"City of Choice"

City Council Meeting
6:30pm - 11:30pm

Tuesday, May 28, 2024, 6:30 PM
Council Chambers
200 S. Main St.
Cibolo, Texas 78108

Est. Duration: 3 hr 50 min

1: Call to Order

2: Roll Call and Excused Absences

2A. Excused Absence

3: Invocation

4: Pledge of Allegiance

5: Citizens to be Heard

This is the only time during the Council Meeting that a citizen can address the City Council. It is the opportunity for visitors and guests to address the City Council 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. City Council may not deliberate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, City Council 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 Council as a body. Remarks may also be addressed to any individual member of the Council 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. 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 pcimics@cibolotx.gov and vchapman@cibolotx.gov or telephone 210-566-6111 before 5:00 pm the date of the meeting.

6: Public Hearing

6A. Conduct a Public Hearing regarding an Ordinance of the City of Cibolo amending Chapter 38 of the City of Cibolo Code of Ordinances limiting the replacement of manufactured homes to one time except for fire or natural disaster. (Ms. Lee)

7: Consent Agenda - Consent Items (General Items)

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

7A. Approval of the minutes of the Regular City Council Meeting held on May 14, 2024.

7B. Approval of a contract renewal with Cityzen Solutions, Inc. dba PublicInput.

7C. Approval of the Police Department 2023 Racial Profiling Report.

8: Discussion/Action

8A. Discussion/Action on the Cibolo Police Department, School Resource Officers (SRO) Program, Patrol Division, and exploring options for using City resources. (Chief Andres/Mr. Hyde)

8B. Discussion/Action on a Reimbursement Agreement between City of Schertz, TX and City of Cibolo, TX for Manhole Adjustments as part of the Dean Road Maintenance and Repair Project. (Mr. Gomez)

8C. Discussion/Action on the Future Land Use Map, including the Master Thoroughfare Plan, for the 2024 Cibolo Tomorrow Comprehensive Plan. (Mr. Spencer)

8D. Discussion/Action and authorizing the City Manager to sign the Advance Funding Agreement (AFA) for the Texas Department of Transportation Project FM 1103, Phase II, from Rodeo Way to FM 78 (Local Contribution). (Mr. Gomez)

8E. Discussion/Action on approving a contract with Lockwood, Andrews & Newnam, Inc. for additional Professional Services and Survey for Tolle Road Improvements Project. (Mr. Gomez)

8F. Discussion/Action on the Awarding of a Consultant Services Contract to Riveron Corp. (Mr. Gomez)

8G. Discussion/Action regarding the Final Acceptance of Public Infrastructure for The Quarters (Trophy Oak). (Mr. Otto)

8H. Discussion/Action regarding the Final Acceptance of Public Infrastructure for Magnolia Pancake Haus. (Mr. Otto)

8I. Discussion/Action regarding Final Acceptance of Public Infrastructure for Living Spaces. (Mr. Otto)

8J. Discussion/Action on the Preliminary Plat of Grace Valley Ranch Phase 3B. (Ms. Huerta)

8K. Discussion/Action on the Final Plat of Grace Valley Ranch Phase 2. (Ms. Huerta)

8L. Discussion/Action on the Preliminary Plat of Steele Creek Subdivision Unit 6. (Ms. Huerta)

8M. Discussion/Action on the Final Plat of Steele Creek Subdivision Unit 6. (Ms. Huerta)

8N. Discussion / Action regarding the funding amounts for the Strategic Partnership Grants. (Mr. Hugghins)

8O. Discussion/Action regarding a contract of the Cibolo EDC for an updated marketing video. (Ms. Lee)

8P. Discussion/Action on the CIP Update Presentation and 5-yr CIP Plan. (Mr. Gomez)

8Q. Discussion on the investigation on how the Buffalo Wild Wings sign was approved erroneously. (Councilman Benson)

8R. Discussion on the regulations on Airbnb's in the City of Cibolo. (Councilman Benson)

8S. Discussion from Councilmembers that have attended seminars, events, or meetings. (Council)

8T. Discussion on items the City Council would like to see on future agendas. (Council)

8U. Discussion/Action on the review and confirmation of all upcoming special meetings and workshops and scheduling the time, date and place of additional special meetings or workshops. (Ms. Cimics)

9: Ordinances

9A. Approval/Disapproval of an ordinance of the City of Cibolo amending Chapter 38 of the City of Cibolo Code of Ordinances limiting the replacement of manufactured homes to one time except for fire or natural disaster. (Ms. Lee)

9B. Approval/Disapproval of an ordinance regarding a variance to UDC Section 18.6 to increase the number of lots allowed on a cul-de-sac street for Steele Creek Subdivision Unit 6. (Ms. Huerta)

10: Resolutions

10A. Approval/Disapproval of a Resolution of the City of Cibolo, Texas approving the City Council Policy Directive No: 2024-2 regarding the City Council Appointments. (Mr. Hyde)

11: Staff Update

11A. Administration

— a. Cibolo Summer Night Event (Fishing) on Friday, June 7th

— b. Recap of Joint Memorial Day Event (Cibolo, Schertz & Selma)

— c. Fishing Event at the Cibolo/HEB Pond (by invitation only) - Confirmed for Saturday, June 1st, from 8 a.m. to 12 p.m.

— d. Request for Proposals (RFP), Request for Bids (RFB), Request for Qualifications (RFQ).

— e. Capital Improvement Program – Updates on Projects.

— f. Council Budget Workshop – June 18 and July 16.

11B. Fire Department

12: Executive Session

The City Council will convene in Executive Session as authorized by the Texas Gov't Code Section 551.071 Consultation with Attorney to deliberate and seek legal advice regarding the following:

12A. Discussion of council's and employees' roles. (Councilman Benson)

12B. Discussion on the Affiliate Confidentiality Agreement and the EDC attorney. (Councilman Benson)

13: Open Session

The City Council will reconvene into Regular Session and take/or give direction or action, if necessary, on items discussed in the Executive Session.

14: Adjournment

14A. Adjourn Meeting

This Notice of Meeting is posted 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 Govemment 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 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 Council Meeting.

I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the City Hall bulletin board on the_____day of_____2024.

_____

Name and Title

Date Posted: May 22, 2024

City of Cibolo

City Council Regular Meeting Staff Report

Conduct a Public Hearing regarding an Ordinance of the City of Cibolo amending Chapter 38 of the City of Cibolo Code of Ordinances limiting the replacement of manufactured homes to one time except for fire or natural disaster. (Ms. Lee)

Meeting	Agenda Group	
Tuesday, May 28, 2024, 6:30 PM	Public Hearing	Item: 6A

From
Kelsee Jordan Lee, Planning & Economic Development Director

BACKGROUND:

The City Council Ordinance Subcommittee has explored regulations regarding manufactured homes at its previous meetings. Under the City's Unified Development Code, a manufactured home is defined as:

> *Manufactured Home Residential. The residential occupancy of HUD-code manufactured homes built after July 15, 1976, on small lots owned by residents and are typically meant for more permanent habitation than…mobile home use.*

Texas Occupations Code Section 1201.008(e) provides the City of Cibolo the ability to limit the replacement of a manufactured home to a single instance, excepting destruction due to a fire or natural disaster.

> *Tex. Occupations Code Sec. 1201.008(e) Notwithstanding any zoning or other law, in the event that a manufactured home occupies a lot in a municipality, the owner of the manufactured home may remove the manufactured home from its location and place another manufactured home on the same property, provided that the replacement is a newer manufactured home and is at least as large in living space as the prior manufactured home. (f) An owner's ability to replace the home as a result of a fire or natural disaster cannot be restricted. Other than in the case of a fire or natural disaster, a general-rule or homerule municipality by an ordinance or charter may limit the ability of the owner to replace his home to a single replacement.*

The Ordinance Subcommittee recommended at its April 23, 2024, meeting that this proposed amendment limiting the placement of a manufactured home be presented to the entire City Council for consideration.

With this ordinance, a new definition and section will be added to Chapter 38 of the City of Cibolo Code of Ordinances.

New Definition to be added:

Section 38-1. – Definitions.

HUD-code manufactured home

(A) means a structure:

(i) constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development;

(ii) built on a permanent chassis;

(iii) designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities;

(iv) transportable in one or more sections; and

(v) in the traveling mode, at least eight body feet in width or at least 40 body feet in length, or when the

(v) in the traveling mode, at least eight body feet in width or at least 40 body feet in length or, when erected on site, at least 320 square feet;

(B) includes the plumbing, heating, air conditioning, and electrical systems of the home; and

(C) does not include a recreational vehicle as defined by 24 C.F.R. Section 3282.8(g).

New Section to be added:

Section 38-13. – Replacement of manufactured homes.

In the event that a nonconforming manufactured home occupies a lot in the city, the owner of such manufactured home may remove the manufactured home from its location and place a HUD-code manufactured home on the same property, provided that the replacement is a newer HUD-code manufactured home and is at least as large in living space as the home being replaced. Except in the case of a fire or natural disaster, an owner of a manufactured home is limited to a single replacement of the manufactured home.

PRIOR CITY COUNCIL ACTION:

At its September 26, 2023, regular meeting, the Cibolo City Council directed staff to have the Planning & Zoning Commission examine regulations applicable to manufactured homes in the City's Unified Development Code (UDC) and provide a recommendation to Council on whether the requirement of a Conditional Use Permit (CUP) for a manufactured home should be removed from the SF-2 Single-Family Residential zoning district. After discussion at Planning & Zoning and City Council, the Cibolo City Council voted to approve an amendment to the UDC to remove the ability to place a manufactured home on SF-2 zoned property with the CUP at its January 9, 2024, meeting.

A manufactured home is currently permitted by right in MH-1 and MH-2, and requires the approval of a CUP in SF-1, and

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Attachments

Ordinance

"City of Choice•

ORDINANCE NO:

AN ORDINANCE OF THE CITY OF CIBOLO, TEXAS, AMENDING CHAPTER 38 OF THE CITY OF CIBOLO CODE OF ORDINANCES; PROVIDING REGULATIONS FOR THE REPLACEMENT OF MANUFACTURED HOMES; PROVIDING FOR ENFORCEMENT OF SUCH REGULATIONS; PROVIDING FOR SEVERABILITY, REPEAL, SAVINGS, PUBLICATION AND CODIFICATION; DECLARING CONDUCT OF MEETING IN COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT; PROVIDING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council finds the City of Cibolo, Texas (the "City") is a home-rule municipality and, as such, possesses the full power of local self-government; and

WHEREAS, the City Council finds that Texas Occupations Code Section 1201.008 authorizes municipalities in Texas to regulate manufactured homes; and

WHEREAS, the City Council finds that Texas Occupations Code Subsection 1201.008(e) authorizes municipalities in Texas to limit the replacement of manufactured homes under certain conditions; and

WHEREAS, the City Council now desires to enact regulations limiting the replacement of manufactured homes under certain conditions.

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

SECTION 1. Incorporating Recitals. The City Council approves the recitals hereto and incorporates them herein as findings of fact as if recited verbatim.

SECTION 2. Amendment. The Code of Ordinances of the City of Cibolo Texas is hereby amended by adding a new definition to section 38-1 of Chapter 38 as set forth in Exhibit A attached hereto.

SECTION 3. Amendment. The Code of Ordinances of the City of Cibolo Texas is hereby amended by adding new section 38-13 of Chapter 38 as set forth in Exhibit A attached hereto.

SECTION 4. Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or illegal by final judgment of a court of competent authority, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed and ordained all the remaining portions of this Ordinance without the inclusion of such portion or portions found to be unconstitutional or invalid.

SECTION 5. Repeal. All resolutions, ordinances, or parts thereof conflicting or inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such conflict. In the event of a conflict or inconsistency between this Ordinance and any other resolution, code or ordinance of the City, or parts thereof, the terms and provisions of this Ordinance shall govern.

SECTION 6. Savings. All rights and remedies of the City are expressly saved as to any and all violations of the provisions of any ordinances which have accrued at the time of the effective date of this Ordinance; and such accrued violations and litigation, both civil and criminal, whether pending in court or not, under such ordinances, shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 7. Publication and Codification. The City shall publish this Ordinance as required by Section 3.13(3) of the City Charter. This Ordinance will be codified in the Cibolo Code in the next appropriate update.

SECTION 8. Open Meeting Compliance. The City Council finds that the meeting at which this Ordinance passed was conducted in compliance with the Texas Open Meetings Act.

SECTION 9. Penalty. It shall be unlawful for any person to violate any provision of this Ordinance. Any person who violates, or any person who causes or allows another person to violate, any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than Five Hundres Dollars ($500.00). Each occurrence of any violation of this Ordinance shall constitute a separate offense. Each day on which any violation of this Ordinance occurs shall constitute a separate offense.

SECTION 9. Effective Date. This Ordinance will become effective within the corporate city limits of the City of Cibolo upon the required newspaper publication.

ORDERED on this _____day of _____ 2024.

_____
Mark Allen, Mayor

ATTEST:

_____
Peggy Cimics, TRMC
City Secretary

APPROVED AS TO FORM:

_____
Hyde Kelley LLP
City Attorney

Exhibit A

New Definition to be added:

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(v) in the traveling mode, at least eight body feet in width or at least 40 body feet in length or, when erected on site, at least 320 square feet;

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New Section to be added:

Section 38-13. – Replacement of manufactured homes.

In the event that a nonconforming manufactured home occupies a lot in the city, the owner of such manufactured home may remove the manufactured home from its location and place a HUD-code manufactured home on the same property, provided that the replacement is a newer HUD-code manufactured home and is at least as large in living space as the home being replaced. Except in the case of a fire or natural disaster, an owner of a manufactured home is limited to a single replacement of the manufactured home.

City of Cibolo

City Council Regular Meeting Staff Report

Approval of the minutes of the Regular City Council Meeting held on May 14, 2024.

Meeting	Agenda Group
Tuesday, May 28, 2024, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 7A

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

051424 Council Minutes.pdf

"City of Choice"

CIBOLO CITY COUNCIL
CIBOLO MUNICIPAL BUILDING
200 S. Main
Cibolo, Texas 78108
May 14, 2024
6:30 p.m. to 11:30 p.m.

MINUTES

1. Call to Order – The meeting was called to order by Mayor Allen at 6:30 p.m.

2. Roll Call and Excused Absences – Members Present: Mayor Allen, Councilman Benson, Councilman Mahoney, Councilwoman Cunningham (arrived at 7:51 p.m.), Councilwoman Sanchez-Stephens, Councilman Hetzel, and Councilman Hicks. Member Absent: Councilman Roberts. Councilman Hicks made the motion to excuse the absence of Councilman Roberts. The motion was seconded by Councilwoman Sanchez-Stephens. The motion carried 5 to 0.

3. Invocation – Invocation was given by Councilman Hicks.

4. Pledge of Allegiance – All those in attendance recited the Pledge of Allegiance.

5. Appointment

   A. Discussion/Action by Council to re-appoint Judge Dana Jacobson as the Associate Municipal Judge for the City of Cibolo. Judge Jacobson will also be given the Oath of Office by the City Secretary.

      Councilman Hicks made the motion to re-appoint Judge Dana Jacobson as the Associate Municipal Judge for the City of Cibolo. The motion was seconded by Councilman Mahoney. For: All; Against: None. The motion carried 5 to 0. The City Secretary Ms. Cimics gave the Oath of Office to Judge Jacobson.

   B. Discussion/Action by the City Council to appoint Ms. Diana Weimer as the District One representative to the Planning and Zoning Commission.

      Councilman Benson made the motion to appoint Ms. Weimer as District One representative to the Planning and Zoning Commission. The motion was seconded by Councilman Mahoney. For: All; Against: None. The motion carried 5 to 0.

6. Proclamations

   A. Proclamation Designating May 2024 as Community Action Month. (Ms. Flores)

      Councilwoman Sanchez-Stephens read the Proclamation for Community Action Month and the Proclamation was given to Ms. Flores from the Community Action Office.

B. Proclamation for Designating May 2024 as Older Americans' Month.

Councilman Hetzel read the Proclamation designating May 2024 as Older Americans' Month.

C. Proclamation for Designating May 2024 as Motorcycle Safety and Awareness Month.

Councilman Hicks read the Proclamation the Motorcycle Safety and Awareness Month. The Proclamation was given to members of the Thin Blue Line Motorcycle Club.

D. Proclamation for Public Service Recognition Week.

Councilman Mahoney read the Proclamation for Public Service Recognition Week. The Proclamation was given to the City Manager. All the City employees that were in the Council Chamber came up to have their picture taken with the Mayor.

E. Proclamation for City Secretary's Week.

Mayor Allen read the Proclamation for City Secretary's Week. The Proclamation was accepted by Ms. Cimics the City Secretary and Ms. Chapman the Assistant City Secretary.

7. Citizens to be Heard

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The following individuals spoke during this item: Mr. Finley from the SCUCISD read a resolution that the school board passed on May 8th having to do with School Resource Officers. Ms. McClellan stated she had 18 years in education with a number of years as a School Counselor. She feels that SROs are important, they are trained and able to help the students. Ms. Harper introduced herself as an Assistant Professor with a degree in Criminology and Criminal Justice. Her husband is a retired federal law enforcement officer, and her son is a student at Steele H.S. She understand the law but there is no evidence that SROs are necessary in the schools. There is no clear evidence that we need to add additional officers. Mr. Jefferies a student in the SCUCISD spoke that SROs are there to arrest students for minor offenses, which stays on their records. Many of these that arrest are either disabled students or minority students. SROs get involved in things that they are not supposed to. The city needs to offer more events/youth programs for teenagers. Parents are the ones that feel SROs are needed not the students. Mr. Jefferies stated there is no data that approves that SROs prevent shooting in schools. Ms. John introduced herself as a member of the Chamber Leadership Corp., and she is required to attend

a council meeting as part of the program. Ms. Schillair stated that she is with the Chamber Leadership Program and one of the requirements was to attend a City Council meeting. Ms. Clendennen also spoke in favor of the SROs. She stated that you can't put a price on children's safety. The SRO Program is necessary and important to the schools. Dr. Walker stated that she is a professional Educator. She is not against the SROs but has concern how salaries are funded. D. Walker stated that the student that said that they are students are citizens this is absolutely correct. So, my questions is The SROs don't serve and protect from June to early August so why are we responsible for their salaries. The following individuals sent emails to be read at the meeting this evening. Mr. Smith, Ms. Mashburn, Ms. Murray, Ms. Hill, Mr. Thompson, Mr. Ibarra, Ms. Lopez, Ms. Resendiz, and Ms. Gordon. All the students supported the SRO Program in the schools. They felt that having SROs impact the halls in the schools, especially as drug and violence issues ensue. The SROs build good influence and relationships between the law enforcement community and students. The SROs ensure a safe learning and teaching environment. The SROs respond to medical emergencies, fights, and threats, in order to keep the school safe from potential dangers. Without the SROs we would see a rise in substance abuse, violence, and suspensions. SROs not only gives students the ease of mind that their school is safe, it also readily ensures that there can be immediate response to any potential dangers. Research has shown that schools in America that have SROs or police presence are safer. Each of these students request that the SROs stay in the schools.

8. Resolution

A. Approval/Disapproval of a Resolution authorizing the grant of Public Resources in support of the 2024 Malcolm Brown Foundation Summer Camp. (Mr. Reed)

Councilman Hicks made the motion to authorizing the grant of Public Resources in support of the 2024 Malcolm Brown Foundation Summer Camp and to include the use of the City of Cibolo's large tent. The motion was seconded by Councilman Benson. For: All; Against: None. The motion carried 6 to 0.

9. Public Hearing

A. Conduct a public hearing regarding a variance to UDC Sec. 18.16.B.1.A to reduce the minimum required distance between driveways from 250' to 95', for certain real property located at 304 South Main Street, legally described as ABS: 57 SUR: WILLIAM BRACKIN 2.4770 AC.

Mayor Allen opened the public hearing at 8:03 p.m. No wish to speak on this item and Mayor Allen closed the public hearing at 8:04 p.m.

B. Conduct a public hearing regarding a variance to UDC Section 18.6 to increase the number of lots allowed on a cul-de-sac street for Steele Creek Subdivision Unit 6.

Mayor Allen opened the public hearing at 8:07 p.m. Ms. Carroll representing Continental Homes spoke to council on this item. Ms. Carroll stated that they would like to place 28 lots an increase of three lots on a cul-de-sac that is a dead-end street. Mr. MacLauchlan was concerned about flooding. He stated that there was supposed to be a retaining pond. Mr. MacLauchlan also said that because of all the debris and dust he had to put up a fence. Mayor Allen closed the public hearing at 8:15 p.m.

10. Ordinances

A. Approval/Disapproval of an ordinance for a variance to UDC Sec. 18.16.B.1.A to reduce the minimum required distance between driveways from 250' to 95', for certain real property located at 304 South Main Street, legally described as ABS: 57 SUR: WILLIAM BRACKIN 2.4770 AC.

Councilman Hicks made the motion to approve an ordinance for a variance to UDC Sec. 18.16.B.1.A to reduce the minimum required distance between driveways from 250' to 95', for certain real property located at 304 South Main Street, legally described as ABS: 57 SUR: WILLIAM BRACKIN 2.4770 AC with the following conditions: 1. The location of the property's driveway being no less than ninety five feet from the northern neighboring property's driveway measured from the north edge of the pavement of the property's driveway and the south edge of the pavement of the neighboring property's driveway. 2. The removal of the existing driveway from the property. The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 6 to 0.

B. Approval/Disapproval of an ordinance for a Conditional Use Permit for a Fitness Studio/Health Spa use for property located at 2251 FM 1103, Suite #106, legally described as CIBOLO VALLEY SQUARE LOT #1 BLK #1 3.21 ACS.

Councilwoman Cunningham made the motion to approve an ordinance for a Conditional Use Permit for a Fitness Studio/Health Spa use for property located at 2251 FM 1103, Suite #106, legally described as CIBOLO VALLEY SQUARE LOT #1 BLK #1 3.21 ACS with the following conditions: 1. The use granted by this CUP shall only be allowed within the 2550 square foot suite addressed as 2251 FM 1103, Suite #106. 2. Any and all required building permits and a valid Certificate of Occupancy must be obtained by the owner/applicant. All permit applications submitted for the property are subject to the requirements of the City Code, and the City shall inspect the property in compliance with City ordinances. No use of the property shall be allowed prior to the issuance of a Certificate of Occupancy. 3. No other conditional uses are allowed under the CUP. 4. The CUP shall expire and shall not be valid upon any of the following circumstances: a. upon the expiration of two years from the effective date of this ordinance, provided a Certificate of Occupancy has not been issued for the CUP use; b. upon cessation of Fitness Studio/Health Spa use for a period of time of three (3) months or greater after issuance of a Certificate of Occupancy, or c. upon termination of tenancy by JCG Management Holdings L.L.C. of Suite #106. The motion was seconded by Councilman Mahoney. For: All; Against: None. The motion carried 6 to 0.

C. Approval/Disapproval of an ordinance for a Conditional Use Permit (CUP) request to allow Hotel/Motel (Bed and Breakfast) use for certain real property located at 102 Short Street, legally described as ABS: 216 SUR: A S LEWIS 0.210 ACRES; ABS: 216 SUR: A S LEWIS 0.0600 ACRES.

After staff present the information to the council and all questions were answered Mayor Allen ask for a motion. No councilmember made a motion to the ordinance failed for lack of motion.

D. Approval/Disapproval of a proposed amendment to an ordinance concerning the Conditional Use Permit (CUP) for a Concrete Batching Plant (Temporary) use for property located at 10833 IH-10, legally described as ABS: 134 SUR: JOSE FLORES 7.5100 AC.

This item was discussed after the executive session.

Councilman Hicks made the motion to approve a proposed amendment to an ordinance concerning the Conditional Use Permit (CUP) for a Concrete Batching Plant (Temporary) use for property located at 10833 IH-10, legally described as ABS: 134 SUR: JOSE FLORES 7.5100 AC with the following conditions:1. Time Restriction. This CUP shall effectively expire on December 31, 2026, and shall not be valid thereafter; however, the Owner/Applicant may apply for an extension of this CUP prior to December 31, 2026, if more time is needed to complete the Applicant's contractual work for the TxDOT and/or its affiliates. Any extension of this CUP shall be limited to a period not to exceed twelve (12) months.

2. Plat Approval. The Owner/Applicant shall apply for and have an approved, valid, and completed plat, as required by the UDC, or shall receive an approved waiver to platting within 90 days of approval of this CUP.

3. Site Plan Approval. The Owner/Applicant shall apply for and have an approved official site plan in accordance with the UDC within 90 days of approval of this CUP. Once approved, the concrete batching plant use and related activities permitted by this CUP may not substantially deviate from the proposed site plan attached hereto as Exhibit B, nor any site plan subsequently approved by the City.

4. Permits and Inspections required and in place. All required building permits as required by the City's adopted codes shall be submitted by end of business on Friday, June 14th, and based on the City's Chief Building Official's on-site visit to determine required building permits. The Chief Building Official shall provide the list of required permits to the applicant. Further, the applicant shall work in good faith to request inspections in a timely manner to complete permits and obtain Certificate(s) of Occupancy if appropriate. The City will process and conduct inspections in advance of the City's approval of the Site Plan and satisfaction of the City's subdivision regulations unless otherwise allowed by this CUP. The City shall not approve any building permit until satisfaction of Condition #3 (Plat Approval) and Condition #4 (Site Plan Approval).

5. Perimeter Fence Required to Operate. A perimeter fence must be installed per UDC Sec. 4. .7.4.3.E.2 and Sec. 9.3.2. TxDOT, as owner of the IH-10 frontage road abutting the Property, has expressed that a perimeter fence is not needed along its Property, and such fencing shall not be required between the Property and the IH-10 frontage road owned by TxDOT. Perimeter fencing shall be required along all other boundaries of the Property within15 days of an approved site plan.

6. Landscape Buffer Required to Operate. A Landscape Buffer must be installed per UDC Sec. 17.1.L and Sec. 4..7.4.3.J., or the Owner/Applicant must apply for and receive an approved variance to landscape requirements within 60 days of approval of this CUP.

7. Hours of Operation once lawful operation is otherwise achieved pursuant to this CUP. Subject to authorized letter from TxDOT. Concrete batching operations shall be allowed to occur outside of the permitted timeframe(s) listed within the Cibolo Code of Ordinances to accommodate the logistical requirements of the TxDOT highway expansion project.

8. Dust Mitigation Required to Operate. The RA-200, or equivalent, dust controller shall always be in operation during which the silo is operating.

9. Expiration. This CUP shall expire: 1) upon the expiration of two years from the effective date of this Ordinance or 2) upon cessation of business operations on the property for more than 90 days, or 3) the occurrence of December 31, 2026, whichever occurs first.
10. Grading mitigation Required at Cessation of the Concrete Batch Plant. Upon the cessation of the concrete batching operations associated with this conditional use permit, the site shall be restored to the approved permit grading plan. The site shall be restored to the previously approved grading no later than December 31, 2026, unless an extension of this CUP has been granted prior to such date.
11. Additional Uses. No other conditional uses are allowed under this conditional use permit.
12. The City reserves the right to inspect the premises at least once per quarter, i.e. at least once per three-month period, to ensure compliance with the terms of this CUP and all other applicable laws and regulations.
The motion was seconded by Councilman Benson. For: All; Against: None. The motion carried 6 to 0.

11. Consent Agenda – Consent Items (General Items)

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

A. Approval of the minutes of the Regular City Council Meeting held on April 9, 2024.

B. Approval of the minutes of the Regular City Council Meeting held on April 23, 2024.

C. Approval of the January 2024 Check Register pending final acceptance of the City's financial audit for the 2023/2024 fiscal year.

D. Approval of the January 2024 Revenue and Expense Report pending final acceptance of the City's financial audit for the 2023/2024 fiscal year.

Councilman Hicks made the motion to approve the consent agenda. The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 6 to 0.

12. Staff Update

A. Administration

a. Joint Memorial Day Event (Cibolo, Schertz & Selma), Monday, 5/27, at 10 a.m. at Veterans Park.
b. Fishing Event at the Cibolo/HEB Pond – Confirmed for Saturday, June 1st, from 8 a.m. to 12 p.m.
c. Business Appreciation Lunch (May 7th) Recap. – Successful event with over 50 attending.
d. Request for Proposals (RFP), Request for Bids (RFB), Request for Qualifications (RFQ).
e. Capital Improvement Program – Updates on Projects. (Bentwood Pass, Buffalo Crossing & Bentwood Ranch Drive). Microsurface started 4/22 completion date 4/24 – Striping started 5/7 completion date 5/8 final walk through in a couple weeks.

f. Council Budget Workshop – June 18 and July 16.

B. Police Department – In packet

C. Animal Services – In packet

13. Executive Session

The City Council will convene in Executive Session as authorized by the Texas Gov't Code Section 551.071 Consultation with Attorney, 551.072 Real Property, and 551.074 Personnel Matters to deliberate and seek legal advice regarding the following:

A. The Duties of the City Attorney and to seek advice related to land use regulation and enforcement, municipal court proceedings, current, anticipated, and future litigation, related settlement matters, and property acquisition.

B. The acquisition of additional real property which would otherwise place the City in a disadvantage during real estate purchase negotiations if conducted in open session.

Item 10D was also added to the executive session.

The Council convened into Executive Session at 9:20 p.m.

14. Open Session

The City Council will reconvene into Regular Session and take/or give direction or action, if necessary, on items discussed in the Executive Session.

The Council reconvened into Regular Session at 10:26 p.m.

Councilman Benson made the motion on Item 13B for the city council to assign supervision of the acquisition of land and easements and assign any necessary litigation pertaining to the use of eminent domain by the city in connection with infrastructure improvement projects to the City Attorney's Office at rates discussed in executive session. The motion was seconded by Councilman Mahoney. For: All; Against: None. The motion carried 6 to 0.

Councilman Mahoney made the motion on Item 13B that the city council reassign the legal representation of the city in LeGros v. City of Cibolo and in the Cibolo Turnpike Litigation to the City Attorney's Office for handling as the attorney-in-charge, and that the City Attorney request on behalf of the city that its current legal representation in these matters withdraw. The motion was seconded by Councilman Benson. For: All; Against: None. The motion carried 6 to 0.

15. Discussion/Action

A. Discussion/Action on the Cibolo Police Department School Resource Officer (SRO) Program and exploring options to shift SROs to patrol.

Chief Andres presented a briefing to Council on the Cibolo Police Department School Resource Officer (SRO) Program and exploring options to shift SROs to patrol. There was a lot of discussion by the council on this item. Councilwoman Cunningham made the motion to form a sub-committee consisting of SCUCISD Board present and a couple board members, the City Manager, Mayor Allen and Councilmembers Cunningham, Mahoney, and Benson. The motion was seconded by Councilman Mahoney. For: Councilmembers Cunningham and Mahoney; Against: Councilmembers Benson, Sanchez-Stephens, Hetzel, and Hicks. The motion failed 2 to 4.

B. Discussion/Action on the Annual Comprehensive Financial Report.

Councilman Hicks made the motion to approve the Annual Comprehensive Financial Report as presented. The motion was seconded by Councilwomen Cunningham. For: All; Against: None. The motion carried 6 to 0.

C. Discussion/Action regarding the Final Acceptance of Public Infrastructure for the Quarters (Trophy Oak).

Due to the time Councilman Benson made the motion to table items 15C to 15M until The May 28th meeting. The motion was seconded by Councilman Hicks. For: All; Against: None. The motion carried 6 to 0.

D. Discussion/Action regarding Final Acceptance of Public Infrastructure for Magnolia Pancake Haus.

E. Discussion/Action regarding Final Acceptance of Public Infrastructure for Living Spaces.

F. Discussion/Action on City of Cibolo's payment in FY25 for the bonds issued for the CCMA Southern Plant as required in the Southern Plant Wastewater Services and Funding Agreement.

G. Discussion/Action on the Future Land Use Map, including the Master Thoroughfare Plan, for the 2024 Cibolo Tomorrow Comprehensive Plan.

H. Discussion/Presentation on the Economic Development Annual Report.

I. Discussion/Presentation on the 2023 Racial Profiling Report.

J. Discussion on the investigation on how the Buffalo Wild Wings sign was approved erroneously.

K. Discussion from Councilmembers that have attended seminars, events, or meetings.

L. Discussion on items the City Council would like to see on future agendas.

M. Discussion/Action on the review and confirmation of all upcoming special meetings and workshops and scheduling the time, date and place of additional special meetings or workshops.

16. Adjournment

Councilman Mahoney made the motion to adjourn the meeting at 11:30 p.m. The motion was seconded by Councilwoman Sanchez-Stephens. For: All; Against: None. The motion carried 6 to 0.

PASSED AND APPROVED THIS 28TH DAY OF MAY 2024.

Mark Allen
Mayor

ATTEST

Peggy Cimics, TRMC
City Secretary

City of Cibolo

City Council Regular Meeting Staff Report

Approval of a contract renewal with Cityzen Solutions, Inc. dba PublicInput.

Meeting	Agenda Group
Tuesday, May 28, 2024, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 7B

From
Tracy Beekman, Information Services Director

PRIOR CITY COUNCIL ACTION:

At the May 24, 2022 Regular City Council Meeting, staff requested support from Council to enhance our website, improve public notifications, and implement a public engagement tool for surveys and townhalls. PublicInput is one of the solutions presented and with that support, staff moved forward with the PublicInput platform.

BACKGROUND:

Our first year with PublicInput has been a success and is an invaluable tool primarily used by our Communication's Manager, Jeanette Gonzalez. Branded as "In Cibolo," this Community Hub is currently hosting surveys regarding the 2024 Bond Program, EDC Strategic Plan, and the IH-10 Corridor Plan. This Community Involvement/Feedback platform has many survey tools including live polling capabilities, provides valuable insight via the Citizen Resource Management (CRM) tool, is capable of hosting live meetings with a comprehensive online meeting space, and provides us with equity mapping include demographics from Council on Environmental Quality (CEQ) designated census tracts. The CRM shows us what areas of the city we are seeing the most engagement from and where we need to improve our outreach. The CEQ operates within the Executive Office of POTUS and coordinates the federal government's efforts to improve, preserve, and protect America's environment and public health.

The agreement presented to Council tonight is for an additional three years and will be paid annually. The primary benefit of agreeing to a 3 year renewal is keeping our annual costs lower than they would be over single annual renewals. Typical annual renewals, without agreements such as this will see a five to ten percent increase annually. This item is also being brought before council as this agreement plus the year we have already subscribed to this platform will bring the total spend to the $50,000.00 spend threshold. This item has been reviewed by the City Attorney's Office and it's sole source status exempts this item from a formal bidding process.

STAFF RECOMMENDATION:

Staff recommends approval of a 3-year agreement with Cityzen Solutions, Inc. Dba PublicInput totaling $39,573.00 with year 1 payment set at $12,803, year 2 payment set at $13,187.00, and year 3 payment set at $13,583.00 and in so approving declares an exception to public bidding laws respective to the sole source status of the PublicInput platform.

FINANCIAL IMPACT:

Renewal costs for the PublicInput platform is funded by the General Fund and was included in the Information Services FY24 annual budget process.

MOTION(S):

Motion to authorize the City Manager to enter into a 3 year agreement with Cityzen Solutions, Inc dba Publicinput and in

Attachments

PublicInput2024Renewal.pdf

3 - YEAR ANNUAL SERVICE AGREEMENT

Customer: Cibolo, TX

Customer Contact:	Tracy Beekman	Created Date:	2/29/2024
Contact Email:	tbeekman@cibolotx.gov	Currency:	USD
Billing Contact:	Tracy Beekman	Service Term Start Date:	6/1/2024
Billing Email:	tbeekman@cibolotx.gov	Service Term End Date:	5/31/2027
PO#:		Departments:	Information Services
Billing Address:	200 S. Main St., Cibolo, TX 78108, USA		

Service Order Form

Recurring Services	Qty	Annual Fees
Engage	1	$12,803
Authorized Users	5	$0
Text Message Credits	10,000/per year	$0
	2024-2025 SERVICE TERM FEE	$12,803
	2025-2026 SERVICE TERM FEE	$13,187
	2026-2027 SERVICE TERM FEE	$13,583

Invoice Date: Upon signed acceptance of this service agreement.
Payment Terms: Net 30

Additional Notes:

- Additional incremental annual subscription fees shall apply if Customer requests additional units or services during the Service Term period.
- Prices shown above do not include any taxes that may apply. Any such taxes are the responsibility of Customer. This is not an invoice.
- Remittance Advice & Billing Inquiries: accounting@publicinput.com
- The Service Term shall be the period starting from the Service Term Start Date through the Service Term End Date.
- Text credit purchases are non refundable and non transferable.

This Service Agreement, and any subsequent Service Agreement executed by PublicInput and the Customer named below, and including the Terms of Service at: https://publicinput.com/wp/terms-conditions/ and all terms referenced herein and therein and all attachments, exhibits and addenda hereto, govern Customer's purchase of the Services (collectively, the ''Agreement'') and by executing this Service Agreement, Customer agrees to each of the foregoing. This Service Agreement is effective as of the last date of signature by both PublicInput and Customer as set forth below (the ''**Effective Date**'').

Section 12.(f) of the referenced Terms & Conditions and amended and replaced with the following:

Governing Law; Submission to Jurisdiction. This Agreement is governed by and construed in accordance with the internal laws of the State of Texas without giving effect to any choice or conflict of law provision or rule that would require or permit the application of the laws of any jurisdiction other than those of the State of Texas. Any legal suit, action, or proceeding arising out of or related to this Agreement or the licenses granted hereunder will be instituted exclusively in the federal courts of the United States or the courts of the State of Texas in each case located in the city of Cibolo, and each Party irrevocably submits to the exclusive jurisdiction of such courts in any such suit, action, or proceeding.

The pricing offered in this Service Agreement is valid 60 days from Created Date.

This Service Agreement is accepted and agreed to by:

Cityzen Solutions, Inc. dba PublicInput

Signature: *Kevin Fowler*
Name: Kevin Fowler
Title: VP of Operations & Finance
Date: 4/24/2024

Customer: Cibolo, TX

Signature:_____
Name:
Title:
Date:

Cityzen Solutions Inc. dba PublicInput
2409 Crabtree Blvd. Suite 303
Raleigh, NC 27604

To Whom It May Concern,

Citizen Solutions Inc. dba PublicInput verifies that it does not and will not (i) boycott energy companies (“SB 13”)7 ; (ii) have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association (“SB 19”)8 ; or (iii) boycott Israel.

Regards,

Kevin Fowler
VP of Operations & Finance
03/05/2024

Cityzen Solutions, Inc.
2409-107 Crabtree Boulevard Suite 303
Raleigh, NC 27604

To whom it may concern at the Cibolo, TX,

Cityzen Solutions develops and maintains the PublicInput Software-as-a-Service platform, which manages the complete public involvement and resident communications process for government. Government agencies across the United States use the software to develop public engagement activities, promote opportunities for residents to participate, host virtual public meetings, and aggregate and analyze data from across all channels in a single dashboard. PublicInput not only supports project-related engagement and communication at scale but also connects the dots between projects over time through an integrated Customer Relationship Management database (CRM).

This letter serves as a memorandum that Cityzen Solutions, Inc. is the provider of the Software-as-a-Service (SaaS) PublicInput Platform™ and that the software has been competitively selected as the most qualified for numerous state departments of transportation (DOTs). Currently utilized by 15 state DOTs as large as Caltrans and as small DelDOT, PublicInput was recently competitively selected by Caltrans after an extensive market research effort that took place over the course of multiple years. Additionally, staff from government agencies such as NCDOT, Utah DOT, RIDOT, Nevada DOT, Alaska DOT&PF, and Ohio DOT all reviewed a broad range of engagement tools and customer relationship management tools, including: Salesforce, Granicus, Social Pinpoint, SurveyMonkey, Metroquest, MailChimp and ConstantContact during their own market research periods. Each organization' research ultimately resulted in the determination that a direct contract with PublicInput was in the best interest of stakeholders and taxpayers.

Understanding that Cibolo,TX is considering a public engagement platform and that the need for this resource is growing with ongoing public engagement initiatives and a focus on documentation of equitable approaches and representation, we hope that this letter will instill the highest degree of confidence among Cibolo, TX staff that PublicInput is the software platform of choice based on qualifications and experience that have been carefully vetted by dozens of peer agencies.

In order to support Cibolo, TX's intent to obtain the PublicInput Platform, the State of California's competitive bidding process for the Caltrans Public Engagement System (CPES) is outlined below and may be used as a reference. The complete Request for Offers and a redacted copy of the final presentation made to the State Architectural Review Board is attached as an appendix to this document.

Caltrans Work Statement:
The CPES project was conducted to acquire, deploy, and implement an online public engagement software platform to support and improve public and stakeholder engagement in the Caltrans planning and project delivery processes. Caltrans selected the Software as a Service (SaaS) application, PublicInput, to collect, store, categorize, track, measure, and retrieve public engagement information, as well as respond to public comments for Caltrans projects and plans. The PublicInput application will address the identified business requirements out-of-the box, with minimal configuration and without the need to customize the software to meet business needs.

Caltrans Key Objectives:
1) Improve and simplify the way the public can provide comments on projects.
2) Increase transparency for Caltrans and accessibility for the public.
3) Streamline the process for managing meetings, invitations, stakeholder contact information, and attendance.
4) Improve the management of the public comments and provide continuity of public input throughout the life of the project.
5) Show trends of public sentiment as projects progress from planning to project development construction.
6) Improve reporting on the effectiveness of public comments by project, by district, and for various types of projects.

PublicInput Pros as determined by the selection committee:

1. Best meets features requested by Caltrans staff in March 2022 survey.
2. Modern UI/UX both public facing and admin facing.

3. Detects sentiments from comments using AI.
4. 100+ languages available for website and email translation.
5. Can host virtual live meetings with live polling and uses voice recognition to transcribe & save presenter speech and public speech.
6. Mapping can use geo-fencing for comments.
7. Developed by ex-State transportation official who understand DOTs, projects and business needs.
8. Comments can be received via phone, voicemail, email, chat, text, or website.
9. Integrated Comment Response Manager (batch replies).
10. Uses lighter Google Maps for public facing and can use either ArcGIS or Google Maps for Admin facing.
11. Training included in SaaS/license fees.
12. Offers a dedicated Customer Success Manager

Competitive Results:
Sept. 2022 - Jan 2023 – Demonstrations with six alternatives.

- PublicInput
- Salesforce
- PIMA (HNTB)
- Social Pinpoint
- Smart Comment
- Granicus

Based on evaluation, the business team selected and executed a contract with PublicInput.

Examples of the distinct and unique capabilities that PublicInput powers include:

- Interactive synchronous engagement (virtual public meetings with registration tools, translation tools, and meeting transcription archiving)
- Asynchronous engagement activities (project webpages, online surveys, comment forms, discussion forums, scannable paper surveys)
- Live polling activities

- Telephone comment hotlines
- SMS text message surveys
- Integrated Email and SMS campaign manager
- On-demand embed codes for all content
- Real-time dynamic reports building
- Integrated census and environmental justice data analytics
- Last-mile language translation (Google translate first pass with translation editor built in for time savings)
- Audience segmentation in Resident Database
- Participant mapping

We are confident in stating that this combination of functionalities is not available in any other SaaS solution currently on the market. We hope that by sharing the experience of similar agencies, Cibolo,TX is able to efficiently implement a software solution that streamlines its process while elevating underrepresented communities in the transportation planning and development process to deliver better projects and improved quality of life for all families across the state.

Sincerely,



Jay Dawkins, PE
CEO
Cityzen Solutions, Inc.

Terms & Conditions

Updated 01/09/2024

THESE TERMS AND CONDITIONS GOVERN YOUR USE AND ACCESS TO THE SERVICES PURCHASED BY YOU UNDER AN APPLICABLE SERVICE AGREEMENT AND TOGETHER WITH EACH EXECUTED SERVICE AGREEMENT CONSTITUTE THE AGREEMENT.

BY ACCEPTING THESE TERMS AND CONDITIONS (THE AGREEMENT), BY EXECUTING A SERVICE AGREEMENT THAT REFERENCES THIS AGREEMENT, THE CUSTOMER ("Customer") AGREES TO THE TERMS OF THIS AGREEMENT. IF YOU ARE ENTERING INTO THIS AGREEMENT ON BEHALF OF A COMPANY OR OTHER LEGAL ENTITY, YOU REPRESENT THAT YOU HAVE THE AUTHORITY TO BIND SUCH ENTITY TO THIS AGREEMENT, IN WHICH CASE THE TERM "CUSTOMER" SHALL REFER TO SUCH ENTITY. IF THE CUSTOMER DOES NOT HAVE SUCH AUTHORITY, OR IF THE CUSTOMER DOES NOT AGREE WITH THIS AGREEMENT, THE CUSTOMER MUST NOT ACCEPT THIS AGREEMENT AND MAY NOT USE THE SERVICES.

This Agreement is effective between the Customer and Cityzen Solutions, Inc (dba PublicInput) as of the earlier of the date both the Customer and Cityzen Solutions, Inc. executed the Service Agreement referencing these Terms and Conditions or the date the Customer signed your acceptance ("Effective Date") and may be amended only as set forth herein.

These Terms of Services were last updated on May 4, 2023.

1. Definitions.

(a) "**Aggregated Statistics**" means data and information related to Customer's use of the Services that is used by Provider in an aggregate and anonymized manner, including to compile statistical and performance information related to the provision and operation of the Services.

(b) "**Authorized User**" means Customer's employees, consultants, contractors, and agents (i) who are authorized by Customer to access and use the Services under the rights granted to Customer pursuant to this Agreement and (ii) for whom access to the Services has been purchased hereunder.

(c) "**Customer Data**" means, other than Aggregated Statistics, information, data, and other content, in any form or medium, that is submitted, posted, or otherwise transmitted by or on behalf of Customer or an Authorized User through the Services

(d) "**Documentation**" means Provider's user manuals, handbooks, and guides relating to the Services provided by Provider to Customer available at www.publicinput.com/training and www.support.publicinput.com/en.

(e) "**Provider IP**" means the Services, the Documentation, and any and all intellectual property provided to Customer or any Authorized User in connection with the foregoing. For the avoidance of doubt, Provider IP includes Aggregated Statistics and any information, data, or other content derived from Provider's monitoring of Customer's access to or use of the Services, but does not include Customer Data.
(f) "**Services**" means the software-as-a-service offering described in the Annual Service Agreement. Any additional tasks outside of the software-as-a-service offering, including but not limited to website development or consulting, are not included in the Services.
(g) **"Fees"** means the Service Term Fee listed in the Annual Service Agreement.
2. Access and Use.
(a) Provision of Access. Subject to and conditioned on Customer's payment of Fees and compliance with all other terms and conditions of this Agreement, Provider hereby grants Customer a non-exclusive, non-transferable (except in compliance with Section 12(g)) right to access and use the Services during the Term, solely for use by Authorized Users in accordance with the terms and conditions herein. Such use is limited to Customer's internal use. Provider shall provide to Customer the necessary passwords and network links or connections to allow Customer to access the Services. The total number of Authorized Users will not exceed the number set forth in the **Annual Service Agreement**, except as expressly agreed to in writing by the Parties and subject to any appropriate adjustment of the Fees payable hereunder.
(b) Documentation License. Subject to the terms and conditions contained in this Agreement, Provider hereby grants to Customer a non-exclusive, non-sublicensable, non-transferable (except in compliance with Section 12(g)) license to use the Documentation during the Term solely for Customer's internal business purposes in connection with its use of the Services.
(c) Use Restrictions. Customer shall not use the Services for any purposes beyond the scope of the access granted in this Agreement. Customer shall not at any time, directly or indirectly, and shall not permit any Authorized Users to: (i) copy, modify, or create derivative works of the Services or Documentation, in whole or in part; (ii) rent, lease, lend, sell, license, sublicense, assign, distribute, publish, transfer, or otherwise make available the Services or Documentation; (iii) reverse engineer, disassemble, decompile, decode, adapt, or otherwise attempt to derive or gain access to any software component of the Services, in whole or in part; (iv) remove any proprietary notices from the Services or Documentation; or (v) use the Services or Documentation in any manner or for any purpose that infringes,

misappropriates, or otherwise violates any intellectual property right or other right of any person, or that violates any applicable law.
Without limiting the generality of the foregoing, Customer shall not, except as this Agreement expressly permits: (i) host content, surveys, communications, or data on behalf of another organization or public agency that is not explicitly licensed to use the Services; (ii) share or permit any authorized administrative user to share any access credentials with any person other than an authorized administrative user. For additional clarity regarding this Section 2(c), frequently asked questions about agency licenses are provided at https://blog.publicinput.com/agency-license-sharing.
(d) Reservation of Rights. Provider reserves all rights not expressly granted to Customer in this Agreement. Except for the limited rights and licenses expressly granted under this Agreement, nothing in this Agreement grants, by implication, waiver, estoppel, or otherwise, to Customer or any third party any intellectual property rights or other right, title, or interest in or to the Provider IP.
(e) Suspension. Notwithstanding anything to the contrary in this Agreement, Provider may temporarily suspend Customer's and any Authorized User's access to any portion or all of the Services if: (i) Provider reasonably determines that (A) there is a threat or attack on any of the Provider IP; (B) Customer's or any Authorized User's use of the Provider IP disrupts or poses a security risk to the Provider IP or to any other customer or vendor of Provider; (C) Customer, or any Authorized User, is using the Provider IP for fraudulent or illegal activities; (D) subject to applicable law, Customer has ceased to continue its business in the ordinary course, made an assignment for the benefit of creditors or similar disposition of its assets, or become the subject of any bankruptcy, reorganization, liquidation, dissolution, or similar proceeding; or (E) Provider's provision of the Services to Customer or any Authorized User is prohibited by applicable law; (ii) any vendor of Provider has suspended or terminated Provider's access to or use of any third-party services or products required to enable Customer to access the Services; or (iii) in accordance with Section 5(a)(iii) (any such suspension described in subclause (i), (ii), or (iii), a "**Service Suspension**"). Provider shall use commercially reasonable efforts to provide written notice of any Service Suspension to Customer and to provide updates regarding resumption of access to the Services following any Service Suspension. Provider shall use commercially reasonable efforts to resume providing access to the Services as soon as reasonably possible after the event giving rise to the Service Suspension is cured. Provider will have no liability for any damage, liabilities, losses (including any loss of data or profits), or any other consequences that

Customer or any Authorized User may incur as a result of a Service Suspension.

(f) Aggregated Statistics. Notwithstanding anything to the contrary in this Agreement, Provider may monitor Customer's use of the Services and collect and compile Aggregated Statistics. As between Provider and Customer, all right, title, and interest in Aggregated Statistics, and all intellectual property rights therein, belong to and are retained solely by Provider. Customer acknowledges that Provider may compile Aggregated Statistics based on Customer Data input into the Services. Customer agrees that Provider may (i) make Aggregated Statistics publicly available in compliance with applicable law, and (ii) use Aggregated Statistics to the extent and in the manner permitted under applicable law; provided that such Aggregated Statistics do not identify Customer or Customer's Confidential Information.

3. Customer Responsibilities.

(a) General. Customer is responsible and liable for all uses of the Services and Documentation resulting from access provided by Customer, directly or indirectly, whether such access or use is permitted by or in violation of this Agreement. Without limiting the generality of the foregoing, Customer is responsible for all acts and omissions of Authorized Users, and any act or omission by an Authorized User that would constitute a breach of this Agreement if taken by Customer will be deemed a breach of this Agreement by Customer. Customer shall use reasonable efforts to make all Authorized Users aware of this Agreement's provisions as applicable to such Authorized User's use of the Services, and shall cause Authorized Users to comply with such provisions.

4. Support. The access rights granted hereunder entitle Customer to the support services described on **Exhibit A** for one year following the Effective Date under this Agreement and thereafter, solely if Customer purchases additional support services.

5. Fees and Payment.

(a) Fees. Customer shall pay Provider the Service Term Fee for the Service Term as set forth in the **Annual Service Agreement**. Service Term Fee is due thirty days (Net 30) from receipt of invoice. For purposes of this Agreement, the Services Term Fee shall be referred to as the "**Fees.**" Customer shall make all payments hereunder in US dollars on or before the Annual Payment Date set forth in the **Annual Service Agreement**. If Customer fails to make any payment when due, without limiting Provider's other rights and remedies and if such failure continues for fifteen (15) days or more, Provider may suspend Customer's and its Authorized Users' access to any portion or all of the Services until such amounts are paid in full. Provider reserves the right to increase its Fees at the end of the Service Term. All payments related to Fees

are non refundable and non transferable.
(b) Taxes. All Fees and other amounts payable by Customer under this Agreement are exclusive of taxes and similar assessments. Customer is responsible for all sales, use, and excise taxes, and any other similar taxes, duties, and charges of any kind imposed by any federal, state, or local governmental or regulatory authority on any amounts payable by Customer hereunder, other than any taxes imposed on Provider's income.
6. Confidential Information. From time to time during the Term, either Party may disclose or make available to the other Party information about its business affairs, products, confidential intellectual property, trade secrets, third-party confidential information, and other sensitive or proprietary information, whether orally or in written, electronic, or other form or media/in written or electronic form or media, and whether or not marked, designated, or otherwise identified as "confidential" (collectively, "**Confidential Information**"). Confidential Information does not include information that, at the time of disclosure is: (a) in the public domain; (b) known to the receiving Party at the time of disclosure; (c) rightfully obtained by the receiving Party on a non-confidential basis from a third party; or (d) independently developed by the receiving Party. The receiving Party shall not disclose the disclosing Party's Confidential Information to any person or entity, except to the receiving Party's employees who have a need to know the Confidential Information for the receiving Party to exercise its rights or perform its obligations hereunder. Notwithstanding the foregoing, each Party may disclose Confidential Information to the limited extent required: (i) in order to comply with the order of a court or other governmental body, or as otherwise necessary to comply with applicable law, provided that the Party making the disclosure pursuant to the order shall first have given written notice to the other Party and made a reasonable effort to obtain a protective order; or (ii) to establish a Party's rights under this Agreement, including to make required court filings. On the expiration or termination of the Agreement, the receiving Party shall promptly return to the disclosing Party all copies, whether in written, electronic, or other form or media, of the disclosing Party's Confidential Information, or destroy all such copies and certify in writing to the disclosing Party that such Confidential Information has been destroyed. Each Party's obligations of non-disclosure with regard to Confidential Information are effective as of the Effective Date and will expire five years from the date first disclosed to the receiving Party; provided, however, with respect to any Confidential Information that constitutes a trade secret (as determined under applicable law), such obligations of non-disclosure will survive the termination or expiration of this Agreement for as long as such

Confidential Information remains subject to trade secret protection under applicable law.

7. Intellectual Property Ownership; Feedback.

(a) Provider IP. Customer acknowledges that, as between Customer and Provider, Provider owns all right, title, and interest, including all intellectual property rights, in and to the Provider IP.

(b) Customer Data. Provider acknowledges that, as between Provider and Customer, Customer owns all right, title, and interest, including all intellectual property rights, in and to the Customer Data. Customer hereby grants to Provider a non-exclusive, royalty-free, worldwide license to reproduce, distribute, and otherwise use and display the Customer Data and perform all acts with respect to the Customer Data as may be necessary for Provider to provide the Services to Customer, and a non-exclusive, perpetual, irrevocable, royalty-free, worldwide license to reproduce, distribute, modify, and otherwise use and display Customer Data incorporated within the Aggregated Statistics.

(c) Feedback. If Customer or any of its employees or contractors sends or transmits any communications or materials to Provider by mail, email, telephone, or otherwise, suggesting or recommending changes to the Provider IP, including without limitation, new features or functionality relating thereto, or any comments, questions, suggestions, or the like ("**Feedback**"), Provider is free to use such Feedback irrespective of any other obligation or limitation between the Parties governing such Feedback. Customer hereby assigns to Provider on Customer's behalf, and on behalf of its employees, contractors and/or agents, all right, title, and interest in, and Provider is free to use, without any attribution or compensation to any party, any ideas, know-how, concepts, techniques, or other intellectual property rights contained in the Feedback, for any purpose whatsoever, although Provider is not required to use any Feedback.

8. Warranty Disclaimer.

(a) THE PROVIDER IP IS PROVIDED "AS IS" AND PROVIDER HEREBY DISCLAIMS ALL WARRANTIES, WHETHER EXPRESS, IMPLIED, STATUTORY, OR OTHERWISE. PROVIDER SPECIFICALLY DISCLAIMS ALL IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, AND NON-INFRINGEMENT, AND ALL WARRANTIES ARISING FROM COURSE OF DEALING, USAGE, OR TRADE PRACTICE. PROVIDER MAKES NO WARRANTY OF ANY KIND THAT THE PROVIDER IP, OR ANY PRODUCTS OR RESULTS OF THE USE THEREOF, WILL MEET CUSTOMER'S OR ANY OTHER PERSON'S REQUIREMENTS, OPERATE WITHOUT INTERRUPTION, ACHIEVE ANY INTENDED RESULT, BE COMPATIBLE OR WORK WITH ANY SOFTWARE, SYSTEM, OR OTHER

SERVICES, OR BE SECURE, ACCURATE, COMPLETE, FREE OF HARMFUL CODE, OR ERROR FREE.

9. Indemnification.

(a) Provider Indemnification.

(i) Provider shall indemnify, defend, and hold harmless Customer from and against any and all losses, damages, liabilities, costs ("**Losses**") incurred by Customer resulting from any third-party claim, suit, action, or proceeding ("**Third-Party Claim**") that the Services, or any use of the Services in accordance with this Agreement, infringes or misappropriates such third party's US intellectual property rights, provided that Customer promptly notifies Provider in writing of such Third-Party Claim, cooperates with Provider, and allows Provider sole authority to control the defense and settlement of such Third-Party Claim.

(ii) If a Third-Party Claim is made or appears possible, Customer agrees to permit Provider, at Provider's sole discretion, to: (A) modify or replace the Services, or component or part thereof, to make it non-infringing; or (B) obtain the right for Customer to continue use. If Provider determines that neither alternative is reasonably available, Provider may terminate this Agreement, in its entirety or with respect to the affected component or part, effective immediately on written notice to Customer.

(iii) This Section 9(a) will not apply to the extent that the alleged infringement arises from: (A) use of the Services in combination with data, software, hardware, equipment, or technology not provided by Provider or authorized by Provider in writing; (B) modifications to the Services not made by Provider; or (C) Customer Data.

(b) Customer Indemnification. Customer shall indemnify, hold harmless, and, at Provider's option, defend Provider from and against any Losses resulting from any Third-Party Claim that the Customer Data, or any use of the Customer Data in accordance with this Agreement, infringes or misappropriates such third party's intellectual property rights, and any Third-Party Claims based on Customer's or any Authorized User's: (i) negligence or willful misconduct; (ii) use of the Services in a manner not authorized by this Agreement; (iii) use of the Services in combination with data, software, hardware, equipment, or technology not provided by Provider or authorized by Provider in writing; or (iv) modifications to the Services not made by Provider, provided that Customer may not settle any Third-Party Claim against Provider unless Provider consents to such settlement, and further provided that Provider will have the right, at its option, to defend itself against any such Third-Party Claim or to participate in the defense thereof by counsel of its own choice.

(c) Sole Remedy. THIS SECTION 9 SETS FORTH CUSTOMER'S SOLE REMEDIES AND PROVIDER'S SOLE LIABILITY AND OBLIGATION FOR ANY ACTUAL, THREATENED, OR ALLEGED CLAIMS THAT THE SERVICES INFRINGE, MISAPPROPRIATE, OR OTHERWISE VIOLATE ANY INTELLECTUAL PROPERTY RIGHTS OF ANY THIRD PARTY. IN NO EVENT WILL PROVIDER'S LIABILITY UNDER THIS SECTION 9 EXCEED $1,000,000.

10. Limitations of Liability. IN NO EVENT WILL PROVIDER BE LIABLE UNDER OR IN CONNECTION WITH THIS AGREEMENT UNDER ANY LEGAL OR EQUITABLE THEORY, INCLUDING BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, AND OTHERWISE, FOR ANY: (a) CONSEQUENTIAL, INCIDENTAL, INDIRECT, EXEMPLARY, SPECIAL, ENHANCED, OR PUNITIVE DAMAGES; (b) INCREASED COSTS, DIMINUTION IN VALUE OR LOST BUSINESS, PRODUCTION, REVENUES, OR PROFITS; (c) LOSS OF GOODWILL OR REPUTATION; (d) USE, INABILITY TO USE, LOSS, INTERRUPTION, DELAY, OR RECOVERY OF ANY DATA, OR BREACH OF DATA OR SYSTEM SECURITY; OR (e) COST OF REPLACEMENT GOODS OR SERVICES, IN EACH CASE REGARDLESS OF WHETHER PROVIDER WAS ADVISED OF THE POSSIBILITY OF SUCH LOSSES OR DAMAGES OR SUCH LOSSES OR DAMAGES WERE OTHERWISE FORESEEABLE. IN NO EVENT WILL PROVIDER'S AGGREGATE LIABILITY ARISING OUT OF OR RELATED TO THIS AGREEMENT UNDER ANY LEGAL OR EQUITABLE THEORY, INCLUDING BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, AND OTHERWISE EXCEED THE TOTAL AMOUNTS PAID TO PROVIDER UNDER THIS AGREEMENT IN THE ONE YEAR PERIOD IMMEDIATELY PRECEDING THE EVENT GIVING RISE TO THE CLAIM.

11. Term and Termination.

(a) Term. This Agreement shall begin as of the date Customer signed the **Annual Service Agreement** (the "**Effective Date**") hereof and, unless otherwise terminated pursuant to this Agreement's express provisions, continue through the Service Term as described in the **Annual Service Agreement** (the "**Service Term**"). The Service Term shall be referred to as a "**Term**."

(b) Renewal. Upon completion of the Term, the expiring Agreement will renew for a one year term and continue in perpetuity unless Provider receives written notice from Customer no later than 30 days after the start of the renewal period. Provider may increase Fees by no more than 10% for the renewal period unless mutually agreed to by both parties.

(c) Termination. In addition to any other express termination right set forth in this Agreement:

(i) Provider may terminate this Agreement, effective on written notice to Customer, if Customer: (A) fails to pay any amount when due hereunder, and

such failure continues more than thirty (30) days after Provider's delivery of written notice thereof; or (B) breaches any of its obligations under Section 2(c) or Section 6;
(ii) either Party may terminate this Agreement, effective on written notice to the other Party, if the other Party materially breaches this Agreement, and such breach: (A) is incapable of cure; or (B) being capable of cure, remains uncured thirty (30) days after the non-breaching Party provides the breaching Party with written notice of such breach; or
(iii) either Party may terminate this Agreement, effective immediately upon written notice to the other Party, if the other Party: (A) becomes insolvent or is generally unable to pay, or fails to pay, its debts as they become due; (B) files or has filed against it, a petition for voluntary or involuntary bankruptcy or otherwise becomes subject, voluntarily or involuntarily, to any proceeding under any domestic or foreign bankruptcy or insolvency law; (C) makes or seeks to make a general assignment for the benefit of its creditors; or (D) applies for or has appointed a receiver, trustee, custodian, or similar agent appointed by order of any court of competent jurisdiction to take charge of or sell any material portion of its property or business.
(d) Non Appropriation of Funds. In the event Customer is a government agency and not allocated funds for this Agreement, Customer may terminate this Agreement. In such event, Customer shall notify Provider as soon as practicable via email. Customer agrees that Provider shall not be required to refund any fees already paid to Provider prior to the termination. Such termination shall not be a breach of this Agreement.
(e) Effect of Expiration or Termination. Upon expiration or earlier termination of this Agreement, Customer shall immediately discontinue use of the Provider IP and, without limiting Customer's obligations under Section 6, Customer shall delete, destroy, or return all copies of the Provider IP and certify in writing to the Provider that the Provider IP has been deleted or destroyed. No expiration or termination will affect Customer's obligation to pay all Fees that may have become due before such expiration or termination or entitle Customer to any refund.
(f) Survival. This Section 11(d) and 1, 5, 6, 7, 8(b), 9, 10, and 12 survive any termination or expiration of this Agreement. No other provisions of this Agreement survive the expiration or earlier termination of this Agreement.
12. Miscellaneous.
(a) Entire Agreement. This Agreement, together with any other documents incorporated herein by reference and all related Exhibits, constitutes the sole and entire agreement of the Parties with respect to the subject matter of this Agreement and supersedes all prior and contemporaneous understandings, agreements, and representations and warranties, both written and oral, with

respect to such subject matter. In the event of any inconsistency between the statements made in the body of this Agreement, the related Exhibits, and any other documents incorporated herein by reference, the following order of precedence governs: (i) first, this Agreement, excluding its Exhibits; (ii) second, the Exhibits to this Agreement as of the Effective Date; and (iii) third, any other documents incorporated herein by reference.

(b) Notices. All notices, requests, consents, claims, demands, waivers, and other communications hereunder (each, a "**Notice**") must be in writing and addressed to the Parties at the addresses set forth on the first page of this Agreement (or to such other address that may be designated by the Party giving Notice from time to time in accordance with this Section). All Notices must be delivered by personal delivery, nationally recognized overnight courier (with all fees pre-paid), facsimile or email (with confirmation of transmission), or certified or registered mail (in each case, return receipt requested, postage pre-paid). Except as otherwise provided in this Agreement, a Notice is effective only: (i) upon receipt by the receiving Party; and (ii) if the Party giving the Notice has complied with the requirements of this Section.

(c) Force Majeure. In no event shall either Party be liable to the other Party, or be deemed to have breached this Agreement, for any failure or delay in performing its obligations under this Agreement, if and to the extent such failure or delay is caused by any circumstances beyond either Party's reasonable control, including but not limited to acts of God, flood, fire, earthquake, OTHER POTENTIAL DISASTER(S) OR CATASTROPHE(S), SUCH AS EPIDEMICS, explosion, war, terrorism, invasion, riot or other civil unrest, strikes, labor stoppages or slowdowns or other industrial disturbances, or passage of law or any action taken by a governmental or public authority, including imposing an embargo.

(d) Amendment and Modification; Waiver. No amendment to or modification of this Agreement is effective unless it is in writing and signed by an authorized representative of each Party. No waiver by any Party of any of the provisions hereof will be effective unless explicitly set forth in writing and signed by the Party so waiving. Except as otherwise set forth in this Agreement, (i) no failure to exercise, or delay in exercising, any rights, remedy, power, or privilege arising from this Agreement will operate or be construed as a waiver thereof, and (ii) no single or partial exercise of any right, remedy, power, or privilege hereunder will preclude any other or further exercise thereof or the exercise of any other right, remedy, power, or privilege.

(e) Severability. If any provision of this Agreement is invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability will not affect any other term or provision of this Agreement or invalidate or

render unenforceable such term or provision in any other jurisdiction. Upon such determination that any term or other provision is invalid, illegal, or unenforceable, the Parties shall negotiate in good faith to modify this Agreement so as to effect their original intent as closely as possible in a mutually acceptable manner in order that the transactions contemplated hereby be consummated as originally contemplated to the greatest extent possible.

(f) Governing Law; Submission to Jurisdiction. Unless prohibited by local law for government Customers, this Agreement is governed by and construed in accordance with the internal laws of the State of North Carolina without giving effect to any choice or conflict of law provision or rule that would require or permit the application of the laws of any jurisdiction other than those of the State of North Carolina. Any legal suit, action, or proceeding arising out of or related to this Agreement or the licenses granted hereunder will be instituted exclusively in the federal courts of the United States or the courts of the State of North Carolina in each case located in the city of Raleigh and County of Wake, and each Party irrevocably submits to the exclusive jurisdiction of such courts in any such suit, action, or proceeding.

(g) Assignment. Customer may not assign any of its rights or delegate any of its obligations hereunder, in each case whether voluntarily, involuntarily, by operation of law or otherwise, without the prior written consent of Provider, whose consent shall not be unreasonably withheld, conditioned, or delayed. Any purported assignment or delegation in violation of this Section will be null and void. No assignment or delegation will relieve the assigning or delegating Party of any of its obligations hereunder. This Agreement is binding upon and inures to the benefit of the Parties and their respective permitted successors and assigns.

(h) Export Regulation. Customer shall comply with all applicable federal laws, regulations, and rules, and complete all required undertakings (including obtaining any necessary export license or other governmental approval), that prohibit or restrict the export or re-export of the Services or any Customer Data outside the US.

(i) US Government Rights. Each of the Documentation and the software components that constitute the Services is a “commercial product” as that term is defined at 48 C.F.R. § 2.101, consisting of “commercial computer software” and “commercial computer software documentation” as such terms are used in 48 C.F.R. § 12.212. Accordingly, if Customer is an agency of the US Government or any contractor therefor, Customer only receives those rights with respect to the Services and Documentation as are granted to all other end users, in accordance with (a) 48 C.F.R. § 227.7201 through 48 C.F.R. § 227.7204, with respect to the Department of Defense and their contractors,

or (b) 48 C.F.R. § 12.212, with respect to all other US Government users and their contractors.
(j) Equitable Relief. Each Party acknowledges and agrees that a breach or threatened breach by such Party of any of its obligations under Section 6 or, in the case of Customer, Section 2(c), would cause the other Party irreparable harm for which monetary damages would not be an adequate remedy and agrees that, in the event of such breach or threatened breach, the other Party will be entitled to equitable relief, including a restraining order, an injunction, specific performance, and any other relief that may be available from any court, without any requirement to post a bond or other security, or to prove actual damages or that monetary damages are not an adequate remedy. Such remedies are not exclusive and are in addition to all other remedies that may be available at law, in equity, or otherwise.
(k) Counterparts. This Agreement may be executed in counterparts, each of which is deemed an original, but all of which together are deemed to be one and the same agreement.
(l) Text Credits. All text credits purchased for use on the PublicInput platform are non refundable and non transferable.

EXHIBIT A
SERVICE LEVELS AND SUPPORT

Standard Customer Support Contract Terms Dated: 10/14/22

PublicInput will provide onboarding and implementation services, as well as ongoing support and maintenance as reasonably requested by Customer. Support services related to bug reports or material defects, defined as a malfunction which causes failure of a critical feature or issues with platform performance, will be prioritized, and time associated with fixing any bugs or material defects will be included in the Annual Service Term Fee. Requests for modifications, not considered to be related to a bug or material defect, will be scheduled based on the nature of the request, resource availability, and is subject to pricing stated below. Custom Development, defined as product updates that do not currently exist in their exact form, will be delivered at PublicInput discretion. If approved, Custom Development will be scheduled based on resource availability and charged at the hourly rates set forth in this Agreement.

Standard Customer Support Includes:

A. Periodic virtual user training
B. Access to PublicInput API and API Documentation
C. Customer support via phone, email, chat, ticketing system
D. Hosting and backup services

E. Data access for purpose of analytics
F. Platform data extraction availability at all times: platform data will be available to extract provided the customer gives at least 24 hours notice (weekends excluded)

City of Cibolo

City Council Regular Meeting Staff Report

Approval of the Police Department 2023 Racial Profiling Report.

Meeting	Agenda Group
Tuesday, May 28, 2024, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 7C

From
Thedrick Andres, Chief of Police

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

The Police Department will provide an overview of the 2023 Racial Profiling Report and statistical data.

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

Council Comm 2023 Racial Profiling Report 5-28.pdf
2023 Racial Profiling Report Full.pdf
PD Overview and Racial Profiling Report 2023_Presentation CC Meeting.pdf

City of Cibolo, Texas
City Council Regular Meeting
May 28, 2024

SUBJECT: Discussion/Presentation update concerning an overview of the 2023 Racial Profiling Report.

BACKGROUND: The Police Department will provide an overview of the 2023 Racial Profiling Report and statistical data.

STAFF RECOMMENDATION: N/A

SUBMITTED BY: Thedrick Andres, Chief of Police

Racial Profiling Report | Full

Agency Name: CIBOLO POLICE DEPARTMENT
Reporting Date: 02/22/2024
TCOLE Agency Number: 187201

Chief Administrator: THEDRICK R. ANDRES SR

Agency Contact Information:
Phone: (210) 858-3207
Email: tandres@cibolotx.gov

Mailing Address:
162 E LOOP 539
CIBOLO, TX 78108-4172

This Agency filed a full report

CIBOLO POLICE DEPARTMENT has adopted a detailed written policy on racial profiling. Our policy:

1) clearly defines acts constituting racial profiling;

2) strictly prohibits peace officers employed by the CIBOLO POLICE DEPARTMENT from engaging in racial profiling;

3) implements a process by which an individual may file a complaint with the CIBOLO POLICE DEPARTMENT if the individual believes that a peace officer employed by the CIBOLO POLICE DEPARTMENT has engaged in racial profiling with respect to the individual;

4) provides public education relating to the agency's complaint process;

5) requires appropriate corrective action to be taken against a peace officer employed by the CIBOLO POLICE DEPARTMENT who, after an investigation, is shown to have engaged in racial profiling in violation of the CIBOLO POLICE DEPARTMENT policy;

6) requires collection of information relating to motor vehicle stops in which a warning or citation is issued and to arrests made as a result of those stops, including information relating to:
a. the race or ethnicity of the individual detained;
b. whether a search was conducted and, if so, whether the individual detained consented to the search;
c. whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual;
d. whether the peace officer used physical force that resulted in bodily injury during the stop;
e. the location of the stop;
f. the reason for the stop.

7) requires the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:
a. the Commission on Law Enforcement; and
b. the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

The CIBOLO POLICE DEPARTMENT has satisfied the statutory data audit requirements as prescribed in Article

2.133(c), Code of Criminal Procedure during the reporting period.

