



"CITY OF CHOICE"

**PLANNING AND ZONING MEETING**  
**200 S. Main, Cibolo, Texas 78108**  
**May 11, 2016**  
**6:30 PM**

**MINUTES**

1. Call to Order – Meeting was called to order at 6:30pm by Mr. Winter.
2. Roll Call – Members Present: Mr. Winter, Mr. Felder, Mr. J. Hicks, Mr. Benson, Mr. M. Hicks and Mr. Gibbs; Members Absent: Ms. Hale and Mr. Dufresne. Mr. J. Hicks made the motion to excuse the absence of both Ms. Hale and Mr. Dufresne. Motion was seconded by Mr. Felder. For: All; Against: None. Motion carried 6 to 0.
2. Moment of Silence – Mr. Winter called for a Moment of Silence.
3. Pledge of Allegiance – All in attendance recited the Pledge of Allegiance.
4. 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.

Ms. Mohan who live on Green Valley Road in Cibolo spoke with the P&Z on a PUD her husband and she would like to do with their property. She stated that the front portion would be commercial with the back as multi-family.

6. Consent Agenda
  - A. Approval of the minutes of the April 13, 2016 Planning & Zoning Meeting.

Mr. J. Hicks made the motion to approve the minutes of the April 13, 2016 meeting. Motion was seconded by Mr. Gibbs. For: All; Against: None. Motion was approved 6 to 0.
7. Public Hearing
  - A. The City of Cibolo Planning and Zoning Commission will hold a public hearing to hear public testimony concerning a request to allow a Conditional Use Permit on a 1.305 acre property zoned Light Industrial (I-1) located northwest of the intersection of FM 1103 and Guadalupe Drive for an Indoor Sports and Recreation use.

Public Hearing was opened at 6:38pm. Mr. Dale briefed the item. No citizen's spoke and Mr. Winter closed the Public Hearing at 6:40pm.

8. Discussion/Action Items

- A. Discussion/Action and Recommendation to the City Council concerning a request to allow a Conditional Use Permit on a 1.305 acre property zoned Light Industrial (I-1) located northwest of the intersection of FM 1103 and Guadalupe Drive for an Indoor Sports and Recreation use.

Mr. J. Hicks made the motion to recommend to the City Council approval of a request to allow a Conditional Use Permit on a 1.305 acre property zoned Light Industrial (I-1) located northwest of the intersection of FM 1103 and Guadalupe Drive for an Indoor Sports and Recreation use. Motion was seconded by Mr. M. Hicks. For: All; Against: None. Motion carried 6 to 0.

- B. Discussion/Action regarding the Detail PUD Plan of the Silver Fin Development per the Unified Development Code (UDC) Section 4.7.4.

Mr. J. Hicks made the motion to approve the Detail PUD Plan of the Silver Fin Development per the Unified Development Code (UDC) Section 4.7.4. Motion was seconded by Mr. Benson. For: All; Against: None. Motion carried 6 to 0.

- C. Discussion/ Action and Recommendation to the City Council regarding the Final Plat of Silver Fin Apartments.

Mr. J. Hicks made the motion to recommend approval to the City Council the Final Plat of Silver Fin Apartments. Motion was seconded by Mr. Benson. For: All; Against: None. Motion carried 6 to 0.

- D. Discussion/Action and Recommendation to the City Council regarding the Replat of Turning Stone Unit C3.

Mr. Felder made the motion to recommend approval to the City Council regarding the Replat of Turning Stone Unit C3. Motion was seconded by J. Hicks. For: All; Against: None. Motion carried 6 to 0.

- E. Discussion/Update on current City Projects. – Mr. Fousse the Public Works Director gave the P&Z Commission an update on all current City Projects.

9. UDC, CIP, Master Plan and Staff Updates – Ms. Gonzalez the City Planner gave an update on several upcoming meetings. Blue Ribbon Committee will meet on May 19<sup>th</sup>, Master Plan Committee on May 23<sup>rd</sup> and Capital Improvement Program Committee will meet on Jun 6<sup>th</sup>. Ms. Gonzalez stated that they had hired someone for the open GIS vacancy and she should be starting the first week in June.

10. Items for future agendas – Mr. J. Hicks would like to see an item on the agenda addressing City Logo's on street signs.

11. Adjournment – Mr. J. Hicks made the motion to adjourn the meeting at 7:59. Motion was seconded by Mr. Felder. For: All; Against: None. Motion carried 6 to 0.

PASSED AND APPROVED THIS 8<sup>TH</sup> DAY OF JUNE 2016.



Karen Hale  
Chairman  
Planning and Zoning Commission