (1) per 500 ft2 GFA indoor facility, except indoor storage	Plus, one (1) additional per 1000 ft2 GFA outdoor facility; 1 per 2,500 ft2 indoor storage area
Mineral Extraction	One (1) per 300 ft2 GFA indoor facility	Plus, 1.5 additional spaces per two (2) employees
Waste-Related Service	One (1) per 250 ft2 GFA	Plus, one (1) additional per 1000 ft2 GFA outdoor facility; 1 per 2,500 ft2 indoor storage area

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Section 13.3 Industrial Uses

All uses not expressly permitted by the UDC shall be prohibited.

P = Permitted use
P-S = Permitted use, subject to supplemental use regulations of UDC Article 6.
C = Conditional use
C-S = Conditional use, subject to supplemental use regulations of UDC Article 6.
S= Subject to supplemental use regulations of UDC Article 6.
- = Prohibited

Use	C1	C2	C3	C4	I1	I2
Data Center, Limited Use. A facility or group of facilities used primarily for the housing, processing, storage, and distribution of digital data, including associated servers, network equipment, and supporting infrastructure, with a total electrical capacity of seventy-five (75) megawatts or less. Such facilities shall be designed to utilize closed-loop water cooling systems.	-	-	-	-	?	?
Data Center, All Other. A facility or group of facilities used primarily for the housing, processing, storage, transmission, and distribution of digital data, including servers, data storage systems, networking equipment, and all associated mechanical, electrical, and support infrastructure. This classification includes all data centers that do not meet the criteria for "Data Center, Limited Use," including but not limited to facilities with an electrical capacity exceeding seventy-five (75) megawatts or those utilizing non–closed-loop cooling systems. Such facilities may include accessory uses such as administrative offices, security operations, backup power generation, cooling systems, and utility substations necessary to support operations.	-	-	-	-	?	?

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4.4.7 Classification of New and Unlisted Uses

It is recognized that new types of land uses will develop, and forms of land use not anticipated may seek to locate in the City. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use shall be made as follows:

~~A. The question concerning any new or unlisted use shall be determined by the City Planner. The City Planner may choose to refer the matter to the Planning and Zoning Commission for an interpretation as to the zoning classification into which such use should be placed. The referral of the use interpretation question shall be accompanied by a statement of facts listing the nature of the use and whether it involves dwelling activity, sales, processing, type of product, storage and amount and nature thereof, enclosed or open storage, anticipated employment, transportation requirements, the amount of noise, odor, fumes, dust, toxic material, and vibration likely to be generated, and the general requirement for public utilities such as water and sanitary sewer. An applicant may appeal the decision of the City Planner with respect to the classification of a new or unlisted use.~~

~~B. The Planning and Zoning Commission shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts and determine the zoning district or districts within which such use should be permitted.~~

A. Any use not specifically identified or classified within this Unified Development Code shall be processed as a Unified Development Code amendment in accordance with the applicable procedures and requirements for UDC amendments. Through the UDC amendment process, it shall be determined whether the proposed use should be added to the Schedule of Permitted Uses contained in Article 13 of this UDC or otherwise regulated within the Code.

B. ~~If the Planning and Zoning Commission determines that the proposed use should be added to the Schedule of Permitted Uses (Article 13 of this UDC), the UDC shall be amended after public hearings before the Planning and Zoning Commission and the City Council.~~ If the Planning and Zoning Commission determines that the proposed use is consistent ~~fits~~ with~~in~~ the definition and intent of a use category currently listed in the Schedule of Permitted Uses, ~~it~~ the Commission shall transmit such finding, together with a recommendation for the~~n~~ appropriate parking requirement and any applicable development standards, in recommendation form to the City Council for consideration.

C. The classification or authorization of any new or unlisted use shall not become effective unless approved by the City Council through the applicable UDC amendment process.

~~C. The City Council shall by simple majority vote with respect to the recommendation of the Planning and Zoning Commission or make such determination concerning the classification of such use as is determined appropriate based on its findings and direct staff accordingly.~~

For UDC Amendments involving the addition, classification, or regulation of a new or unlisted use, the following additional criteria shall be considered:

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A. Characteristics of Proposed Use – The purpose, function, and operational characteristics of the proposed use, including:

1. The purpose and function of the use;
2. The activities, products, or services provided;
3. Typical operational characteristics, including hours of operation, customer or employee activity, and intensity of use;
4. The scale and size of the operation; and
5. Anticipated impacts generated by the use, including traffic, noise, vibration, lighting, odors, emissions, or other environmental effects.

B. Compatibility with Existing Use Categories – The degree to which the proposed use is similar to existing uses identified within this Code, including:

1. Similarity of land use activities and operational characteristics;
2. Similarity of potential impacts on surrounding properties;
3. Similarity of site design, building characteristics, and development patterns; and
4. Similarity of applicable development standards and mitigation measures.

C. Intensity and Impact Considerations. – Whether the proposed use creates impacts greater than those typically associated with similar uses already classified within this Code, including:

1. Increased traffic generation or transportation impacts;
2. Increased demand for public facilities or services;
3. Increased potential for nuisance impacts;
4. Increased intensity, scale, or duration of activity; and
5. Potential effects on adjacent or nearby properties.

D. Similar Existing Use Classification – Whether the proposed use is substantially similar to an existing use category identified within this Code. If the proposed use is determined to be substantially similar to an existing use category, consideration shall be given to whether classification within the existing category provides appropriate regulatory treatment.

E. New or Unique Uses – Whether the proposed use represents a new or unique land use type requiring creation of a new use category, modification of the Schedule of Permitted Uses, or establishment of additional development standards.

F. Comprehensive Plan and Zoning District Consistency – Whether The Comprehensive Plan and adopted planning policies;

1. The intent and purpose of applicable zoning districts;
2. The goals and objectives of this UDC; and
3. The City's adopted development policies.

G. Development Standards and Mitigation Measure – Whether additional development standards, operational limitations, or mitigation measures are necessary to address potential impacts associated with the proposed use.

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"City of Choice"

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF CIBOLO, TEXAS, APPENDIX A – UNIFIED DEVELOPMENT CODE, SECTION 4.4.7 CLASSIFICATION OF NEW AND UNLISTED USES TO AMEND CERTAIN REQUIREMENTS; DECLARING A PUBLIC PURPOSE; INCORPORATING RECITALS; PROVIDING A REPEALER AND SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY AND SETTING AN EFFECTIVE DATE.

