

Planning and Zoning Commission

Wednesday, August 13, 2025, 6:30 PM
Council Chambers
200 S. Main St.
Cibolo, Texas 78108

Est. Duration: 35 min

1. Call to Order

2. Roll call and Excused Absences

3. Invocation/Moment of Silence

4. Pledge of Allegiance

5. Citizens to be Heard

This is the only time during the Meeting that a citizen can address the Commission. It is the opportunity for visitors and guests to address the Commission 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 Commission may not deliberate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, the Commission 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 Commission as a body. Remarks may also be addressed to any individual member of the Commission 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. This meeting is livestreamed. If anyone would like to make comments on any matter regarding the City of Cibolo or on an agenda item and have this item read at this meeting, please email citysecretary@cibolotx.gov or telephone 210-566-6111 before 5:00 pm the date of the meeting.

6. Consent Agenda

(All items listed below are considered to be routine and non-controversial by the commission and will be approved by one motion. There will be no separate discussion of these items unless a commission member requests, in which case the item will be removed from the consent agenda.)

6.A. Approval of the minutes of the Regular Planning and Zoning Meeting held on July 9, 2025.

6.B. Approval of the minutes of the Special Planning and Zoning Meeting held on July 30, 2025.

7. Public Hearing

7.A. Conduct a public hearing regarding a request for a zone change from General Commercial (C-4) to Light Industrial (I-1) for certain real property generally located at 13042 IH-10 W, legally described as ABS: 134 SUR: JOSE FLORES 18.0900AC, ABS: 134 SUR: JOSE FLORES 1.0000AC, and ABS: 134 SUR: JOSE FLORES 10.3300AC.

8. Discussion/Action Items

8.A. Discussion/Action regarding a request for a zone change from General Commercial (C-4) to Light Industrial (I-1) for certain real property generally located at 13042 IH-10 W, legally described as ABS: 134 SUR: JOSE FLORES 18.0900AC, ABS: 134 SUR: JOSE FLORES 1.0000AC, and ABS: 134 SUR: JOSE FLORES 10.3300AC.

8.B. Discussion/Action regarding the Final Plat of Steele Creek Unit 4A.

9. UDC, CIP, Master Plan and Staff Updates

9.A. Staff Updates

10. Subcommittee Updates

11. Items for future agendas

12. Adjournment

This Notice of Meeting is posted and 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

Peggy Cimics, 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 meeting.

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the ____ day of _____ 2025.

Name and Title

Peggy Lewis

Date Posted: August 8, 2025



Planning and Zoning Commission Staff Report

A. Approval of the minutes of the Regular Planning and Zoning Meeting held on July 9, 2025.

Meeting	Agenda Group
Wednesday, August 13, 2025, 6:30 PM	Consent Agenda Item: 6A.
From	
Peggy Cimics, City Secretary	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[070925 PZ Minutes.pdf](#)



**PLANNING AND ZONING MEETING
CIBOLO MUNICIPAL BUILDING
200 S. Main Street
July 9, 2025
6:30 PM - 9:30 PM**

Minutes

1. **Call to Order** – Meeting was called to order by the chairman Ms. Greve at 6:33 p.m.
2. **Roll call and Excused Absences** – Members Present: Ms. Greve, Ms. Dodd, Ms. Garcia, Ms. Fishback. Mr. Thompson, Ms. Hubbard, and Mr. Hinze; Members Absent: Mr. Sharp and Ms. Weimer. Ms. Greve made the motion to excuse the absence of Mr. Sharp. The motion was seconded by Ms. Garcia. For: All; Against: None. The motion carried 7 to 0.
3. **Invocation/Moment of Silence** – Mr. Thompson gave the Invocation.
4. **Pledge of Allegiance** – All in attendance recited the Pledge of Allegiance.
5. **Citizens to be Heard**

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There were individuals that had signed up to speak during this item.

6. **Consent Agenda**

(All items below are considered to be routine and non-controversial by the commission and will be approved by one motion. There will be no separate discussion of these items unless a commission member requests, in which case the item will be removed from the consent agenda.)

- A. Approval of the minutes from the June 11, 2025, Meeting.

Ms. Greve made the motion to approve the consent agenda. The motion was seconded by Ms. Fishback. For: All; Against: None. The motion carried 7 to 0.

7. **Public Hearing**

- A. Conduct a public hearing regarding a request to amend the 2024 Unified Development Code on the following amendments: 1. Article 19 “General Subdivision Standards,” Section 19.9 “Drainage and Flood Hazards 2. Article 20 “Subdivision Regulations,” “Section 20.1.9 “Platting Not Required 3. Article 10 “Parking and Loading Spaces,” Section 10.2 Parking Requirements.

Ms. Greve opened the public hearing at 6:39 p.m. Ms. Kearns stated that for ten years she has owned property in Old Town. It has been a challenge and costly because of the UDC. She request that the P&Z approve the changes that need to be made to the UDC. Mr. Freimarck stated that Old Town has great opportunities, but the UDC makes it impossible. The UDC needs to be more flexible. Mr. Henry stated there is a parking problem in the downtown area. No one else which to speak on this item. Ms. Greve closed the public hearing at 6:47 p.m.

- B. Conduct a public hearing regarding a request to amend the 2024 Unified Development Code as follows: Article 14.1 Lot Design Standard, Section 14.2 Lot Design, 17. Zoning District I-1 Light Industrial (7) Maximum Height of Principal Building.

Ms. Greve opened the public hearing at 6:48 p.m. No one wish to speak on this item. Ms. Greve closed the public hearing at 6:49 p.m.

8. **Discussion/Action Items**

- A. Discussion/Action to consider a request to amend the 2024 Unified Development Code on the following amendments: 1. Article 19 “General Subdivision Standards,” Section 19.9 “Drainage and Flood Hazards 2. Article 20 “Subdivision Regulations,” “Section 20.1.9 “Platting Not Required 3. Article 10 “Parking and Loading Spaces,” Section 10.2 Parking Requirements.

Ms. Greve made the motion to approve the a request to amend the 2024 Unified Development Code on the following amendments: 1. Article 19 “General Subdivision Standards,” Section 19.9 “Drainage and Flood Hazards 2. Article 20 “Subdivision Regulations,” “Section 20.1.9 “Platting Not Required 3. Article 10 “Parking and Loading Spaces,” Section 10.2 Parking Requirements. The motion was seconded by Ms. Fishback. For: All; Against: None. The motion carried 7 to 0.

- B. Discussion/Action to consider a request to amend the 2024 Unified Development Code as follows: Article 14.1 Lot Design Standard, Section 14.2 Lot Design, 17. Zoning District I-1 Light Industrial (7) Maximum Height of Principal Building.

Ms. Fishback made the motion to approve the request to amend the 2024 Unified Development Code as follows: Article 14.1 Lot Design Standard, Section 14.2 Lot Design, 17. Zoning District I-1 Light Industrial (7) Maximum Height of Principal Building. The motion was seconded by Ms. Hubbard. For: All; Against: None. The motion carried 7 to 0.

- C. Discussion/Action regarding the removal and/or appointment of members to the P&Z Subcommittee.

Ms. Garcia made the motion to remove Mr. Thompson from the Training Sub-committee was appoint Ms. Greve in that position. The motion was seconded by Ms. Fishback. For: All; Against: None. The motion carried 7 to 0.

9. **Executive Session**

The Planning & Zoning Commission will convene in Executive Session as authorized by the Texas Gov't code Chapter 551, Section 551.071, Consultation with Attorney, and Section 551.087 Economic Development, to deliberate and seek legal advice regarding the following:

- A. Economic Development Initiative: Project Theo

10. **Open Session**

Reconvene into Regular Session and take/or give direction or action, if necessary, on items discussed in the Executive Session.

This item was not discussed in executive session as there was no attorney available. The P&Z Commission made no motion to discuss this item in open session. A member of staff did discuss the item in open session and there was a slide available on the screen for the public to see but with a closed microphone, so the public was not able to hear what was being said.

11. **UDC, CIP, Master Plan and Staff Updates**

- A. Staff Update

Planning Department went over the Site Plans currently in review, Site Plans & Administrative Plats recently approved, and Plats currently is review. Staff also informed the P&Z members on P&Z recommendations to City Council and City Council action on those items. P&Z also received the Economic Development Report on businesses that are now open and those that have been issued Certificates of Occupancy's.

12. **Subcommittee Updates** – No update.

13. **Items for Future Agendas** – Allowing the P&Z to approve plats.

14. **Adjournment** – Ms. Greve made the motion to adjourn the meeting at 8:15 p.m. The motion was seconded by Ms. Garcia. For: All; Against: None. The motion carried 7 to 0.

PASSED AND APPROVED THIS 13TH DAY OF AUGUST 2025.

Jennifer Greve
Chairman
P&Z



Planning and Zoning Commission Staff Report

B. Approval of the minutes of the Special Planning and Zoning Meeting held on July 30, 2025.

Meeting	Agenda Group
Wednesday, August 13, 2025, 6:30 PM	Consent Agenda Item: 6B.
From	
Peggy Cimics, City Secretary	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[073025 PZ Minutes.pdf](#)



**PLANNING AND ZONING SPECIAL MEETING
CIBOLO MUNICIPAL BUILDING
200 S. Main Street
July 30, 2025
6:30 PM**

Minutes

1. **Call to Order** – Meeting was called to order by the Chairperson, Ms. Greve at 6:33 p.m.
2. **Roll call and Excused Absences** – Members Present: Ms. Greve, Mr. Sharp, Ms. Garcia, Ms. Fishback, Ms. Hubbard, and Mr. Hinze. Members Absent: Ms. Dodd and Mr. Thompson. Ms. Fishback made the motion to excuse the absence of Ms. Dodd. For: All; Against: None. The motion carried 6 to 0.
3. **Invocation/Moment of Silence** – Ms. Hubbard gave the Invocation.
4. **Pledge of Allegiance** – All in attendance recited the Pledge of Allegiance.
5. **Citizens to be Heard**

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There were no individuals that signed up to speak during this item.