Executed by: JOHN L. WELLS
LIEUTENANT

Date: 02/22/2024

Total stops: 2085

Street address or approximate location of the stop	
City street	1883
US highway	7
County road	60
State highway	84
Private property or other	51
Was race or ethnicity known prior to stop?	
Yes	20
No	2065
Race / Ethnicity	
Alaska Native / American Indian	6
Asian / Pacific Islander	58
Black	442
White	1043
Hispanic / Latino	536
Gender	
Female	**856**
Alaska Native / American Indian	2
Asian / Pacific Islander	28
Black	181
White	448
Hispanic / Latino	197
Male	**1229**
Alaska Native / American Indian	4
Asian / Pacific Islander	30
Black	261
White	595
Hispanic / Latino	339
Reason for stop?	
Violation of law	**112**
Alaska Native / American Indian	0
Asian / Pacific Islander	3
Black	28
White	46

Hispanic / Latino	35
Preexisting knowledge	**23**
Alaska Native / American Indian	0
Asian / Pacific Islander	2
Black	3
White	14
Hispanic / Latino	4
Moving traffic violation	**1594**
Alaska Native / American Indian	4
Asian / Pacific Islander	48
Black	338
White	796
Hispanic / Latino	408
Vehicle traffic violation	**356**
Alaska Native / American Indian	2
Asian / Pacific Islander	5
Black	73
White	187
Hispanic / Latino	89

Was a search conducted?

Yes	**38**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	13
White	13
Hispanic / Latino	12
No	**2047**
Alaska Native / American Indian	6
Asian / Pacific Islander	58
Black	429
White	1030
Hispanic / Latino	524

Reason for Search?

Consent	**7**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	4

Hispanic / Latino	3
Contraband	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Probable	**23**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	12
White	5
Hispanic / Latino	6
Inventory	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Incident to arrest	**8**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	4
Hispanic / Latino	3

Was Contraband discovered?

		Did the finding result in arrest? (total should equal previous column)	
Yes	**22**		
Alaska Native / American Indian	0	Yes 0	No 0
Asian / Pacific Islander	0	Yes 0	No 0
Black	11	Yes 2	No 9
White	6	Yes 1	No 5
Hispanic / Latino	5	Yes 1	No 4
No	**16**		
Alaska Native / American Indian	0		
Asian / Pacific Islander	0		
Black	2		
White	7		
Hispanic / Latino	7		

Description of contraband	
Drugs	**15**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	7
White	5
Hispanic / Latino	3
Weapons	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Currency	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Alcohol	**1**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	1
Stolen property	**1**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	1
Hispanic / Latino	0
Other	**6**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	5
White	0
Hispanic / Latino	1
Result of the stop	
Verbal warning	**0**

Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Written warning	**1163**
Alaska Native / American Indian	5
Asian / Pacific Islander	30
Black	249
White	603
Hispanic / Latino	276
Citation	**909**
Alaska Native / American Indian	1
Asian / Pacific Islander	28
Black	189
White	434
Hispanic / Latino	257
Written warning and arrest	**12**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	4
White	5
Hispanic / Latino	3
Citation and arrest	**1**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	1
Hispanic / Latino	0
Arrest	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0

Arrest based on

Violation of Penal Code	**9**
Alaska Native / American Indian	0
Asian / Pacific Islander	0

Black	3
White	4
Hispanic / Latino	2
Violation of Traffic Law	**2**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	1
Hispanic / Latino	0
Violation of City Ordinance	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Outstanding Warrant	**2**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	1
Hispanic / Latino	1

Was physical force resulting in bodily injury used during stop?

Yes	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Resulting in Bodily Injury To:	
Suspect	0
Officer	0
Both	0
No	**2085**
Alaska Native / American Indian	6
Asian / Pacific Islander	58
Black	442
White	1043
Hispanic / Latino	536

Number of complaints of racial profiling

Total	0
Resulted in disciplinary action	0
Did not result in disciplinary action	0

Comparative Analysis

Use TCOLE's auto generated analysis	☒
Use Department's submitted analysis	☐

Optional Narrative

N/A

Submitted electronically to the

The Texas Commission on Law Enforcement

Cibolo Police Department

Annual Racial Profiling Report

Presented By: Thedrick Andres

May 14, 2024

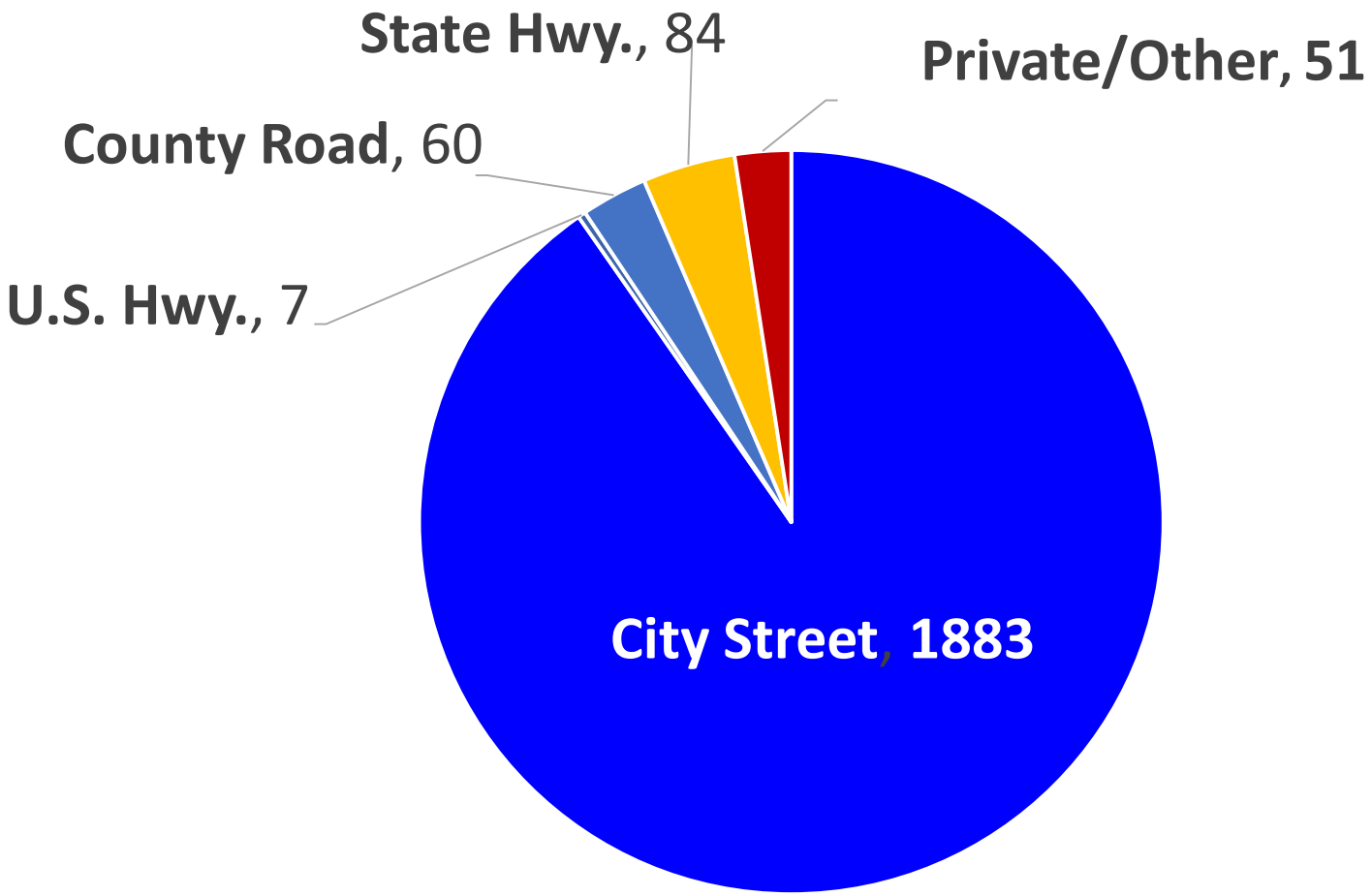
Presentation Overview

- Annual Racial Profiling Report

Council Feedback

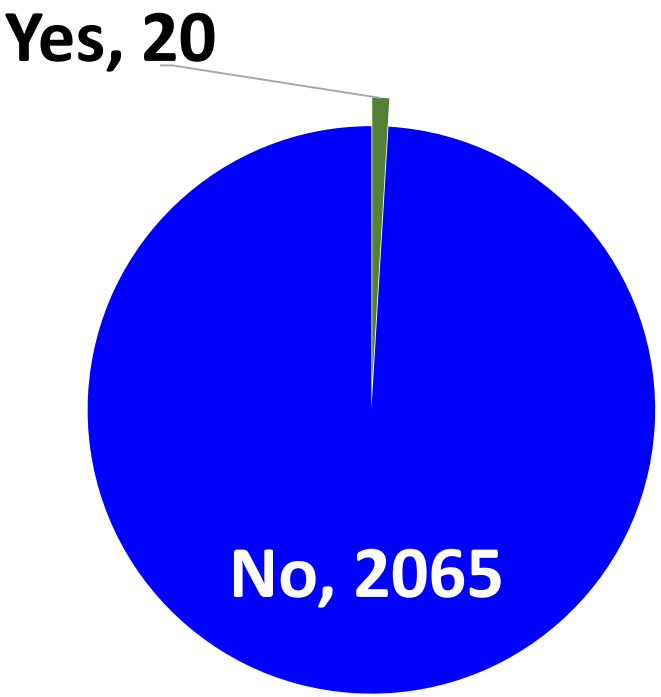
Does council have any questions about the information provided during this presentation?

Total Traffic Stops: 2085

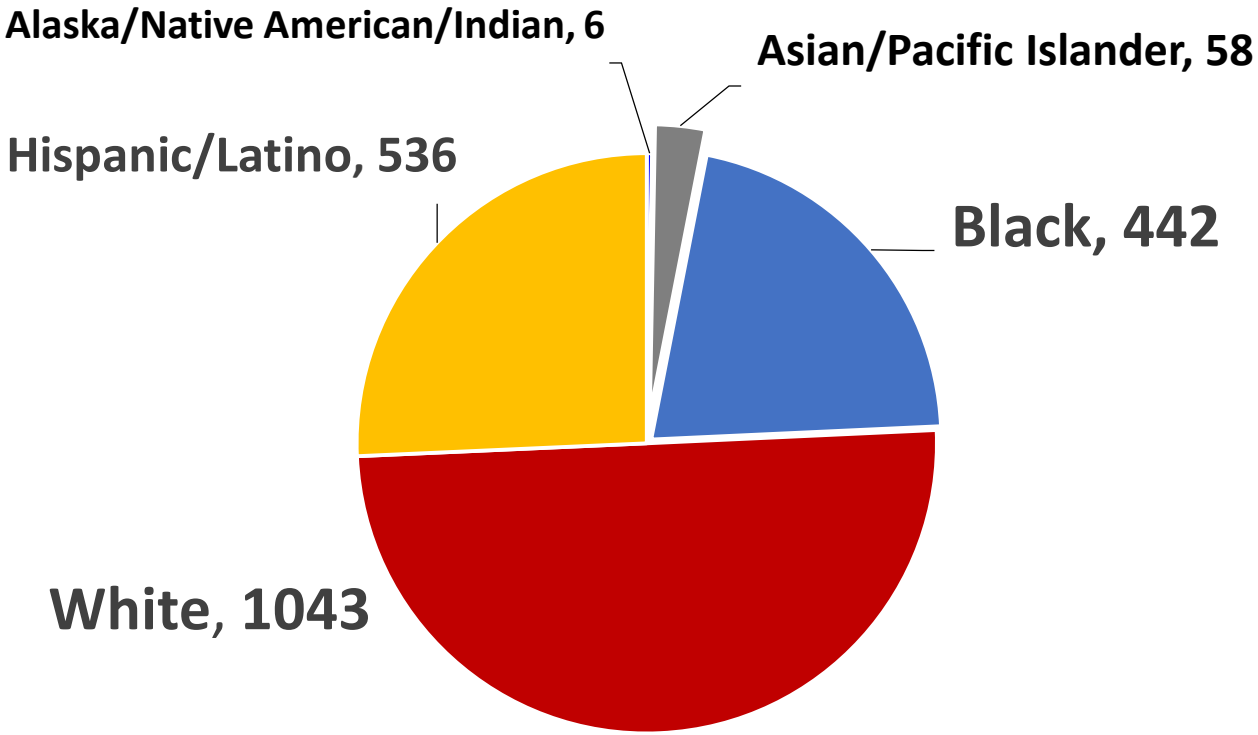


Street Address or Approx. Location of Stop

Total Traffic Stops: 2085

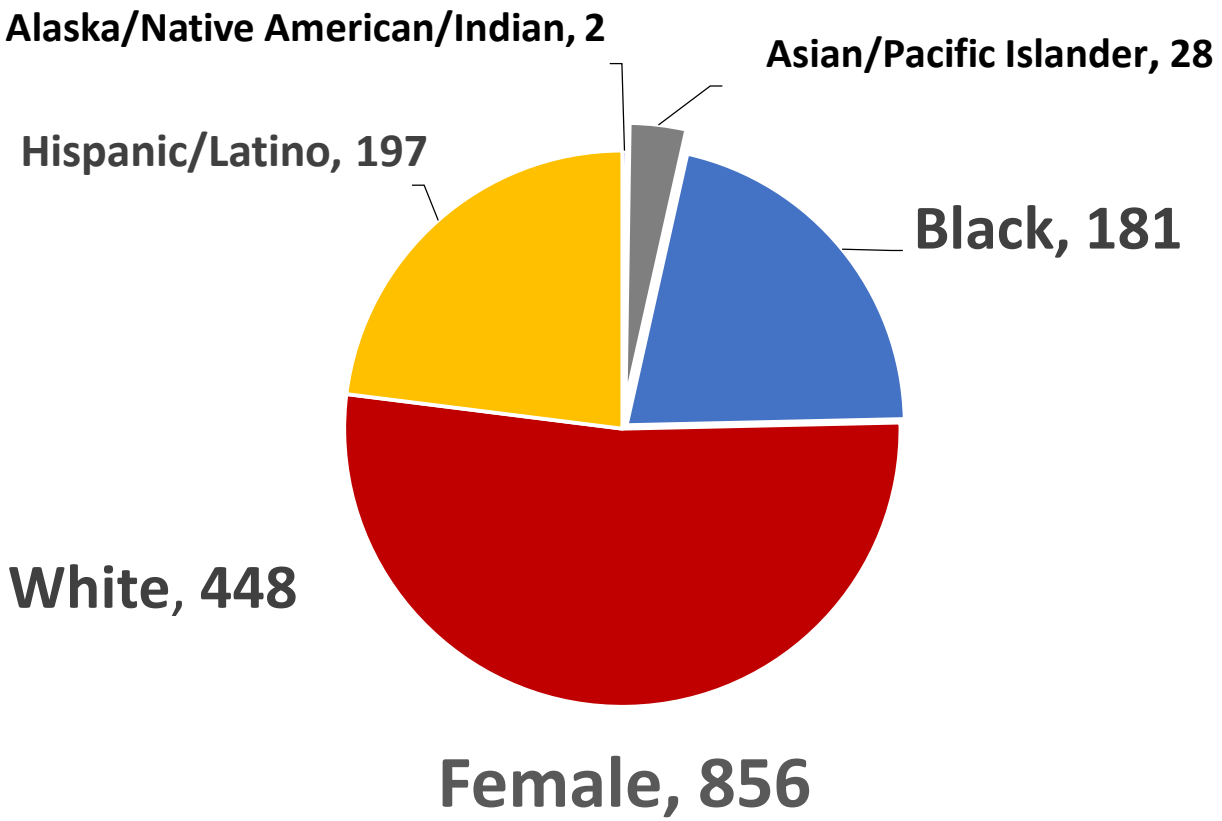


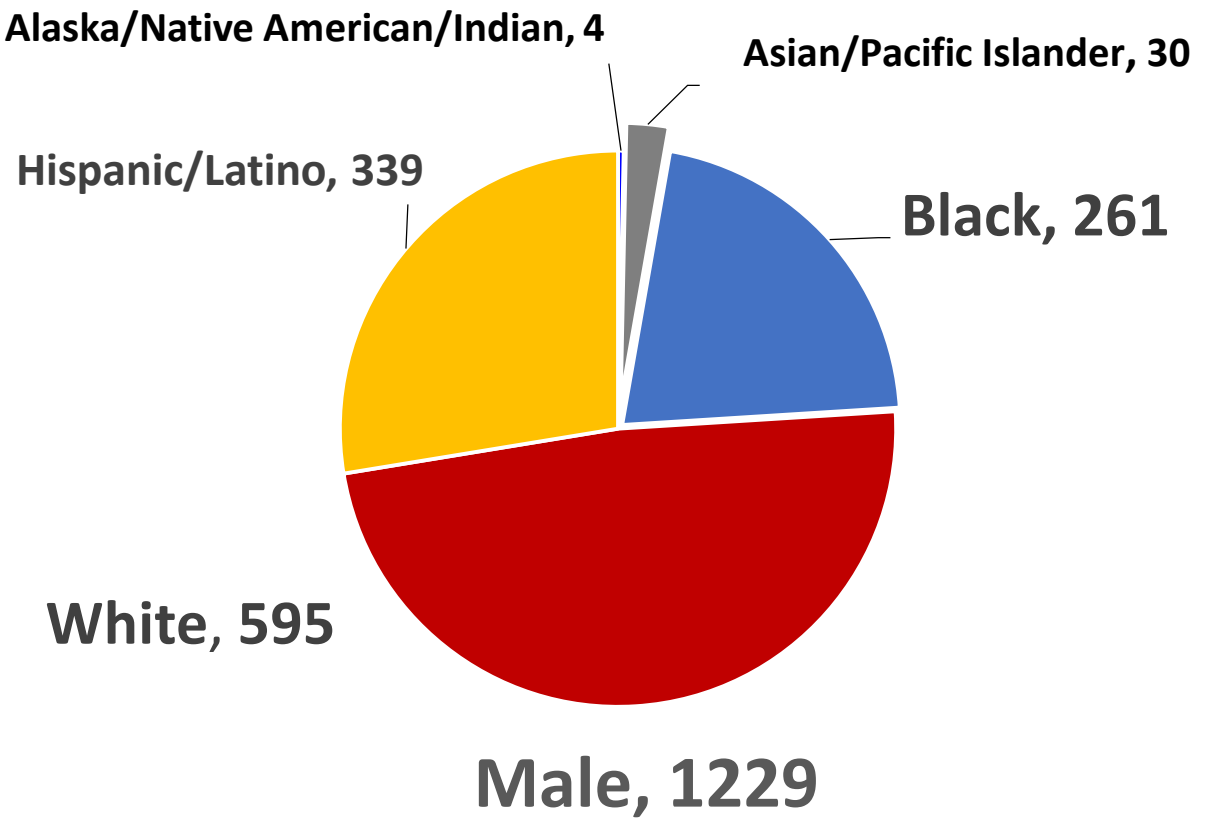
Was Race or Ethnicity Known



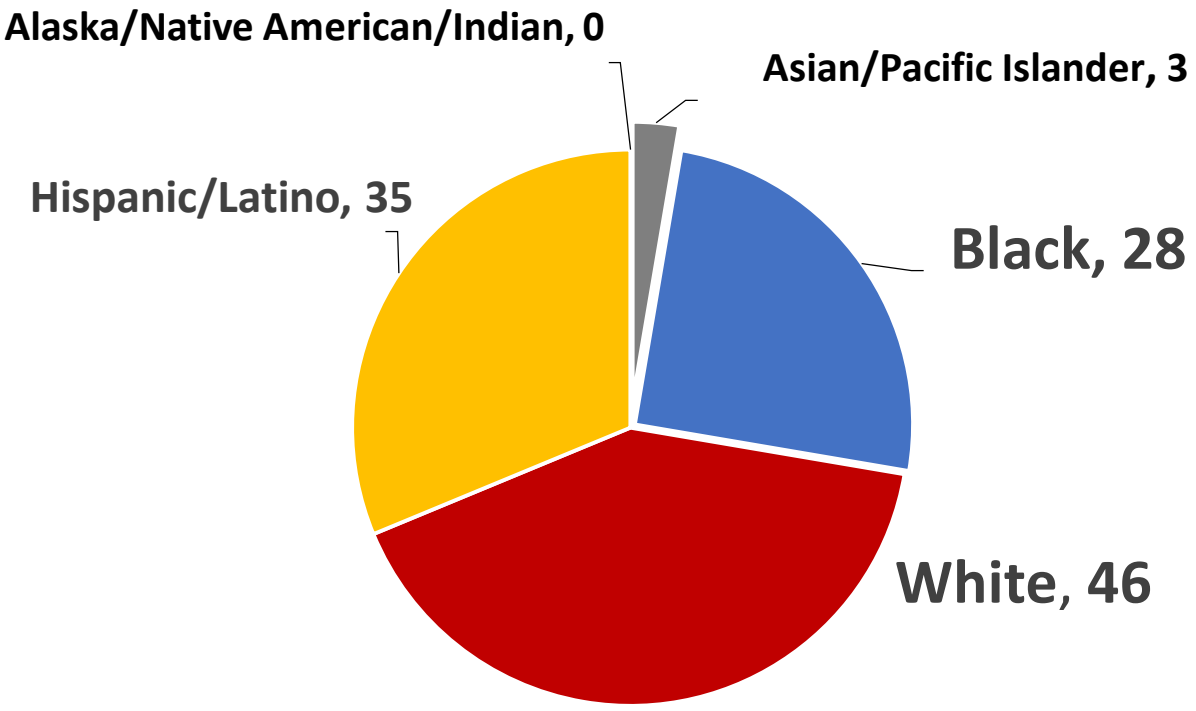
Race/Ethnicity

Gender

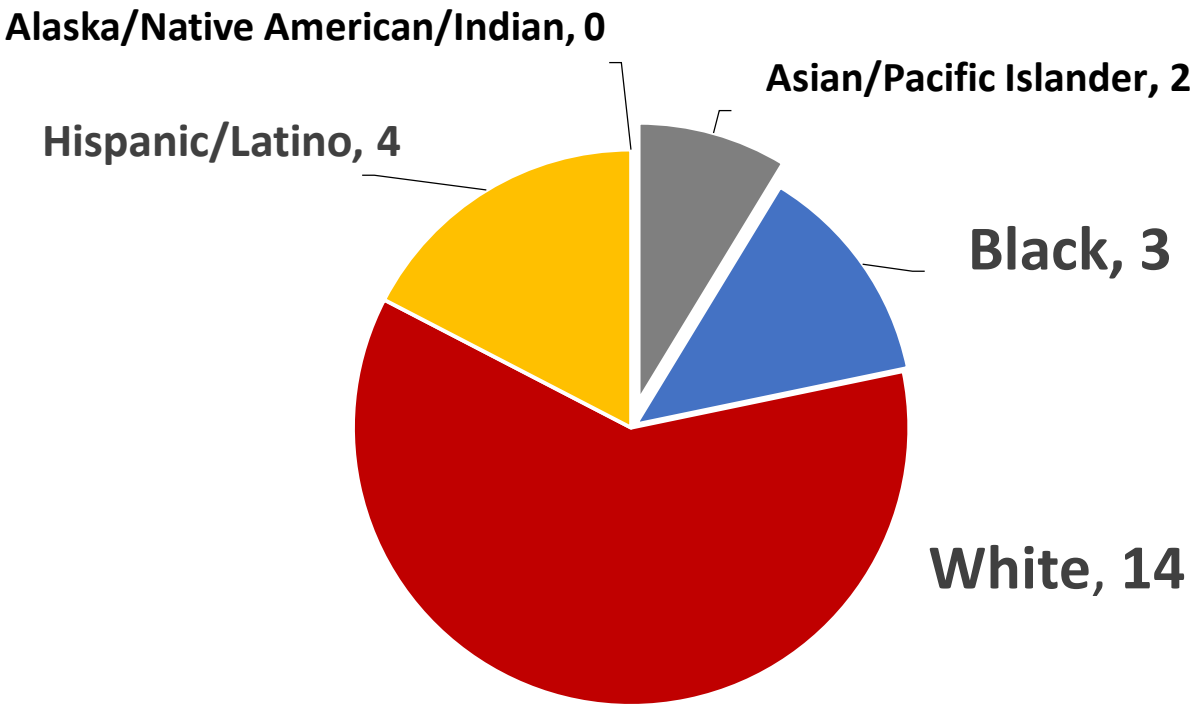

Alaska/Native American/Indian, 2
Asian/Pacific Islander, 28
Hispanic/Latino, 197
Black, 181
White, 448
Female, 856


Alaska/Native American/Indian, 4
Asian/Pacific Islander, 30
Hispanic/Latino, 339
Black, 261
White, 595
Male, 1229

Reason for Stop

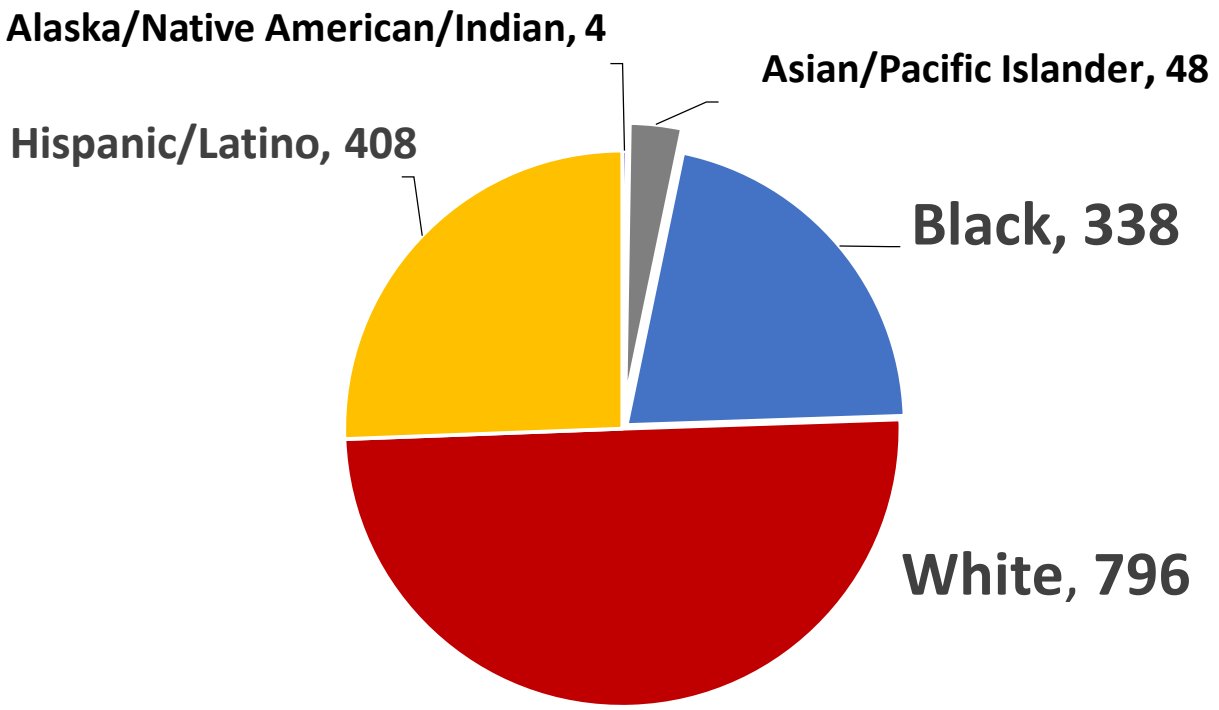


Violation of Law, 112

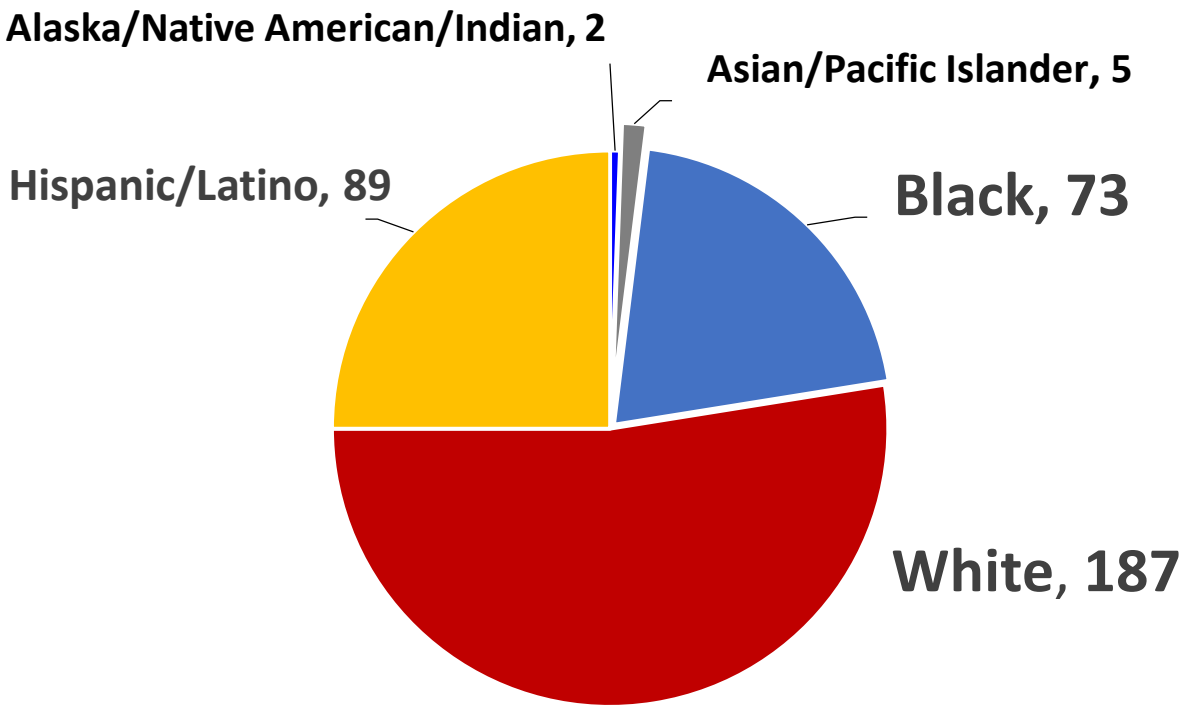


Pre-Existing Knowledge, 23

Reason for Stop

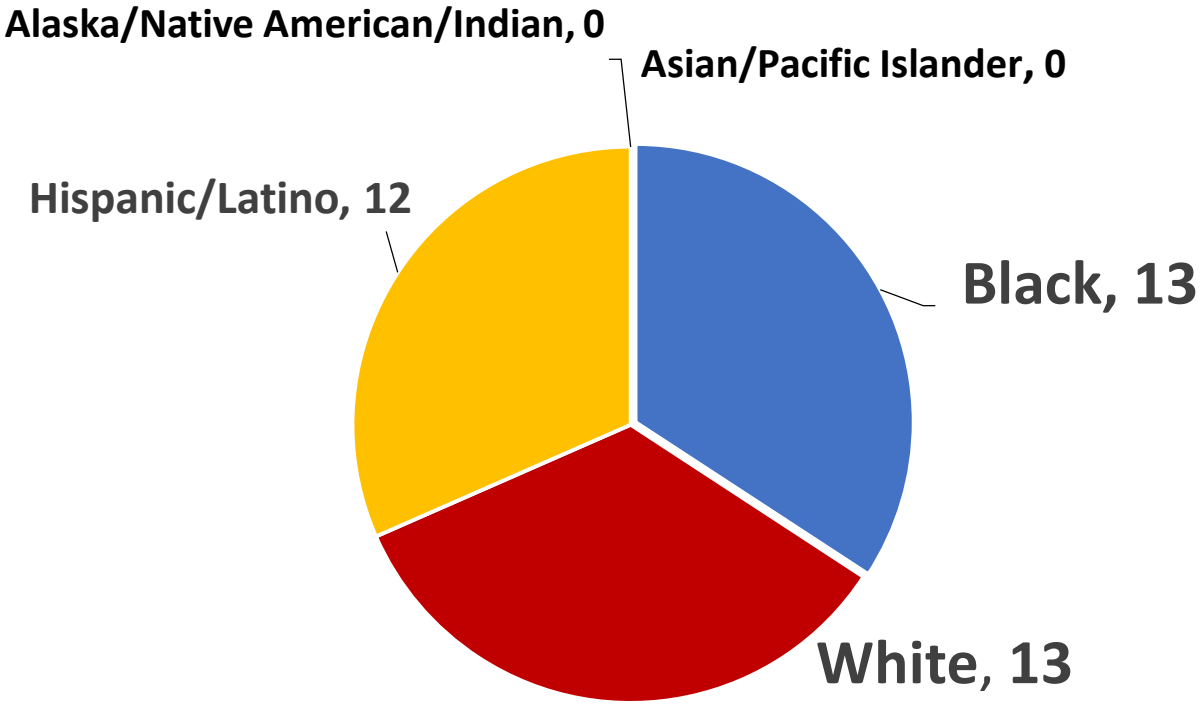


Moving Traffic Violation, 1594

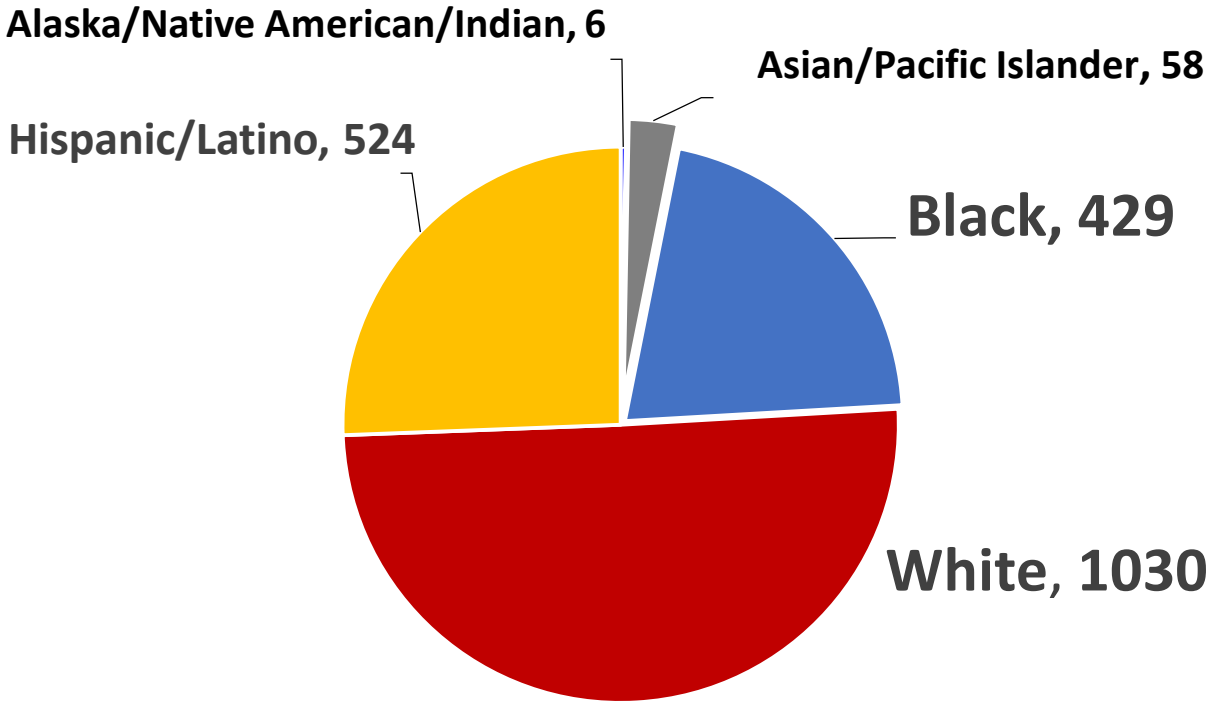


Vehicle Traffic Violation, 356

Was a Search Conducted?

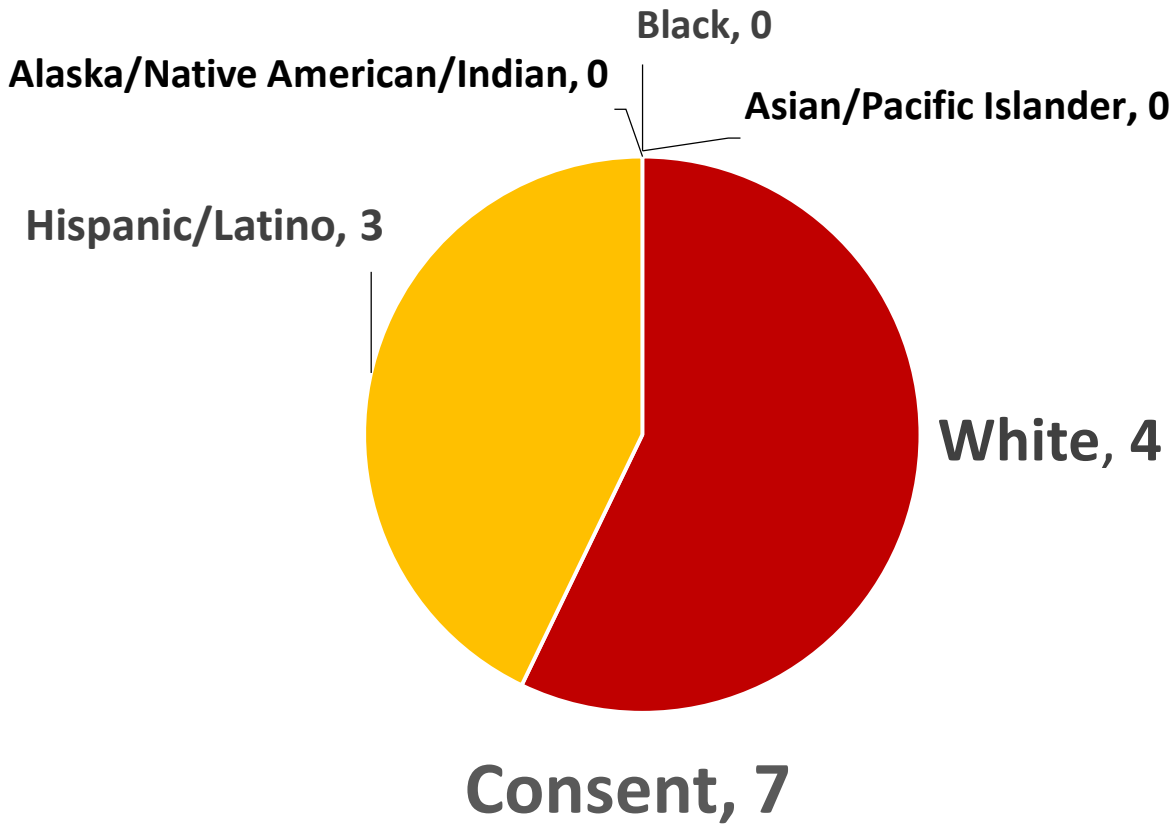


YES, 38

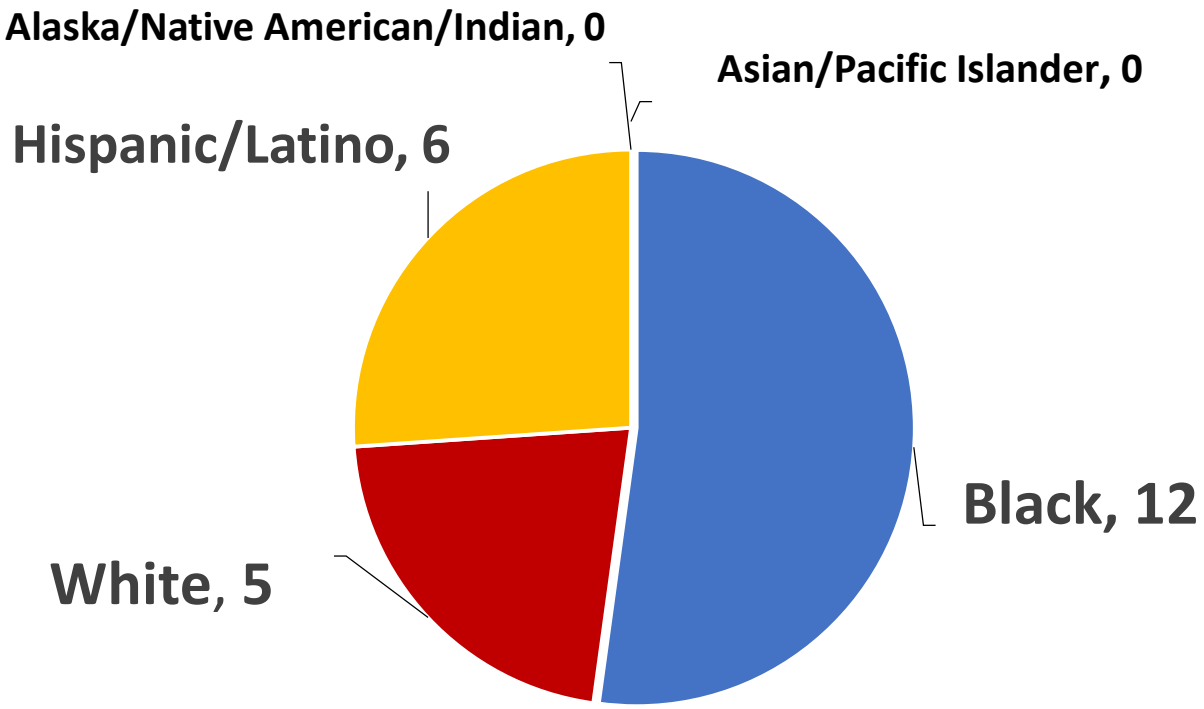


No, 2047

Reason for Search

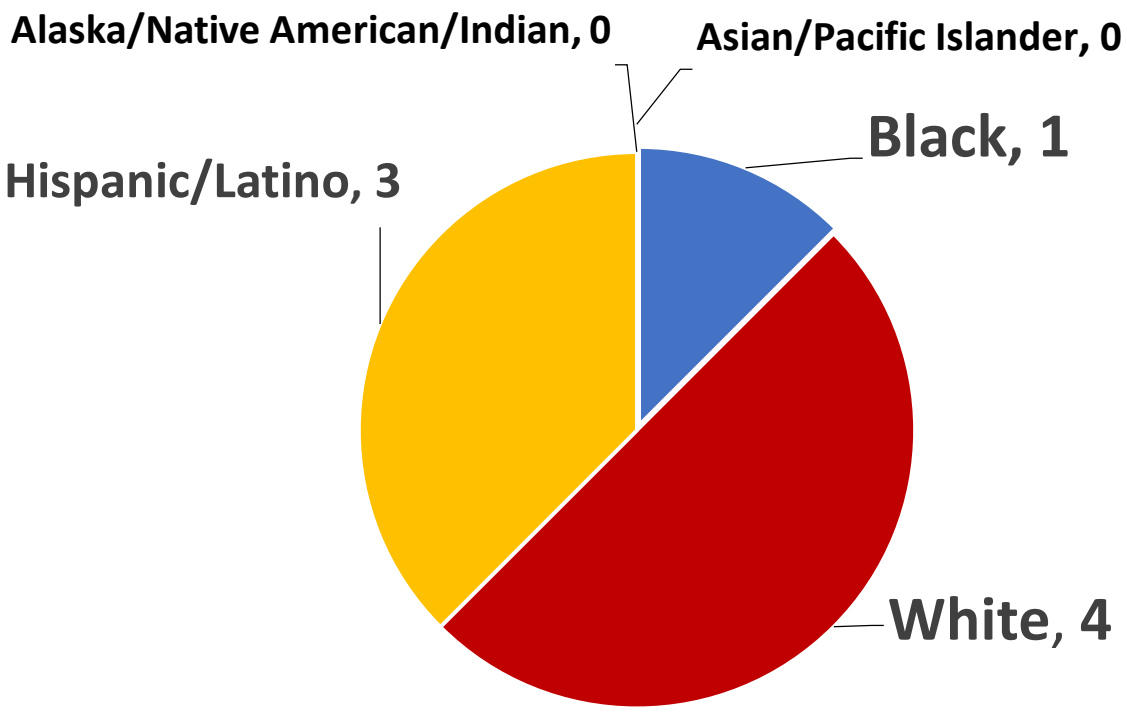


Consent, 7



Probable Cause, 23

Reason for Search

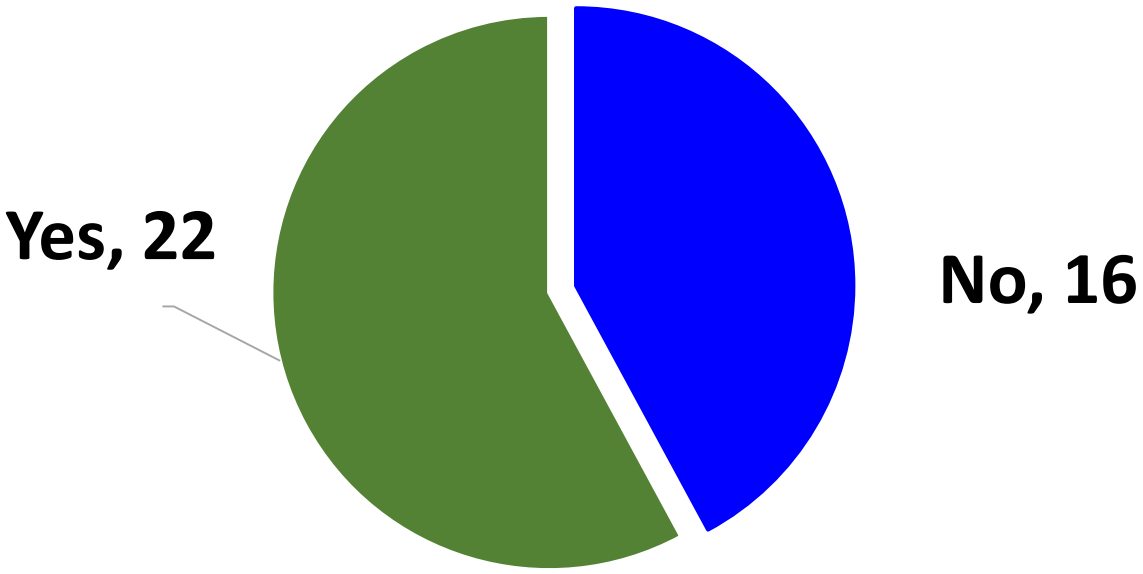


Incident to Arrest, 8

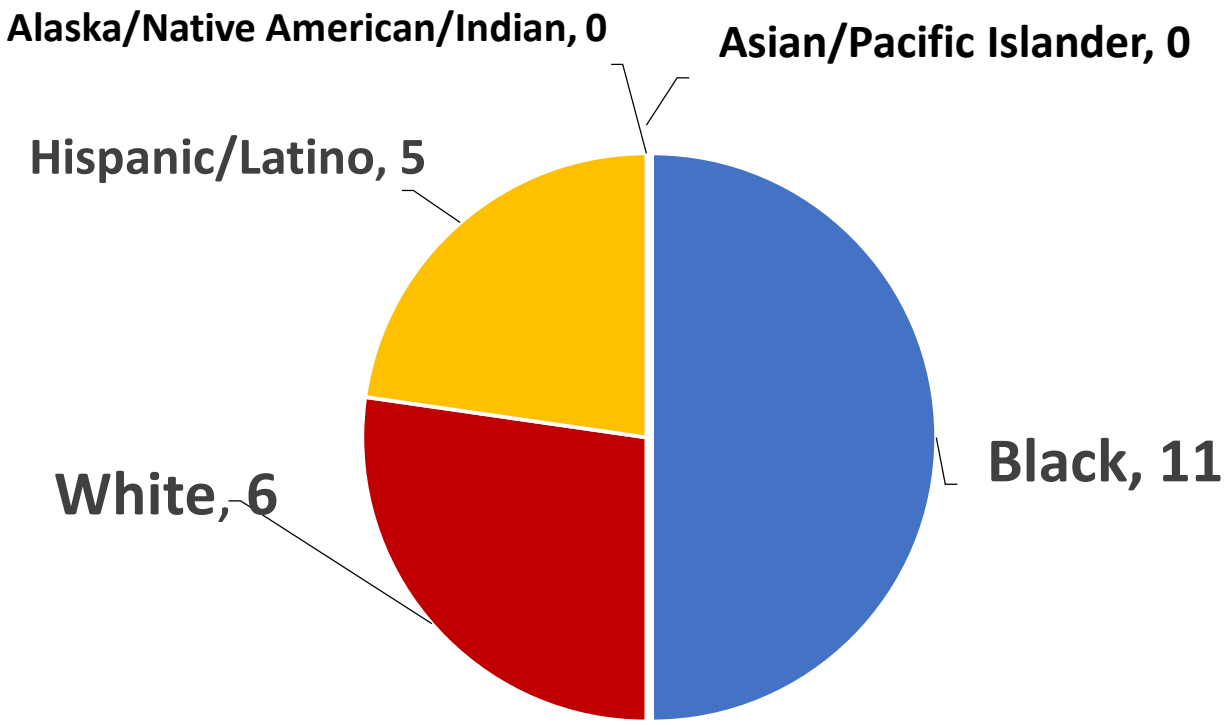
Contraband in Plain View, 0

Inventory, 0

Was Contraband Discovered?

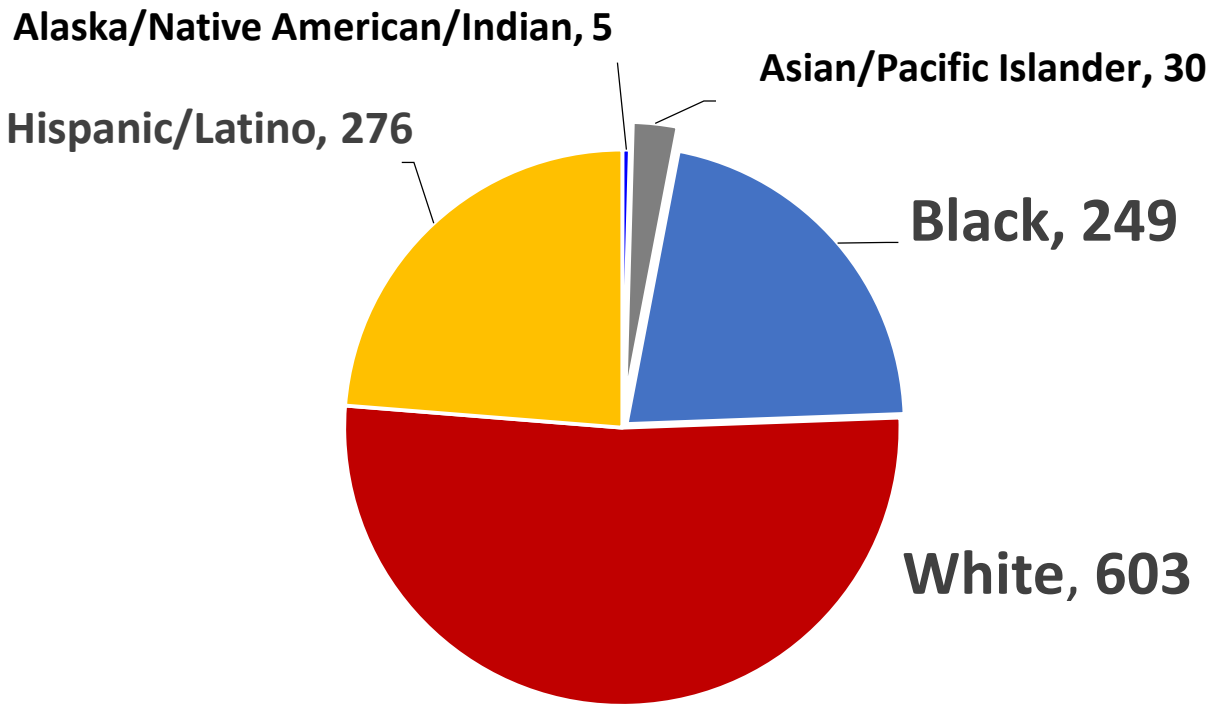


Was Contraband Discovered?

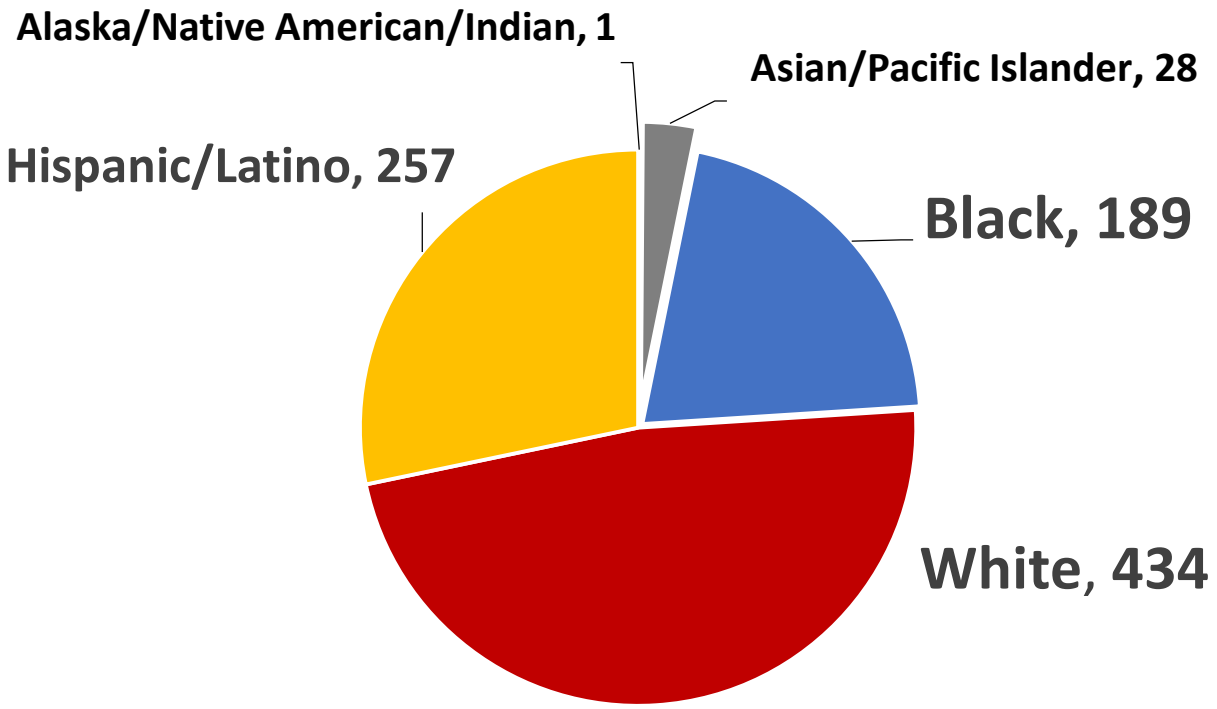


Race/Ethnicity

Result of Stop

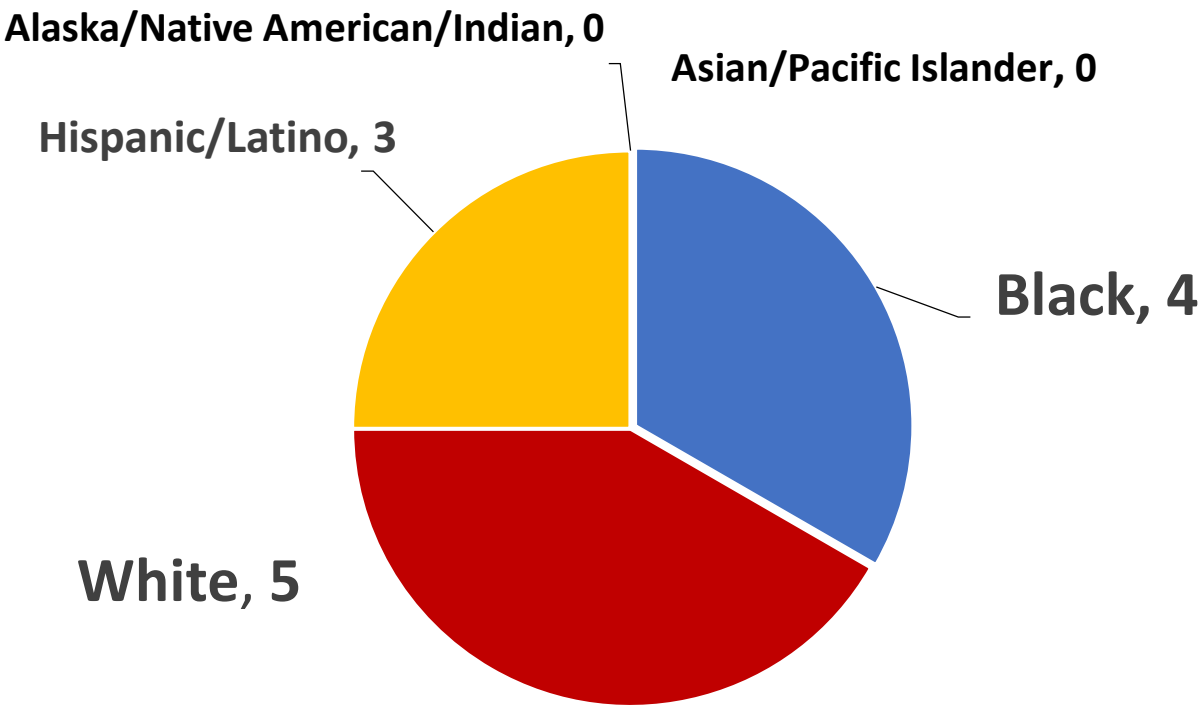


Written Warning, 1163

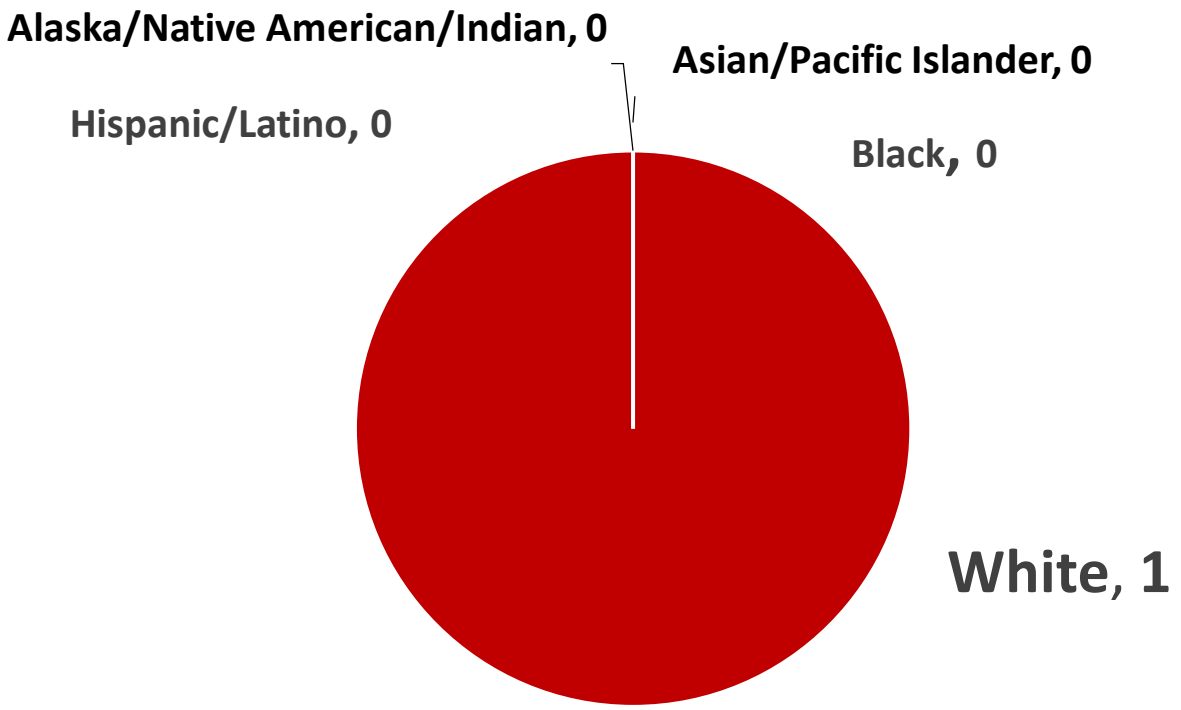


Citation, 909

Result of Stop

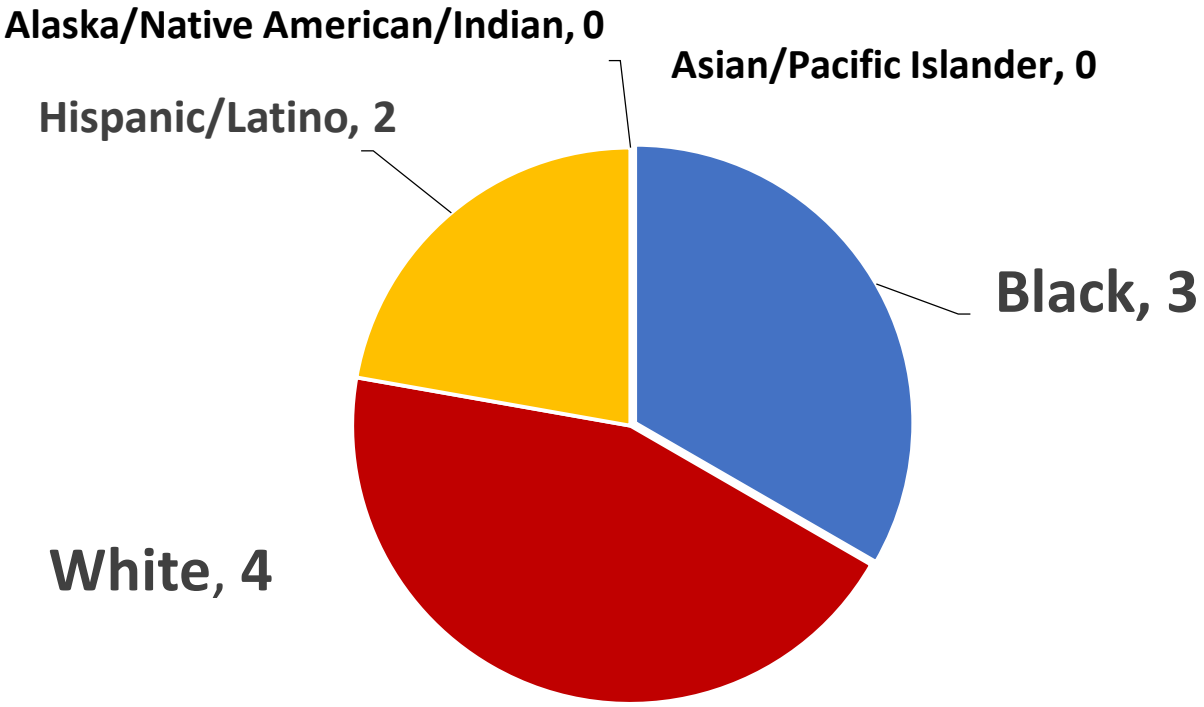


Written Warning & Arrest, 12

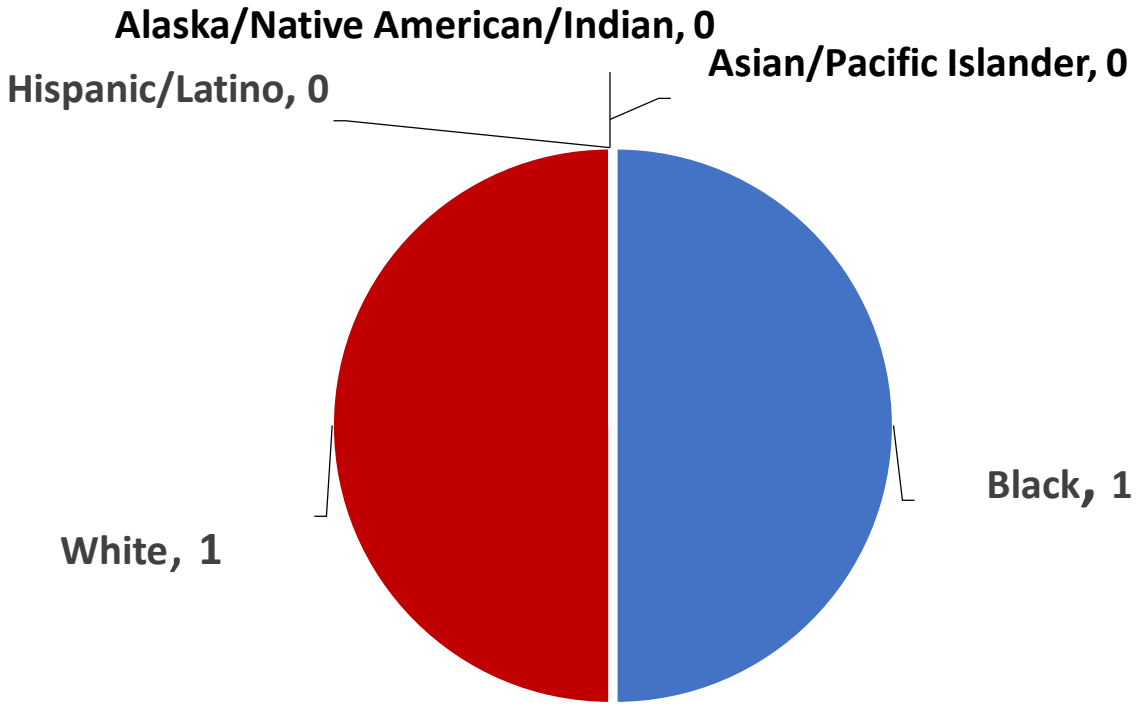


Citation & Arrest, 1

Arrest Based On

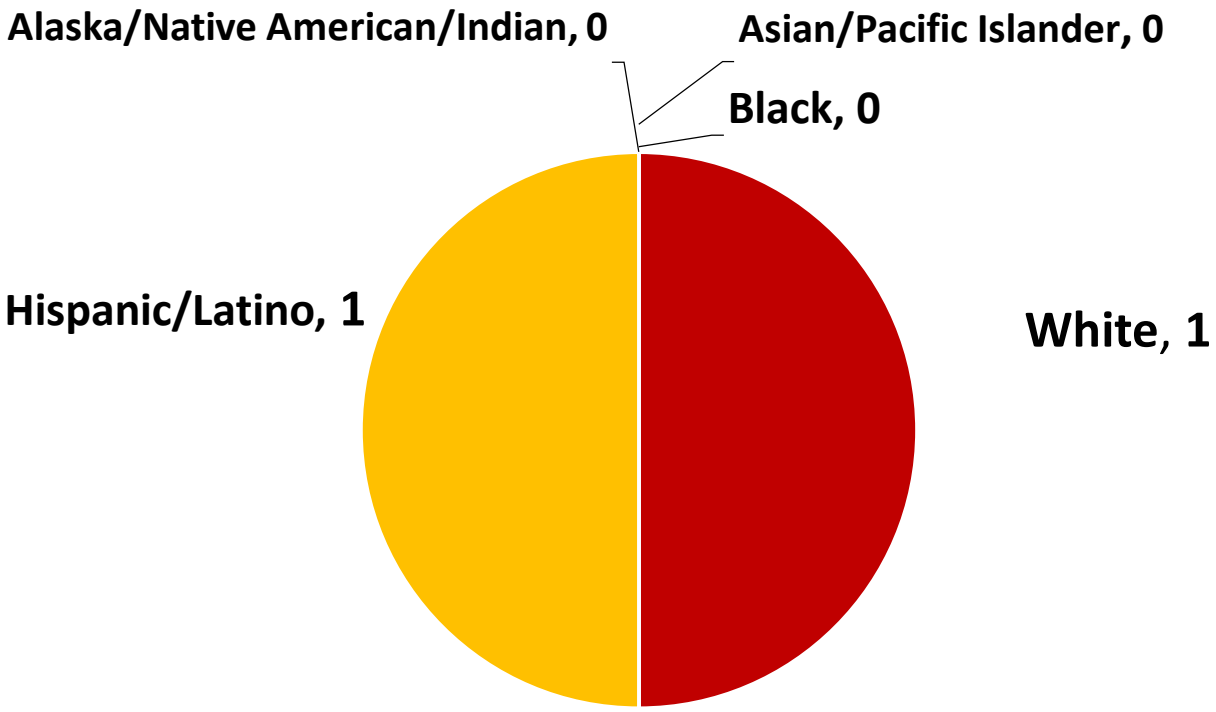


Violation of Penal Code, 9



Violation of Traffic Law, 2

Arrest Based On



Outstanding Warrant, 2

Violation of City Ordinance, 0

Total Traffic Stops: 2085

Number of complaints of racial profiling	
Total	0
Resulted in disciplinary action	0
Did not result in disciplinary action	0
Comparative Analysis	
Use TCOLE's auto generated analysis	☒
Use Department's submitted analysis	☐

THANK YOU!

City of Cibolo

City Council Regular Meeting Staff Report

Discussion/Action on the Cibolo Police Department, School Resource Officers (SRO) Program, Patrol Division, and exploring options for using City resources. (Chief Andres/Mr. Hyde)

Meeting	Agenda Group	
Tuesday, May 28, 2024, 6:30 PM	Discussion/Action	Item: 8A

From
Thedrick Andres, Chief of Police

PRIOR CITY COUNCIL ACTION:

On December 12, 2023, Chief Andres gave a presentation to City Council on the Police Department. This presentation focused on the current state of the department and provided an organizational overview, including a crime statistics, staffing levels, patrol operations, geographic policing model, community engagement, and use of technology. Chief Andres sought Council feedback on 1) the police department's need to increase our staffing levels in the very near future to meet the objectives of a geographic policing model, 2) support the police department seeking funding for a new Records Management System (RMS) in FY24 or FY25, and 3) seeking funding for Automatic License Plate Recognition (ALPR) cameras in FY24 or FY25. This presentation is attached to this item.

On May 14th, City Council was provided a presentation by Chief Andres and Sgt. Schauer on the School Resource Officer (SROs) Interlocal Government Agreement (ILA), the cost to move the current 5 SROs to Patrol, comprehensive overview of SRO duties and calls for service at schools in Cibolo, and options for SRO to cover school campuses in Cibolo, if City Council was inclined to keep SROs. This presentation is attached to this item.

BACKGROUND:

On May 14, 2024, the Chief Andres provided an overview of the School Resource Officer Program (SRO) to the Council, including the cost of returning five SRO officers to patrol. City Attorney George Hyde initiated his presentation on the Texas Education Code, specifically Section 37.081 that controls ILAs for SROs, but time ran out. Tonight, Mr. Hyde will complete his presentation to the Council and speak to the how the City can work with the ISD on a new ILA that is complaint with current State law as well as the version that will go into effect on January 1, 2025.

Staff is seeking direction from Council on the following:

1. Does the City Council want to continue to explore shifting the 5 existing SROs to patrol or keep SROs in their current assignments?

2. Does the City Council have a clear picture of the duties of an SRO, which can be different from those of security personnel?

3. If the City Council wants to keep SROs on school campuses, would you prefer one of the options presented or a variation thereof? This decision would be made in close coordination with the city attorney.

4. Does the City Council want the City Manager to work with the City Attorney and staff to negotiate with the school district on an ILA that is compliant with the Texas Education Code, specifically Section 37.081HB 3 (also referred to as H.B. 3), including compensation?

STAFF RECOMMENDATION:

The Staff is seeking City Council direction and feedback concerning the Police Department's SRO and Patrol Programs along with the ILA between the SCUC ISD and the City.

FINANCIAL IMPACT:

At current compensation levels, it would cost roughly $495,000 to reassign the five (5) Cibolo SROs to the patrol division. Full costs are provided in the May 14th presentation.

MOTION(S):

N/A

ATTACHMENTS:

1. Council Presentation Overview and Feedback 2024-05-28

Attachments

1. Council Presentation Overview and Feedback 2024-05-28.pdf
2. SRO Presentation by Chief Andres 2024-05-14.pdf
3. Cibolo 2023 State of Police Department - Overview Presentation 2023-12-12.pdf

SRO Program Overview

Presented By:
Thedrick Andres, Chief of Police

May 28, 2024

Presentation Overview

- City Council Request - April 9th
- City Attorney overview of Texas Education Code:
  - Section 37.081 controlling ILAs for SROs
- Council Direction/Feedback

Seeking Council Feedback

1. Does the City Council want to continue to explore shifting the 5 existing SROs to patrol or keep SROs in their current assignments?
2. Does the City Council have a clear picture of the duties of an SRO, which can be different from those of security personnel?
3. If the City Council wants to keep SROs on school campuses, would you prefer one of the options presented or a variation thereof? This decision would be made in close coordination with the city attorney.
4. Does the City Council want the City Manager to work with the City Attorney and staff to negotiate with the school district on an ILA compliant with the Texas Education Code, specifically Section 37.081HB 3 (also referred to as HB 3), including compensation?

City Attorney Overview of HB 3

- Texas Education Code: 37.081 controlling ILAs and SROs
  - The city attorney will provide an overview of Texas Education Code 37.081 and the Interlocal Agreement in more detail during his presentation to the council.

Seeking Council Feedback

1. Does the City Council want to continue to explore shifting the 5 existing SROs to patrol or keep SROs in their current assignments?
2. Does the City Council have a clear picture of the duties of an SRO, which can be different from those of security personnel?
3. If the City Council wants to keep SROs on school campuses, would you prefer one of the options presented or a variation thereof? This decision would be made in close coordination with the city attorney.
4. Does the City Council want the City Manager to work with the City Attorney and staff to negotiate with the school district on an ILA compliant with the Texas Education Code, specifically Section 37.081HB 3 (also referred to as HB 3), including compensation?

SRO Program Overview

Presented By:
Thedrick Andres, Chief of Police
&
Steven Schauer, SRO Sergeant

May 14, 2024

Presentation Overview

- City Council Request - April 9th
  - Termination of SRO ILA
- Cost to Move SROs to Patrol
- When is a Police Officer needed at a School?
- 5-Year Calls for Service - Top 5 CFS
  - ❖ Difference Between Arrests/Detentions
- Options for SRO Interlocal Agreement
- Day in the Life of a School Resource Officer (SRO)
- Council Direction/Feedback

Seeking Council Feedback

1. Does the City Council want to continue to explore shifting the 5 existing SROs to patrol or keep SROs in their current assignments?

