



ORDINANCE 1274

AN ORDINANCE AMENDING CHAPTER 8 OF THE CITY OF CIBOLO MASTER PLAN; PROVIDING FOR INCORPORATION; PROVIDING FOR ADOPTION; PROVIDING THAT THIS ORDINANCE IS CUMULATIVE OF ALL OTHER ORDINANCES OF THE CITY OF CIBOLO NOT IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING SAVINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, §213 of the Texas Local Government Code empowers the City of Cibolo to adopt or amend a master plan for the long-range development of the municipality; and

WHEREAS, the City Council of the City of Cibolo, Texas, passed and approved Ordinance No. 1187 on November 15, 2016, and thereby adopted an update to the 2005 Master Plan; and

WHEREAS, The City Council of the City of Cibolo, Texas has determined that an update of the adopted Master Plan is in the best interest of ensuring efficient delivery of public services, coordinating public and private investment, minimizing conflict between land uses, managing growth in an orderly manner, increasing the cost-effectiveness of public investments, providing a rational and reasonable basis for making decisions about the community; and

WHEREAS, two public hearings were held to discuss the update to the Master Plan with the first public hearing being conducted by the Planning & Zoning Commission on Wednesday, June 12, 2019 at 6:30 p.m. in the Cibolo City Hall; and, the second public hearing being conducted by City Council on Tuesday June 25, 2019 at 6:30 p.m. in the Cibolo City Hall; each being conducted for the purpose of providing all interested persons the opportunity to be heard concerning the proposed update to the Master Plan; and

WHEREAS, the Planning & Zoning Commission, on June 12, 2019, recommended approval of the proposed amendments to Chapter 8 of the 2016 Master Plan; and

WHEREAS, the City Council hereby finds and determines that the proposed amendments to Chapter 8 of the 2016 Cibolo Master Plan was thoroughly reviewed by the Planning & Zoning Commission and accurately reflects the objectives and policies of the City Council.

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

**SECTION I.
INCORPORATION**

THAT the above and foregoing premises are true and correct and are incorporated herein and made part hereof for all purposes.

**SECTION II.
ADOPTION**

THAT the amendments to Chapter 8 of the 2016 Master Plan, as incorporated in Section 3 herein is hereby adopted by the City Council of the City of Cibolo, Guadalupe County, Texas.

**SECTION III.
AMENDMENTS**

THAT the Master Plan is hereby amended to reflect the 2019 updates as created by this Ordinance, being more specifically defined in Exhibit "A".

**SECTION IV.
CUMULATIVE CLAUSE**

THAT 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 V.
SEVERABILITY**

THAT it is hereby declared to be the intention of the City Council of the City of Cibolo that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, since the same would have been enacted by the City Council without incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

**SECTION VI.
SAVINGS**

THAT all rights and privileges of the City of Cibolo are expressly saved as to any and all violations of the provisions of any Ordinances affecting land use or development, which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

**SECTION VII.
EFFECTIVE DATE**

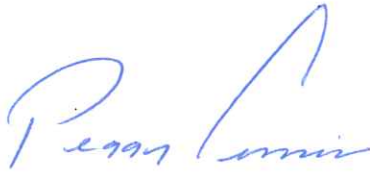
THAT this Ordinance shall be effective immediately upon the passage and approval of the City Council of the City of Cibolo, Texas.

PASSED, APPROVED, AND ADOPTED THIS 25th **DAY OF** June, 2019.