6. **Public Hearing**
 - A. Conduct a public hearing regarding a request to amend the 2024 Unified Development Code, amending Section 20.19 Platting not Required; and Section 20.3.17 Development Plats; and amending Article 13 Use Tables; and Article 14.1 Lot Design Standards.

Ms. Greve opened the public hearing at 6:54 p.m. Ms. Latimer spoke on this item. Ms. Latimer did state that this would be good for her but not for the city. She was not in favor of this item.

Ms. Latimer did say that there would be no platting and no oversight by the City of Cibolo. She also said it changes the intent of agricultural use. Ms. Latimer also stated that the Master Plan Committee had decided that 5 acres was the minimum and now Cibolo wants to change it to 2.5. A new draft was handed out to the commissioners that the public did not have an opportunity to see. Ms. Greve closed the public hearing at 7:18 p.m.

7. **Discussion/Action Items**

Prior to discussing item 7A Ms. Greve stated that the Planning and Zoning Commission will go into Executive Session as Authorized by the Texas Gov't Code Section 551.071, Consultation with Attorney to discuss item 7A. The time is 7:22 p.m.

The Planning and Zoning Commission reconvened into Regular Session at 8:15 p.m. and went back to item 7A.

- A. Discussion/Action to consider an ordinance to amend the 2024 Unified Development Code, amending Section 20.19 Platting not Required; and Section 20.3.17 Development Plats; and amending Article 13 Use Tables; and Article 14.1 Lot Design Standards.

Ms. Hubbard made the motion to deny to City Council the consideration of an ordinance to amend the 2024 Unified Development Code, amending Section 20.19 Platting not Required; and Section 20.3.17 Development Plats; and amending Article 13 Use Tables; and Article 14.1 Lot Design Standards. The motion was seconded by Ms. Fishback. For; All; Against: None. The motion carried 6 to 0.

8. **Adjournment** – Ms. Greve made the motion to adjourn the meeting at 8:29 p.m. The motion was seconded by Ms. Garcia. For: All; Against: None. The motion carried 6 to 0.

PASSED AND APPROVED THIS 13TH DAY OF AUGUST, 2025.

Jennifer Greve
Chairman
Planning & Zoning Commission



Planning and Zoning Commission Staff Report

A. Conduct a public hearing regarding a request for a zone change from General Commercial (C-4) to Light Industrial (I-1) for certain real property generally located at 13042 IH-10 W, legally described as ABS: 134 SUR: JOSE FLORES 18.0900AC, ABS: 134 SUR: JOSE FLORES 1.0000AC, and ABS: 134 SUR: JOSE FLORES 10.3300AC.

Meeting	Agenda Group
Wednesday, August 13, 2025, 6:30 PM	Public Hearing Item: 7A.
From	
Eron Spencer, Assistant Planning Director	

PLANNING & ZONING COMMISSION ACTION: Conduct 1st Public Hearing

PROPERTY INFORMATION:

Project Name: ZC-25-03

Owners: David & Olga Valente

Representative: Patrick Christensen

Location/Area: 13042 IH-10 W, 29.35 acres

Location: South of Bolton Road and North of IH-10

Council Place: 4

[Future Land Use](#): Compact Residential

Existing [Zoning](#): General Commercial (C-4)

Requested Zoning: Light Industrial (I-1)

Proposed Use: Industrial

FINDINGS:

The property owners of 13042 IH-10 W are requesting a zone change from General Commercial (C-4) to Light Industrial (I-1) for three (3) parcels totaling 29.35 acres, generally located south of Bolton Road and north of IH-10.

The subject property is currently zoned General Commercial (C-4) and is primarily surrounded by similarly zoned properties. East of the property, near the intersection of Bolton Road and Zuehl Road, are properties with residential uses that are also zoned C-4. To the west, near Bolton Road and Haeckerville Road, lies undeveloped land with the same C-4 zoning district. North of the property, across Bolton Road, are residential properties located within both Cibolo's Extraterritorial Jurisdiction (ETJ) and inside the City limits, where some are zoned Agricultural – Homestead (AG). To the south, across IH-10, are properties that are within the C-4 zoning district.

PUBLIC NOTICE:

Notice was published within the local newspaper (Seguin Gazette) on July 27, 2025, and the City's website. Individual letters were sent by mail to eight (8) property owners within 200 feet of the subject property. To date, Staff has received none (0) in favor of and none (0) in opposition. Public hearings were scheduled on August 13, 2025 (Planning & Zoning Commission) and on August 26, 2025 (City Council). Approval/Disapproval of the zoning ordinance is tentatively scheduled for the September 9, 2025, City Council meeting.

STAFF ANALYSIS:

Section 4.3.1.5 of the Unified Development Code (UDC) provides direction to the Planning & Zoning Commission and City Council when considering a zoning map amendment (rezoning) by outlining the following criteria for approval:

A. The application is complete, and the information contained within the application is sufficient and correct enough to allow adequate review and final action;

STAFF FINDING: The applicant's rezoning request was submitted and accepted on a designated submittal date. The submittal was deemed administratively complete, as it satisfied all requirements outlined in Section 4.3.1.1 of the UDC, which includes:

- A. A letter or application form, signed by the property owner(s), stating the current and requested zoning classifications;*
- B. A copy of the deed, indicating ownership and authority to file the application;*
- C. A legal description of the property, whether by Lot and Block, or by metes and bounds;*
- D. The full required fee for processing the application; and*
- E. A list of property owners within two hundred (200) feet of the property for which the change in district boundary is proposed.*

B. The Zoning Map Amendment is consistent with the City's adopted Comprehensive Master Plan;

PlaceType: Compact Residential (pg. 42)

Land Use Considerations:

- Primary Land Uses: Single-Family Detached Homes, Single-Family Attached Homes, Patio Homes, Townhomes, Multifamily Complex
- Secondary Land Uses: Civic and Institutional, Small Scale Offices, Parks and Open Space
- Indicators and Assumptions: Single Family Lot Size (Range) up to 9,000 sq ft.

Example Locations:

- Single-Family Detached Homes: Bentwood Ranch, Cibolo Valley Ranch
- Duplexes: Sydney Cove
- Multifamily Complexes: Grand at Cibolo, Trophy Oak

STAFF FINDING: The City of Cibolo's Future Land Use Map (FLUM) was adopted as part of the 2024 Cibolo Tomorrow Comprehensive Plan on September 10, 2024, under Ordinance 1465. The FLUM is the community's visual guide for development decisions and includes the logical and orderly placement of PlaceTypes in the City and ETJ. It does not constitute zoning regulations or establish zoning district boundaries.

The subject property is designated as Compact Residential on the City's FLUM. According to the Comprehensive Plan, the character and intent of the Compact Residential PlaceType includes "a variety of housing types, including small-lot single-family detached, patio homes, townhomes, and duplexes..." Land use considerations and example locations for this PlaceType are noted above. While this designation reflects the City's long-term vision for the area, the FLUM is designed to offer guidance rather than impose rigid zoning constraints.

In contrast, Section 14.2.O.17 of the UDC, describes the intent of the Light Industrial (I-1) zoning district as *"...to permit most commercial uses, office park, flex-space, and low impact industrial uses which are compatible with surrounding commercial districts. Limited retail and service uses that serve the industrial development zone are also permitted."*

Although the requested zone change would introduce industrial uses that do not align with the Compact Residential PlaceType, the FLUM and Comprehensive Plan function as policy tools that offer guidance and flexibility when evaluating land use and development proposals.

C. The Zoning Map Amendment promotes the health, safety, or general welfare of the city and the safe and orderly development of the City;

STAFF FINDING: Rezoning the subject property from General Commercial (C-4) to Light Industrial (I-1) is not consistent with the FLUM and Comprehensive Plan, both of which were adopted to promote public health, safety, and general welfare of the City and ensure safe and orderly development.

However, the Strategic Economic Development Plan, which was approved on July 23, 2024, was developed to support the City's long-range economic development priorities while aligning with the initiatives outline in City Council's Strategic Plan.

As specified on page 6-30 of the plan, the IH-10 Corridor is identified as a suitable area for industrial development:

I-10 Corridor

The Interstate 10 economic activity center is an advantageous area for industrial investment given the substantial developable acreage that can absorb manufacturing facilities and logistics based operations. Developable land along with the area's direct access to I-10 has attracted significant industrial investment in the previous decade, including AISIN and the nearly operational OMNI industrial park. Streamlining future industrial development can accelerate the city's production based economy, Cibola's most viable opportunity for job growth in the short-term.

While the requested rezoning does not align with the City's adopted land use policies, the Strategic Economic Development Plan highlights the IH-10 Corridor, which this property is located, as an area that will support economic growth and expanded land use opportunities.

D. The Zoning Map Amendment is compatible with the present zoning and conforming uses of nearby property and the character of the neighborhood; and

STAFF FINDING: Per Section 14.2.O.17 of the UDC, the Light Industrial (I-1) zoning district is described as follows:

a. Intent – The I-1 District is established to permit most commercial uses, office parks, flex-space, and low impact industrial uses which are compatible with surrounding commercial districts. Limited retail and service uses that serve the industrial development zone are also permitted.

b. Permitted uses – most commercial uses, office parks, flex-space, and low impact industrial uses which are compatible with surrounding commercial districts. Limited retail and service uses that serve the industrial development zone are also permitted.

c. Specific uses – subject to Site Plan approval, most commercial uses, office parks, flex-space, and low impact industrial uses which are compatible with surrounding commercial districts. Limited retail and service uses that serve the industrial development zone are also permitted.

Lot Area	Lot Width	Front Setback	Rear Setback	Side Setback	Max Impervious Coverage	Maximum Height
None	100'	50'	40'	25'	80%	45'

The proposed Light Industrial (I-1) zoning district would be compatible with the surrounding zoning, land uses, and overall character of the area. The subject property is adjacent to General Commercial (C-4) zoning to the east, west, and south, across IH-10; and Agricultural – Homestead (AG) zoning to the north.

Development within the proposed I-1 zoning district must ensure compatibility with adjacent residential area, including complying with the landscape buffering requirements outlined in Article 17 of the UDC and adhering to the minimum lot design standards in Article 14. If the rezoning request is approved, applications for the proposed development must be submitted to the City for review and approval through the platting, site plan, and permitting processes to ensure compliance with all applicable regulations in the UDC.