    - The City will need to provide notice to the SCUCISD per Section 3.2 of the current ILA if it wants to terminate the agreement.

2. Does City Council have a clear picture of the duties of an SRO that can not be fulfilled by a security guard based on the information provided in this presentation?

3. If City Council wants to keep SROs on school campuses, what model does it prefer based on the options presented (not exhaustive)? City Council will need to direct the city manager along with the Chief of Police and Executive Director to negotiate the terms of a new ILA for FY25.

4. Does City Council want the city manager to request the SCUCISD amend the current ILA for an 8th amendment for FY24? The amendment will only change the compensation paid by SCUCISD to the City of Cibolo based on the CPI-U.

City Council Request – April 9th

- At the April 9th Council meeting, the discussion and direction included:
  - The council inquired about the need to assign more police officers to patrol to execute a geographic policing model in the City of Cibolo as recommended by the new Chief.
  - A discussion about a way forward in implementing this geographic policing model referenced shifting SROs from schools to patrol.
  - What is the actual need for police officers in schools?
    1. The primary function of SROs is crime prevention!
    2. SROs have experience and training in responding to critical incidents on school campuses.
    3. SROs provide a highly visible presence on school campuses that serves as a deterrent to criminal offenses on campus.
    4. SROs have experience identifying actors on campus who are bullying, committing theft, and possessing illegal drugs on school property.
    5. SROs serve as Criminal Justice Educators, coaches, and mentors - Informal Counselors and build relations with students in a positive environment.

City Council Request – April 9th Cont'd

- ILA Termination Clause

3.2 This Agreement may be terminated at any time by any Party, with or without cause, upon **One Hundred Eighty (180) days written notice prior to September 30 of a year** delivered by and or U. S. Certified Mail to the other Party. No termination will relieve the obligation of SCUCISD to pay Cibolo for any amounts due and payable for Services performed hereunder prior to termination.

Cost to Move an SRO to Patrol

- Major Assumptions
  - Based on current 7th Amendment
  - Patrol Officer, not Sgt., salary is $67,000
  - Officer is on City benefits
  - Overtime of more than $11,500
  - Vehicle is under current lease program
- Fully Loaded Cost of 1 Patrol Officer = $133,259
  - Salary and benefits = $105,007
  - Other Spending = $28,252
- Under Proposed ILA with 72%/28% split:
  - SCUCISD share = $95,946
  - Cibolo share = $37,313 (based on current 7th Amend ILA)
- Cost to move 1 SRO to Patrol duty = $95,946

NOTE: The above salary does not consider market adjustments in FY25 based on survey of surrounding cities and remaining competitive in compensation.

Duty Title	Police Officer
Salary	$ 67,000.00
Certification Pay	$ 2,080.00
Longevity Pay	$ 1,080.00
SS/Medicare	$ 5,367.24
SUTA	$ 9.00
Medical	$ 7,532.88
Dental	$ 390.60
Vision	$ 72.00
EAP	$ 16.68
Wellness	$ -
Life/AD&D	$ 120.60
Retirement	$ 8,889.27
Worker's Comp	$ 852.45
Overtime	$ 11,596.15
Vehicle Cost	$ 20,400.00
Vehicle Fuel	$ 1,600.00
Vehicle Repairs	$ 1,000.00
Contract/Radio Services	$ 480.00
Travel & Training	$ 2,000.00
Telephone	$ 572.00
Uniforms & Clothing	$ 500.00
Marketing	$ 100.00
Equipment	$ 600.00
IT Equipment	$ 1,000.00
Salaries & Benefits	$ 105,006.88
Other Spending	$ 28,252.00
Annual Cost	$ 133,258.88
SCUC Shared Cost (72%)	$ 95,946.39
Cibolo Shared Cost (28%)	$ 37,312.49

Current Amendment vs. Proposed Amendment

Current ILA (7th Amendment- corrected)			Proposed ILA (8th Amendment)	
Salaries & Benefits	546,172.20		Salaries & Benefits	546,172.20
Other	141,260.00		Other	141,260.00
Total	687,432.20		Total	687,432.20
SCUCISD contribution	500,280.00		SCUCISD contribution	520,290.00
100056 x 5 officers			104058 x 5 officers	
Cibolo funded	187,152.20		Cibolo funded	167,142.20
SCUCISD Funding	72.8%		SCUCISD Funding	75.7%
Cibolo Funding	27.2%		Cibolo Funding	24.3%
We say it is 100% funded, but the ILA was from 2022 and for officers (not Sgt) wages			ILA 100% funded, actual amount	

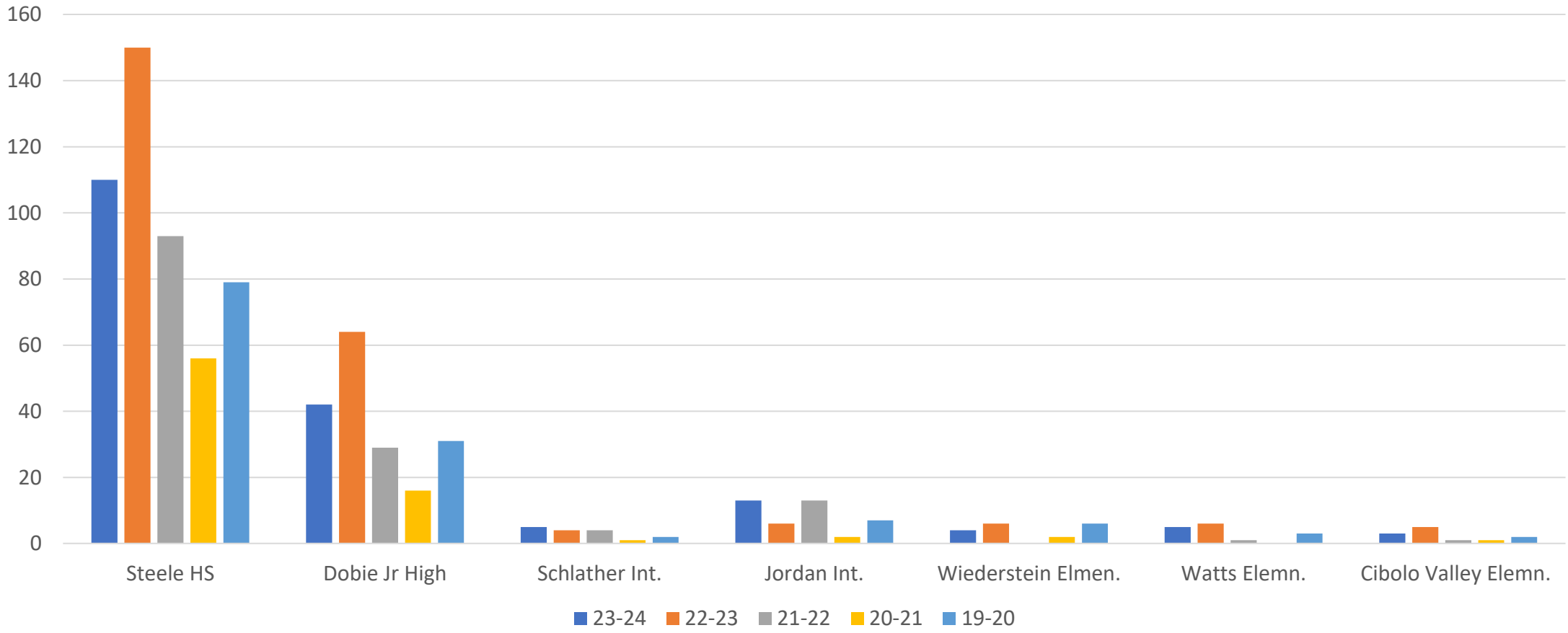
When is a Police Officer needed at a School?

As an example, the police department responded to the following calls for service at Steele High School over the last five years:

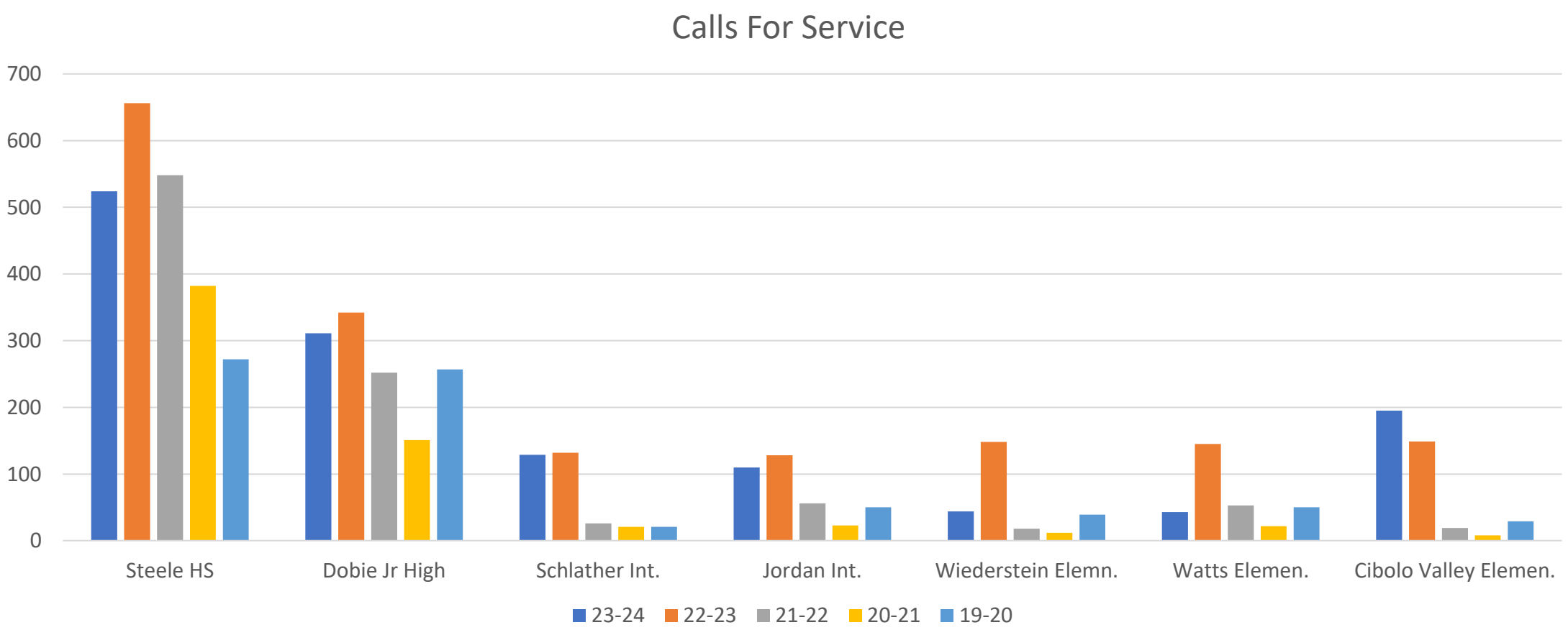
- 911 Hang Up/Open Line
- Accident- MV Hit & Run
- Accident- MV No Injury
- ACCIDENT-MV INJ
- Assault
- Assault-Already Occurred
- Assist EMS
- Assist Fire (Non-Structure)
- Assist Other Agency
- Assist Public
- Burglary
- Burglary Vehicle
- Civil Matter/Standby
- Criminal Mischief
- Damage to Property
- Disabled Vehicle
- Dist - Noise
- Disturbance-Non Viol
- Drug Offense
- Fraud
- Harassment
- Juvenile Problem
- Misc Incident/Info
- Runaway
- Sex Offense
- Suicide/Attempt
- Suspicious
- Theft
- Threats
- Traffic Compl/Reckless
- Traffic Hazard/Contl
- Trespassing
- Welfare Check/M H Crisis
- Welfare Concern

- The presence of a police officer is required when making arrests for calls for service involving Assaults, Burglaries, Drug Offenses, Sex Offenses, Thefts, and Traffic Offenses.
- In short, there is no other location in the City that has as many calls for service as Steele HS that requires a police officer to respond, regardless of a security guard on duty.

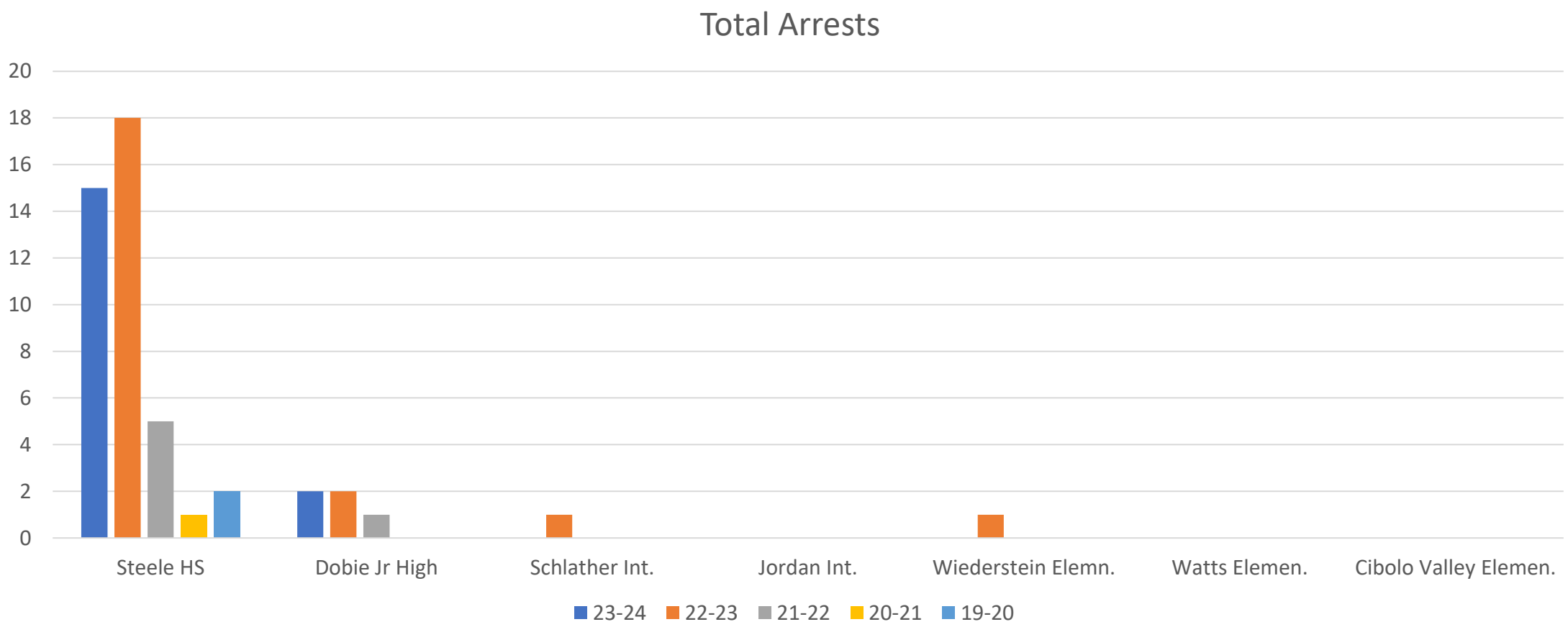
All Case Numbers



All CFS Numbers



Total Arrests



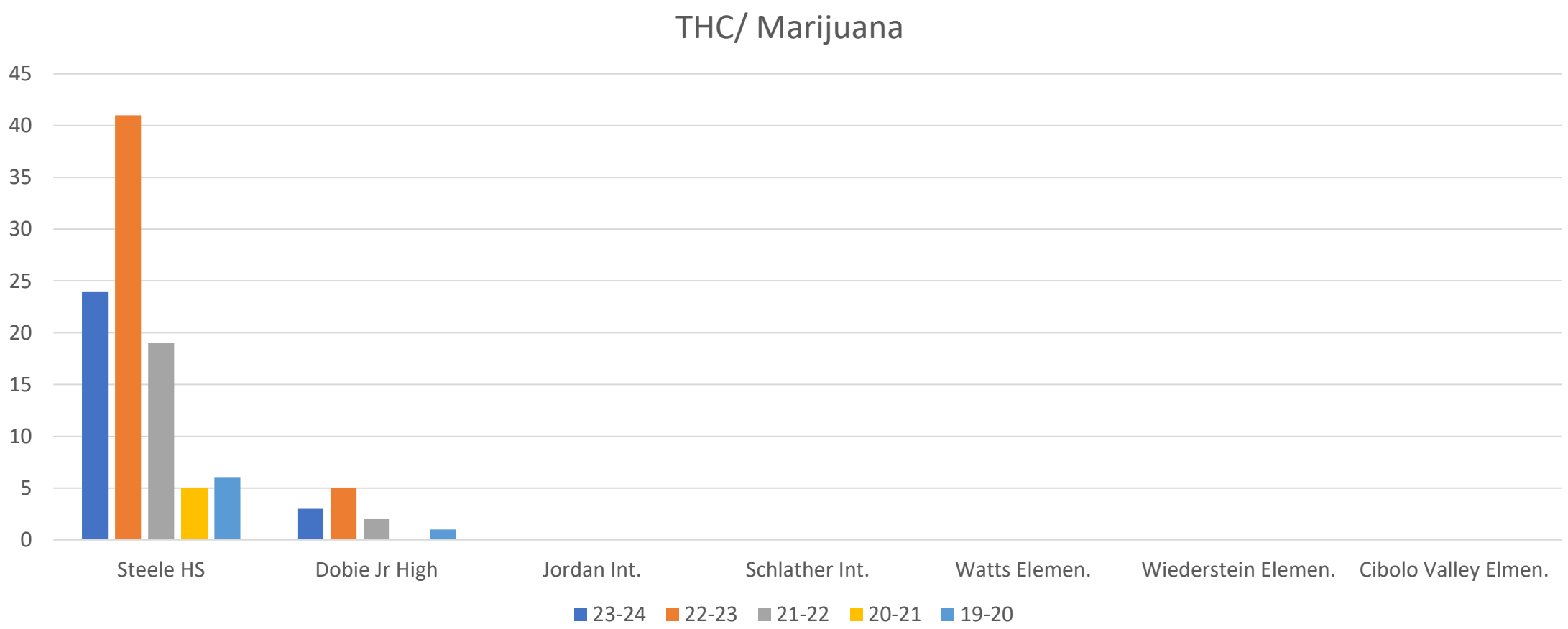
Top 5 Calls for Service – Past 3 Years

2023-2024	
THC/Marijuana	
Steele	24
Dobie	3
MIP Tobacco	
Steele	25
Dobie	2
Jordan	1
Schlather	1
Assault	
Steele	14
Dobie	13
Jordan	3
Schlather	2
Watts	1
Threats	
Steele	6
Dobie	5
Jordan	1
Watts	1
Cibolo Valle	2
Sex Offenses	
Steele	5
Dobie	5
Jordan	1
Schlather	2

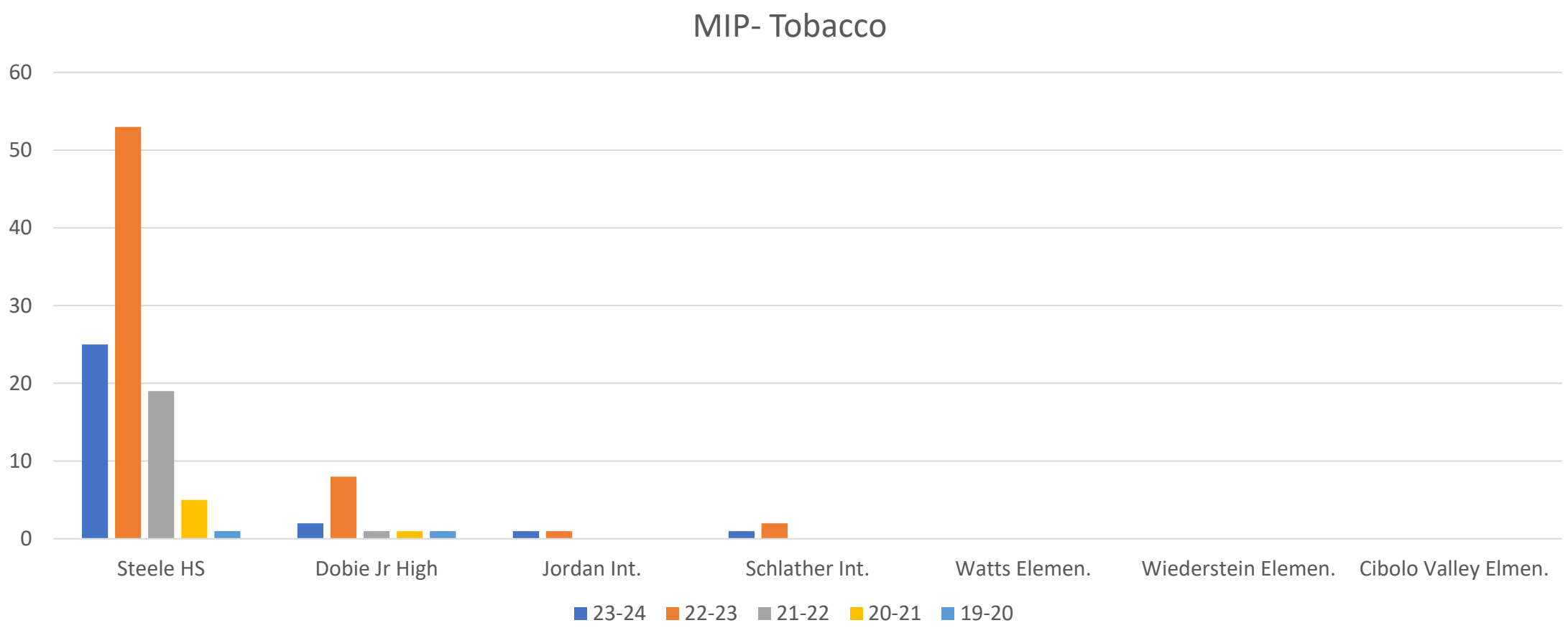
2022-2023	
THC/Marijuana	
Steele	41
Dobie	5
MIP Tobacco	
Steele	53
Dobie	8
Jordan	1
Schlather	2
Assault	
Steele	17
Dobie	27
Jordan	2
Schlather	1
Cibolo Valley	1
Threats	
Steele	4
Dobie	4
Jordan	2
Schalther	1
Watts	1
Cibolo Valley	2
Wiederstein	2
Sex Offenses	
Steele	6
Dobie	5
Cibolo Valley	1

2021-2022	
THC/Marijuana	
Steele	19
Dobie	2
MIP Tobacco	
Steele	19
Dobie	1
Jordan	0
Schlather	0
Assault	
Steele	17
Dobie	8
Jordan	5
Schlather	2
Threats	
Steele	2
Dobie	5
Jordan	5
Sex Offenses	
Steele	7
Dobie	2
Jordan	1
Schalther	1
Cibolo Valley	1

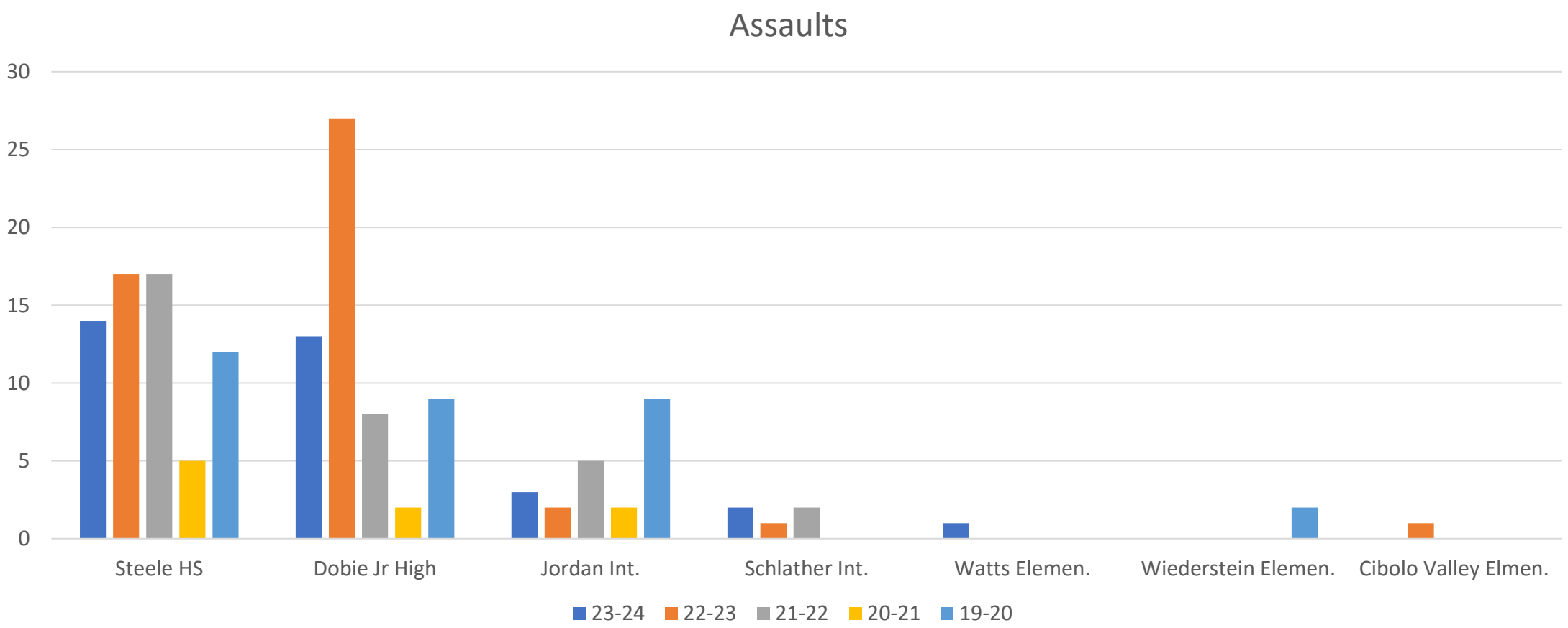
THC/ Marijuana



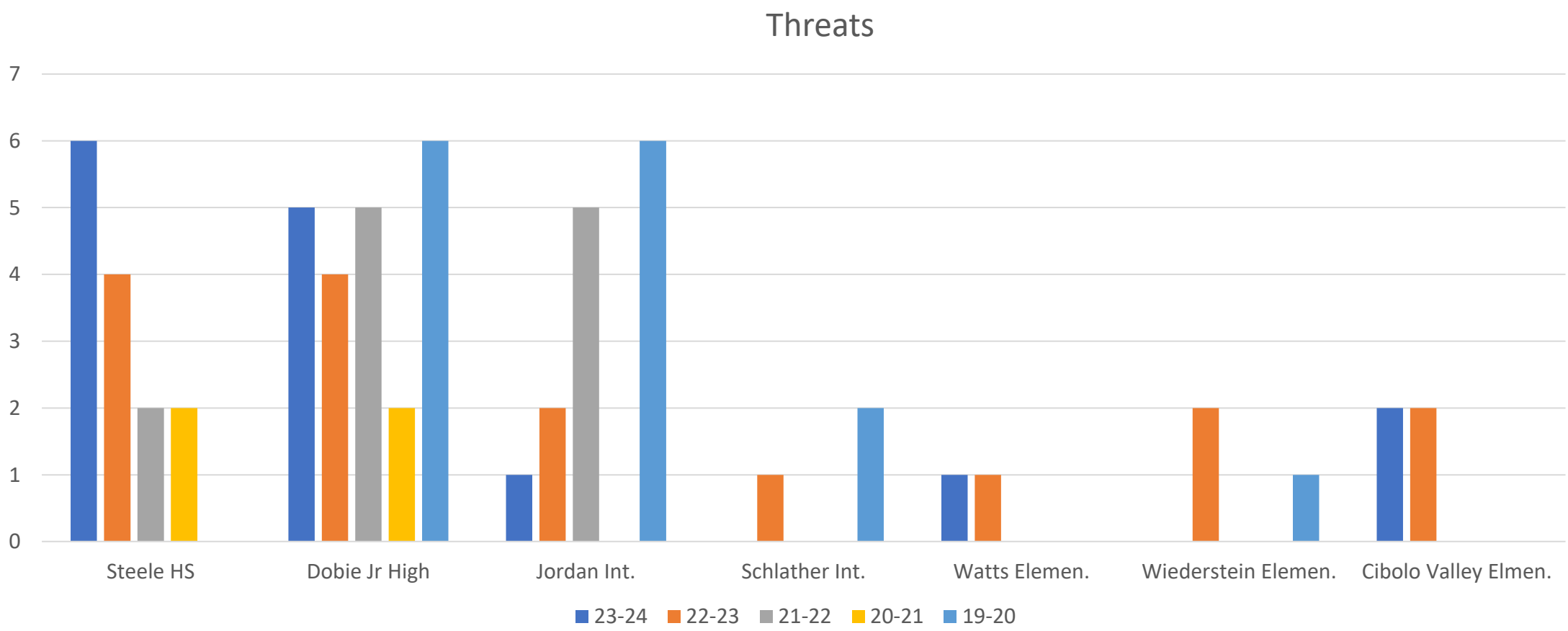
Minor in Possession - Tobacco



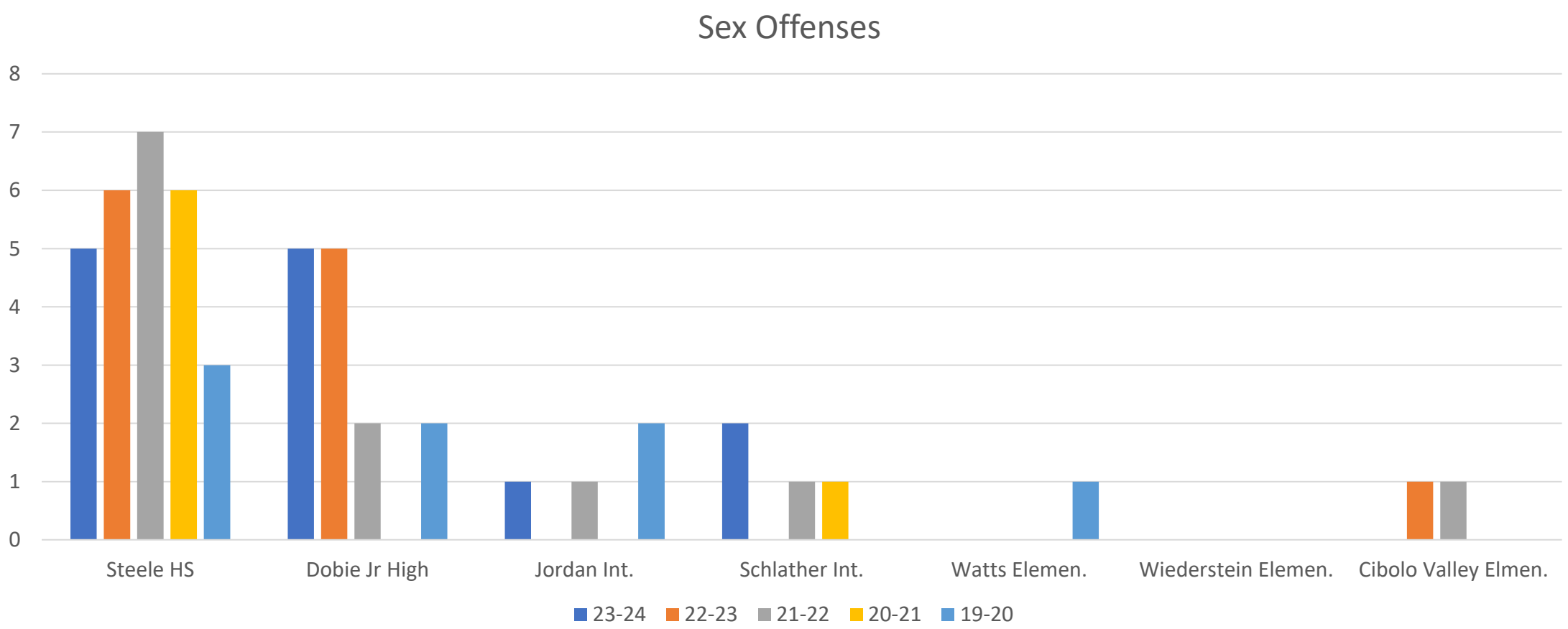
Assaults


Assaults
30
25
20
15
10
5
0
Steele HS
Dobie Jr High
Jordan Int.
Schlather Int.
Watts Elemen.
Wiederstein Elemen.
Cibolo Valley Elmen.
23-24
22-23
21-22
20-21
19-20

Threats


Threats
7
6
5
4
3
2
1
0
Steele HS
Dobie Jr High
Jordan Int.
Schlather Int.
Watts Elemen.
Wiederstein Elemen.
Cibolo Valley Elmen.
23-24
22-23
21-22
20-21
19-20

Sex Offenses



Costs for Proposed ILA for 10 SROs

10 SROs 72/28 Split per HB3	
Salaries	1,026,203.16
Other	282,520.00
Total	1,308,723.16
SCUCISD contribution	942,280.67
72% of 10 officer total	
Cibolo funded	366,442.48
SCUCISD Funding	72.0%
Cibolo Funding	28.0%

10 SROs total, 8-72/28 Split- Per HB 3 and full cost for Sergeant & Roving SRO	
Salaries	1,026,203.16
Other	282,520.00
Total	1,308,723.16
SCUCISD contributior	1,025,207.78
72% of 8 officers, 100% of Sgt & 1 rover	
Cibolo funded	283,515.38
SCUCISD Funding	78.3%
Cibolo Funding	21.7%

Costs for Proposed ILA for 5 or 7 SROs

5 SROs 72/28 Split-Per HB 3	
Salaries & Benefits	546,172.20
Other	141,260.00
Total	687,432.20
SCUCISD contribution	494,951.18
72% of 5 officer salaries	
Cibolo funded	192,481.01
SCUCISD Funding	72.0%
Cibolo Funding	28.0%

7 SROs total, 5-72/28 Split- Per HB 3 and full cost for Sergeant & Roving SRO	
Salaries & Benefits	738,184.58
Other	197,764.00
Total	935,948.58
SCUCISD contributior	756,810.08
72% of 5 officers, 100% of Sgt & 1 rover	
Cibolo funded	179,138.50
SCUCISD Funding	80.9%
Cibolo Funding	19.1%

Options for SRO ILA

Opt. 1 - 5 SROs

School	# SROs
Steele HS	2
Dobie Middle	1
Cibolo Valley Elementary	1
SRO Supervisor	1

Opt. 2 – 7 SROs

School	# SROs
Steele HS	2
Dobie Middle	1
Jordan Intermediate	1
Schlather Intermediate	1
Rover	1
SRO Supervisor	1

Opt. 3 - 10 School Resource Officers

School	# SROs
Steele HS	2
Dobie Middle	1
Jordan Intermediate	1
Schlather Intermediate	1
Watts Elementary	1
Wiederstein Elementary	1
Cibolo Valley Elementary	1
Rover	1
SRO Supervisor	1

If Option 1 or 2 are preferred by City Council, the SCUCISD will need to determine if it wants to fill the other campuses with off-duty officers or seek an exemption as prescribed under HB 3.

Day in the Life of an SRO

Seeking Council Feedback

1. Does the City Council want to continue to explore shifting the 5 existing SROs to patrol or keep SROs in their current assignments?

    - The City will need to provide notice to the SCUCISD per Section 3.2 of the current ILA if it wants to terminate the agreement.

2. Does City Council have a clear picture of the duties of an SRO that can not be fulfilled by a security guard based on the information provided in this presentation?

3. If City Council wants to keep SROs on school campuses, what model does it prefer based on the options presented (not exhaustive)? City Council will need to direct the city manager along with the Chief of Police and Executive Director to negotiate the terms of a new ILA for FY25.

4. Does City Council want the city manager to request the SCUCISD amend the current ILA for an 8th amendment for FY24? The amendment will only change the compensation paid by SCUCISD to the City of Cibolo based on the CPI-U.

Cibolo

Police Department

State of Department – Organization Overview

Presented By:

Thedrick Andres, Chief of Police

December 12, 2023







Presentation Overview

- Safest City in Texas
- Composition of the Organization
  - Crime Overview
  - Patrol Operations
  - Reactive vs. Proactive Policing
  - Community Engagement
  - Geographic Policing Model
- Staffing Levels
- Plan to Grow “Good” to “Great”
- Technology
  - ALPR - Camera Detection
  - Record Management System (RMS)
- Council Feedback

Seeking Council Feedback

- What are the City Council's thoughts on the police department's need to increase our staffing levels in the very near future to meet the objectives of a geographic policing model?

- Does the City Council support the police department seeking funding for a new Records Management System (RMS) in FY24 or FY25?

- Does the City Council support the police department seeking funding for Automatic License Plate Recognition (ALPR) cameras in FY24 or FY25?

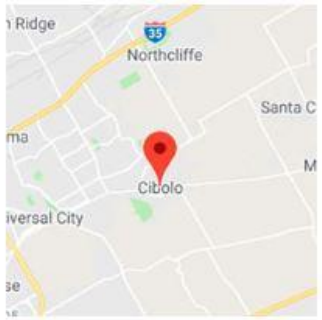


Mission Statement

Our mission is to provide professional police services while enforcing the law and fostering positive community partnerships.

COMMUNITY SAFETY

In 2023, Cibolo named **28th Safest City in Texas** by SafeWise



#28 Cibolo (+11↑)

Population 35,139

Median Income $106,654

VC Rate 2023, 2022, 2021 0.7, 1.1, 1.2

PC Rate 2023, 2022, 2021 8.0, 8.3, 8.7

VC=Violent crime, PC=Property crime



Composition of the Cibolo Police Department

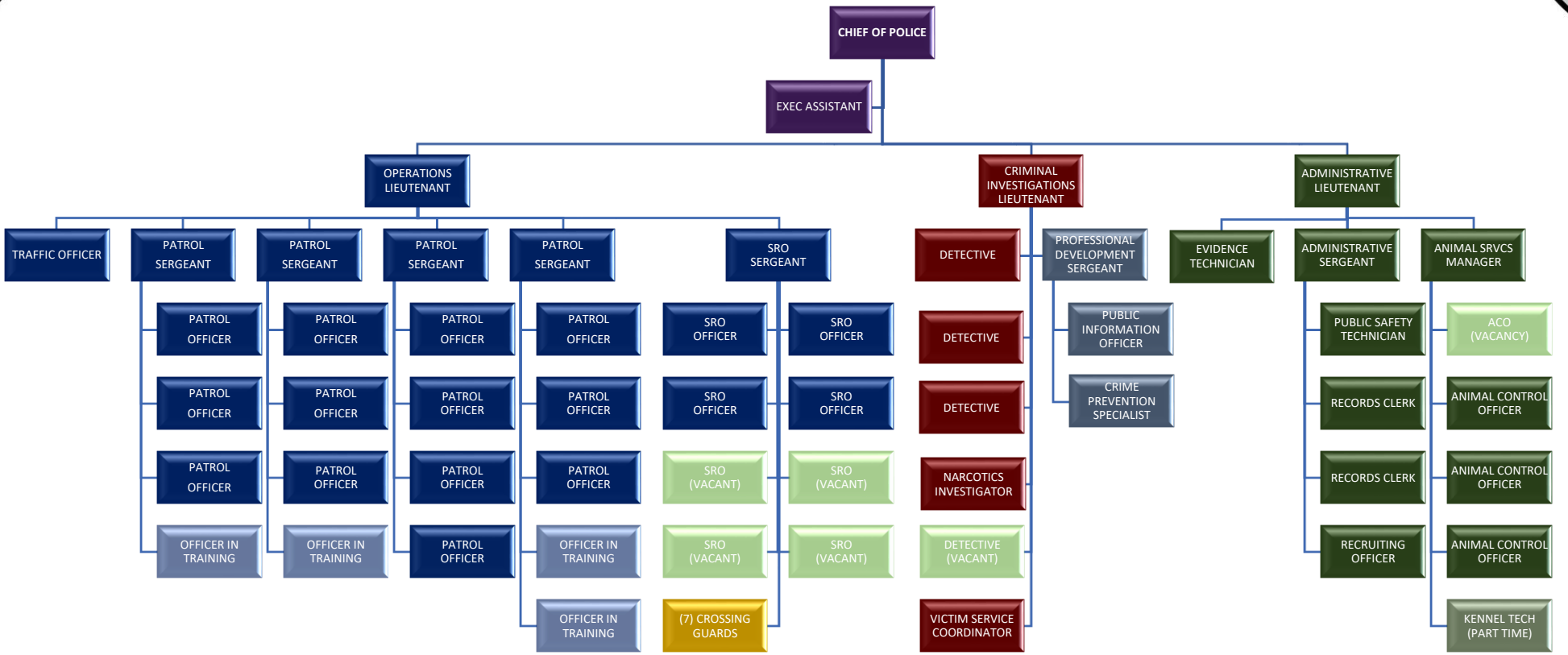
- Chief of Police
- 3 Lieutenants
- 7 Sergeants
- 20 Patrol Officers
  - *PIO/Crime Prevention Officer
  - *Traffic Officer
- 8 School Resource Officers
- 5 Detectives
- 3 Non-Paid Reserve Officers
- ***(44 Sworn Officers)***

- 1 Executive Assistant
- 1 Animal Services Manager
- 1 Property Room Manager
- 2 Records Clerk
- 4 Animal Control Officers
- 1 Kennel Technician (Part-Time)
- 1 Public Safety Technician
- 1 Public Relations Specialist
- 1 Crime Victims Liaison

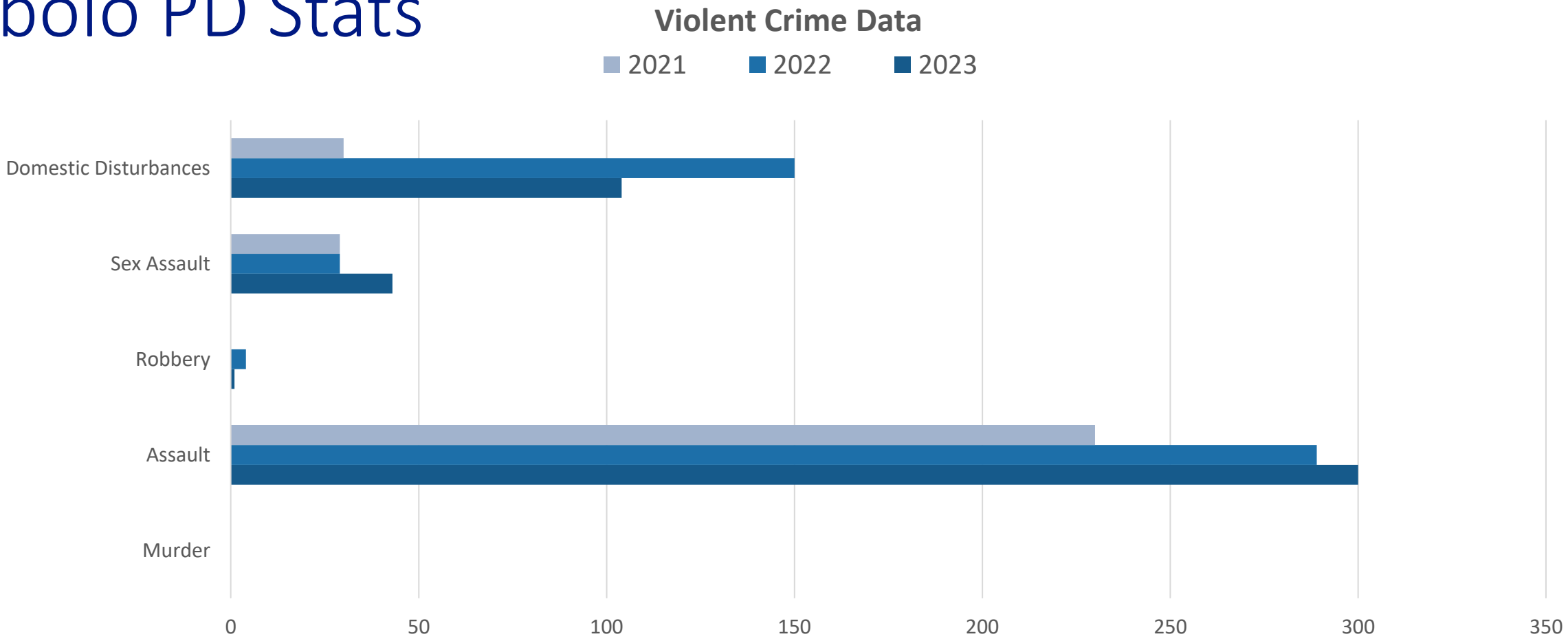
- 7 Part-time Crossing Guards

56 Full-Time Employees
8 Part-Time Employees

CIBOLO POLICE DEPARTMENT ORGANIZATION CHART

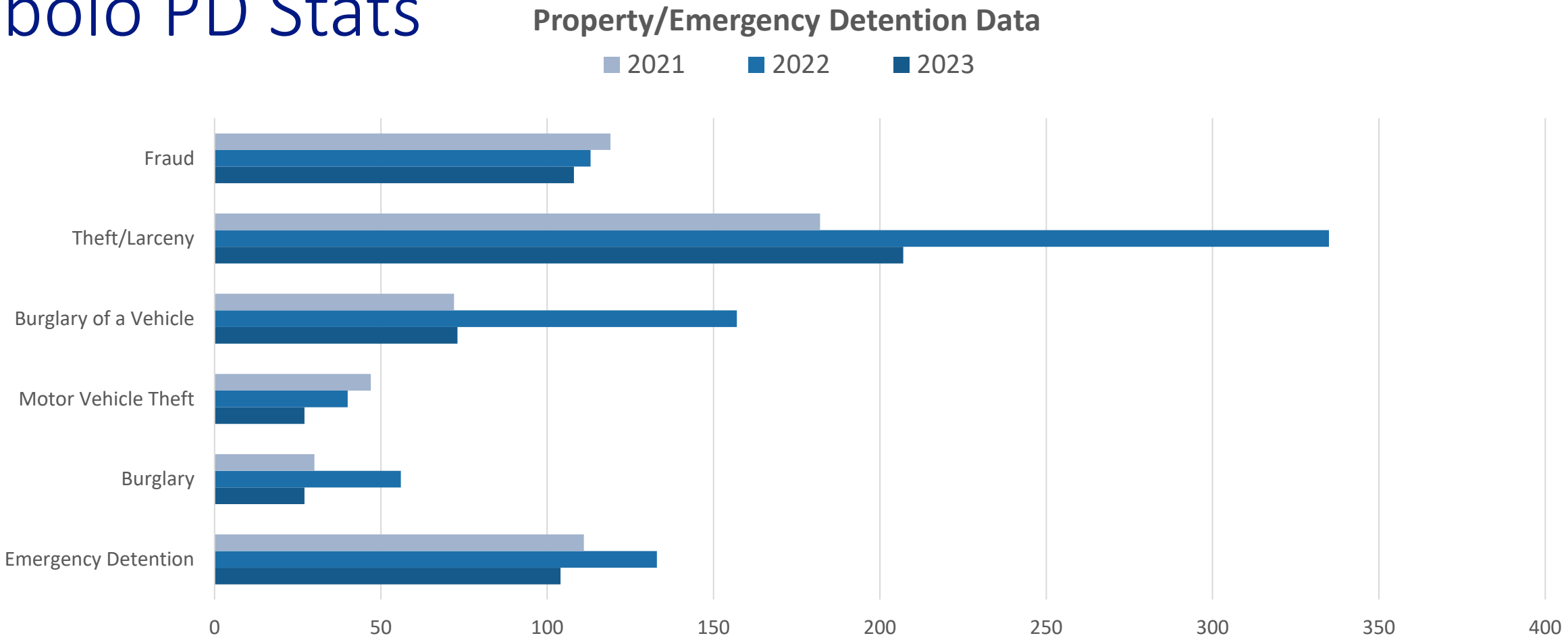


Cibolo PD Stats



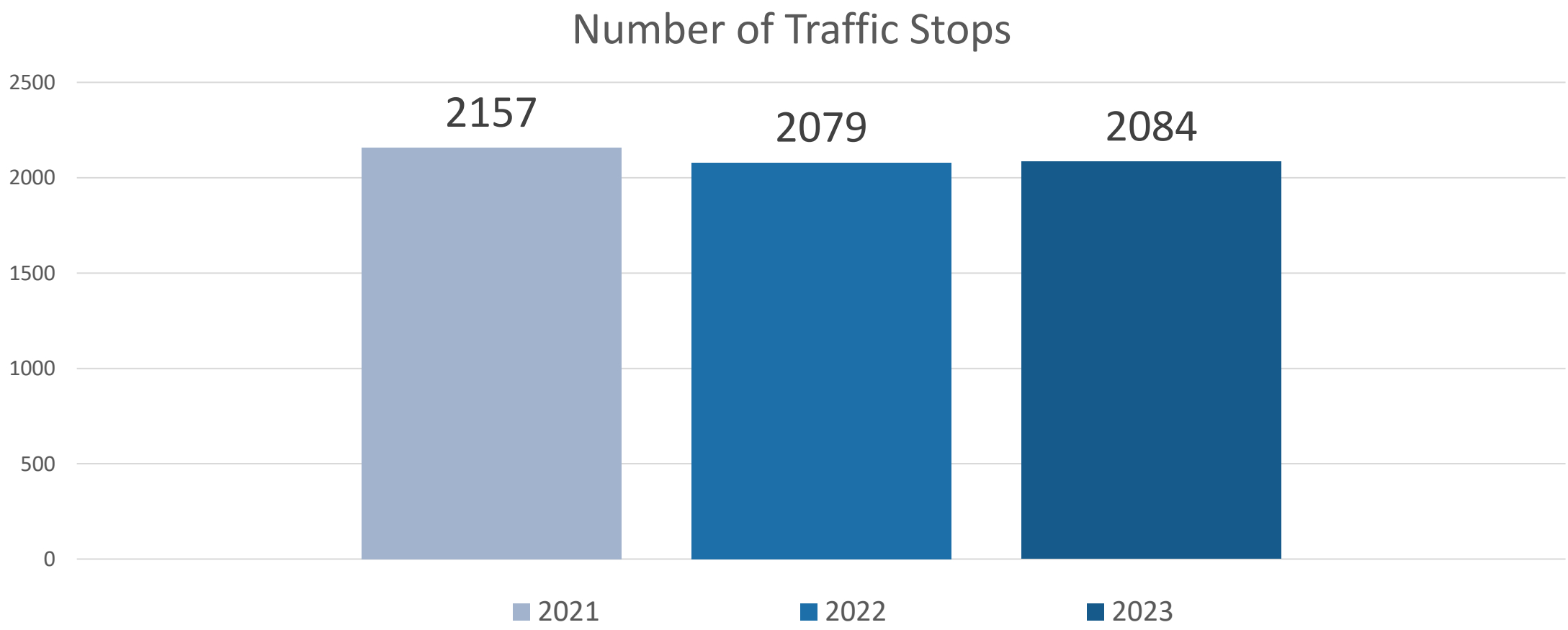
	Murder	Assault	Robbery	Sex Assault	Domestic Disturbances
2021	0	230	0	29	30
2022	0	289	4	29	150
2023	0	300	1	43	104

Cibolo PD Stats

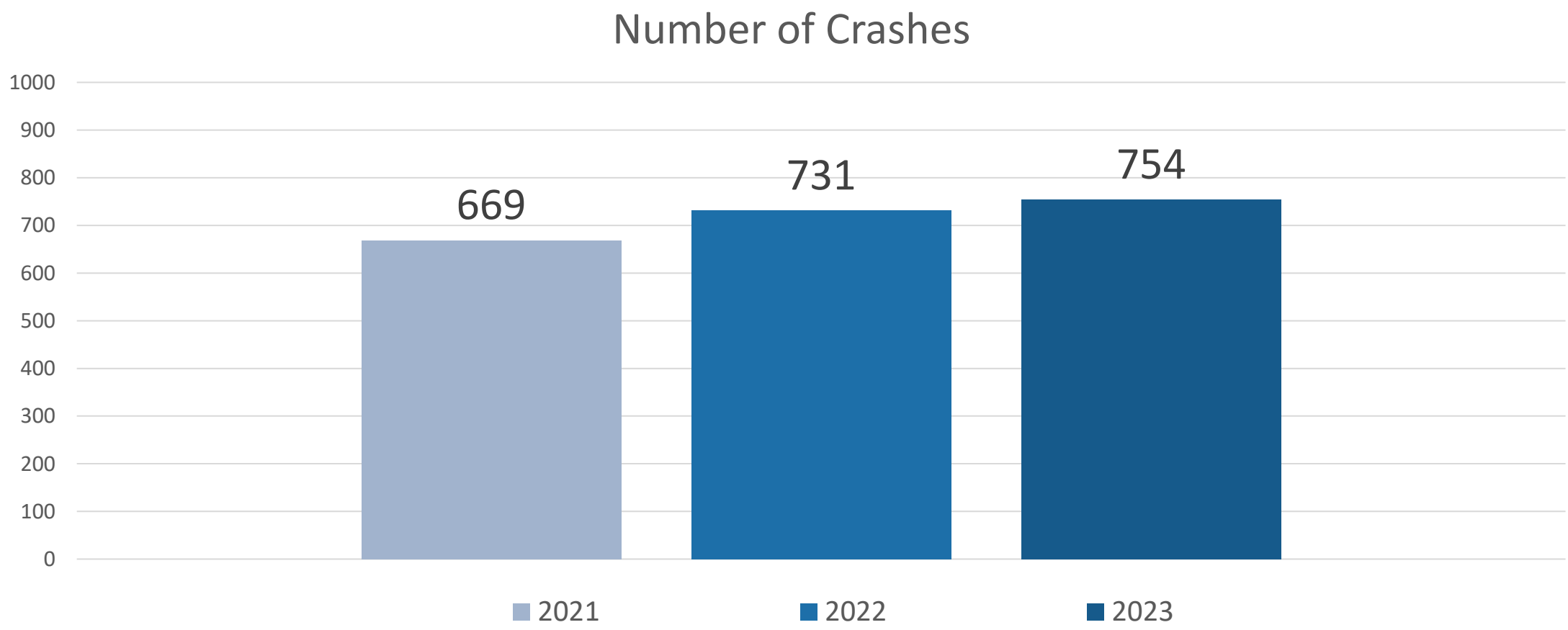


	Emergency Detention	Burglary	Motor Vehicle Theft	Burglary of a Vehicle	Theft/Larceny	Fraud
2021	111	30	47	72	182	119
2022	133	56	40	157	335	113
2023	104	27	27	73	207	108

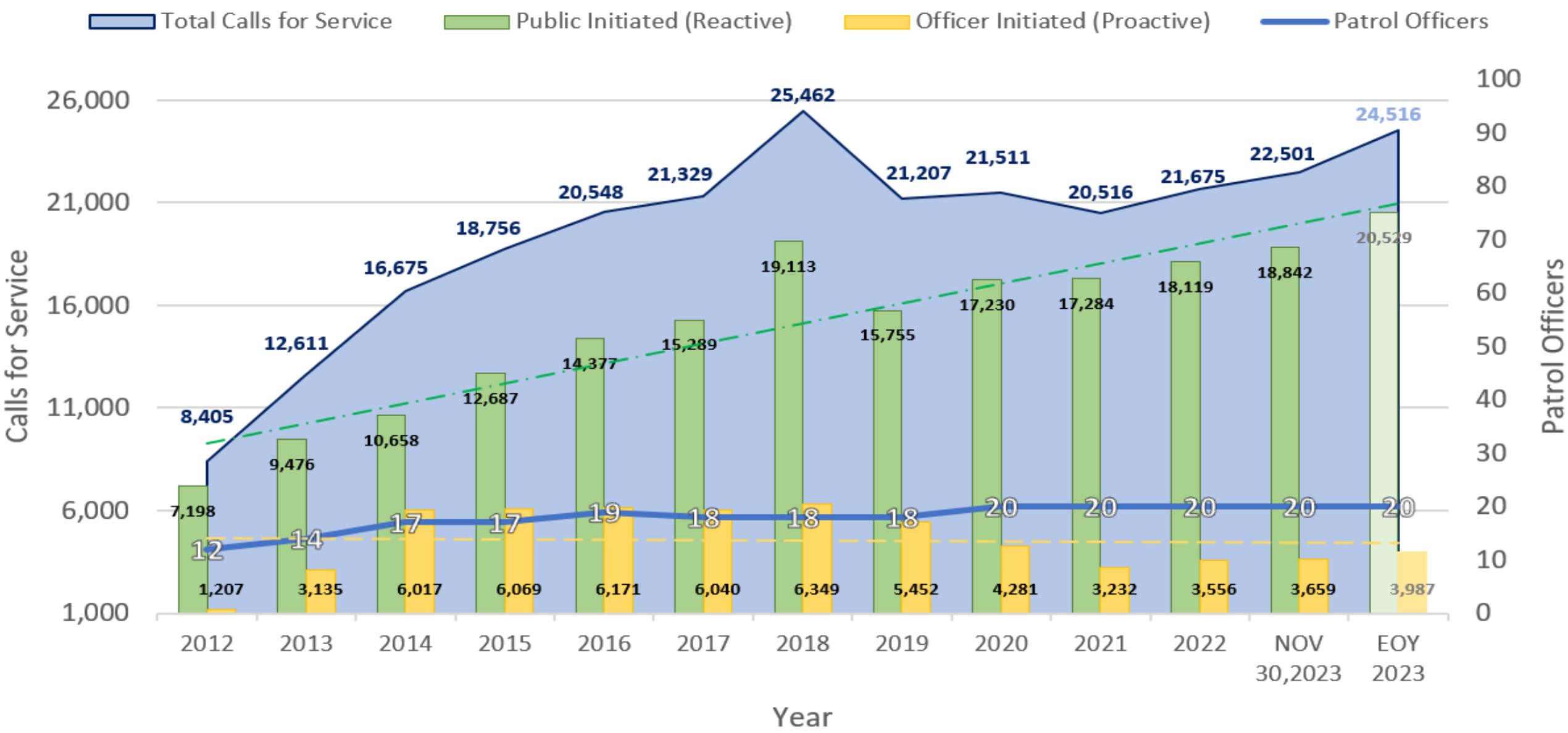
CPD Traffic Stop Data



CPD Traffic Crash Data



Calls for Service vs. Patrol Staffing





- Responds to all calls for service
- All traffic enforcement, including accident investigations
- Call follow-up, community police initiatives
- Sector-Beat based Police responsibilities
- Vacation Checks & Business Checks, Other duties…..

Reactive Policing vs. Proactive Policing

Reactive Policing – Response to Calls for Service

These types of calls for service require more than one patrol officer:

- 911 Hang Up
- Suspicious Person
- Traffic Accidents
- Domestic Disturbances
- Emergency Detention
- In Progress Disturbances
- In Progress Theft / Shoplifting
- In Progress Burglaries
- Assault / Fight

Proactive Policing – Response to Calls for Service & Preventive Enforcement

- Traffic Stops
  - Speed Enforcement, traffic complaint follow-up, monitor school zone
- Crime Reduction Operations
  - Crime hot spot patrols, covert patrols, follow-up investigations, wanted person checks
- Proactive Patrols in Problem Areas
- Community Engagement Education
- Business Engagement Education
- Mental Health Checks/Follow-ups
- Vacation Checks
- Business Checks

Cibolo Police is currently a Reactive Police Department

- Reactive policing can be defined as the police responding to specific requests that require an "immediate response to calls" and "follow-up investigations."
- Cibolo Police Department patrol officers work 12-hour shifts.
- The Cibolo Police Department has experienced an increase in citizen-initiated calls for service.
- Cibolo Patrol Officers spend most of their day doing reactive police work and have minimal opportunities to conduct proactive police work.
- When responding to Prior 1 & 2 calls for service this requires more than one officer.

Cibolo Police desires to be a Proactive Police Dept.

- Proactive Policing is self-initiated patrol work that is Purposeful, Active, Versatile and Effective.
- Proactive Policing requires patrol officers to act on their own initiative and be visible to prevent and catch crimes in progress.
- More opportunities for Directed Patrols to prevent crime from occurring.
- Proactive Policing allows patrol officers to attend Neighborhood Watch Group Meetings.
- Proactive Policing allows patrol officers to perform more surveillance operations and conduct covert patrols.

Community Engagement



- CPD facilitates over twenty (20) outreach programs.
- Through these engagement events, we aim to foster positive community partnerships.

Cibolo Geographic Policing Model

- Geographic Policing goal is assigning an officer to patrol sector or beat.
- Increases officer accountability and maximizes patrol effectiveness and efficiency.
- Geographic Policing improves community policing through engagement and partnerships with community/business stakeholders.

Geographic Assignments/Responsibilities

- **Geographic Policing Areas:** Defines the geographic area within a patrol division identified by Sectors/Beats.
- **Patrol Operations Lieutenant:** is responsible for Geographic Assignments Citywide, which are Sectors or Beats assigned to Sergeants.
- **Patrol Sergeants:** are responsible for Geographic Sector or Beats, where a police officer is assigned to patrol daily.
- **Patrol Officers:** are assigned to work a Geographic Sector or Beat daily to address crime and quality of life issues in their geographic areas.

Manpower Planning



The International of Chiefs of Police states: “Ratios, such as officer-per-thousand population, are totally inappropriate as a basis for staffing decisions”. The IACP has a model similar to the Model for the Allocation of Patrol Personnel (MAPP) which utilizes factors including call volume, time on call, and hours of availability (time off/vacation). Modeling suggests that Cibolo needs between 30 and 33 patrol officers, but these are modeling suggestions, not mandates.

History of Patrol Operations Staffing

- In FY2015, when the MAPP study was done, there were 16 budgeted patrol officer positions.
- The outcome of both studies suggested patrol staffing levels between 30 and 33 officers by 2020.
  - That is 17 additional patrol positions between 2015 and 2020.
  - Between 2016 and 2020 there have been 4 new patrol officers added to the budget.
- Between 2015 and 2022 there was an increase in 7 police officer positions.
- In FY2019, **4** new police officers were added,
  - One was a new SRO funded by SCUCISD,
  - One was assigned to the Criminal Investigation Division.
  - 2 police officers were assigned to patrol increasing staffing to 18 patrol officers.
- In FY2020, 2 new patrol officers were budgeted, increasing patrol staffing to 20 patrol officers
- In Q2 of FY2023, SCUCISD added funding for one additional SRO.
- In FY2023, there are 20 budgeted patrol officer positions.
- In FY2024, SCUCISD added funding for four additional SRO.



Staffing Comparison in our Surrounding Area

	Selma	Live Oak	Boerne	Universal City	Converse	Seguin	Cibolo	Schertz
need to know Population (census 2023)	11,418	15,796	22,000	19,713	27,808	29,426	32,805	42,089
Chief of Police	1	1	1	1	1	1	1	1
Assistant Chief of Police	0	1	1	1	1	1	0	2
Captain/Commander			0		1			
Lieutenant	2	2	3	3	3	4	3	4
Sergeant	4	8	6	4	9	6	7	11
Corporal	5	7	6	5		4		0
Officer - Detective	4	0	6	1	5	7	4	5
Officer	13	16	24	20	33	43	29	54
Total Sworn Staff	**29**	**35**	**47**	**35**	**53**	**66**	**44**	**77**

- The chart above shows how our police department staffing compares to cities in our **local area**
- Each city is listed in order based on population (smallest to largest)
- The colors provide an easy visual reference of highest to lowest

Cibolo PD "Good" to "Great" One-Year Plan

Crime Management
Economic Development and Quality of Life

- Implement Geographic Policing Model
- Increase Neighborhood Watch Groups
- Increase Community Engagement

Employees
Governance

- Cibolo Police Leadership Program (CPLP)
- Drive a culture of mentoring, coaching, and developing all employees
- Create an Office of Professional Development & Wellness

Community Engagement
Relationships/Partnerships

- Conduct community surveys
- Collaborate with businesses, community, and faith-based organizations
- Create a youth mentoring program with local schools

Culture
Relationships/Partnerships

- Build and maintain a strong, sustainable, and high-performing culture
- Leadership incorporates core values into meetings and community events
- Create a succession plan for future leaders in the police department

Organizational Capability
Governance

- Continuously improve organizational capability
- Utilize technology to improve organizational efficiency and assist with intelligence-led-policing efforts
- Share crime and quality of life information with regional law enforcement partners as we work together to keep this region safe

Automated License Plate Recognition (ALPR) Technology - Camera Detection

A recent Quote from one manufacturing Company provided three options for consideration:

- **Option #1** - 11 Cameras citywide - $33,000.00 annually - 2-year agreement $81,400.00
- **Option #2** - 8 Cameras citywide - $24,000.00 annually - 2-year agreement $56,700.00
- **Option #3** - 4 Cameras Downtown - $12,000.00 annually - 2-year agreement $26,600.00 A

Records Management System (RMS)

Cibolo Police Department's Current RMS

- Not integrated with Computer Aided Dispatch (CAD)
- Not connected to current dispatch center
- Lack of systems integration
- No audit trail for dispatch
- Unable to have paperless processes
- Not integrated with the State of Texas CRASH system
- Not integrated with BRAZOS Ticket Writers software
- System is over 20 years old - lacks enhancements
- Manual entry system - not cloud-based
- Unable to execute work remotely in the field
- System not connected to municipal court
- System is not integrated with QUETEL platform

Why does CPD need a new RMS?

- ✓ Provides our police officers with real-time information in the field.
- ✓ Instant data sharing with other law enforcement agencies.
- ✓ Mobile operations that allow all police officers to access call details in the field and complete and submit reports while on the road.
- ✓ Single entry process and easy to navigate using drag and drop feature.
- ✓ Ability to scan documents for automated entries.
- ✓ Streamline the process of collecting, storing, and retrieving critical information that integrates with all of our systems.
- ✓ Technology creates dashboards for nearly everything (i.e., tracking stats)
- ✓ A cloud-based system that allows for upgrades/enhancements to be completed by the vendor.
- ✓ New system offers auto-vehicle locater.
- ✓ Performance management dashboards to measure officer efficiency.
- ✓ Modern technology will attract top talent to the Cibolo Police Department.

RMS Technology Estimated Costs (Comparison)

Agency	Technology	Estimated Costs
Schertz Police Department	Tyler Technology	Initial Implementation Cost - $750,000 Annual Fees - $150,000
Universal City Police Department	Spillman Technology	Initial Implementation Cost - $250,000 Annual Fees - $10,000 to $20,000 *
Guadalupe County Sheriff's Office	365 Labs Technology	Initial Implementation Cost - $500,000 **

*Universal City Police integrated their RMS capabilities with the Live Oak Police Department to save on annual fees.

** Guadalupe County Sheriff's Office recently acquired this technology, annual fees unknown at this time.

Questions/Council Feedback

- What are the City Council's thoughts on the police department's need to increase our staffing levels in the very near future to meet the objectives of a geographic policing model?
- Does the city council support the police department seeking funding for a new Records Management System (RMS) in FY24 or FY25?
- Does the city council support the police department seeking funding for Automatic License Plate Recognition (ALPR) cameras in FY24 or FY25?
- Other questions/concerns?



THANK YOU!

City of Cibolo

City Council Regular Meeting Staff Report

Discussion/Action on a Reimbursement Agreement between City of Schertz, TX and City of Cibolo, TX for Manhole Adjustments as part of the Dean Road Maintenance and Repair Project. (Mr. Gomez)

Meeting	Agenda Group	
Tuesday, May 28, 2024, 6:30 PM	Discussion/Action	Item: 8B

From
Julio Gomez, CIP Manager

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

Reimbursement Agreement - Manhole Covers (002).pdf
Council Comm_Manholes_Reimbursement_Agreement.pdf

REIMBURSEMENT AGREEMENT BETWEEN CITY OF SCHERTZ, TX AND CITY OF CIBOLO, TEXAS FOR MANHOLE ADJUSTMENTS AS PART OF THE DEAN ROAD MAINTENANCE AND REPAIR PROJECT.

This Reimbursement Agreement (hereinafter referred to as "Agreement") is entered into by and between the City of Schertz, Texas, a Texas municipality (hereinafter referred to as “Schertz”) and the City of Cibolo, Texas, a Texas municipality (hereinafter referred to as “Cibolo”), each of which may also be referred to herein individually as a "Party" or collectively as the "Parties".

WHEREAS, pursuant to Texas Government Code Chapter 791, cities may agree to authorize the use of all available resources of state government and political subdivisions to assist each other in the collective response to daily operational challenges; and

WHEREAS, Cibolo has contracted with D&D Contractors, Inc. to perform road maintenance and repair to Dean Rd, including manhole adjustments; and

WHEREAS, Schertz has agreed to reimburse Cibolo for the manhole adjustments relevant to Schertz infrastructure lines at an amount of $9,823.99; and

WHEREAS, the Parties find that the performance of this contract is in the common interest of all parties; and that the division of cost fairly compensates the performing party for the services under this contract.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the undersigned Parties agree to the terms and conditions outlined below.

I. SCHERTZ’S OBLIGATIONS

Schertz agrees that it shall timely reimburse Cibolo the agreed upon amount of $9,823.99, and that such reimbursement will be from authorized funding for the current fiscal year.

III. CIBOLO’S OBLIGATIONS

The City agrees that it shall timely complete the Dean Road maintenance and repair project, including the manhole adjustments, with authorized funding for the current fiscal year and accept the reimbursement from Schertz.

IV. TERM

The term of this agreement is for a one-time reimbursement from Schertz to Cibolo for the manhole adjustments as part of the Dean Road maintenance and repair project in the amount of $9,823.99. Such reimbursement shall be made within 30 days from the date of the completion of the work by Cibolo’s contractor.

V. NOTICE

For purposes of this Agreement, all notices among the Parties shall be deemed sufficient if in writing and mailed certified mail, return receipt requested, postage prepaid, to the addresses set forth below:

SCHERTZ:	CIBOLO:
City Manager City of Schertz 1400 Schertz Parkway Schertz, TX 78154	City Manager City of Cibolo 200 South Main Street Cibolo, TX 78108

Notices of changes of address must be made in writing delivered to the last known address of each other Party within five (5) business days of the change.

VI. GOVERNING LAW AND VENUE

The Parties agree that this Agreement shall be governed by and construed in accordance with the laws of the State of Texas. Any action or proceeding brought to enforce the terms of this Agreement or adjudicate any dispute arising out of this Agreement shall be brought in a court of competent jurisdiction in Guadalupe County, Texas.

VII. AUTHORITY

The signers of this Agreement represent that they have full authority to execute this Agreement on behalf of Schertz and Cibolo, respectively.

VIII. AMENDMENTS AND MODIFICATIONS

This Agreement shall be binding upon the Parties and their respective successors and legal representatives and shall inure solely to the benefit of the Parties and their respective successors and legal representatives. Furthermore, no alteration, amendment, or modification of any provision of this Agreement shall be effective unless (1) prior written consent of such alteration, amendment, or modification shall have been obtained from the Parties hereto, and (2) such alteration, amendment, or modification is in writing and signed by the Parties hereto. The Parties may amend this Agreement upon compliance with applicable law.

IX. BINDING EFFECT; BENEFITING PARTIES

9.1 This Agreement shall bind and benefit the respective Parties and their legal successors, but shall not otherwise be assignable, in whole or in part, by any Party.

9.2 This Agreement inures to the benefit of and obligates only the Parties. No term or provision of this Agreement shall benefit or obligate any person or entity not a Party to the

Agreement. The Parties shall cooperate fully in opposing any attempt by any third person or entity to claim any benefit, protection, release, or other consideration under this Agreement.

XII. GOVERNMENTAL FUNCTIONS; LIABILITY; NO WAIVER OF IMMUNITY OR DEFENSES

10.1 Notwithstanding any provision to the contrary herein, this Agreement is a contract for and with respect to the performance of governmental functions by governmental entities.

10.1.1 The services provided for herein are governmental functions, and the Parties shall be engaged in the conduct of a governmental function while providing and/or performing any service pursuant to this Agreement.

10.1.2 The relationship of the Parties shall, with respect to that part of any service or function undertaken as a result of or pursuant to this Agreement, be that of independent contractors.

10.1.3 Nothing contained herein shall be deemed or construed by the Parties, or by any third party, as creating the relationship of principal and agent, partners, joint venturers, or any other similar such relationship between the Parties.

10.2 Each participating Party shall have no liability whatsoever for the actions of, or failure to act by, any employees, agents, representatives, or assigns of any other participating Party in connection with the Agreement. Each Party covenants and agrees, to the extent permitted by law, that it shall be solely responsible, as between the Parties, for and with respect to any claim or cause of action arising out of or with respect to any act, omission, or failure to act by the participating Party or its respective employees, agents, representatives, or assigns, in connection therewith.

10.3 Each Party reserves and does not waive any defense available to it at law or in equity as to any claim or cause of action whatsoever that may arise or result from or in connection with this Agreement. This Agreement shall not be interpreted nor construed to give to any third party the right to any claim or cause of action, and no Party shall be held legally liable for any claim or cause of action arising pursuant to or in connection with this Agreement except as specifically provided herein or by law.

10.4 No participating Party waives or relinquishes any immunity or defense on behalf of itself, its trustees, councilmembers, officers, employees, and agents as a result of the execution of this Agreement and the performance of the covenants and agreements contained herein.

IN WITNESS WHEREOF, the PARTIES hereto, have caused this contract to be duly executed, as of this 26th day of April 2024.