WHEREAS, the City Council finds the City of Cibolo, Texas ("the City") is a home-rule municipality; and

WHEREAS, the City is empowered by Texas Local Government Code Chapter 211 to establish a zoning ordinance establishing zoning districts and permissible land uses within the incorporated limits of the City; and

WHEREAS, the City Council may choose to amend, supplement, change, or modify the City's zoning regulations, boundaries, or classifications; and

WHEREAS, after duly providing all required public notice, the Planning and Zoning Commission for the City of Cibolo, Texas (the "City") conducted a public hearing regarding amending Appendix A of the City's Code of Ordinances, also known as the City's Unified Development Code ("UDC"); and

WHEREAS, after duly providing all required public notice, the City Council conducted a public hearing regarding the amendment proposed herein; and

WHEREAS, having held public hearings and duly considering this matter, in accordance with applicable local laws as well as statutory requirements set forth in Texas Local Government Code Chapter 211, the City Council has approved the amendment to the City's UDC as set forth herein, having found that doing so will promote the health, safety and welfare of the public; and

NOW THEREFORE, the Cibolo City Council has considered the effect of this amendment and has determined it to be appropriate, necessary and in the public interest.

NOW BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS:

SECTION 1. AMENDMENT TO UDC SECTION 4.4.7. From and after the effective date, Section 4.4.7 Classification of New and Unlisted Uses, of Appendix A of the City's Code of Ordinances, also known as the City's Unified Development Code, shall be amended as set forth herein and shall hereinafter read as follows:

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4.4.7 Classification of New and Unlisted Uses

It is recognized that new types of land uses will develop, and forms of land use not anticipated may seek to locate in the City. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use shall be made as follows:

A. Any use not specifically identified or classified within this Unified Development Code shall be processed as a Unified Development Code amendment in accordance with the applicable procedures and requirements for UDC amendments. Through the UDC amendment process, it shall be determined whether the proposed use should be added to the Schedule of Permitted Uses contained in Article 13 of this UDC or otherwise regulated within the Code.
B. If the Planning and Zoning Commission determines that the proposed use is consistent with the definition and intent of a use category currently listed in the Schedule of Permitted Uses, the Commission shall transmit such finding, together with a recommendation for the appropriate parking requirement and any applicable development standards, in recommendation form to the City Council for consideration.
C. The classification or authorization of any new or unlisted use shall not become effective unless approved by the City Council through the applicable UDC amendment process.

For UDC Amendments involving the addition, classification, or regulation of a new or unlisted use, the following additional criteria shall be considered:

A. Characteristics *of Proposed Use – The purpose, function, and operational characteristics of the proposed use, including:*
   1. *The purpose and function of the use;*
   2. *The activities, products, or services provided;*
   3. *Typical operational characteristics, including hours of operation, customer or employee activity, and intensity of use;*
   4. *The scale and size of the operation; and*
   5. *Anticipated impacts generated by the use, including traffic, noise, vibration, lighting, odors, emissions, or other environmental effects.*

B. Compatibility with Existing Use Categories – The degree to which the proposed use is similar to existing uses identified within this Code, including:
   1. *Similarity of land use activities and operational characteristics;*
   2. *Similarity of potential impacts on surrounding properties;*
   3. *Similarity of site design, building characteristics, and development patterns; and*
   4. *Similarity of applicable development standards and mitigation measures.*

C. Intensity and Impact Considerations. – Whether the proposed use creates impacts greater than those typically associated with similar uses already classified within this Code, including:

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1. *Increased traffic generation or transportation impacts;*
2. *Increased demand for public facilities or services;*
3. *Increased potential for nuisance impacts;*
4. *Increased intensity, scale, or duration of activity; and*
5. *Potential effects on adjacent or nearby properties.*

D. *Similar Existing Use Classification – Whether the proposed use is substantially similar to an existing use category identified within this Code. If the proposed use is determined to be substantially similar to an existing use category, consideration shall be given to whether classification within the existing category provides appropriate regulatory treatment.*

E. *New or Unique Uses – Whether the proposed use represents a new or unique land use type requiring creation of a new use category, modification of the Schedule of Permitted Uses, or establishment of additional development standards.*

F. *Comprehensive Plan and Zoning District Consistency – Whether The Comprehensive Plan and adopted planning policies;*
   1. *The intent and purpose of applicable zoning districts;*
   2. *The goals and objectives of this UDC; and*
   3. *The City's adopted development policies.*

G. *Development Standards and Mitigation Measure – Whether additional development standards, operational limitations, or mitigation measures are necessary to address potential impacts associated with the proposed use.*

NOTE: All remaining sections of the UDC shall remain unchanged

SECTION 2. PUBLIC PURPOSE. The City Council finds that this amendment to the UDC is in the public interest and is necessary to promote the general welfare of the citizens of the City of Cibolo, Texas.

SECTION 3. INCORPORATING RECITALS. The City Council approves the recitals hereto and incorporates them herein as findings of fact.

SECTION 4. REPEALING ORDINANCES IN CONFLICT AND SAVINGS CLAUSE. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict with all remaining portions not conflicting being saved from repeal herein.

SECTION 5. SEVERABILITY. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or illegal, such decision shall not affect the validity of the remaining sections of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared void.

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SECTION 6. EFFECTIVE DATE. This Ordinance shall be effective immediately following publication as required by law.

PASSED, APPROVED, and ADOPTED on this ____ day of _____ 2026.

_____
Kara Latimer, Mayor

ATTEST:

_____
Valerie Chapman, City Secretary

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"City of Choice"

ORDINANCE NO._____

AN ORDINANCE OF THE CITY OF CIBOLO, TEXAS, AMENDING APPENDIX A – UNIFIED DEVELOPMENT CODE OF THE CITY OF CIBOLO CODE OF ORDINANCES ESTABLISHING POLICY AND REGULATORY STANDARDS FOR SMOKE, VAPE, AND CBD SHOPS; PROVIDING A PENALTY AND ENFORCEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council finds the City of Cibolo, Texas ("the City") is a home-rule municipality; and

WHEREAS, the City is empowered by Texas Local Government Code Chapter 211 to establish a zoning ordinance establishing zoning districts and permissible land uses within the incorporated limits of the City; and

WHEREAS, the City Council may choose to amend, supplement, change, or modify the City's zoning regulations, boundaries, or classifications; and

WHEREAS, the City Council of the City of Cibolo finds that the proliferation of smoke shops, tobacco stores, vape shops, and CBD retailers may negatively impact public health, safety, and welfare; and

WHEREAS, such establishments may increase the likelihood of tobacco sales to minors, the sale of illegal drug paraphernalia, and negative aesthetic and economic impacts on surrounding neighborhoods and businesses; and

WHEREAS, the City Council finds it necessary to adopt reasonable regulations to mitigate these impacts while providing appropriate locations for such businesses to operate; and

WHEREAS, the City Council desires to establish clear definitions, zoning standards, and operational requirements for smoke shops and related retailers within the City; and

WHEREAS, the Planning and Zoning Commission for the City conducted a public hearing on September 9, 2026, and after consideration made a recommendation of approval of this amendment; and

WHEREAS, the City has complied with all conditions precedent necessary to take this action and has properly noticed and conducted all public hearings and public meetings pursuant to the Texas Local Government Code and Texas Government Code, as applicable.