E. The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.

STAFF FINDING: The industrial uses permitted by right and with a Conditional Use Permit (CUP) in the Light Industrial (I-1) zoning district are references in the table below per Article 13 of the UDC.

I-1 uses permitted by right	I-1 uses permitted with CUP
Administrative and Business Offices	Concrete/Asphalt Batching Plant
Agricultural Sales and Services	Indoor Sports and Recreation
Automotive Rentals	Outdoor Sports and Recreation (Intensive)
Automotive; Minor Repairs/Service	Sand, Gravel, Stone or Petroleum Extraction, Oil and Gas Wells
Automotive; Major Repairs/Service	Sexually Oriented Businesses
Automotive Sales	Tire Dealer with Open Storage
Automotive Service Station*	Wrecker Business Associated with Auto Impounding and Storage
Automotive Washing	
Business Support Services	
Commercial Off-Street Parking	

Communications Services	
Construction Sales and Services	
Dry Cleaning Plant	
Equipment Repair Services	
Indoor Gun Range	
Kennels	
Laundry Services, Laundry Mat	
Paint Shop (Non-Retail)	
Portable Building Sales	
Professional Office	
Trailer/Mobile Home Display, Sales or Storage	
Truck/Trailer Rental and/or Leasing	
Truck/Bus Repair	
Truck Sales (Heavy Trucks) and RV Sales	
Veterinary Services	
Winery/Production Brewery	
Custom Light Manufacturing	
General Contractor Services*	
Light Manufacturing	

Convenience Storage*	
General Warehousing and Distribution	
Limited Warehousing and Distribution	
Research and Development Services	
Vehicle Storage	
Administrative Services	
Assembly	
Hospital Services	
Local Utility Services	
Maintenance and Service Facilities	
Postal Facilities	
Railroad Facilities	
Safety Services	
Transportation Terminal	

*Subject to supplemental use regulations in Article 6 of the UDC.

The uses in the proposed I-1 zoning district appear to be suitable for this property, given its size (29.35 acres) and location along the IH-10 Corridor, which aligns with the pattern of industrial development in the area.



Planning and Zoning Commission Staff Report

A. Discussion/Action regarding a request for a zone change from General Commercial (C-4) to Light Industrial (I-1) for certain real property generally located at 13042 IH-10 W, legally described as ABS: 134 SUR: JOSE FLORES 18.0900AC, ABS: 134 SUR: JOSE FLORES 1.0000AC, and ABS: 134 SUR: JOSE FLORES 10.3300AC.

Meeting	Agenda Group
Wednesday, August 13, 2025, 6:30 PM	Discussion/Action Items Item: 8A.
From	
Olivia Hall, Planner I	

PLANNING & ZONING COMMISSION ACTION: Discussion/Action and Recommendation regarding the above referenced petition

PROPERTY INFORMATION:

Project Name: ZC-25-03

Owners: David & Olga Valente

Representative: Patrick Christensen

Location/Area: 13042 IH-10 W, 29.35 acres

Location: South of Bolton Road and North of IH-10

Council Place: 4

[Future Land Use:](#) Compact Residential

Existing [Zoning:](#) General Commercial (C-4)

Requested Zoning: Light Industrial (I-1)

Proposed Use: Industrial

FINDINGS:

The property owners of 13042 IH-10 W are requesting a zone change from General Commercial (C-4) to Light Industrial (I-1) for three (3) parcels totaling 29.35 acres, generally located south of Bolton Road and north of IH-10.

The subject property is currently zoned General Commercial (C-4) and is primarily surrounded by similarly zoned properties. East of the property, near the intersection of Bolton Road and Zuehl Road, are properties with residential uses that are also zoned C-4. To the west, near Bolton Road and Haeckerville Road, lies undeveloped land with the same C-4 zoning district. North of the property, across Bolton Road, are residential properties located within both Cibola's Extraterritorial Jurisdiction (ETJ) and inside the City limits, where some are zoned Agricultural – Homestead (AG). To the south, across IH-10, are properties that are within the C-4 zoning district.

PUBLIC NOTICE:

Notice was published within the local newspaper (Seguin Gazette) on July 27, 2025, and the City's website. Individual letters were sent by mail to eight (8) property owners within 200 feet of the subject property. To date, Staff has received none (0) in favor of and none (0) in opposition. Public hearings were scheduled on August 13, 2025 (Planning & Zoning Commission) and on August 26, 2025 (City Council). Approval/Disapproval of the zoning ordinance is tentatively scheduled for the September 9, 2025, City Council meeting.

PLANNING & ZONING COMMISSION ACTION:

1. Recommend **Approval** to the Mayor and City Council of the requested rezone of 29.35 acres of property generally located at 13042 IH-10 W, legally described as ABS: 134 SUR: JOSE FLORES 18.0900AC, ABS: 134 SUR: JOSE FLORES 1.0000AC, and ABS: 134 SUR: JOSE FLORES 10.3300AC, from General Commercial (C-4) to Light Industrial (I-1).
2. Recommend **Denial** to the Mayor and City Council of the requested rezone, *with findings*.

STAFF ANALYSIS:

Section 4.3.1.5 of the Unified Development Code (UDC) provides direction to the Planning & Zoning Commission and City Council when considering a zoning map amendment (rezoning) by outlining the following criteria for approval:

- A. The application is complete, and the information contained within the application is sufficient and correct enough to allow adequate review and final action;***

STAFF FINDING: The applicant's rezoning request was submitted and accepted on a designated submittal date. The submittal was deemed administratively complete, as it satisfied all requirements outlined in Section 4.3.1.1 of the UDC, which includes:

- A. *A letter or application form, signed by the property owner(s), stating the current and requested zoning classifications;*
- B. *A copy of the deed, indicating ownership and authority to file the application;*
- C. *A legal description of the property, whether by Lot and Block, or by metes and bounds;*
- D. *The full required fee for processing the application; and*
- E. *A list of property owners within two hundred (200) feet of the property for which the change in district boundary is proposed.*

B. The Zoning Map Amendment is consistent with the City's adopted Comprehensive Master Plan;

PlaceType: Compact Residential (pg. 42)

Land Use Considerations:

- Primary Land Uses: Single-Family Detached Homes, Single-Family Attached Homes, Patio Homes, Townhomes, Multifamily Complex
- Secondary Land Uses: Civic and Institutional, Small Scale Offices, Parks and Open Space
- Indicators and Assumptions: Single Family Lot Size (Range) up to 9,000 sq ft.

Example Locations:

- Single-Family Detached Homes: Bentwood Ranch, Cibolo Valley Ranch
- Duplexes: Sydney Cove
- Multifamily Complexes: Grand at Cibolo, Trophy Oak

STAFF FINDING: The City of Cibolo's Future Land Use Map (FLUM) was adopted as part of the 2024 Cibolo Tomorrow Comprehensive Plan on September 10, 2024, under Ordinance 1465. The FLUM is the community's visual guide for development decisions and includes the logical and orderly placement of PlaceTypes in the City and ETJ. It does not constitute zoning regulations or establish zoning district boundaries.

The subject property is designated as Compact Residential on the City's FLUM. According to the Comprehensive Plan, the character and intent of the Compact Residential PlaceType includes "a variety of housing types, including small-lot single-family detached, patio homes, townhomes, and duplexes..." Land use considerations and example locations for this PlaceType are noted above. While this designation reflects the City's long-term vision for the area, the FLUM is designed to offer guidance rather than impose rigid zoning constraints.

In contrast, Section 14.2.O.17 of the UDC, describes the intent of the Light Industrial (I-1) zoning district as "...to permit most commercial uses, office park, flex-space, and low impact industrial uses which are compatible with surrounding commercial districts. Limited retail and service uses that serve the industrial development zone are also permitted."

Although the requested zone change would introduce industrial uses that do not align with the Compact Residential PlaceType, the FLUM and Comprehensive Plan function as policy tools that offer guidance and flexibility when evaluating land use and development proposals.

C. The Zoning Map Amendment promotes the health, safety, or general welfare of the city and the safe and orderly development of the City;

STAFF FINDING: Rezoning the subject property from General Commercial (C-4) to Light Industrial (I-1) is not consistent with the FLUM and Comprehensive Plan, both of which were adopted to promote public health, safety, and general welfare of the City and ensure safe and orderly development.

However, the Strategic Economic Development Plan, which was approved on July 23, 2024, was developed to support the City's long-range economic development priorities while aligning with the initiatives outline in City Council's Strategic Plan.

As specified on page 6-30 of the plan, the IH-10 Corridor is identified as a suitable area for industrial development:

I-10 Corridor

The Interstate 10 economic activity center is an advantageous area for industrial investment given the substantial developable acreage that can absorb manufacturing facilities and logistics based operations. Developable land along with the area's direct access to I-10 has attracted significant industrial investment in the previous decade, including AISIN and the nearly operational OMNI industrial park. Streamlining future industrial development can accelerate the city's production based economy, Cibolo's most viable opportunity for job growth in the short-term.

While the requested rezoning does not align with the City's adopted land use policies, the Strategic Economic Development Plan highlights the IH-10 Corridor, which this property is located, as an area that will support economic growth and expanded land use opportunities.

D. The Zoning Map Amendment is compatible with the present zoning and conforming uses of nearby property and the character of the neighborhood; and

STAFF FINDING: Per Section 14.2.O.17 of the UDC, the Light Industrial (I-1) zoning district is described as follows:

a. Intent – The I-1 District is established to permit most commercial uses, office parks, flex-space, and low impact industrial uses which are compatible with surrounding commercial districts. Limited retail and service uses that serve the industrial development zone are also permitted.

b. Permitted uses – most commercial uses, office parks, flex-space, and low impact industrial uses which are compatible with surrounding commercial districts. Limited retail and service uses that serve the industrial development zone are also permitted.

c. Specific uses – subject to Site Plan approval, most commercial uses, office parks, flex-space, and low impact industrial uses which are compatible with surrounding commercial districts. Limited retail and service uses that serve the industrial development zone are also permitted.