CITY OF SCHERTZ, TEXAS

Steve Williams
City Manager, Schertz, Texas

ATTEST:

CITY OF CIBOLO, TEXAS

Wayne Reed
City Manager, Cibolo, Texas

ATTEST:

Peggy Cimics
City Secretary, Cibolo, Texas

City Council Communication

Title: **Approval/Disapproval of a Reimbursement Agreement between City of Schertz, TX and City of Cibolo, TX for Manhole Adjustments as part of the Dean Road Maintenance and Repair Project**
Date: **05/28/2024** *From:* **Julio Gomez, MBA, CIP Manager, Public Works & Capital Projects**

BACKGROUND: **In December 2023, City Council approved the FY23 Street Reconstruction Package 1. Part of this contract was the Roadway Reconstruction of Dean Rd which included a wider road surface, new pavement markings, and manhole adjustments. It was determined that it was in the best interest of both the City of Schertz, TX and City of Cibolo, TX to reinforce the existing manholes with a concrete collar to prevent street failures around the manhole ring at the time of construction. As part of the agreement the City of Schertz, TX agreed to reimburse the City of Cibolo, TX at 70% of the total cost for the manhole adjustments.**

FINANCIAL IMPACT: **City of Schertz, TX will reimburse the City of Cibolo, TX in the amount of $9,823.99.**

STAFF RECOMMENDATION: **Allow the City Manager to sign a Reimbursement Agreement between the City of Schertz, TX and the City of Cibolo, TX.**

MOTION #1: **I move to authorize the City Manager to execute a Reimbursement Agreement between the City of Schertz, TX and City of Cibolo, TX for the amount of NINE THOUSAND, EIGHT HUNDRED TWENTY THREE DOLLARS AND NINETY-NINE CENTS ($9,823.99).**

ADDITIONAL INFORMATION: **Reimbursement Agreement – Manhole Covers**
Schertz Reimbursement Agreement

STAFF CONTACT(S):
Julio Gomez, MBA
CIP Manager, Public Works and Cap. Projects
jgomez@cibolotx.gov
210-619-0069

City of Cibolo

City Council Regular Meeting Staff Report

Discussion/Action on the Future Land Use Map, including the Master Thoroughfare Plan, for the 2024 Cibolo Tomorrow Comprehensive Plan. (Mr. Spencer)

Meeting	Agenda Group
Tuesday, May 28, 2024, 6:30 PM	Discussion/Action Item: 8C

From	Staff Contact(s)
Eron Spencer, Senior Planner	Eron Spencer,

ITEM SUMMARY:

This item was carried over from the May 14, 2024, City Council Meeting as there was not enough time to discuss it.

At its April 9, 2024, regular meeting, the Cibolo City Council directed staff to provide options for the Future Land Use Map (FLUM) and Master Thoroughfare Plan (MTP) so that a preferred FLUM and MTP can be selected for the 2024 Cibolo Tomorrow Comprehensive Plan.

This item is a discussion/presentation that will consist of a brief recap of PlaceTypes, the FLUM and MTP, as well as three versions of the FLUM for City Council to choose from. The three options include: (1) the FLUM created from the January 30, 2024, joint meeting/workshop; (2) the FLUM recommended by the Master Plan Advisory Committee (MPAC) on March 5, 2024; and (3) an alternative version of the FLUM created from the January 30, 2024, joint meeting/workshop that incorporates comments received at the April 9, 2024, City Council meeting.

PLACETYPES

The 2024 Cibolo Tomorrow Comprehensive Plan will define future land use and development using a place-based approach, “PlaceTypes”. PlaceTypes identify primary land uses, as well as supporting uses allowed within each PlaceType. In addition to future land use, PlaceTypes also reflect the character and scale of development in a specific area. Unlike traditional future land use categories used in the 2016 Comprehensive Master Plan, PlaceTypes are not focused on the use of a specific parcel, but rather they portray a collective mix of uses that establish a place within the community. PlaceTypes provide a land use and development “palette” that classifies places in Cibolo by their unique identity and character.

Nine future land use categories were identified in the 2016 Cibolo Comprehensive Master Plan.

- *Parks & Open Space*
- *Rural Residential*
- *Neighborhood Residential*
- *Transitional Residential*
- *Neighborhood Commercial*
- *Commercial*
- *Business Park & Industrial*
- *Downtown*
- *Public / Institutional*

At its March 5, 2024, regular meeting, the Master Plan Advisory Committee (MPAC) voted to recommend approval of

eleven (11) PlaceTypes. The PlaceTypes are listed below, and attached is a document with additional details.

- ***Rural Residential/ Agricultural***
- ***Estate Residential***
- ***Community Residential***
- ***Compact Residential***
- ***Neighborhood Commercial***
- ***Regional Activity Center***
- ***Mixed-Use Centers***
- ***Old Town***
- ***Light Industrial/Business Park***
- ***Heavy Industrial***
- ***Parks and Open Space***

FUTURE LAND USE MAP

The Future Land Use Map (FLUM) is a community's visual guide to future planning. It can serve as a guide for development decisions and includes the logical and orderly placement of the previous PlaceTypes. It does not constitute zoning regulations or establish zoning district boundaries.

MAJOR THOROUGHFARE PLAN

The Major Thoroughfare Plan (MTP) identifies transportation improvements and needs in the City and Extraterritorial Jurisdiction (ETJ), focusing on the existing and proposed arterial and collector network that will serve the community as it grows over time. There are five functional roadway classifications shown in the MTP, which include freeways, major arterials, minor arterials, collectors, and parkway (for the recently proposed North-South connector). While the MTP does not depict exact roadway alignments, it does depict general locations of planned roadways that should be developed as growth occurs in those areas. The MTP will ensure that future right-of-ways are set aside for growing the City's transportation network.

At its March 27, 2024, regular meeting, the Master Plan Advisory Committee (MPAC) voted to recommend approval of the MTP. The MPAC, however, could not reach consensus on choosing between road 21-A or 21-B. Also, a special note was added by the MPAC to road 24 that it should be a low priority to build out until development occurs.

Following the April 9, 2024, City Council meeting, City staff realized some minor revisions that needed to be made on the MTP. Road 3 was moved slightly to the west for two reasons: (1) to follow the property line of the future potential school (north of Wiedner Rd); and (2) to be shown completely behind the property lines of the Buffalo Crossing subdivision (south of Wiedner Rd). Brite Rd was changed from a major arterial to a collector. A portion of South Main St was changed from a minor arterial to a collector. Also, the at-grade segment (south of Schaefer Rd) of the proposed North South Parkway is now being shown as a collector. The updated MTP with staff recommended changes is shown on all three versions of the FLUM that are attached to this report.

OPTION #1

On January 30, 2024, a joint meeting/workshop was held with the Master Plan Advisory Committee (MPAC), Planning and Zoning Commission (P&Z), Economic Development Corporation (EDC), and City Council. Option #1 for the FLUM & MTP depicts consensus received at the joint meeting/workshop on the future land use exercise. There were four areas that did not receive consensus where the MPAC made a recommendation on February 22, 2024. A copy of Option #1 is attached to this report.

OPTION #2

Five additional areas were discussed and changed by the MPAC at its March 5, 2024, regular meeting. Option #2 for the FLUM & MTP is the final version of the FLUM that was recommended for approval by the MPAC. A copy of Option #2 is attached to this report.

OPTION #3

Using the outcome of the FLUM from the January 30, 2024, joint meeting/workshop (Option #1) and comments from the April 9, 2024, City Council meeting, Option #3 for the FLUM & MTP was created. A copy of Option #3 is attached to this report.

SUBMITTED BY:

Attachments

Presentation 5.28.24.pdf
Recommended PlaceTypes.pdf
2024 Future MTP and FLUM Opt. #1.pdf
2024 Future MTP and FLUM Opt. #2.pdf
2024 Future MTP and FLUM Opt. #3.pdf

Preferred FLUM & MTP for the Cibolo Tomorrow Comprehensive Plan and IH-10 Corridor Plan

Presented By: Eron Spencer

FEEDBACK & DIRECTION

- Does City Council have a preference of the options presented for the Future Land Use Map (FLUM) and Master Thoroughfare Plan (MTP)?

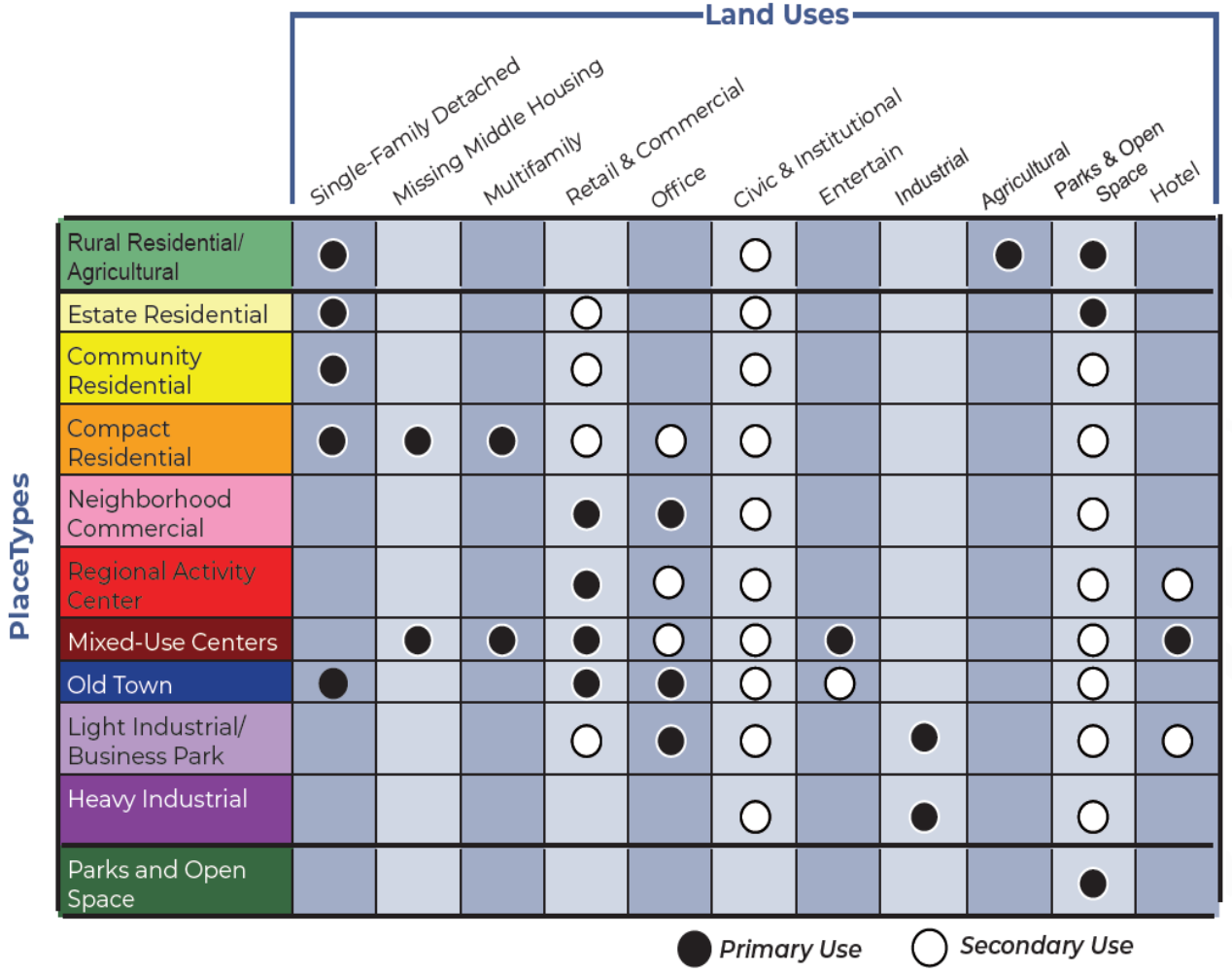
- If so, does City Council want to give direction on any changes to the preferred FLUM or MTP?

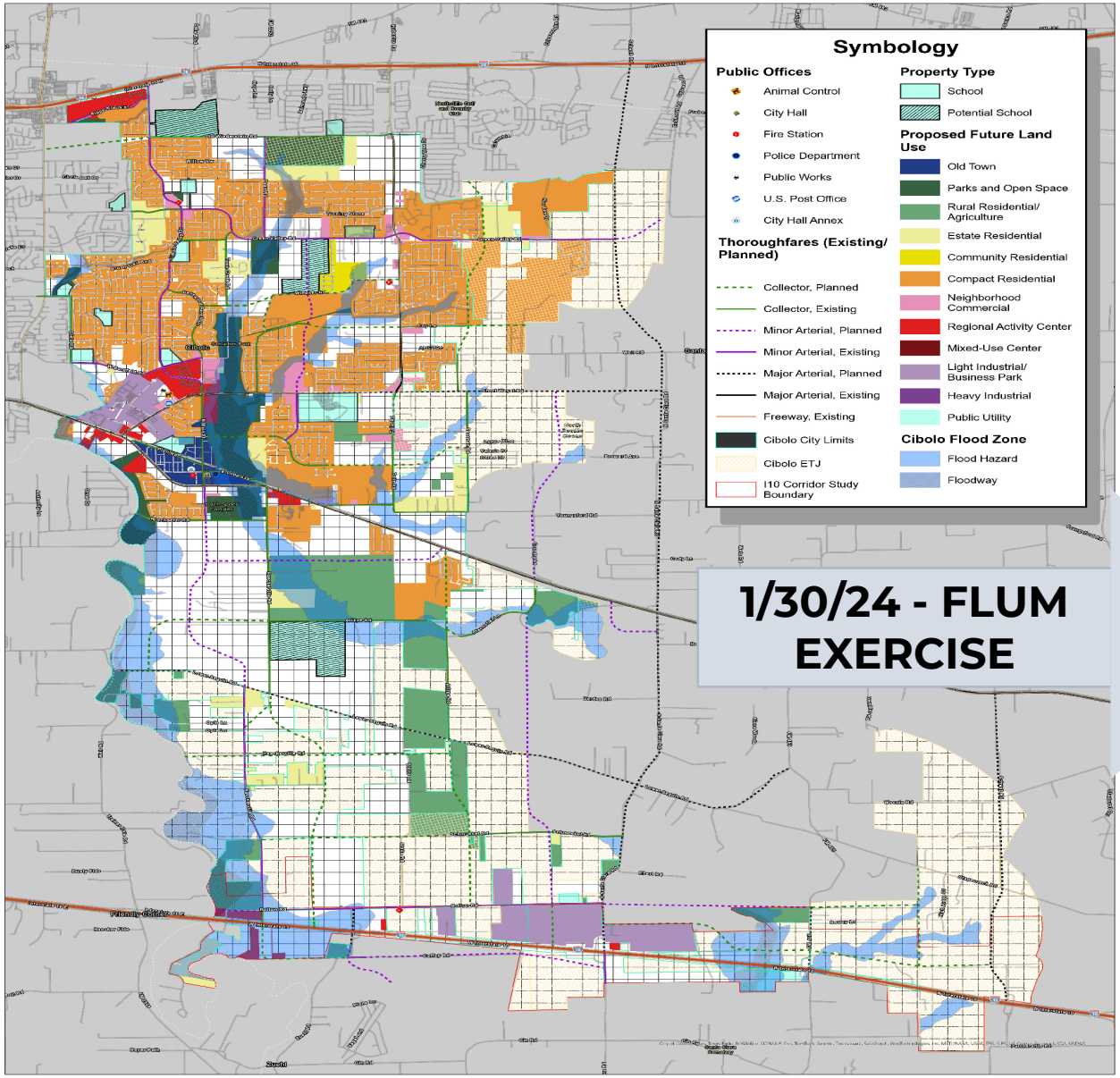
OVERVIEW

- PlaceTypes
- Future Land Use Map (FLUM) & Master Thoroughfare Plan (MTP)
  - Option #1: 1/30/24 Joint Meeting
  - Option #2: 3/5/24 MPAC
  - Option #3: 4/9/24 City Council
- Feedback & Direction

PLACETYPES

- A place-based approach to define future land use and development
- Reflect a land use and development “color palette” that illustrates places in Cibolo by their unique identity and character
- Describe the desired character of a place
  - Mix of land uses
  - Scale
  - Other aspects that establish character
- Do <u>not</u> indicate single land uses
- PlaceTypes are <u>not</u> zoning categories





1/30/24 - FLUM EXERCISE

Future Land Use Exercise

CITY OF CIBOLO TEXAS

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City of Cibolo

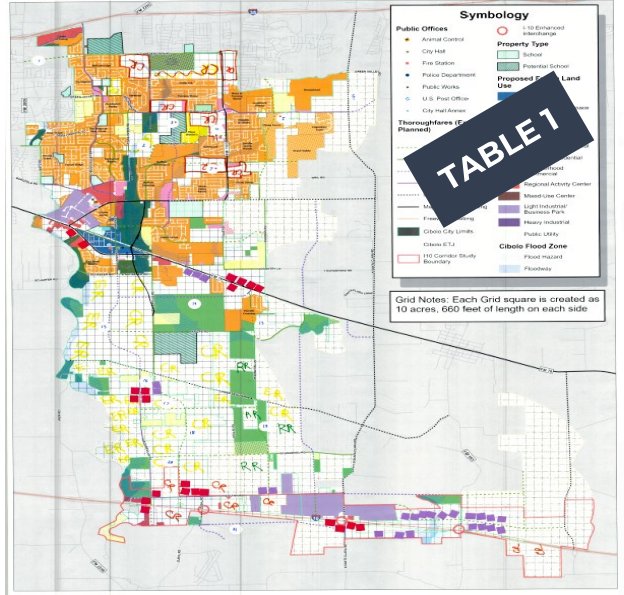
January, 30th 2024

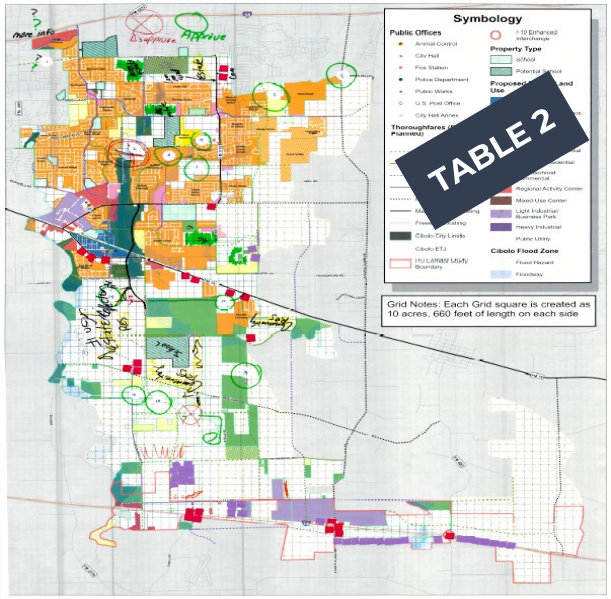
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries

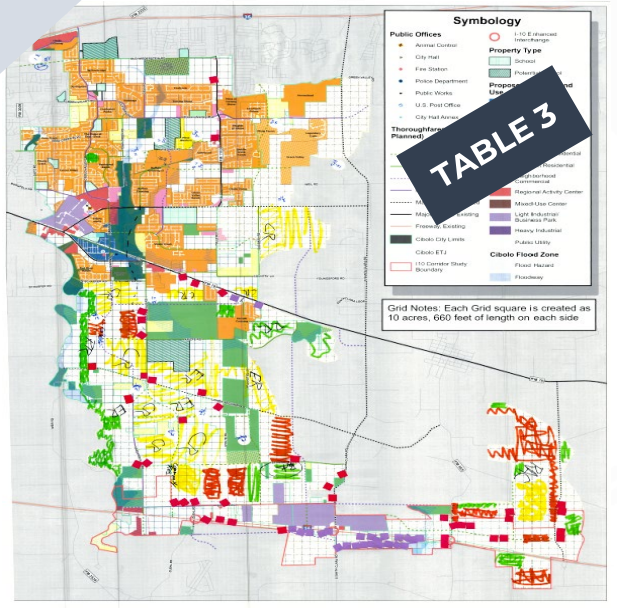
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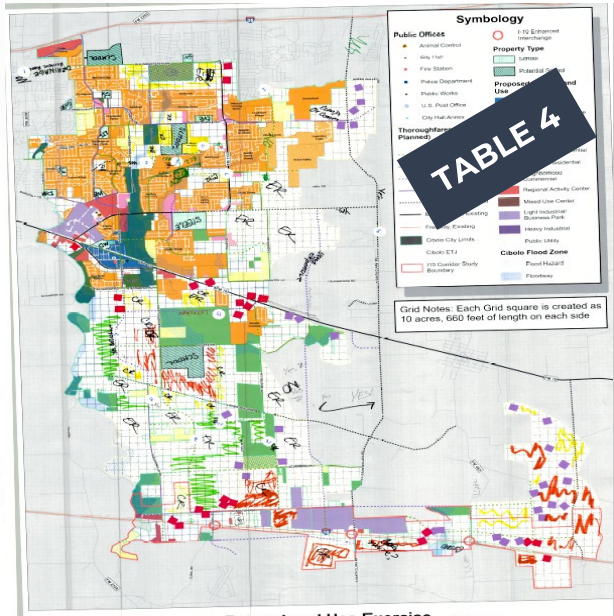
DISCLAIMER: All geospatial data products on this page are for the national purposes only and are not suitable for legal, engineering, or surveying purposes. The City of Cibolo cannot accept any responsibility for any errors, omissions, or positional accuracy, and therefore, there are no warranties which accompany these products. Boundaries do not represent an on-the-ground survey conducted by or under the supervision of a registered professional land surveyor and represents only the approximate relative location of property boundaries. These products may not reflect some data otherwise available. These products are not a substitute for obtaining a survey or other professional advice about a specific property, specific question, or situation.

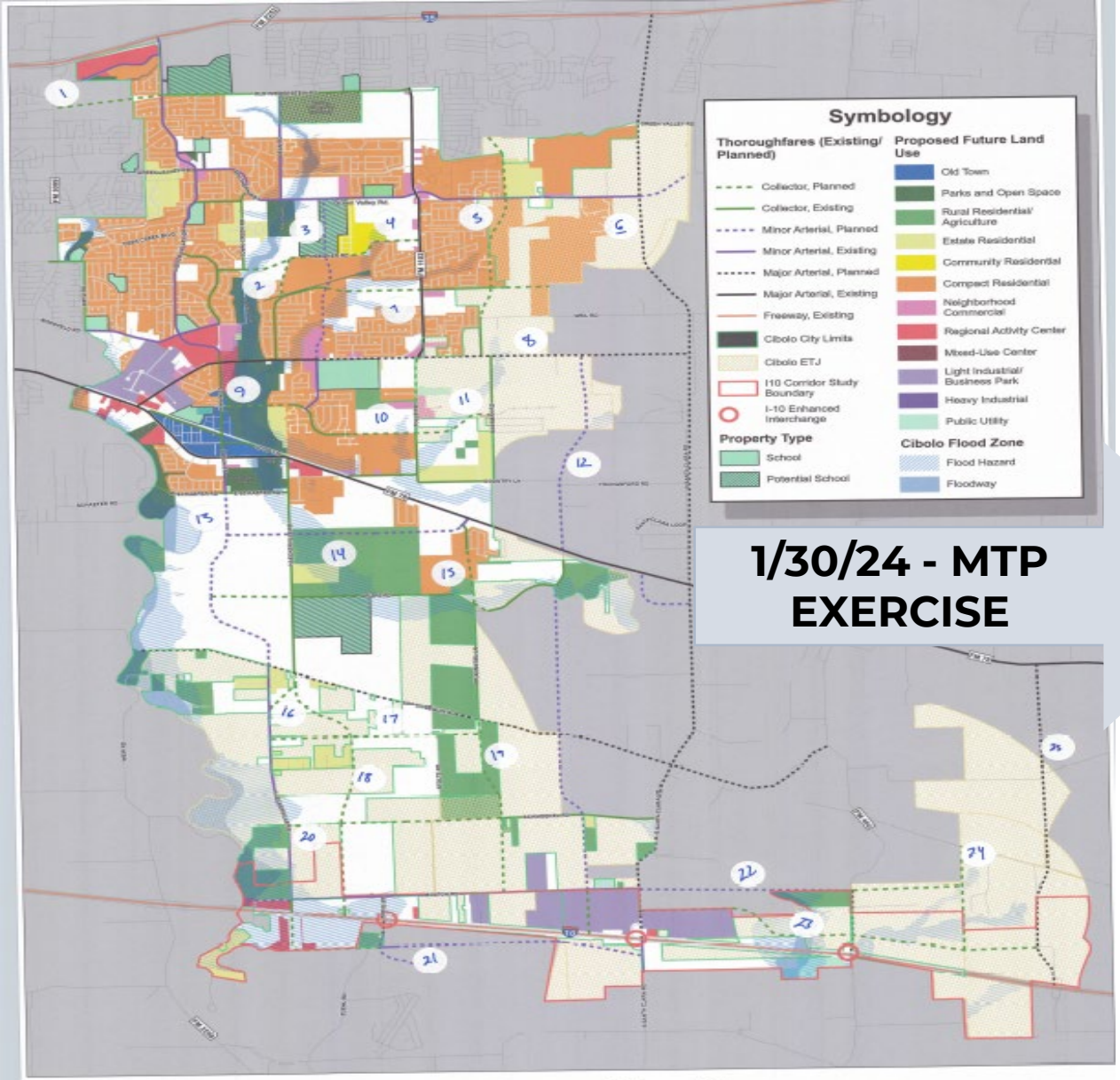
DRAFT











1/30/24 - MTP EXERCISE

Master Thoroughfare Plan

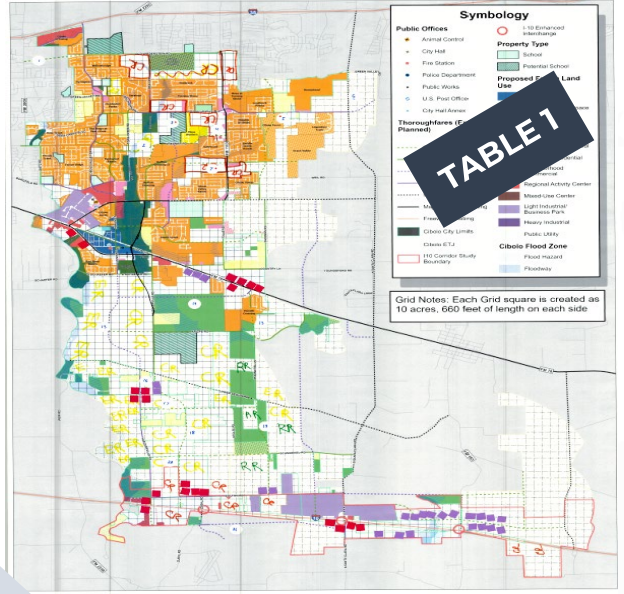
City of Cibolo

January, 30th 2024

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A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries

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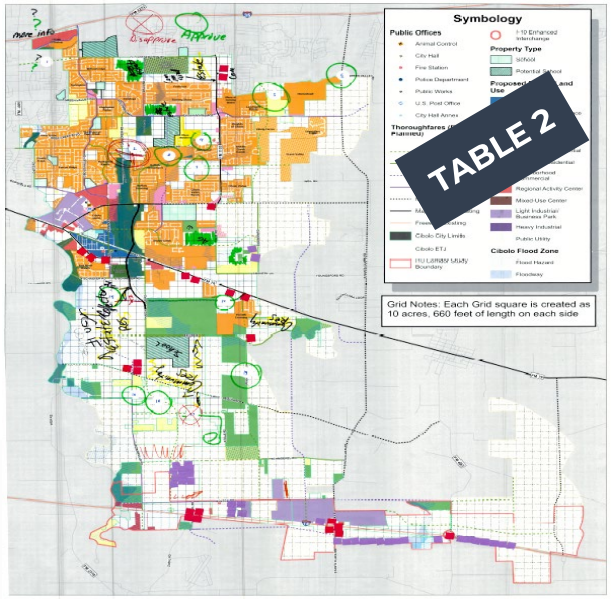
Future Land Use Exercise

City of Cibolo

January, 30th 2024

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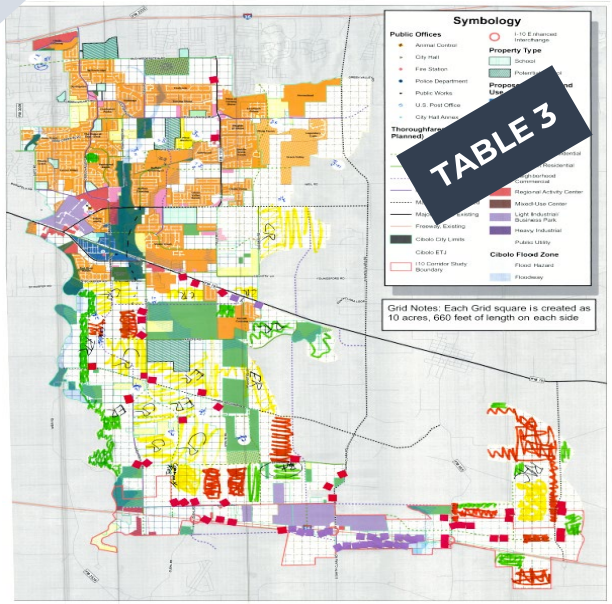
Future Land Use Exercise

City of Cibolo

January, 30th 2024

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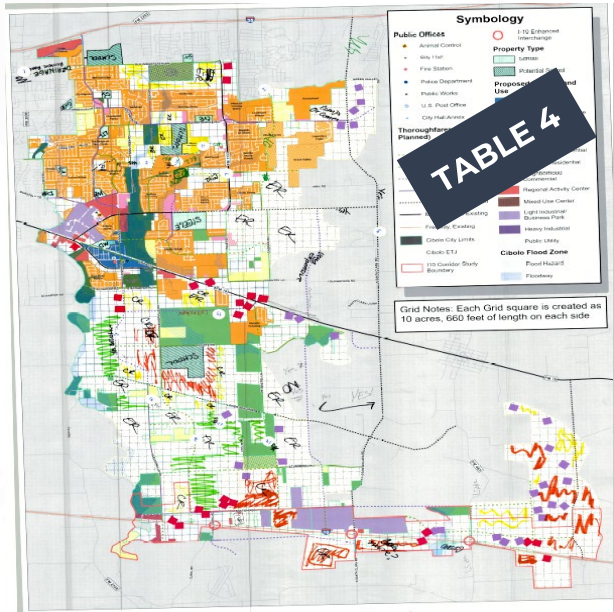
Future Land Use Exercise

City of Cibolo

January, 30th 2024

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Future Land Use Exercise

City of Cibolo

January, 30th 2024

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Staff Recommended Changes - MTP

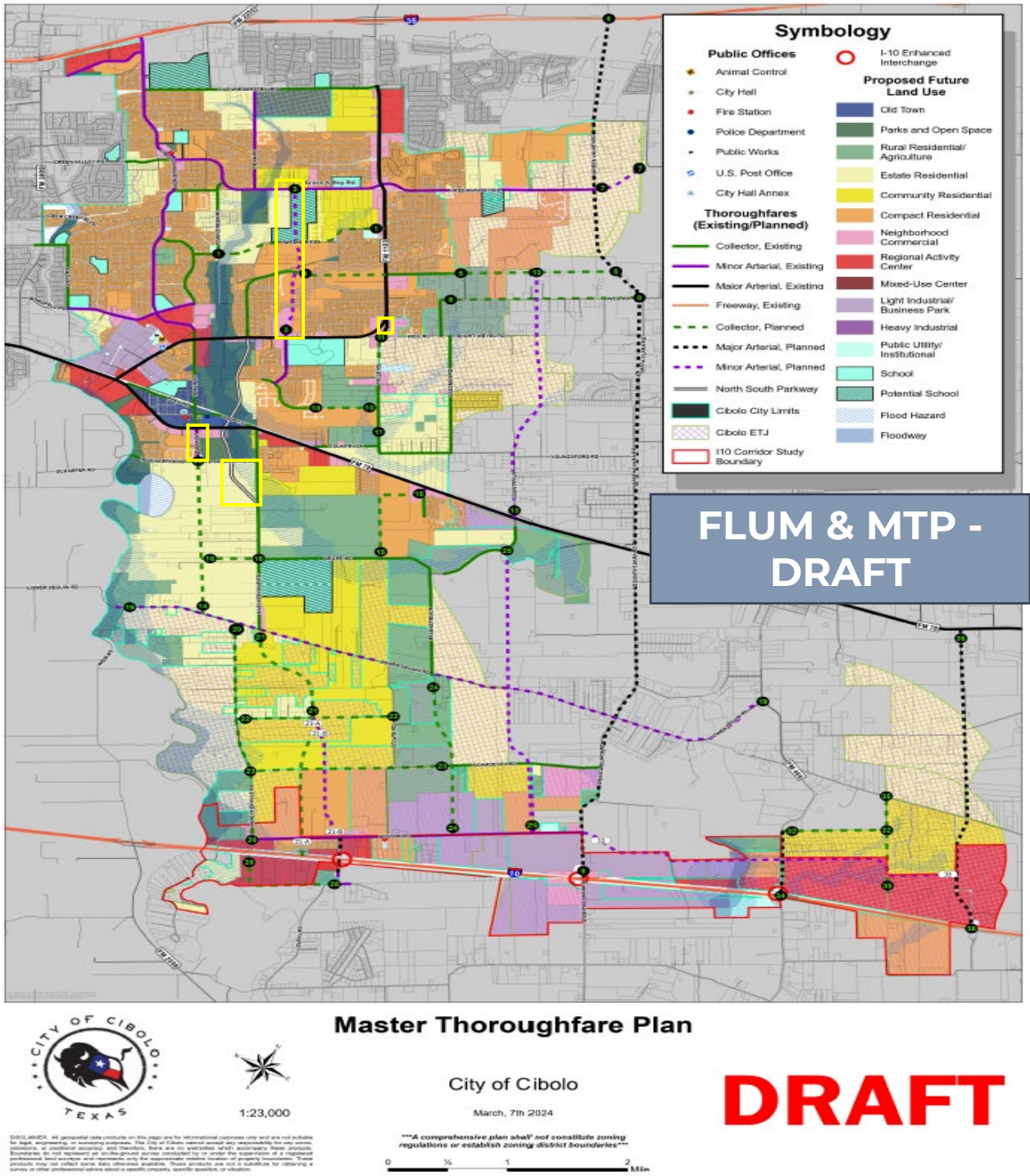
Following the April 9th City Council meeting, City staff noticed some minor revisions needing to be made to the MTP.

1. Planned road #3 (from Green Valley Rd to FM 1103)
   - Moved slightly to the west to follow the property line of the SCUISD property (north of Wiedner Rd); and to be shown completely behind the property lines of the Buffalo Crossing subdivision (south of Wiedner Rd)

2. Brite Rd (from Brite Rd to Tolle Rd)
   - Changed from a major arterial to a collector

3. South Main St (from FM 78 to Schaefer Rd)
   - Changed from a minor arterial to a collector

4. North South Parkway (from FM 1103 to Haeckerville Rd)
   - At-grade portion (south of Schaefer Rd) shown as a planned collector



Option #1: 1/30/24 Draft FLUM & MTP

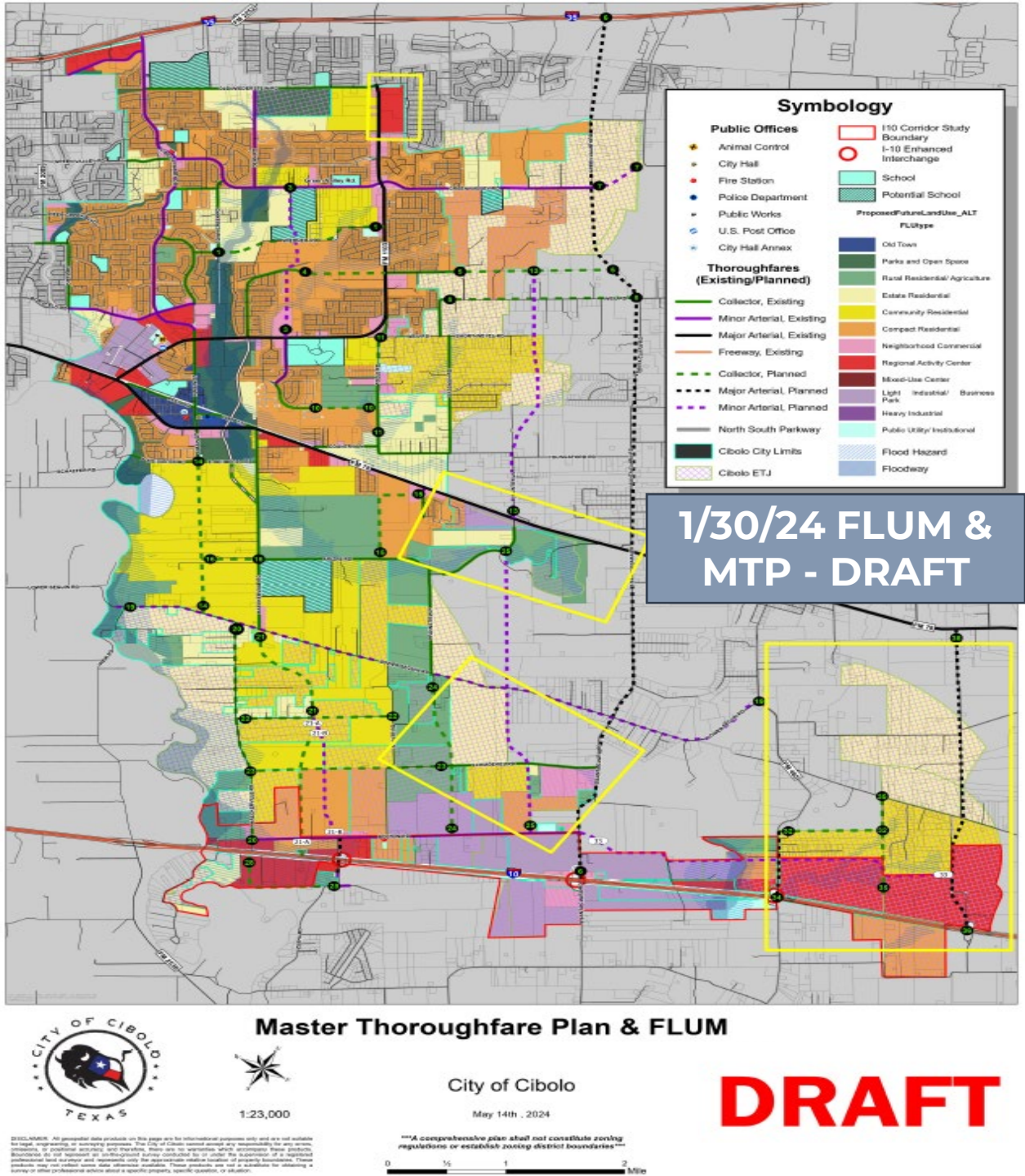
There were four areas that did not have consensus at the January 30th joint meeting and were brought to the MPAC for further evaluation on February 22nd.

1. North FM 1103
   - Regional Activity Center

2. East FM 78 – ETJ
   - Rural Residential/Agricultural
   - Light Industrial

3. South Lower Seguin Rd & Schmoekel Rd – ETJ
   - Estate Residential
   - Community Residential & Neighborhood Commercial

4. East Linne Rd (FM 465) – ETJ
   - Regional Activity Center
   - Community Residential
   - Estate Residential



Option #2: 3/5/24 Draft FLUM & MTP

Additional areas were discussed and changed by the MPAC between the January 30th joint meeting and March 5th MPAC meeting.

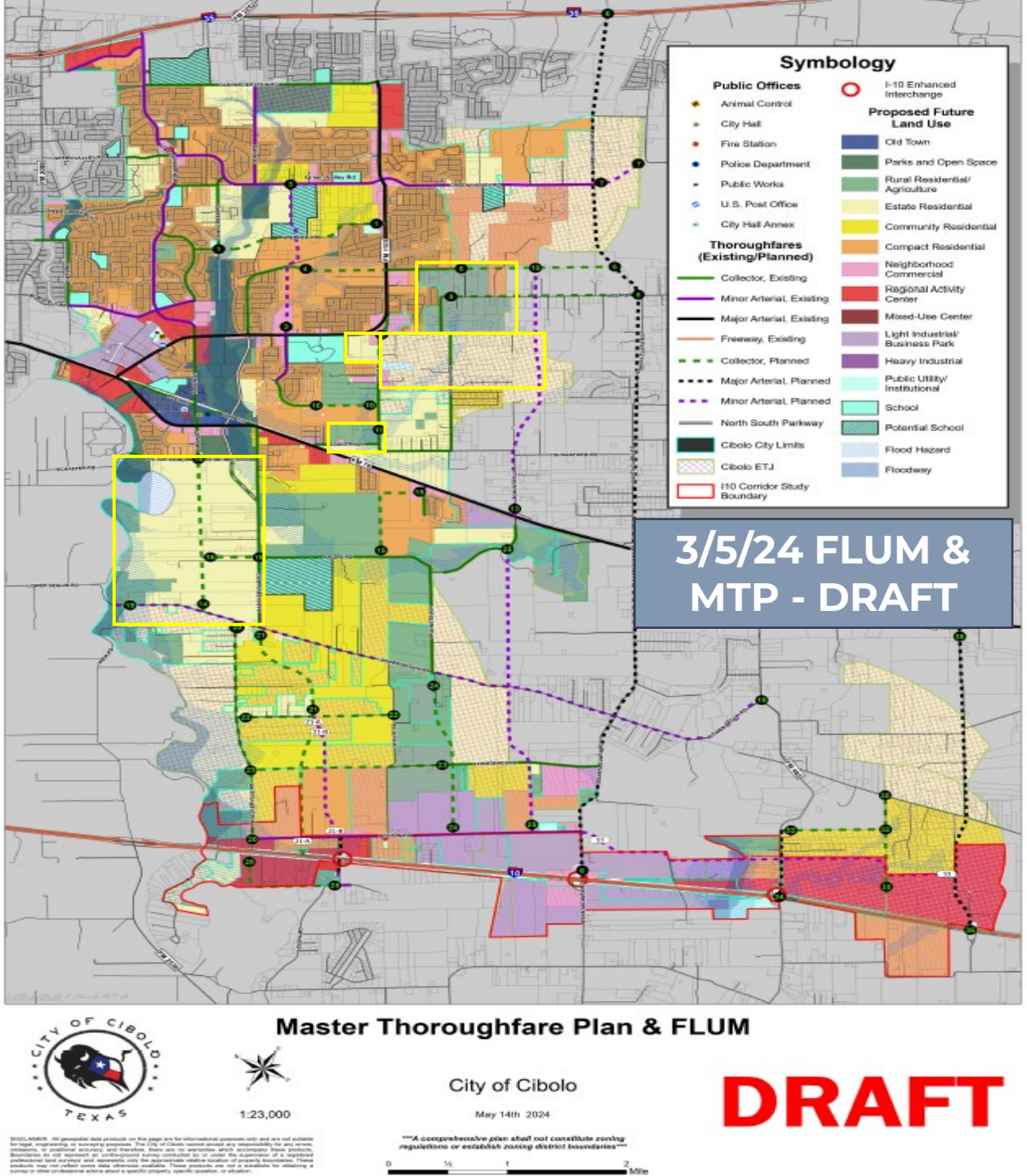
1. North of Weil Rd & Short Weyel Rd – ETJ
   - Changed from Estate Residential to Rural Residential/Agricultural

2. South of Short Weyel Rd & Sassman Rd – ETJ
   - Changed from Community Residential to Estate Residential

3. South of FM 1103 & Tolle Rd
   - Changed from Community Residential to Estate Residential and Neighborhood Commercial (Event Center)

4. North of Country Ln & Tolle Rd
   - Changed from Compact Residential and Estate Residential to Rural Residential/Agricultural

5. West of Haeckerville Rd and North of Lower Seguin Rd
   - Changed from Community Residential to Estate Residential



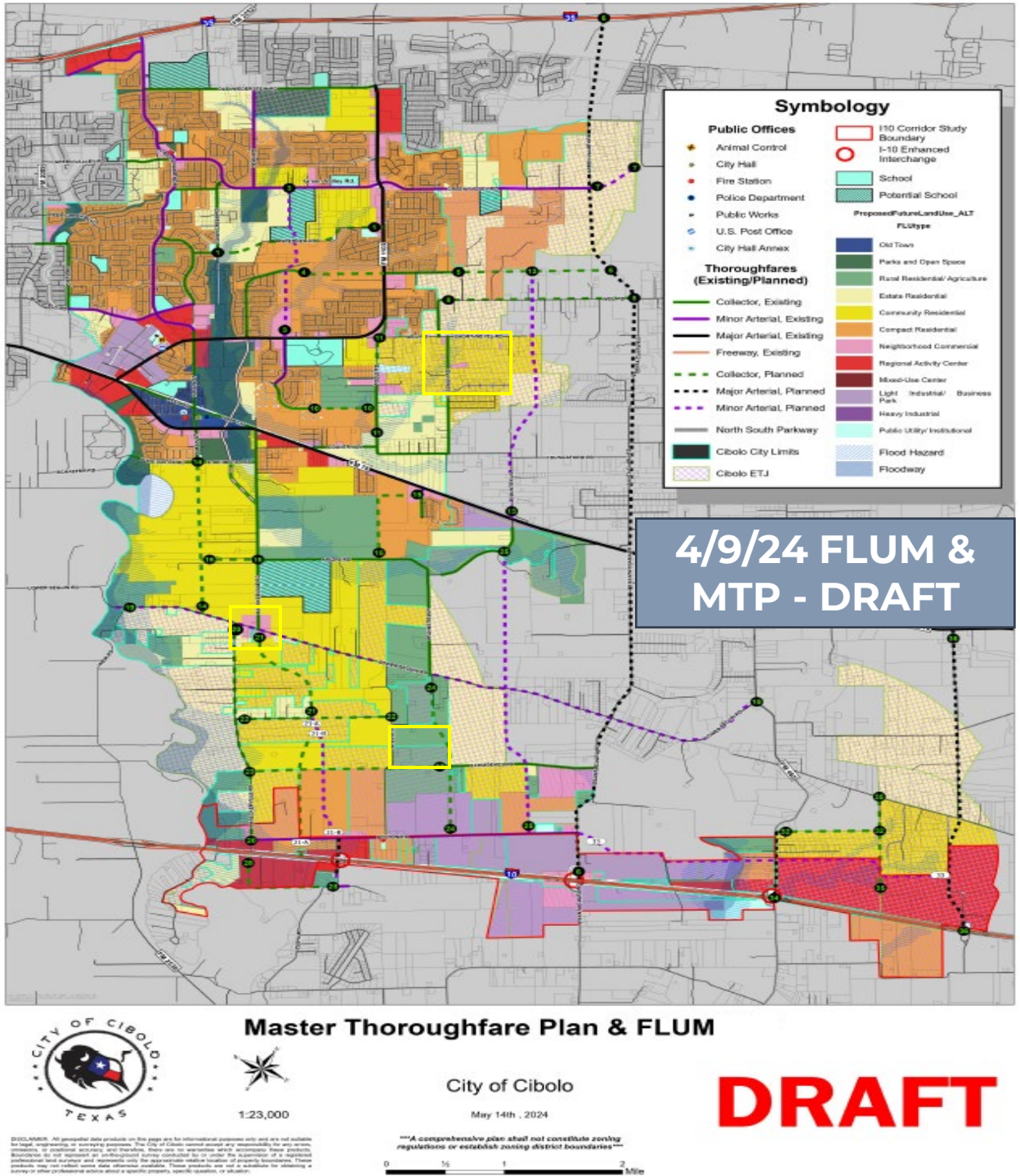
Option #3: 4/9/24 Draft FLUM & MTP

An alternative map was created to incorporate comments received at the April 9th City Council meeting.

1. South of Short Weyel Rd & Sassman Rd – ETJ
   - Changed from Community Residential to Neighborhood Commercial (small pockets of existing commercial businesses)

2. Stolte Rd & Schmoeckel Rd – ETJ
   - Rural Residential/Agriculture (Egg Farm) remains unchanged because agricultural business is allowed in this PlaceType

3. Haeckerville Rd & Lower Seguin Rd – City/ETJ
   - Changed from Community Residential to a roughly 40-acre Neighborhood Commercial node



FEEDBACK & DIRECTION

- Does City Council have a preference of the options presented for the Future Land Use Map (FLUM) and Master Thoroughfare Plan (MTP)?

- If so, does City Council want to give direction on any changes to the preferred FLUM or MTP?

Rural Residential/ Agricultural

CHARACTER & INTENT

Rural Residential/ Agricultural is intended for areas within the City which will maintain a rural character during the plan horizon and beyond. These areas are comprised of natural undeveloped area, agriculture, and large lots with large lot minimums.





LAND USE CONSIDERATIONS

PRIMARY LAND USES

- Single-Family Detached Homes, Agricultural, Parks and Open Space

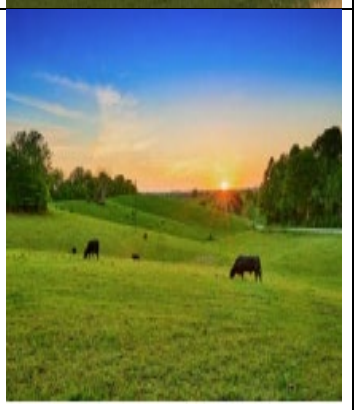
SECONDARY LAND USES

- Civic and Institutional, Agricultural Business

INDICATORS & ASSUMPTIONS

- Lot size (range) more than 2 acres





EXAMPLE LOCATIONS

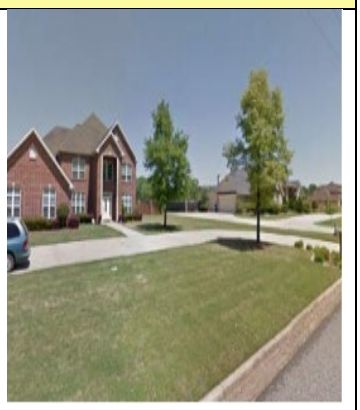
Large tracts of undeveloped land between FM 78 & IH-10, Borgfeld property on Cibolo Valley Drive

Estate Residential

CHARACTER & INTENT

Predominantly single-family housing on large lots located throughout the community. Residential uses are oriented with the front of the home facing the street and typically in a subdivision layout with access to some utilities and may include farm and livestock uses. Cluster development, which involves the conservation of shared open space, natural areas, and scenic views, in exchange for smaller lot sizes, may be an alternative approach in certain circumstances.





LAND USE CONSIDERATIONS

PRIMARY LAND USES

- Single-Family Detached Homes, Cluster Development, Parks and Open Space

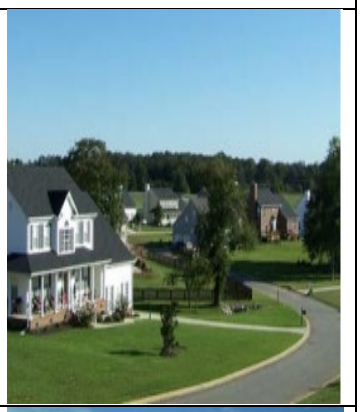
SECONDARY LAND USES

- Civic and Institutional, Small Scale Retail

INDICATORS & ASSUMPTIONS

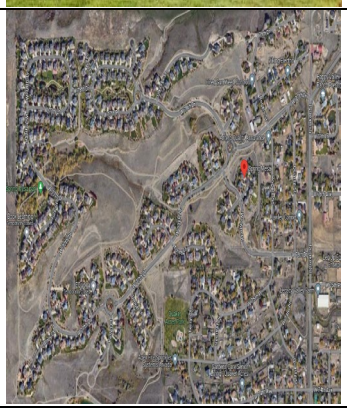
- Lot size (range) 1/2 to 2 acres

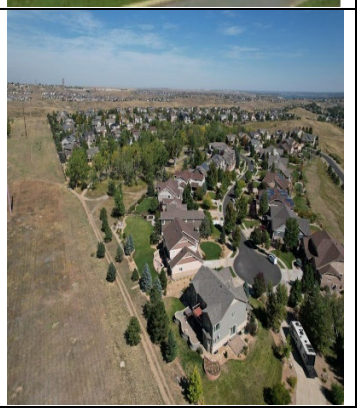




EXAMPLE LOCATIONS

- Single-Family Detached Homes: Persimmon Drive (south of Green Valley Road)
- Cluster Development: Spring Mesa in Arvada, CO



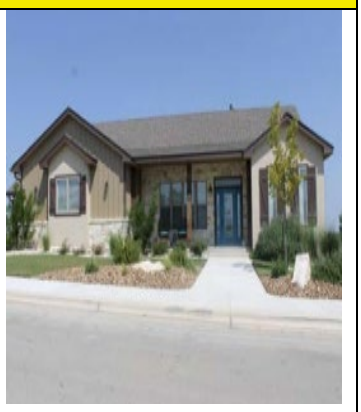


Community Residential

CHARACTER & INTENT

Predominantly single-family housing developments located throughout the community. Homes are in subdivisions with all utilities, residential streets, sidewalks, and parks/or connections to neighborhood parks. May have an elementary or middle school in the neighborhood. Convenience commercial businesses may be found around the perimeter with appropriate transitions to support the neighborhood. Homes are typically buffered from non-residential developments via transitional uses or landscaping.





LAND USE CONSIDERATIONS

PRIMARY LAND USE

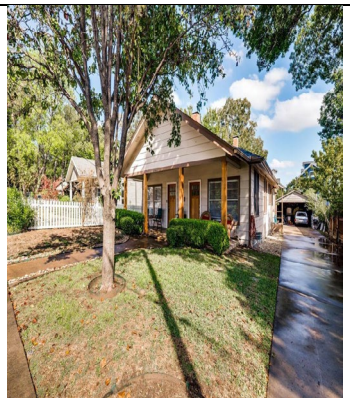
- Single-Family Detached Homes

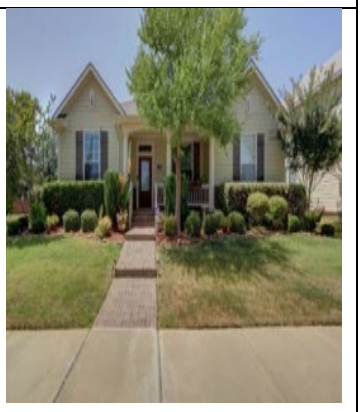
SECONDARY LAND USES

- Civic and Institutional, Small Scale Retail, Parks and Open Space

INDICATORS & ASSUMPTIONS

- Lot size (range) 9,000 sq ft to 1/2 acre (21,780 sq ft)





EXAMPLE LOCATIONS

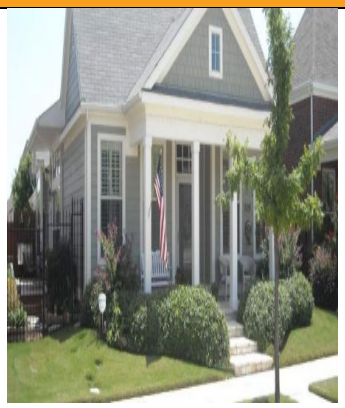
Mesa Western

Compact Residential

CHARACTER & INTENT

Provides a variety of housing types, including small-lot single-family detached, patio homes, townhomes, and duplexes in a compact network of complete, walkable streets that are easy to navigate by car, bicycle, or foot. This PlaceType also supports multifamily. Homes are in subdivisions with all utilities, residential streets, sidewalks, and parks/or connections to neighborhood parks. Neighborhoods may be adjacent to neighborhood-oriented businesses. Key intersections (i.e., FM 78 and FM 1103), and areas within walking distance of local commercial, are the most appropriate locations for this PlaceType, except between residential neighborhoods and communities (infill development).





LAND USE CONSIDERATIONS

PRIMARY LAND USES

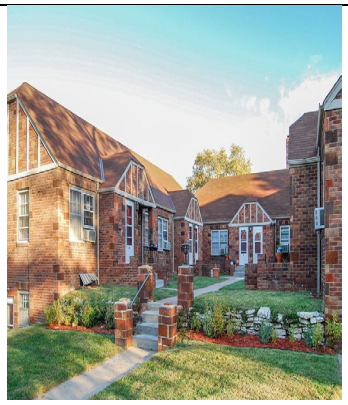
- Single-Family Detached Homes, Single-Family Attached Homes, Patio Homes, Townhomes, Multifamily Complex

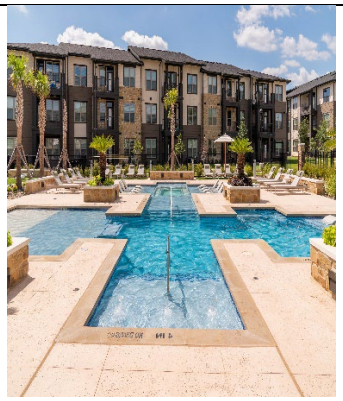
SECONDARY LAND USES

- Neighborhood-oriented businesses, Civic and Institutional, Small Scale Office, Parks and Open Space

INDICATORS & 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



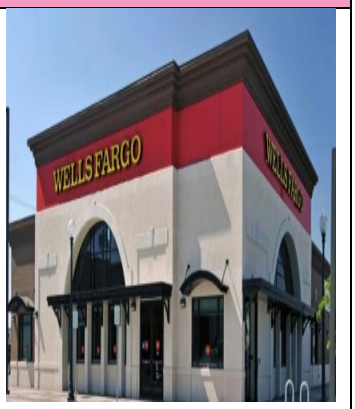


Neighborhood Commercial

CHARACTER & INTENT

Neighborhood Commercial development is characterized by small, free-standing buildings containing one or more businesses. Neighborhood Commercial primarily provides family-oriented services for the surrounding neighborhoods and city. They are generally located within walking distance of surrounding residential uses and neighborhoods. Business types may include restaurants, local retail, medical offices, banks, and other retail and service uses.





LAND USE CONSIDERATIONS

PRIMARY LAND USES

- Neighborhood Retail, Office

SECONDARY LAND USES

- Civic and Institutional, Parks and Open Space

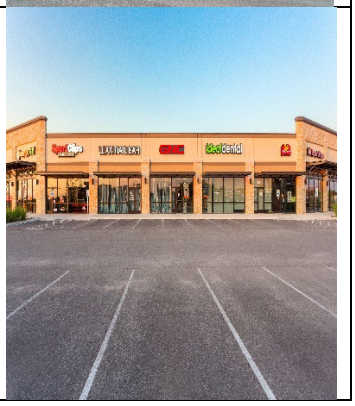




EXAMPLE LOCATIONS

Cibolo Valley Square, Shops at Cibolo Bend, Chipotle/City Vet Complex





Regional Activity Center

CHARACTER & INTENT

Regional Activity Center developments are larger in scale and attract regional traffic for shopping and retail needs. These commercial centers are anchored by mid-to-big box retailers located along major thoroughfares (i.e., freeways and arterial roads). National retailers and grocery stores would typically be located in this PlaceType. Regional Activity Center can also contain smaller retail or office destinations as well, such as medical offices or boutiques, but are typically anchored by several national vendors. Business types may include restaurants, national retailers, discount stores, grocery stores, fast food, and other retail and service uses.





LAND USE CONSIDERATIONS

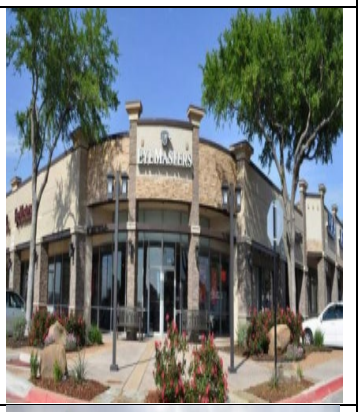
PRIMARY LAND USES

- Community and regional-serving retail and commercial

SECONDARY LAND USES

- Civic and Institutional, Medical, Small Scale Retail, Hotel, Parks and Open Space, Office

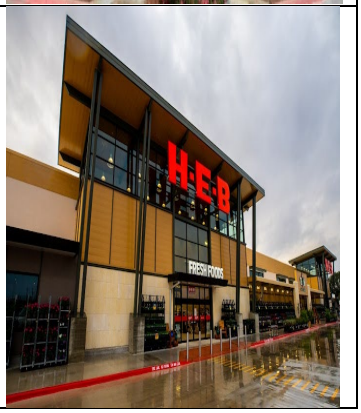




EXAMPLE LOCATIONS

Cibolo Crossing Shopping Center, Walmart, H-E-B



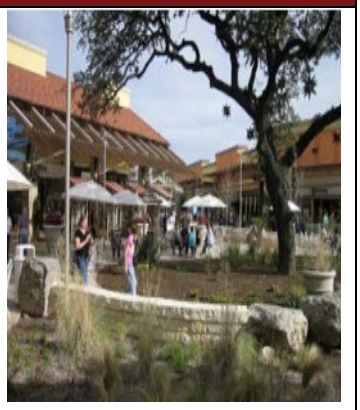


Mixed-Use Centers

CHARACTER & INTENT

Mixed-Use Centers are master planned to offer the ability to live, work, and play in one geographically compact area with a high intensity of uses organized around nodes of activity. This PlaceType includes a mixture of different housing options within close proximity to goods and services and may serve as an employment center and shopping destination for adjacent neighborhoods. Buildings are typically built to the sidewalk located on internal local streets to create a pedestrian-oriented environment, and can be one, two or more stories with residences or offices located above street-level storefronts. Includes a space for recreation and gathering. The design and scale of development in a Mixed-Use Center encourage active living through a comprehensive network of walkable, complete streets.





LAND USE CONSIDERATIONS

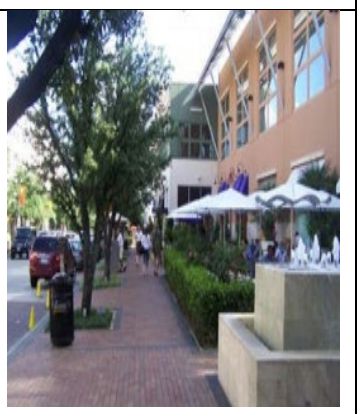
PRIMARY LAND USES

- Retail, Large Scale Commercial, Condominiums, Mixed-Use Multifamily, Offices, Hotel, Entertainment Venues

SECONDARY LAND USES

- Civic and Institutional, Offices, Parks and Open Space





EXAMPLE LOCATIONS

City of Southlake Town Center, The Quarry



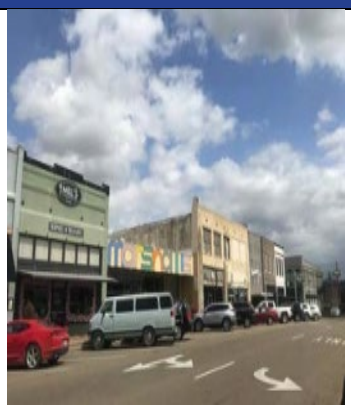


Old Town

CHARACTER & INTENT

Centrally located area containing a mix of residential, commercial, civic and entertainment uses. It is a destination for shopping and entertainment that promotes independently owned, family-friendly businesses that attract patrons from surrounding neighborhoods, and cities that has a traditional, small-scale downtown built form that coexists harmoniously with surrounding residential uses. The design and scale of development is pedestrian-oriented, can be one to two stories, and encourages active living and a mix of uses within an interconnected network of blocks and streets.





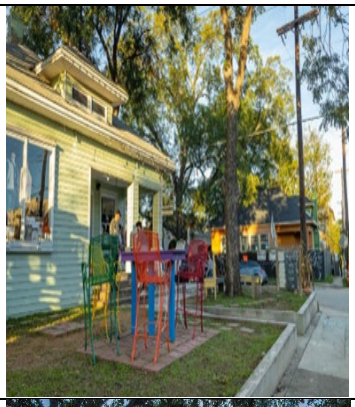
LAND USE CONSIDERATIONS

PRIMARY LAND USES

- Single-Family Detached Homes, Garden Homes, Small Scale Retail, Office, Bed and Breakfast

SECONDARY LAND USES

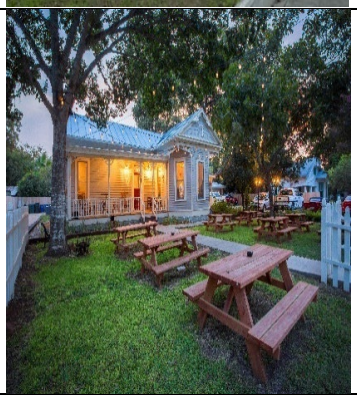
- Civic and Institutional, Parks and Open Space, Small Scale Entertainment Venues, Personal Services





EXAMPLE LOCATION

Old Town





Light Industrial/Business Park

CHARACTER & INTENT

Light Industrial/Business Park includes business and office-related land uses, warehousing, and light industrial and manufacturing uses that occur indoors and do not include the processing of raw materials. Office and business park land uses may be supported by nearby retail and restaurant uses.





LAND USE CONSIDERATIONS

PRIMARY LAND USES

- Business Parks, Technology/Data Centers, Flex Offices/Warehousing, Office, Light Manufacturing (i.e., Clothing and Fabric Manufacturing, Electronics and Appliance Manufacturing, Food and Beverage Product Manufacturing, etc.), Call Centers, Logistics

SECONDARY LAND USES

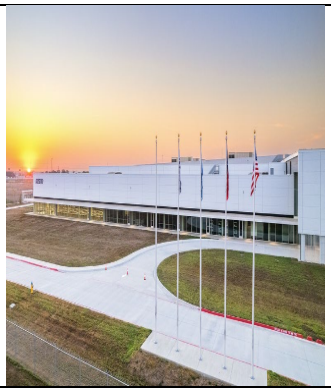
- Small Scale Retail, Civic and Institutional, Parks and Open Space, Hotel





EXAMPLE LOCATIONS

AISIN, Schneider Industrial Park, Jorgensen Industrial Park



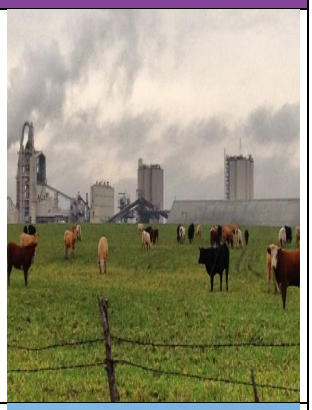


Heavy Industrial

CHARACTER & INTENT

Heavy Industrial areas provide jobs and keep people in the city. This PlaceType is generally found near major transportation corridors (i.e., highways and railways) and may include heavy manufacturing and production uses that occur outdoors and involve the processing of raw materials.





LAND USE CONSIDERATIONS

PRIMARY LAND USES

- Manufacturing, Major Utility Facilities, Mining, Extraction Services, etc.

SECONDARY LAND USES

- Civic and Institutional, Parks and Open Space





EXAMPLE LOCATIONS

Heavy manufacturing and industrial uses on FM 78, FM 1518, IH-10, etc.





Parks and Open Space

CHARACTER & INTENT

Open Space indicates existing and future planned parks. Future parks are allowed in all PlaceTypes, but this designation protects existing parks and recreational facilities as such and preserves land that is intended to be dedicated for parkland development in the future or areas that may be preserved due to the influence water may have on development in the area.

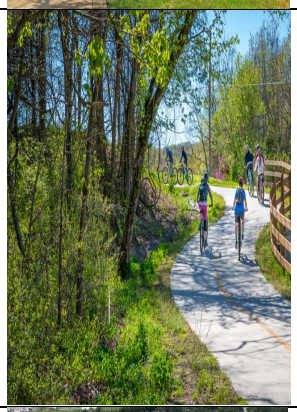




LAND USE CONSIDERATIONS

PRIMARY LAND USES

- Parks and Open Space, Trails, Floodplain Management



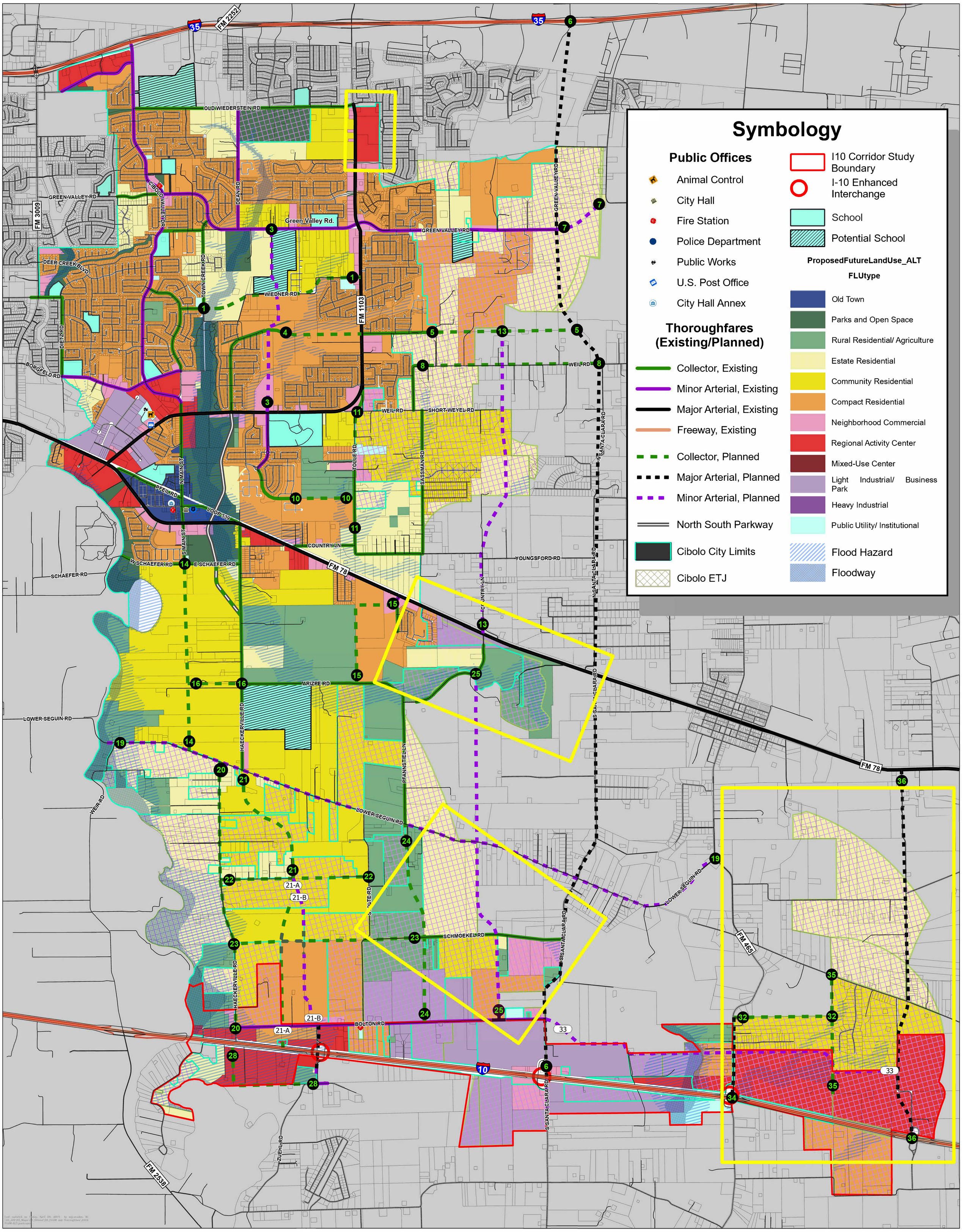


EXAMPLE LOCATIONS

Schlather Park, Niemietz Park, Veterans Memorial Park, Al Rich Park, Cibolo Sports Complex, Ron Pedde Community Garden







Master Thoroughfare Plan & FLUM

CITY OF CIBOLO TEXAS

1:23,000

City of Cibolo

May 14th , 2024

DRAFT

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A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries

0 ½ 1 2 Mile

Symbology

Public Offices

- Animal Control
- City Hall
- Fire Station
- Police Department
- Public Works
- U.S. Post Office
- City Hall Annex

Thoroughfares (Existing/Planned)

- Collector, Existing
- Minor Arterial, Existing
- Major Arterial, Existing
- Freeway, Existing
- Collector, Planned
- Major Arterial, Planned
- Minor Arterial, Planned
- North South Parkway
- Cibolo City Limits
- Cibolo ETJ
- I10 Corridor Study Boundary
- I-10 Enhanced Interchange

Proposed Future Land Use

- Old Town
- Parks and Open Space
- Rural Residential/ Agriculture
- Estate Residential
- Community Residential
- Compact Residential
- Neighborhood Commercial
- Regional Activity Center
- Mixed-Use Center
- Light Industrial/ Business Park
- Heavy Industrial
- Public Utility/ Institutional
- School
- Potential School
- Flood Hazard
- Floodway

Master Thoroughfare Plan & FLUM

CITY OF CIBOLO TEXAS

1:23,000

City of Cibolo

May 14th 2024

DRAFT

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- I10 Corridor Study Boundary
- I-10 Enhanced Interchange
- School
- Potential School

ProposedFutureLandUse_ALT

FLUtype

- Old Town
- Parks and Open Space
- Rural Residential/ Agriculture
- Estate Residential
- Community Residential
- Compact Residential
- Neighborhood Commercial
- Regional Activity Center
- Mixed-Use Center
- Light Industrial/ Business Park
- Heavy Industrial
- Public Utility/ Institutional
- Flood Hazard
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Master Thoroughfare Plan & FLUM

CITY OF CIBOLO TEXAS

1:23,000

City of Cibolo

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0 ½ 1 2 Mile

City of Cibolo

City Council Regular Meeting Staff Report

Discussion/Action and authorizing the City Manager to sign the Advance Funding Agreement (AFA) for the Texas Department of Transportation Project FM 1103, Phase II, from Rodeo Way to FM 78 (Local Contribution). (Mr. Gomez)

Meeting	Agenda Group	
Tuesday, May 28, 2024, 6:30 PM	Discussion/Action	Item: 8D

From
Julio Gomez, CIP Manager

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

AFA - FM 1103 Phase II $3.4M 2024-05-13.pdf
Authorizing the signing of an Adavance Funding Agreement.pdf

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CCSJ #	**1268-02-030**		
AFA CSJs	**1268-02-030**		
District #	**15**	**AFA ID**	**Z00004833**
Code Chart 64 #	**08270**		
Project Name	**FM 1103 Widen Non-Freeway**		

STATE OF TEXAS §

COUNTY OF TRAVIS §

ADVANCE FUNDING AGREEMENT FOR VOLUNTARY LOCAL GOVERNMENT CONTRIBUTIONS TO TRANSPORTATION IMPROVEMENT PROJECTS WITH NO REQUIRED MATCH ON-SYSTEM

THIS AGREEMENT is made by and between the State of Texas, acting by and through the **Texas Department of Transportation** called the "State", and the **City of Cibolo**, acting by and through its duly authorized officials, called the "Local Government". The State and Local Government shall be collectively referred to as "the parties" hereinafter.