Stosh Boyle
Mayor, City of Cibolo

ATTEST:



Peggy Cimics
City Secretary, City of Cibolo



EXHIBIT A:

2019 Update to Chapter 8 of the CIBOLO COMPREHENSIVE MASTER PLAN

FIGURE 8.1, IMPLEMENTATION ACTION PLAN (CONT. ON FOLLOWING PAGES)

Rank	Action Number	Potential Projects & Actions	Years			Involved Entities	Action Type
			1-2	3-10	10 +		
POLICY ACTION RECOMMENDATIONS							
1	T-2.4	Utilize the Thoroughfare Plan and community feedback to reevaluate the proposed transportation projects identified on the current Capital Improvement Plan (CIP).	■			City	Policy / Financial Investment
2	LUC-2.3	Utilize the Future Land Use Plan in conjunction with improved zoning regulations to protect critical floodplain areas.	■			City	Policy / Regulation
3	ED-7.2	Utilize the extension of FM 1103 to improve access to the City's commercial areas.	■			CEDC / City	Policy
4	LUC-3.5	Consider pursuing a Texas Main Street Program designation for downtown Cibolo.		■		CEDC / City	Policy / Operational Change
5	T-1.3	Proactively participate in state and regional transportation planning activities affecting Cibolo.		■		City / Area Partners	Policy / Operational Change
6	HN-2.5	Utilize the Future Land Use Plan to identify appropriate areas for and development of transitional residential.		■		City	Policy / Regulation
7	LUC-1.1	Continue to coordinate with the City of San Antonio regarding the potential transfer of ETJ to Cibolo.		■		City / Area Partners	Policy
8	T-1.1	Adopt a Complete Streets Policy.		■		City	Policy
9	T-3.4	Coordinate with TX DOT to determine long-term plans for the improvement of FM 78 and its key intersections.		■		City / TX DOT	Policy
10	LUC-1.2	Manage the City's annexation policy concurrent with the provision of adequate public infrastructure and services.		■		City	Policy
11	LUC-2.2	Utilize the Future Land Use Plan to improve compatibility between differing types, intensities, or character of land uses.		■		City	Policy / Regulation
12	HN-4.2	Ensure there is adequate supply and type of workforce housing.		■		City / CEDC	Policy
13	HN-4.1	Pass a Fair Housing Resolution stating the City's policy of support for fair housing and fostering compliance with the nondiscrimination provisions of the Fair Housing Act.		■		City	Policy
14	CFPS-4.4	Encourage low-impact design of drainage system development in order to maintain water quality of creeks and waterways.		■		City / Development Community	Policy / Regulation
15	ED-8.1	Consider the use of incentives to direct development projects toward infill options.		■		CEDC / City	Policy
16	HN-4.4	Identify and pursue funds available from the federal Department of Housing and Urban Development and Rural Texas CDBG Program to help finance affordable housing efforts.		■		CEDC	Policy
17	HN-4.5	Implement strategies that enable the City's workforce population to live within two miles of work; yet avoid concentrating workforce housing.		■		City / CEDC	Policy
18	HN-4.7	Establish creative partnerships to increase workforce housing and associated services in Cibolo and accomplish the goals and actions of this Plan.		■		CEDC / City	Policy