Lot Area	Lot Width	Front Setback	Rear Setback	Side Setback	Max Impervious Coverage	Maximum Height
None	100'	50'	40'	25'	80%	45'

The proposed Light Industrial (I-1) zoning district would be compatible with the surrounding zoning, land uses, and overall character of the area. The subject property is adjacent to General Commercial (C-4) zoning to the east, west, and south, across IH-10; and Agricultural – Homestead (AG) zoning to the north.

Development within the proposed I-1 zoning district must ensure compatibility with adjacent residential area, including complying with the landscape buffering requirements outlined in Article 17 of the UDC and adhering to the minimum lot design standards in Article 14. If the rezoning request is approved, applications for the proposed development must be submitted to the City for review and approval through the platting, site plan, and permitting processes to ensure compliance with all applicable regulations in the UDC.

E. The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.

STAFF FINDING: The industrial uses permitted by right and with a Conditional Use Permit (CUP) in the Light Industrial (I-1) zoning district are references in the table below per Article 13 of the UDC.

I-1 uses permitted by right	I-1 uses permitted with CUP
Administrative and Business Offices	Concrete/Asphalt Batching Plant
Agricultural Sales and Services	Indoor Sports and Recreation
Automotive Rentals	Outdoor Sports and Recreation (Intensive)
Automotive; Minor Repairs/Service	Sand, Gravel, Stone or Petroleum Extraction, Oil and Gas Wells
Automotive; Major Repairs/Service	Sexually Oriented Businesses
Automotive Sales	Tire Dealer with Open Storage

Automotive Service Station*	Wrecker Business Associated with Auto Impounding and Storage
Automotive Washing	
Business Support Services	
Commercial Off-Street Parking	
Communications Services	
Construction Sales and Services	
Dry Cleaning Plant	
Equipment Repair Services	
Indoor Gun Range	
Kennels	
Laundry Services, Laundry Mat	
Paint Shop (Non-Retail)	
Portable Building Sales	
Professional Office	
Trailer/Mobile Home Display, Sales or Storage	
Truck/Trailer Rental and/or Leasing	
Truck/Bus Repair	
Truck Sales (Heavy Trucks) and RV Sales	
Veterinary Services	

Winery/Production Brewery	
Custom Light Manufacturing	
General Contractor Services*	
Light Manufacturing	
Convenience Storage*	
General Warehousing and Distribution	
Limited Warehousing and Distribution	
Research and Development Services	
Vehicle Storage	
Administrative Services	
Assembly	
Hospital Services	
Local Utility Services	
Maintenance and Service Facilities	
Postal Facilities	
Railroad Facilities	
Safety Services	
Transportation Terminal	

*Subject to supplemental use regulations in Article 6 of the UDC.

The uses in the proposed I-1 zoning district appear to be suitable for this property, given its size (29.35 acres) and location along the IH-10 Corridor, which aligns with the pattern of industrial development in the area.

Attachments

[Application](#)

[Narrative](#)

[Staff Map](#)

Cibolo
Zoning Change Application

Online Request #: 2803184

Project #: ZC-25-03

Submitted by:
Patrick Christensen
patrick@christensensatx.com
(210) 320-2540

Location: **IH-10 and Bolton Ave**

City: **Cibolo** State: **TX** Zip: **78108**

Contact Information

Applicant's Contact Information

Title: First Name: **Patrick** Last Name: **Christensen** Suffix:

Business Name:

Mailing Address: **315 E Commerce St**

City: **San Antonio** State: **TX** Zip: **78205**

Email Address: **patrick@christensensatx.com**

Cell Phone: Work Phone: Home Phone: **(210) 320-2540**

Property Owner's Contact Information

Title: First Name: _ Last Name: Suffix:

Business Name:

Mailing Address:

City: State: _ Zip:

Email Address:

Cell Phone: Work Phone: Home Phone:



You can complete this application and view updates online at [MGO Connect](#)

Representative's Contact Information

Title: First Name: _ Last Name: Suffix:
Business Name:
Mailing Address:
City: State: _ Zip:
Email Address:
Cell Phone: Work Phone: Home Phone:

Application Questionnaire (* denotes required question)

Zoning Change

Survey Name * Jose Flores

Proposed Use * Industrial Services

Proposed Zoning * I-1

Enter Signature: * Patrick Christensen

Acknowledgement * By submitting this application, I am requesting that the City of San Jose consider the proposed use, zoning, and other information. I am requesting that the City of San Jose consider the proposed use, zoning, and other information. I am requesting that the City of San Jose consider the proposed use, zoning, and other information. (I am requesting that the City of San Jose consider the proposed use, zoning, and other information.)

Total Proposed Square Footage *

Current Use * Vacant



You can complete this application and view updates online at [MGO Connect](#)

Abstract No. * 134

Specify *

By typing my name below, I do hereby attest that the information contained in this application is true, accurate, and complete. * Javier Martinez

Overlay * None

Current Zoning * C-4

Project Name * Bolton Ave Proposal

Work Type * Industrial

Total Proposed Square Footage * 172800

Total Acres * 29.35

of Units * 0

of Lots * 1



You can complete this application and view updates online at [MGO Connect](#)

Documents Uploaded

The following documents are attached to the Application.

preliminary site plan exhibit_241218 (1).pdf

city of cibolo planning v2.pdf

A List of Property Owners Within Two Hundred (200) Feet of the Property for Which the Change in District Boundary is Proposed

property owners w_in 200ft.docx

Copy of the Current Deed

warranty deed marion tx.pdf

Legal Description of the Property

guadalupe county records for rezoning application i-10 and bolton.pdf

Letter of Application Form

application (1).pdf

Letter of Authorization

owner auth (1).pdf

Narrative of Application Request

letter of intent (1).pdf

Signed Notarized Authorization Form

application.pdf



You can complete this application and view updates online at [MGO Connect](#)

Patrick W. Christensen
Attorney At Law

Patrick W. Christensen
Attorney at Law
patrick@christensensatx.com

315 E Commerce, Suite 304
San Antonio, Texas 78205
Telephone: 210.320.2540

April 22, 2025

Planning Department
City of Cibolo
201 Loop 539
Cibolo, Texas 78108

Re: Letter of Intent for Rezoning Application for the Property Located at IH-10 and Bolton, Cibolo, Texas; Our File No. 9908.001.

Dear City of Cibolo:

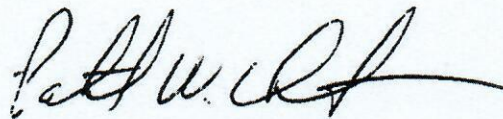
Attached please find a Conditional Use Permit Application for the 29.35 Acre tract located north of IH-10 along Bolton Road, Cibolo, Texas. The Subject Property is currently zoned "C-4" General Commercial. The zoning request is for a change to the I-1 Light Industrial zoning designation.

The purpose and intent of the requested rezoning is to allow the currently vacant lot to be developed as a light industrial services center.

In conclusion, the proposed project is compatible with the surrounding uses. This request will not permanently injure the property rights of owner(s) of all real property affected by the proposed zoning change. This request will not adversely affect the health, safety, or welfare of the general public.

If you have any questions, please feel free to contact me.

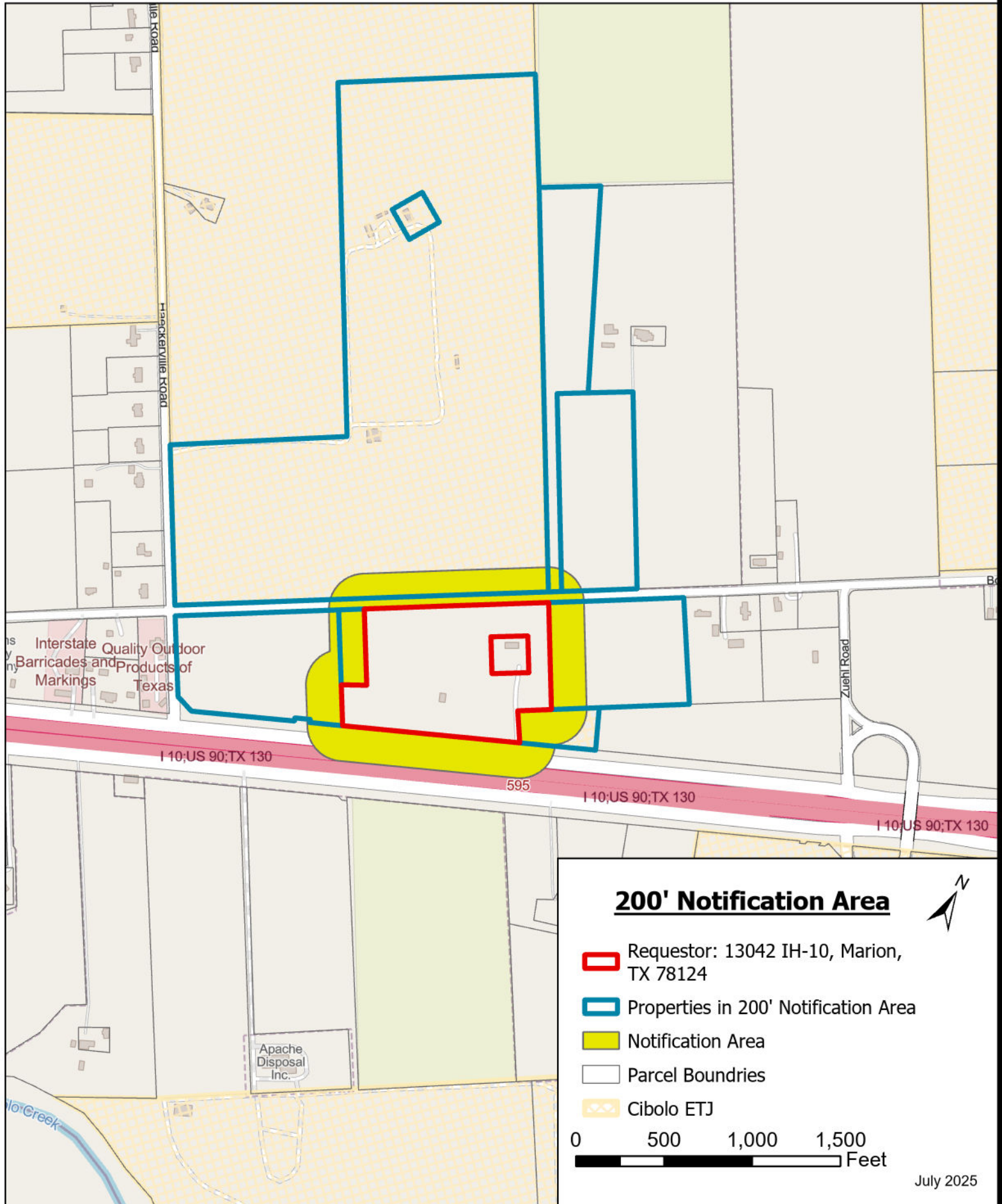
Sincerely,



BY: _____

Patrick W. Christensen
Attorney at Law

ZC-25-03





Planning and Zoning Commission Staff Report

B. Discussion/Action regarding the Final Plat of Steele Creek Unit 4A.

Meeting	Agenda Group
Wednesday, August 13, 2025, 6:30 PM	Discussion/Action Items Item: 8B.
From	
Olivia Hall, Planner I	

PLANNING & ZONING COMMISSION ACTION: Discussion/Action and Recommendation of the above referenced petition

PROPERTY INFORMATION:

Project Name: PC-25-16-FP

Owner: Continental Homes of Texas, L.P.