WHEREAS, the City Council conducted a public hearing on October 13, 2026, and after consideration determined that the ordinance amendment be approved as provided herein; and

WHEREAS, the City Council finds that the adoption of this Ordinance is in the best interest of the public health, safety, and general welfare of the citizens of the City of Cibolo.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS:

SECTION 1. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. Ordinance Amendments. The Cibolo Code of Ordinances is hereby modified by amending Appendix A – Unified Development Code as set forth in the attached Exhibit A.

SECTION 3. Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or illegal by final judgment of a court of competent authority, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed and ordained all the remaining portions of this Ordinance without the inclusion of such portion or portions found to be unconstitutional or invalid.

SECTION 4. Repeal. All resolutions, ordinances, or parts thereof conflicting or inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such conflict. In the event of a conflict or inconsistency between this Ordinance and any other resolution, code or ordinance of the City, or parts thereof, the terms and provisions of this Ordinance shall govern.

SECTION 5. Cumulative. This ordinance shall be cumulative of all provisions of the City of Cibolo, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the more restrictive provision shall apply.

SECTION 6. Savings. All rights and remedies of the City are expressly saved as to any and all violations of the provisions of any ordinances which have accrued at the time of the effective date of this Ordinance; and such accrued violations and litigation, both civil and criminal, whether pending in court or not, under such ordinances, shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 7. Publication and Codification. The City shall publish this Ordinance in the newspaper designated as the official newspaper of the City once as required by Section 3.13(3) of the City Charter. This Ordinance will be codified in the Cibolo Code in the next appropriate update.

SECTION 8. Open Meeting Compliance. The City Council finds that the meeting at which this Ordinance passed was conducted in compliance with the Texas Open Meetings Act.

SECTION 9. Enforcement and Penalties. It shall be unlawful for any person to violate any provision of this Ordinance. Any person who violates, or any person who causes or allows another person to violate, any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than Two Thousand Dollars ($2,000.00). Each occurrence of any violation of this Ordinance shall constitute a separate offense. Each day on which any violation of this Ordinance occurs shall constitute a separate offense.

SECTION 10. Effective Date. This Ordinance will become effective upon approval and required newspaper publication.

PASSED AND APPROVED this _____ day of _____, 2026.

_____
Kara Latimer, Mayor

ATTEST:

_____
Valerie Chapman, City Secretary

APPROVED AS TO FORM:

_____
DENTON NAVARRO RODRIGUEZ BERNAL SANTEE & ZECH, PC, City Attorney

EXHIBIT A

Article 1. – General Provisions, Section 1.12 – Unified Development Code Definitions is hereby amended to add the following definitions, added in alphabetical order:

Tobacco Paraphernalia
Devices primarily designed for consuming tobacco or controlled substances, including pipes, bongs, vaporizers, e-cigarettes, e-liquids, hookahs, and similar items. Lighters and matches are excluded.

Tobacco Product
Any nicotine-containing product intended for human consumption, excluding FDA-approved cessation products.

Minor
For enforcement purposes under the Unified Development Code, a minor is a person under 21 years of age.

Article 6. – Accessory, Temporary and Supplemental Use Requirements, Section 6.3 – Supplemental Use Requirements is hereby amended to add the following:

T. Smoke / Vape / CBD Shop Requirements

Smoke / Vape / CBD Shops shall be subject to the follow regulations:

1. Shall not be located within **300 feet** of and existing:
    - Community centers
    - Parks or recreational facilities
    - Churches or other place of religious assembly
    - Hospitals or other medical care facilities
    - Property zoned or used for residential purposes
2. Shall not be located within **1,000 feet** of an existing:
    - Smoke/Vape/CBD Shop
    - Public, private, parochial schools, or day care centers
3. Distance shall be measured from **property line to property line** in a straight line.
4. The City Council may grant exceptions if strict enforcement:
    - Creates undue hardship,
    - Does not serve the intended purpose,
    - Is not in the public interest,
    - Results in wasteful or inefficient land use, or
    - For any other reason the City Council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.
5. A request for an exception shall be submitted to the City Manager providing the location of the proposed use and justification for the exception. The City Council shall consider the request at the next meeting for which notice can be provided, and a decision shall be made within 60 calendar days of the filed request. Failure to act within the 60-day period shall be deemed an denial of the request. The decision of City Council shall be the final decision for the request.
6. Applications for an exception shall be processed as an Alternative Compliance application with the required fee per the current fee schedule. Operational requirements:

- Minors are prohibited entry unless accompanied by a parent or legal guardian.
- Required signage must be posted at each public entrance.
- No smoking or vaping is permitted in or on the premises.
- No self-service displays of tobacco, vape, CBD, or paraphernalia products.
- No free samples, coupons, or promotional giveaways.
- No sales may be conducted by minors.
- No criminal activity or sale of illegal products is permitted.
- A shop located in a building sharing one or more common walls or sharing common attic space with another retail or commercial establishment shall not allow product use on the premises in a manner that interferes with any other establishment's use or enjoyment of the premises.

7. Application requirements
    - A scaled floor plan must accompany any Certificate of Occupancy application. The floor plan shall be drawn to scale designating all interior dimensions of the premises, the proposed use of all spaces, identification of limited access areas, and areas of ingress and egress.
    - A list of establishments requiring distancing, providing the distance, and showing requirement is met.

Article 13. – Use Tables, Section 13.2 – Commercial Uses is hereby amended to add the following:

Section 13.2 Commercial Uses

All uses not expressly permitted by the UDC shall be prohibited.

P = Permitted use
C = Conditional use
S= Subject to supplemental use regulations of UDC Article 6.

Use	C1	C2 C-2R	C3 C-3R	C4	I1	I2
Smoke/Vape/CBD Shop.	P-S	P-S	P-S	P-S		
A retail establishment primarily engaged in the display, sale, distribution, delivery, offering, or marketing of tobacco, tobacco products, e-cigarettes, vaping devices, CBD or hemp-derived products, or tobacco paraphernalia or any derivative thereof. Exclusions: 1. Pharmacies selling FDA-approved cannabis or cannabis-derived products. 2. Grocery stores, supermarkets, convenience stores, or similar retailers where such products constitute an **ancillary sale**, defined as: o No more than 2% or 200 sq. ft. of gross floor area (whichever is less), or o For stores ≤250 sq. ft., no more than 5 sq. ft. of display area.	*Prohibited in C-2R and C-3R					

City of Cibolo

Unified Development Code (UDC) Committee Staff Report

C. Discussion/Presentation regarding the draft chapters in Modules 2 and 3 of the Unified Development Code (UDC) Rewrite.

Meeting	Agenda Group
Monday, September 21, 2026, 6:30 PM	Discussion/Action Item: 7C.