In Process

WITNESSETH

WHEREAS, federal law establishes federally funded programs for transportation improvements to implement its public purposes, and

WHEREAS, Transportation Code, Chapters 201 and 221, authorize the State to lay out, construct, maintain, and operate a system of streets, roads, and highways that comprise the State Highway System; and

WHEREAS, Government Code, Chapter 791, and Transportation Code, §201.209 and Chapter 221, authorize the State to contract with municipalities and political subdivisions; and

WHEREAS, the Texas Transportation Commission passed Minute Order Number 116522 authorizing the State to undertake and complete a highway improvement generally described as the Local Government's participation to contribute a fixed amount of $3,400.000.00 to the State improvement project for the expansion of FM 1103 from two to four lanes with medians, turn lanes, bicycle and pedestrian accommodations between Rodeo Way and FM 48 (Project); and

WHEREAS, the Local Government has requested that the State allow the Local Government to participate in said improvement by funding that portion of the improvement described as **the State improvement project for the expansion of FM 1103**; and

WHEREAS, the State has determined that such participation is in the best interest of the citizens of the state;

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties, to be by them respectively kept and performed as set forth in this Agreement, it is agreed as follows:

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CCSJ #	**1268-02-030**		
AFA CSJs	**1268-02-030**		
District #	**15**	**AFA ID**	**Z00004833**
Code Chart 64 #	**08270**		
Project Name	**FM 1103 Widen Non-Freeway**		

AGREEMENT

1. Period of the Agreement

This Agreement becomes effective when signed by the last party whose signing makes the Agreement fully executed. This Agreement shall remain in full force and effect until the Project has been completed and accepted by all parties or unless terminated as provided below.

2. Project Funding and Work Responsibilities

A. The State will authorize the performance of only those Project items of work which the Local Government has requested and has agreed to pay for as described in Attachment A, Payment Provision and Work Responsibilities (Attachment A) which is attached to and made a part of this contract. In addition to identifying those items of work paid for by payments to the State, Attachment A also specifies those Project items of work that are the responsibility of the Local Government and will be carried out and completed by the Local Government, at no cost to the State.

B. At least sixty (60) days prior to the date set for receipt of the construction bids, the Local Government shall remit its financial share for the State's estimated construction oversight and construction costs.

C. In the event that the State determines that additional funding by the Local Government is required at any time during the Project, the State will notify the Local Government in writing. The Local Government shall make payment to the State within thirty (30) days from receipt of the State's written notification.

D. Whenever funds are paid by the Local Government to the State under this Agreement, the Local Government shall remit a check or warrant made payable to the "Texas Department of Transportation" or may use the State's Automated Clearing House (ACH) system for electronic transfer of funds in accordance with instructions provided by TxDOT's Finance Division. The funds shall be deposited and managed by the State and may only be applied by the State to the Project.

3. Right of Access

If the Local Government is the owner of any part of the Project site, the Local Government shall permit the State or its authorized representative access to the site to perform any activities required to execute the work.

4. Adjustments Outside the Project Site

The Local Government will provide for all necessary right of way and utility adjustments needed for performance of the work on sites not owned or to be acquired by the State.

5. Responsibilities of the Parties

The State and the Local Government agree that neither party is an agent, servant, or employee of the other party and each party agrees it is responsible for its individual acts and deeds as well as the acts and deeds of its contractors, employees, representatives, and agents.

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District #	**15**	**AFA ID**	**Z00004833**
Code Chart 64 #		**08270**	
Project Name		**FM 1103 Widen Non-Freeway**	

6. Document and Information Exchange

The Local Government agrees to electronically deliver to the State all general notes, specifications, contract provision requirements and related documentation in a Microsoft® Word or similar document. If requested by the State, the Local Government will use the State's document template. The Local Government shall also provide a detailed construction time estimate including types of activities and month in the format required by the State. This requirement applies whether the local government creates the documents with its own forces or by hiring a consultant or professional provider. At the request of the State, the Local Government shall submit any information required by the State in the format directed by the State.

7. Interest

The State will not pay interest on funds provided by the Local Government. Funds provided by the Local Government will be deposited into, and retained in, the State Treasury.

8. Inspection and Conduct of Work

Unless otherwise specifically stated in Attachment A, the State will supervise and inspect all work performed hereunder and provide such engineering inspection and testing services as may be required to ensure that the Project is accomplished in accordance with the approved plans and specifications. All correspondence and instructions to the contractor performing the work will be the sole responsibility of the State. Unless otherwise specifically stated in Attachment A to this contract, all work will be performed in accordance with the *Standard Specifications for Construction and Maintenance of Highways, Streets, and Bridges* adopted by the State and incorporated in this agreement by reference, or special specifications approved by the State.

9. Increased Costs

If any existing or future local ordinances, commissioners court orders, rules, policies, or other directives, including but not limited to outdoor advertising billboards and storm water drainage facility requirements, are more restrictive than State or Federal Regulations, or if any other locally proposed changes, including but not limited to plats or replats, result in increased cost to the department for a highway improvement project, then any increased costs associated with the ordinances or changes will be paid by the Local Government. The cost of providing right of way acquired by the State shall mean the total expenses in acquiring the property interests either through negotiations or eminent domain proceedings, including but not limited to expenses related to relocation, removal, and adjustment of eligible utilities.

10. Insurance

If this Agreement authorizes the Local Government or its contractor to perform any work on State right of way, before beginning work the entity performing the work shall provide the State with a fully executed copy of the State's Form 1560 Certificate of Insurance verifying the existence of coverage in the amounts and types specified on the Certificate of Insurance for all persons and entities working on State right of way. This coverage shall be maintained until all work on the State right of way is complete. If coverage is not

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maintained, all work on State right of way shall cease immediately, and the State may recover damages and all costs of completing the work.

11. Project Maintenance

The Local Government shall be responsible for maintenance of locally owned roads and locally owned facilities after completion of the work. The State shall be responsible for maintenance of the State highway system after completion of the work if the work was on the State highway system, unless otherwise provided for in Attachment A or existing maintenance agreements with the Local Government.

12. Termination

A. This agreement may be terminated in the following manner:
   1. By mutual written agreement and consent of both parties;
   2. By either party upon the failure of the other party to fulfill the obligations set forth in this agreement; or
   3. By the State if it determines that the performance of the Project is not in the best interest of the State.

B. If the agreement is terminated in accordance with the above provisions, the Local Government will be responsible for the payment of Project costs incurred by the State on behalf of the Local Government up to the time of termination.

C. Upon completion of the Project, the State will perform an audit of the Project costs. Any funds due to the Local Government, the State, or the Federal Government will be promptly paid by the owing party.

13. Notices

All notices to either party by the other required under this agreement shall be delivered personally or sent by certified or U.S. mail, postage prepaid or sent by electronic mail, (electronic notice being permitted to the extent permitted by law but only after a separate written consent of the parties), addressed to such party at the following addresses:

Local Government:	**State:**
City of Cibolo ATTN: City Manager 200 South Main Street Cibolo, TX 78108	Texas Department of Transportation ATTN: Director of Contract Services 125 E. 11th Street Austin, TX 78701

All notices shall be deemed given on the date so delivered or so deposited in the mail, unless otherwise provided in this agreement. Either party may change the above address by sending written notice of the change to the other party. Either party may request in writing that such notices shall be delivered personally or by certified U.S. mail and such request shall be honored and carried out by the other party.

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Project Name	**FM 1103 Widen Non-Freeway**		

14. Sole Agreement

In the event the terms of the agreement are in conflict with the provisions of any other existing agreements between the Local Government and the State, the latest agreement shall take precedence over the other agreements in matters related to the Project.

15. Successors and Assigns

The State and the Local Government each binds itself, its successors, executors, assigns, and administrators to the other party to this agreement and to the successors, executors, assigns, and administrators of such other party in respect to all covenants of this agreement.

16. Amendments

By mutual written consent of the parties, this agreement may be amended in writing prior to its expiration.

17. State Auditor

Pursuant to Texas Government Code § 2262.154, the state auditor may conduct an audit or investigation of any entity receiving funds from the state directly under the contract or indirectly through a subcontract under the contract. Acceptance of funds directly under the contract or indirectly through a subcontract under this contract acts as acceptance of the authority of the state auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. An entity that is the subject of an audit or investigation must provide the state auditor with access to any information the state auditor considers relevant to the investigation or audit.

18. Signatory Warranty

Each signatory warrants that the signatory has necessary authority to execute this Agreement on behalf of the entity represented.

CCSJ #	**1268-02-030**		
AFA CSJs	**1268-02-030**		
District #	**15**	**AFA ID**	**Z00004833**
Code Chart 64 #	**08270**		
Project Name	**FM 1103 Widen Non-Freeway**		

THIS AGREEMENT IS EXECUTED by the State and the Local Government.

THE STATE OF TEXAS	**THE LOCAL GOVERNMENT**
Signature	Signature
Kenneth Stewart Typed or Printed Name	Wayne Reed Typed or Printed Name
Director of Contract Services Typed or Printed Title	City Manager Typed or Printed Title
Date	Date

In Process

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CCSJ #		**1268-02-030**	
AFA CSJs		**1268-02-030**	
District #	**15**	**AFA ID**	**Z00004833**
Code Chart 64 #		**08270**	
Project Name		**FM 1103 Widen Non-Freeway**	

ATTACHMENT A
PAYMENT PROVISION AND WORK RESPONSIBILITIES

For the Local Government's participation on the Project, the Local Government shall contribute a fixed amount of $3,400,000 to the State as required in article 2.B.

The State is responsible for the following:

1. Construction
2. Acquisition of right of way and real property
3. Adjustment, removal, or relocation of utility facilities
4. Performance of architectural and engineering services
5. Environmental assessment and mitigation

The State will perform the work for the Project. Any changes, additions, or deletions to the Project will be at the State's sole discretion.

In Process

The total amount of Local Government participation shall not exceed the fixed amount stated above.

DocuSign

Certificate Of Completion

Envelope Id: A4B8F4458DCE44E4B7F0EFE4006C08CF
Status: Sent
Subject: Please DocuSign AFAID Z00004833 - 1268-02-030 with City of Cibolo
Source Envelope:
Document Pages: 10
Signatures: 0
Certificate Pages: 5
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-06:00) Central Time (US & Canada)

Envelope Originator:
Mirelda Cavazos
125 E. 11th Street
Austin, TX 78701
Mirelda.Cavazos@txdot.gov
IP Address: 209.112.106.2

Record Tracking

Status: Original
5/7/2024 11:01:00 AM
Holder: Mirelda Cavazos
Mirelda.Cavazos@txdot.gov
Location: DocuSign

Security Appliance Status: Connected
Pool: StateLocal

Storage Appliance Status: Connected
Pool: Texas Department of Transportation
Location: DocuSign

Signer Events	Signature	Timestamp
Wayne Reed wreed@cibolotx.gov Security Level: Email, Account Authentication (Optional) **Electronic Record and Signature Disclosure:** Accepted: 5/13/2024 12:18:19 PM ID: 2285d0ad-d576-4dc7-bb1b-87edbc5c9919		Sent: 5/7/2024 11:04:36 AM Resent: 5/13/2024 7:27:58 AM Viewed: 5/13/2024 12:18:19 PM
Kenneth Stewart, Director Contract Services Division kenneth.stewart@txdot.gov Security Level: Email, Account Authentication (Optional) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign		

In Process

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp
Vicky Ribordy vicky.ribordy@txdot.gov Construction Recordkeeper Texas Department of Transportation Security Level: Email, Account Authentication (Optional) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign	COPIED	Sent: 5/7/2024 11:04:35 AM Viewed: 5/7/2024 1:30:38 PM
Hugo Cienfuegos Hugo.Cienfuegos@txdot.gov Security Level: Email, Account Authentication (Optional)		

Carbon Copy Events	Status	Timestamp
Electronic Record and Signature Disclosure: Not Offered via DocuSign		
Lillie Salas Lillie.Salas@txdot.gov Security Level: Email, Account Authentication (Optional) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign		
Sonya Ayers sonya.ayers@txdot.gov Security Level: Email, Account Authentication (Optional) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign		

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	5/7/2024 11:04:35 AM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

In Process

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Texas Department of Transportation (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through your DocuSign, Inc. (DocuSign) Express user account. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to these terms and conditions, please confirm your agreement by clicking the 'I agree' button at the bottom of this document.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. For such copies, as long as you are an authorized user of the DocuSign system you will have the ability to download and print any documents we send to you through your DocuSign user account for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a $0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. To indicate to us that you are changing your mind, you must withdraw your consent using the DocuSign 'Withdraw Consent' form on the signing page of your DocuSign account. This will indicate to us that you have withdrawn your consent to receive required notices and disclosures electronically from us and you will no longer be able to use your DocuSign Express user account to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through your DocuSign user account all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Texas Department of Transportation:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:
To contact us by email send messages to: kevin.setoda@txdot.gov

To advise Texas Department of Transportation of your new e-mail address

To let us know of a change in your e-mail address where we should send notices and disclosures electronically to you, you must send an email message to us at kevin.setoda@txdot.gov and in the body of such request you must state: your previous e-mail address, your new e-mail address. We do not require any other information from you to change your email address..

In addition, you must notify DocuSign, Inc to arrange for your new email address to be reflected in your DocuSign account by following the process for changing e-mail in DocuSign.

To request paper copies from Texas Department of Transportation
To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an e-mail to kevin.setoda@txdot.gov and in the body of such request you must state your e-mail address, full name, US Postal address, and telephone number. We will bill you for any fees at that time, if any.
To withdraw your consent with Texas Department of Transportation

To inform us that you no longer want to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your DocuSign account, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an e-mail to kevin.setoda@txdot.gov and in the body of such request you must state your e-mail, full name, IS Postal Address, telephone number, and account number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

Operating Systems:	Windows2000? or WindowsXP?
Browsers (for SENDERS):	Internet Explorer 6.0? or above
Browsers (for SIGNERS):	Internet Explorer 6.0?, Mozilla FireFox 1.0, NetScape 7.2 (or above)
Email:	Access to a valid email account
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	• Allow per session cookies

	• Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection

** These minimum requirements are subject to change. If these requirements change, we will provide you with an email message at the email address we have on file for you at that time providing you with the revised hardware and software requirements, at which time you will have the right to withdraw your consent.

Acknowledging your access and consent to receive materials electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please verify that you were able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format on the terms and conditions described above, please let us know by clicking the 'I agree' button below.

By checking the 'I Agree' box, I confirm that:

- I can access and read this Electronic CONSENT TO ELECTRONIC RECEIPT OF ELECTRONIC RECORD AND SIGNATURE DISCLOSURES document; and
- I can print on paper the disclosure or save or send the disclosure to a place where I can print it, for future reference and access; and
- Until or unless I notify Texas Department of Transportation as described above, I consent to receive from exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to me by Texas Department of Transportation during the course of my relationship with you.

In Process

"City of Choice"

City of Cibolo, Texas
City Council Regular Meeting
May 28, 2024

SUBJECT: Discussion/Action Authorizing the City Manager to sign the Advance Funding Agreement (AFA) for the Texas Department of Transportation Project FM 1103, Phase II, from Rodeo Way to FM 78 (Local Contribution)

ITEM SUMMARY: As part of FM 1103, Phase II, from Rodeo Way to FM 78 which expands the road width from 2 to 4 lanes with median, turn lanes, sidewalk and bike lanes. The City of Cibolo is a participating partner for this project.

The following agreement states that the City of Cibolo will contribute a fixed amount of $3,400,000 for this project. However, there is a clause in Section 2.C that states the State can come back and ask for additional funding.

Section 2. Project Funding and Work Responsibilities

B. At least sixty (60) days prior to the date set for receipt of the construction bids, the Local Government shall remit its financial share for the State's estimated construction oversight and construction costs.

C. In the event that the State determines that additional funding by the Local Government is required at any time during the Project, the State will notify the Local Government in writing. The Local Government shall make payment to the State within thirty (30) days from receipt of the State's written notification.

9. Increased Costs

If any existing or future local ordinances, commissioners court orders, rules, policies, or other directives, including but not limited to outdoor advertising billboards and storm water drainage facility requirements, are more restrictive than State or Federal Regulations, or if any other locally proposed changes, including but not limited to plats or replats, result in increased cost to the department for a highway improvement project, then any increased costs associated with the ordinances or changes will be paid by the Local Government. The cost of providing right of way acquired by the State shall mean the total expenses in acquiring the property interests either through negotiations or eminent domain proceedings, including but not limited to expenses related to relocation, removal, and adjustment of eligible utilities.

FINANCIAL IMPACT: Funding will come from future bonds.

SUBMITTED BY:
Julio Gomez, CIP Manager

ATTACHMENTS:

Draft Version_AFA Agreement_FM 1103 Phase II

City of Cibolo

City Council Regular Meeting Staff Report

Discussion/Action on approving a contract with Lockwood, Andrews & Newnam, Inc. for additional Professional Services and Survey for Tolle Road Improvements Project. (Mr. Gomez)

Meeting	Agenda Group	
Tuesday, May 28, 2024, 6:30 PM	Discussion/Action	Item: 8E

From
Julio Gomez, CIP Manager

PRIOR CITY COUNCIL ACTION:

City Council approved the Option No. 1, full-Depth Reconstruction, Tolle Rd - Roadway, Drainage, and Utility Improvement on February 27, 2024

STAFF RECOMMENDATION:

Staff recommend that the City Council authorize the City Manager to execute a contract with Lockwood, Andrews, and Newnam, Inc., to complete Engineering and Survey for the Tolle Rd Improvements Project.

FINANCIAL IMPACT:

This contract will be funded 30% form traffic impact fees and 70% from drainage impact fees

MOTION(S):

N/A

Attachments

Council Comm_LAN_28_May.pdf
20240517 Tolle Rd Add Services Proposal.pdf

City Council Communication

Title: **Award of Professional Services Contract to Lockwood, Andrews, and Newnam, Inc.**
Date: **05/28/24** ***From:*** **Julio Gomez, CIP Manager, Public Works and Capital Projects**

PRIOR CITY COUNCIL ACTION: City Council approved the Option No. 1, Full-Depth Reconstruction, Tolle Rd Street, Drainage, and Utility Improvement on February 27, 2024.

FINANCIAL IMPACT: This contract will be funded 30% from traffic impact fees and 70% from drainage impact fees.

STAFF RECOMMENDATION: Staff recommend that the City Council authorize the City Manager to execute a contract with Lockwood, Andrews, and Newnam, Inc., to complete Engineering and Survey for the Tolle Rd Improvements Project.

MOTION #1: I move to authorize the City Manager to execute a contract with Lockwood, Andrews, and Newnam, Inc., San Antonio, Texas, for the amount of Two Hundred Fifty-Seven Thousand, Seven Hundred Sixty-Six Dollars and Twenty-One Cents ($257,766.21).

ADDITIONAL INFORMATION: Lockwood, Andrews, and Newnam, Inc. Proposal

STAFF CONTACT(S):
Julio Gomez, MBA
CIP Manager, Public Works and Cap. Projects
jgomez@cibolotx.gov
210-619-0069

Lockwood, Andrews & Newnam, Inc.
A LEO A DALY COMPANY

April 25, 2024
(Revised May 17, 2024)

Julio Gomez, MBA
CIP Manager, Public Works & Capital Projects
City of Cibolo
200 South Main Street
P.O. Box 826
Cibolo, TX 78108

Via email: jgomez@cibolotx.gov

RE: Tolle Road Improvements
Proposal for Additional Professional Services
LAN Project #130-11141-000

Dear Mr. Gomez,

Lockwood, Andrews & Newnam, Inc. (LAN) is pleased to provide this additional professional services proposal in support of the Tolle Road Improvements project. This proposal is necessary to complete the design and permitting phase and get the project bid-ready. The services included in this proposal include additional engineering support (LAN), environmental assessments (Raba Kistner) and surveying for right-of-way acquisitions (Bain Medina Bain). A more detailed breakdown of these services is provided herein.

SCOPE OF SERVICES

Task A – Alternatives Development and Evaluations

In early 2023, LAN was directed by the City, at the request of the City Council and CIP Committee, to investigate alternative designs for Tolle Road, including a more substantial pavement design and wider shoulders, a mill and overlay package, and multiple combinations of roadway, drainage and utility improvements. At the time, the project design was at a 90% level of completion.

Between April 2023 and February 2024, at the request of the City, LAN revised schematic layouts, assessed additional utility conflicts and performed additional utility coordination, assessed right-of-way impacts, performed quantity takeoffs and prepared additional cost estimates, developed subconsultant scopes of work for additional survey and right-of-way acquisition scopes, performed additional traffic counts (completed by AC Group), prepared Powerpoint presentations for multiple meetings, attended multiple City Council and CIP Committee meetings, and attended two (2) Public Open House meetings in August and October 2023. LAN provided a letter dated 10/4/2023 (See Attachment 4) which noted the need to utilize the currently contracted Bidding Phase and Construction Phase budgets to cover the effort expended during this time period. The Task A effort in this proposal includes such effort that was spent that will need to be allocated back to the Bidding and Construction Phase budgets.

Task B – Additional Surveying and ROW Exhibits

Additional topographic surveying is needed to collect additional topographic data outside of the original project limits, capture recent improvements along Tolle Rd including the electric substation channel and pipe crossing of Tolle Road, centerline of Cibolo Tolle Rd., and existing driveway culverts along the south side of Tolle Rd within 300 ft of Janoe Lane, and provide property acquisition data, descriptions, and metes and bounds exhibits for property acquisitions. See Attachment 2 for the subconsultant survey proposal provided by Bain Medina Bain.

Task C – Utility Coordination and Conflict Resolution

LAN will provide additional utility coordination to resolve utility conflicts including correspondence, base drawing exchange, meetings, SUE information incorporation, and plan updates. Based on a utility coordination meeting held on April 5th with the franchise utility owners, additional coordination and conflict analysis is necessary due to new GIS information provided, as well as recently installed feeder lines to the GVEC substation. LAN will coordinate with GVEC to confirm locations and depths of their recently installed lines.

Task D – Wastewater Alignment Shift and Services

As part of the Steele Creek residential development, changes were made to the overall limits of construction, horizontal alignments and tie-in locations for the new wastewater line to be constructed with the Tolle Road Improvements project. LAN will adjust the wastewater line design to accommodate the changes in the developer's engineering plans and incorporate wastewater service lines for future customer connections which were requested to be included by the City.

Task E – Drainage Modeling and Design Updates

LAN will coordinate with City staff to obtain recently proposed, under construction, and/or as-built plans and survey data for roadway and drainage improvements within the watershed impacting the Tolle Road project. City Staff will assist in requesting information from TxDOT and local engineers/developers as needed. Only information required for input into revised and updated hydrologic and hydraulic analysis will be requested. Such information includes roadway improvements & culverts, driveway culverts, site improvements including channels, and other physical improvements impacting the flow of drainage and flooding along the project corridor. Known critical improvements include TxDOT's FM-1103, Steele Creek Subdivision, Cibolo Tolle Road, and the Electric Substation expansion and channel. LAN will perform additional field reconnaissance as needed to verify and/or ascertain existing drainage features.

- Town Creek Tributaries Flood Mitigation Design
    - This task consists of performing hydrologic and hydraulic (H&H) modeling calculations in support of the final design of the proposed Tolle Road improvements. Previously, LAN has submitted a preliminary Drainage Study Report in 2018 and a Preliminary Drainage Study Report Update in 2022. As

noted above, existing conditions within the project corridor have changed since these preliminary studies. The goal of this final design flood mitigation design is to update the hydrologic and hydraulic models as needed to show mitigation of potential impacts due the design flood events evaluated. LAN will provide a complete drainage improvements design for the 5-year design storm event (as previously) selected by the City of Cibolo and the 1% annual chance storm event (FEMA mapping model).

- Previous HEC-HMS model results will be updated to include alternative analyses of the drainage sub-basins within the study area that are 200 acres or less. The City of Cibolo will provide recent model and mapping data from county-wide studies that utilize alternative methods to determine peak flows for these and similar sub-basins. The resulting hydrologic flow values will be checked against the peak flows generated in the hydraulic HEC-RAS 2D modeling described below to determine the appropriate design flows for proposed culvert locations.

- For final design in the Tolle Road project area from Weil Rd.to a location just upstream (north) of the proposed Steele Creek Subdivision Lance Crossing culverts, a HEC-RAS 2D model be developed to accurately capture the complex flow relationship. Atlas 14 precipitation will be run in the existing and proposed conditions hydraulic model. The previous 2022 Preliminary Drainage Study Report Update used a watershed-wide rain-on-mesh HEC_RAS 2D model with limited culvert structures to evaluate overland flow patterns and flood potential, particularly in the Cibolo Tolle Rd – Janoe Ln portion of the project area. The proposed conditions model will add the proposed channel from Weil Rd to Cibolo Tolle Rd and proposed crossing and driveway culverts to mitigate impacts to adjacent properties. The targeted 5-year design flow will be used to evaluate final design of the previously proposed channel and culverts. It is understood that the targeted design flow may not be fully contained within the proposed channel banks given its magnitude, right of way limitations and adjacent low-lying areas. This task includes mapping the resultant 5-yr (20 % annual chance) and 100-yr (1% annual chance) floodplains based on existing conditions and final sizing of the proposed culvert crossings and channel.

- Downstream of the Janoe Ln, the previously prepared 1D HEC-RAS model for Tributaries No. 2 and No. 3 will be updated with revised flows and additional survey information received. This will provide updated design storm event water surface elevations and velocities. Proposed culverts for Tolle Road and Country Lane will be evaluated for final design capacity. This task includes mapping the resultant 5-yr (20 % annual chance) and 100-yr (1% annual chance) floodplains based on existing conditions and final sizing of the proposed culvert crossings.

- This task includes mapping the resultant 5-yr (20 % annual chance) and 100-yr (1% annual chance) floodplains based on existing conditions and final sizing of the proposed culvert crossings and channel. Map Exhibits and tables will be prepared to show maximum inundation results. For the portion of the project area modeled

with the HEC-RAS 2D simulation model, preparation of videos to show runoff flow and velocity during design events. LAN will prepare videos for presentation and discussion for existing and proposed conditions. The HEC-RAS 1D steady state model portion of the project will also have map exhibits, tables. The model data and map exhibits will be prepared in aa format to provide a basis for future FEMA map revision should the City which to pursue such in post-project.

- Drainage Technical Memorandum
  - A Drainage Technical Memorandum with an overview of the tasks completed in the 100% Flood Mitigation Design effort will be drafted for inclusion with the design deliverables. Hydrologic and hydraulic modeling methods, assumptions, and outputs will be summarized for the project area. Flood mitigation design results will be discussed to ensure that negative impacts to existing properties are adequately addressed and mitigated to the extent possible based on the 5-year design storm event.

Task F – Additional Project Management/Meetings

LAN will provide additional project management throughout the duration of the project. LAN will attend biweekly progress meetings with the City, as well as utility coordination meetings with franchise utility owners and prepare meeting minutes. Additionally, meetings with property owners or attendance at City CIP Committee meetings may be necessary.

BUDGET SUMMARY

The requested budget for each task is provided in the Table below. The effort was developed based on approved rates included in our 2023 General Engineering contract, and a 5% subconsultant markup for coordination. A full breakdown of fees is provided in Attachment 1.

Task	Budget
Task A – Alternative Development and Evaluation	$62,899.46
Task B – Additional Survey	$95,502.75
Task C – Utility Coordination and Conflict Resolution	$6,800.00
Task D – Wastewater Alignment Shift and Services	$5,840.00
Task E – Drainage Modeling and Design Updates	$38,700.00
Task F – Additional Project Management/Meetings	$48,024.00
TOTAL:	**$257,766.21**

ASSUMPTIONS

The following assumptions were made in the development of this proposal:

- Subsurface Utility Engineering (SUE) potholing (QL-A) and horizontal locating (QL-B) is not included and is the responsibility of the franchise utility owners.
- It is assumed that a USACE Section 404 Permit is not required.

- FEMA floodplain mapping and submittals are not included. If it is determined that a CLOMR or LOMR submittal is necessary based on the additional hydrologic and hydraulic analysis included herein, it will be included in a separate proposal.
- It is assumed that archeological investigations will not be necessary. Should further investigations be required based on the environmental assessment, it will be included in a separate proposal.

Upon your authorization and a Notice to Proceed, we will prepare a schedule to complete this work based on the expected durations for the environmental and survey field work. We appreciate the opportunity to support the City on this important project. If you have any questions or need further information, please call me at (512) 694-1888 or email at tmmichel@lan-inc.com. We look forward to successful completion of this project.

Sincerely,



Travis Michel, PE
Senior Associate, Team Leader

Attachments:

- Attachment 1 – Fee Estimate
- Attachment 2 – Survey Subconsultant Proposal (Bain Medina Bain)
- Attachment 3 – LAN Notice of Change in Services Letter dated October 4, 2023

ATTACHMENT 1: FEE CALCULATION **5/17/2024**

PROJECT: TOLLE ROAD RECONSTRUCTION/WW IMPROVEMENTS

	Principal	QA/QC Manager	Sr. Project Manager	Sr. Hydraulic Engineer	Engineer V	Sr. CAD Designer	EIT IV	Admin	Total Task Hours	Subconsultant Cost	Subconsultant Markup (5%)	Total Task Cost
Rates	$ 310	$ 270	$ 225	$ 260	$ 160	$ 132	$ 125	$ 105				
Task A—Alternative Development and Evaluation												
Alternative Development and Evaluation	Services covered by LAN invoices dated October 6, 2023 ($49,854.24) and February 9, 2024 ($13,045.22)											$ 62,899.46
Task A Totals	0	0	0	0	0	0	0	0	0			**$ 62,899.46**
Task B—Additional Surveying and ROW Exhibits												
Survey (Bain Medina Bain)	-	-	-							$ 90,955.00	$ 4,547.75	$ 95,502.75
Task B Totals	0	0	0	0	0	0	0	0	0			**$ 95,502.75**
Task C - Utility Coordination and Conflict Resolution												
Utility Coordination			8				40		48			$ 6,800
Task D Totals	0	0	8	0	0	0	40	0	48			**$ 6,800**
Task D - Wastewater Alignment Shift and Services												
Wastewater Alignment Shift and Services					20	20			40			$ 5,840
Task E Totals	0	0	0	0	20	20	0	0	40			**$ 5,840**
Task E - Drainage Modeling and Design Updates												
Drainage Modeling and Design Updates			20	40	80	80	80	8	308			$ 38,700
Task F Totals	0	0	20	40	80	80	80	8	308			**$ 38,700**
Task F - Additional Project Management/Meetings												
Additional Project Management/Meetings		40	72		72	72			256			$ 48,024
Task F Totals	0	40	72	0	72	72	0	0	256			**$ 48,024**
LABOR TOTAL	**0**	**40**	**100**	**40**	**172**	**172**	**120**	**8**	**652**			**$ 257,766.21**

*Rates are based on LAN's 2023 General Engineering contract, with the addition of the Sr. Hydraulic Engineer category.

BAIN MEDINA BAIN
ENGINEERS & SURVEYORS

May 16, 2024

Mohammadreza Gholikhani, PhD, PE
Lockwood, Andrews & Newnam, Inc.
9311 San Pedro, Suite 808
San Antonio, Texas 78216

Re: Tolle Road - Survey proposal for Easement Documents
BMB Project No. S-5738

Dear Mr. Gholikhani:

Bain Medina Bain, Inc. (BMBI) is pleased to submit this cost proposal to provide Land Surveying Services to prepare Easement Documents and ROW parcels in conjunction with your email request for proposal received on March 11, 2024.

The scope will include coordination and scheduling to provide a 3-man field crew to recover and verify horizontal and vertical control points, review Right of Way documents for Tolle Road, verify ownerships, prepare Right of Entry Letters and coordinate responses for 13 tracts. BMB will survey corner monumentation along public access roads and the parent tracts. BMB will prepare parcel plat, field notes and closures for 8 proposed ROW parcels and 8 proposed drainage easements. BMB will set monuments at proposed ROW parcel corners along proposed ROW only and set easement corners for proposed easements.

Upon NTP we will send the ROE letters within a week, we expect to spend 4 weeks in the field, followed by 3 weeks in the office to produce the 16 preliminary parcels for your review.
We need to allow 2 weeks for Client review and subsequently 2 weeks to finalize the easements addressing comments and monumenting in the field and one week to finalize the deliverables.

The scope of services mentioned above will be provided for a proposed lump sum fee of $90,955. (See attached breakdown of services).

Services performed will be in a manner consistent with that level of care and skill ordinarily exercised by members of the surveying profession currently practicing under similar conditions. No other warranty, expressed or implied, is made.

If this proposal is acceptable, please sign below and return a copy to our office.
Please call me if you have any questions, or if you wish to discuss this offer for Professional Survey Services.

Sincerely,

04/16/2024

Victor Mendez, RPLS | Director of Surveying
Bain Medina Bain, Inc.
Engineers & Surveyors
HUB, SBE, WBE, TxDOT Pre-Certified Firm
TBPELS Registered Firm Engineering Number: F-1712
TBPELS Firm Surveying Number: 10020900
www.bmbi.com

_____ _____
Approved by: Date:

Item No.	FEE ESTIMATE ROW Survey, PROP ROW, Easement of Tolle Rd. from FM 1103 to County Lane in Guadalupe Co. For Lockwood Andrews and Newnam Inc. BMB P-3621		RPLS	Senior Survey Tech	Survey Tech III	3-Man Survey Crew	Adm Asst	Total Task Hours	Cost
	16-May		**$170.00**	**$115.00**	**$110.00**	**$240.00**	**$85.00**		
1	Recover and Verify Vertical and Horizontal Control		1	4	2	12		19	$3,730.00
2	Review right of way documents for Tolle Road.		2	8	16			26	$3,020.00
3	Verify and update ownership information for 13 tracts		1	2	6			9	$1,060.00
4	Prepare Right of Entry letters, coordinate responses and create response tracking table for 13 tracts		1		8		8	17	$1,730.00
5	Draft deed discriptions of parent tracts		2	8	32			42	$4,780.00
6	Field Survey corner monumentation along public access roads		2	4	6	16		28	$5,300.00
7	Field Survey 13 parent tracts for Right of Way parcels and easements, to include, trees, signs, mailboxes, utilities, drainage structures, driveways, fences, gates, traffic signals, pavement markings. Vertical cross sections. Utilities will be located to Level B as marked by others. Drainage structures will be detailed showing structure dimensions, headwalls and flowlines elevations.		4	8	12	60	1	85	$17,405.00
	Additional topography survey for drainage channe extension up to 40 hours in the field		4	10	20	40	2	76	$13,800.00
8	Extend vertical cross sections 50' upstream and downstream at 5 cross culvert locations		2	8	16	24	2	52	$8,950.00
9	Prepare parcel plat, field notes, and closures for 8 Proposed Right of Way parcels		5	20	40			65	$7,550.00
10	Prepare parcel plat, field notes, and closures for 8 Proposed drainage easement		4	12	32			48	$5,580.00
11	Set monuments at proposed Right of Way parcel corners along proposed Right of way only		1	4		12	1	18	$3,595.00
12	Set easement corners for proposed easements		1	4		12	1	18	$3,595.00
13	Prepare a 2D drawing showing right of way and the information gathered above.		2	8	16			26	$3,020.00
14	Prepare a 3D DTM of the roadway from field data gathered above.		2	16	8			26	$3,060.00
15	Address comments from City of Cibolo		2	4	8	4	1	19	$2,725.00
16	QA/QC		2	2	4	4	1	13	$2,055.00
	Total Hours		38	122	226	184	17	587	
	Total Costs		$6,460.00	$14,030.00	$24,860.00	$44,160.00	$1,445.00		**$90,955.00**

Lockwood, Andrews & Newnam, Inc.
A LEO A DALY COMPANY

October 4, 2023

Timothy D. Fousse, CPM
Director, Public Works & Capital Projects
City of Cibolo
200 South Main Street
P.O. Box 826
Cibolo, TX 78108

Via email: tfousse@cibolotx.gov

RE: **Tolle Road Final Design (PO #22064)**
Notice of Change in Services
LAN Project No.: 130-11141-000

Dear Mr. Fousse,

Lockwood, Andrews & Newnam, Inc. (LAN) is providing this letter as a notice of change in professional services for the Tolle Road Final Design project (PO #22064).

In early 2023, LAN was directed by the City, at the request of the City Council and CIP Committee, to investigate alternative designs for Tolle Road, including a more substantial pavement design and wider shoulders, and multiple combinations of roadway, drainage and utility improvements. At the time, the project design was at a 90+% level of completion.

Over the last several months LAN has prepared additional cost estimates, revised schematic layouts, assessed additional utility conflicts and performed additional utility coordination, assessed right-of-way impacts, developed subconsultant scopes of work for additional survey and right-of-way acquisition scopes, performed additional traffic counts (completed by AC Group), attended City Council and CIP Committee meetings and attended a Public Open House meeting on August 24th for the Tolle Road project. The effort expended over the last several months has exhausted our currently contract design phase budget, and this letter is providing notice of the need to utilize the currently contracted Bidding Phase and Construction Phase budgets to cover the effort expended over the past several months.

BUDGET SUMMARY
The original contracted budgets for this contract (PO #22064), and associated invoicing to date, are the following:

Phase	Contract Amount	Invoiced to Date (Thru May 2023)
Design/Permitting	$211,100.00	$211,100.00
Design Phase Expenses	$2,220.00	$476.97
Bidding Phase	$16,600.00	$3984.00
Construction Phase	$106,060.00	$0
TOTAL:	**$335,980.00**	**$215,560.97**

Lockwood, Andrews & Newnam, Inc.
A LEO A DALY COMPANY

The total invoiced to date, thru the May 12th, 2023 invoice, is $215,560.97. Although the existing design phase budget has been exhausted, moving forward LAN will work and invoice within the remaining budgets for expenses, Bidding and the Construction Phase budgets. We will prepare and submit an October invoice capturing all services to date, which will include efforts from May thru September 2023. The project is currently on hold awaiting further direction from the City. We will not exceed the current total contract amount without written approval.

We appreciate the opportunity to support the City on this important project. If you have any questions or need further information, please call me at (512) 338-2745 or email at tmmichel@lan-inc.com. We look forward to successful completion of this project.

Sincerely,



Travis Michel, PE
Senior Associate, Team Leader

Cc: Anna Miranda, Director of Finance

City of Cibolo

City Council Regular Meeting Staff Report

Discussion/Action on the Awarding of a Consultant Services Contract to Riveron Corp. (Mr. Gomez)

Meeting	Agenda Group	
Tuesday, May 28, 2024, 6:30 PM	Discussion/Action	Item: 8F

From
Julio Gomez, CIP Manager

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

Council Comm_Riveron Corp_28_May.pdf
3-11-24 Riveron Cibolo Tolle Rd Proposal.pdf

City Council Communication

Title: **Award of Consultant Services Contract to Riveron Corp.**
Date: **05/28/24** *From:* **Julio Gomez, CIP Manager, Public Works and Capital Projects**

PRIOR CITY COUNCIL ACTION: City Council approved the Option No. 1, Full-Depth Reconstruction, Tolle Rd Street, Drainage, and Utility Improvement on February 27, 2024.

FINANCIAL IMPACT: This contract will be funded 30% from traffic impact fees and 70% from drainage impact fees.

STAFF RECOMMENDATION: Staff recommends that the City Council authorize the City Manager to execute a contract with Riveron Corporation, to assist in acquiring easements or right-of-way on 16 impacted properties for the Full-Depth Reconstruction Project. A map of the impacted properties is included for consideration.

MOTION #1: I move to authorize the City Manager to execute a contract with Riveron Corp., San Antonio, Texas, for the amount of Sixty-Five Thousand Dollars ($65,000).

ADDITIONAL INFORMATION:
Riveron Corp. Proposal
Table – Impacted Property Owners - LAN
Plans of Proposed ROW Easements - LAN

STAFF CONTACT(S):
Julio Gomez, MBA
CIP Manager, Public Works and Cap. Projects
jgomez@cibolotx.gov
210-619-0069

Riveron Corp.

24165 IH-10 West,
Ste. 217-494
San Antonio, Texas 78257
Tel. 713.206.0302
SRiveron@RiveronCorp.com

City of Cibolo
200 South Main --- P.O. Box 826
City of Cibolo, TX 78108
Attention: Mr. Julio Gomez
Capital Improvements Program Manager

March 11, 2024

CONSULTING SERVICES PROPOSAL
FOR CITY OF CIBOLO - TOLLE ROAD PROJECT IMPROVEMENTS
ACQUISITION SERVICES

We are pleased to submit a proposal for the Tolle Road project. The city's project is to acquire easements or right-of-way on 16 impacted properties for a drainage project. The city provided a map of the project (attached).

Scope of Work

The general scope of our work for acquisition services for this project will consist of the following:

Draft City Ordinance for acquisition for the project (to be approved by City attorney).

Initiation activities:

- Work with city's engineer, surveyor, and appraiser
- Determine initial ownership interests
- Coordination with Title company for initial title report and further identification of ownership interests
- Personal Contact with identified property owner
- Required Notice Packet to Property Owner

Initial Offer:

- Preparation of Offer documents including Purchase and Sale Agreement; Easements; Deeds; required notices
- Negotiations with property owner
- Counteroffers and discussions with owner or owner's representative

Final Offer:

- Preparation of final offer documents including required notices; Purchase and Sale Agreement; Easements; Deeds

- Continued discussion with owner

Closing:

- Coordination with Tile company to obtain if needed release of liens, partial release of liens, other required actions to obtain acceptable title insurance for city.
- Coordination with property owner, title company, and city to close.
- Obtain from title company final recorded deed/easements in City's name

Relocation Services:
It is not anticipated that relocation services will be needed for this project.
Should relocation services be needed, we will provide these services at an additional cost based on the hourly rate and an estimate will be provided prior to work at the time.

Excluded services:

- Appraisals
- Title company costs and fees including recording
- Closing costs

Cost Estimate

Services are based on a flat rate fee for the project scope with a cost of $57,600. Should additional ROW/Easements be needed, the additional cost will be $3,600 per each ROW/Easement. In addition, Riveron Corp. will require reimbursement for printing of offer packets and notices and mailing costs, estimated not to exceed $200 per property.

Additional services hourly rate $185. Examples of additional services are assisting City's attorney with condemnation and extra ordinary time working with property under court oversite such as probate, guardianships; attending city meetings that are not also property owner meetings. City written approval will be required prior to beginning any additional hourly services.

We appreciate the opportunity to submit this proposal. Should you have any questions regarding this proposal or other services we provide, we will be pleased to discuss them with you.

Very truly yours,
Riveron Corp.

Sherri Riveron
President
Enclosures: Fee Schedule
City project properties

FEE SCHEDULE

Invoicing will be at intervals, per property, and submitted on a regular as follows:

Project initiation $875
Notice of Intent packet sent $200
Initial offer Sent $875
Final offer sent or Agreement reached $975
Closing or if no agreement reached then file sent to city for condemnation $675

Sheet #	Station	Property Owner	Total Property Acre's	Property Information	Acreage Needed	Reason	Comments
4	Start: 10+50 End: 16+25	Micheal Don Andrews	4.994	Vol. 3145, Pg 27, O.P.R.G.C.T	0.456	Drainage	South end of Tolle Road Proposed ROW.
4	Start: 16+25 End: 23+50	Adrian B. Potter and Consuelo Potter (Husband & Wife)	17.138	Vol. 1453, Pg 891, O.P.R.G.C.T	0.637	Drainage	South End of Tolle Road Proposed ROW.
4	Start: 23+50 End: 26+40	Raymond Krueger and Mary Ann Krueger	10	Vol. 617, Pg 509, D.R.G.C.T Vol. 444, Pg 360, D.R.G.C.T	0.261	Drainage	South end of Tolle Road Proposed ROW.
4	25+00	Charles R. Smith	10.502	Vol. 1006, Pg 157, O.R.G.C.T	0.008	Drainage	Proposed Drainage Easement on North side of Tolle Rd.
4	Start: 26+40 End: 29+15	Cibolo Tolle Subdivision (LOT 20) Troy Allen Zakrzewski and Annette Lehman DOC. NO. 201899025443	Unknown	Vol. 4, Pg 208, P.R.G.C.T	0.246	Drainage	South end of Tolle Road Proposed ROW.
5	36+00	Green Valley Water Supply Easement	Unknown	Vol. 365, Pg 301, D.R.G.C.T	0.021	Drainage	Proposed Drainage Easement on North side of Tolle Rd. Proposed Easement within existing waterline easement
5	36+00	Thomas F. Cowan and Linda M. Cowan	11.101	Vol. 1058, Pg 105, O.P.R.G.C.T	0.021	Drainage	Proposed Drainge Easement on South side fo Tolle Rd.
5	Start: 48+00 End: 50+80	Charles R. Pinson	22.3	Vol. 1220 Pg 116, O.P.R.G.C.T Described in Vol. 461, Pg 382, D.R.G.C.T	0.123	Roadway	South end of Tolle Road Proposed ROW.
5 & 6	Start: 50+80 End: 54+75	258 Steele Creek Investments,LLC	85.6	Doc. No. 201899019519, O.P.R.G.C.T	0.145	Roadway	South end of Tolle Road Proposed ROW.
6	69+00	Thomas A. Love and Janice A. Love	3.68	Vol. 898, Pg 116, O.R.G.C.T	0.022	Drainage	Proposed Drainage Easement on North Side of Tolle Rd
6	69+00	Becky S. Noble	12.125	Vol. 1102, Pg 684, O.P.R.G.C.T	0.015	Drainage	Proposed Drainge Easement on South side fo Tolle Rd.
6 & 7	Country Lane Alignment Start: 20+00 End: 22+80	Becky S. Noble	12.125	Vol. 1102, Pg 684, O.P.R.G.C.T	0.036	Roadway	Proposed ROW at Country Lane and Tolle Rd intersection
7	Country Lane Alignment Start: 16+80 End: 17+90	Becky S. Noble	12.125	Vol. 1102, Pg 684, O.P.R.G.C.T	0.028	Drainage	Drainge Easement on North end of Country Lane
6 & 7	Country Lane Alignment Start: 17+70 End: 22+80	Suzanne Ruff	2.493	Vol. 1324, Pg 476, O.P.R.G.C.T	0.059	Roadway	Proposed ROW at Country Lane and Tolle Rd intersection
7	Country Lane Alignment Start: 17+70 End: 17+90	Suzanne Ruff	2.493	Vol. 1324, Pg 476, O.P.R.G.C.T	0.007	Drainage	Drainge Easement on South end of Country Lane
7	Country Lane Alignment Start: 16+80 End: 17+70	Christopher A Milligan and Priscilla M. Milligan	10.085	Doc No. 202099009020	0.024	Drainage	Drainge Easement on South end of Country Lane

PROPOSED ROW EASEMENTS TOTAL ACREAGE: 2.109 Acres

NO	REVISION	DRAWN	APPROVED	DATE

Lockwood, Andrews & Newnam, Inc.
A LEO A DALY COMPANY
TBPE Firm No. 2614

CITY OF CIBOLO

TOLLE ROAD IMPROVEMENTS

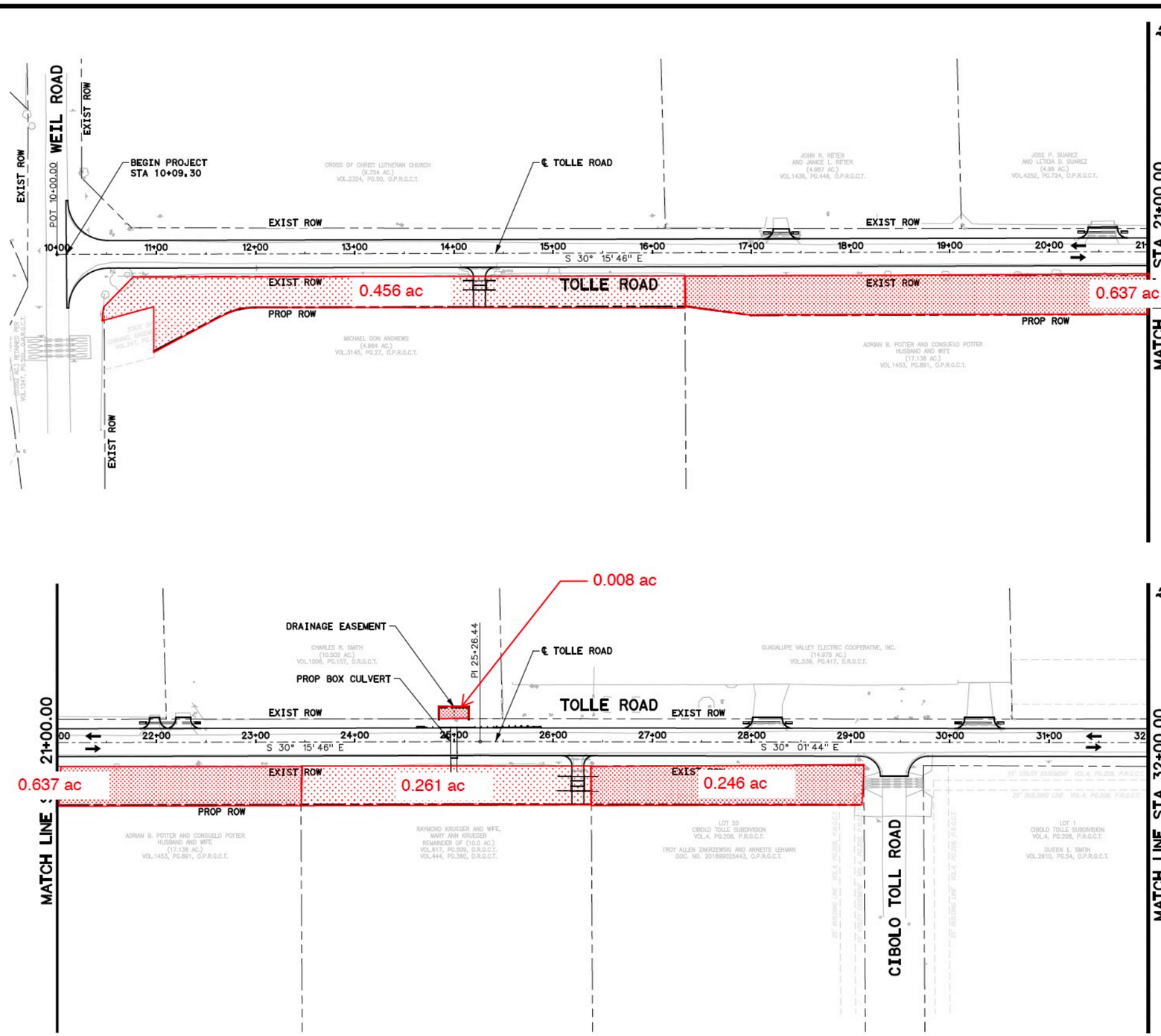
PROJECT LAYOUT TOLLE ROAD

STA 10+09.30 TO STA 32+00.00

SHEET 1 OF 3

DRWN. BY: CAD	DSGN. BY:	CHKD. BY:	PROJECT NO.: LAN #22-01, 22-02	DATE:	SHEET NO.:

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NO	REVISION	DRAWN	APPROVED	DATE

Lockwood, Andrews & Newnam, Inc.
A LEO A DALY COMPANY
TBPE Firm No. 2614

CITY OF CIBOLO

TOLLE ROAD IMPROVEMENTS

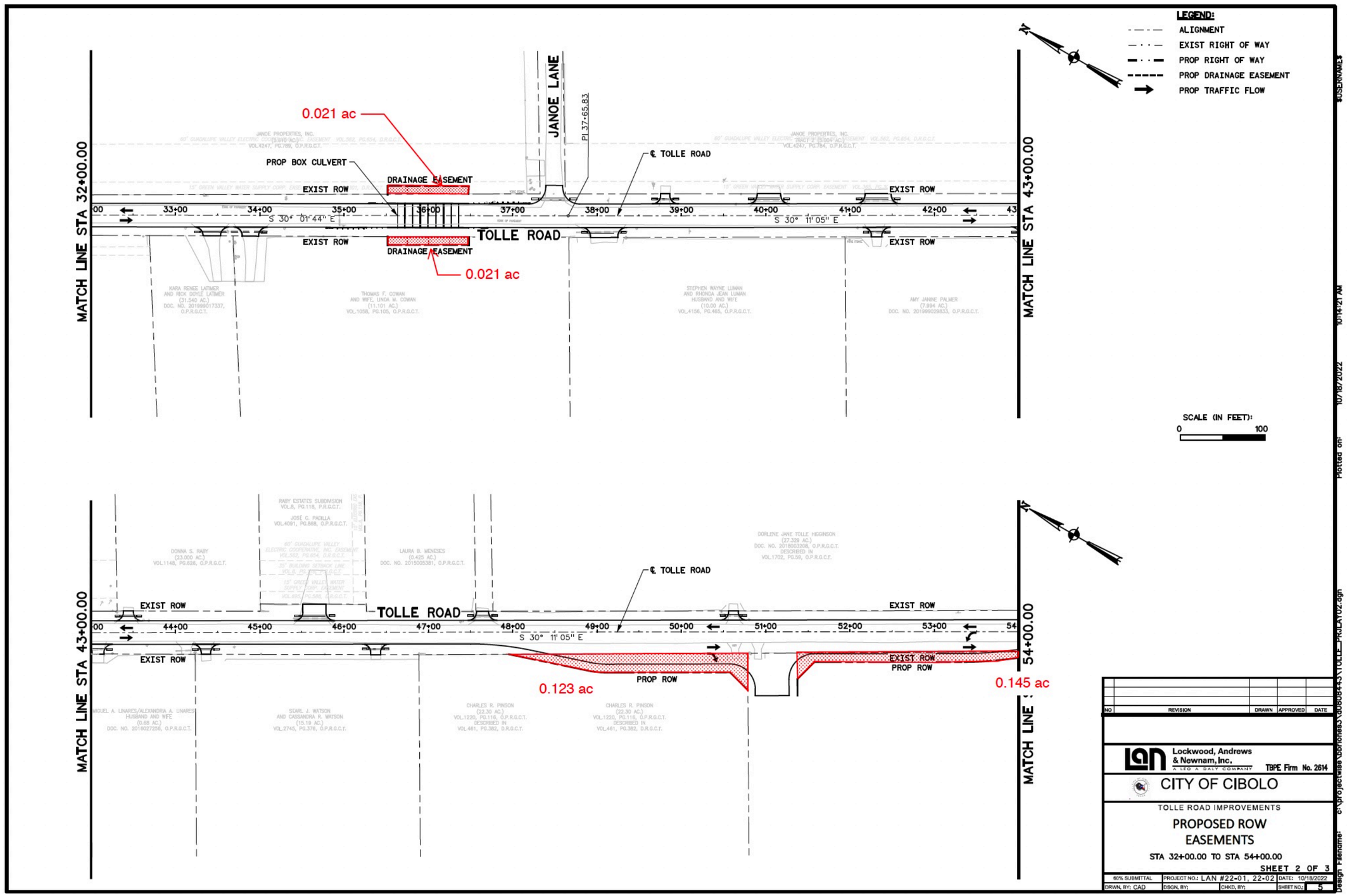
PROPOSED ROW EASEMENTS

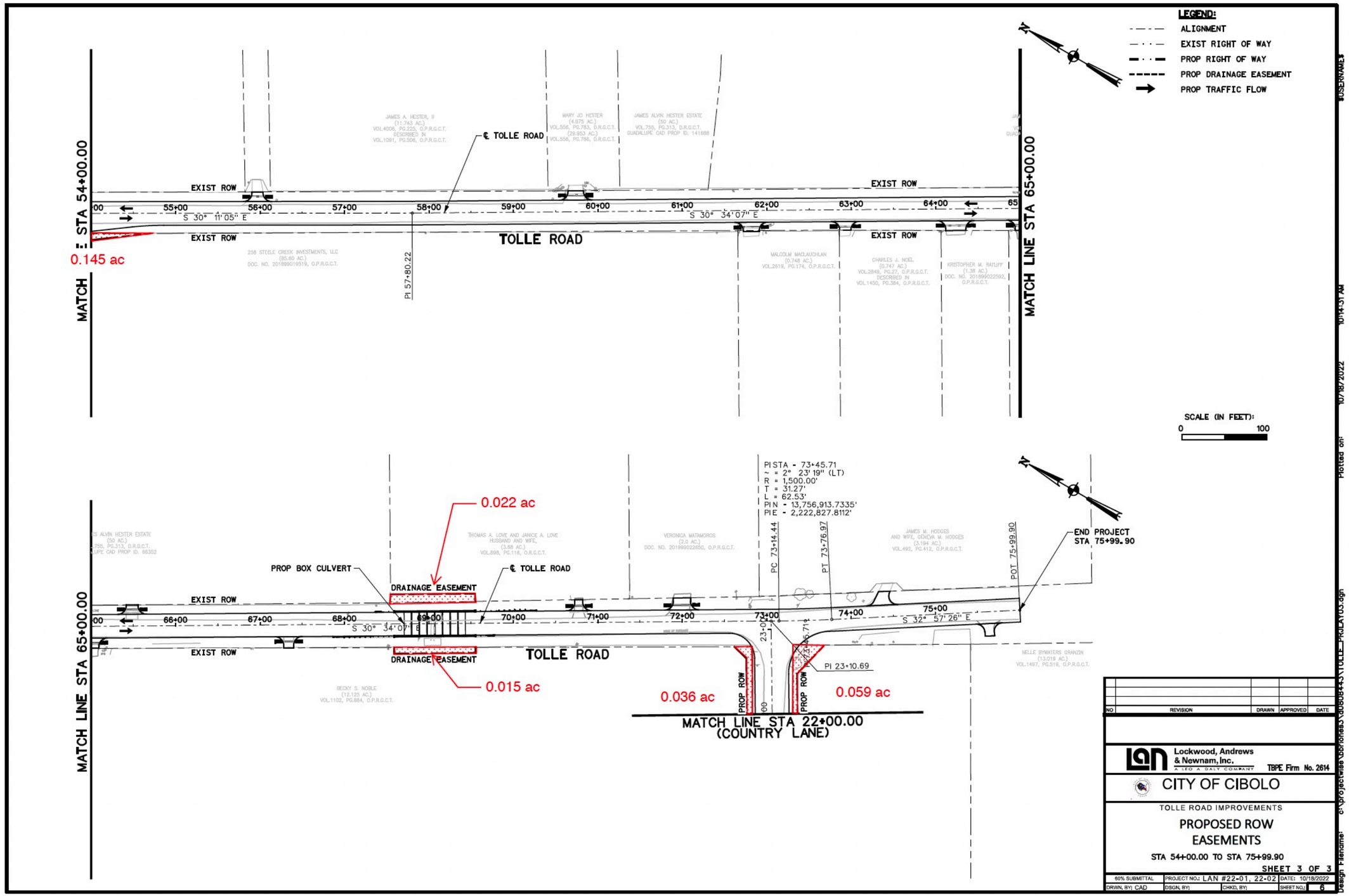
STA 10+09.30 TO STA 32+00.00

SHEET 1 OF 3

60% SUBMITTAL	PROJECT NO.: LAN #22-01, 22-02	DATE: 10/18/2022	
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LEGEND:
ALIGNMENT
EXIST RIGHT OF WAY
PROP RIGHT OF WAY
PROP DRAINAGE EASEMENT
PROP TRAFFIC FLOW
MATCH LINE STA 32+00.00
MATCH LINE STA 43+00.00
MATCH LINE STA 54+00.00
JANOE LANE
PI 37+65.83
℄ TOLLE ROAD
TOLLE ROAD
PROP BOX CULVERT
DRAINAGE EASEMENT
EXIST ROW
0.021 ac
S 30° 01' 44" E
S 30° 11' 05" E
PROP ROW
0.123 ac
0.145 ac
SCALE (IN FEET):
0
100
CITY OF CIBOLO
TOLLE ROAD IMPROVEMENTS
PROPOSED ROW
EASEMENTS
STA 32+00.00 TO STA 54+00.00
SHEET 2 OF 3
Lockwood, Andrews & Newnam, Inc.
TBPE Firm No. 2614



NO	REVISION	DRAWN	APPROVED	DATE

Lockwood, Andrews & Newnam, Inc. A LEO A DALY COMPANY — TBPE Firm No. 2614

CITY OF CIBOLO

TOLLE ROAD IMPROVEMENTS

PROPOSED ROW EASEMENTS

STA 54+00.00 TO STA 75+99.90

SHEET 3 OF 3

60% SUBMITTAL	PROJECT NO.: LAN #22-01, 22-02		DATE: 10/18/2022
DRAWN BY: CAD	DSGN. BY:	CHKD. BY:	SHEET NO.: 6

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LEGEND:

- ALIGNMENT
- EXIST RIGHT OF WAY
- PROP RIGHT OF WAY
- PROP DRAINAGE EASEMENT
- PROP TRAFFIC FLOW

JAMES A. TWENTER AND JERI S. TWENTER
HUSBAND AND WIFE
(27.609 AC.)
VOL.1501, PG.82, O.P.R.G.C.T.

JAMES A. TWENTER AND JERI S. TWENTER
HUSBAND AND WIFE
(27.609 AC.)
VOL.1501, PG.82, O.P.R.G.C.T.

BECKY S. NOBLE
(12.125 AC.)
VOL.1102, PG.884, O.P.R.G.C.T.

POT 10+00.00

BEGIN PROJECT
STA 10+60.69

PI 13+10.43

℄ TOLLE ROAD

PI 16+19.49

PI 18+05.26

EXIST ROW

DRAINAGE EASEMENT

0.028 ac

0.036 ac

PROP ROW

10+00 11+00 12+00 13+00 14+00 15+00 16+00 17+00 18+00 19+00 20+00 21+00 22

N 58° 56' 33" E

N 59° 18' 11" E

N 59° 28' 57" E

N 59° 13' 01" E

COUNTRY LANE

EXIST ROW

DRAINAGE EASEMENT

PROP ROW

0.059 ac

PROP BOX CULVERT

0.007 ac

0.024 ac

MATCH LINE STA 22+00.00

SERVTEX MATERIAL COMPANY
(20.110 AC.)
GUADALUPE CAD PROP ID. 66479

CHRISTOPHER A. MILLIGAN
AND PRISCILLA M. MILLIGAN
(10.085 AC.)
DOC. NO. 202099009020, O.P.R.G.C.T.

SUZANNE RUFF
(2.493 AC.)
VOL.1324, PG.476, O.P.R.G.C.T.

SCALE (IN FEET):
0 100

NO	REVISION	DRAWN	APPROVED	DATE

Lockwood, Andrews & Newnam, Inc.
A LEO A DALY COMPANY
TBPE Firm No. 2614

CITY OF CIBOLO

TOLLE ROAD IMPROVEMENTS

PROPOSED ROW EASEMENTS

STA 10+60.69 TO STA 22+00.00

SHEET 1 OF 1

60% SUBMITTAL	PROJECT NO.: LAN #22-01, 22-02	DATE: 10/18/2022
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City of Cibolo

City Council Regular Meeting Staff Report

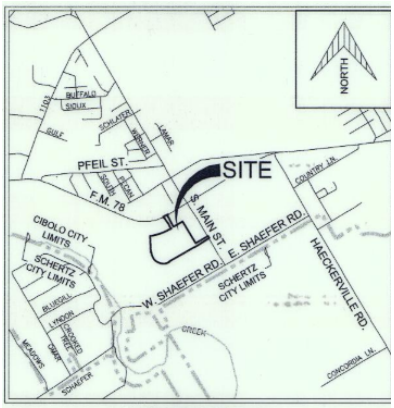
Discussion/Action regarding the Final Acceptance of Public Infrastructure for The Quarters (Trophy Oak). (Mr. Otto)

Meeting	Agenda Group
Tuesday, May 28, 2024, 6:30 PM	Discussion/Action Item: 8G

From
Grant Fore, Planner II

ITEM SUMMARY:

Project Name:	**The Quarters (Trophy Oak)**
Owner/Applicant:	**Cibolo Valley Apartments, LP**
Representative:	***Alyson Meyer, NRP Group***
Contractor:	**NRP Group**
Council District	**2**
Vested Rights	**N/A**
Proposed Use:	**Multi-Family**
Plat Recordation	**06/21/2019**
Acres	**17.781 acres**



FINDINGS/CURRENT ACTIVITY:
A Final Acceptance walkthrough was conducted and all punch list items (deficiencies) that were documented have been addressed. The developer requests Final Acceptance of the following improvements located within the Quarters (Trophy Oak) development.

The following units have been recorded:

Unit	Lots	Recordation Date
	One (1) Multi-Family Lot; Four (4) Green Belt Lots	06/21/2019
Total lots recorded	Five (5)	06/21/2019

ACCEPTANCE OF PUBLIC IMPROVEMENTS – FINAL ACCEPTANCE:

Section 20.3.11 of the UDC speaks to Public Improvements Acceptance. It is expressly understood that as a condition to the approval of said subdivision, no Building Permits will be issued until all public infrastructure is installed and other improvements required by this UDC is accepted for the subdivision in which said lot is contained.

Inspection and Acceptance of Public Improvements. The City Engineer, the City's Construction Inspectors, and the Public Works Department have conducted their inspections and walkthroughs. Based upon this walkthrough and any developer's corrections, City staff have found the construction to be in accordance with the approved construction plans. The applicant's engineer has submitted a signed and sealed letter to the City Engineer stating that the development is complete in accordance with the approved construction plans and all known deficiencies ("punch list" items) have been corrected.

Final Acceptance of Public Improvements. The City's Final Acceptance Criteria in the UDC are as follows.

I. After 18 months from the date of preliminary acceptance in accordance with Part I, or when 75% of the buildable lots within the development or the unit of the development being presented for final acceptance have been developed, whichever point in time occurs last, the developer may petition the City for Final Acceptance of public improvements by completing Part II of the "Developer Petition for Acceptance of Public Improvements" as shown in this UDC and providing three (3) copies of the form to the City.

City Engineer has walked the site and found the public improvements to be in general conformance with the approved construction documents and the "Developer Petition for Acceptance of Public Improvements" has been received.

II. Upon the submission of a complete petition with all the required information and attachments specified in this UDC, the

II. Upon the submission of a complete petition with all the required information and attachments specified in this UDC, the Construction Inspector or appointed City staff members, in conjunction with the City Engineer, shall perform final acceptance inspections to determine that the owner has maintained the public improvements in good condition and has corrected any and all deficiencies specified in the Preliminary Acceptance procedure.

City Engineer has verified that all punch list items have been addressed and recommends final acceptance of the public improvements.

III. Each public improvement shall be tabulated and quantified into terms of lineal road length, lineal sidewalk length, lineal water line length (per diameter of water line), lineal sanitary sewer line length (per diameter of sanitary sewer line), lineal drainage channel lengths, acreage of storm water pond acreage, and the like, as well as the valuation for each public improvement.

Public Infrastructure	**Linear Feet (LF) Dedicated**	**Total Valuation**
Water: Water Distribution System	3, 736 LF	$305, 400
Sanitary Sewer	1, 583 LF	$109, 600
Drainage	1, 074 LF	$164, 000
Street	361 LF	$173, 400
Other: Street Drainage	124 LF	
Total Valuation of Accepted Public Infrastructure Improvements dedicated to the City of Cibolo		$752, 400

City Engineer has reviewed the quantities and valuations of public improvements and agrees with the values above.

In conjunction with the submittal of the Final Acceptance instrument, the applicant shall submit the following:

- Completed Part II Developer Petition for Final Acceptance of Public Improvements
- Executed Warranty Bond
- Copy of recorded Final Plat
- As-Built Plans
- A DVD with AutoCAD and PDF's of all items on the above list.

City Engineer is in receipt of the above items.

CITY ENGINEER RECOMMENDATION: The City Engineer recommends approval to the applicant's request for Final Acceptance.

Attachments

Final Acceptance Petition
Recorded Plat
City Engineer Letter

Final Acceptance

PART II

DEVELOPER PETITION FOR FINAL ACCEPTANCE OF PUBLIC IMPROVEMENT(S),

FOR: (Name/Section of Development).

WHEREAS, the City Council of the City of Cibolo, Texas approved the Preliminary Acceptance of the improvements listed in Part I Petition for:

The Quarters Subdivision.

NOW THEREFORE, KNOW ALL MEN BY THOSE PRESENT THAT Cibolo Valley Apartments LP (Owner) respectfully files this, a Petition with the City Council of the City of Cibolo for Final Acceptance of the following described public improvements (list each improvement, the length of each improvement and the valuation of each improvement):

Water: Water distribution System cost $305,400. Length - 3,736 Linear Feet.

Sanitary Sewer: Sanitary Sewer cost $109,600. Length - 1,583 Linear Feet.

Drainage: Drainage System cost $164,000. Length - 1,074 Linear Feet.

Street: Street and Drainage Improvements cost $173,400. Length - Street 361 Linear Feet,

Other: Street Drainage 124 Linear Feet.

WHEREAS, the owner has maintained such improvements in good condition for at least one year from the date of acceptance by the City Council; and

WHEREAS, the owner has corrected all deficiencies reported by the City of Cibolo,

It is therefore requested that final inspection be made of said improvements, that Final Acceptance be approved by the City Council of the City of Cibolo, and that the Owner be relieved of any further obligation to maintain or cause to maintain such improvements.

2-19-24
(Date)

Cibolo Valley Apartments LP,
a Texas limited partnership

By: Cibolo Valley Apartments LP LLC,
a Texas limited liability company, its General Partner

By: _____ (Noam Magence, Secretary)
(Owner)

Original - City
Duplicate - Owner
Triplicate – City

Attorney in Fact

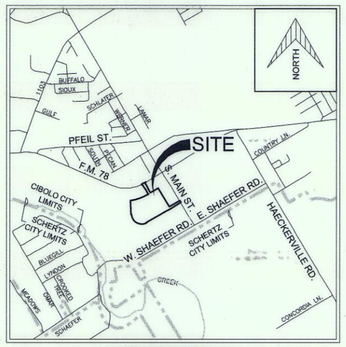
APPROVED AND ACCEPTED, THIS THE ____ DAY OF _____ 20_____.

CITY OF CIBOLO

BY: _____

TITLE: _____

Original - City
Duplicate - Owner
Triplicate – City



LOCATION MAP
NOT TO SCALE

LEGEND:

ELEC.	-----	ELECTRIC
TEL.	-----	TELEPHONE
CATV.	-----	CABLE TELEVISION
ESM'T.	-----	EASEMENT
U.E.	-----	UTILITY EASEMENT
R.O.W.	-----	RIGHT-OF-WAY
VOL.	-----	VOLUME
PG.	-----	PAGE
MPR	-----	MAP PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
OPR	-----	OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
℄	-----	CENTERLINE
(A)	-----	17' PRIVATE DRAINAGE ESM'T.
(B)	-----	VARIABLE WIDTH DRAINAGE & INGRESS/EGRESS ESM'T.
(C)	-----	16' UTILITY ESM'T.
(D)	-----	17' UTILITY ESM'T.
(E)	-----	26' UTILITY ESM'T.
(F)	-----	30' UTILITY ESM'T.
(G)	-----	17' DRAINAGE ESM'T.
(H)	-----	12' UTILITY ESM'T.
(I)	-----	29' UTILITY ESM'T.
(J)	-----	18' UTILITY ESM'T.
(K)	-----	50' TEMPORARY PRIVATE DRAINAGE ESM'T. (DRAINAGE EASEMENT MAY BE ADJUSTED WITH THE REPLAT & THE APPROVAL OF THE CITY OF CIBOLO FOR THE ULTIMATE DRAINAGE DESIGN.)
(L)	-----	16' DRAINAGE ESM'T.
[1]	-----	LOT 901-10' WIDE VEHICULAR AND PEDESTRIAN, LANDSCAPE, IRRIGATION, INGRESS/EGRESS, UNDERGROUND ELECTRIC ESM'T. SHALL BE MAINTAINED BY PROPERTY OWNER, THEIR SUCCESSORS OR ASSIGNESS AND NOT THE RESPONSIBILITY OF CIBOLO OR GUADALUPE COUNTY. (0.068 ACRES)
[2]	-----	LOT 902-10' WIDE VEHICULAR AND PEDESTRIAN, LANDSCAPE, IRRIGATION, INGRESS/EGRESS, UNDERGROUND ELECTRIC ESM'T. SHALL BE MAINTAINED BY PROPERTY OWNER, THEIR SUCCESSORS OR ASSIGNESS AND NOT THE RESPONSIBILITY OF CIBOLO OR GUADALUPE COUNTY. (0.068 ACRES)
[3]	-----	LOT 903-VARIABLE WIDTH OPEN SPACE, PEDESTRIAN, TRAIL, INGRESS/EGRESS AND DRAINAGE ESM'T. SHALL BE MAINTAINED BY PROPERTY OWNER, THEIR SUCCESSORS OR ASSIGNESS AND NOT THE RESPONSIBILITY OF CIBOLO OR GUADALUPE COUNTY. (1.183 ACRES)
[4]	-----	LOT 904-LANDSCAPING AND SIGN ESM'T. SHALL BE MAINTAINED BY PROPERTY OWNER, THEIR SUCCESSORS OR ASSIGNESS AND NOT THE RESPONSIBILITY OF CIBOLO OR GUADALUPE COUNTY. (0.018 ACRES)
◉	-----	1/2" IRON ROD WITH 1" CAP STAMPED "MBC ENGINEERS" SET
•	-----	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
695	-----	CONTOURS

STATE OF TEXAS §
COUNTY OF GUADALUPE §

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 PROFFESIONAL LAND SURVEYOR
JOEL CHRISTIAN JOHNSON, R.P.L.S. NO. 5578

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 4th DAY OF June, 2019.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

JESSE H. VALDEZ
Notary Public, State of Texas
Comm. Expires 08-19-2020
NOTARY ID#: 772822-0

STATE OF TEXAS §
COUNTY OF GUADALUPE §

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 NO. 66073

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 4th DAY OF June, 2019.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

JESSE H. VALDEZ
Notary Public, State of Texas
Comm. Expires 08-19-2020
NOTARY ID#: 772822-0

THIS SUBDIVISIONS PLAT OF THE QUARTERS SUBDIVISION, SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERTIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOPERTIVE, INC.