Representative: Becky Carroll, Pape-Dawson Engineers

Area: 15.586 acres

Location: Southeast of the intersection of Lance Crossing and Rolling River

Future Land Use: Compact Residential

Zoning ([map](#)): High Density Single-Family Residential (SF-6), Ord. 1230

Proposed Use: 59 Single-Family Residential Lots, 3 Open Space Lots

Utility Providers: Sewer/Water – City of Cibolo and Electricity – GVEC

FINDINGS/CURRENT ACTIVITY:

In accordance with Section 20.3.5 of the Unified Development Code (UDC), 'Final Plat' is defined as: "The one official and authentic map of any given subdivision of land prepared from the actual field measurement and staking of all identifiable point by a surveyor or engineer, with the subdivision location referenced to a survey corner, and with all boundaries, corners and curves of the land division sufficiently described so that they can be reproduced without additional references."

On June 26, 2018, City Council approved the Land Study for the Steele Creek Subdivision. A Public Improvements Agreement (PIA) with Continental Homes of Texas, L.P. was later approved by Council on July 12, 2022. Both the Land Study and PIA were subsequently amended and approved on April 8, 2025.

Under the amended PIA, the developer is committed to several public improvements, including: (i) Tolle Road improvements, (ii) traffic signal construction at FM 1103 and Knights Crossing, (iii) sanitary sewer improvements, (iv) dedication of land to the City for a future North-South connector identified on the City's Master Thoroughfare Plan (MTP), and (v) construction of a public use trail within the subdivision.

The amended Land Study for Steele Creek covers 396.55 acres and includes a total of 919 residential lots. The Final Plat of Steele Creek Unit 4A proposes 59 residential lots, with a typical lot size of 60' x 120', along with three open space lots (Lots 903, 905, and 906). The Preliminary Plat was approved by City Council on December 12, 2023.

STREETS/MASTER THOROUGHFARE PLAN (MTP):

The proposed plat includes approximately 3,020 linear feet of roadway. Fifty feet of right-of-way (ROW) will be dedicated for local streets within the subdivision, including: Rolling River, Whitewater Creek, Fair Shallows, Avalon Sails, and Castle Falls.

In addition, Lance Crossing—an 80' ROW collector street identified on the City's MTP—will connect to Rolling River within Unit 4A. Per the amended PIA, the developer is responsible for completing the *"construction of Lance Crossing within 24 months of the City's completion of Tolle Road improvements or receipt of written notice to start construction from the City."*

A Traffic Impact Analysis (TIA) Report, dated May 2018, was submitted and approved by the City Engineer as part of the review of this plat.

UTILITIES:

Water and sewer for Unit 4A will be provided by the City of Cibolo. Electricity will be provided by Guadalupe Valley Electric Cooperative (GVEC). As part of the PIA, the developer is responsible for constructing sanitary sewer improvements, including the oversizing and extension of a 12-inch gravity sewer main and the installation of a lift station with force main.

Letters of Certification (LOCs) from both GVEC and Cibolo Creek Municipal Authority (CCMA), recommending approval of Unit 4A, have been submitted.

DRAINAGE:

The Stormwater Management Plan (SWMP) for the Steele Creek Subdivision has been reviewed and approved by the City Engineer. This plat includes three open space lots that are designated for drainage improvements, specifically: Lot 903, Block 20 (0.219 acres), Lot 905, Block 17 (0.083 acres), and Lot 906, Block 17 (0.054 acres).

The 100-year FEMA floodplain runs just outside of the southern boundary of Unit 4A. A Certified Letter of Map Revision (CLOMR) was reviewed and approved by the City Engineer/Floodplain Administrator in March of 2024.

PARKLAND:

Parkland dedication is not proposed with this plat, as the requirement was previously met with the dedication provided in Unit 1.

As outlined in the amended PIA, the developer is also responsible for constructing an 8-foot-wide public use trail, which is to be built concurrently with the public improvements for Unit 9 of the Steele Creek Subdivision.

STAFF RECOMMENDATION:

Staff and the City Engineer reviewed the plat and its associated documents. All comments have been addressed in accordance with subdivision regulations outlined in the City's UDC and Section 212, Municipal Regulations of Subdivisions and Property Development, of the Texas Local Government Code. Therefore, Staff recommends **APPROVAL** of this Final Plat.

Attachments

[Application](#)

[Final Plat](#)

[Staff Map](#)

[City Engineer Letter](#)



City of Cibolo

Planning Department

201 Loop 539 W/P.O. Box 826

Cibolo, TX 78108

Phone: (210) 658 - 9900

UNIVERSAL APPLICATION - FINAL PLAT

Please fill out this form completely, supplying all necessary information and documentation to support your request. *Please use a separate application for each submittal.* Your application will not be accepted until the application is completed and required information provided.

Project Name: Steele Creek-Unit 4A

Total Acres: 15.585

Survey Name: Jeronimo Leal No. 85

Abstract No.: 210

Project Location (address): Southeast of the intersection of Lance Crossing and Rolling River

Current Zoning: SF-6

Overlay: ☒ None ☐ Old Town ☐ FM 78

Proposed Zoning: SF-6

of Lots: 59

of Units: 1

Please Choose One: ☒ Single-Family

☐ Multi-Family

☐ Commercial

☐ Industrial

☐ Other

Current Use: Undeveloped

Total Proposed Square Footage: _____

Proposed Use: Single-Family Residential

(Commercial/Industrial only)

Applicant Information:

Property Owner Name: Continental Homes of Texas, L.P.

Address: 5419 North Loop 1604 East

City: San Antonio

State: Texas

Zip Code: 78247

Phone: (210) 496-2668

Email: LKOstrander@drhorton.com

Fax: _____

*Applicant (if different than Owner): Leslie Ostrander

* Letter of Authorization required

Address: 5419 North Loop 1604 East

City: San Antonio

State: Texas

Zip Code: 78247

Phone: (210) 496-2668

Email: LKOstrander@drhorton.com

Fax: _____

Representative: Becky Carroll

Address: 2000 NW Loop 410

City: San Antonio

State: Texas

Zip Code: 78213

Phone: (210) 375-9000

Email: bcarroll@pape-dawson.com

Fax: (210) 375-9010

Authorization: By signing this application, you hereby grant Staff access to your property to perform work related to your application.

Leslie Ostrander

Owner or Representative's Signature

Leslie Ostrander

Typed / Printed Name

State of

Texas

County of

Bexar

Before me,

Toni Sims

, on this day personally appeared

Name of Notary Public

Leslie Ostrander

Name of signer(s)

foregoing instrument and acknowledge to me that he/she/they executed the same for the purposes and consideration therein expressed.

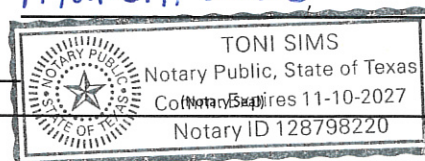
Given under my hand and seal of office this

17

day of

March, 2025

Notary Public Signature



City of Cibolo
Use Only

Total Fees

Payment Method

Submittal Date

Accepted by

Case Number

FINAL PLAT
OF
STEELE CREEK-UNIT 4A

15.586 ACRES OF LAND LOCATED IN THE JERONIMO LEAL SURVEY NO. 85, ABSTRACT NO. 210, IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, BEING OUT OF THAT CERTAIN 115,110 ACRES OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS, LP, AS DESCRIBED IN DOCUMENT NO. 202099031952, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, AND OUT OF THAT CERTAIN 65,801 ACRES OF LAND CONVEYED TO STEELE CREEK INVESTMENTS, LLC, AS DESCRIBED IN DOCUMENT NO. 201899019524, OF SAID PUBLIC RECORDS.