From
Eron Spencer

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

Cibolo TX - Module 2 and 3 for Open House and AC

Cibolo, TX Unified Development Code

Module 2: Design and Subdivision Standards, Floodplain, OT District,

Module 3: Review Bodies and Procedures, Nonconformities, and Other Provisions

September 21-22, 2026



Presentation Topics

- Project Background Reminder
- Highlights of Module 2 and 3
- Next Steps
- Comments, Questions, and Answers

Project Summary & Module 2 & 3 Goals

- Primary goals are to implement relevant recommendations and actions listed in Cibolo Tomorrow Comprehensive Plan and to integrate stakeholder/general public input.
- Other project goals related to Module 2 & 3:
  - Establish flexible yet predictable bufferyards
  - Promote content neutrality for signs
  - Bring building design standards in closer compliance with state statutes while maintaining quality
  - Update the Old Town district in compliance with the Old Town Master Plan
  - Strategic updates to subdivision regulations
  - Standardize and streamline, where appropriate, development review procedures



Project Timeline

Project Initiation
Staff coordination
Stakeholder Meetings

Jan.-Mar. 2025

Mar.-June 2025

Diagnostic Review
Document Review
Regulatory Audit
Joint Workshop

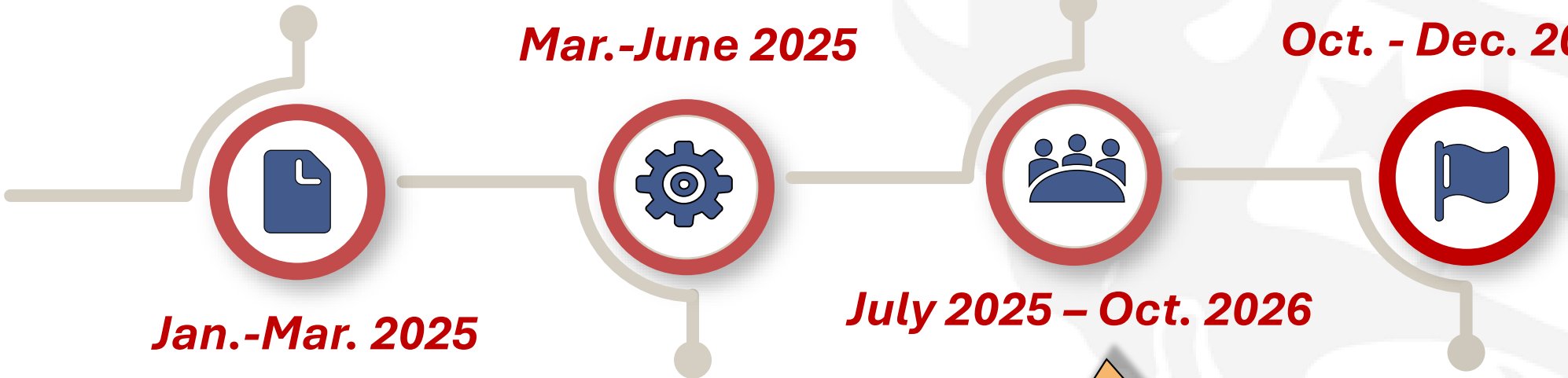
UDC Drafting and Refinement
Drafting UDC Modules (3)
STT and Advisory Committee Meetings for each Module
City Council Briefing
Open House Meetings

July 2025 – Oct. 2026

We're Here!

Oct. - Dec. 2026

Adoption Process
Public Hearing Draft
Public Hearings
Project Close-Out



CITY OF CIBOLO TEXAS

KENDIG KEAST COLLABORATIVE

UDC Organization

- CHAPTER 1, General Provisions (Module 1)
- CHAPTER 2, Zoning Districts and Dimensional Standards (Module 1 and Module 2 (Old Town))
- CHAPTER 3, Use Standards (Module 1)
- CHAPTER 4, Development And Design Standards (Module 2)
- CHAPTER 5, Floodplain And Floodway Development (Module 2)
- CHAPTER 6, Subdivision And Improvement Standards (Module 2)
- CHAPTER 7, Development Review Bodies (Module 3)
- CHAPTER 8, Development Review Procedures (Module 3)
- CHAPTER 9, Nonconformities And Enforcement Of UDC (Module 3)
- CHAPTER 10, Measurements And Word Usage (Module 3)

Basis for Structure

- **National and state best practice**
- **Feedback from Stakeholders**

Characteristics

- **Moved zoning districts and uses closer to front**
- **Administrative Chapters closer to back**
- **Keep standards with standards and procedures with procedures**

Chapter 4, Development Standards

- Article 4.1 General Development Standards and Special Allowances
- Article 4.2 Site and Building Design
- Article 4.3 Parking and Mobility
- Article 4.4 Landscaping, Buffering, and Sustainability
- Article 4.5 Outdoor Lighting
- Article 4.6 Signage

Article 4.1 General Development Standards and Special Allowances

- Purpose of each Article spelled out
- Clear which standards apply based on development activity
- Smaller changes to a site → fewer Articles apply
- Bigger changes to a site → more Articles apply
- Built-in allowances for setback and height encroachments

Table 4.1.1-1, General Applicability for Site Development and Design Standards

Key: ♦ = Article Applies | -- = Article Does Not Apply

Development Thresholds		Articles in Chapter 4, Site Development and Design					
		Article 4.1 General Development Standards and Special Allowances	Article 4.2 Site and Building Design	Article 4.3 Parking and Mobility[3]	Article 4.4 Landscaping, Buffering, and Sustainability	Article 4.5 Outdoor Lighting	Article 4.6 Signage
New construction or structural modification to an existing building		♦	♦	♦	♦	♦	♦
Increase in: ▪ gross floor area (GFA); ▪ impervious surface; or ▪ the number of apartment units or manufactured home stands (cumulatively over any 3-consecutive-year period)[2]	Less than 30% increase	♦	♦[1]	♦	--	♦	--
	30-49% increase	♦	♦	♦	--	♦	--
	50% or more increase	♦	♦	♦	♦	♦	♦
Change in use from residential to mixed-use or nonresidential		♦	♦	♦	♦	♦	♦
Change in use requiring additional parking, loading, or stacking spaces		♦	--	♦	--	♦	--
New construction or modification to existing parking or site access		♦	--	♦	--	--	--

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Article 4.2 Site and Building Design

- Applies to multi-family, nonresidential, mixed-use, and industrial buildings
- New multi-family standards: Building orientation, no blank walls, entry features, parking cannot dominate the frontage
- Existing nonresidential and mixed-use: Similar to multi-family with focus on awnings, reduction in blank walls, and building corners
- Industrial: Less stringent than above with focus on primary entries and façade articulation
- Carry-over of standards for fences and wall standards and outdoor storage and display