THIS PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY AND EASEMENTS. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

PLAT NOTES AND LEGEND APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

GENERAL NOTES:

1. THE QUARTERS SUBDIVISION IS LOCATED WITHIN ZONE X (UNSHADED) AS DEFINED BY FLOOD INSURANCE RATE MAP GUADALUPE COUNTY, TEXAS COMMUNITY- PANEL NUMBER 48187C0230F MAP REVISED NOVEMBER 02, 2007.
2. THE PROPERTY SHOWN HEREON LIES WITHIN THE CITY OF CIBOLO.
3. UTILITIES WILL BE PROVIDED BY THE FOLLOWING:
   WATER - CITY OF CIBOLO
   SEWER - CITY OF CIBOLO
   ELECTRICITY - GUADALUPE VALLEY ELECTRIC COOPERATIVE
4. THE PROPERTY SHOWN HERON IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
5. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
6. THE QUARTERS SUBDIVISION IS LOCATED INSIDE SCHERTZ-CIBOLO-UNIVERSAL CITY SCHOOL DISTRICT.
7. 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 PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
8. 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.
9. 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.
10. 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 PUBLIC 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.
11. 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.
12. ROUTINE MAINTENANCE OF WEEDS AND GRASS IN ALL EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, HOA, OR PROPERTY OWNER ASSOCIATION ON WHICH THE EASEMENT IS LOCATED IN ACCORDANCE WITH CITY OF CIBOLO CODE OF ORDINANCES PROVISIONS FOR HIGH WEEDS AND GRASS.
13. SUBJECT PROPERTY ZONED PLANNED UNIT DEVELOPMENT (PUD) PER ORD. 1123.
14. ANY HERITAGE OR PROTECTED TREE TO BE REMOVED WITHIN THIS UNIT SHALL BE MITIGATED PER STANDARDS OF THE CURRENT CITY OF CIBOLO UNIFIED DEVELOPMENT CODE, AS AMENDED.
15. ALL PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY PROPERTY OWNER, THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF CIBOLO OR GUADALUPE COUNTY.
16. THE CITY OF CIBOLO RESERVES THE RIGHT TO RENAME STREETS AND/OR CHANGE HOUSE/BUILDING NUMBERS DUE TO INCOMPATIBILITY WITH EXISTING NAME AND/OR NUMBER LAYOUT, EMERGENCY VEHICLE RESPONSE, AND MAIL DELIVERY.
17. APPROXIMATELY 325 LINEAR FEET OF ROAD IS PROVIDED WITH THIS PLAT.
18. PARKLAND FEE PER UDC ARTICLE 16 WILL BE PAID AT TIME OF BUILDING PERMIT. PUBLIC IMPROVEMENTS AGREEMENT FOR RED RIVER SUBDIVISION, EXECUTED ON MARCH 30, 2017, GRANTS A PARKLAND IMPACT FEE CREDIT OF $156,000.

TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TxDOT'S, "ACCESS MANAGEMENT MANUAL". WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS. THE UNPLATTED REMAINDERS WILL HAVE ACCESS TO BROAD OAK DR.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TxDOT.
5. ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "MBC ENGINEERS" UNLESS NOTED OTHERWISE.
2. BEARINGS AND COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAZ011) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.

GVEC NOTES:

1. 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.
2. EACH LOT IS SUBJECT TO A FLOATING 10' WIDE BY 30' LONG GUY WIRE EASEMENT TO BE LOCATED BY GVEC.
3. NO BUILDINGS, WELLS OR OTHER OBSTRUCTIONS SHALL BE PLACED IN ANY UTILITY EASEMENT. GVEC SHALL HAVE THE RIGHT OF INGRESS & EGRESS OVER GRANTOR'S ADJACENT LANDS FOR ACCESS OF FACILITIES WHERE ACCESS WITHIN THE UTILITY EASEMENT IS OBSTRUCTED.
4. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS WHICH IMPEDE ACCESS, ENDANGER, OR INTERFERE WITH USE OF EASEMENT), INSPECTING PATROLLING, READING OF METERS, RECONSTRUCTION AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.

Line Table		
Line #	Bearing	Length
L1	N 09°25'31" W	50.00'
L2	N 30°33'07" W	88.98'
L3	N 34°24'16" W	100.28'
L4	N 30°05'37" W	61.27'
L5	N 74°36'53" W	35.65'
L6	N 59°25'12" E	94.95'
L7	S 14°39'48" W	35.50'
L8	S 30°05'37" E	61.72'
L9	S 27°32'25" E	100.10'
L10	S 30°33'07" E	105.32'
L11	N 59°25'12" E	30.00'
L12	S 30°33'07" E	17.00'
L13	N 59°28'52" E	118.78'
L14	S 34°03'15" E	15.03'
L15	S 30°45'58" E	15.00'
L16	S 30°30'45" E	103.26'
L17	N 59°25'12" E	19.43'
L18	S 30°34'48" E	17.00'
L19	S 59°25'12" W	19.45'
L20	S 30°30'45" E	39.42'
L21	S 59°29'15" W	16.00'
L22	N 30°45'58" W	7.00'
L23	N 59°14'02" E	60.26'
L24	S 30°45'58" E	57.00'
L25	S 04°19'01" E	388.61'
L26	S 00°55'20" W	9.97'
L27	N 59°43'30" E	670.87'
L28	N 73°25'12" E	35.56'
L29	N 59°14'02" E	396.55'
L30	S 74°36'53" E	14.26'
L31	S 30°05'37" E	50.72'
L32	S 34°24'16" E	100.24'
L33	S 30°33'07" E	139.32'
L34	S 59°25'57" W	10.00'
L35	S 14°39'48" W	14.20'
L36	S 30°05'37" E	51.42'
L37	S 27°32'25" E	100.14'
L38	S 30°33'07" E	138.59'
L39	N 59°25'12" E	10.00'
L40	S 30°05'37" E	57.00'
L41	S 59°54'23" W	14.00'

Line Table		
Line #	Bearing	Length
L42	N 30°05'37" W	57.00'
L43	N 59°54'23" E	14.00'
L44	N 22°05'47" E	28.06'
L45	N 57°49'59" E	20.96'
L46	N 35°43'30" E	5.97'
L47	N 04°21'05" W	394.00'
L48	N 13°31'05" W	113.44'
L49	N 76°28'55" E	17.00'
L50	S 13°31'05" E	114.80'
L51	S 04°21'05" E	108.12'
L52	N 85°38'55" E	301.23'
L53	N 73°25'12" E	92.86'
L54	N 16°34'48" W	156.66'
L55	N 73°25'12" E	100.29'
L56	N 14°28'57" E	58.24'
L57	N 59°26'05" E	41.86'
L58	S 14°28'57" W	67.28'
L59	S 73°25'12" W	93.33'
L60	S 16°34'48" E	156.66'
L61	S 73°25'12" W	110.57'
L62	S 85°38'55" W	302.95'
L63	S 04°21'05" E	261.13'
L64	N 35°43'30" E	39.70'
L65	N 62°30'00" E	475.75'
L66	N 73°25'12" E	289.72'
L67	N 16°10'03" W	136.35'
L68	N 30°34'48" W	10.43'
L69	N 59°25'12" E	205.63'
L70	S 59°25'12" W	189.77'
L71	S 16°10'03" E	150.81'
L72	S 73°25'12" W	304.97'
L73	S 62°30'00" W	470.08'
L74	S 35°43'30" W	88.54'
L75	S 32°10'01" E	16.13'
L76	S 52°29'35" W	25.37'
L77	S 14°28'57" W	4.88'
L78	S 75°31'03" E	16.00'
L79	N 14°28'57" E	4.88'
L80	N 30°34'48" W	549.15'
L81	S 59°25'12" W	34.90'
L82	N 59°25'12" E	47.90'

Line Table		
Line #	Bearing	Length
L83	N 30°34'48" W	85.43'
L84	S 59°14'02" W	372.43'
L85	N 59°14'02" E	388.48'
L86	S 30°34'48" E	88.48'
L87	S 16°32'37" E	12.37'
L88	S 30°34'48" E	427.09'
L89	S 75°34'48" E	20.71'
L90	N 59°25'12" E	32.25'
L91	N 30°34'48" W	5.00'
L92	N 59°25'12" E	5.00'
L93	S 30°34'48" E	5.00'
L94	N 59°25'12" E	330.27'
L95	N 16°34'48" W	31.28'
L96	N 61°35'10" W	14.14'
L97	N 16°34'48" W	281.48'
L98	N 54°14'39" W	21.07'
L99	S 35°45'21" W	7.00'
L100	N 54°14'39" W	11.00'
L101	N 35°45'21" E	7.00'
L102	N 54°14'39" W	17.92'
L103	S 73°25'12" W	414.86'
L104	S 59°25'12" W	13.95'
L105	S 30°34'48" E	20.00'
L106	S 59°25'12" W	14.00'
L107	N 59°25'12" E	28.51'
L108	N 73°25'12" E	427.41'
L109	N 35°43'30" E	3.41'
L110	N 54°16'30" W	5.00'
L111	N 35°43'30" E	5.00'
L112	S 54°16'30" E	5.00'
L113	N 35°43'30" E	170.00'
L114	N 54°16'30" W	5.00'
L115	N 35°43'30" E	5.00'
L116	S 54°16'30" E	5.00'
L117	N 35°43'30" E	104.71'
L118	S 54°16'30" E	12.00'
L119	N 35°43'30" E	98.82'
L120	N 73°05'09" E	119.41'
L121	S 73°05'09" W	137.15'
L122	S 35°43'30" W	93.41'
L123	S 54°16'30" E	192.96'

Line Table		
Line #	Bearing	Length
L124	S 27°30'00" E	44.17'
L125	S 04°21'05" E	160.16'
L126	N 85°38'55" E	15.00'
L127	S 04°21'05" E	18.00'
L128	S 61°35'10" E	6.54'
L129	S 16°34'48" E	50.41'
L130	S 59°25'12" W	177.72'
L131	S 30°33'07" E	55.40'
L132	S 59°25'40" W	26.29'
L133	N 30°33'22" W	5.00'
L134	N 59°25'12" E	10.29'
L135	N 30°33'07" W	50.40'
L136	S 59°25'12" W	136.42'
L137	S 30°34'48" E	17.26'
L138	S 59°25'12" W	10.00'
L139	N 30°34'48" W	17.26'
L140	S 59°25'12" W	46.51'
L141	N 75°34'48" W	31.14'
L142	S 30°34'48" E	93.44'
L143	N 54°16'30" W	12.00'
L144	S 35°43'30" W	10.00'
L145	N 54°16'30" W	176.15'
L146	N 27°30'00" W	37.08'
L147	N 04°21'05" W	156.88'
L148	N 85°38'55" E	174.81'
L149	N 73°25'12" E	47.23'
L150	S 16°34'48" E	5.00'
L151	N 73°25'12" E	15.00'
L152	N 16°34'48" W	5.00'
L153	N 73°25'12" E	51.27'
L154	S 16°34'48" E	95.02'
L155	S 54°14'39" E	43.90'
L156	S 35°43'30" W	270.97'
L157	N 88°32'07" W	68.11'
L158	S 62°30'00" W	125.00'
L159	N 27°30'00" W	16.00'
L160	N 62°30'00" E	125.00'
L161	S 27°30'00" E	16.00'

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C1	524.78'	1390.12'	21°37'47"	265.55'	N 70°05'31" E	521.67'
C2	47.05'	1220.92'	2°12'29"	23.53'	N 60°34'54" E	47.05'
C3	583.84'	288.00'	116°09'07"	462.26'	N 62°23'34" W	488.88'
C4	172.44'	256.00'	38°35'38"	89.63'	S 23°36'50" E	169.20'
C5	348.82'	263.00'	75°59'30"	205.45'	S 82°28'23" E	323.81'
C6	86.31'	54.00'	91°34'46"	55.51'	N 21°12'30" W	77.41'
C7	17.33'	25.00'	39°42'25"	9.03'	N 04°43'40" E	16.98'
C8	17.23'	25.00'	39°28'54"	8.97'	S 66°13'48" E	16.89'
C9	171.47'	54.00'	181°56'02"	3199.62'	S 04°59'45" W	107.98'
C10	159.70'	28.00'	326°47'49"	8.35'	N 75°31'03" W	16.00'
C11	543.22'	1440.12'	21°36'44"	274.88'	N 70°05'21" E	540.00'

STATE OF TEXAS §
COUNTY OF GUADALUPE §

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

HM CIBOLO 151 GP
OWNER: FOR LOTS 901 & 902
HM CIBOLO 151 LP
PO BOX 5489
KATY TX, 77491

BY: _____

STATE OF TEXAS
COUNTY OF GUADALUPE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JACK HARPER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 11th DAY OF June, 2019.

NOTARY PUBLIC
STATE OF TEXAS

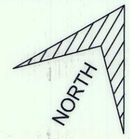
JESSE H. VALDEZ
Notary Public, State of Texas
Comm. Expires 08-19-2020
NOTARY ID#: 772822-0

(1 MULTI-FAMILY LOT AND 4 GREEN BELT LOTS IN 1 BLOCK)

A FINAL
SUBDIVISION PLAT OF

THE QUARTERS

BEING A 17.781 ACRE TRACT OF LAND SITUATED IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, BEING OUT OF THE WILLIAM BRACKEN SURVEY No. 65, ABSTRACT No. 57, AND BEING OUT OF A CALLED 146.52 ACRE TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 3135, PAGE 980, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.



SCALE: 1" = 100'

100 0 50 100 200

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 05/29/2019 JOB NO.: 31743/CIBOLO

STATE OF OHIO §
COUNTY OF CUYAHOGA §

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: FOR LOTS 1, 903 & 904
CIBOLO VALLEY APARTMENTS LP, A TEXAS LIMITED PARTNERSHIP

BY: CIBOLO VALLEY APARTMENTS GP LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: _____
NAME: NOAM MAGENCE
TITLE: SECRETARY
STATE OF OHIO
COUNTY OF CUYAHOGA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NOAM MAGENCE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 6th DAY OF June, 2019.

NOTARY PUBLIC
STATE OF OHIO

NOTARIAL SEAL
AMBER KINZEL
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
December 11, 2022

APPROVED ON THIS 12th DAY OF June, 2019, BY THE CITY ENGINEER, CITY OF CIBOLO, TEXAS.

CITY ENGINEER, CITY OF CIBOLO 79489

THIS PLAT OF THE QUARTERS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CIBOLO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 12th DAY OF June, 2019,

BY: _____ CHAIR

BY: _____ VICE CHAIR

THIS PLAT OF THE QUARTERS 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 17th DAY OF June, 2019,

BY: _____ for MAYOR

BY: _____ CITY SECRETARY

STATE OF TEXAS §
COUNTY OF GUADALUPE §

Doc#20199013681

I, Teresa Kiel COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 21 DAY OF June, A.D., 2019 AT 10:39A M, AND DULY RECORDED THE 21 DAY OF June, A.D., 2019 AT 10:39A M, IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME 9 ON PAGE 137-138.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 21 DAY OF June, A.D., 2019.

COUNTY CLERK, GUADALUPE COUNTY, TEXAS

BY: Leah Duggins DEPUTY
Leah Duggins

Date: Jun 03, 2019, 4:33pm User ID: rcharles
File: P:\Cibolo\31743-NRP Red River\Design\Plats\sh-plat-31743.dwg

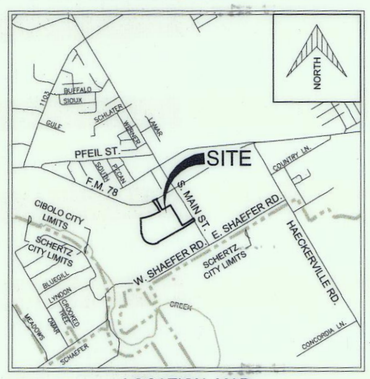
Vol 9 Pg 137-138

(1 MULTI-FAMILY LOT AND 4 GREEN BELT LOTS IN 1 BLOCK)

A FINAL SUBDIVISION PLAT OF

THE QUARTERS

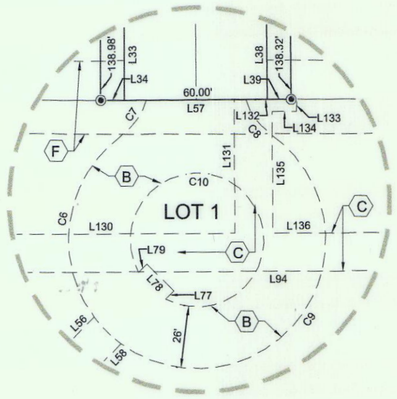
BEING A 17.781 ACRE TRACT OF LAND SITUATED IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, BEING OUT OF THE WILLIAM BRACKEN SURVEY No. 65, ABSTRACT No. 57, AND BEING OUT OF A CALLED 146.52 ACRE TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 3135, PAGE 980, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.



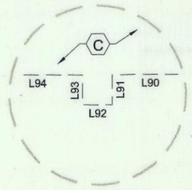
LOCATION MAP
NOT TO SCALE

LEGEND:

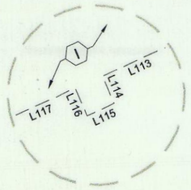
ELEC.	-----	ELECTRIC
TEL.	-----	TELEPHONE
CATV.	-----	CABLE TELEVISION
ESM'T.	-----	EASEMENT
U.E.	-----	UTILITY EASEMENT
R.O.W.	-----	RIGHT-OF-WAY
VOL.	-----	VOLUME
PG.	-----	PAGE
MPR	-----	MAP PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
OPR	-----	OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
℄	-----	CENTERLINE
(A)	-----	17' PRIVATE DRAINAGE ESM'T.
(B)	-----	VARIABLE WIDTH DRAINAGE & INGRESS/EGRESS ESM'T.
(C)	-----	16' UTILITY ESM'T.
(D)	-----	17' UTILITY ESM'T.
(E)	-----	26' UTILITY ESM'T.
(F)	-----	30' UTILITY ESM'T.
(G)	-----	17' DRAINAGE ESM'T.
(H)	-----	12' UTILITY ESM'T.
(I)	-----	29' UTILITY ESM'T.
(J)	-----	18' UTILITY ESM'T.
(K)	-----	50' TEMPORARY PRIVATE DRAINAGE ESM'T. (DRAINAGE EASEMENT MAY BE ADJUSTED WITH THE REPLAT & THE APPROVAL OF THE CITY OF CIBOLO FOR THE ULTIMATE DRAINAGE DESIGN.)
(L)	-----	16' DRAINAGE ESM'T.
1	-----	LOT 901-10' WIDE VEHICULAR AND PEDESTRIAN, LANDSCAPE, IRRIGATION, INGRESS/EGRESS, UNDERGROUND ELECTRIC ESM'T. SHALL BE MAINTAINED BY PROPERTY OWNER, THEIR SUCCESSORS OR ASSIGNESS AND NOT THE RESPONSIBILITY OF CIBOLO OR GUADALUPE COUNTY. (0.068 ACRES)
2	-----	LOT 902-10' WIDE VEHICULAR AND PEDESTRIAN, LANDSCAPE, IRRIGATION, INGRESS/EGRESS, UNDERGROUND ELECTRIC ESM'T. SHALL BE MAINTAINED BY PROPERTY OWNER, THEIR SUCCESSORS OR ASSIGNESS AND NOT THE RESPONSIBILITY OF CIBOLO OR GUADALUPE COUNTY. (0.068 ACRES)
3	-----	LOT 903-VARIABLE WIDTH OPEN SPACE, PEDESTRIAN, TRAIL, INGRESS/EGRESS AND DRAINAGE ESM'T. SHALL BE MAINTAINED BY PROPERTY OWNER, THEIR SUCCESSORS OR ASSIGNESS AND NOT THE RESPONSIBILITY OF CIBOLO OR GUADALUPE COUNTY. (1.183 ACRES)
4	-----	LOT 904-LANDSCAPING AND SIGN ESM'T. SHALL BE MAINTAINED BY PROPERTY OWNER, THEIR SUCCESSORS OR ASSIGNESS AND NOT THE RESPONSIBILITY OF CIBOLO OR GUADALUPE COUNTY. (0.018 ACRES)
◉	-----	1/2" IRON ROD WITH 1" CAP STAMPED "MBC ENGINEERS" SET
•	-----	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
695	-----	CONTOURS



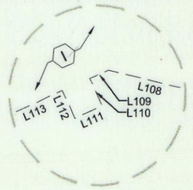
DETAIL "A"
SCALE 1:50



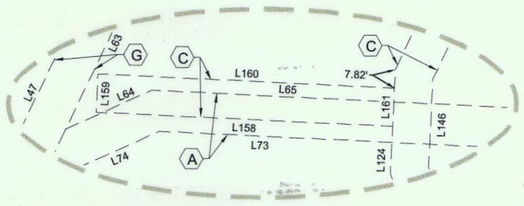
DETAIL "B"
SCALE 1:20



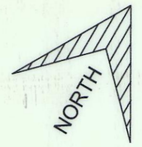
DETAIL "C"
SCALE 1:20



DETAIL "D"
SCALE 1:20



DETAIL "E"
SCALE 1:50



SCALE: 1" = 100'

100 0 50 100 200

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 05/29/2019

JOB NO.: 31743/CIBOLO

F.M. 78 W.
(150' R.O.W.)
(VOL. 887, PG. 290 OPR)

508.66' TO THE S.W. CUTBACK LINE OF SOUTH MAIN STREET

30' WATER TRANSMISSION LINE ESM'T. (VOL. 1656, PG. 536 OPR) (VOL. 1631, PG. 833 OPR)

30' WATER TRANSMISSION LINE ESM'T. (VOL. 1656, PG. 536 OPR) (VOL. 1631, PG. 833 OPR)

FND 1/2" I.R. W/CAP STAMPED "5578" 30' UTILITY ESM'T. (DOC.#2018000767 OPR)

OWNER: HM CIBOLO 151 LP
REMAINING PORTION OF A
146.52 ACRE TRACT
(VOL. 3135, PG. 980, O.P.R.)
ZONED PUD

BROAD OAK DR.
PUBLIC R.O.W.
(0.495 ACRES)

OWNER: HM CIBOLO 151 LP
REMAINING PORTION OF A
146.52 ACRE TRACT
(VOL. 3135, PG. 980, O.P.R.)
ZONED PUD

17'X40' DRAINAGE ESM'T.

17'X40' DRAINAGE ESM'T.

N 59°25'12" E 240.47'

254.45'

S59°25'12"W 334.45'

LOT 901

BLOCK 1
RED RIVER RANCH, UNIT-1
(VOL. 8, PGS. 753-756 MPR)
ZONED PUD

N 04°19'01" W 385.57'

65.9'

30.06'

32.14'

511.07'

10'X10' U.E. ESM'T.

SEE DETAIL "B"

SEE DETAIL "A"

OWNER:
MORRIS MIKE & CYNTHIA
1.0 ACRE TRACT
(VOL. 2771, PG. 393 OPR)

RODRIGUEZ LIVING TRUST
2.477 ACRES
(VOL. 1651, PG. 474 OPR)

S 30°30'45" E 772.05'

35.5

S 16'

320.72'

30'

N 59°28'52" E 209.88'

S 59°28'52" W 329.66'

15'

UTILITY ESM'T.

FND 1/2" I.R. W/CAP STAMPED "5578"

SEE DETAIL "E"

LOT 1
BLOCK 1
(14.906 ACRES)

30' WATER TRANSMISSION LINE ESM'T. (VOL. 1656, PG. 536 OPR) (VOL. 1631, PG. 833 OPR)

10'X10' U.E. ESM'T.

614.40'

OWNER: HM CIBOLO 151 LP
REMAINING PORTION OF A
146.52 ACRE TRACT
(VOL. 3135, PG. 980, O.P.R.)
ZONED PUD

S 30°30'45" E 268.68'

OWNER: CONTINENTAL
HOMES OF TEXAS, L.P.
110.48 ACRE TRACT
(DOC. #2017008237 OPR)
ZONED PUD

SEE DETAIL "D"

14'X20' UTILITY ESM'T.

7' WIDE SIGN ESM'T.

33.75' WIDE INGRESS/EGRESS ESM'T.

SEE DETAIL "C"

N 59°14'02" E 287.29'

SCOUT LN.

S. MAIN ST.

23' R.O.W. DEDICATION TO THE CITY OF CIBOLO (0.030 ACRES)

OWNER: CITY OF CIBOLO
7.0 ACRES
(VOL. 4270, PG. 596 OPR)

16' SAN, SWR. ESM'T. (VOL. 8, PGS. 753-756 MPR)

FND 1/2" I.R. W/CAP STAMPED "5578"

S 59°43'30" W 666.79'

S 59°14'02" W 458.24'

N 13749992.81'
E 2214483.34'

N 13750563.37'
E 2215452.94'

OWNER: CONTINENTAL
HOMES OF TEXAS, L.P.
110.48 ACRE TRACT
(DOC. #2017008237 OPR)
ZONED PUD

30' WATER TRANSMISSION LINE ESM'T. (VOL. 1656, PG. 536 OPR) (VOL. 1631, PG. 833 OPR)

PLAT NOTES AND LEGEND APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

Date: Jun 03, 2019, 2:41pm User ID: rcharles
File: P:\Cibolo\31743-NRP Red River\Design\Plats\sh-plat-31743.dwg

September 12, 2023

City of Cibolo
Planning Department
Attn: Kelsee Lee
200 S. Main Street
Cibolo, Texas 78108

On behalf of the:

Re: Trophy Oak - Final Acceptance

Mrs. Lee;

On August 16, 2023, I conducted a site visit for Trophy Oak. After visiting the site, it is my opinion that the infrastructure has been constructed in accordance with the approved plans and all punch list items have been addressed. Therefore, I recommend approval of the Final Acceptance for the public infrastructure.

Our review 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,

Chris Otto, P.E., CFM
City Engineer

Cc: Timothy Fousse, Public Works Department

City of Cibolo

City Council Regular Meeting Staff Report

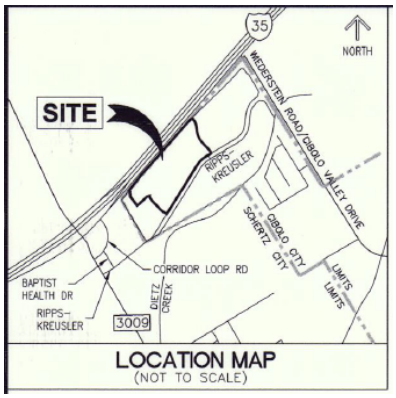
Discussion/Action regarding the Final Acceptance of Public Infrastructure for Magnolia Pancake Haus. (Mr. Otto)

Meeting	Agenda Group
Tuesday, May 28, 2024, 6:30 PM	Discussion/Action Item: 8H

From
Grant Fore, Planner II

ITEM SUMMARY:

Project Name:	**Magnolia Pancake Haus**
Owner/Applicant:	**Babcock Road 165, LTD**
Representative:	***Westwood***
Contractor:	**Westwood**
Council District	**1**
Vested Rights	**N/A**
Proposed Use:	**Commercial**
Plat Recordation	**01/24/2020**
Acres	**30.851 acres**



FINDINGS/CURRENT ACTIVITY:
A Final Acceptance walkthrough was conducted and all punch list items (deficiencies) that were documented have been addressed. The developer requests Final Acceptance of the following improvements located within the Magnolia Pancake Haus development.

The following units have been recorded:

Unit	Lots	Recordation Date
	9 Commercial Lots; 3 Open Space	01/24/2020
Total lots recorded	12	01/24/2020

ACCEPTANCE OF PUBLIC IMPROVEMENTS – FINAL ACCEPTANCE:

Section 20.3.11 of the UDC speaks to Public Improvements Acceptance. It is expressly understood that as a condition to the approval of said subdivision, no Building Permits will be issued until all public infrastructure is installed and other improvements required by this UDC is accepted for the subdivision in which said lot is contained.

Inspection and Acceptance of Public Improvements. The City Engineer, the City's Construction Inspectors, and the Public Works Department have conducted their inspections and walkthroughs. Based upon this walkthrough and any developer's corrections, City staff have found the construction to be in accordance with the approved construction plans. The applicant's engineer has submitted a signed and sealed letter to the City Engineer stating that the development is complete in accordance with the approved construction plans and all known deficiencies ("punch list" items) have been corrected.

Final Acceptance of Public Improvements. The City's Final Acceptance Criteria in the UDC are as follows.

I. After 18 months from the date of preliminary acceptance in accordance with Part I, or when 75% of the buildable lots within the development or the unit of the development being presented for final acceptance have been developed, whichever point in time occurs last, the developer may petition the City for final acceptance of public improvements by completing Part II of the "Developer Petition for Acceptance of Public Improvements" as shown in this UDC and providing three (3) copies of the form to the City.

City Engineer has walked the site and found the public improvements to be in general conformance with the approved construction documents and the "Developer Petition for Acceptance of Public Improvements" has been received.

II. Upon the submission of a complete petition with all the required information and attachments specified in this UDC, the Construction Inspector or appointed City staff members, in conjunction with the City Engineer, shall perform final

acceptance inspections to determine that the owner has maintained the public improvements in good condition and has corrected any and all deficiencies specified in the Preliminary Acceptance procedure.

City Engineer has verified that all punch list items have been addressed and recommends final acceptance of the public improvements.

III. Each public improvement shall be tabulated and quantified into terms of lineal road length, lineal sidewalk length, lineal water line length (per diameter of water line), lineal sanitary sewer line length (per diameter of sanitary sewer line), lineal drainage channel lengths, acreage of storm water pond acreage, and the like, as well as the valuation for each public improvement.

Public Infrastructure	Linear Feet (LF) Dedicated	Total Valuation
Water:	918 LF	$124, 360.75
Sanitary Sewer	410 LF	$56, 857.50
Drainage	N/A	
Street		
Other: Street Drainage		
Total Valuation of Accepted Public Infrastructure Improvements dedicated to the City of Cibolo		$181, 218.25

City Engineer has reviewed the quantities and valuations of public improvements and agrees with the values above.

IV. ☒ In conjunction with the submittal of the Final Acceptance instrument, the applicant shall submit the following:

- ☒ Completed Part II Developer Petition for Final Acceptance of Public Improvements
- Executed Warranty Bond
- Copy of recorded Final Plat
- As-Built Plans
- A DVD with AutoCAD and PDF's of all items on the above list.

Attachments

Final Acceptance Petition
Recorded Plat.pdf
City Engineer Letter

Final Acceptance

PART II

DEVELOPER PETITION FOR FINAL ACCEPTANCE OF PUBLIC IMPROVEMENT(S) FOR:
MAGNOLIA PANCAKE HAUS

WHEREAS, the City Council of the City of Cibolo, Texas approved the Preliminary Acceptance of the improvements listed in Part I Petitions for:

Magnolia Pancake Haus at Cibolo Crossing Commercial Phase II Subdivision.

NOW THEREFORE, KNOW ALL MEN BY THOSE PRESENT THAT **Babcock Road 165, LTD** (Developer) respectfully files this, a Petition with the City Council of the City of Cibolo for Final Acceptance of the following described public improvements (list each improvement, the length of each improvement and the valuation of each improvement):

Water:	918 LF	$124,360.75
Sanitary Sewer:	410 LF	$56,857.50
Drainage:	N/A	
Street:	N/A	
Other:	N/A	

WHEREAS, the developer has maintained such improvements in good condition for at least one year from the date of acceptance by the City Council; and

WHEREAS, the developer has corrected all deficiencies reported by the City of Cibolo,

It is therefore requested that final inspection be made of said improvements, that Final Acceptance be approved by the City Council of the City of Cibolo, and that the Developer be relieved of any further obligation to maintain or cause to maintain such improvements.

Babcock Road 165, Ltd.,
A Texas Limited Partnership

11/1/2023
(Date)

By: Fasken Management, LLC
Texas Limited Liability Company
Its sole General Partner

By: Charles F. Hedges, Jr.
Charles F. Hedges, Jr.,
Senior Vice President

Original - City
Duplicate - Developer
Triplicate – City

Attorney in Fact

APPROVED AND ACCEPTED, THIS THE ____ DAY OF _____ 20_____.

CITY OF CIBOLO

BY: _____

TITLE: _____

Original - City
Duplicate - Owner
Triplicate – City



LOCATION MAP
(NOT TO SCALE)

LEGEND:

900	EXISTING CONTOUR
900	PROPOSED CONTOUR
V.W.	VARIABLE WIDTH
EGTTVE	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
DRN	DRAINAGE
SAN SEW	SANITARY SEWER
N.T.S.	NOT TO SCALE
R	RADIUS
℄	CENTERLINE
ESM'T	EASEMENT
DR	DEED RECORDS
OR	OFFICIAL RECORDS
PR	PLAT RECORDS
VOL.	VOLUME
PG.	PAGE
ROW	RIGHT OF WAY
	SET IRON ROD
	FOUND MONUMENT
1	CIBOLO CROSSING COMMERCIAL PHASE I SUBDIVISION VOL. 8 PGS. 774-775, PR
2	CIBOLO CROSSING MULTI-FAMILY PHASE II SUBDIVISION PUD
3	CIBOLO CROSSING MULTI-FAMILY AMENITY CENTER, PUD
A	INGRESS/EGRESS & ACCESS, ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION, WATER, SEWER, DRAIN & LANDSCAPE EASEMENT

CITY OF CIBOLO GENERAL NOTES:

NOTICE: 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 PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

NOTICE: 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.

NOTICE: 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."

NOTICE: 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 PUBLIC 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.

NOTICE: 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.

NOTICE: NO HERITAGE TREES ARE LOCATED WITHIN THIS PLAT.

FIRE/FIRE LANE EASEMENT NOTE:

THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE (THEY) SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD ALL-WEATHER SURFACE AND THAT HE (THEY) SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING, TOW-AWAY ZONE." THE FIRE MARSHAL, THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS SET WITH AN ORANGE PLASTIC CAP STAMPED "WESTWOOD" UNLESS OTHERWISE NOTED.
2. BEARING BASIS IS TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH CENTRAL ZONE, 4204 (NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT)
3. COORDINATES AND DIMENSIONS SHOWN HEREON ARE SURFACE AND CAN BE CONVERTED TO GRID BY APPLYING A COMBINED SCALE FACTOR OF 0.9998378 AT N 13769588.91, E 2201460.12

NOTES:

1. THE PROPERTY SHOWN HEREON LIES WITHIN THE CITY OF CIBOLO AND IS ZONED PUD PER ORDINANCE #1219 & #1255.
2. THE PROPERTY SHOWN HEREON IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
3. THE PROPERTY SHOWN HEREON IS LOCATED INSIDE SCHERTZ-CIBOLO-UNIVERSAL CITY SCHOOL DISTRICT.
4. THE PROPERTY SHOWN HEREON WILL HAVE UTILITIES PROVIDED BY THE FOLLOWING
   WATER – CITY OF CIBOLO
   SEWER – CITY OF CIBOLO
   ELECTRICITY – CPS ENERGY
5. NO PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A 100-YEAR FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP GUADALUPE COUNTY, TEXAS COMMUNITY PANEL NUMBER 48187C0210F, EFFECTIVE DATE OF NOVEMBER 2, 2007.
6. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREIN.
7. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREE AND OTHER OBSTRUCTIONS). READING METERS AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
8. NO OBSTRUCTION, INCLUDING BUT NOT LIMITED TO FENCING, STORAGE OR ACCESSORY BUILDINGS SHALL BE PERMITTED ON ANY DRAINAGE EASEMENT SHOWN HEREON.
9. THE CITY OF CIBOLO RESERVES THE RIGHT TO RENAME STREETS AND BUILDING NUMBERS DUE TO INCOMPATIBILITY WITH EXISTING NAME LAYOUT, EMERGENCY VEHICLE RESPONSE, AND MAIL DELIVERY.
10. ALL PROPOSED STREETS ARE TO BE DEDICATED TO THE PUBLIC AND MAINTAINED BY THE CITY OF CIBOLO.
11. ROUTINE MAINTENANCE OF WEEDS AND GRASS IN ALL EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, HOA, OR PROPERTY OWNER ASSOCIATION ON WHICH THE EASEMENT IS LOCATED IN ACCORDANCE WITH CITY OF CIBOLO CODE OF ORDINANCES PROVISIONS FOR HIGH WEEDS AND GRASS.
12. LOT 901, 902 & 903 BLOCK 02, ARE "OPEN SPACE" LOTS; TO BE THE RESPONSIBILITY OF THE OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS. LOTS TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA).
13. HERITAGE AND/OR PROTECTED TREES ARE IDENTIFIED ON THE TREE PRESERVATION PLAN ON FILE WITH THE CITY OF CIBOLO. TREE REMOVAL OF MITIGATION WILL BE ADDRESSED AT THE TIME OF SITE DEVELOPMENT.
14. THE PROPOSED USE OF THE SUBDIVISION IS FOR COMMERCIAL USE.

ACCESS NOTE:

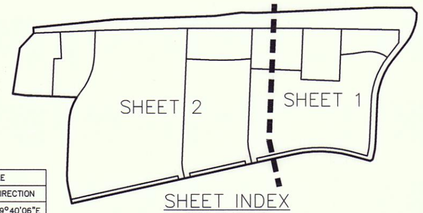
ACCESS TO ADJOING LOTS FROM PUBLIC ROW IS BY WAY OF THE APPROVED CIBOLO CROSSING PUD – SITE DEVELOPMENT PLAN; INTERNAL CIRCULATION ROUTE.

TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT, WILL NOT ENCROACH BY STRUCTURE OR GRADING INTO STATE ROW. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW WILL NOT BE ALLOWED.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF THREE (3) ACCESS POINTS ALONG I.H. 35 ACCESS ROAD BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF ±1,898'.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.
5. ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

CPS NOTES:

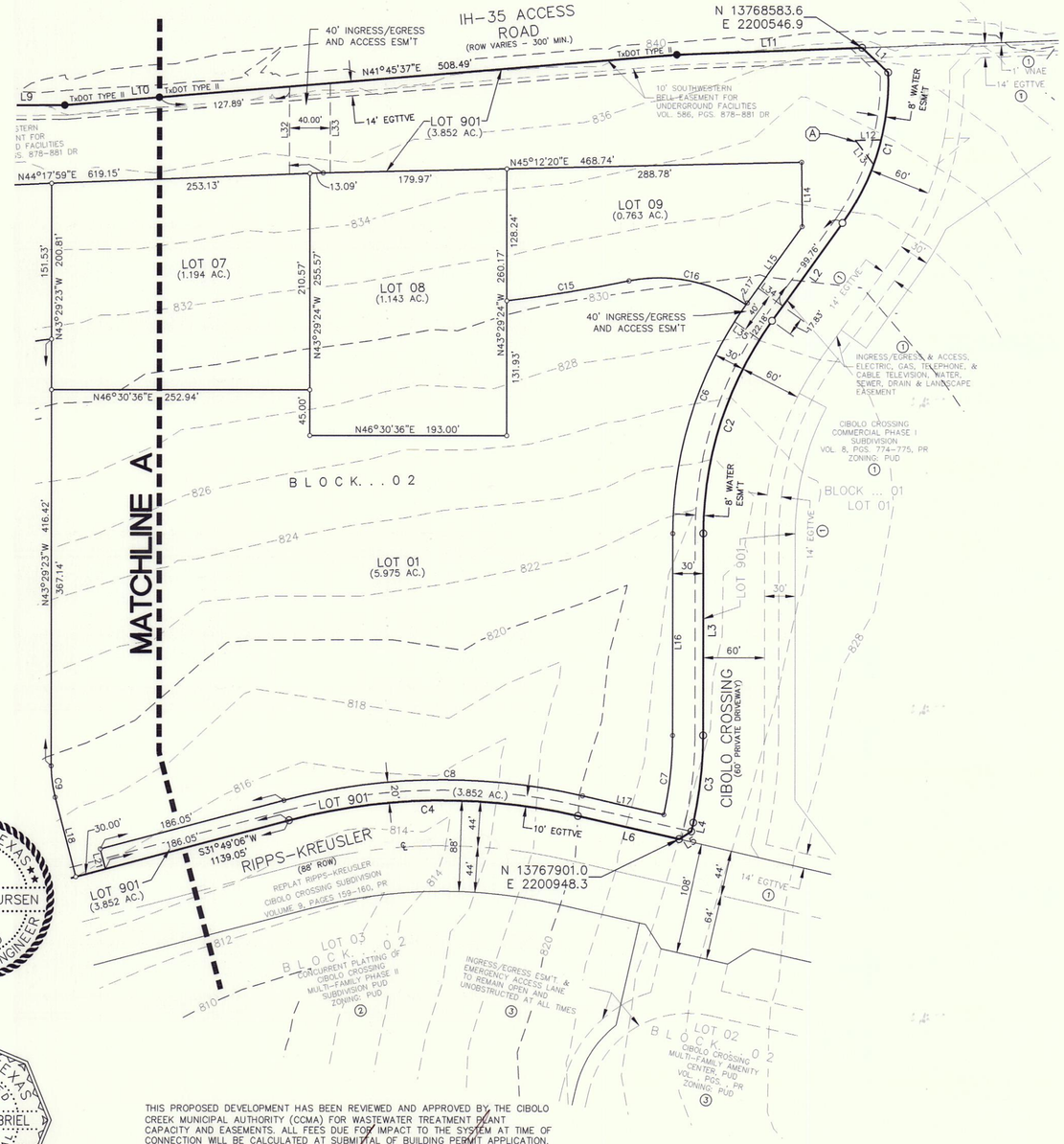
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS–CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS)–IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.



SHEET INDEX
(NOT TO SCALE)

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	35.12'	N89°40'06"E
L2	117.60'	S7°37'23"E
L3	196.94'	S43°29'24"E
L4	8.84'	S30°36'36"E
L5	14.14'	S14°23'24"W
L6	101.56'	S59°23'24"W
L7	61.56'	S51°57'43"W
L8	136.89'	N37°00'38"E
L9	70.69'	N46°26'54"E
L10	92.91'	N41°40'01"E
L11	181.59'	N44°18'51"E
L12	25.00'	N45°12'14"E
L13	29.23'	N80°34'17"W
L14	62.40'	N44°01'33"W
L15	91.69'	N7°37'23"W
L16	196.94'	N43°29'24"W
L17	81.56'	N59°23'24"E
L18	79.61'	N58°10'54"W
L19	47.14'	N58°10'54"W
L20	100.39'	N2°26'17"W
L21	20.00'	N58°10'54"W
L22	20.00'	N58°10'54"W
L23	20.00'	N58°10'54"W
L24	20.00'	N58°10'54"W
L25	82.76'	N58°28'37"W
L26	28.05'	N48°03'06"W
L27	37.53'	N41°47'48"E
L28	46.36'	N43°29'24"W
L29	44.15'	N43°29'24"W
L30	55.48'	N43°29'23"W
L31	56.82'	N43°29'23"W
L32	84.47'	N43°29'24"W
L33	87.79'	N43°29'24"W
L34	30.00'	N82°22'37"E
L35	30.05'	N82°22'37"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	156.18'	236.00'	37°55'03"	S26°34'55"E	153.35'
C2	221.60'	354.00'	35°52'00"	S25°33'24"E	218.00'
C3	85.65'	381.00'	12°52'48"	S37°03'00"E	85.47'
C4	285.84'	594.00'	27°34'18"	S45°36'15"W	283.09'
C5	68.79'	263.00'	14°59'13"	N50°59'00"W	68.60'
C6	240.38'	384.00'	35°52'00"	S25°33'24"E	236.48'
C7	77.74'	351.00'	12°41'26"	S37°08'41"E	77.59'
C8	295.47'	614.00'	27°34'18"	S45°36'15"W	292.62'
C9	30.77'	120.00'	14°41'31"	S50°50'09"E	30.69'
C10	30.77'	120.00'	14°41'31"	S50°50'09"E	30.69'
C11	200.59'	1513.00'	7°35'47"	N42°42'43"E	200.45'
C12	131.79'	250.00'	30°12'12"	S28°23'18"E	130.27'
C13	196.66'	300.00'	37°33'32"	N24°42'38"W	193.16'
C14	32.10'	250.00'	7°21'20"	S9°36'32"E	32.07'



THIS PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY AND EASEMENTS. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION.

BY: _____
AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

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.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO & SUBSCRIBED BEFORE ME THIS THE 10th DAY OF January, 2020

SARAH FULCHER
Notary ID # 130944790
My Commission Expires
December 29, 2020

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
GARTH E. COURSEN
94784
LICENSED PROFESSIONAL ENGINEER

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 & SUBSCRIBED BEFORE ME THIS THE 10th DAY OF January, 2020

SARAH FULCHER
Notary ID # 130944790
My Commission Expires
December 29, 2020

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
REGISTERED
JASON R. GABRIEL
6530
PROFESSIONAL LAND SURVEYOR

FINAL PLAT ESTABLISHING
1 BLOCK WITH 9 COMMERCIAL LOTS
AND 3 OPEN SPACE LOTS

CIBOLO CROSSING COMMERCIAL PHASE II SUBDIVISION

BEING A 30.851 ACRE TRACT OF LAND SITUATED WITHIN THE JOHN SALADIN SURVEY NO. 404, ABSTRACT 299, CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS AND BEING OUT OF THOSE CERTAIN 35.777 ACRE TRACT AND 35.841 ACRE TRACT, BOTH CONVEYED UNTO BABCOCK ROAD 165 LTD IN VOLUME 3143, PAGE 465, AND DOCUMENT NO. 201899004043, GUADALUPE COUNTY OFFICIAL RECORDS.

100 0 50 100
SCALE: 1" = 100'

Westwood

COURSEN-KOEHLER

a division of **Westwood**

1718 Dry Creek Way, Suite 110 · San Antonio, Texas 78259
Tel: 210.265.8300 · Fax: 210.855.5530
TBPE Firm No. F-11756 · TBPLS Firm No. 10194064
www.westwoodps.com

JOB NO: 0013119.10 DATE: 01/08/2020

STATE OF TEXAS §
COUNTY OF MIDLAND §

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/APPLICANT: BABCOCK ROAD 165, LTD., A TEXAS LIMITED PARTNERSHIP
6101 HOLIDAY HILL RD.
MIDLAND, TEXAS 79707

BY: FASKEN MANAGEMENT LLC,
A TEXAS LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

CHARLES F. HEDGES JR.
SENIOR VICE-PRESIDENT

STATE OF TEXAS §
COUNTY OF MIDLAND §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES F. HEDGES JR., SENIOR VICE-PRESIDENT OF FASKEN MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, A PARTNER OF BABCOCK ROAD 165, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN BY ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN EXPRESSED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 9th DAY OF January 2020

ASHLEY VALADEZ
Notary Public, State of Texas
Comm. Expires 03-20-2023
Notary ID 130161732

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF GUADALUPE §

APPROVED ON THIS THE 22 DAY OF JAN, 2020, BY THE CITY ENGINEER, CITY OF CIBOLO, TEXAS.

BY: _____
CITY ENGINEER

STATE OF TEXAS §
COUNTY OF GUADALUPE §

THIS PLAT OF CIBOLO CROSSING COMMERCIAL PHASE II SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS 24 DAY OF January, A.D., 2020

BY: _____
MAYOR

BY: _____
CITY SECRETARY

STATE OF TEXAS §
COUNTY OF GUADALUPE §

THIS PLAT OF CIBOLO CROSSING COMMERCIAL PHASE II SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CIBOLO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 21 DAY OF Jan., A.D., 2020

BY: _____
CHAIR

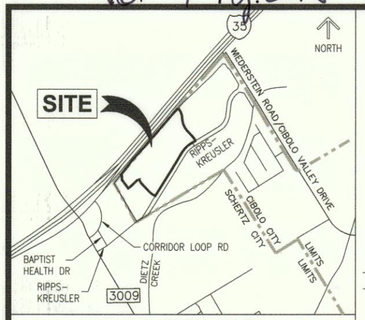
BY: _____
VICE CHAIR

Vol. 9 Pg. 217-218

202099001957
I certify this instrument was FILED and RECORDED
in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
01/24/2020 02:21:02 PM PAGES: 5 LINDA
TERESA KIEL, COUNTY CLERK

Teresa Kiel

Vol. 9 Pg. 218



LOCATION MAP
(NOT TO SCALE)

LEGEND:

900	EXISTING CONTOUR
900	PROPOSED CONTOUR
V.W.	VARIABLE WIDTH
EGTTVE	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
DRN	DRAINAGE
SAN SEW	SANITARY SEWER
N.T.S.	NOT TO SCALE
R	RADIUS
℄	CENTERLINE
ESM'T	EASEMENT
DR	DEED RECORDS
OR	OFFICIAL RECORDS
PR	PLAT RECORDS
VOL.	VOLUME
PG.	PAGE
ROW	RIGHT OF WAY
	SET IRON ROD
	FOUND MONUMENT
1	CIBOLO CROSSING COMMERCIAL PHASE I SUBDIVISION VOL. 8 PGS. 774-775, PR
2	CIBOLO CROSSING MULTI-FAMILY PHASE II SUBDIVISION PUD
3	CIBOLO CROSSING MULTI-FAMILY AMENITY CENTER, PUD
A	INGRESS/EGRESS & ACCESS, ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION, WATER, SEWER, DRAIN & LANDSCAPE EASEMENT

CITY OF CIBOLO GENERAL NOTES:

NOTICE: 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 PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

NOTICE: 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.

NOTICE: 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."

NOTICE: 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 PUBLIC 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.

NOTICE: 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.

NOTICE: NO HERITAGE TREES ARE LOCATED WITHIN THIS PLAT.

FIRE/FIRE LANE EASEMENT NOTE:

THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE (THEY) SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD ALL-WEATHER SURFACE AND THAT HE (THEY) SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING, TOW-AWAY ZONE." THE FIRE MARSHAL, THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS SET WITH AN ORANGE PLASTIC CAP STAMPED "WESTWOOD" UNLESS OTHERWISE NOTED.
2. BEARING BASIS IS TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH CENTRAL ZONE, 4204 (NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT)
3. COORDINATES AND DIMENSIONS SHOWN HEREON ARE SURFACE AND CAN BE CONVERTED TO GRID BY APPLYING A COMBINED SCALE FACTOR OF 0.9998378 AT N 13769588.91, E 2201460.12

NOTES:

1. THE PROPERTY SHOWN HEREON LIES WITHIN THE CITY OF CIBOLO AND IS ZONED PUD PER ORDINANCE #1219 & #1255.
2. THE PROPERTY SHOWN HEREON IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
3. THE PROPERTY SHOWN HEREON IS LOCATED INSIDE SCHERTZ-CIBOLO-UNIVERSAL CITY SCHOOL DISTRICT.
4. THE PROPERTY SHOWN HEREON WILL HAVE UTILITIES PROVIDED BY THE FOLLOWING
   WATER - CITY OF CIBOLO
   SEWER - CITY OF CIBOLO
   ELECTRICITY - CPS ENERGY
5. NO PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A 100-YEAR FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP GUADALUPE COUNTY, TEXAS COMMUNITY PANEL NUMBER 48187C0210F, EFFECTIVE DATE OF NOVEMBER 2, 2007.
6. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREIN.
7. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREE AND OTHER OBSTRUCTIONS). READING METERS AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
8. NO OBSTRUCTION, INCLUDING BUT NOT LIMITED TO FENCING, STORAGE OR ACCESSORY BUILDINGS SHALL BE PERMITTED ON ANY DRAINAGE EASEMENT SHOWN HEREON.
9. THE CITY OF CIBOLO RESERVES THE RIGHT TO RENAME STREETS AND BUILDING NUMBERS DUE TO INCOMPATIBILITY WITH EXISTING NAME LAYOUT, EMERGENCY VEHICLE RESPONSE, AND MAIL DELIVERY.
10. ALL PROPOSED STREETS ARE TO BE DEDICATED TO THE PUBLIC AND MAINTAINED BY THE CITY OF CIBOLO.
11. ROUTINE MAINTENANCE OF WEEDS AND GRASS IN ALL EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, HOA, OR PROPERTY OWNER ASSOCIATION ON WHICH THE EASEMENT IS LOCATED IN ACCORDANCE WITH CITY OF CIBOLO CODE OF ORDINANCES PROVISIONS FOR HIGH WEEDS AND GRASS.
12. LOT 901, 902 & 903 BLOCK 02, ARE "OPEN SPACE" LOTS; TO BE THE RESPONSIBILITY OF THE OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS. LOTS TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA).
13. HERITAGE AND/OR PROTECTED TREES ARE IDENTIFIED ON THE TREE PRESERVATION PLAN ON FILE WITH THE CITY OF CIBOLO. TREE REMOVAL OF MITIGATION WILL BE ADDRESSED AT THE TIME OF SITE DEVELOPMENT.
14. THE PROPOSED USE OF THE SUBDIVISION IS FOR COMMERCIAL USE.

ACCESS NOTE:

ACCESS TO ADJOINS LOTS FROM PUBLIC ROW IS BY WAY OF THE APPROVED CIBOLO CROSSING PUD - SITE DEVELOPMENT PLAN; INTERNAL CIRCULATION ROUTE.

TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT, WILL NOT ENCROACH BY STRUCTURE OR GRADING INTO STATE ROW. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW WILL NOT BE ALLOWED.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF THREE (3) ACCESS POINTS ALONG I.H. 35 ACCESS ROAD BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF ±1,898'.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.
5. ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

CPS NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS-CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS)-IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

FINAL PLAT ESTABLISHING
1 BLOCK WITH 9 COMMERCIAL LOTS
AND 3 OPEN SPACE LOTS

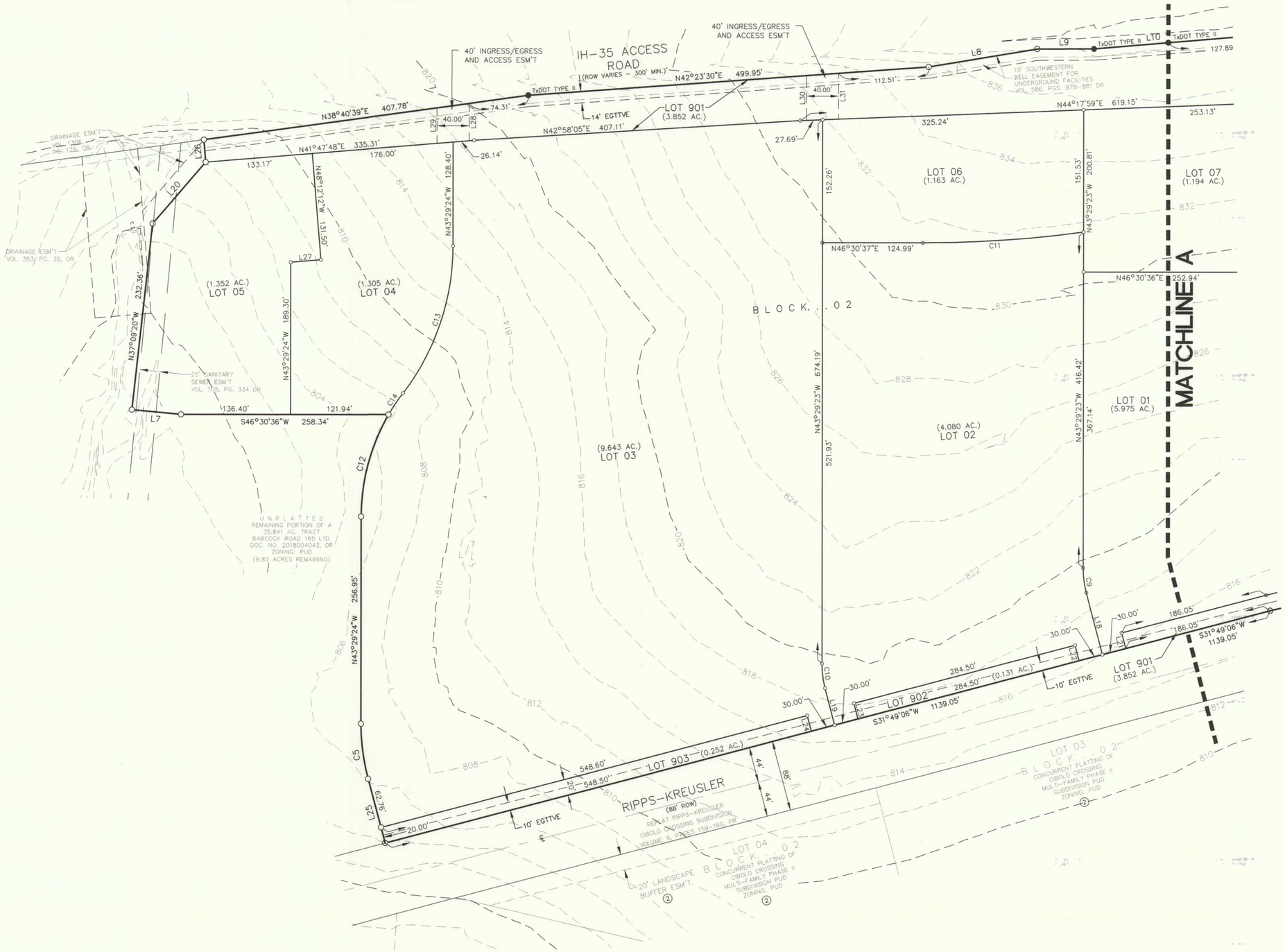
CIBOLO CROSSING COMMERCIAL PHASE II SUBDIVISION

BEING A 30.851 ACRE TRACT OF LAND SITUATED WITHIN THE JOHN SALADIN SURVEY NO. 404, ABSTRACT 299, CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS AND BEING OUT OF THOSE CERTAIN 35.777 ACRE TRACT AND 35.841 ACRE TRACT, BOTH CONVEYED UNTO BABCOCK ROAD 165 LTD IN VOLUME 3143, PAGE 465, AND DOCUMENT NO. 201899004043, GUADALUPE COUNTY OFFICIAL RECORDS.

100 0 50 100
SCALE: 1" = 100'

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TBPE Firm No. F-11756 · TBPLS Firm No. 10194064
www.westwoodps.com

JOB NO: 0013119.10 DATE: 01/08/2020



May 3, 2024

City of Cibolo
Planning Department
Attn: Kelsee Lee
200 S. Main Street
Cibolo, Texas 78108

On behalf of the:

Re: Magnolia Pancake Haus – Final Acceptance

Mrs. Lee;

On May 3, 2024, I conducted a site visit for Magnolia Pancake Haus . After visiting the site, it is my opinion that the infrastructure has been constructed in accordance with the approved plans and all punch list items have been addressed. Therefore, I recommend approval of the Final Acceptance for the public infrastructure.

Our review 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,

Chris Otto, P.E., CFM
City Engineer

Cc: Timothy Fousse, Public Works Department

City of Cibolo

City Council Regular Meeting Staff Report

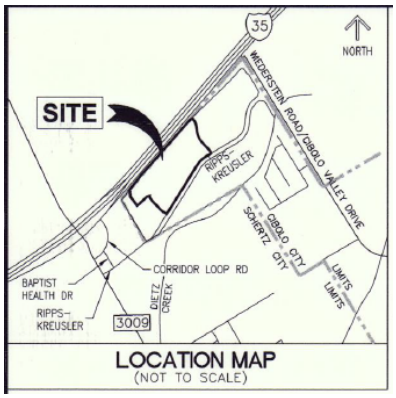
Discussion/Action regarding Final Acceptance of Public Infrastructure for Living Spaces. (Mr. Otto)

Meeting	Agenda Group
Tuesday, May 28, 2024, 6:30 PM	Discussion/Action Item: 8I

From
Grant Fore, Planner II

ITEM SUMMARY:

Project Name:	**Living Spaces**
Owner/Applicant:	**Babcock Road 165, LTD**
Representative:	***Westwood***
Contractor:	**Westwood**
Council District	**1**
Vested Rights	**N/A**
Proposed Use:	**Commercial**
Plat Recordation	**01/24/2020**
Acres	**30.851 acres**



FINDINGS/CURRENT ACTIVITY:
A Final Acceptance walkthrough was conducted and all punch list items (deficiencies) that were documented have been addressed. The developer requests Final Acceptance of the following improvements located within the Living Spaces development.

The following units have been recorded:

Unit	Lots	Recordation Date
	Nine (9) Commercial Lots; Three (3) Open Space	01/24/2020
Total lots recorded	12	01/24/2020

ACCEPTANCE OF PUBLIC IMPROVEMENTS – FINAL ACCEPTANCE:

Section 20.3.11 of the UDC speaks to Public Improvements Acceptance. It is expressly understood that as a condition to the approval of said subdivision, no Building Permits will be issued until all public infrastructure is installed and other improvements required by this UDC is accepted for the subdivision in which said lot is contained.

Inspection and Acceptance of Public Improvements. The City Engineer, the City's Construction Inspectors, and the Public Works Department have conducted their inspections and walkthroughs. Based upon this walkthrough and any developer's corrections, City staff have found the construction to be in accordance with the approved construction plans. The applicant's engineer has submitted a signed and sealed letter to the City Engineer stating that the development is complete in accordance with the approved construction plans and all known deficiencies ("punch list" items) have been corrected.

Final Acceptance of Public Improvements. The City's Final Acceptance Criteria in the UDC are as follows.

I. After 18 months from the date of preliminary acceptance in accordance with Part I, or when 75% of the buildable lots within the development or the unit of the development being presented for final acceptance have been developed, whichever point in time occurs last, the developer may petition the City for final acceptance of public improvements by completing Part II of the "Developer Petition for Acceptance of Public Improvements" as shown in this UDC and providing three (3) copies of the form to the City.

City Engineer has walked the site and found the public improvements to be in general conformance with the approved construction documents and the "Developer Petition for Acceptance of Public Improvements" has been received.

II. Upon the submission of a complete petition with all the required information and attachments specified in this UDC, the Construction Inspector or appointed City staff members, in conjunction with the City Engineer, shall perform final acceptance inspections to determine that the owner has maintained the public improvements in good condition and has

corrected any and all deficiencies specified in the Preliminary Acceptance procedure.

City Engineer has verified that all punch list items have been addressed and recommends final acceptance of the public improvements.

III. Each public improvement shall be tabulated and quantified into terms of lineal road length, lineal sidewalk length, lineal water line length (per diameter of water line), lineal sanitary sewer line length (per diameter of sanitary sewer line), lineal drainage channel lengths, acreage of storm water pond acreage, and the like, as well as the valuation for each public improvement.

Public Infrastructure	**Linear Feet (LF) Dedicated**	**Total Valuation**
Water:	804 LF	$81, 202.50
Sanitary Sewer	2, 176 LF	$338, 772.00
Drainage	N/A	
Street		
Other: Street Drainage		
Total Valuation of Accepted Public Infrastructure Improvements dedicated to the City of Cibolo		$419, 974.50

City Engineer has reviewed the quantities and valuations of public improvements and agrees with the values above.

IV. In conjunction with the submittal of the Final Acceptance instrument, the applicant shall submit the following:

- Completed Part II Developer Petition for Final Acceptance of Public Improvements
- Executed Warranty Bond
- Copy of recorded Final Plat
- As-Built Plans
- A DVD with AutoCAD and PDF's of all items on the above list.

City Engineer is in receipt of the above items.

Attachments

Final Acceptance Petition
Recorded Plat
City Engineer Letter

Final Acceptance

PART II

DEVELOPER PETITION FOR FINAL ACCEPTANCE OF PUBLIC IMPROVEMENT(S) FOR:
LIVING SPACES – CIBOLO CROSSING

WHEREAS, the City Council of the City of Cibolo, Texas approved the Preliminary Acceptance of the improvements listed in Part I Petitions for:

Living Spaces at Cibolo Crossing Commercial Phase II Subdivision.

NOW THEREFORE, KNOW ALL MEN BY THOSE PRESENT THAT **Babcock Road 165, LTD** (Developer) respectfully files this, a Petition with the City Council of the City of Cibolo for Final Acceptance of the following described public improvements (list each improvement, the length of each improvement and the valuation of each improvement):

Water:	804 LF	$81,202.50
Sanitary Sewer:	2,176 LF	$338,772.00
Drainage:	N/A	
Street:	N/A	
Other:	N/A	

WHEREAS, the developer has maintained such improvements in good condition for at least one year from the date of acceptance by the City Council; and

WHEREAS, the developer has corrected all deficiencies reported by the City of Cibolo,

It is therefore requested that final inspection be made of said improvements, that Final Acceptance be approved by the City Council of the City of Cibolo, and that the Developer be relieved of any further obligation to maintain or cause to maintain such improvements.

11/1/2023
(Date)

Babcock Road 165, Ltd.,
A Texas Limited Partnership

By: Fasken Management, LLC
Texas Limited Liability Company
Its sole General Partner

By: Charles F. Hedges, Jr.
Charles F. Hedges, Jr.,
Senior Vice President

Original - City
Duplicate - Developer
Triplicate – City

Attorney in Fact

APPROVED AND ACCEPTED, THIS THE ____ DAY OF _____ 20_____.

CITY OF CIBOLO

BY: _____

TITLE: _____

Original - City
Duplicate - Owner
Triplicate – City



LOCATION MAP
(NOT TO SCALE)

LEGEND:

900	EXISTING CONTOUR
900	PROPOSED CONTOUR
V.W.	VARIABLE WIDTH
EGTTVE	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
DRN	DRAINAGE
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DR	DEED RECORDS
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	SET IRON ROD
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A	INGRESS/EGRESS & ACCESS, ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION, WATER, SEWER, DRAIN & LANDSCAPE EASEMENT

CITY OF CIBOLO GENERAL NOTES:

NOTICE: 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 PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

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NOTICE: 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.

NOTICE: NO HERITAGE TREES ARE LOCATED WITHIN THIS PLAT.

FIRE/FIRE LANE EASEMENT NOTE:

THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE (THEY) SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD ALL-WEATHER SURFACE AND THAT HE (THEY) SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING, TOW-AWAY ZONE." THE FIRE MARSHAL, THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS SET WITH AN ORANGE PLASTIC CAP STAMPED "WESTWOOD" UNLESS OTHERWISE NOTED.
2. BEARING BASIS IS TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH CENTRAL ZONE, 4204 (NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT)
3. COORDINATES AND DIMENSIONS SHOWN HEREON ARE SURFACE AND CAN BE CONVERTED TO GRID BY APPLYING A COMBINED SCALE FACTOR OF 0.9998378 AT N 13769588.91, E 2201460.12

NOTES:

1. THE PROPERTY SHOWN HEREON LIES WITHIN THE CITY OF CIBOLO AND IS ZONED PUD PER ORDINANCE #1219 & #1255.
2. THE PROPERTY SHOWN HEREON IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
3. THE PROPERTY SHOWN HEREON IS LOCATED INSIDE SCHERTZ-CIBOLO-UNIVERSAL CITY SCHOOL DISTRICT.
4. THE PROPERTY SHOWN HEREON WILL HAVE UTILITIES PROVIDED BY THE FOLLOWING
   WATER – CITY OF CIBOLO
   SEWER – CITY OF CIBOLO
   ELECTRICITY – CPS ENERGY
5. NO PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A 100-YEAR FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP GUADALUPE COUNTY, TEXAS COMMUNITY PANEL NUMBER 48187C0210F, EFFECTIVE DATE OF NOVEMBER 2, 2007.
6. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREIN.
7. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREE AND OTHER OBSTRUCTIONS). READING METERS AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
8. NO OBSTRUCTION, INCLUDING BUT NOT LIMITED TO FENCING, STORAGE OR ACCESSORY BUILDINGS SHALL BE PERMITTED ON ANY DRAINAGE EASEMENT SHOWN HEREON.
9. THE CITY OF CIBOLO RESERVES THE RIGHT TO RENAME STREETS AND BUILDING NUMBERS DUE TO INCOMPATIBILITY WITH EXISTING NAME LAYOUT, EMERGENCY VEHICLE RESPONSE, AND MAIL DELIVERY.
10. ALL PROPOSED STREETS ARE TO BE DEDICATED TO THE PUBLIC AND MAINTAINED BY THE CITY OF CIBOLO.
11. ROUTINE MAINTENANCE OF WEEDS AND GRASS IN ALL EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, HOA, OR PROPERTY OWNER ASSOCIATION ON WHICH THE EASEMENT IS LOCATED IN ACCORDANCE WITH CITY OF CIBOLO CODE OF ORDINANCES PROVISIONS FOR HIGH WEEDS AND GRASS.
12. LOT 901, 902 & 903 BLOCK 02, ARE "OPEN SPACE" LOTS; TO BE THE RESPONSIBILITY OF THE OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS. LOTS TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA).
13. HERITAGE AND/OR PROTECTED TREES ARE IDENTIFIED ON THE TREE PRESERVATION PLAN ON FILE WITH THE CITY OF CIBOLO. TREE REMOVAL OF MITIGATION WILL BE ADDRESSED AT THE TIME OF SITE DEVELOPMENT.
14. THE PROPOSED USE OF THE SUBDIVISION IS FOR COMMERCIAL USE.

ACCESS NOTE:

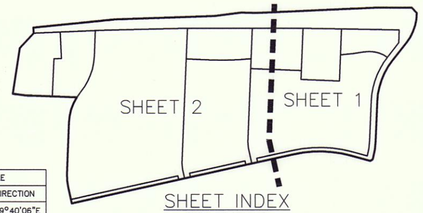
ACCESS TO ADJOING LOTS FROM PUBLIC ROW IS BY WAY OF THE APPROVED CIBOLO CROSSING PUD – SITE DEVELOPMENT PLAN; INTERNAL CIRCULATION ROUTE.

TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT, WILL NOT ENCROACH BY STRUCTURE OR GRADING INTO STATE ROW. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW WILL NOT BE ALLOWED.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF THREE (3) ACCESS POINTS ALONG I.H. 35 ACCESS ROAD BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF ±1,898'.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.
5. ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

CPS NOTES:

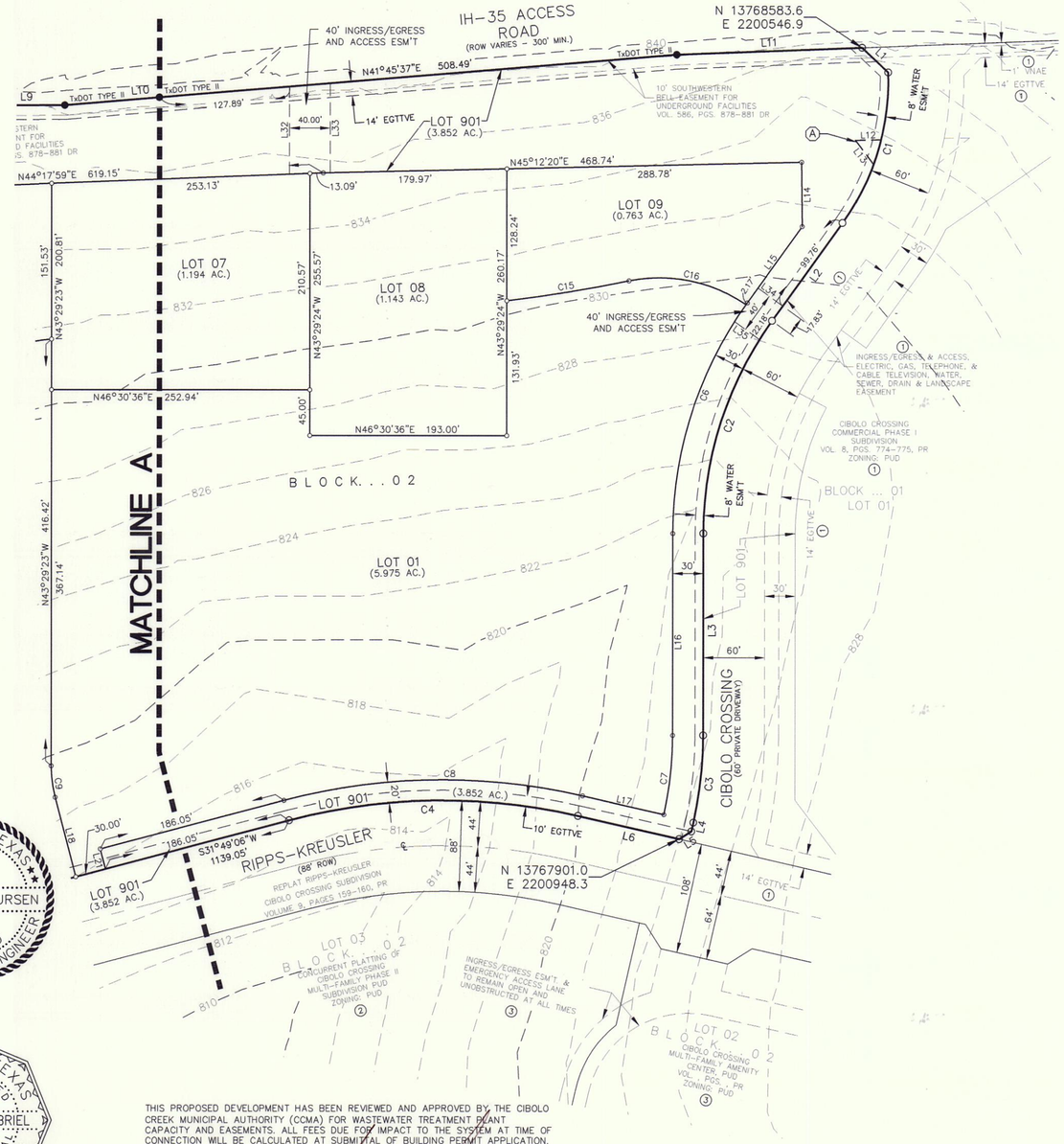
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS–CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS)–IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.