19	HN-2.3	Identify appropriate areas for and attract higher- end housing for affluent residents.		■		CEDC / City	Policy / Regulation
20	LUC-4.7	Evaluate opportunities to preserve and capitalize on the City's cultural and historic resources.		■		City	Policy / Operational Change
21	T-4.5	Utilize the Off-Street Trails and Side paths Plan and the On-Street Bike Lanes Plan to identify projects for inclusion in the 2018-2022 CIP.		■		City	Policy / Financial Investment
22	P-1.4	Create unique parks that will attract residents from the surrounding area.		■		City	Policy / Financial Investment
23	HN-4.6	Develop a toolbox of diverse strategies, policies and planning tools to broaden housing options for the community's workforce population.			■	City	Policy / Regulation
24	ED-6.1	Consider additional multifamily housing developments to serve the needs of a growing workforce.			■	CEDC / City	Policy
25	T-2.5	Utilize the Thoroughfare Plan and community feedback to reevaluate the proposed transportation projects identified as part of the Impact Fee Study.			■	City	Policy / Financial Investment
26	HN-3.12	Monitor code enforcement violations in older, existing neighborhoods to determine need for potential reinvestment actions.			■	City	Policy / Operational Change
27	ED-3.6	Consider the addition of a junior college or a college annex in Cibolo.			■	CEDC / City	Policy / Study
28	HN-4.3	Ensure quality of workforce housing maintains high quality standards comparable to other developments.			■	City / CEDC	Policy / Regulation
29	ED-5.4	Partner with private developers to offer build-to- suit options.			■	CEDC / Development Community	Policy
30	ED-10.2	Incentivize a bike shop to locate in Downtown Cibolo.			■	City / CEDC / Private Partner	Policy
31	ED-8.2	Consider the use of variances in limited situations to support infill development.			■	CEDC / City	Policy
32	T-4.4	Utilize the Off-Street Trails and Side paths Plan and the On-Street Bike Lanes Plan as part of the review and consideration of development approvals.			■	City	Policy / Regulation
33	T-4.7	Consider coordinating with the City's active bicycle and pedestrian user groups to build support for additional sidewalk, trail, or on-street bike lane facilities.			■	City / Area Partners	Policy
34	T-1.4	Proactively pursue mutually beneficial partnerships with local partners to improve Cibolo's city-to-city connectivity.			■	City / Area Partners	Policy / Operational Change
35	ED-3.5	Support the construction of the new high school.			■	CEDC / City	Policy
36	T-3.6	Pursue establishing improved signalization and quiet zones for all at-grade intersections along the UPRR.			■	City / UPRR / TX DOT	Policy / Study/ Financial Investment
37	T-4.11	Continue to allow ride-sharing opportunities providing a non-vehicular mode of transportation within Cibolo.			■	City	Policy / Regulation
38	T-4.12	Evaluate opportunities to establish a commuter park & ride in Cibolo.			■	City / Area Partners	Policy / Financial Investment
39	LUC-3.9	Consider longer-term opportunities for additional residential home conversions throughout the downtown area.			■	City	Policy / Regulation

Rank	Action Number	Potential Projects & Actions	Years			Involved Entities	Action Type
			1-2	3-10	10+		
REGULATION ACTION RECOMMENDATIONS							
1	HN-3.5	Review and amend the subdivision regulations as necessary to improve traffic conditions in neighborhoods.	■			City	Regulation
2	P-3.1	Evaluate zoning, subdivision, and development regulations to ensure maximum protection and use of the City's remaining natural resources.	■			City	Regulation
3	T-2.2	Adopt standardized urban and rural street cross-sections in conformance with the recommendations identified in this Comprehensive Master Plan.	■			City	Regulation
4	T-3.3	Periodically reevaluate the Design Construction Manual (DCM) to ensure development outcomes are achieving intended results.	■			City	Regulation
5	T-3.5	Preserve traffic capacity by implementing access management and other Transportation Systems Management (TSM) provisions within Cibolo.	■			City / TX DOT / County	Regulation / Study
6	HN-3.7	Review and amend the zoning and subdivision regulations as necessary to improve access between neighborhoods and neighborhood- serving commercial areas.	■			City	Regulation
7	HN-3.4	Review and amend the subdivision regulations as necessary to improve connectivity in and through new subdivisions.	■			City	Regulation
8	T-3.8	Evaluate the need for establishing specific truck routes / weight limits for roads within the City.		■		City	Regulation
9	HN-3.9	Review and amend the subdivision regulations to require mandatory property owner associations for new developments that have common areas.		■		City	Regulation
10	HN-3.8	Review and amend the subdivision regulations to encourage the development of environmentally- friendly neighborhoods.		■		City	Regulation