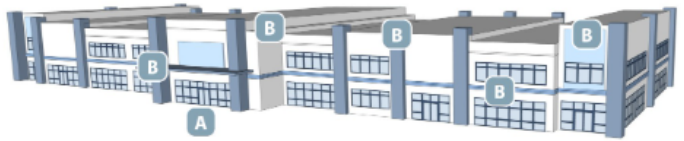
Figure 4.2.2-1, Multi-Family Building Design Illustrative Example



Figure 4.2.2-2, Nonresidential and Mixed-Use Building Design Illustrative Example



Figure 4.2.2-3, Industrial Building Design Illustrative Example



Article 4.3 Parking and Mobility

- Shared and cross-access addressed for greater mobility and safety
- Carry-over of existing parking ratios with uses added
- Parking reductions through options such as **shared parking**, off-site parking, electric vehicle charging stations, or approved parking studies
- Elaboration on loading and stacking requirements

Figure 4.3.1-2, Shared and Cross Access

Key: A = Shared Access Easement | B = Cross Access Easement

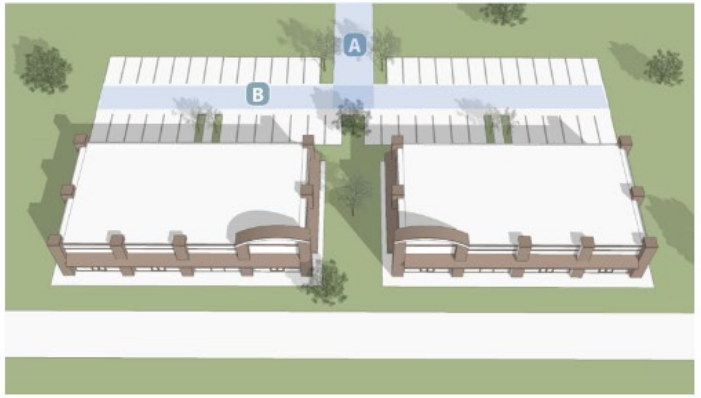


Table 4.3.4-1, Required Off-Street Parking by Land Use

Use Category (Article 3.4)	Use Type	Minimum Number of Parking Spaces Required
Commercial Use Categories		
Auto Related Sales and Services	Auto Repair and Services, Major	2 per service bay
	Auto Repair and Services, Minor	2 per service bay
	Auto Sales, Leasing, or Rental	1 per 500 sq. ft. GFA indoor facility
	Car Wash	• Full service: 1 per 150 sq. ft. GFA • Self-service: 1 per facility
	Fuel Sales (retail)	1 per 500 sq. ft. GFA (excluding fueling area)
	Special Vehicle Sales	1 per 250 sq. ft. GFA
	Travel Plaza	1 per 200 sq. ft. of retail floor area (excluding fueling area)
	Truck, Trailer, or Equipment Sales, Leasing, or Rental	1 per 250 sq. ft. GFA
	All other Automotive Sales and Services uses not listed above	2 per 250 sq. ft.
	Banquet or Meeting Facility	1 per 200 sq. ft. of banquet/meeting space plus 1 per employee
	Bar, Tavern, or Nightclub	1 per 200 sq. ft. GFA
	Microbrewery, Microdistillery, or	1 per 3 persons (based on max occupant load for building) plus

Article 4.3 Parking and Mobility



1 = Open Space
2 = Townhouses
3 = Restaurants
4 = Offices

Instead of requiring each separate land use (townhouses, restaurants, and office) to each provide their required parking, the new regulations would allow a reduction in parking because each land use has different parking demands at different times of day and days of the week.

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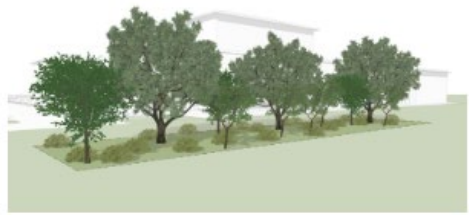
Article 4.4 Landscaping, Buffering, and Sustainability

- Bufferyards
  - Bufferyards required between differing districts (3 levels of intensity – A, B, & C)
  - Added "Structural" option for each level
  - Narrower width, but fence or wall required
  - Buffering standards relaxed for infill/redevelopment/adaptive reuse (except if adjacent to SR district)
- Retention of tree preservation requirements
- Additions to alternative landscaping related to xeriscaping and low-impact development

Table 4.4.4-1, District Bufferyards

Zoning of Parcel Proposed for Development	Zoning of Adjoining District									
	RA	ER	SR	MR	OT	MU	NC	CC	LI	HI
RA	--	A	A	C	C	C	C	C	C	C
ER	A	--	A	C	C	C	C	C	C	C
SR	A	A	--	C	C	C	C	C	C	C
MR	B	C	C	--	A	A	A	A	B	B
OT	C	C	C	A	--	B	B	B	B	B
MU	C	C	C	A	B	--	B	B	B	B
NC	C	C	C	A	B	B	--	B	B	B
CC	C	C	C	A	B	B	B	--	B	B
LI	C	C	C	C	B	B	B	B	--	B
HI	C	C	C	C	B	B	B	B	B	--

Table4.4.4-2, Bufferyard Classifications and Illustrations

Bufferyard Type	Minimum Width	Required Number of Plantings Per 100 Linear Feet *(min.)*				Illustration
		Large Tree	Medium Tree	Small Tree	Shrubs[1]	
Type C						
Natural (may include a berm)	~~25~~0 ft.	~~3~~2	3	5	25	
Structural	15 ft.	3	3	5	12	

Article 4.4 Landscaping, Buffering, and Sustainability

- Sustainability Index
  - Voluntary / Incentive-Based
  - Promotes Energy Efficiency and Resource Conservation
  - Points may be “traded in” for increases in building height, lot coverage, or density or reductions in minimum parking requirements
  - Example: Multifamily
    - Development in MU District: .75 pts
    - Green roof on 25% of roof area: 3.0 pts
    - Certified Dark Sky lighting: 1.0 pts
    - Total: 4.75 pts
    - Could redeem points for a combination of incentives in table to right

Table 4.4.10, Sustainability Incentives

Incentive	Points Required
A density bonus of up to 1 additional dwelling unit per acre beyond the maximum allowed in the applicable zoning district.	6
A density bonus of up to 2 additional dwelling unit per acre beyond the maximum allowed in the applicable zoning district.	10
An increase in the maximum allowable height up to 10 feet beyond the maximum allowed in a nonresidential or mixed use development, subject to approval of the Fire Marshal.	2
An increase in the maximum allowable height up to 5 feet beyond the maximum allowed in a residential development, subject to approval of the Fire Marshal.	2
Increase maximum lot coverage by 5 percentage points	2
Increase maximum lot coverage by 10 percentage points	4
A modification to the off-street parking requirements resulting in a reduction from the minimum requirements by up to 20 percent	4





