



"CITY OF CHOICE"

PLANNING AND ZONING MEETING

200 S. Main, Cibolo, Texas 78108

January 13, 2016

6:30 PM

MINUTES

1. Call to Order - Chairman Ms. Hale called the meeting to order at 6:32pm.
2. Roll Call – Members Present: Ms. Hale, Mr. Winter, Mr. Felder, Mr. Dufresne, Mr. J. Hicks, Mr. M. Hicks, Mr. Benson (arrived at 6:35 pm) and Mr. Gibbs (alternate also present); excused absent: Mr. J. Hicks made the motion to excuse the absence to Mr. Moraes. Motion was seconded by Mr. M. Hicks. For: All; Against: None. motion carried 7 to 0.
3. Moment of Silence – Mr. J. Hicks gave the Invocation.
4. Pledge of Allegiance – The Pledge of Allegiance was recited by all in attendance.
5. Citizens to be Heard

This is the opportunity for visitors and guests to address the Planning and Zoning Commission on any issue. Planning and Zoning Commission may not debate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time however the Planning and Zoning Commission may present any factual response to items brought up by citizens

Mr. James Hyslop spoke in favor of item 6B. No others citizens spoke at this time.

6. Public Hearings
 - A. The Cibolo Planning & Zoning will conduct a public hearing to hear public testimony concerning the proposed annexation of the properties described below:
 - All properties located in the City of Cibolo's Extraterritorial Jurisdiction (ETJ) generally located south of Schaffer Road, and west of Haeckerville Road containing 893 ±acres.
 - All properties located in the City of Cibolo's Extraterritorial Jurisdiction (ETJ) generally located 800 feet northeast of the intersection of Cibolo Valley Drive and Green Valley Road, and containing 29±acres.
 - All properties located in the City of Cibolo's Extraterritorial Jurisdiction (ETJ) generally located south of IH 10 and west of Linne Street, and containing 45±acres.

Ms. Gonzalez the City Planner briefed this item to commission. The Chairman Ms. Hale opened the public hearing at 7:02pm. The following individuals spoke during the public hearing: Mr. Pat Real lives on Lower Seguin Road and does not want to be annexed into the City. He feels that this is only a revenue producer for the City and he receives no benefit. He has a homestead and one other home on the property the rest is used for agriculture. He would like to extend his Non-Annexation Agreement for another 8 years. Mr. Roy Laubach lives on Haeckerville Road had several questions many of them were already answered by Ms.

Gonzalez. Mr. Laubach would also like to extend his Annexation Agreement. Mr. David Young who owns property in the Cibolo ETJ and is part of the proposed annexation requested an extension of his Annexation Agreement. His property is located approximately one mile from Haeckerville Road and the only access to his property is over a low water crossing over Cibolo Creek. There is no home on the property and he uses the property for hay. Mr. Young gave a letter to the Planning & Zoning members requesting this extension. There were no other citizens that spoke and Ms. Hale closed the public hearing at 7:40 pm.

- B. The Cibolo Planning & Zoning will conduct a public hearing to hear public testimony concerning a request to allow a Conditional Use Permit on a 3.11 acre property zoned C-3 located on the east side of FM 3009 between Dietz Road and Deer Creek Boulevard for a Self-Storage facility.

City Planner Ms. Gonzales went over the staff report on this item with the commission. Chairman Ms. Hale opened the public hearing at 8:06 pm. Dr. Laura Arnold from ABCD Pediatrics located next to this property spoke in favor of the project. The applicant Mr. Honigblum from Avant Development spoke to the Planning & Zoning Commission on this project. He thanked the Planning and EDC Departments for working with his company on the project. He presented a power point presentation regarding the approximately 3 acres located on FM 3009 for a mini-warehouse convenience storage facility. Ms. Hale closed the public hearing at 8:11 pm.

7. Consent Agenda

- A. Approval of the minutes of the November 12, 2015 Planning & Zoning Meeting.
- B. Approval of the minutes of the December 14, 2015 Special Planning & Zoning Meeting.

Mr. J. Hicks made the motion to approve the consent agenda. Motion was seconded by Mr. Dufresne. For: Mr. Felder, Mr. Winter, Mr. J. Hicks, Ms. Hale, Mr. Dufresne, Mr. Benson and Mr. M. Hicks; Against: None. Motion carried 7 to 0.

8. Discussion/Action Items

- A. Discussion/Action and recommendation to the City Council regarding a request to allow a Conditional Use Permit on a 3.11 acre property zoned C-3 located on the east side of FM 3009 between Dietz Road and Deer Creek Boulevard for a Self-Storage facility.

Mr. Dufresne made the motion to recommend to the City Council approval of a Conditional Use Permit on a 3.11 acre property zoned C-3 located on the east side of FM 3009 between Dietz Road and Deer Creek Boulevard for a Self-Storage facility with the stipulation that all storage building facades visible to FM 3009 and east of Dietz Creek shall be finished to match the Cibolo Business Park design, color and material pallet and that outdoor storage of any materials, vehicles or recreational equipment shall be prohibited. Motion was seconded by Mr. J. Hicks. For: Mr. Felder, Mr. Winter, Mr. J. Hicks, Mr. Dufresne, Mr. Benson and Mr. M. Hicks; Against: Ms. Hale. Motion carried 6 to 1.

Mr. Dufresne had to leave the meeting at 9:12 pm. Mr. Gibbs, Planning & Zoning alternate was able to take over that empty seat.

- B. Discussion and update on revamping the City's sign ordinance to meet the current needs and requirements for growth and commercial development.

Mr. Cory Dale, Assistant Planner briefed this item. The commission went over the item and stated that they thought Mr. Dale had done an excellent job. They would like to see more picture so they could visualize the sizes more on the signs. Mr. Dale will do some more research and this item will be brought back at a later date.

9. UDC, CIP, Master Plan and Staff Updates.

Ms. Gonzalez went over this item. The Master Plan Committee should be meeting again in late February. Ms. Gonzalez stated that they had a couple pre-construction meeting in the last couple days, and she informed the commission that a GIS person has been hired and will be starting next week.

10. Adjournment.

Mr. Gibbs made the motion to adjourn the meeting at 9:45 pm. Motion was seconded by Mr. Benson. For: All; Against None. Motion carried 7 to 0.

PASSED AND APPROVED THE 10TH DAY OF FEBRUARY 2016.



Karen Hale
Chairman
Planning & Zoning Commission