



"CITY OF CHOICE"

**PLANNING AND ZONING MEETING**  
**200 S. Main Street, Cibolo TX 78108**  
**July 13, 2016**  
**6:30 PM**

**MINUTES**

1. Call to Order – Meeting was called to order by Chairman Hale at 6:30 p.m.
2. Roll Call – Members Present: Mr. Hale, Mr. J. Hicks, Mr. M. Hicks, Mr. Felder, Mr. Benson and Mr. Gibbs; Members Absent: Mr. Moraes and Mr. Dufresne. Mr. J. Hicks made the motion to excuse the absence of both Mr. Moraes and Mr. Dufresne. Motion was seconded by Mr. Gibbs. For: All; Against: None. Motion carried 6 to 0. Staff Present: Mr. Klein, Ms. Gonzalez, Ms. Cimics, Mr. Dale and Mr. Luft.
3. Moment of Silence - Mr. J. Hicks gave the invocation.
4. Pledge of Allegiance – All in attendance recited the Pledge of Allegiance.
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.

There were no individuals signed up to be heard at this meeting.

6. Public Hearing
  - A. The City of Cibolo Planning and Zoning Commission will hold 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 east of Cibolo Valley Drive on Green Valley Loop containing 13± acres.
    - All properties located in the City of Cibolo's Extraterritorial Jurisdiction (ETJ) generally located west of Cibolo Valley Drive on Kove Lane, and containing 15± acres.
    - All properties located in the City of Cibolo's Extraterritorial Jurisdiction (ETJ) generally located south of Schaeffer Road, east of Haeckerville Road and north of Lower Seguin Road, and containing 718± acres.
    - All properties located in the City of Cibolo's Extraterritorial Jurisdiction (ETJ) generally located north of Bolton Road, and east of Stolte Road, and containing 48± acres.
  - This item was briefed by the Planning Staff. Chairman Ms. Hale opened the Public Hearing at 6:38 p.m. Ms. Sylvia said she had a hard time hearing the staff report and requested that people speak into the microphone so all could hear. Mr. Arizpe had several concerns including g access to water and traffic access to his property. He also was concerned about the creek and wanted to make sure he was aware of any concerns the city had with the creek water. Ms. Hale closed the Public Hearing at 6:50 p.m.
  - B. The City of Cibolo Planning and Zoning Commission will hold a public hearing to hear public testimony regarding the assignment of permanent zoning from Agricultural (AG) to Light Industrial (I-1) with a Conditional Use Permit application for 39.14 acres located approximately one (1) mile west of the intersection of Santa Clara Road and Bolton Road to allow a commercial go-kart complex that may be annexed into the City of Cibolo.

This item was briefed by City Staff. Ms. Hale opened the Public Hearing at 6:58 p.m. Ms. A. Lemay from Santa Clara spoke and was concerned about the traffic and noise. Ms. Hale closed the Public Hearing at 7:00 p.m.

- C. The City of Cibolo Planning and Zoning Commission will hold a public hearing to hear public testimony regarding the rezoning of 1.39 acres, located southeast of the intersection of FM 1103 and Gulf Street currently zoned Light Industrial (I-1) to Retail/Commercial (C-3) to allow for a dental office use.

Planning Staff briefed this item to the Planning & Zoning Commission. Ms. Hale opened the Public Hearing at 7:07 p.m. No citizens wish to speak on this item and Ms. Hale closed the Public Hearing at 7:08 p.m.

## 7. Consent Agenda

- A. Approval of the minutes of the June 8, 2016 Planning & Zoning Meeting.

Mr. J. Hicks made the motion to approve the consent agenda. Motion was seconded by Mr. Benson. For: All; Against: None. Motion carried 6 to 0.

## 8. Discussion/Action Items

- A. Presentation from the City Secretary on the City Council Policy Directive No. 2016-003 adopted by council at the June 14, 2016 meeting.

The City Secretary went over the City Council Policy with the P&Z highlighting items from the Policy Directive. Ms. Cimics gave each member a copy of the Policy for their record. Ms. Cimics informed everyone if they had questions they could either call their District representative or her office and she would make sure they received an answer to their questions.

- B. Discussion/Action on the election of a Chairman and Vice Chairman for the Planning & Zoning Commission.

This item was moved to earlier in the agenda. Mr. J. Hicks made the motion to appoint Ms. Hale as Chairman. Motion was seconded by Mr. Gibbs. There being no other nominations a vote was called. For: All; Against: None. Motion carried 6 to 0. Mr. Gibbs made the motion to appoint Mr. Benson as Vice Chairman. Motion was seconded by Mr. Felder. No other nomination were received and a vote was called. For: All; Against: None. Motion carried 6 to 0.

- C. Discussion/Presentation on current projects and the future goals and objectives of the EDC.

Mr. Luft the EDC Director gave a presentation on current and upcoming project the EDC is working on. Mr. Luft also went over the FM 78 Corridor Study. Mr. Luft talked about enabling economic diversity, increasing commercial capacity and enhancing quality of place.

- D. Discussion/Action and recommendation to the City Council regarding the assignment of permanent zoning from Agricultural (AG) to Light Industrial (I-1) with a Conditional Use Permit application for 39.14 acres located approximately one (1) mile west of the intersection of Santa Clara Road and Bolton Road to allow a commercial go-kart complex that may be annexed into the City of Cibolo.

This item was discussed by Planning & Zoning Commission and staff. Councilman Garrett made a comment to the P&Z that this item should go to council for review and then come back to P&Z so the developer will know what council is looking for. Ms. Hale tabled this item until the next meeting.

- E. Discussion/Action and recommendation to the City Council regarding the rezoning of 1.39 acres (I-1) to Retail/Commercial (C-3) to allow for a dental office use.

Mr. M. Hicks made the motion to recommendation to the City Council to approve the rezoning of 1.39 acres (I-1) to Retail/Commercial (C-3) to allow for a dental office use. Motion was seconded by Mr. J. Hicks. For: All; Against: None. Motion carried 6 to 0.

- F. Discussion/Action and recommendation to City Council regarding an amendment to the Saratoga Subdivision Master Plan.

Mr. Felder made the motion to and recommend approval to City Council regarding an amendment to the Saratoga Subdivision Master Plan. Motion was seconded by Mr. J. Hicks. For: All; Against: None. Motion carried 6 to 0.

- G. Discussion on a proposed amendment to the Bison Ridge Planned Unit Development, located along and south of FM 78, between Country Lane and Meadowview Estates.

This item was discussed in detail. The Planning & Zoning Commission was concerned that the apartments were taken out and some more of the commercial. They also were concerned with lot size of 55 ft. No action as this was a discussion item only.

- H. Discussion/Action and recommendation to the City Council regarding the 2016 Semi-Annual update to the 2012-2017 Capital Improvement Plan.

J. Hicks made the motion to recommend approval to the City Council regarding the 2016 Semi-Annual update to the 2012-2017 Capital Improvement Plan. Motion was seconded by Mr. Gibbs. For: All; Against: None. Motion carried 6 to 0.

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

Ms. Gonzalez stated that the Master Plan Committee had a meeting scheduled for July 20, 2016.

10. Items for future agendas. – CUP for the go-cart complex will be placed on the agenda for August.

11. Adjournment. – Mr. Gibbs made the motion to adjourn the meeting at 9:41 p.m. Motion was seconded by Mr. J. Hicks. For: All; Against: None. Motion carried 6 to 0.

PASSED AND APPROVED THIS 10<sup>TH</sup> DAY OF AUGUST 2016.



Karen Hale  
Chairman  
Planning & Zoning Commission