Articles 4.5 Outdoor Lighting & 4.6 Signage

- Lighting provisions carried over
- Existing sign provisions contained sign types that are not content-neutral
- Draft regulations relate each sign type to permitted zoning districts
- Sign standards converted to tables with modernized graphics
- Elaborated on electronic and manual changeable copy sign standards

Sign Type and Standards	Zoning Districts									
	RA	ER	SR	MR	AR	OT	NC	MU	CC	LI	HI
Hanging Sign											
Number Allowed (max.)	--	--	--	--	--	1 per tenant or occupant with a ground-floor entry or storefront			1 per tenant or occupant with a ground-floor entry or storefront		
Sign Size (max.)	--	--	--	--	--	6 sq. ft			10 sq. ft		
Sign Height (max.)	--	--	--	--	--	Not to extend above top of building facade			Not to extend above top of building facade		
Sign Clearance (min.)	--	--	--	--	--	8 ft. above sidewalk and 18 ft. above vehicle use area			8 ft. above sidewalk and 18 ft. above vehicle use area		
Sign Projection[1] (max.)	--	--	--	--	--	--			--		
Illumination[2,3]	--	--	--	--	--	External Only[3]			External Only[3]		
Changeable Copy[4]	--	--	--	--	--	Not Permitted			Not Permitted		
Sign Permit Required	--	--	--	--	--	Yes			Yes		
Illustrative Example											

Chapter 5 Floodplain and Floodway Development & Chapter 6 Subdivision and Public Improvement Standards

- Chapter 5 references Chapter 30, Floods, of the City Code
- Chapter 6 carries over and wordsmiths existing standards
- Except for public improvements dedication
  - Expands acceptable security options beyond performance bonds and letters of credit
  - No release of security until City has formally accepted improvements
  - Allows security reduction as improvements are completed and City cost participation when improvements would otherwise be disproportionate to development impacts



Chapter 7 Development Review Bodies

- Describes each administrative and elected, or appointment review body and lists powers and duties related to the UDC

Administrative Review Bodies
- Administrator
- Building Official
- City Engineer
- Development Review Committee



Elected or Appointed Review Bodies
- City Council
- Planning and Zoning Commission
- Board of Adjustment



Chapter 8 Development Review Procedures

- Commons Review Procedures that are applicable to all the development review procedures covered in the UDC
  - Pre-Submission Conference
  - Application Submission and Fees
  - Completeness Review
  - Staff Review, Distribution, and Report
  - Public Notice, Meetings, and Hearings
    - Timing, contents, and recipients of notice
    - How public hearings are to be conducted
    - Continuances and Withdrawals
  - Recommendation and Decision Making
    - Common review criteria
    - Timelines for decisions on applications
  - Post-Decision Provisions
  - Expiration, Extensions, and Reinstatement



Chapter 8 Development Review Procedures

- Consolidates language regarding processes for review and decisions on all development procedures in one Division
- Establishes clear review criteria to facilitate review and final decisions
- Contains a Development Review Summary Table
  - Lists applications and provides cross reference
  - Shows timing or when needed
  - Shows if a pre-submission conference is needed
  - Establishes who makes recommendation and who takes final action
  - Shows expiration time if no action is taken

Table 8.1.10-1, Development Review Summary

Key: ♦ = Required | Pu = Published Notice Required | M = Mailed Notice Required | [ ] = Public Hearing Required | -- = Not Required/Not Applicable

Development Application (Cross-Reference to Procedure)	Submittal Timing	Pre-Submission Conference	Public Notice (8.1.6)	Review/Recommendation and Final Decision	Expiration[1] (8.1.9)
Zoning Map Amendment (Section 8.5.2)	Prior to establishing or expanding an activity, building type, or land use prohibited in the current zoning district	-- ♦	-- Pu M	▪ Review/Recommendation: ▪ 1st: Administrator ▪ 2nd: [Planning and Zoning Commission] ▪ Final Decision: [City Council]	-- None
Comprehensive Plan Amendment (Section 8.5.3)	Additions or changes to the Comprehensive Plan	♦	-- Pu	▪ Review/Recommendation: ▪ 1st: Planning and Engineering Services Department ▪ 2nd: [Planning and Zoning Commission] ▪ Final Decision: [City Council]	-- None
Annexation (Section 8.5.4)	Prior to incorporation of land into the city limits	-- ♦	-- Pu	▪ Review/Recommendation: ▪ 1st: Administrator ▪ 2nd: [Planning and Zoning Commission] ▪ Final Decision: [City Council]	-- None
Platting Procedures					
Minor Plat	Prior to developing a minor subdivision	--			2 years; None

Chapter 8 Development Review Procedures

Administrative Procedures

- Building Permit
- Certificate of Occupancy
- Certificate of Zoning Compliance*
- Certificate of Adequate Public Facilities
- Construction Plan
- Sign Permit
- Wireless Communications Facilities Permit *
- Protected Tree Removal Permit
- Extension of Water and Sewer Mains

Site Development Procedures

- Site Development Plan
- Master Development Plan**
- Comprehensive Sign Program
- Minor Modification of an Approved Plan
- Development Agreement

Use Permit Procedures

- Limited Use Permit*
- Conditional Use Permit
- Temporary Use Permit*

• = brand new procedure

** = similar to Overall Development Concept Plan/Land Study/Master Plan/Mixed Use Concept Plan

Chapter 8 Development Review Procedures

Platting Procedures

- Minor Plat*
- Development Plat
- Preliminary Plat
- Final Plat
- Amending Plats
- Replatting
- Vacating Plat

Annexation and Amendment Procedures

- Text Amendment
- Zoning Map Amendment
- Comprehensive Plan Amendment
- Annexation

Relief and Appeal Procedures

- Administrative Adjustment*
- Variance
- Subdivision Waiver
- Municipal Infrastructure Cost Waiver
- Appeals

* = brand new procedure

Chapter 8 Development Review Procedures

Specific Review Procedures

- Each individual procedure has a section with any additional information that is specific to that procedure and not covered in the common review criteria, including:
  - Purpose;
  - Specific Review Procedure;
  - Specific Review Criteria; and
  - Effect
- Results in very short, concise specific procedures for each application



Chapter 9 Nonconformities & Enforcement

Nonconformities

- Defines types: uses, structures, lots, signs, and other elements
- Explains when nonconformities may continue ("grandfathered")
- Sets limits on expansion, rebuilding, relocation, or change of use
- Outlines what causes termination (abandonment, major damage, safety risks)



Enforcement

- Designates Administrator, Building Official, and City Engineer as enforcement officials
- Provides examples of violations
- Sets out process for notifying property owners of violations and how to correct them



Chapter 10 Measurements & Word Usage

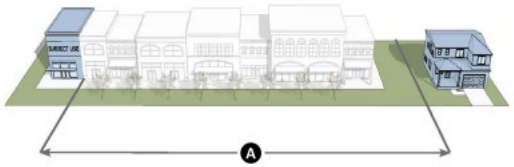
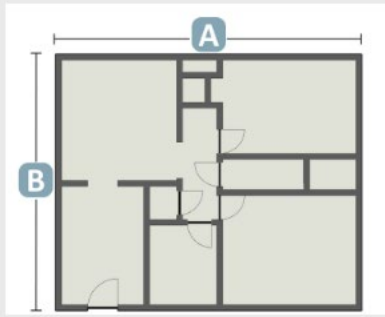
Measurements

- Shows how to measure density, use separation, building height, etc.