SHEET INDEX
(NOT TO SCALE)

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	35.12'	N89°40'06"E
L2	117.60'	S7°37'23"E
L3	196.94'	S43°29'24"E
L4	8.84'	S30°36'36"E
L5	14.14'	S14°23'24"W
L6	101.56'	S59°23'24"W
L7	61.56'	S51°57'43"W
L8	136.89'	N37°00'38"E
L9	70.69'	N46°26'54"E
L10	92.91'	N41°40'01"E
L11	181.59'	N44°18'51"E
L12	25.00'	N45°12'14"E
L13	29.23'	N80°34'17"W
L14	62.40'	N44°01'33"W
L15	91.69'	N7°37'23"W
L16	196.94'	N43°29'24"W
L17	81.56'	N59°23'24"E
L18	79.61'	N58°10'54"W
L19	47.14'	N58°10'54"W
L20	100.39'	N2°26'17"W
L21	20.00'	N58°10'54"W
L22	20.00'	N58°10'54"W
L23	20.00'	N58°10'54"W
L24	20.00'	N58°10'54"W
L25	82.76'	N58°28'37"W
L26	28.05'	N48°03'06"W
L27	37.53'	N41°47'48"E
L28	46.36'	N43°29'24"W
L29	44.15'	N43°29'24"W
L30	55.48'	N43°29'23"W
L31	56.82'	N43°29'23"W
L32	84.47'	N43°29'24"W
L33	87.79'	N43°29'24"W
L34	30.00'	N82°22'37"E
L35	30.05'	N82°22'37"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	156.18'	236.00'	37°55'03"	S26°34'55"E	153.35'
C2	221.60'	354.00'	35°52'00"	S25°33'24"E	218.00'
C3	85.65'	381.00'	12°52'48"	S37°03'00"E	85.47'
C4	285.84'	594.00'	27°34'18"	S45°36'15"W	283.09'
C5	68.79'	263.00'	14°59'13"	N50°59'00"W	68.60'
C6	240.38'	384.00'	35°52'00"	S25°33'24"E	236.48'
C7	77.74'	351.00'	12°41'26"	S37°08'41"E	77.59'
C8	295.47'	614.00'	27°34'18"	S45°36'15"W	292.62'
C9	30.77'	120.00'	14°41'31"	S50°50'09"E	30.69'
C10	30.77'	120.00'	14°41'31"	S50°50'09"E	30.69'
C11	200.59'	1513.00'	7°35'47"	N42°42'43"E	200.45'
C12	131.79'	250.00'	30°12'12"	S28°23'18"E	130.27'
C13	196.66'	300.00'	37°33'32"	N24°42'38"W	193.16'
C14	32.10'	250.00'	7°21'20"	S9°36'32"E	32.07'



THIS PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY AND EASEMENTS. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION.

BY: _____
AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

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.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO & SUBSCRIBED BEFORE ME THIS THE 10th DAY OF January, 2020

SARAH FULCHER
Notary ID # 130944790
My Commission Expires
December 29, 2020

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
GARTH E. COURSEN
94784
LICENSED PROFESSIONAL ENGINEER

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 & SUBSCRIBED BEFORE ME THIS THE 10th DAY OF January, 2020

SARAH FULCHER
Notary ID # 130944790
My Commission Expires
December 29, 2020

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
REGISTERED
JASON R. GABRIEL
6530
PROFESSIONAL LAND SURVEYOR

FINAL PLAT ESTABLISHING
1 BLOCK WITH 9 COMMERCIAL LOTS
AND 3 OPEN SPACE LOTS

CIBOLO CROSSING COMMERCIAL PHASE II SUBDIVISION

BEING A 30.851 ACRE TRACT OF LAND SITUATED WITHIN THE JOHN SALADIN SURVEY NO. 404, ABSTRACT 299, CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS AND BEING OUT OF THOSE CERTAIN 35.777 ACRE TRACT AND 35.841 ACRE TRACT, BOTH CONVEYED UNTO BABCOCK ROAD 165 LTD IN VOLUME 3143, PAGE 465, AND DOCUMENT NO. 201899004043, GUADALUPE COUNTY OFFICIAL RECORDS.

100 0 50 100
SCALE: 1" = 100'

Westwood

COURSEN-KOEHLER

a division of **Westwood**

1718 Dry Creek Way, Suite 110 · San Antonio, Texas 78259
Tel: 210.265.8300 · Fax: 210.855.5530
TBPE Firm No. F-11756 · TBPLS Firm No. 10194064
www.westwoodps.com

JOB NO: 0013119.10 DATE: 01/08/2020

STATE OF TEXAS §
COUNTY OF MIDLAND §

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/APPLICANT: BABCOCK ROAD 165, LTD., A TEXAS LIMITED PARTNERSHIP
6101 HOLIDAY HILL RD.
MIDLAND, TEXAS 79707

BY: FASKEN MANAGEMENT LLC,
A TEXAS LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

CHARLES F. HEDGES JR.
SENIOR VICE-PRESIDENT

STATE OF TEXAS §
COUNTY OF MIDLAND §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES F. HEDGES JR., SENIOR VICE-PRESIDENT OF FASKEN MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, A PARTNER OF BABCOCK ROAD 165, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN BY ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN EXPRESSED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 9th DAY OF January 2020

ASHLEY VALADEZ
Notary Public, State of Texas
Comm. Expires 03-20-2023
Notary ID 130161732

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF GUADALUPE §

APPROVED ON THIS THE 22 DAY OF JAN, 2020, BY THE CITY ENGINEER, CITY OF CIBOLO, TEXAS.

BY: _____
CITY ENGINEER

STATE OF TEXAS §
COUNTY OF GUADALUPE §

THIS PLAT OF CIBOLO CROSSING COMMERCIAL PHASE II SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS 24 DAY OF January, A.D., 2020

BY: _____
MAYOR

BY: _____
CITY SECRETARY

STATE OF TEXAS §
COUNTY OF GUADALUPE §

THIS PLAT OF CIBOLO CROSSING COMMERCIAL PHASE II SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CIBOLO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 21 DAY OF Jan., A.D., 2020

BY: _____
CHAIR

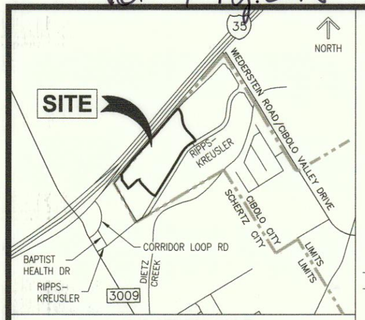
BY: _____
VICE CHAIR

Vol. 9 Pg. 217-218

202099001957
I certify this instrument was FILED and RECORDED
in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
01/24/2020 02:21:02 PM PAGES: 5 LINDA
TERESA KIEL, COUNTY CLERK

Teresa Kiel

Vol. 9 Pg. 218



LOCATION MAP
(NOT TO SCALE)

LEGEND:

900	EXISTING CONTOUR
900	PROPOSED CONTOUR
V.W.	VARIABLE WIDTH
EGTTVE	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
DRN	DRAINAGE
SAN SEW	SANITARY SEWER
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R	RADIUS
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OR	OFFICIAL RECORDS
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VOL.	VOLUME
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ROW	RIGHT OF WAY
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	FOUND MONUMENT
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2	CIBOLO CROSSING MULTI-FAMILY PHASE II SUBDIVISION PUD
3	CIBOLO CROSSING MULTI-FAMILY AMENITY CENTER, PUD
A	INGRESS/EGRESS & ACCESS, ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION, WATER, SEWER, DRAIN & LANDSCAPE EASEMENT

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NOTICE: 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.

NOTICE: NO HERITAGE TREES ARE LOCATED WITHIN THIS PLAT.

FIRE/FIRE LANE EASEMENT NOTE:

THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE (THEY) SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD ALL-WEATHER SURFACE AND THAT HE (THEY) SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING, TOW-AWAY ZONE." THE FIRE MARSHAL, THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS SET WITH AN ORANGE PLASTIC CAP STAMPED "WESTWOOD" UNLESS OTHERWISE NOTED.
2. BEARING BASIS IS TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH CENTRAL ZONE, 4204 (NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT)
3. COORDINATES AND DIMENSIONS SHOWN HEREON ARE SURFACE AND CAN BE CONVERTED TO GRID BY APPLYING A COMBINED SCALE FACTOR OF 0.9998378 AT N 13769588.91, E 2201460.12

NOTES:

1. THE PROPERTY SHOWN HEREON LIES WITHIN THE CITY OF CIBOLO AND IS ZONED PUD PER ORDINANCE #1219 & #1255.
2. THE PROPERTY SHOWN HEREON IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
3. THE PROPERTY SHOWN HEREON IS LOCATED INSIDE SCHERTZ-CIBOLO-UNIVERSAL CITY SCHOOL DISTRICT.
4. THE PROPERTY SHOWN HEREON WILL HAVE UTILITIES PROVIDED BY THE FOLLOWING
   WATER - CITY OF CIBOLO
   SEWER - CITY OF CIBOLO
   ELECTRICITY - CPS ENERGY
5. NO PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A 100-YEAR FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP GUADALUPE COUNTY, TEXAS COMMUNITY PANEL NUMBER 48187C0210F, EFFECTIVE DATE OF NOVEMBER 2, 2007.
6. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREIN.
7. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREE AND OTHER OBSTRUCTIONS). READING METERS AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
8. NO OBSTRUCTION, INCLUDING BUT NOT LIMITED TO FENCING, STORAGE OR ACCESSORY BUILDINGS SHALL BE PERMITTED ON ANY DRAINAGE EASEMENT SHOWN HEREON.
9. THE CITY OF CIBOLO RESERVES THE RIGHT TO RENAME STREETS AND BUILDING NUMBERS DUE TO INCOMPATIBILITY WITH EXISTING NAME LAYOUT, EMERGENCY VEHICLE RESPONSE, AND MAIL DELIVERY.
10. ALL PROPOSED STREETS ARE TO BE DEDICATED TO THE PUBLIC AND MAINTAINED BY THE CITY OF CIBOLO.
11. ROUTINE MAINTENANCE OF WEEDS AND GRASS IN ALL EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, HOA, OR PROPERTY OWNER ASSOCIATION ON WHICH THE EASEMENT IS LOCATED IN ACCORDANCE WITH CITY OF CIBOLO CODE OF ORDINANCES PROVISIONS FOR HIGH WEEDS AND GRASS.
12. LOT 901, 902 & 903 BLOCK 02, ARE "OPEN SPACE" LOTS; TO BE THE RESPONSIBILITY OF THE OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS. LOTS TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA).
13. HERITAGE AND/OR PROTECTED TREES ARE IDENTIFIED ON THE TREE PRESERVATION PLAN ON FILE WITH THE CITY OF CIBOLO. TREE REMOVAL OF MITIGATION WILL BE ADDRESSED AT THE TIME OF SITE DEVELOPMENT.
14. THE PROPOSED USE OF THE SUBDIVISION IS FOR COMMERCIAL USE.

ACCESS NOTE:

ACCESS TO ADJOINS LOTS FROM PUBLIC ROW IS BY WAY OF THE APPROVED CIBOLO CROSSING PUD - SITE DEVELOPMENT PLAN; INTERNAL CIRCULATION ROUTE.

TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT, WILL NOT ENCROACH BY STRUCTURE OR GRADING INTO STATE ROW. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW WILL NOT BE ALLOWED.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF THREE (3) ACCESS POINTS ALONG I.H. 35 ACCESS ROAD BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF ±1,898'.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.
5. ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

CPS NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS-CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS)-IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

FINAL PLAT ESTABLISHING
1 BLOCK WITH 9 COMMERCIAL LOTS
AND 3 OPEN SPACE LOTS

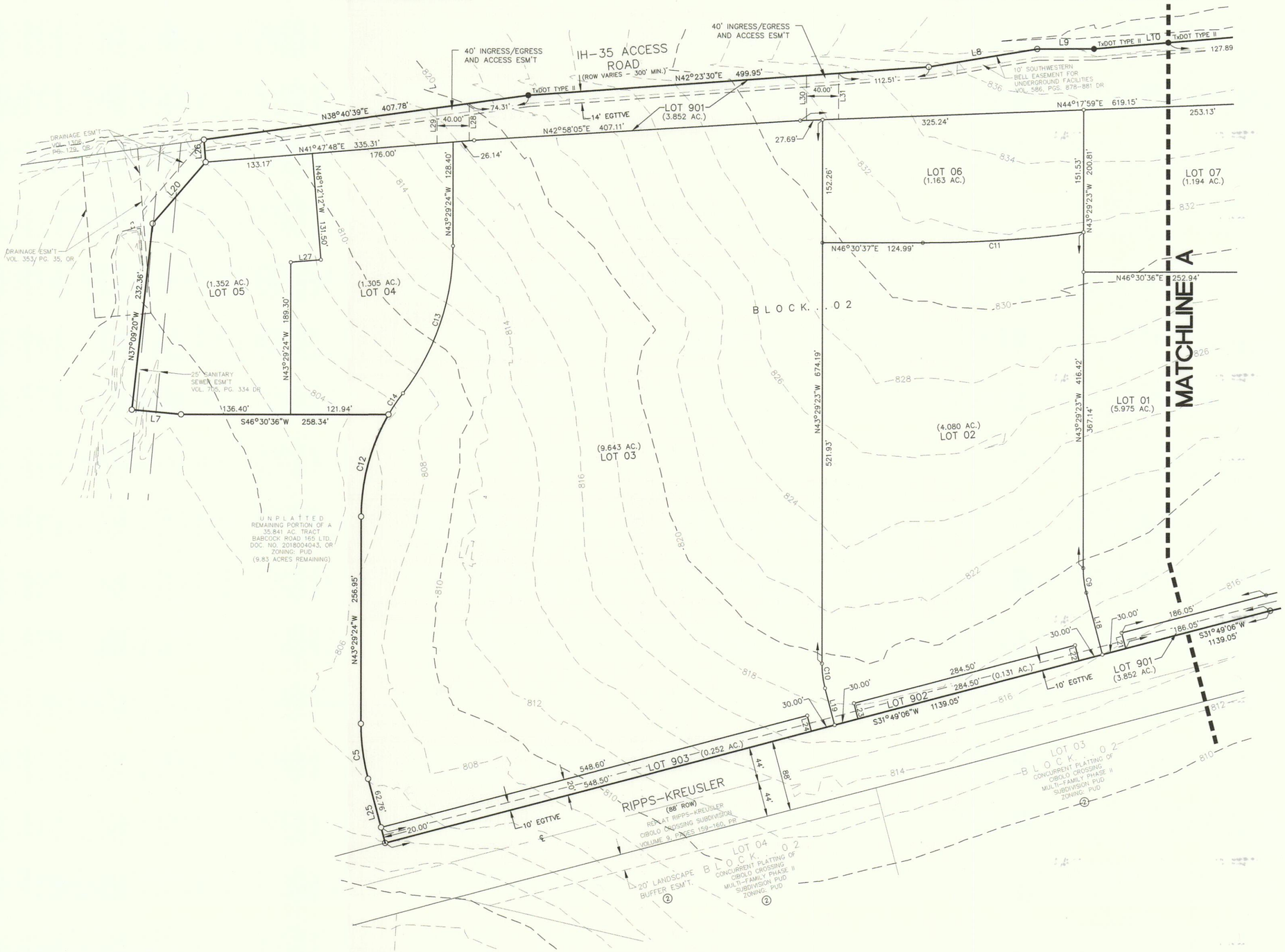
CIBOLO CROSSING COMMERCIAL PHASE II SUBDIVISION

BEING A 30.851 ACRE TRACT OF LAND SITUATED WITHIN THE JOHN SALADIN SURVEY NO. 404, ABSTRACT 299, CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS AND BEING OUT OF THOSE CERTAIN 35.777 ACRE TRACT AND 35.841 ACRE TRACT, BOTH CONVEYED UNTO BABCOCK ROAD 165 LTD IN VOLUME 3143, PAGE 465, AND DOCUMENT NO. 201899004043, GUADALUPE COUNTY OFFICIAL RECORDS.

100 0 50 100
SCALE: 1" = 100'

Westwood
COURSEN-KOEHLER
a division of **Westwood**
1718 Dry Creek Way, Suite 110 · San Antonio, Texas 78259
Tel: 210.265.8300 · Fax: 210.855.5530
TBPE Firm No. F-11756 · TBPLS Firm No. 10194064
www.westwoodps.com

JOB NO: 0013119.10 DATE: 01/08/2020



May 3, 2024

City of Cibolo
Planning Department
Attn: Kelsee Lee
200 S. Main Street
Cibolo, Texas 78108

On behalf of the:

Re: Living Spaces – Final Acceptance

Mrs. Lee;

On May 3, 2024, I conducted a site visit for Living Spaces. After visiting the site, it is my opinion that the infrastructure has been constructed in accordance with the approved plans and all punch list items have been addressed. Therefore, I recommend approval of the Final Acceptance for the public infrastructure.

Our review 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,

Chris Otto, P.E., CFM
City Engineer

Cc: Timothy Fousse, Public Works Department

City of Cibolo

City Council Regular Meeting Staff Report

Discussion/Action on the Preliminary Plat of Grace Valley Ranch Phase 3B. (Ms. Huerta)

Meeting	Agenda Group
Tuesday, May 28, 2024, 6:30 PM	Discussion/Action Item: 8J

From	Staff Contact(s)
Susana Huerta, Assistant Planning Director	Susana Huerta,

CITY COUNCIL ACTION: Discussion/Action on the above referenced petition

PLANNING & ZONING COMMISSION ACTION: Denial by 7-0 due to outstanding comments

PROPERTY INFORMATION:

Project Name: PC-24-13-FP

Owner: Richard Mott, PE, Lennar Homes of Texas Land and Construction, LTD

Representative: Kyle Hudek, PE, Cude Engineers

Area: 31.705 acres

Location: Near Intersection of Weil Road and Lazy Acres Lane

Council District: N/A, ETJ

Zoning (map): N/A, ETJ

Proposed Use: 162 residential lots, 5 open space lots, 1 amenity/park lot

Utility Providers: Sewer/Water - GVSUD and Electricity - Guadalupe Valley Electric Coop

FINDINGS/CURRENT ACTIVITY:

Per Unified Development Code (UDC) Article 20.3.5., 'Final Plat.' The one official and authentic map of any given subdivision of land prepared from actual field measurement and staking of all identifiable points 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.

The Preliminary Plat of Grace Valley Ranch Phase 2 was approved in September 2022. This Final Plat establishes 162 residential lots that are typically 40 feet in width. This proposed Final Plat also establishes five open space drainage lots, designated as Lot 901 within their respective blocks on the Plat, to serve as the necessary drainage improvements for the subdivision. Lot 83, Block 38 is designated as an amenity lot. A land study/master plan was approved for the Grace Valley development in April 2019. Phase 2 was approved to have 161 residential lots, which has been exceeded on the proposed plat.

STREETS/FUTURE THOROUGHFARE PLAN (FTPX):

This Plat includes approximately 5,906 linear feet of private roadway to serve the unit within the development.

UTILITIES:

The development of the water and sewer utilities within this unit are to be constructed and served by Green Valley Special Utility District (GVSUD). Since the development is served by GVSUD, a PIA was not required. Electricity is to be provided by Guadalupe Valley Electric Coop (GVEC).

DRAINAGE:

Drainage was reviewed and found to comply with the master drainage study approved in August 2022.

PARKLAND:

A letter provided by the applicant states the provided parkland dedication for this unit exceeds the required total acreage by 8%. However, four residential lots have been placed in an area designated for parkland on the Land Study. The applicant has been advised of the requirement to demonstrate the amount of parkland dedicated by plat.

STAFF RECOMMENDATION:

Staff and the City Engineer reviewed the plat and associated documents. Per the attached memo, there are comments pending. Therefore, staff recommends DENIAL of this Final Plat.

Attachments

Application
Plat.pdf
City Engineer Letter
Staff Map

DocuSign Envelope ID: 4617AEBE-7DFA-40DE-8A9C-758446763293

City of Cibolo
Planning Department
201 Loop 539 W/P.O. Box 826
Cibolo, TX 78108
Phone: (210) 658 - 9900

UNIVERSAL APPLICATION - PRELIMINARY 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: Grace Valley Ranch Phase 3B

Total Acres: 20.657 Survey Name: Frailan De La Garza Survey Abstract No.: 143

Project Location (address): 1,500 east of Weil Rd. and Lazy Acres Ln. intersection

Current Zoning: N/A Overlay: ☒ None ☐ Old Town ☐ FM 78

Proposed Zoning: N/A # of Lots: 116 # of Units:

Please Choose One: ☒ Single-Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☐ Other

Current Use: Undeveloped Total Proposed Square Footage:

Proposed Use: Single Family (Commercial/Industrial only)

Applicant Information:

Property Owner Name: Richard Mott

Address: 100 NE Loop 410, Suite 1155 City: San Antonio

State: Texas Zip Code: 78216 Phone: 210-889-5516

Email: richard.mott@lennar.com Fax:

**Applicant (if different than Owner):* Lennar Homes of Texas Land and Construction, LTD (Richard Mott, P.E.)
* Letter of Authorization required

Address: 100 NE Loop 410, Suite 1155 City: San Antonio

State: TX Zip Code: 78216 Phone: 210-403-6200

Email: richard.mott@lennar.com Fax:

Representative: Cude Engineers (Kyle Hudek, P.E.)

Address: 4122 Pond Hill Rd, Suite 100 City: San Antonio

State: TX Zip Code: 78231 Phone: 210-681-2951

Email: khudek@cudeengineers.com Fax:

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

DocuSigned by:
Richard Mott
Owner or Representative's Signature

Richard Mott
Typed / Printed Name

State of Texas

County of Bexar

Before me, Maty Villarreal, on this day personally appeared
Name of Notary Public

Richard Mott, to be the person(s) who is/are subscribed to the
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 27th day of March, 2024

Maty Villarreal
Notary Public Signature

MATY VILLARREAL
Notary Public, State of Texas
Comm. Expires 01-22-2028
Notary ID 132324420
(Notary Seal)

City of Cibolo Use Only

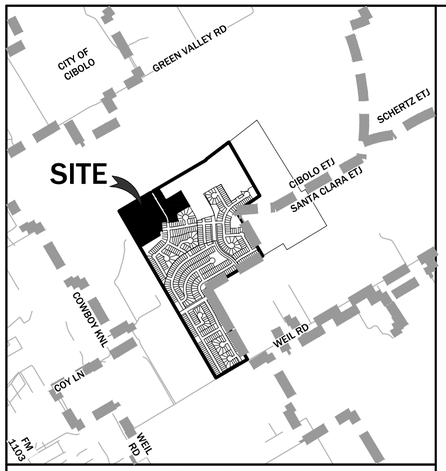
$4,980.00
Total Fees

Check #2199987
Payment Method

04/08/2024
Submittal Date

Accepted by

PC-24-12-PP
Case Number

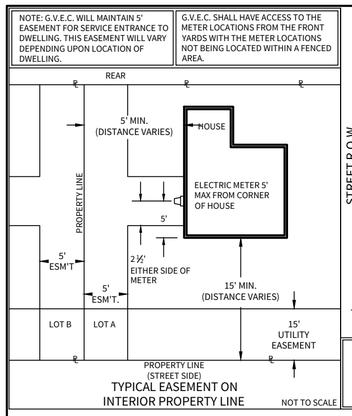


LOCATION MAP

N.T.S.

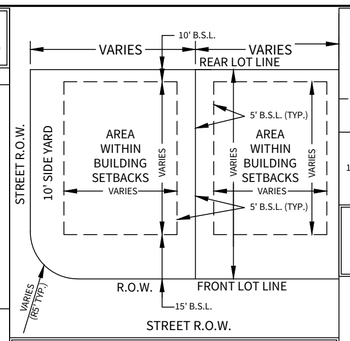
NOTE: G.V.E.C. WILL MAINTAIN 5' EASEMENT FOR SERVICE ENTRANCE TO DWELLING. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING.

G.V.E.C. SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARDS WITH THE METER LOCATIONS NOT BEING LOCATED WITHIN A FENCED AREA.



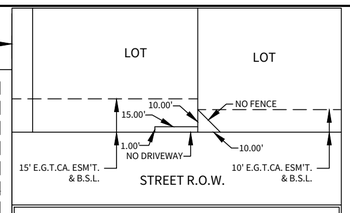
TYPICAL EASEMENT ON INTERIOR PROPERTY LINE

NOT TO SCALE



TYPICAL LOT BUILDING SETBACKS

NOT TO SCALE



NON-FENCE & VEHICULAR ACCESS ESM'T.

NOT TO SCALE

NOTES:
1. PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.
2. SEE NOTES AND SIGNATURE BLOCKS ON SHEET 2.
3. SEE SHEET 2 FOR LINE AND CURVE TABLES.

117 RESIDENTIAL LOTS AND 4 OPEN SPACE LOTS (NON-RESIDENTIAL) IN 6 BLOCKS

PRELIMINARY PLAT OF GRACE VALLEY RANCH PHASE 3B

A 20.657 ACRE PORTION OF A 167.5 ACRE TRACT OF LAND BEING OUT OF THE FRAILAN DE LA GARZA SURVEY, ABSTRACT NO. 143 AND JOSE MARIA CADENA SURVEY, ABSTRACT NO. 93, IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 151 ACRES OF LAND, AS DESCRIBED IN VOLUME 1001, PAGE 0477, VOLUME 2016, PAGE 23635, & VOLUME 1913, PAGE 0928 OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.



SCALE: 1"=100'

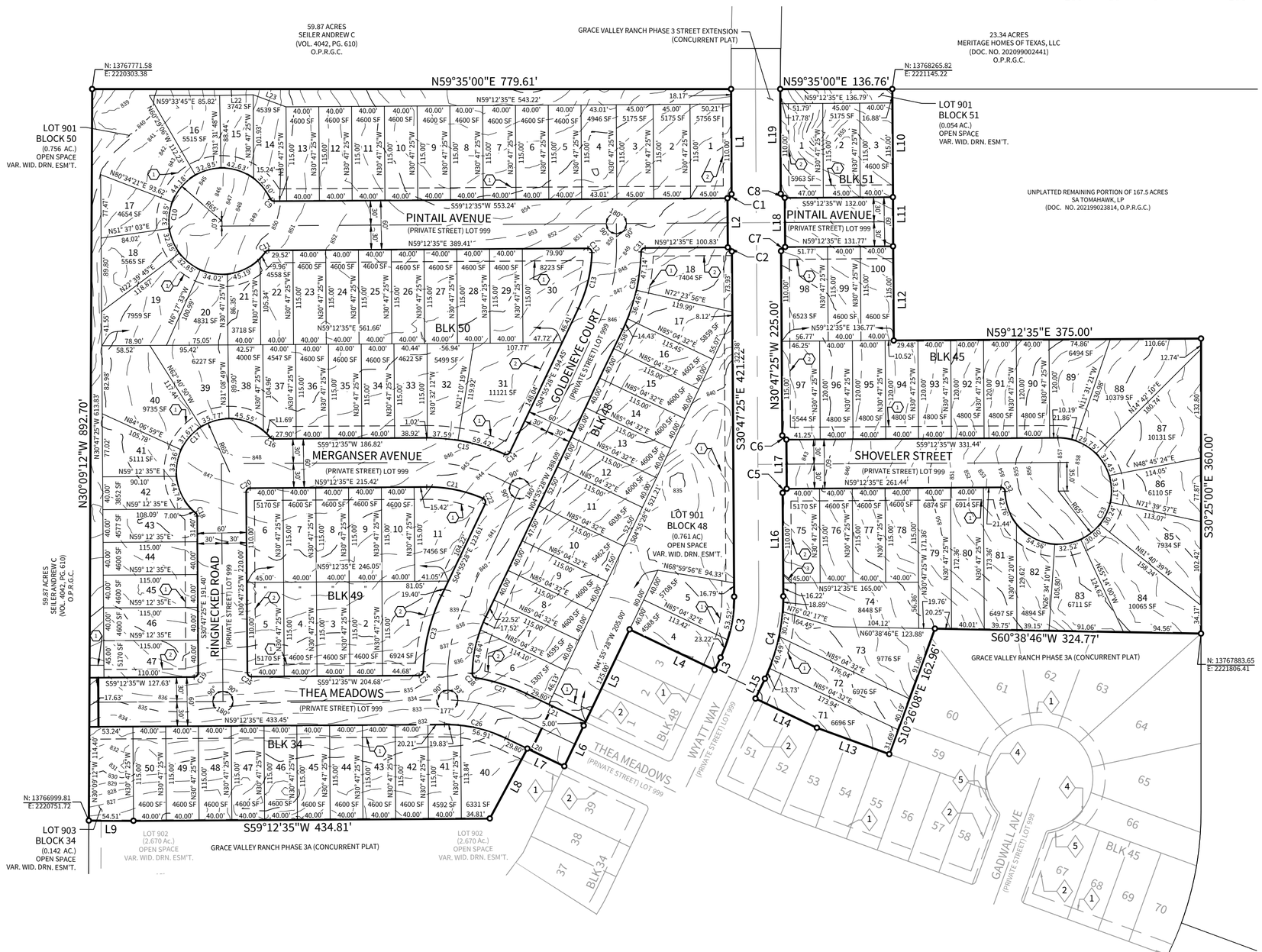
100 50 0 100

LEGEND

Ac.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
BLK	= BLOCK
C1	= CURVE NUMBER
DOC.	= DOCUMENT
DRN.	= DRAINAGE
ESM'T.	= EASEMENT
E.G.T.CA.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
E.T.J.	= EXTRATERRITORIAL JURISDICTION
G.V.E.C.	= GUADALUPE VALLEY ELECTRIC COOPERATIVE
G.V.S.U.D.	= GREEN VALLEY SPECIAL UTILITY DISTRICT
L1	= LINE NUMBER
L.F.	= LINEAR FEET
MAX.	= MAXIMUM
MIN.	= MINIMUM
NAD	= NORTH AMERICAN DATUM
NO.	= NUMBER
O.P.R.G.C.	= OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
EX.	= PAGE
PGS.	= PAGES
℄	= PROPERTY LINE
R	= RADIUS
RD.	= ROAD
R.O.W.	= RIGHT-OF-WAY
SAN. SEW.	= SAN. SEW.
S.U.D.	= SPECIAL UTILITY DISTRICT
SF	= SQUARE FEET
TYP.	= TYPICAL
UDC	= UNIFIED DEVELOPMENT CODE
VAR.	= VARIABLE
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
800	= EXISTING GROUND MAJOR CONTOUR
800	= EXISTING GROUND MINOR CONTOUR
	= EXISTING PROPERTY LINE
	= STREET CENTERLINE
	= CITY LIMIT LINE
	= ½" IRON ROD SET WITH PLASTIC CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED

KEYNOTES

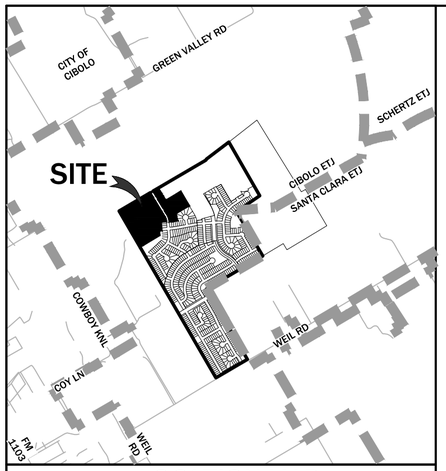
1. 15' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE
2. 10' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE
3. NON-FENCE AND VEHICULAR NON-ACCESS EASEMENT
1. 15' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE (CONCURRENT PHASE 3A)
2. 10' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE (CONCURRENT PHASE 3A)
3. NON-FENCE & VEHICULAR ACCESS EASEMENT (CONCURRENT PHASE 3A)
4. 1' VEHICULAR NON-ACCESS ESM'T (CONCURRENT PHASE 3A)



OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216
PHONE: 210-403-6200
CONTACT PERSON: RICHARD MOTT, P.E.

CUDE ENGINEERS
4122 POND HILL RD. • SUITE 101
SAN ANTONIO, TEXAS 78231
TEL 210.681.2951 • FAX 210.523.7112
WWW.CUDEENGINEERS.COM
TBPE REGISTERED ENGINEERING FIRM #455
TBPELS #10048500

CONTACT: JEFFREY MCKINNIE, P.E. **PROJECT #** R03346.010



LOCATION MAP N.T.S.

NOTES:
1. PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.
2. SEE NOTES AND SIGNATURE BLOCKS ON THIS SHEET.
3. SEE THIS SHEET FOR LINE AND CURVE TABLES.

APPROVED ON THIS THIS _____ DAY OF _____, A.D., 2024, BY THE CITY ENGINEER, CITY OF CIBOLO, TEXAS.

BY: _____
CITY ENGINEER, CITY OF CIBOLO

THIS PLAT OF GRACE VALLEY RANCH, PHASE 3B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CIBOLO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D., 2024.

BY: _____ BY: _____
CHAIR VICE CHAIR

THIS PLAT OF GRACE VALLEY RANCH, PHASE 3B 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., 2024.

BY: _____ BY: _____
MAYOR CITY SECRETARY

OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216
PHONE: 210-403-6200
CONTACT PERSON: RICHARD MOTT, P.E.

CUDE ENGINEERS
4122 POND HILL RD. • SUITE 101
SAN ANTONIO, TEXAS 78231
TEL 210.681.2951 • FAX 210.523.7112
WWW.CUDEENGINEERS.COM
TBPE REGISTERED ENGINEERING FIRM #455
TBPELS #10048500

CONTACT: JEFFREY MCKINNIE, P.E. **PROJECT #** R03346.010

NOTES:

1. THE PROPERTY SHOWN HEREON LIES WITHIN THE CITY OF CIBOLO, E.T.J.
2. THE PROPERTY SHOWN HEREON IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
3. THE PROPERTY SHOWN HEREON IS LOCATED INSIDE SCHERTZ-CIBOLO-UNIVERSAL CITY SCHOOL DISTRICT.
4. THE PROPERTY SHOWN HEREON WILL HAVE UTILITIES PROVIDED BY THE FOLLOWING
   WATER - G.V.S.U.D.
   SEWER - G.V.S.U.D.
   ELECTRICITY - G.V.E.C.
   TELECOMMUNICATION - AT&T AND SPECTRUM
5. NO PORTION OF THE PROPERTY EXCEPT SHOWN HEREON IS LOCATED WITHIN A 1% ANNUAL CHANCE (100-YEAR) FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP GUADALUPE COUNTY, TEXAS COMMUNITY PARCEL NUMBER 48187C 0230F, REVISED NOVEMBER 2, 2007.
6. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED ABOVE.
7. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREE AND OTHER OBSTRUCTIONS), READING METERS AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
8. G.V.E.C. TO HAVE A 5' WIDE ELECTRIC EASEMENT ON ALL ROAD CROSSINGS IN WHICH ELECTRIC LINES ARE PLACED.
9. ANY EASMENT DESIGNATED AS A G.V.E.C. 20' x 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
10. ALL EXISTING G.V.E.C. OVERHEAD LINES POSSESS A 30' CENTERLINE EASEMENT, 15' EACH SIDE OF LINE.
11. BEARING REFERENCE SOURCE IS THE TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE, NAD 83 (93).
12. MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF CUDE ENGINEERS TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND PLASTIC CAPS STAMPED "CUDE", UPON COMPLETION OF CONSTRUCTION.
13. HOMEOWNER(S) ASSOCIATION WILL MOW AND MAINTAIN PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS.
14. THE CITY OF CIBOLO AND/OR GUADALUPE COUNTY RESERVES THE RIGHT TO RENAME STREETS AND/OR CHANGE HOUSE NUMBERS DUE TO INCOMPATIBILITY WITH EXISTING NAME LAYOUT, EMERGENCY VEHICLE RESPONSE, AND MAIL DELIVERY.
15. LOT SQUARE FOOTAGES SHOWN HEREON WERE DERIVED FROM DIMENSIONS SHOWN, BUT DO REFLECT A CERTIFIED INCREASE IN ACREAGE ACCURACY BEYOND THAT OF THE TOTAL ACREAGE SHOWN HEREON (20.657 Ac.).
16. LOTS IN SUBDIVISION PLAT INCLUDE DRAINAGE EASEMENTS AND OPEN SPACE.
17. THIS PLAT CONTAINS APPROXIMATELY 3,010 L.F. OF ROADWAY.
18. 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 PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
19. 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.
20. 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.
21. 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 PUBLIC 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.
22. 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.
23. ROUTINE MAINTENANCE OF WEEDS AND GRASS IN ALL EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, HOA, OR PROPERTY OWNER ASSOCIATE ON WHICH THE EASEMENT IS LOCATED IN ACCORDANCE WITH CITY OF CIBOLO UDC AND THE CITY OF CIBOLO BUILDING CODE, EACH OF WHICH AS MAY BE AMENDED, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
24. ALL UTILITIES, INCLUDING, BUT NOT LIMITED TO, ELECTRICAL WIRING, NATURAL GAS, TELEPHONE, CABLE, INTERNET, AND SECURITY SYSTEMS, SHALL BE LOCATED IN THE FRONT YARD, SHALL BE INSTALLED UNDERGROUND AND SHALL BE MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE CITY CODES AND REGULATIONS FOR SUCH SYSTEMS. ANY UTILITIES REQUIRED TO BE PLACED ABOVE GROUND MUST BE PLACED ON STEEL POLES OR ANOTHER MATERIAL WITH COMPARABLE STRENGTH AND DURABILITY, AS APPROVED BY THE CITY ENGINEER AND AFFECTED UTILITY PROVIDER, MEETING THE REQUIREMENTS OF THE CITY AND THE APPLICABLE UTILITY PROVIDER. ROUTINE MAINTENANCE OF GRASS AND WEEDS IN ALL EASEMENTS SHALL BE THE RESPONSIBLE OF THE OWNER ON WHOSE PROPERTY THE EASEMENT IS LOCATED, EXPECTED WHERE EXPRESSLY STIPULATED TO BE MAINTAINED BY SOME OTHER PARTY.
25. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
26. NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, 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.
27. TREE SURVEY WILL BE PROVIDED ON A UNIT TO UNIT BASIS.
28. A GEOTECHNICAL REPORT DEMONSTRATING COMPLIANCE WITH ALL RECOMMENDED PRACTICE FOR THE DESIGN OF RESIDENTIAL FOUNDATIONS, 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 THE ISSUANCE OF A BUILDING PERMIT.
29. WHERE UNDERGROUND SERVICES ARE UTILIZED G.V.E.C. WILL POSSESS A 5' WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW TO SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
30. G.V.E.C. SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
31. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES AND SHALL REMAIN AT FINAL GRADE.
32. 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.
33. 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.
34. 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.
35. ALL PRIVATE STREETS ARE DESIGNATED AS A 60' UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, RECYCLED WATER MAINS, AND EMERGENCY ACCESS EASEMENT.
36. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY, OR ROAD WIDENING EASEMENT. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER IDENTIFIES AND HOLDS THE CITY OF CIBOLO, GUADALUPE COUNTY, THEIR OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
37. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF CIBOLO AND/OR GUADALUPE COUNTY, TEXAS. NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY ASSUMES ANY OBLIGATION TO THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY ASSUMES ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE PUBLIC ROAD SYSTEM AND PUBLIC STREETS IN THE RESPECTIVE JURISDICTIONS.
38. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILTY OF THE CITY OF CIBOLO OR GUADALUPE COUNTY.
39. THE ROADS SHALL BE MAINTAINED TO SUCH A STANDARD THAT WILL ALLOW EMERGENCY VEHICLES TO ACCESS THE LOTS.
40. EVERY DEED THAT CONVEYS OWNERSHIP OF A LOT MUST CONTAIN NOTICE TO THE GRANTEE THAT ALL ROADS ARE PRIVATE; THE HOMEOWNERS' ASSOCIATION SHALL BE PERPETUALLY LIABLE FOR MAINTENANCE; NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY, TEXAS, WILL EVER ACCEPT THE ROADS FOR MAINTENANCE; AND THE QUALITY OF THE ROADS MUST BE MAINTAINED AS TO NOT AFFECT ACCESS BY PUBLIC SERVICE AGENCIES SUCH AS POLICE, FIRE, AND EMERGENCY MEDICAL SERVICES.
41. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION, DECORATIVE LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH GUADALUPE COUNTY.
42. THE STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

THIS SUBDIVISION PLAT OF GRACE VALLEY RANCH PHASE 3B HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

BY: _____
AGENT FOR GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S30°40'44"E	128.17'
L2	S30°47'24"E	60.00'
L3	S04°55'28"E	16.85'
L4	S85°04'32"W	115.00'
L5	S04°55'28"E	130.00'
L6	S04°55'28"E	55.00'
L7	S85°04'32"W	50.00'
L8	S02°09'30"E	96.81'
L9	S59°50'48"W	54.51'
L10	S30°47'25"E	131.88'
L11	S30°34'14"E	60.00'
L12	S30°47'25"E	115.00'
L13	S79°33'52"W	93.99'
L14	S85°04'32"W	83.02'
L15	N04°55'28"W	26.85'
L16	N30°47'25"W	126.22'
L17	N30°47'25"W	60.00'
L18	N30°47'25"W	60.00'
L19	N30°40'46"W	127.78'
L20	N85°04'32"E	79.80'
L21	S85°04'32"W	79.80'
L22	N58°28'12"E	40.95'
L23	N79°45'57"E	42.72'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	5.00'	89°59'45"	7.85'	S14°12'27"W	7.07'
C2	5.00'	90°00'00"	7.85'	S75°47'25"E	7.07'
C3	170.00'	25°51'57"	76.75'	S17°51'27"E	76.10'
C4	230.00'	25°51'57"	103.83'	N17°51'27"W	102.95'
C5	5.00'	90°00'00"	7.85'	N14°12'35"E	7.07'
C6	5.00'	90°00'00"	7.85'	N75°47'25"W	7.07'
C7	5.00'	90°00'00"	7.85'	N14°12'35"E	7.07'
C8	5.00'	90°00'00"	7.85'	N75°47'25"W	7.07'
C9	5.00'	65°34'06"	5.72'	N88°00'22"W	5.41'
C10	65.00'	299°40'01"	339.96'	S25°03'20"E	65.33'
C11	5.00'	54°05'55"	4.72'	N32°09'37"E	4.55'
C12	5.00'	92°03'31"	8.03'	S74°45'40"E	7.20'
C13	170.00'	23°48'26"	70.64'	S16°49'41"E	70.13'
C14	5.00'	88°33'17"	7.73'	S39°21'11"W	6.98'
C15	230.00'	24°25'14"	98.03'	S71°25'12"W	97.29'
C16	5.00'	50°06'08"	4.37'	S84°15'39"W	4.23'
C17	65.00'	190°12'15"	215.78'	S14°12'35"W	129.48'
C18	5.00'	50°06'08"	4.37'	S55°50'29"E	4.23'
C19	5.00'	90°00'00"	7.85'	S14°12'35"W	7.07'
C20	5.00'	90°00'00"	7.85'	N14°12'35"E	7.07'

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C19	5.00'	90°00'00"	7.85'	S14°12'35"W	7.07'
C20	5.00'	90°00'00"	7.85'	N14°12'35"E	7.07'

117 RESIDENTIAL LOTS AND 4 OPEN SPACE LOTS (NON-RESIDENTIAL) IN 6 BLOCKS

PRELIMINARY PLAT OF GRACE VALLEY RANCH PHASE 3B

A 20.657 ACRE PORTION OF A 167.5 ACRE TRACT OF LAND BEING OUT OF THE FRAILAN DE LA GARZA SURVEY, ABSTRACT NO. 143 AND JOSE MARIA CADENA SURVEY, ABSTRACT NO. 93, IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 151 ACRES OF LAND, AS DESCRIBED IN VOLUME 1001, PAGE 0477, VOLUME 2016, PAGE 23635, & VOLUME 1913, PAGE 0928 OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF GUADALUPE

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC SPACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESS.

OWNER: _____
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.

BY: RICHARD MOTT, P.E.

STATE OF TEXAS
COUNTY OF GUADALUPE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ 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., 2024.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

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.

_____
REGISTERED PROFESSIONAL ENGINEER
JEFFREY A. MCKINNIE

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, A.D., 2024.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

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
YURI BALMACEDA

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, A.D., 2024.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

GREEN VALLEY S.U.D. NOTES "EASEMENT CERTIFICATE"

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE GREEN VALLEY SPECIAL UTILITY DISTRICT OF MARION, TEXAS, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL, AND LAY OVER AND ACROSS THOSE AREAS MARKED AS "WATERLINE EASEMENT" AND IN ALL STREETS AND BYWAYS, SUCH PIPELINES, SERVICE LINES, WATER METERS AND OTHER WATER SYSTEMS APPURTENANCES AS IT REQUIRES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES, SHRUBS, GRASSES, PAVEMENTS, FENCES STRUCTURES, IMPROVEMENTS, OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE FACILITY OR THE ACCESS THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB OR WALLS WILL BE LOCATED WITHIN 36" PARALLEL TO WATER LINES.

ANY MONETARY LOSS TO GREEN VALLEY S.U.D. RESULTING FROM MODIFICATIONS REQUIRED OF UTILITY EQUIPMENT LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. UPON ENTERING IN AND UPON SAID EASEMENT, THE DISTRICT WILL ENDEAVOR TO RESTORE THE LAND SURFACE TO A USEABLE CONDITION BUT IS NOT OBLIGATED TO RESTORE IT TO A PRE-EXISTING CONDITION.

THIS PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE GREEN VALLEY S.U.D. (G.V.S.U.D.) FOR WASTEWATER TREATMENT PLANT CAPACITY AND EASEMENTS. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION.

BY: _____
AGENT FOR GREEN VALLEY S.U.D.

3421 Paesanos Pkwy., Ste. 200 San Antonio Tx 78231
Main: 877 627 3772

Colliers
Engineering & Design

April 26, 2024

On behalf of the:

City of Cibolo
Attn: Grant Fore
200 S. Main Street
Cibolo, Texas 78108

Re: Preliminary Plat Review
Grace Valley Ranch Unit 3B

Mr. Fore,

Colliers Engineering & Design has completed its review of the referenced subdivision and has the following comments:

General Note –

1. Please include as part of your resubmittal a comment response letter addressing all comments.

Sheet 1 of 2 –

1. Provide a north arrow for the location map.
2. It appears the curve table is repeated and is missing curve labels. Update as needed.
3. Please identify ROW centerline. It appears the centerline line type does not match the view port.
4. As shown on the marked-up plat, no dead ends that serve more than one lot per side. Temporary turn around required per the City of Cibolo's Unified Development Code. Please refer below, UDC 18.6.D:

   "no more than one (1) lot per side may front onto the dead-end street stub unless a temporary turn around bulb with an appropriate easement is provided for a turn around."

5. Fix text conflicts as shown in marked up plat.
6. Label Wyatt Way in the plat and provide dimensions.

Colliers
Engineering & Design

7. Please explain what these dark lines in Thea Meadows are. This is indicated on marked up plat.
8. For Lot 18 Block 48 the rear of the lot needs a 1' vehicular non-access easement.
9. Missing key note diamond 5.
10. Lot 902 Block 34 is 2.669 ac per approved Unit 3A plat. Update as needed.

Sheet 2 of 2 –

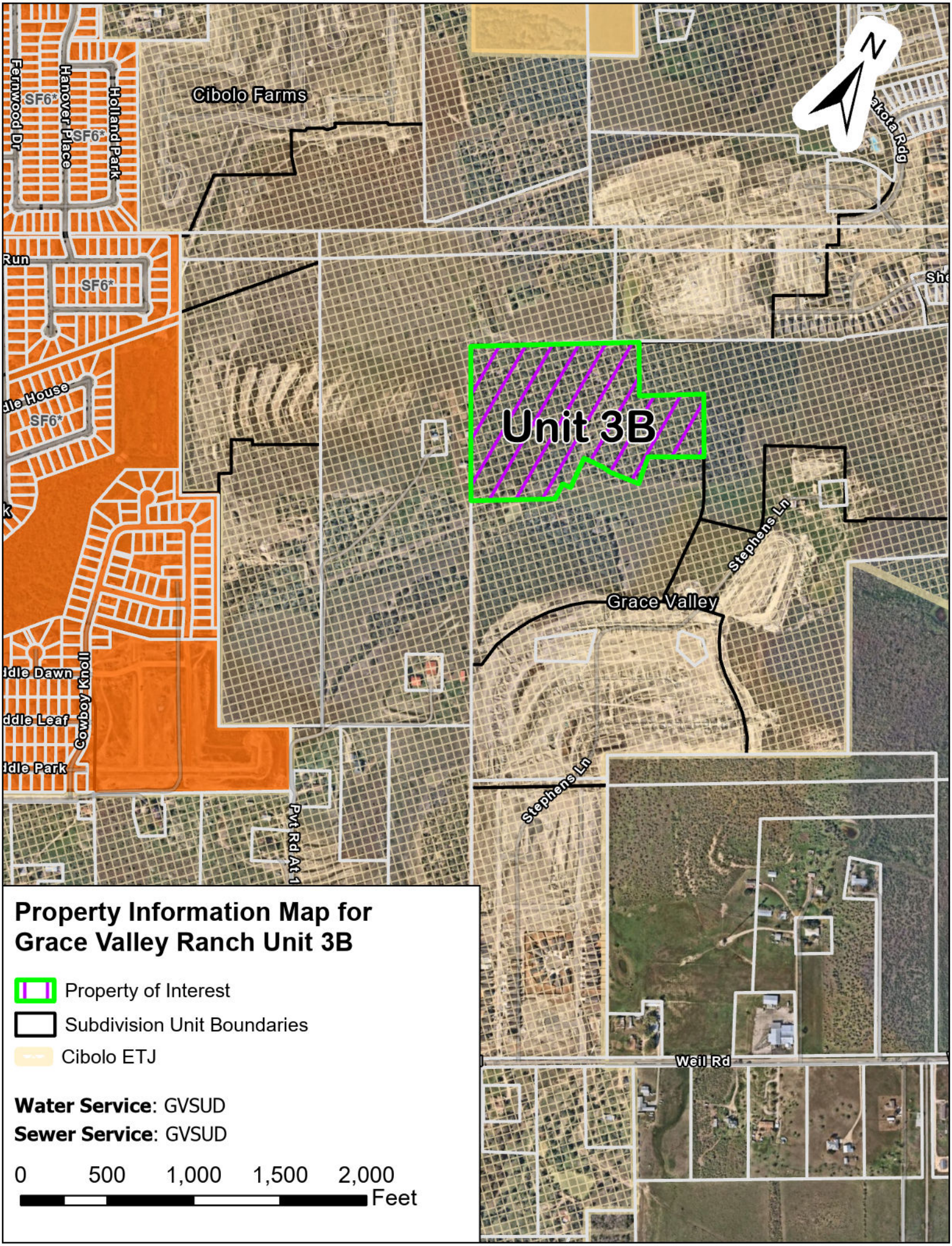
1. Provide a general note stating the amount of parkland dedicated by this development.
2. It appears the curve table is repeated, update as needed.

Our review of the subdivision 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



Property Information Map for Grace Valley Ranch Unit 3B

- Property of Interest
- Subdivision Unit Boundaries
- Cibolo ETJ

Water Service: GVSUD

Sewer Service: GVSUD

0 500 1,000 1,500 2,000 Feet

City of Cibolo

City Council Regular Meeting Staff Report

Discussion/Action on the Final Plat of Grace Valley Ranch Phase 2. (Ms. Huerta)

Meeting	Agenda Group
Tuesday, May 28, 2024, 6:30 PM	Discussion/Action Item: 8K

From	Staff Contact(s)
Susana Huerta, Assistant Planning Director	Susana Huerta,

CITY COUNCIL ACTION: Discussion/Action on the above referenced petition

PLANNING & ZONING COMMISSION ACTION: Denial by 7-0 due to pending comments

PROPERTY INFORMATION:

Project Name: PC-24-13-FP

Owner: Richard Mott, PE, Lennar Homes of Texas Land and Construction, LTD

Representative: Kyle Hudek, PE, Cude Engineers

Area: 31.705 acres

Location: Near Intersection of Weil Road and Lazy Acres Lane

Council District: N/A, ETJ

Zoning (map): N/A, ETJ

Proposed Use: 162 residential lots, 5 open space lots, 1 amenity/park lot

Utility Providers: Sewer/Water - GVSUD and Electricity - Guadalupe Valley Electric Coop

FINDINGS/CURRENT ACTIVITY:

Per Unified Development Code (UDC) Article 20.3.5., 'Final Plat.' The one official and authentic map of any given subdivision of land prepared from actual field measurement and staking of all identifiable points 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.

The Preliminary Plat of Grace Valley Ranch Phase 2 was approved in September 2022. This Final Plat establishes 162 residential lots that are typically 40 feet in width. This proposed Final Plat also establishes five open space drainage lots, designated as Lot 901 within their respective blocks on the Plat, to serve as the necessary drainage improvements for the subdivision. Lot 83, Block 38 is designated as an amenity lot. A land study/master plan was approved for the Grace Valley development in April 2019. Phase 2 was approved to have 161 residential lots, which has been exceeded on the proposed plat.

STREETS/FUTURE THOROUGHFARE PLAN (FTPX):

This Plat includes approximately 5,906 linear feet of private roadway to serve the unit within the development.

UTILITIES:

The development of the water and sewer utilities within this unit are to be constructed and served by Green Valley Special Utility District (GVSUD). Since the development is served by GVSUD, a PIA was not required. Electricity is to be provided by Guadalupe Valley Electric Coop (GVEC).

DRAINAGE:

Drainage was reviewed and found to comply with the master drainage study approved in August 2022.

PARKLAND:

A letter provided by the applicant states the provided parkland dedication for this unit exceeds the required total acreage by 8%. However, four residential lots have been placed in an area designated for parkland on the Land Study. The applicant has been advised of the requirement to demonstrate the amount of parkland dedicated by plat.

STAFF RECOMMENDATION:

Staff and the City Engineer reviewed the plat and associated documents. Per the attached memo, there are comments pending. Therefore, staff recommends DENIAL of this Final Plat.

Attachments

Application
Plat
City Engineer Letter
Staff Map

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: Grace Valley Ranch Phase 2

Total Acres: 31.566 Survey Name: Frailan De La Garza Survey Abstract No.: 143

Project Location (address): Weil Road approximately 7500 linear feet east from FM 1103

Current Zoning: N/A Overlay: ☐ None ☐ Old Town ☐ FM 78

Proposed Zoning: N/A # of Lots: 162 # of Units:

Please Choose One: ■ Single-Family ☐ Multi-Family ☐ Commercial ☐ Industrial

☐ Other

Current Use: AG Total Proposed Square Footage:

Proposed Use: Single Family (Commercial/Industrial only)

Applicant Information:

Property Owner Name: Lennar Homes of Texas Land and Construction, LTD

Address: 100 NE Loop 410, Suite 1155 City: San Antonio

State: TX Zip Code: 78216 Phone: 210-403-6200

Email: richard.mott@lennar.com Fax:

**Applicant* *(if different than Owner)*:*

* Letter of Authorization required

Address: City:

State: Zip Code: Phone:

Email: Fax:

Representative:

Address: City:

State: Zip Code: Phone:

Email: Fax:

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

Owner or Representative's Signature

Richard Mott Authorized Agent

Typed / Printed Name

State of Texas

County of Bexar

Before me, ~~Richard Mott~~ Brenda Campos, on this day personally appeared

Name of Notary Public

Richard Mott, to be the person(s) who is/are subscribed to the

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 5 day of December, 2023

Notary Public Signature

BRENDA CAMPOS
(Notary Seal)
Notary Public, State of Texas
Comm Expires 07-13-2024
Notary ID 130737862

City of Cibolo Use Only

$6,360.00

Total Fees

#37059

Checks #2158075

Payment Method

04/08/2024

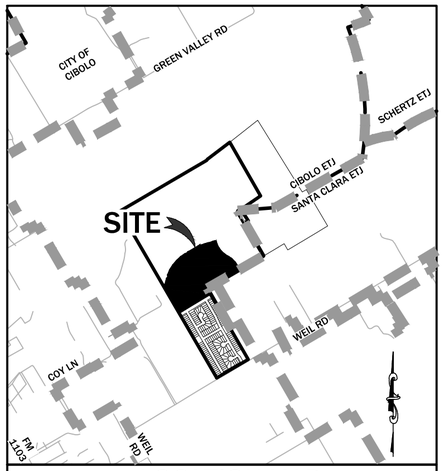
Submittal Date

KBurton

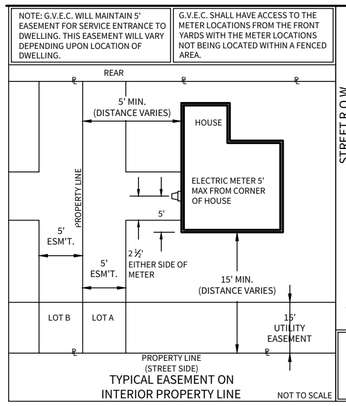
Accepted by

PC-24-13-FP

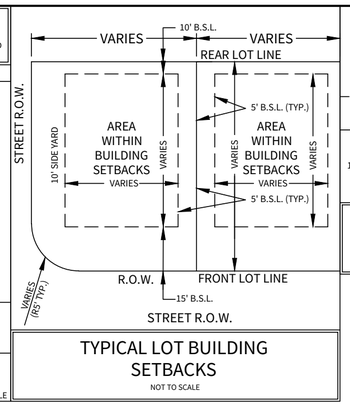
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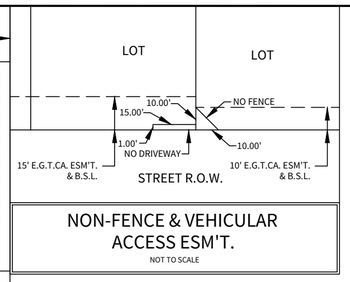
LOCATION MAP N.T.S.



TYPICAL EASEMENT ON INTERIOR PROPERTY LINE NOT TO SCALE



TYPICAL LOT BUILDING SETBACKS NOT TO SCALE



NON-FENCE & VEHICULAR ACCESS ESM'T. NOT TO SCALE

LEGEND

Ac.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
C1	= CURVE NUMBER
C.V.E.	= CLEAR VISION EASEMENT
DOC.	= DOCUMENT
DRN.	= DRAINAGE
ESM'T.	= EASEMENT
E.G.T.CA.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
E.T.J.	= EXTRATERRITORIAL JURISDICTION
EX.	= EXISTING
G.V.E.C.	= GUADALUPE VALLEY ELECTRIC COOPERATIVE
G.V.S.U.D.	= GREEN VALLEY SPECIAL UTILITY DISTRICT
L1	= LINE NUMBER
L.F.	= LINEAR FEET
MAX.	= MAXIMUM
MIN.	= MINIMUM
NAD	= NORTH AMERICAN DATUM
NO.	= NUMBER
O.P.R.G.C.	= OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
PG.	= PAGE
PGS.	= PAGES
℄	= PROPERTY LINE
P.U.E.	= PUBLIC UTILITY EASEMENT
R	= RADIUS
RD.	= ROAD
R.O.W.	= RIGHT-OF-WAY
SAN. SEW.	= SAN. SEW.
S.U.D.	= SPECIAL UTILITY DISTRICT
SF	= SQUARE FEET
TYP.	= TYPICAL
UDC	= UNIFIED DEVELOPMENT CODE
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
800	= EXISTING GROUND MAJOR CONTOUR
802	= EXISTING GROUND MINOR CONTOUR
	= EXISTING PROPERTY LINE
	= STREET CENTERLINE
	= CITY LIMIT LINE
	= B.S.L.
**	= DENOTES DRAINAGE EASEMENT

162 RESIDENTIAL LOTS, 5 OPEN SPACE (NON-RESIDENTIAL), AND 1 AMENITY/PARK LOT (NON-RESIDENTIAL), IN 7 BLOCKS

FINAL PLAT
OF
GRACE VALLEY RANCH, PHASE 2

31.705 ACRES OF LAND LOCATED IN THE FRAILAN DE LA GARZA SURVEY 253, ABSTRACT 143, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF A CALLED 62.57 ACRE TRACT OF LAND RECORDED IN DOCUMENT 202399016958 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

SCALE: 1"=100'

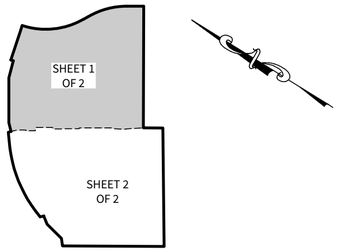
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CUDE ENGINEERS
4122 POND HILL RD. • SUITE 101
SAN ANTONIO, TEXAS 78231
TEL 210.681.2951 • FAX 210.523.7112
WWW.CUDEENGINEERS.COM
TBPE REGISTERED ENGINEERING FIRM #455
TBPELS #10048500

CONTACT: JEFFREY MCKINNIE, P.E. **PROJECT #** R03346.004

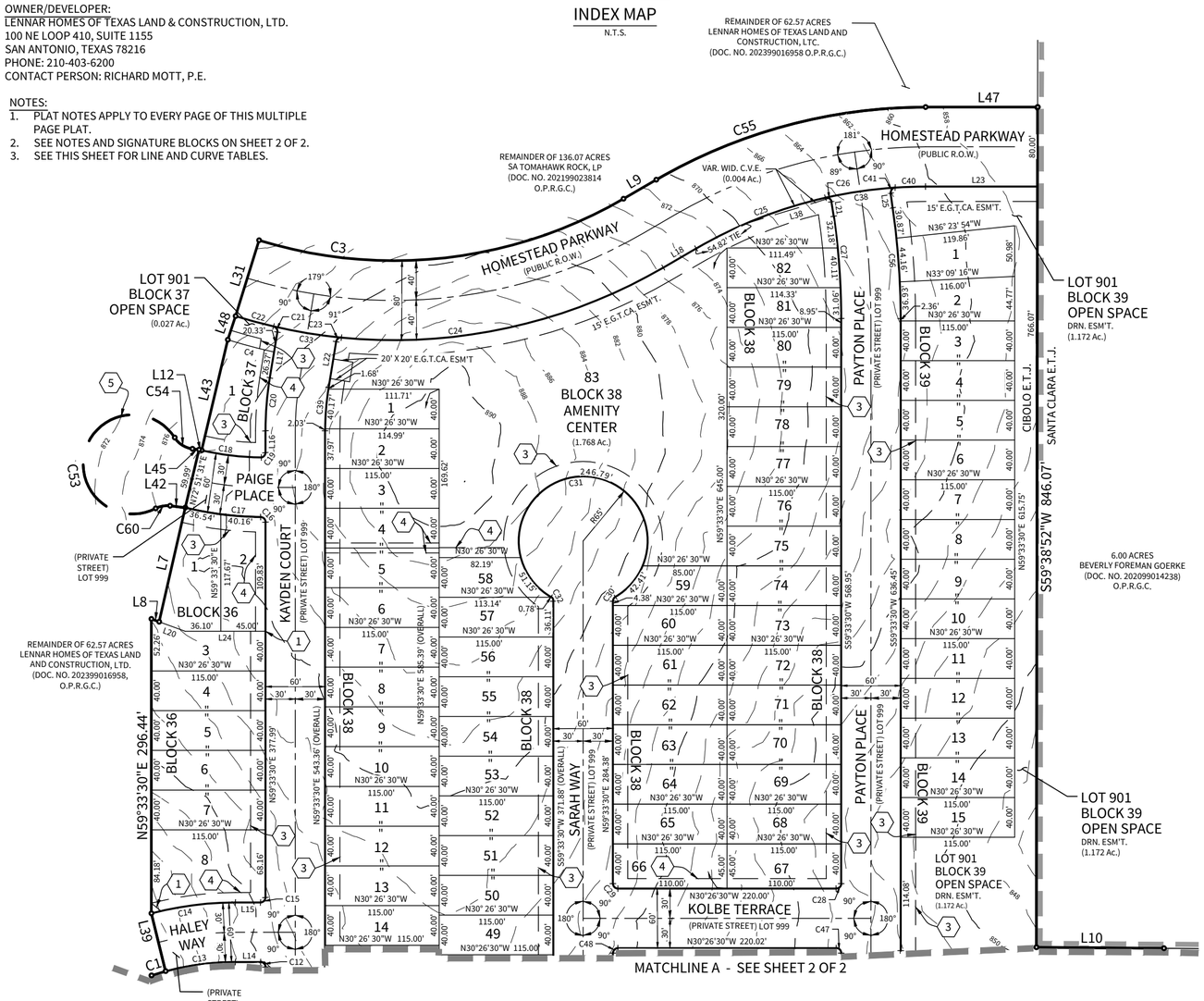
OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216
PHONE: 210-403-6200
CONTACT PERSON: RICHARD MOTT, P.E.

NOTES:
1. PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.
2. SEE NOTES AND SIGNATURE BLOCKS ON SHEET 2 OF 2.
3. SEE THIS SHEET FOR LINE AND CURVE TABLES.



INDEX MAP N.T.S.

KEYNOTES:
1. NON-FENCE & VEHICULAR ACCESS ESM'T. (SEE DETAIL)
2. OFF-LOT VAR. WID. P.U.E. (TO EXPIRE UPON INCORPORATION INTO PLATTED RIGHT-OF-WAY) 0.146 Ac.
3. 15' E.G.T.CA. ESM'T. & B.S.L.
4. 10' E.G.T.CA. ESM'T. & B.S.L.
5. 100' DIAMETER TEMPORARY TURNAROUND ESM'T. (TO EXPIRE UPON INCORPORATION INTO PUBLIC ROW)
6. VEHICULAR NON-ACCESS ESM'T.

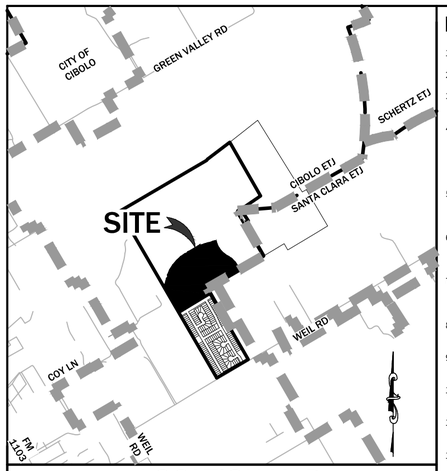


LINE TABLE		
LINE	BEARING	LENGTH
L1	N50°55'17"E	49.93'
L3	N12°10'08"W	59.24'
L4	N59°33'30"E	22.50'
L5	N31°04'08"W	115.01'
L6	N37°06'35"E	60.04'
L7	N72°27'55"E	117.91'
L10	S30°00'10"E	128.42'
L11	N74°58'51"W	37.72'
L13	S74°59'01"E	38.42'
L15	S30°26'30"E	25.42'
L16	N59°33'30"E	21.88'
L17	N68°52'07"E	46.70'
L18	S60°36'06"E	38.35'
L19	S58°55'53"W	35.70'
L20	N10°33'08"W	27.79'
L21	S50°23'38"W	14.80'
L22	N68°52'07"E	46.70'
L23	N30°26'30"W	112.80'
L24	N30°26'30"W	81.10'
L25	S51°20'04"W	14.73'

LINE TABLE		
LINE	BEARING	LENGTH
L26	N06°47'19"E	48.26'
L27	N08°49'30"W	36.54'
L28	S31°04'07"E	140.10'
L29	N22°09'23"W	35.43'
L32	S58°55'53"W	35.70'
L34	S31°04'07"E	130.01'
L35	N14°20'17"E	121.31'
L36	N14°20'17"E	10.93'
L38	S47°17'55"E	88.89'
L39	N45°45'38"E	60.01'
L40	S07°09'40"E	103.00'
L41	N07°09'40"W	103.00'
L44	S59°33'30"W	17.50'
L46	N31°04'07"W	140.10'
L47	S30°26'30"E	112.92'
L48	N77°49'55"E	25.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	270.00'	3°10'03"	14.93'	S47°06'33"E	14.92'
C2	875.00'	38°26'41"	587.11'	N40°00'08"E	576.16'
C3	460.00'	47°22'15"	380.32'	S36°54'59"E	369.58'
C4	565.00'	4°54'14"	48.36'	N15°38'09"W	48.34'
C5	585.00'	45°24'14"	463.58'	N36°51'23"E	451.55'
C6	5.00'	90°00'00"	7.85'	N13°55'53"E	7.07'
C7	5.00'	87°46'46"	7.66'	N31°05'28"W	6.93'
C8	195.00'	17°26'37"	59.37'	N38°52'31"W	59.14'
C9	120.00'	24°38'22"	51.60'	S62°39'49"E	51.21'
C10	760.00'	41°21'26"	548.58'	N39°08'34"E	536.75'
C11	5.00'	90°17'03"	7.87'	N63°10'53"E	7.08'
C12	5.00'	90°00'00"	7.85'	N14°33'30"E	7.07'
C13	270.00'	15°04'53"	71.07'	N37°59'05"W	70.86'
C15	5.00'	90°00'00"	7.85'	S75°26'30"E	7.07'
C16	5.00'	90°27'22"	7.89'	N15°14'24"E	7.10'
C17	330.00'	13°19'03"	76.70'	N23°19'34"W	76.53'
C18	270.00'	12°54'47"	60.85'	S23°35'51"E	60.72'
C20	330.00'	9°18'37"	53.62'	N64°12'48"E	53.56'
C21	5.00'	86°19'05"	7.53'	N25°42'35"E	6.84'
C22	540.00'	4°13'06"	39.76'	N15°20'24"W	39.75'
C23	5.00'	86°19'05"	7.53'	S67°58'21"E	6.84'
C24	540.00'	35°47'18"	337.30'	S42°42'28"E	331.84'
C25	460.00'	17°29'38"	140.45'	S51°51'18"E	139.90'
C26	5.00'	93°30'06"	8.16'	S03°38'35"W	7.28'
C27	720.00'	8°13'26"	103.34'	S55°26'47"W	103.26'
C28	5.00'	90°00'00"	7.85'	N75°26'30"W	7.07'
C29	5.00'	90°00'00"	7.85'	N14°33'30"E	7.07'
C30	5.00'	60°00'00"	5.24'	N89°33'30"E	5.00'
C31	65.00'	300°00'00"	340.34'	N30°26'30"W	65.00'
C33	540.00'	7°21'51"	69.41'	S21°07'53"E	69.36'
C35	5.00'	90°00'00"	7.85'	N76°04'07"W	7.07'
C38	460.00'	8°51'15"	71.08'	S38°40'51"E	71.01'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C40	460.00'	3°48'44"	30.61'	N32°20'52"W	30.60'
C41	5.00'	94°24'42"	8.24'	N81°27'35"W	7.34'
C42	120.00'	11°15'09"	23.57'	N44°43'04"W	23.53'
C44	5.00'	90°00'00"	7.85'	S76°04'07"E	7.07'
C46	180.00'	89°51'06"	282.28'	N13°51'26"E	254.23'
C47	5.00'	89°13'29"	7.79'	N14°10'14"E	7.02'
C48	5.00'	90°00'00"	7.85'	N75°26'30"W	7.07'
C49	875.00'	1°35'03"	24.19'	N19°59'16"E	24.19'
C50	130.00'	66°05'32"	149.96'	S25°53'07"W	141.78'
C51	295.00'	75°59'22"	391.25'	N21°33'49"E	363.20'
C52	410.00'	66°43'10"	477.43'	S26°11'55"W	450.91'
C55	540.00'	30°09'36"	284.25'	S45°31'18"E	280.98'
C56	780.00'	8°13'26"	111.96'	S55°26'47"W	111.86'
C57	5.00'	90°00'00"	7.85'	S76°04'07"E	7.07'
C58	330.00'	43°52'03"	252.66'	N09°08'06"W	246.53'
C59	5.00'	90°00'00"	7.85'	S13°55'53"W	7.07'
C62	470.00'	66°43'10"	547.30'	S26°11'55"W	516.90'



LOCATION MAP N.T.S.

CUDE ENGINEERS
4122 POND HILL RD. • SUITE 101
SAN ANTONIO, TEXAS 78231
TEL 210.681.2951 • FAX 210.523.7112
WWW.CUDEENGINEERS.COM
TBPE REGISTERED ENGINEERING FIRM #455
TBPELS #10048500

CONTACT: JEFFREY MCKINNIE, P.E. **PROJECT #** R03346.004

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PHONE: 210-403-6200
CONTACT PERSON: RICHARD MOTT, P.E.

NOTES:
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2. SEE NOTES AND SIGNATURE BLOCKS ON THIS SHEET.
3. SEE SHEET 1 OF 2 FOR LINE AND CURVE TABLES.

APPROVED ON THIS THIS _____ DAY OF _____, A.D., 2024, BY THE CITY ENGINEER, CITY OF CIBOLO, TEXAS.

BY: _____
CITY ENGINEER, CITY OF CIBOLO

THIS PLAT OF GRACE VALLEY RANCH, PHASE 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CIBOLO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D., 2024.

BY: _____ BY: _____
CHAIR VICE CHAIR

THIS PLAT OF GRACE VALLEY RANCH, PHASE 2 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., 2024.