CIBOLO COMPREHENSIVE MASTER PLAN – IMPLEMENTATION

Rank	Action Number	Potential Projects & Actions	Years			Involved Entities	Action Type
			1-2	3-10	10+		
STUDY ACTION RECOMMENDATIONS							
1	CFPS-5.5	Develop a continuity of operations plan to effectively respond to catastrophic incidents.	■			City / Area Partners	Study
2	T-3.4	Coordinate with TX DOT to determine long-term plans for the improvement of FM 78 and its key intersections.	■			City / TX DOT	Policy
3	P-1.1	Prepare a Parks, Recreation, and Open Space Master Plan (PROSMP).	■			City	Study
4	T-4.2	Develop a Trails Plan to ensure effective implementation of a Citywide off-street trail and side path network.		■		City	Study
5	T-4.3	Develop an Active Transportation Plan to ensure effective implementation of a Citywide on-street bike lane network.		■		City	Study
6	T-1.2	Develop a Transportation Master Plan.		■		City	Study / Financial Investment
7	CFPS-4.3	Consider need for regional storm water management plan.		■		City / Area Partners	Study / Financial Investment
8	CFPS-1.2	Evaluate options to physically and financially expand the City Municipal Building.		■		City	Study / Financial Investment
9	P-2.11	Consider a revitalization plan and funding for the redevelopment of Niemietz Park.		■		City	Study
10	HN-1.1	Conduct a housing study to determine all housing needs in Cibolo.		■		City / CEDC	Study
11	CFPS-4.2	Conduct a comprehensive drainage master plan.		■		City	Study
12	CFPS-4.1	Update and complete hydrological and hydraulic engineering studies with Future Land Use Plan for all natural creeks, tributaries, and branches in Cibolo.		■		City	Study
13	ED-5.2	Designate the park as a Foreign Trade Zone and endow it with Freeport Exemptions.			■	CEDC	Study
14	CFPS-7.1	Evaluate cost-benefit of administering a Green Waste Program in Cibolo.			■	City	Study / Policy
15	T-4.10	Evaluate the feasibility of establishing a limited bike-sharing program within Downtown Cibolo.			■	CEDC / City	Study / Financial Investment / Operational Change

Rank	Action Number	Potential Projects & Actions	Years			Involved Entities	Action Type
			1-2	3-10	10 +		
FINANCIAL INVESTMENT ACTION RECOMMENDATIONS							
1	ED-10.1	Link the infrastructure of on-street bike lanes and pedestrian trails and side paths throughout the City.		■		City / CEDC	Financial Investment / Operational Change
2	CFPS-6.1	Expand the Animal Service facility to accommodate growth in staff and programs.		■		City	Financial Investment
3	LUC-3.3	Consider public streetscape investments as a catalyst project in downtown.		■		CEDC / City	Financial Investment / Study
4	LUC-4.4	Consider enhanced streetscape medians in key areas within the City.		■		CEDC / City	Financial Investment
5	LUC-4.2	Consider replacing and enhancing street signage throughout Cibolo to improve community identification.		■		City	Financial Investment / Operational Change
6	CFPS-5.2	Expand the Cibolo Police Station to accommodate necessary staffing increases and address the need for Emergency Operations Center.		■		City	Financial Investment
7	P-1.2	Develop new parks in existing areas of need.		■		City	Financial Investment
8	P-2.5	Create screening between residential areas and parks to produce a visual barrier and reduce noise disturbances between different land uses.		■		City	Financial Investment
9	T-2.3	Evaluate opportunities to implement the segments of the Thoroughfare Plan as part of catalyst projects.		■		City / CEDC	Financial Investment
10	ED-9.1	Extend utility infrastructure to areas intended for development.		■		CEDC / City	Financial Investment
11	CFPS-2.5	Consider support for improving access and options for community connections to the Internet.		■		City / Area Partners	Financial Investment
12	P-1.3	Develop new parks in future areas of need concurrent with new development.		■		City	Financial Investment
13	P-1.6	Provide opportunities for indoor recreation within the City of Cibolo.		■		City	Financial Investment / Operational Change
14	LUC-3.8	Identify opportunities to implement the public sector improvements identified in the Cibolo Downtown Revitalization Plan.			■	CEDC / City	Financial Investment
15	LUC-4.6	Consider coordinating with TX DOT and others to create signature entrances along key bridges and interchanges in Cibolo.			■	City / CEDC / TX DOT	Financial Investment
16	P-2.3	Add more shade opportunities within existing and future parks.			■	City	Financial Investment
17	ED-5.6	Offer façade and signage improvement grants to businesses in the business parks.			■	CEDC	Financial Investment
18	P-2.9	Consider adding park and recreation amenities as part of overall community building efforts (e.g., developing a dog park).			■	City	Financial Investment
19	LUC-4.5	Consider the installation of landscaped roundabouts in key areas of Cibolo.			■	City / Development Community	Financial Investment