Word Usage

- Meaning of "and"/"or," computation of "days," sets up designees, rounding of numbers
- Definitions for uses, zoning terms, and other terms of art

Table 10.1.1-1, Measurements

Measurement	Methodology	Illustration
Density	The number of dwelling units divided by gross acres of a development.	
Distance/ Separation Between Uses	The horizontal distance (measured along the shortest line that can be drawn) from the property line of the lot containing the first subject use to the closest property line of the lot containing the other subject use.	
Gross Floor Area	The total area of all the floors of a building, including basements, intermediately floored tiers, mezzanines, etc., as measured from the exterior surfaces of the outside walls of the building.	

Old Town District Standards

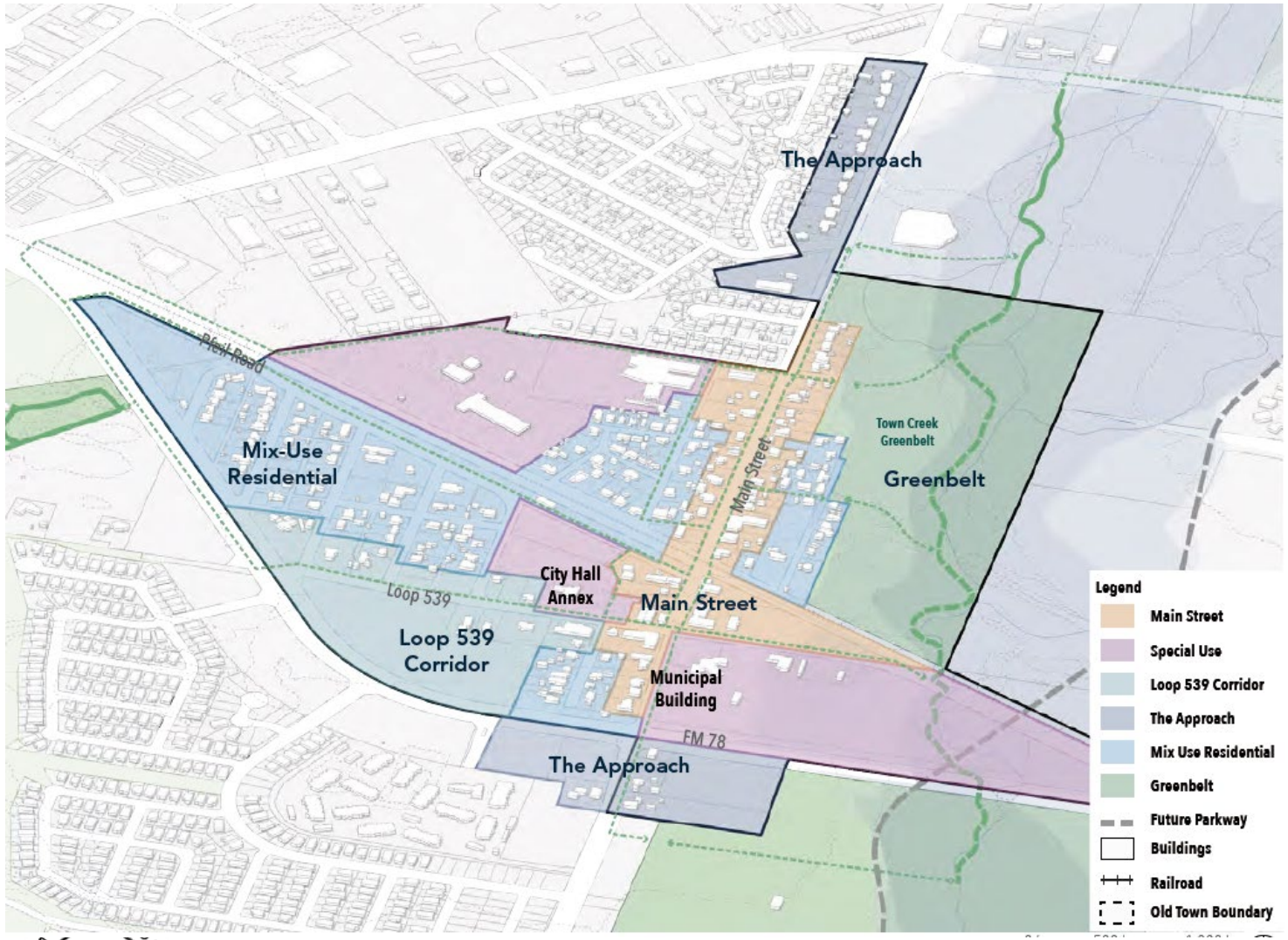
CIBOLO TOMORROW
OLD TOWN PLAN

CITY OF CIBOLO | APRIL 2026

- Update of OT, Old Town, district based on new Old Town Plan
- Purpose
  - Implement policies of the new Old Town Plan
  - Preserve and enhance the historic, cultural, and architectural character of the original town center
  - Promote vibrant and walkable mix of commercial, residential, and civic uses
  - Allow a full spectrum of land uses that supports year-round festivals, farmers markets, art walks, and community events