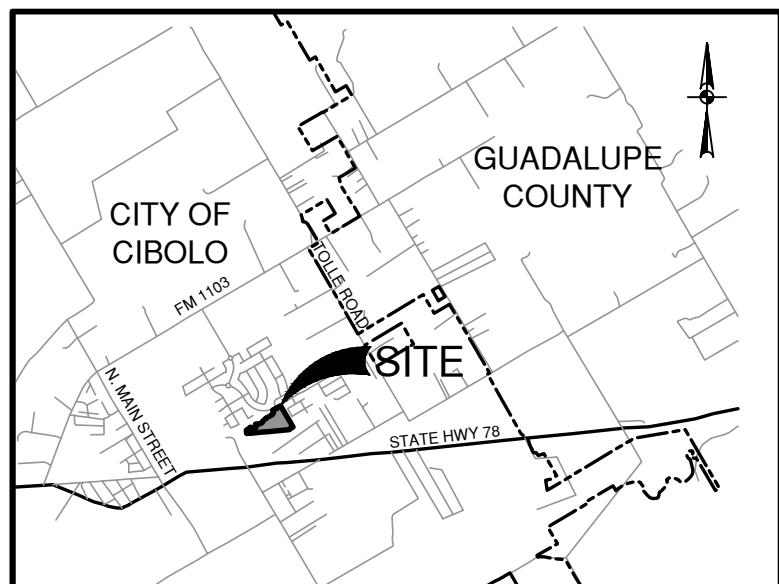


SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: June 27, 2025

(59 SINGLE FAMILY RESIDENTIAL LOTS,
3 OPEN SPACE LOTS IN 5 BLOCKS)

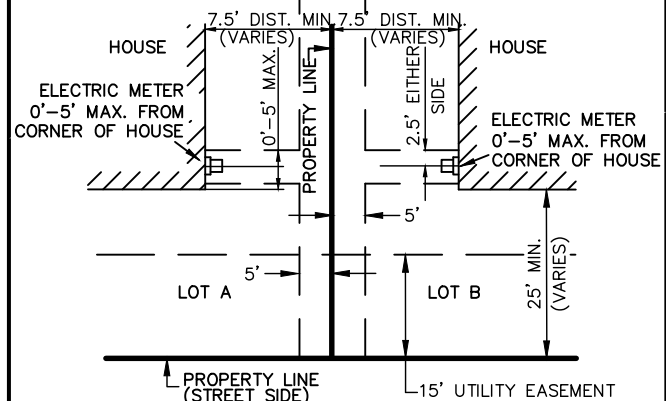


LOCATION MAP

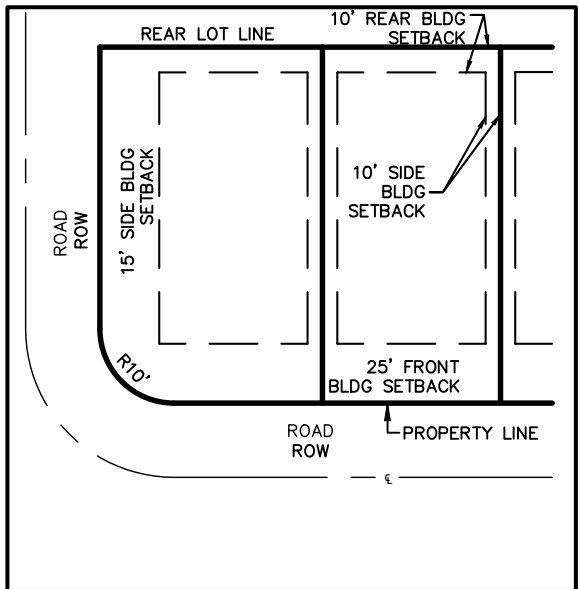
NOT--TO--SCALE

NOTE: GVEC WILL POSSESS A 5' WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.

NOTE: GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.

TYPICAL EASEMENT ON
INTERIOR PROPERTY LINE

NOT--TO--SCALE

TYPICAL LOT SETBACKS
EXCEPT AS NOTED

NOT--TO--SCALE

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY COUNCIL OF THE CITY OF CIBOLO.

LICENSED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____, ____.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____, ____.

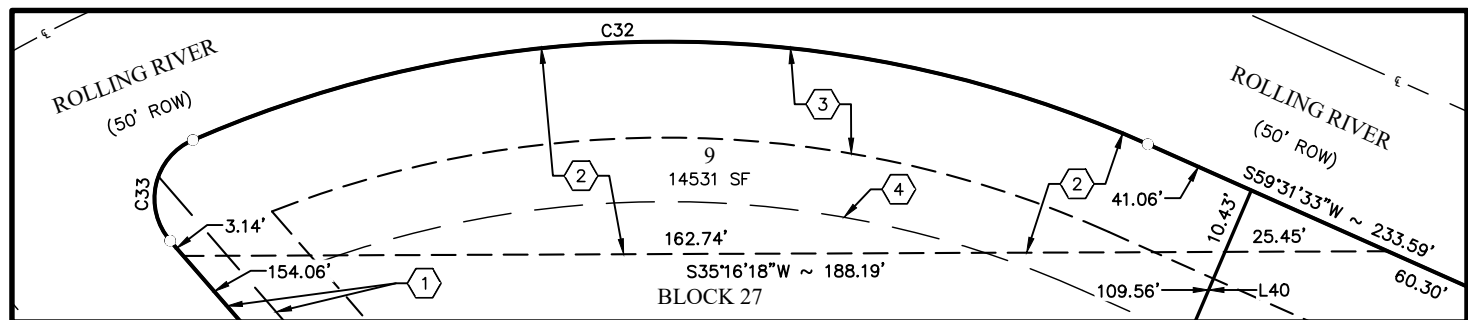
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

GENERAL NOTES:

- IN ACCORDANCE WITH THE CIBOLO UDC, APPROXIMATELY 32.93 ACRES OF PARKLAND DEDICATION IS REQUIRED FOR THE OVERALL STEELE CREEK DEVELOPMENT. THIS UNIT CONTAINS 0.000 ACRES.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CIBOLO AND STATE PLATING STATUTES, AND IS SUBJECT TO FINES AND WITHHOLDINGS OF UTILITIES AND BUILDING PERMITS.
- PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- THE CITY OF CIBOLO RESERVES THE RIGHT TO RENAME STREETS AND/OR CHANGE HOUSE NUMBERS DUE TO INCOMPATIBILITY WITH EXISTING NAME LAYOUT, EMERGENCY VEHICLE RESPONSE, AND MAIL DELIVERY.
- THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF CIBOLO IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PROFESSIONAL LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEERS.
- ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF CIBOLO MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- ROUTINE MAINTENANCE OF WEEDS AND GRASS IN ALL EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, HOME OWNERS ASSOCIATION, OR PROPERTY OWNER ASSOCIATION, ON WHICH THE EASEMENT IS LOCATED IN ACCORDANCE WITH CITY OF CIBOLO CODE OF ORDINANCE PROVISIONS FOR HIGH WEEDS AND GRASS.
- A GEOTECHNICAL REPORT DEMONSTRATING COMPLIANCE WITH ALL RECOMMENDED PRACTICE FOR THE DESIGN OF RESIDENTIAL FOUNDATION, VERSION 1 STANDARDS OF THE TEXAS SECTION OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS, THE GEOTECHNICAL STANDARDS OF THE CITY OF CIBOLO UDC, AND THE CITY OF CIBOLO BUILDING CODE, EACH OF WHICH AS MAY BE AMENDED, PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- ACCORDING TO FIRM MAP NO. 48187C0230F DATED NOVEMBER, 2, 2007, ALL RESIDENTIAL LOTS WITHIN THE SUBJECT PROJECT SHOWN HEREON APPEARS TO LIE OUTSIDE ZONE "X" (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- THE ELEVATIONS SHOWN ARE BASED ON NAVD88 DATUM.
- THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF CIBOLO.
- THE PROPERTY SHOWN HEREON IS LOCATED INSIDE THE SHERTZ-CIBOLO-UNIVERSAL CITY SCHOOL DISTRICT.
- NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF CIBOLO SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- APPROXIMATELY 43,020 LF OF PUBLIC ROAD IS PROVIDED WITHIN THIS PLAT.
- ALL PROPOSED STREETS WILL BE DEDICATED TO THE PUBLIC AND MAINTAINED BY THE CITY OF CIBOLO, UNLESS OTHERWISE NOTED.
- THE PROPERTY SHOWN HEREON WILL HAVE UTILITIES PROVIDED BY THE FOLLOWING:
WATER: CITY OF CIBOLO
SEWER: CITY OF CIBOLO
ELECTRICITY: GVEC
- ALL RESIDENTIAL LOTS WITHIN THIS PLAT ARE WITHIN THE CITY OF CIBOLO, AND ARE ZONED SF-6, PER CITY ORDINANCE # 1230.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N59°33'32"E	18.28'
L2	N59°27'16"E	50.00'
L3	N59°33'32"E	113.97'
L4	N59°35'47"E	20.00'
L5	S30°24'13"E	50.00'
L6	S59°35'47"W	126.78'
L7	N8°34'27"W	23.85'
L8	N81°25'33"E	50.00'
L9	S8°34'27"E	20.00'
L10	S84°27'39"W	728.38'
L11	N5°32'21"W	20.00'
L12	N84°27'39"E	50.00'
L13	S5°32'21"E	20.00'
L14	N5°32'21"W	20.00'
L15	N84°27'39"E	19.00'
L16	N84°17'04"E	12.00'
L17	N84°27'39"E	19.00'
L18	S5°32'21"E	28.61'
L19	S84°27'39"W	120.00'
L20	N58°25'02"E	94.51'
L21	N84°27'39"E	113.27'
L22	N5°32'21"W	105.00'
L23	N23°13'04"W	47.95'

LINE TABLE		
LINE #	BEARING	LENGTH
L24	S59°35'47"W	106.78'
L25	S8°34'27"E	3.85'
L26	S81°25'33"W	50.00'
L27	S8°34'27"E	36.59'
L28	N30°24'13"W	21.10'
L29	N84°27'39"E	641.57'
L30	N0°32'21"W	17.93'
L31	N5°32'21"W	86.47'
L32	S5°32'21"E	86.47'
L33	N0°32'21"W	11.80'
L34	N5°32'21"W	95.00'
L35	N84°27'39"E	50.00'
L36	S5°32'21"E	83.75'
L37	S84°27'39"W	631.28'
L38	N59°33'32"E	27.29'
L39	N45°29'41"W	118.73'
L40	S31°20'37"E	120.01'
L41	S5°33'06"E	24.54'
L42	S0°05'36"E	72.73'
L43	N8°54'19"W	5.57'
L44	N19°05'37"W	5.10'
L45	N8°36'08"W	5.39'



DETAIL "C"

SEE SHEET 2 OF 2
SCALE: 1" = 30'

UNDERGROUND SUBDIVISION PLAT NOTES:

- WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 5-FOOT-WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
- GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
- ANY EASEMENT DESIGNATED AS A GVEC 20' X 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
- ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, UPGRADE, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES AND SHALL REMAIN AT FINAL GRADE.
- ALL LOTS ADJOINING UTILITY LOT OR PRIVATE, CITY, COUNTY, OR STATE RIGHT OF WAY ARE SUBJECT TO A 5' X 30' GUY WIRE EASEMENT ALONG SIDE AND REAR LOT LINES.
- ALL ELECTRIC EASEMENTS, FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE, INCLUDE RIGHTS OF INGRESS AND EGRESS ACROSS THE SUBDIVISION FOR THE PURPOSE OF INSTALLING, SERVICING, UPGRADING, AND MAINTAINING THE ELECTRICAL FACILITIES AND SHALL REMAIN AT FINAL GRADE.
- ANY REQUEST TO SUBSEQUENTLY RELOCATE ANY PORTION OF THE ELECTRIC FACILITIES INSTALLED SHALL BE SUBJECT TO THE COOPERATIVE'S REASONABLE DISCRETION AND THE REQUESTING PARTY SHALL BEAR ALL COSTS ASSOCIATED WITH SUCH RELOCATION.
- THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRADE, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EXCAVATION BY OR ON BEHALF OF THE COOPERATIVE.