CIBOLO COMPREHENSIVE MASTER PLAN – IMPLEMENTATION

Rank	Action Number	Potential Projects & Actions	Years			Involved Entities	Action Type
			1-2	3-10	10 +		
OPERATION CHANGE ACTION RECOMMENDATIONS							
1	ED-2.1	Expand the CEDC's toolbox of overall marketing outreach strategies.	■			CEDC / City	Operational Change
2	ED-2.3	Better leverage assets as promotional and recruitment partners.	■			CEDC / City	Operational Change
3	P-2.13	Maximize the use of partnerships to increase parks and recreation services within Cibolo.	■			City / Area Partners	Operational Change
4	CFPS-5.6	Reevaluate joint agreement for combined dispatch operations with the City of Schertz.	■			City / Schertz	Operational Change
5	CFPS-5.7	Evaluate the potential of establishing a joint Emergency Management coordinator with the City of Schertz.	■			City	Operational Change
6	T-4.6	Consider dedicated funding for maintaining the sidewalk, trail, and on-street bike lane system within Cibolo.		■		City	Operational Change / Financial Investment
7	ED-6.2	Identify programs to better connect potential first- time home buyers to assistance and counseling sources.		■		CEDC / City	Operational Change
8	P-2.7	Create a partnership with neighborhood and other volunteer groups to improve the maintenance of the existing trails and parks.		■		City / Area Partners	Operational Change / Policy
9	CFPS-6.3	Evaluate and expand Animal Service Programs.		■		City	Operational Change
10	ED-6.3	Consider programs to assist senior citizens looking to relocate.		■		CEDC / City	Operational Change
11	CFPS-8.1	Evaluate opportunities to expand the library system as the City grows to the east and south.		■		City / Schertz	Operational Change
12	CFPS-5.1	Increase the police department to ensure appropriate levels to handle existing and projected emergency and non-emergency services.		■		City	Operational Change / Financial Investment
13	ED-3.2	Use state and federal programs aimed at developing local skills.		■		CEDC	Operational Change
14	ED-12.1	Develop a "buy local" campaign.		■		CEDC / City	Operational Change
15	CFPS-5.8	Support the establishment of an all hazards team.		■		City / Area Partners	Operational Change
16	ED-3.4	Support and market STEP and CTE programs.		■		CEDC	Operational Change
17	HN-3.2	Establish a rental registration program.			■	City	Operational Change / Policy
18	CFPS-7.2	Work with Bexar Waste to establish a plastic bag collection program that would be available to its residents and retailers.			■	City	Operational Change
19	ED-10.5	Create and own a sports-related event.			■	City	Operational Change
20	HN-3.3	Establish a traffic calming program to maintain appropriate traffic conditions on residential streets to ensure safety.			■	City	Operational Change / Policy
21	P-2.8	Create minimum design standards for existing and/ or new parks.			■	City	Operational Change
22	CFPS-6.2	Increase staffing of Animal Services and hire dedicated division management.			■	City	Operational Change / Financial Investment
23	ED-3.1	Implement and market veteran retraining programs.			■	CEDC	Operational Change

24	ED-10.8	Create an annual quality of place review event.				CEDC / City	Operational Change
25	ED-12.2	Consider diversifying funding sources through private CEDC memberships or a foundation.				CEDC	Operational Change
26	ED-10.7	Hire or contract for additional City staff.				CEDC	Operational Change / Financial Investment
27	P-2.2	Look at the existing staffing levels in the Parks and Recreation Division and make sure that the staffing needs are adequate.				City	Operational Change