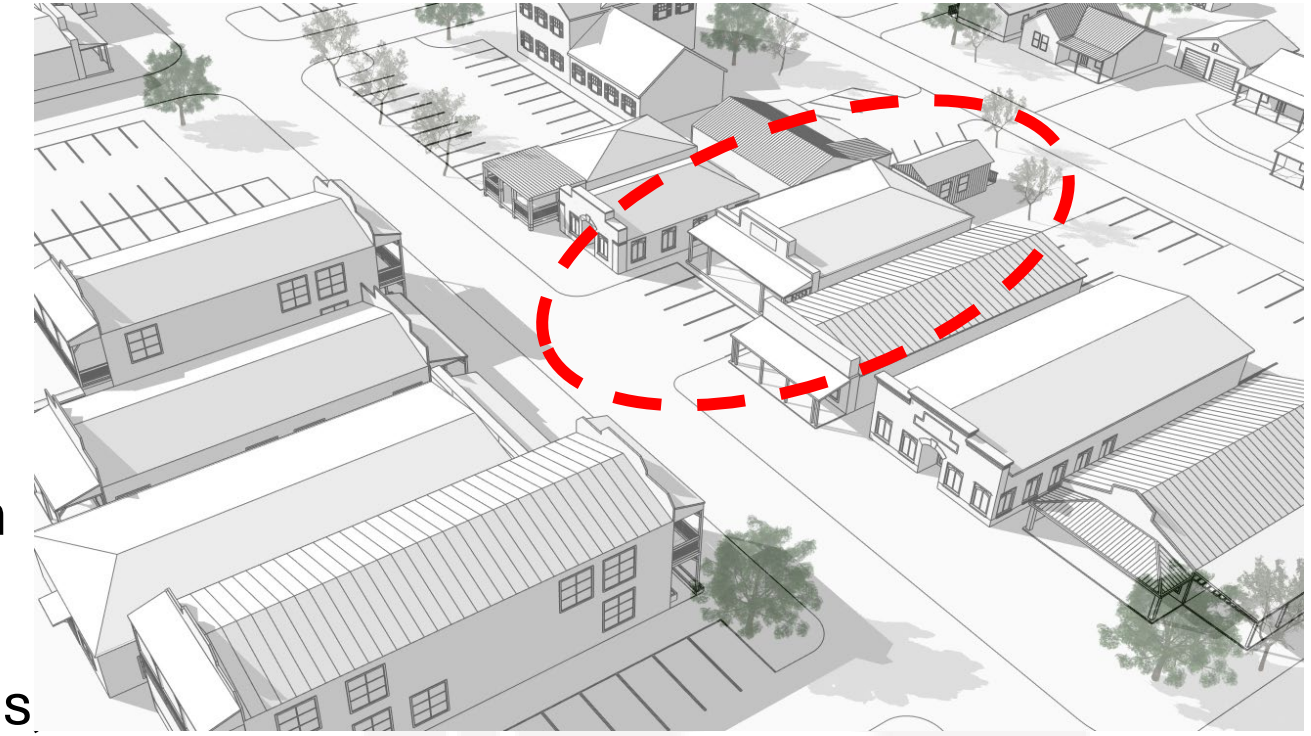
Old Town District Standards



Plan Character Areas	Zoning Sub-Districts within OT
Main Street	Main Street
Mixed Use Residential	Mixed Use Residential
Loop 539 Corridor, The Approach, Greenbelt	General Old Town

Old Town District Standards

- Density
  - Minimum and maximum density for Main St.
  - High maximum for Mixed Use Residential
  - Low maximum of General Old Town
- Common Open Space
  - Court yards, plazas, common greens, dog parks
- “Build-to” requirements for Main St. and Mixed Use Residential



Old Town District Standards

- Sample Land Uses
  - Most residential
  - Community centers, Places of worship, day care, public schools, clinics, parks
  - Indoor entertainment, food truck park, offices, banks, short-term rental (CUP), commercial parking, most types of restaurants, retail stores, micro-manufacturing
- Prohibitions
  - Manufactured/mobile homes
  - Larger group homes
  - Plasma donation
  - Auto repair and sales
  - Drive-in or drive-through uses
  - Game rooms
  - Adult business
  - Industrial uses



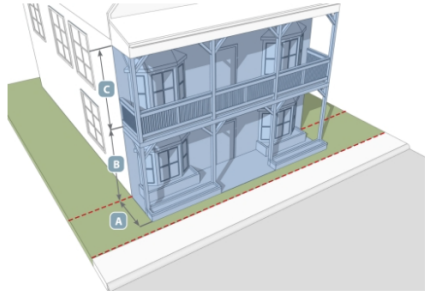


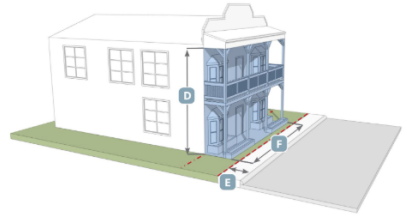
Old Town District Standards

- Frontage Types
  - Arcade – Main Street
  - Forecourt – Mixed Use Residential
  - Porch – Mixed Use Residential
  - Shopfront – Main Street
  - Stoop – Mixed Use Res & Main Street
- Form-based provisions
- Connect building to street
- Certainty combined with flexibility
- ADA Compliance

Table 4.2.2-7, *Arcade Frontage Standards*

Description: In the Arcade frontage, the front façade is within the build-to-zone and a covered walkway or arcade, with or without usable or habitable space above, encroaches over a sidewalk, protecting pedestrians from the elements and eliminating the need for an awning. This frontage is intended for buildings with ground-floor retail or commercial uses.





	Dimensional Standards	
A	Arcade Depth, Clear	8 ft. min.
B	Ground Floor Arcade Height, Clear	11 ft. min.
C	Upper Floor Arcade Height, Clear	9 ft. min.
D	Height	2 stories max. when encroaching in ROW
E	Setback from Back of Curb	2 ft. min.; 3 ft. max.
F	Width	50% of front facade min.
~~G~~	~~Window Percentage: Ground Floor, measured from 2 ft to 10 ft, should allow a view of at least 5 ft. of interior space~~	~~Min: 70%~~ ~~Max: 90%~~
	~~Window Percentage: Upper Floors, measured per floor~~	~~Min: 30%~~ ~~Max: 70%~~

Other Standards:

1. An arcade shall be supported from below by an arcade along its full length.
2. Arcade frontages shall also follow all of the standards for the Shopfront frontage type.
3. Arcades shall have a consistent depth along a frontage for an entire block face.
4. Galleries with two floors of habitable space above the arcade shall not encroach onto a public right-of-way and shall be located within the build-to-zone.
5. An arcade ~~or arcade~~ shall require a License Agreement and a Certificate of Insurance that is satisfactory to the City Attorney to encroach into the public right-of-way.

Arcade Examples





Old Town District Standards

- Parking Placement Standards

Figure 4.3.1-1, Vehicle Surface Parking Location[1]



Parking Locations	OT Sub-Districts		
	Main Street	Mixed Use Residential	General Old Town
Rear Parking	P	P	P
Front Parking	--	--	P
Corner Side Parking	P	P	P
Interior Side Parking[1]	P	P	P

Table Notes:

P = Parking Location Permitted

"--" = Parking Location Prohibited

A = Rear Parking | B = Front Parking | C = Corner Side Parking | D = Interior Side Parking

1. Rear or interior side parking that does not have direct access from a public right-of-way shall require the owner to obtain a cross access easement together with the adjacent property in accordance with Subsection K, *Shared and Cross Access*, below.

CITY OF CIBOLO TEXAS

KENDIG KEAST COLLABORATIVE

Next Steps (Tentative)

- Public Hearing Draft Published – Early October
- Planning and Zoning Commission Hearing – November 12
- City Council Reading – December
- Effective Date – TBD by City Council



Thank you!

Comments, Questions, and Answers

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