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, US SURVEY FEET, DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE, SURFACE ADJUSTMENT FACTOR 1.00017.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	760.00'	6°52'58"	N63°00'02"E	91.24'	91.30'
C2	10.00'	90°17'54"	S75°17'30"E	14.18'	15.76'
C3	10.00'	89°46'30"	N14°40'18"E	14.11'	15.67'
C4	125.00'	13°49'12"	N66°30'23"E	30.08'	30.15'
C5	10.00'	81°59'26"	S32°25'16"W	13.12'	14.31'
C6	75.00'	12°11'58"	N73°28'56"E	130.72'	158.74'
C7	100.00'	54°08'11"	N57°23'33"E	91.01'	94.49'
C8	395.00'	29°12'05"	N44°55'30"E	199.14'	201.32'
C9	105.00'	71°31'37"	N23°45'44"E	122.73'	131.08'
C10	275.00'	38°01'01"	N11°12'27"W	179.14'	182.47'
C11	10.00'	81°52'16"	S33°08'04"E	13.10'	14.29'
C12	225.00'	43°40'00"	N52°14'13"W	167.36'	171.48'
C13	225.00'	12°33'20"	N24°07'33"W	49.21'	49.31'
C14	10.00'	94°44'20"	S65°13'03"E	14.71'	16.54'
C15	75.00'	7°49'00"	N63°30'17"E	10.22'	10.23'
C16	175.00'	21°49'46"	N19°29'20"W	66.27'	66.67'
C17	10.00'	81°59'26"	N71°23'56"W	13.12'	14.31'
C18	125.00'	16°51'17"	N76°02'00"E	36.64'	36.77'
C19	10.00'	85°00'00"	S41°57'39"W	13.51'	14.84'
C20	75.00'	5°00'00"	S3°02'21"E	6.54'	6.54'
C21	125.00'	5°00'00"	S3°02'21"E	10.90'	10.91'
C22	10.00'	95°00'00"	N48°02'21"W	14.75'	16.58'
C23	25.00'	90°00'00"	S39°27'39"W	35.36'	39.27'
C24	10.00'	48°49'42"	N29°57'12"W	8.27'	8.52'
C25	60.00'	190°21'02"	S40°48'28"W	119.51'	199.33'
C26	10.00'	51°31'20"	S69°46'41"E	8.69'	8.99'
C27	10.00'	77°35'47"	N45°39'45"E	12.53'	13.54'
C28	235.00'	52°39'41"	S33°11'42"W	208.47'	215.99'
C29	225.00'	89°40'06"	N14°41'30"E	317.28'	352.13'
C30	10.00'	84°28'20"	S64°08'56"W	13.44'	14.74'
C31	275.00'	37°38'11"	N40°42'27"E	177.41'	180.64'
C32	185.00'	47°33'52"	S35°44'37"W	149.21'	153.58'
C33	10.00'	107°30'03"	S41°47'20"E	16.13'	18.76'
C34	75.00'	8°02'33"	N80°26'22"E	10.52'	10.53'
C35	10.00'	106°49'18"	N23°00'26"E	16.06'	18.64'
C36	175.00'	43°12'41"	N52°00'33"W	128.88'	131.98'
C37	790.00'	6°53'45"	N63°00'25"E	95.02'	95.08'

OPEN SPACE EASEMENT NOTE:

THIS PLAT IS HEREBY ADOPTED BY THE OWNERS (CALLED "OWNERS") AND APPROVED BY THE CITY OF CIBOLO, (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, SUCCESSOR, AND ASSIGNS: LOT 903, BLOCK 20, AND LOT 905, BLOCK 17, AS SHOWN ON THE PLAT IS CALLED "OPEN SPACE EASEMENT." THE OPEN SPACE EASEMENT(S) IS HEREBY RESERVED FOR THE PUBLIC'S USE FOREVER, BUT INCLUDING THE FOLLOWING COVENANTS WITH REGARD TO MAINTENANCE RESPONSIBILITY. THE OPEN SPACE EASEMENT SHALL REMAIN OPEN AT ALL TIMES AND SHALL BE MAINTAINED BY ALL OF THE OWNERS OF LOTS IN THE SUBDIVISION BY AND THROUGH A LAWFULLY CREATED HOMEOWNERS ASSOCIATION TO BE CREATED BY THE OWNERS. THE OWNERS COVENANT AND AGREE THAT SUCH A HOMEOWNERS ASSOCIATION (CALLED "ASSOCIATION") SHALL BE CREATED PRIOR TO THE FINAL ACCEPTANCE BY THE CITY. ASSOCIATION DOCUMENTS SHALL BE SUBJECT TO THE APPROVAL OF THE CITY AND SHALL SPECIFICALLY CONTAIN COVENANTS BINDING THE ASSOCIATION TO CONTINUOUSLY MAINTAIN THE OPEN SPACE EASEMENT(S). SUCH COVENANTS SHALL NOT RELIEVE THE INDIVIDUAL LOT OWNERS OF THE RESPONSIBILITY TO MAINTAIN THE OPEN SPACE EASEMENT(S) SHOULD THE ASSOCIATION DEFAULT IN THE PERFORMANCE OF ITS MAINTENANCE RESPONSIBILITY. THE ASSOCIATION DOCUMENTS SHALL ALSO CONTAIN PROVISIONS THAT THEY MAY NOT BE AMENDED WITH REGARD TO THE OPEN SPACE EASEMENT SHALL ALWAYS REMAIN IN THE ASSOCIATION. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID OPEN SPACE.

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: _____
BY: LESLIE OSTRANDER, ASSISTANT SECRETARY
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION,
ITS SOLE GENERAL PARTNER OF
CONTINENTAL HOMES OF TEXAS, L.P.
5419 N. LOOP 1604 E
SAN ANTONIO, TX 78247
(210) 496-2668

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE OSTRANDER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _____, A.D. 20 ____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

DATED THIS ____ DAY OF _____, ____.

BY: _____
CHAIR

BY: _____
VICE CHAIR

THIS PLAT OF STEELE CREEK, UNIT 4A, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED THIS ____ DAY OF _____, A.D. 20 ____

BY: _____ CITY SECRETARY BY: _____ MAYOR

SEE THIS SHEET FOR LINE AND
CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

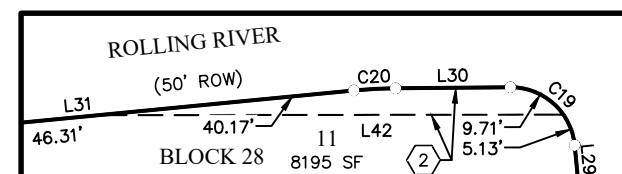
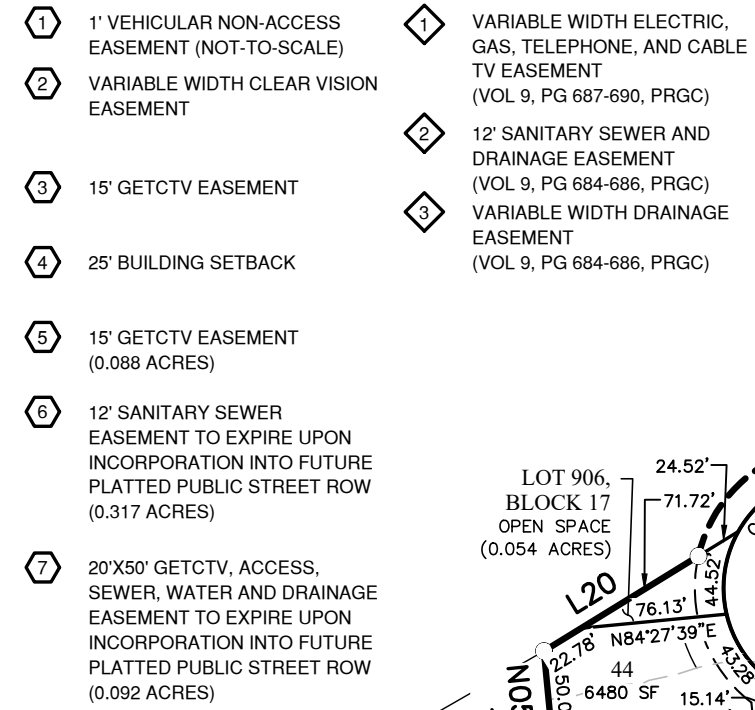
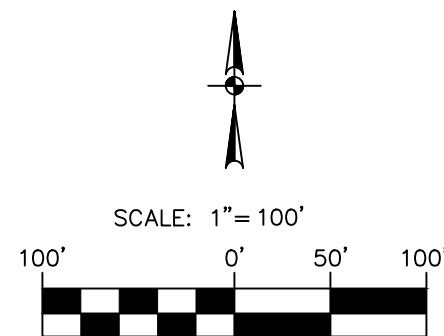
SHEET 1 OF 2



**PAPE-DAWSON
ENGINEERS**

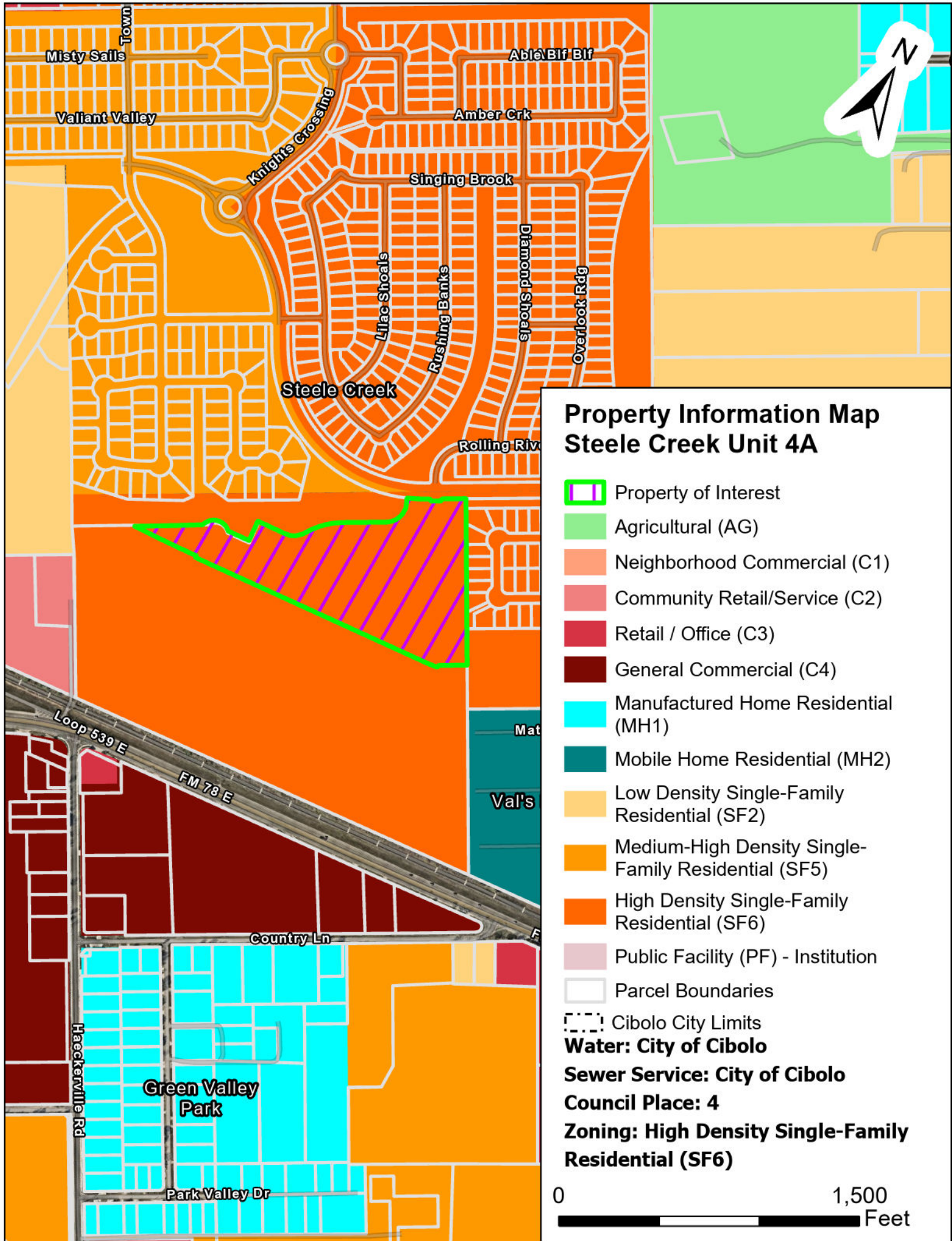
DATE OF PREPARATION: June 27, 2025

DEVELOPER: LESLIE OSTRANDER, ASSISTANT SECRETARY
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION,
IT'S SOLE GENERAL PARTNER OF
CONTINENTAL HOMES OF TEXAS, L.P.
5419 N LOOP 1604 E
SAN ANTONIO, TX 78247
(210) 496-2668



PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

Civil Job No. 12629-04; Survey Job No. 12629-00



July 11, 2025

On behalf of the:

City of Cibolo
Attn: Olivia Hall
201 W. Loop 539
Cibolo, Texas 78108



Re: Final Plat Review
Steele Creek Unit 4A (PC-25-16-FP)

Ms. Hall,

Colliers Engineering & Design has completed its review of the referenced project. We find that the development is in conformance with the City of Cibolo Unified Development Code and flood ordinances. We have no further comments.

At this time we recommend a **Conditional Approval** pending the review and approval of the construction plans.

Our review of the project does not relieve or release the Engineer of Record or Surveyor of Record from complying with any and all the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If you require additional information, please contact our office.

Sincerely,

Andy Carruth, P.E.

Plan Reviewer for the City of Cibolo



Planning and Zoning Commission Staff Report

A. Staff Updates

Meeting	Agenda Group
Wednesday, August 13, 2025, 6:30 PM	UDC, CIP, Master Plan and Staff Updates Item: 9A.
From	
Eron Spencer, Assistant Planning Director	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[08-13-25 Staff Update](#)

[Economic Development Report July 2025](#)

Planning Department - Staff Update

August 13, 2025

Site Plans currently in review

Project	Description
504 Pfeil Road	Tattoo Studio
Borgfeld Plaza Retail	Retail
Dorado Amenity Center	Community Amenity Center
Cibolo Small Animal Hospital	Veterinarian Commercial Renovation
Venado Crossing Amenity Center	Community Amenity Center
Chamberlin Roofing & Waterproofing	Roofing Contractor Warehouse
Buffalo Crossing II Amenity Center	Community Amenity Center

To follow permitted projects, visit our [website](#) for an interactive map on Current Development.

Site Plans & Administrative Plats recently approved

Project	Description
Cibolo Creek Center	Gas Station
506 N Main Street	Mixed Use
Cibolo Crossing MF Amenity Center	Amending Plat
Cibolo Crossing Commercial Phase II	Amending Plat
Cibolo Crossing Commercial Phase I	Amending Plat
Olive Garden	Site Plan

Plats currently in review

Project	Application Type
504 Pfeil Road	Minor Plat
Steele Creek Unit 4A	Final Plat
Steele Creek Unit 9	Final Plat
611 FM 1103	Replat
21001 Old Wiederstein	Preliminary Plat

P&Z Recommendations/City Council Action

Agenda item	P&Z recommendation	date	City Council action	date
Grace Valley Ranch Phase 3B	Denial	6/11/2025	-	8/26/2025
Old Town UDC Amendments	Approval	7/9/2025	-	8/12/2025
Light Industrial (I-1) UDC Amendment	Approval	7/9/2025	-	8/12/2025
Manufactured Home UDC Amendments	Denial	7/30/2025	-	8/12/2025



CIBOLO CITY COUNCIL

Economic Development

REPORT

Date: JULY 2025

IN PLANNING REVIEW

CIBOLO CROSSING	• Dorado @ Cibolo Crossing (Site Plan under review) • Kids Academy (Awaiting Final Acceptance of Infrastructure) • Olive Garden (Amending Plat approved, site plan under review) • Gringos (Amending Plat approved)
CIBOLO VALLEY DRIVE	
DOWNTOWN/ OLD TOWN	• 504 Pfeil Rd (Minor Plat on hold) • The Shops at the Mill Expansion (Pre-Development Meeting held) • 506 N Main St (Site Plan approved) • Grooming Coop (Pre-Application)
FM 1103	• Old Wiederstein Road Self-Storage CUP (PDM meeting held) • Cibolo Creek Center CUP and Site Plan (Approved) • Pic N Pac Carwash (Site Plan Approved) • Turning Stone (Replat Approved)
FM 78	• Cibolo Small Animal Hospital (Site Plan in Review)
IH-10	• Industrial Warehouses @ 465/Linne Rd & IH-10 (Pre-Application) • Data Center @ 1000 Bolton Rd (Pre-Application)
OTHER	• Borgfeld Plaza Retail Center (Site Plan in Review)

BUILDING PERMITS IN PROCESS

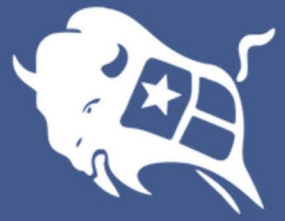
CIBOLO CROSSING	- Dorado @ Cibolo Crossing (MEP's Permit Application Submission on Hold by Builder– date TBD) - Skip's Liquor (Permitted) - Olive Garden (In Review)
CIBOLO VALLEY DRIVE	- Crepeccino (Permitted) - Andy's Frozen Custard (Permitted) - Crust Pizza (Permitted)
DOWNTOWN/ OLD TOWN	
FM 1103	- QT – Location #1 at FM 1103 & Old Wiederstein Road (Permitted) - Turning Stone Retail (Permitted) - Cibolo Food Mart Shell Bldg (In Review) - Thera Nails Lab (Permitted)
FM 78	
IH-10	
OTHER	Signature Plating (Inspection Completed, pending site approval)

NOW OPEN / C OF O ISSUED

CIBOLO CROSSING	Salata (Now Open)
CIBOLO VALLEY DRIVE	
DOWNTOWN/ OLD TOWN	Ink Ivy (C of O Issued)
FM 1103	Peak Performance Chiropractic (C of O Issued)
FM 78	
IH-10	
OTHER	

Department Updates

Business Attraction and Business Retention & Expansion (BRE) Efforts



Business Attraction Efforts

Number of Eligible RFIs Submitted: 3

Number of Prospect Visits: 1

of Prospect Meetings: 3

Notes: We received 19 requests for information in July. Which resulted in 3 submittals

Business Retention & Expansion Efforts

Number of Business Support Meetings/Activities: 6

Notes: Hosted regional job fair, assisted Waste Connections with service communications with Old Town businesses, Attended Whataburger afternoon mixer, BIG/EDGE Grant meetings

Highlights/Successes

- *Launched the EDGE Grant on July 1*
- *Presented Nail's with BIG Grant Check for new sign*
- *Regional Job Fair event hosted in Cibola on July 10th*
- *Meetings with GVEC and GVSUD*
- *Attended monthly Chamber Luncheon*
- *Onboarding with new CRM*