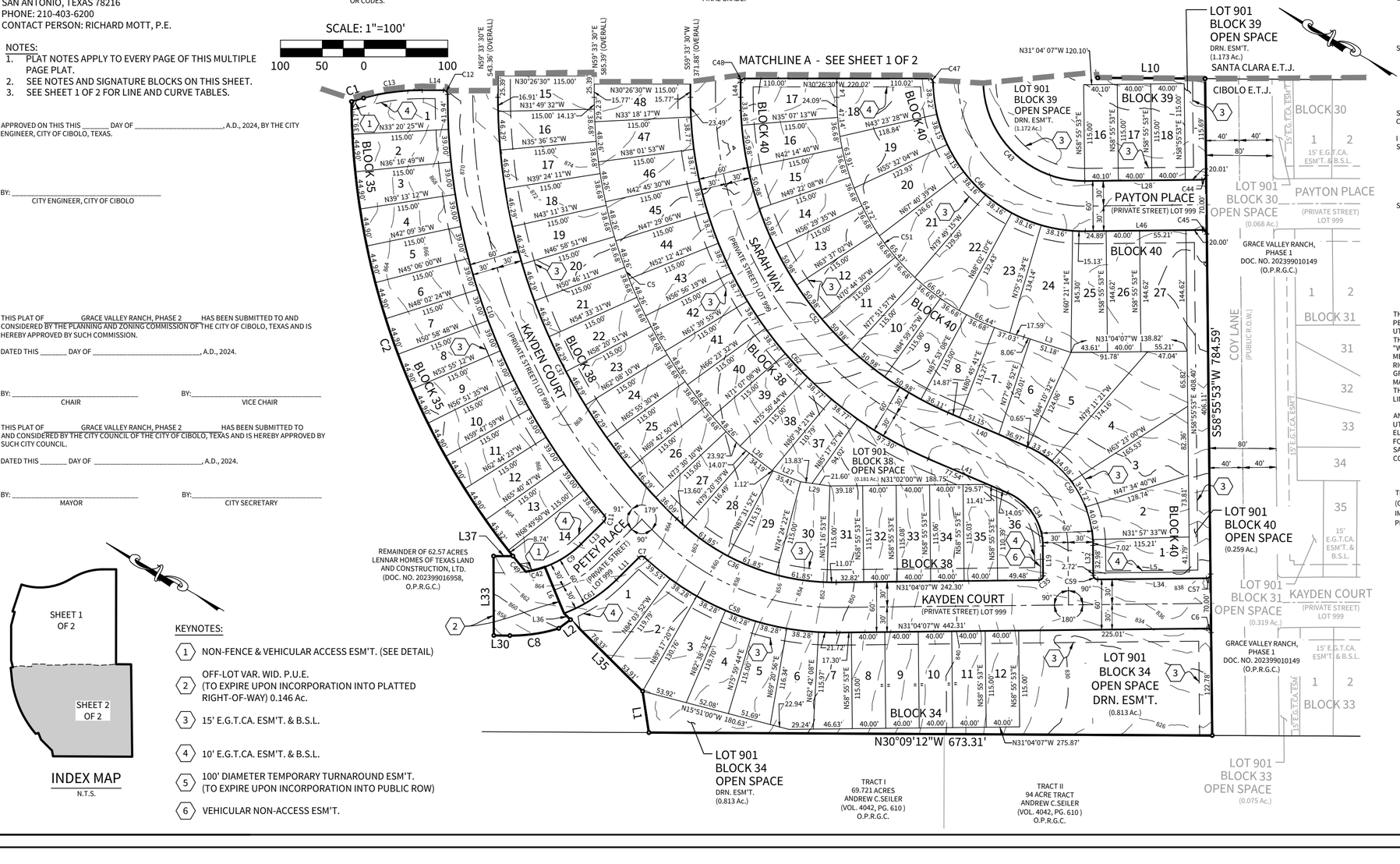
BY: _____ BY: _____
MAYOR CITY SECRETARY

NOTES:

1. THE PROPERTY SHOWN HEREON LIES WITHIN THE CITY OF CIBOLO, ETJ.
2. THE PROPERTY SHOWN HEREON IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
3. THE PROPERTY SHOWN HEREON IS LOCATED INSIDE SCHERTZ-CIBOLO-UNIVERSAL CITY SCHOOL DISTRICT.
4. THE PROPERTY SHOWN HEREON WILL HAVE UTILITIES PROVIDED BY THE FOLLOWING
   WATER - GVSUD
   SEWER - GVSUD
   ELECTRICITY - G.V.E.C.
   TELECOMMUNICATION - AT&T AND SPECTRUM
5. NO PORTION OF THE PROPERTY EXCEPT SHOWN HEREON IS LOCATED WITHIN A 1% ANNUAL CHANCE (100-YEAR) FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP GUADALUPE COUNTY, TEXAS COMMUNITY PARCEL NUMBER 48187C 0230F, REVISED NOVEMBER 2, 2007.
6. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED ABOVE.
7. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREE AND OTHER OBSTRUCTIONS), READING METERS AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
8. G.V.E.C. TO HAVE A 5' WIDE ELECTRIC EASEMENT ON ALL ROAD CROSSINGS IN WHICH ELECTRIC LINES ARE PLACED.
9. ANY EASEMENT DESIGNATED AS A G.V.E.C. 20' x 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
10. ALL EXISTING G.V.E.C. OVERHEAD LINES POSSESS A 30' CENTERLINE EASEMENT, 15' EACH SIDE OF LINE.
11. BEARING REFERENCE SOURCE IS THE TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE, NAD 83 (93).
12. MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF CUDE ENGINEERS TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND PLASTIC CAPS STAMPED "CUDE", UPON COMPLETION OF CONSTRUCTION.
13. HOMEOWNER(S) ASSOCIATION WILL MOW AND MAINTAIN PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS.
14. THE CITY OF CIBOLO AND/OR GUADALUPE COUNTY RESERVES THE RIGHT TO RENAME STREETS AND/OR CHANGE HOUSE NUMBERS DUE TO INCOMPATIBILITY WITH EXISTING NAME LAYOUT, EMERGENCY VEHICLE RESPONSE, AND MAIL DELIVERY.
15. LOT SQUARE FOOTAGES SHOWN HEREON WERE DERIVED FROM DIMENSIONS SHOWN, BUT DO REFLECT A CERTIFIED INCREASE IN ACREAGE ACCURACY BEYOND THAT OF THE TOTAL ACREAGE SHOWN HEREON (31.665 Ac.).
16. LOTS IN SUBDIVISION PLAT INCLUDE DRAINAGE EASEMENTS AND OPEN SPACE.
17. THIS PLAT CONTAINS APPROXIMATELY 5,906 L.F. OF ROADWAY.
18. 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 PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
19. 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.
20. 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.
21. 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 PUBLIC 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.
22. 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.
23. ROUTINE MAINTENANCE OF WEEDS AND GRASS IN ALL EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, HOA, OR PROPERTY OWNER ASSOCIATE ON WHICH THE EASEMENT IS LOCATED IN ACCORDANCE WITH CITY OF CIBOLO UDC AND THE CITY OF CIBOLO BUILDING CODE, EACH OF WHICH AS MAY BE AMENDED, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
24. ALL UTILITIES, INCLUDING, BUT NOT LIMITED TO, ELECTRICAL WIRING, NATURAL GAS, TELEPHONE, CABLE, INTERNET, AND SECURITY SYSTEMS, SHALL BE LOCATED IN THE FRONT YARD, SHALL BE INSTALLED UNDERGROUND AND SHALL BE MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE CITY CODES AND REGULATIONS FOR SUCH SYSTEMS. ANY UTILITIES REQUIRED TO BE PLACED ABOVE GROUND MUST BE PLACED ON STEEL POLES OR ANOTHER MATERIAL WITH COMPARABLE STRENGTH AND DURABILITY, AS APPROVED BY THE CITY ENGINEER AND AFFECTED UTILITY PROVIDER, MEETING THE REQUIREMENTS OF THE CITY AND THE APPLICABLE UTILITY PROVIDER. ROUTINE MAINTENANCE OF GRASS AND WEEDS IN ALL EASEMENTS SHALL BE THE RESPONSIBLE OF THE OWNER ON WHOSE PROPERTY THE EASEMENT IS LOCATED, EXPECTED WHERE EXPRESSLY STIPULATED TO BE MAINTAINED BY SOME OTHER PARTY.
25. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
26. NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, 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.
27. TREE SURVEY WILL BE PROVIDED ON A UNIT TO UNIT BASIS.
28. A GEOTECHNICAL REPORT DEMONSTRATING COMPLIANCE WITH ALL RECOMMENDED PRACTICE FOR THE DESIGN OF RESIDENTIAL FOUNDATIONS, 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 THE ISSUANCE OF A BUILDING PERMIT.
29. WHERE UNDERGROUND SERVICES ARE UTILIZED G.V.E.C. WILL POSSESS A 5' WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW TO SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
30. G.V.E.C. SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
31. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES AND SHALL REMAIN AT FINAL GRADE.
32. 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.
33. 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.
34. 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.
35. ALL PRIVATE STREETS ARE DESIGNATED AS A 60' UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, RECYCLED WATER MAINS, AND EMERGENCY ACCESS EASEMENT.
36. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY, OR ROAD WIDENING EASEMENT. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER IDENTIFIES AND HOLDS THE CITY OF CIBOLO, GUADALUPE COUNTY, THEIR OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
37. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF CIBOLO AND/OR GUADALUPE COUNTY, TEXAS. NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY ASSUMES ANY OBLIGATION TO THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY ASSUMES ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE PUBLIC ROAD SYSTEM AND PUBLIC STREETS IN THE RESPECTIVE JURISDICTIONS.
38. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF CIBOLO OR GUADALUPE COUNTY.
39. THE ROADS SHALL BE MAINTAINED TO SUCH A STANDARD THAT WILL ALLOW EMERGENCY VEHICLES TO ACCESS THE LOTS.
40. EVERY DEED THAT CONVEYS OWNERSHIP OF A LOT MUST CONTAIN NOTICE TO THE GRANTEE THAT ALL ROADS ARE PRIVATE; THE HOMEOWNERS' ASSOCIATION SHALL BE PERPETUALLY LIABLE FOR MAINTENANCE; NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY, TEXAS, WILL EVER ACCEPT THE ROADS FOR MAINTENANCE; AND THE QUALITY OF THE ROADS MUST BE MAINTAINED AS TO NOT AFFECT ACCESS BY PUBLIC SERVICE AGENCIES SUCH AS POLICE, FIRE, AND EMERGENCY MEDICAL SERVICES.
41. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION, DECORATIVE LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH GUADALUPE COUNTY.
42. THE STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

THIS SUBDIVISION PLAT OF GRACE VALLEY RANCH PHASE 2 HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

BY: _____
AGENT FOR GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.



INDEX MAP N.T.S.

KEYNOTES:
1. NON-FENCE & VEHICULAR ACCESS ESM'T. (SEE DETAIL)
2. OFF-LOT VAR. WID. P.U.E. (TO EXPIRE UPON INCORPORATION INTO PLATTED RIGHT-OF-WAY) 0.146 Ac.
3. 15' E.G.T.CA. ESM'T. & B.S.L.
4. 10' E.G.T.CA. ESM'T. & B.S.L.
5. 100' DIAMETER TEMPORARY TURNAROUND ESM'T. (TO EXPIRE UPON INCORPORATION INTO PUBLIC ROW)
6. VEHICULAR NON-ACCESS ESM'T.

162 RESIDENTIAL LOTS, 5 OPEN SPACE (NON-RESIDENTIAL), AND 1 AMENITY/PARK LOT (NON-RESIDENTIAL), IN 7 BLOCKS

FINAL PLAT
OF
GRACE VALLEY RANCH, PHASE 2

31.705 ACRES OF LAND LOCATED IN THE FRAILAN DE LA GARZA SURVEY 253, ABSTRACT 143, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF A CALLED 62.57 ACRE TRACT OF LAND RECORDED IN DOCUMENT 202399016958 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF GUADALUPE

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC SPACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESS.

OWNER: _____ LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.

BY: RICHARD MOTT, P.E.

STATE OF TEXAS
COUNTY OF GUADALUPE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

_____ 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., 2024.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

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.

_____
REGISTERED PROFESSIONAL ENGINEER
JEFFREY A. MCKINNIE

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, A.D., 2024.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

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
CHRIS WALTERSCHEIDT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, A.D., 2024.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

GREEN VALLEY S.U.D. NOTES
"EASEMENT CERTIFICATE"

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE GREEN VALLEY SPECIAL UTILITY DISTRICT OF MARION, TEXAS, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL, AND LAY OVER AND ACROSS THOSE AREAS MARKED AS "WATERLINE EASEMENT" AND IN ALL STREETS AND BYWAYS, SUCH PIPELINES, SERVICE LINES, WATER METERS AND OTHER WATER SYSTEMS APPURTENANCES AS IT REQUIRES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES, SHRUBS, GRASSES, PAVEMENTS, FENCES STRUCTURES, IMPROVEMENTS, OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE FACILITY OR THE ACCESS THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB OR WALLS WILL BE LOCATED WITHIN 36" PARALLEL TO WATER LINES.

ANY MONETARY LOSS TO GREEN VALLEY S.U.D. RESULTING FROM MODIFICATIONS REQUIRED OF UTILITY EQUIPMENT LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. UPON ENTERING IN AND UPON SAID EASEMENT, THE DISTRICT WILL ENDEAVOR TO RESTORE THE LAND SURFACE TO A USEABLE CONDITION BUT IS NOT OBLIGATED TO RESTORE IT TO A PRE-EXISTING CONDITION.

THIS PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE GREEN VALLEY S.U.D. (G.V.S.U.D.) FOR WASTEWATER TREATMENT PLANT CAPACITY AND EASEMENTS. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION.

BY: _____
AGENT FOR GREEN VALLEY S.U.D.

3421 Paesanos Pkwy., Ste. 200 San Antonio Tx 78231
Main: 877 627 3772

Colliers Engineering & Design

April 29, 2024

On behalf of the:

City of Cibolo
Attn: Grant Fore
200 S. Main Street
Cibolo, Texas 78108

Re: Final Plat Review
Grace Valley Ranch Unit 2

Mr. Fore,

Colliers Engineering & Design has completed its review of the referenced subdivision and has the following comments:

General Note –

1. Please include as part of your resubmittal a comment response letter addressing all comments.

Sheet 1 of 2 –

1. As shown on the marked-up plat, the temporary turn around does not meet the City of Cibolo's Unified Development Code requirement of a minimum 120' diameter. Please refer below UDC 18.6.E.1:

   "Single-Family and Duplex Residential: Turnaround ROW of not less than 120 feet (120') outside diameter and a paving width of not less than 100 feet outside diameter, measured curb to curb"

Sheet 2 of 2 –

1. It appears the acreage varies between general note #15 and the legal disruption in top right corner of plat. Update as needed, applicable to all pages.
2. Provide a general note stating the amount of parkland dedicated by this development.

Colliers Engineering & Design

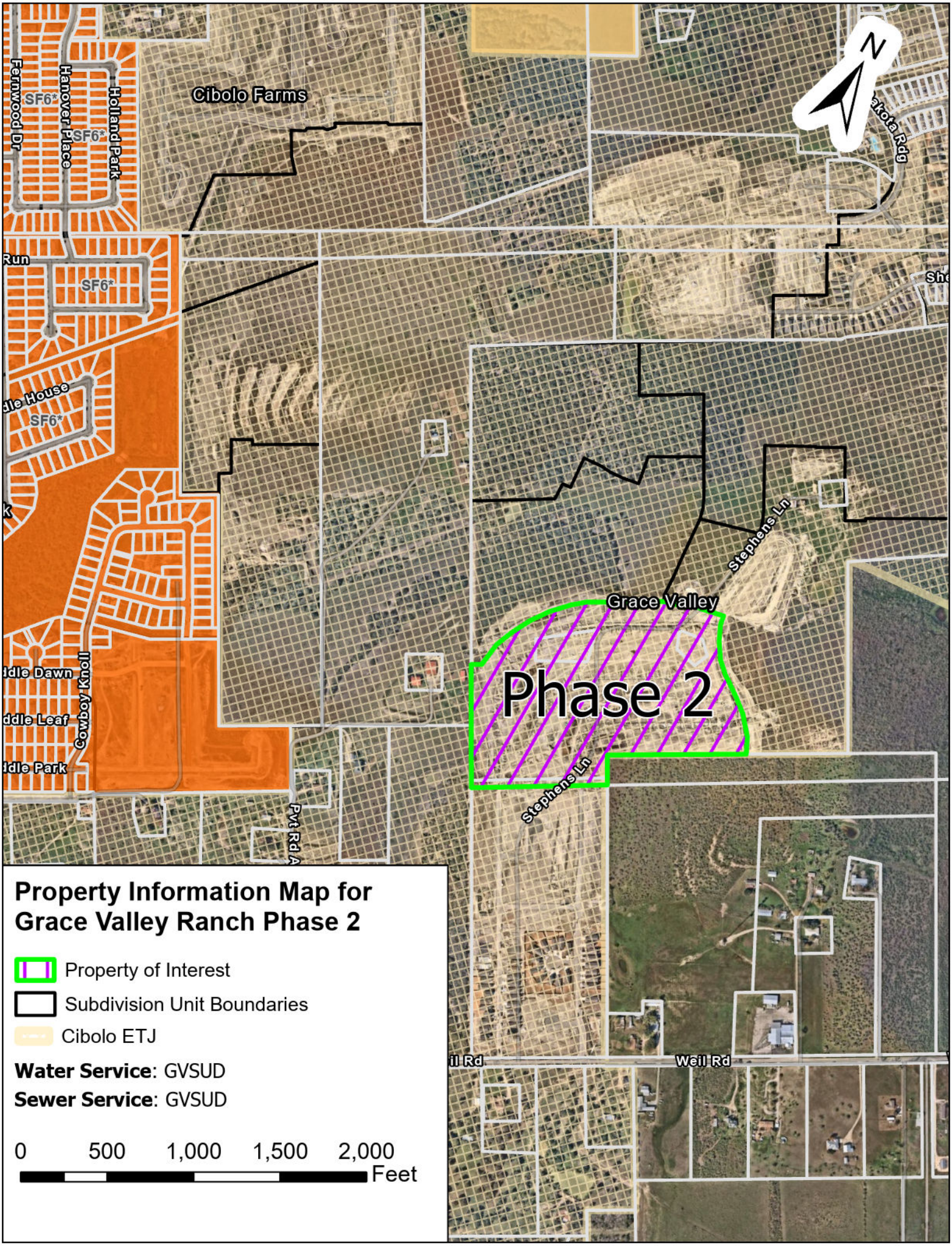
3. Please explain how off lot public utility easement will be incorporated into future ROW. The current easement seems to exceed 60' width Petey Place ROW is proposing.

Our review of the subdivision 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



Property Information Map for Grace Valley Ranch Phase 2

- Property of Interest
- Subdivision Unit Boundaries
- Cibolo ETJ

Water Service: GVSUD

Sewer Service: GVSUD

0 500 1,000 1,500 2,000 Feet

City of Cibolo

City Council Regular Meeting Staff Report

Discussion/Action on the Preliminary Plat of Steele Creek Subdivision Unit 6. (Ms. Huerta)

Meeting	Agenda Group
Tuesday, May 28, 2024, 6:30 PM	Discussion/Action Item: 8L

From	Staff Contact(s)
Susana Huerta, Assistant Planning Director	Grant Fore,

The applicant has requested an extension of up to 30 days under Texas Local Government Code Sec. 212.009 to have time to address and respond to outstanding comments before being presented to the City Council.

PLANNING & ZONING COMMISSION ACTION: Recommendation of denial by a vote of 7-0 due to outstanding comments. These comments have since been resolved; however, a variance to the lots is still outstanding.

PROPERTY INFORMATION:

Project Name: PC-24-10-PP

Owner: Continental Homes of Texas, L.P.

Representative: Becky Carroll, Pape-Dawson Engineers

Area: 51.879 acres

Location: SE of Lance Crossing and Overlook Ridge intersection

Council District: 7

Zoning (map): High-Density Single Family Residential (SF-6)

Proposed Use: 114 Single Family Residential Lots, Four (4) Open Space lots

Utility Providers: Sewer/Water City - Cibolo and Electricity - Guadalupe Valley Electric Coop

FINDINGS/CURRENT ACTIVITY:

Per Unified Development Code (UDC) Article 20.3.3., 'Preliminary Plat', property is required to be platted prior to development of a site within or outside the City Limits. The plat or subdivision of land must comply with the Land Study, if applicable, and meet all requirements of the Unified Development Code and the Design and Construction Manual.

This Plat establishes Unit 6 of the Steele Creek subdivision. It is 51.879 acres in size and establishes 114 Single-Family residential lots.

A land study/master plan was approved for the Steele Creek development in 2018. A Public Improvements Agreement (PIA) was executed between the City of Cibolo, Schertz-Cibolo-Universal City Independent School District (SCUCISD)

(PIA) was executed between the City of Cibolo, Schertz-Cibolo-Universal City Independent School District (SCUCISD), and the developer in 2021. Of note, the Public Improvements Agreement (PIA) stipulates that public improvements including a collector street and 12" water main are to be constructed during development of Unit 6. Construction plans for improvements were submitted for review and approved in December of 2023.

The previously approved Preliminary Plat for this unit has expired. The Planning and Zoning Commission, who at the time was the approving body for plats, approved the Preliminary Plat on September 9, 2020. However, per Section 20.3.3(H) of the UDC below, the Plat expired on September 9, 2022. Staff advised the applicant that a new Preliminary Plat application will need to be submitted to the City for review. The corresponding Final Plat will not be eligible for approval until there is an approved Preliminary Plat on file. The consideration of the Final Plat is on the same agenda because they were eligible to apply with approved infrastructure construction plans. The Preliminary Plat will be considered first on the agenda.

H. Approval of the Preliminary Plat

1. The City Council shall be the governing body with final authority for approval, denial or approval with conditions for Preliminary Plats, following review and approval by the Planning and Zoning Commission. Pursuant to Section 212.009(a) of the Texas Local Government Code, the Planning and Zoning Commission must approve, approve with conditions, or disapprove a preliminary plat within thirty (30) days after the date on which the preliminary plat was filed with the City. Pursuant to Section 212.009(b) of the Texas Local Government Code, the City Council must approve, approve with conditions, or disapprove a preliminary plat within thirty (30) days after the date on which the preliminary plat was approved by action or inaction of the Planning and Zoning Commission. A preliminary plat is approved unless it is disapproved within either of the aforementioned thirty (30) day timeframes specified by state law and in accordance with Section 212.0091 of the Texas Local Government Code.

2. When a preliminary plat has been approved, the subdivider may file construction plans. On approved construction plans, the subdivider may thereafter file a final plat of sections of the proposed subdivision upon which approval of the preliminary plat has been obtained, and upon the filing of a final plat covering a portion of such subdivision, the remainder of the preliminary plat shall be deemed as considered approved or conditionally approved; provided, however, that such approval or conditional approval of the remainder of the preliminary plat shall be limited to a three (3) year period from the date of final approval of a section or sections thereof; provided further; however, that the Planning and Zoning Commission may, upon application and at its discretion, recommend to extend such period of validity not to exceed two (2) years, subject to final approval by City Council. When a preliminary plat has been approved and thereafter the subdivider fails to file a final plat of the subdivision or a section thereof within a period of two (2) years, the approval of the preliminary plat shall be void except; however, the Planning and Zoning Commission may, upon application and at its discretion, recommend to extend such period of validity not to exceed one (1) additional year, subject to final approval by City Council.

STREETS/FUTURE THOROUGHFARE PLAN (FTPX):

This Plat includes 6,449 linear feet of roadway to serve the development, including planned intersections of Lance Crossing and Steele Harbor, Lance Crossing and Waterfall Point and Lance Crossing and Singing Valley. Eighty feet of right-of-way is being dedicated for construction of Lance Crossing in Unit 6, the collector street required per the Public Improvements Agreement.

There is an associated Variance request with this Plat. The request is to exceed the amount of lots allowed on Waterfall Point. UDC Section 18.6(E) states the following:

F. Single-family residential cul-de-sac street length may be extended up to a maximum length of 1,000 feet, as measured

from the centerline of street intersecting the cul-de-sac to the center point of the cul-de-sac turnaround, provided that the number of lots located on the cul-de-sac street does not exceed twenty-five (25) lots.

The City Fire Inspector states that life safety factors are being satisfied due to the width of the road and diameter of the cul-de-sac exceeding the minimum requirements. The Fire Chief in accordance with IFC D103.4 is willing to grant special approval due to road width exceeding 26 feet and cul-de-sac being greater than 96 feet.

D103.4 Dead ends.

Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

TABLE D103.4 REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750	Special approval required	

For SI: 1 foot = 304.8 mm.

UTILITIES:

The City of Cibolo will provide water and sewer service to this development. Construction of a 12" water main is planned in this Unit in accordance with the approved Public Improvements Agreement.

Construction plans for this Unit were approved in December of 2023.

DRAINAGE:

Drainage was reviewed and approved in May of 2018 during review of the master drainage plan submitted with the land study. Compliance with the approved master drainage plan was verified as part of review of this plat. Stormwater detention is proposed for this project to mitigate the impacts of development, including a detention pond for areas draining to the Town Creek Tributary 3

Attachments

Application
Plat
City Engineer Letter
Property Map

City of Cibolo
Planning Department
201 Loop 539 W/P.O. Box 826
Cibolo, TX 78108
Phone: (210) 658 - 9900

UNIVERSAL APPLICATION - PRELIMINARY 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 6

Total Acres: 51.879 Survey Name: Jeronimo Leal No. 85 Abstract No.: 210

Project Location (address): Southeast of the intersection of Lance Crossing and Overlook Ridge

Current Zoning: SF-6 Overlay: ☒ None ☐ Old Town ☐ FM 78

Proposed Zoning: SF-6 # of Lots: 114 # 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, Robert Ortegon Jr. , on this day personally appeared
Name of Notary Public

Leslie Ostrander , to be the person(s) who is/are subscribed to the
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 4 day of April 2024

Notary Public Signature

(Notary Seal)

ROBERT ORTEGON, JR.
Notary Public, State of Texas
Comm. Expires 04-09-2027
Notary ID 124405152

City of Cibolo Use Only
Total Fees
Payment Method
Submittal Date
Accepted by
Case Number

PRELIMINARY PLAT OF STEELE CREEK-UNIT 6

BEING A TOTAL OF 51.879 ACRE TRACT OF LAND, INCLUSIVE OF 0.355 ACRES OF RIGHT-OF-WAY DEDICATION, AND 0.919 ACRES OF OFFSITE EASEMENTS, BEING OUT OF THAT CERTAIN 70.01 ACRES OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS, LP, AS DESCRIBED IN DOCUMENT NO. 20239909921O, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, LOCATED IN THE JERONIMO LEAL SURVEY NO. 85, ABSTRACT NO. 210, 0.054 ACRES OFFSITE EASEMENT LOCATED ON LOT 904, BLOCK 5, STEELE CREEK-UNIT 3B, RECORDED IN VOLUME 9, PAGES 613-614, OF THE PLAT RECORDS OF GUADALUPE COUNTY, TEXAS, IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS.

(114 SINGLE FAMILY LOTS, 5 OPEN SPACE LOTS, IN 5 BLOCKS)

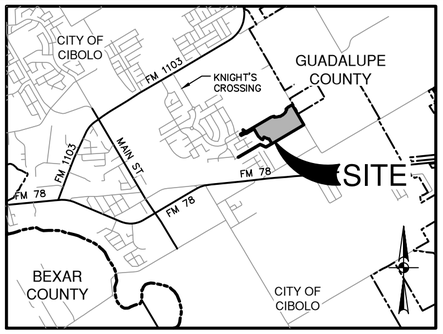
OWNER: CONTINENTAL HOMES OF TEXAS, LP
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION,
IT'S SOLE GENERAL PARTNER
BY: LESLIE OSTRANDER, ASSISTANT SECRETARY
5419 N LOOP 1604 E, SAN ANTONIO, TX 78245

DATE OF PREPARATION: May 07, 2024

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

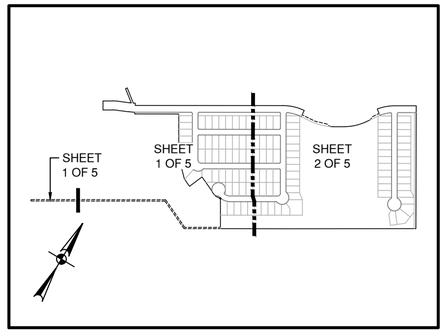
LOCATION MAP

NOT-TO-SCALE



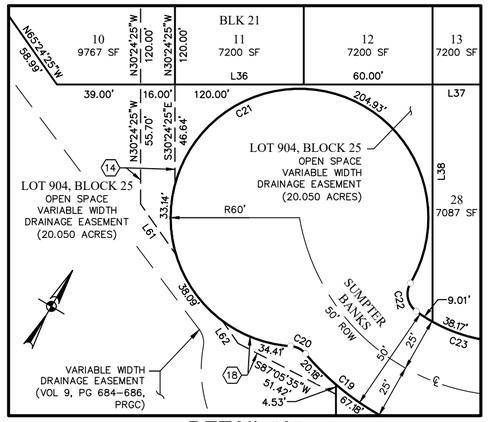
SHEET INDEX MAP

NOT-TO-SCALE



DETAIL "A"

SEE THIS SHEET
SCALE : 1" = 50'

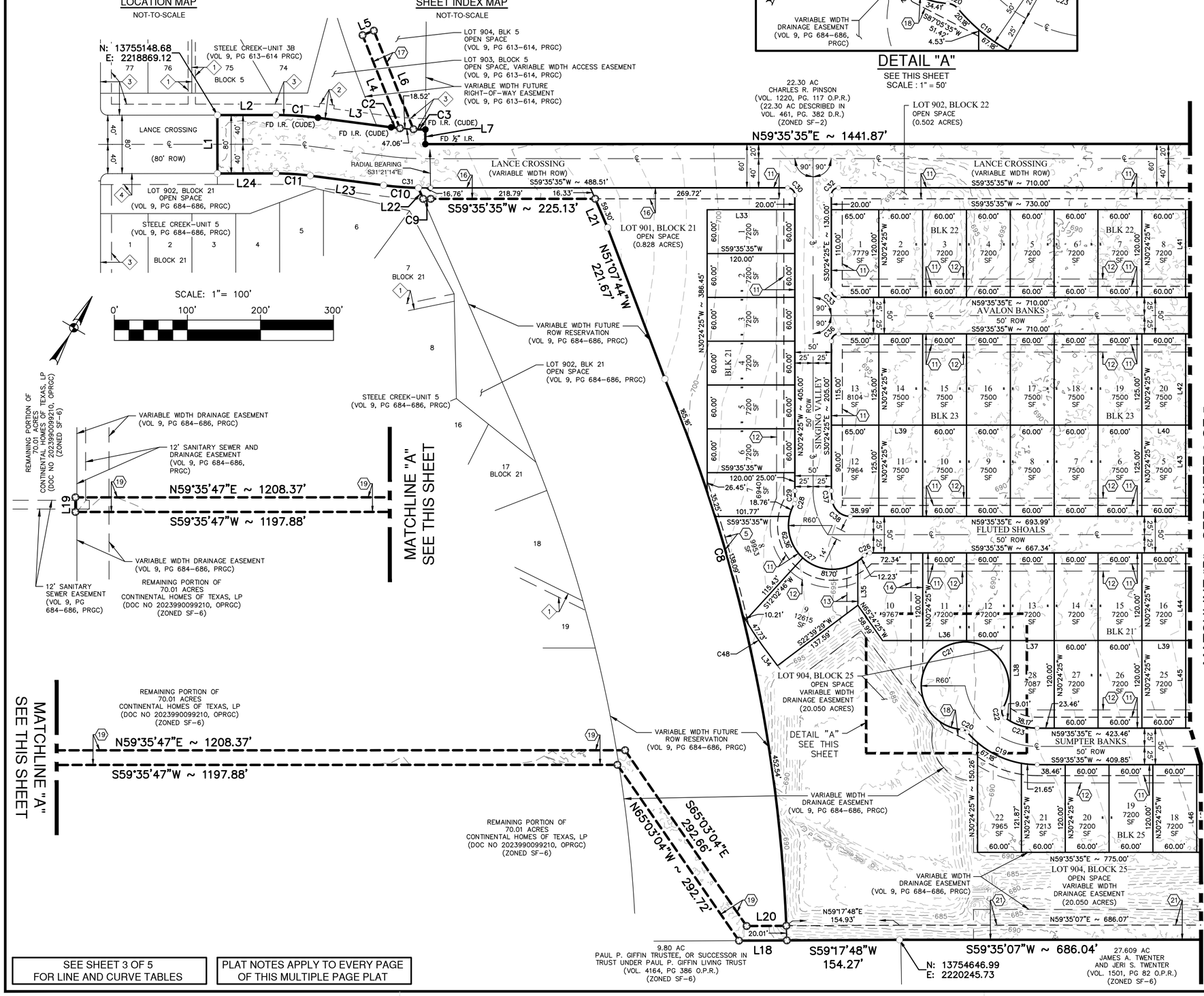


LEGEND

BLK	BLOCK	PRGC	OFFICIAL PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
DOC NO	DOCUMENT NUMBER	ROW	RIGHT-OF-WAY
DRGC	DEED RECORDS OF GUADALUPE COUNTY, TEXAS	VOL	VOLUME (SURVEYOR)
GETCTV	GAS, ELECTRIC, TELEVISION, AND CABLE TV	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPRGC	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF GUADALUPE COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
PG	PAGE	○	SET 1/2" IRON ROD (PD) ROW
		✪	EASEMENT POINT OF INTERSECTION

- 1140 EXISTING CONTOURS
- 1140 PROPOSED CONTOURS
- EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN
- CENTERLINE

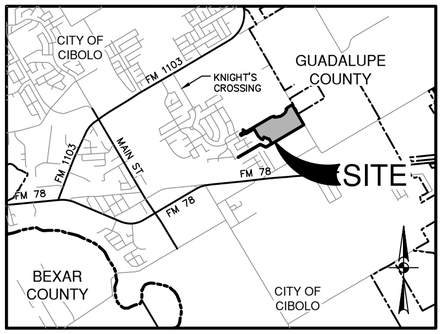
- (5) 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
- (6) VARIABLE WIDTH CLEAR VISION EASEMENT
- (11) 15' GETCTV EASEMENT
- (12) 25' BUILDING SETBACK
- (13) 15' DRAINAGE EASEMENT
- (14) 16' WATER EASEMENT
- (15) 12' SANITARY SEWER EASEMENT
- (16) 15' GETCTV EASEMENT (TOTAL OF: 0.134 ACRES "OFF-SITE)
- (17) 16.6' DRAINAGE EASEMENT (TOTAL OF: 0.054 ACRES "OFF-SITE)
- (18) VARIABLE WIDTH WATER EASEMENT
- (19) 20' SANITARY SEWER EASEMENT (TOTAL OF: 0.714 ACRES "OFF-SITE)
- (20) 16' WATER EASEMENT (TOTAL OF: 0.124 ACRES "OFF-SITE)
- (21) 20' SANITARY SEWER EASEMENT
- (1) 10' GETCTV EASEMENT (VOL 9, PG 613-614, PRGC)
- (2) 20'X20' GETCTV EASEMENT (VOL 9, PG 613-614, PRGC)
- (3) 15' GETCTV EASEMENT (VOL 9, PG 613-614, PRGC)
- (4) 15' GETCTV EASEMENT (VOL 9, PG 684-686, PRGC)



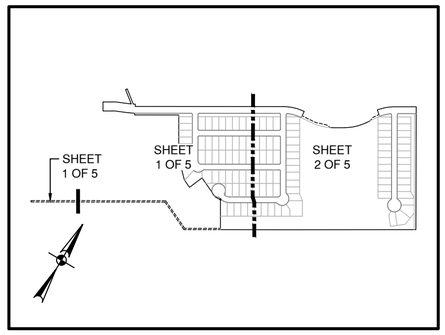
SEE SHEET 3 OF 5
FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

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LOCATION MAP
NOT-TO-SCALE



SHEET INDEX MAP
NOT-TO-SCALE

LEGEND

BLK	BLOCK
DOC NO	DOCUMENT NUMBER
GETCTV	GAS, ELECTRIC, TELEVISION, AND CABLE TV
PG	PAGE
ROW	RIGHT-OF-WAY
VOL	VOLUME
DRGC	DEED RECORDS OF GUADALUPE COUNTY, TEXAS
OPRGC	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF GUADALUPE COUNTY, TEXAS
PRGC	OFFICIAL PLAT RECORDS OF GUADALUPE COUNTY, TEXAS

- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) (SURVEYOR)
- SET 1/2" IRON ROD (PD)
- SET 1/2" IRON ROD (PD) ROW
- EASEMENT POINT OF INTERSECTION
- 1140 EXISTING CONTOURS
- 1140 PROPOSED CONTOURS
- EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN
- CENTERLINE

(5) 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
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PRELIMINARY PLAT OF STEELE CREEK-UNIT 6

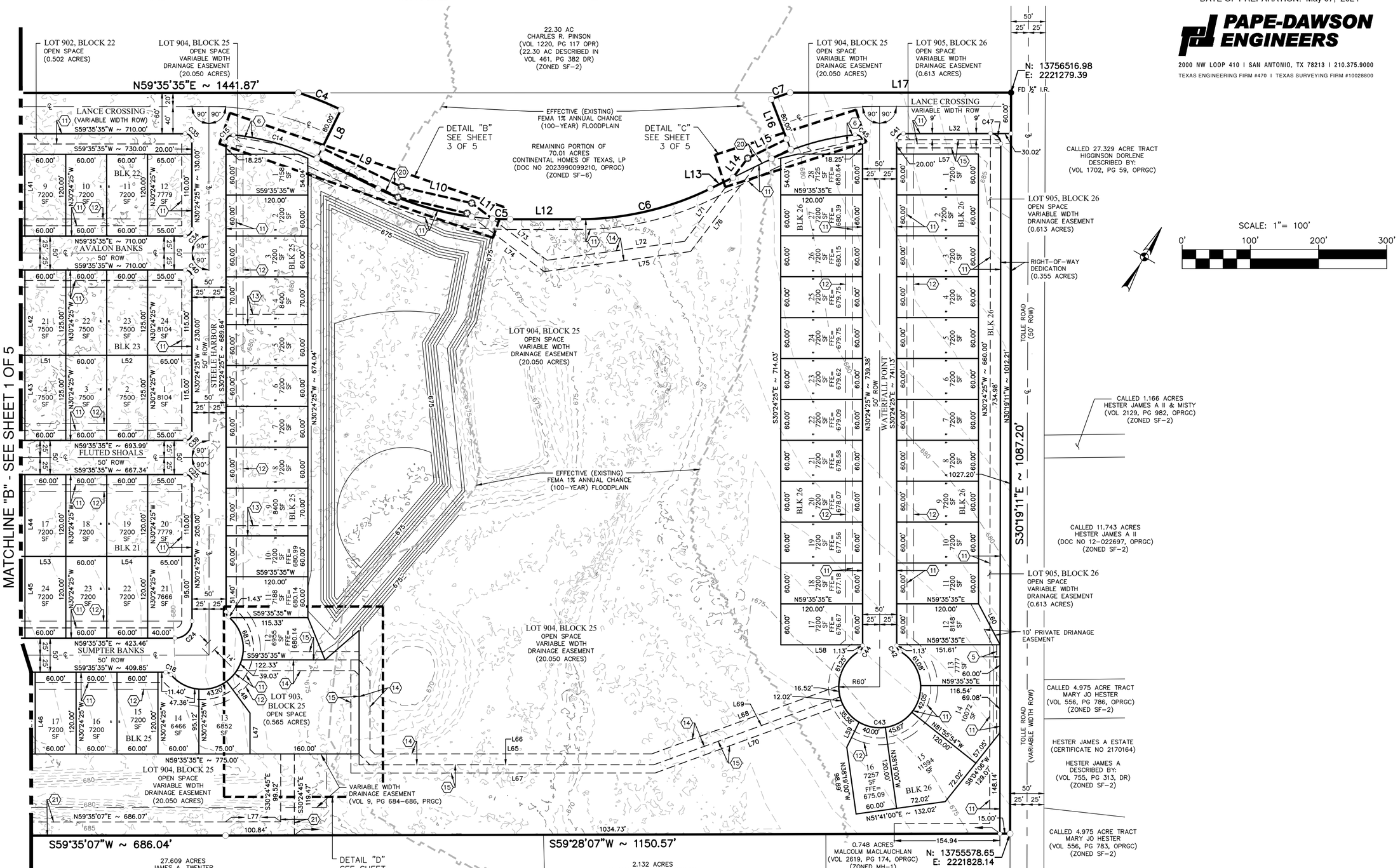
BEING A TOTAL OF 51.879 ACRE TRACT OF LAND, INCLUSIVE OF 0.355 ACRES OF RIGHT-OF-WAY DEDICATION, AND 0.919 ACRES OF OFFSITE EASEMENTS, BEING OUT OF THAT CERTAIN 70.01 ACRES OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS, LP, AS DESCRIBED IN DOCUMENT NO. 20239909921O, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, LOCATED IN THE JERONIMO LEAL SURVEY NO. 85, ABSTRACT NO. 210, 0.054 ACRES OFFSITE EASEMENT LOCATED ON LOT 904, BLOCK 5, STEELE CREEK-UNIT 3B, RECORDED IN VOLUME 9, PAGES 613-614, OF THE PLAT RECORDS OF GUADALUPE COUNTY, TEXAS, IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS.

(114 SINGLE FAMILY LOTS, 5 OPEN SPACE LOTS, IN 5 BLOCKS)

OWNER: CONTINENTAL HOMES OF TEXAS, LP
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION,
IT'S SOLE GENERAL PARTNER
BY: LESLIE OSTRANDER, ASSISTANT SECRETARY
5419 N LOOP 1604 E, SAN ANTONIO, TX 78245

DATE OF PREPARATION: May 07, 2024

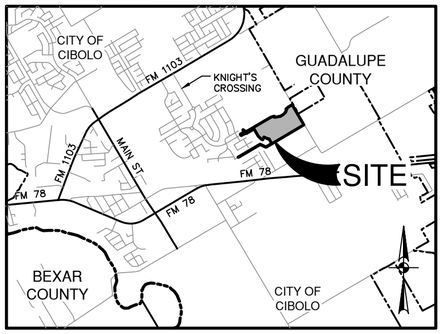
PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800



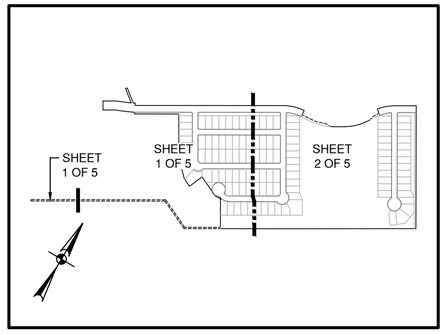
SEE SHEET 3 OF 5 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

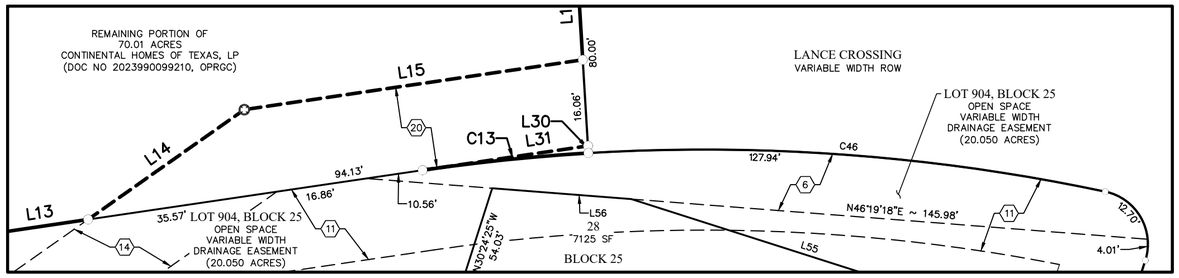
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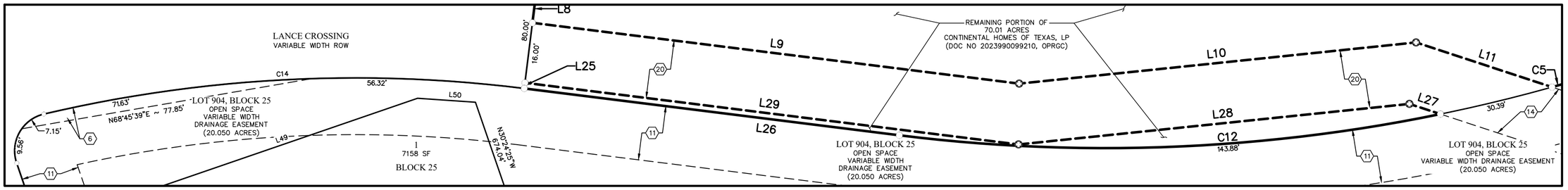
LOCATION MAP
NOT-TO-SCALE



SHEET INDEX MAP
NOT-TO-SCALE



DETAIL "C"
SEE SHEET 2 OF 5
SCALE: 1" = 20'



DETAIL "B"
SEE SHEET 2 OF 5
SCALE: 1" = 20'

LEGEND

BLK	BLOCK	PRGC	OFFICIAL PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
DOC NO	DOCUMENT NUMBER		
DRGC	DEED RECORDS OF GUADALUPE COUNTY, TEXAS	ROW	RIGHT-OF-WAY
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5419 N LOOP 1604 E, SAN ANTONIO, TX 78245

DATE OF PREPARATION: May 07, 2024

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N30°26'28"W	80.00'
L2	N59°33'32"E	80.23'
L3	N67°03'18"E	101.08'
L4	N52°15'41"W	137.41'
L5	N37°44'19"E	16.66'
L6	S52°15'41"E	145.50'
L7	S30°03'34"E	19.94'
L8	S4°18'18"E	62.50'
L9	N85°41'42"E	129.75'
L10	N72°38'38"E	105.54'
L11	S83°14'25"E	37.89'
L12	N59°35'35"E	100.00'
L13	N33°29'28"E	37.01'
L14	N6°45'35"E	35.57'
L15	N33°29'28"E	63.75'
L16	N51°33'53"W	62.60'
L17	N59°35'35"E	323.99'
L18	S59°17'48"W	65.50'
L19	N30°25'29"W	20.00'
L20	N59°17'48"E	54.34'
L21	N53°42'11"W	42.97'

LINE TABLE		
LINE #	BEARING	LENGTH
L22	N53°42'11"W	16.43'
L23	S67°03'18"W	101.08'
L24	S59°33'32"W	80.23'
L25	N4°18'18"W	1.50'
L26	N85°41'42"E	100.00'
L27	N83°14'25"W	8.65'
L28	S72°38'38"W	103.95'
L29	S85°41'42"W	131.58'
L30	N51°33'53"W	1.34'
L31	S33°29'28"W	31.14'
L32	S59°35'35"W	157.75'
L33	S59°35'35"W	120.00'
L34	N67°20'31"W	28.34'
L35	N30°24'25"W	60.39'
L36	S59°35'35"W	60.00'
L37	S59°35'35"W	60.00'
L38	N30°24'25"W	110.49'
L39	S59°35'35"W	60.00'
L40	S59°35'35"W	60.00'
L41	N30°24'25"W	120.00'
L42	N30°24'25"W	125.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L43	N30°24'25"W	125.00'
L44	N30°24'25"W	120.00'
L45	N30°24'25"W	120.00'
L46	N30°24'25"W	120.00'
L47	N30°24'25"W	60.00'
L48	S66°46'52"E	57.86'
L49	S59°35'35"W	105.86'
L50	S82°27'44"W	15.34'
L51	S59°35'35"W	60.00'
L52	S59°35'35"W	60.00'
L53	S59°35'35"W	60.00'
L54	S59°35'35"W	60.00'
L55	N59°35'35"E	94.70'
L56	S46°19'18"W	25.99'
L57	N59°35'35"E	120.00'
L58	N59°35'35"E	120.00'
L59	N4°19'35"W	40.96'
L60	S58°11'17"E	67.82'
L61	N65°24'25"W	28.88'
L62	N65°24'25"W	12.80'
L63	N75°24'25"W	9.37'

LINE TABLE		
LINE #	BEARING	LENGTH
L64	S75°24'25"E	9.37'
L65	N59°35'35"E	406.68'
L66	N59°35'35"E	432.12'
L67	S59°35'35"W	446.24'
L68	N39°35'35"E	291.87'
L69	N39°35'35"E	290.82'
L70	S39°35'35"W	292.93'
L71	N6°45'35"E	117.39'
L72	N51°45'35"E	203.61'
L73	S83°14'25"E	100.84'
L74	S83°14'25"E	133.29'
L75	S51°45'35"W	216.86'
L76	S6°45'35"W	155.79'
L77	S59°28'07"W	80.86'

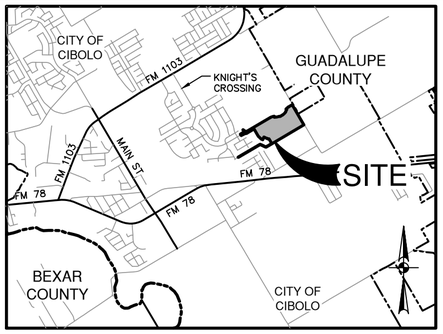
CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	440.00'	7°29'45"	N63°18'25"E	57.52'	57.56'
C2	360.00'	1°55'57"	N66°05'19"E	12.14'	12.14'
C3	360.00'	2°36'35"	N60°52'09"E	16.40'	16.40'
C4	440.00'	8°45'38"	N81°18'53"E	67.21'	67.28'
C5	440.00'	3°24'34"	N61°17'52"E	26.18'	26.18'
C6	440.00'	26°06'07"	N46°32'31"E	198.72'	200.45'
C7	440.00'	3°48'59"	N40°20'36"E	29.30'	29.31'
C8	2168.21'	20°22'29"	N42°54'19"W	766.97'	771.03'
C9	455.00'	1°18'27"	S59°18'56"W	10.38'	10.38'
C10	440.00'	6°13'35"	S63°56'30"W	47.79'	47.82'
C11	360.00'	7°29'45"	S63°18'25"W	47.06'	47.10'
C12	440.00'	18°44'08"	N76°19'38"E	143.24'	143.88'
C13	360.00'	4°56'37"	N35°57'48"E	31.05'	31.06'
C14	360.00'	20°21'46"	S75°30'49"W	127.27'	127.94'
C15	10.00'	95°44'21"	S17°27'45"W	14.83'	16.71'
C16	10.00'	50°06'08"	S55°27'29"E	8.47'	8.74'
C17	60.00'	190°12'15"	S14°35'35"W	119.52'	199.18'
C18	10.00'	50°06'08"	S84°38'39"W	8.47'	8.74'
C19	125.00'	49°58'06"	N84°34'38"E	105.59'	109.01'
C20	10.00'	46°01'01"	S86°33'10"W	7.82'	8.03'
C21	60.00'	296°34'33"	N31°49'56"E	63.08'	310.57'
C22	10.00'	84°28'56"	S42°07'16"E	13.45'	14.74'
C23	75.00'	36°02'41"	N77°36'55"E	46.41'	47.18'
C24	25.00'	90°00'00"	N14°35'35"E	35.36'	39.27'
C25	10.00'	90°00'00"	N75°24'25"W	14.14'	15.71'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C26	10.00'	47°14'36"	S35°58'17"W	8.01'	8.25'
C27	60.00'	167°09'25"	N84°04'19"W	119.25'	175.05'
C28	10.00'	35°15'21"	N18°07'17"W	6.06'	6.15'
C29	125.00'	5°20'33"	N33°04'42"W	11.65'	11.66'
C30	10.00'	90°00'00"	N75°24'25"W	14.14'	15.71'
C31	440.00'	8°24'32"	S62°51'02"W	64.52'	64.58'
C32	10.00'	90°00'00"	S14°35'35"W	14.14'	15.71'
C33	10.00'	90°00'00"	S75°24'25"E	14.14'	15.71'
C34	10.00'	90°00'00"	N14°35'35"E	14.14'	15.71'
C35	10.00'	90°00'00"	N75°24'25"W	14.14'	15.71'
C36	10.00'	90°00'00"	S14°35'35"W	14.14'	15.71'
C37	75.00'	11°32'13"	S36°10'32"E	15.08'	15.10'
C38	25.00'	78°27'47"	S81°10'32"E	31.62'	34.24'
C39	10.00'	90°00'00"	N14°35'35"E	14.14'	15.71'
C40	10.00'	90°00'00"	N75°24'25"W	14.14'	15.71'
C41	10.00'	90°00'00"	S14°35'35"W	14.14'	15.71'
C42	10.00'	60°00'00"	S60°24'25"E	10.00'	10.47'
C43	60.00'	300°00'00"	S59°35'35"W	60.00'	314.16'
C44	10.00'	60°00'00"	N0°24'25"W	10.00'	10.47'
C45	10.00'	95°44'21"	N78°16'36"W	14.83'	16.71'
C46	360.00'	15°25'07"	S46°08'40"W	96.59'	96.88'
C47	15.00'	90°05'12"	N75°21'46"W	21.23'	23.58'
C48	395.00'	8°24'18"	S63°08'22"E	57.89'	57.94'

SEE THIS SHEET FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

STEELE CREEK-UNIT 6
Civil Job No. 12629-06; Survey Job No. 12629-06
Date: May 07, 2024, 4:21pm User ID: rherbert
File: C:\Users\LOCAL_~1\Temp\AcPublish_10320\PL12629D6.dwg



LOCATION MAP

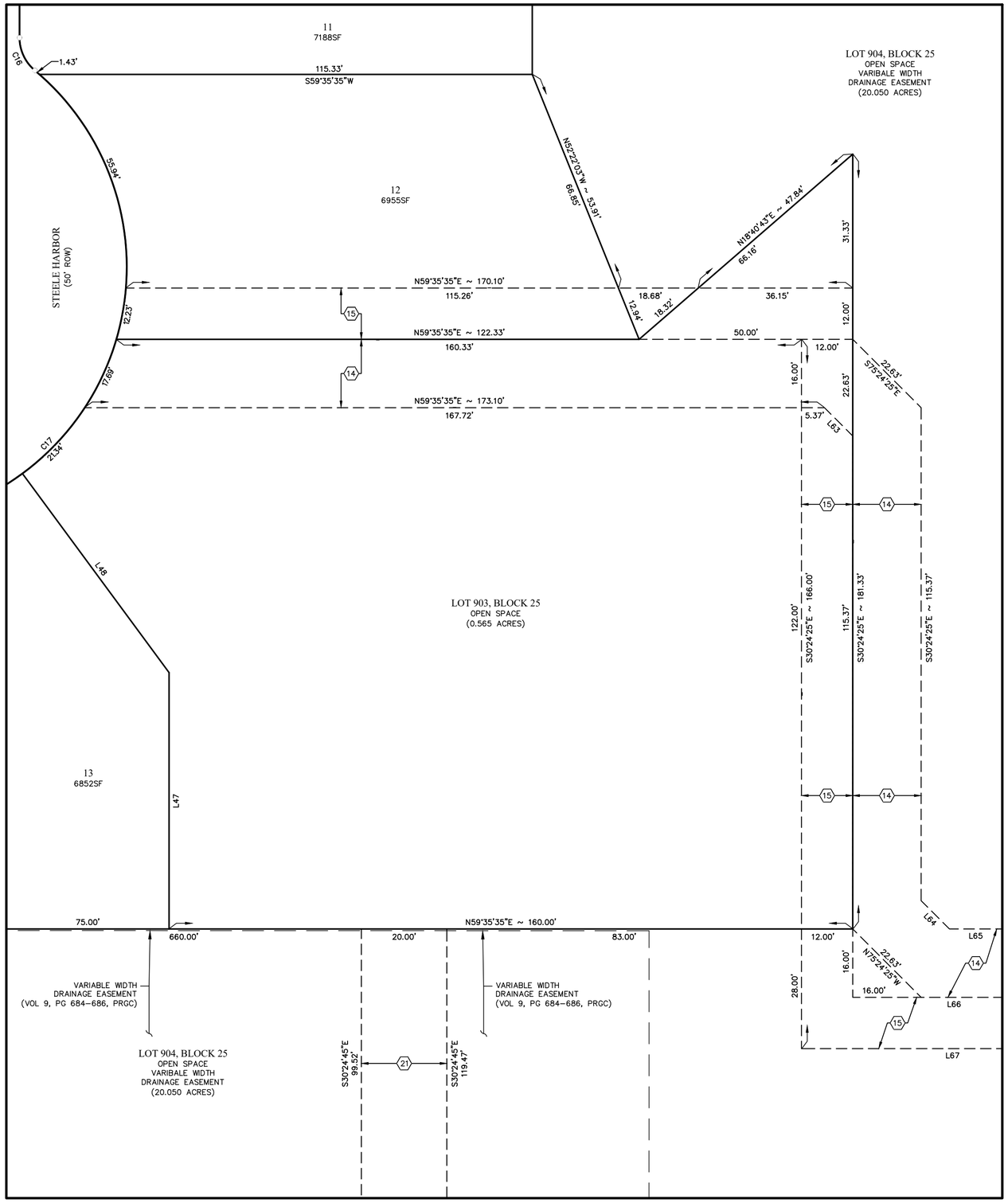
NOT-TO-SCALE

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- (17) 16.6' DRAINAGE EASEMENT (TOTAL OF: 0.054 ACRES "OFF-SITE)
- (18) VARIABLE WIDTH WATER EASEMENT
- (19) 20' SANITARY SEWER EASEMENT (TOTAL OF: 0.714 ACRES "OFF-SITE)
- (20) 16' WATER EASEMENT (TOTAL OF: 0.124 ACRES "OFF-SITE)
- (21) 20' SANITARY SEWER EASEMENT
- ◇1 10' GETCTV EASEMENT (VOL 9, PG 613-614, PRGC)
- ◇2 20'X20' GETCTV EASEMENT (VOL 9, PG 613-614, PRGC)
- ◇3 15' GETCTV EASEMENT (VOL 9, PG 613-614, PRGC)
- ◇4 15' GETCTV EASEMENT (VOL 9, PG 684-686, PRGC)



DETAIL "D"

SEE SHEET 2 OF 5

SCALE: 1" = 20'

PRELIMINARY PLAT OF STEELE CREEK-UNIT 6

BEING A TOTAL OF 51.879 ACRE TRACT OF LAND, INCLUSIVE OF 0.355 ACRES OF RIGHT-OF-WAY DEDICATION, AND 0.919 ACRES OF OFFSITE EASEMENTS, BEING OUT OF THAT CERTAIN 70.01 ACRES OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS, LP, AS DESCRIBED IN DOCUMENT NO. 202399099210, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, LOCATED IN THE JERONIMO LEAL SURVEY NO. 85, ABSTRACT NO. 210, 0.054 ACRES OFFSITE EASEMENT LOCATED ON LOT 904, BLOCK 5, STEELE CREEK-UNIT 3B, RECORDED IN VOLUME 9, PAGES 613-614, OF THE PLAT RECORDS OF GUADALUPE COUNTY, TEXAS, IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS.

(114 SINGLE FAMILY LOTS, 5 OPEN SPACE LOTS, IN 5 BLOCKS)

OWNER: CONTINENTAL HOMES OF TEXAS, LP
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION,
IT'S SOLE GENERAL PARTNER
BY: LESLIE OSTRANDER, ASSISTANT SECRETARY
5419 N LOOP 1604 E, SAN ANTONIO, TX 78245

DATE OF PREPARATION: May 07, 2024

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

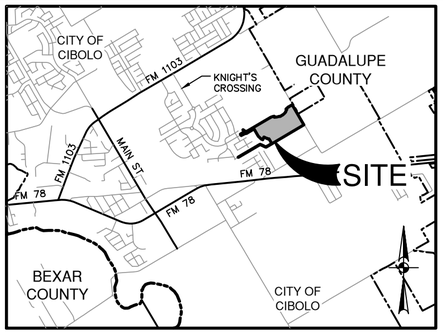
SEE SHEET 3 OF 5
FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

STEELE CREEK-UNIT 6

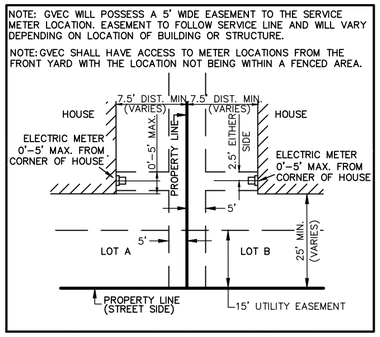
Civil Job No. 12629-06; Survey Job No. 12629-06

Date: May 07, 2024, 4:21pm User ID: rherbert
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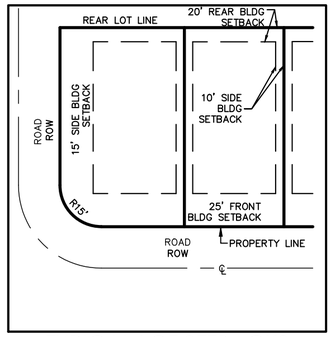
LOCATION MAP

NOT-TO-SCALE



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:

1. IN ACCORDANCE WITH THE CIBOLO UDC, APPROXIMATELY 21.20 ACRES OF PARKLAND DEDICATION IS REQUIRED FOR THE OVERALL STEELE CREEK DEVELOPMENT. THIS UNIT CONTAINS 0.000 ACRES.
2. 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 PLATTING STATUTES, AND IS SUBJECT TO FINES AND WITHHOLDINGS OF UTILITIES AND BUILDING PERMITS.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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).
11. THE ELEVATIONS SHOWN ARE BASED ON NAVD88 DATUM.
12. THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
13. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF CIBOLO.
14. THE PROPERTY SHOWN HEREON IS LOCATED INSIDE THE SHERTZ-CIBOLO-UNIVERSAL CITY SCHOOL DISTRICT.
15. 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.
16. APPROXIMATELY ±6449 LF OF PUBLIC ROAD IS PROVIDED WITHIN THIS PLAT.
17. ALL PROPOSED STREETS WILL BE DEDICATED TO THE PUBLIC AND MAINTAINED BY THE CITY OF CIBILO, UNLESS OTHERWISE NOTED.
18. THE PROPERTY SHOWN HEREON WILL HAVE UTILITIES PROVIDED BY THE FOLLOWING:
    WATER: CITY OF CIBOLO
    SEWER: CITY OF CIBOLO
    ELECTRICITY: GVEC
19. TYPICAL FOR METER LOCATIONS (TYPICAL FOR PLAT CAN BE OBTAINED BY EMAILING PLATS@GVEC.ORG).
20. 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.
21. GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
22. 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.
23. 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.
24. 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.
25. 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.
26. 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.
27. 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.
28. ALL RESIDENTIAL LOTS WITHIN THIS PLAT ARE WITHIN THE CITY OF CIBOLO, AND ARE ZONED SF-6, PER CITY GIS ZONING WEBSITE.

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. 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.
3. DIMENSIONS SHOWN ARE SURFACE. SURFACE ADJUSTMENT FACTOR 1.00017.
4. 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.

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: 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

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

DRAINAGE AND OPEN SPACE EASEMENT NOTE:

THIS PLAT IS HEREBY ADOPTED BY THE OWNERS (CALLED "OWNERS") AND APPROVED BY THE CITY IF CIBOLO, (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, SUCCESSOR, AND ASSIGNS: LOT 904, BLOCK 25, AS SHOWN ON THE PLAT IS CALLED "DRAINAGE AND OPEN SPACE EASEMENT." THE DRAINAGE AND OPEN SPACE EASEMENT IS HEREBY RESERVED FOR THE PUBLIC'S USE FOREVER, BUT INCLUDING THE FOLLOWING COVENANTS WITH REGARD TO MAINTENANCE RESPONSIBILITY. THE EXISTING CREEK OR CREEKS TRAVERSING THE DRAINAGE AND OPEN SPACE EASEMENT SHALL REMAIN AS OPEN CHANNELS 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 DRAINAGE AND OPEN SPACE EASEMENT. SUCH COVENANTS SHALL NOT RELIEVE THE INDIVIDUAL LOT OWNERS OF THE RESPONSIBILITY TO MAINTAIN THE DRAINAGE AND OPEN SPACE EASEMENT 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 DRAINAGE AND OPEN SPACE EASEMENT SHALL ALWAYS REMAIN IN THE ASSOCIATION. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID CREEK OR CREEKS OR FOR ANY DAMAGE OR INJURY TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER ALONG SAID CREEK, OR FOR THE CONTROL OF EROSION. NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND OPEN SPACE EASEMENT. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO CONSIDER CHANNELIZING OR ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE, THEN IN SUCH EVENT, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE DRAINAGE AND OPEN SPACE EASEMENT AT ANY POINT, OR POINTS, WITH ALL RIGHTS OF INGRESS AND EGRESS TO INVESTIGATE, SURVEY, OR TO ERECT, CONSTRUCT, AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. THE OWNERS AND ASSOCIATION SHALL KEEP THE NATURAL DRAINAGE CHANNELS WITHIN THE DRAINAGE AND OPEN SPACE EASEMENT FREE OF DEBRIS, SILT, OR ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE OWNERS AND THE ASSOCIATION TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE CREEKS AND NATURAL DRAINAGE CHANNELS THROUGH THE DRAINAGE AND OPEN SPACE EASEMENT, AS IN THE CASE OF ALL NATURAL CHANNELS, ARE SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE LIABLE FOR ANY DAMAGES AND INJURIES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, NOR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE DRAINAGE AND OPEN SPACE EASEMENT, AND THE OWNERS HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY FROM ANY SUCH DAMAGES AND INJURIES. BUILDING AREAS OUTSIDE THE DRAINAGE AND OPEN SPACE EASEMENT SHALL BE FILLED TO A MINIMUM ELEVATION AS SHOWN ON THE PLAT.

PRELIMINARY PLAT OF STEELE CREEK-UNIT 6

BEING A TOTAL OF 51.879 ACRE TRACT OF LAND, INCLUSIVE OF 0.355 ACRES OF RIGHT-OF-WAY DEDICATION, AND 0.919 ACRES OF OFFSITE EASEMENTS, BEING OUT OF THAT CERTAIN 70.01 ACRES OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS, LP, AS DESCRIBED IN DOCUMENT NO. 202399099210, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, LOCATED IN THE JERONIMO LEAL SURVEY NO. 85, ABSTRACT NO. 210, 0.054 ACRES OFFSITE EASEMENT LOCATED ON LOT 904, BLOCK 5, STEELE CREEK-UNIT 3B, RECORDED IN VOLUME 9, PAGES 613-614, OF THE PLAT RECORDS OF GUADALUPE COUNTY, TEXAS, IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS.

(114 SINGLE FAMILY LOTS, 5 OPEN SPACE LOTS, IN 5 BLOCKS)

OWNER: CONTINENTAL HOMES OF TEXAS, LP
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION,
IT'S SOLE GENERAL PARTNER
BY: LESLIE OSTRANDER, ASSISTANT SECRETARY
5419 N LOOP 1604 E, SAN ANTONIO, TX 78245

DATE OF PREPARATION: May 07, 2024

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

THIS SUBDIVISION PLAT OF STEELE CREEK, UNIT 6, SUBMITTED AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

_____
AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

THIS PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY AND EASEMENTS. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION.

_____
AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

APPROVED ON THIS THE _____ DAY OF _____ , A.D., 20 _____, BY THE CITY ENGINEER, CITY OF CIBOLO, TEXAS.

_____
CITY ENGINEER, CITY OF CIBOLO

THIS PLAT OF STEELE CREEK, UNIT 6, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CIBOLO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMISSION.

DATED THIS _____ DAY OF _____ , ____

BY: _____
CHAIR

BY: _____
VICE CHAIR

THIS PLAT OF STEELE CREEK, UNIT 6, 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: _____ BY: _____
CITY SECRETARY MAYOR

SEE SHEET 3 OF 5
FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

STEELE CREEK-UNIT 6

Civil Job No. 12629-06; Survey Job No. 12629-06

Date: May 07, 2024, 4:21pm User ID: rherbert
File: C:\Users\LOCAL_~1\Temp\AcPublish_10320\PL1262906.dwg

3421 Paesanos Pkwy., Ste. 200 San Antonio Tx 78231
Main: 877 627 3772

Colliers Engineering & Design

May 17, 2024

On behalf of the:

City of Cibolo

Attn: Grant Fore

200 S. Main Street

Cibolo, Texas 78108

Re: Preliminary Plat Review
Steele Creek Unit 6 (PC-24-10-PP)

Mr. Fore,

Colliers Engineering & Design has completed its review of the referenced project and has the following comments:

General Note –

1. Please include as part of your resubmittal a comment response letter addressing all comments.

Sheet 2 of 5 –

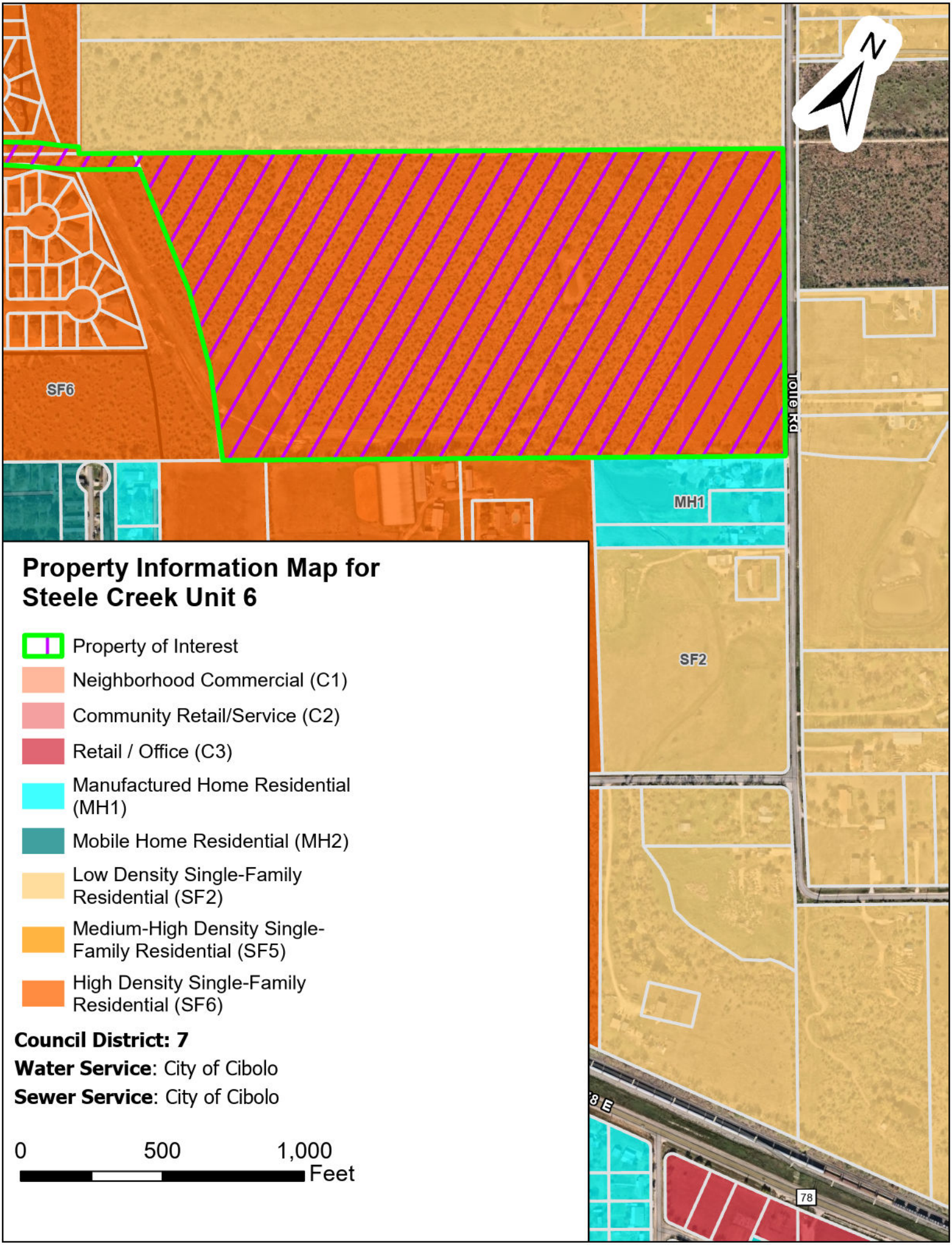
1. Only 25 lots are allowed on cul-de-sac longer than 500', this is the only outstanding comment pending an active variance request and approval. A no comment response letter will be issued once the variance is approved.

Our review of the subdivision 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



Property Information Map for Steele Creek Unit 6

- Property of Interest
- Neighborhood Commercial (C1)
- Community Retail/Service (C2)
- Retail / Office (C3)
- Manufactured Home Residential (MH1)
- Mobile Home Residential (MH2)
- Low Density Single-Family Residential (SF2)
- Medium-High Density Single-Family Residential (SF5)
- High Density Single-Family Residential (SF6)

Council District: 7

Water Service: City of Cibolo

Sewer Service: City of Cibolo

0 500 1,000 Feet

City of Cibolo

City Council Regular Meeting Staff Report

Discussion/Action on the Final Plat of Steele Creek Subdivision Unit 6. (Ms. Huerta)

Meeting	Agenda Group
Tuesday, May 28, 2024, 6:30 PM	Discussion/Action Item: 8M

From
Grant Fore, Planner II

The applicant has requested an extension of up to 30 days under Texas Local Government Code Sec. 212.009 to have time to address and respond to outstanding comments before being presented to the City Council.

PLANNING & ZONING COMMISSION ACTION: Recommendation of denial by a vote of 7-0 due to outstanding comments. These comments have since been resolved; however, a variance to the lots is still outstanding.

PROPERTY INFORMATION:

Project Name: PC-24-14-FP

Owner: Continental Homes of Texas, L.P.

Representative: Becky Carroll, Pape-Dawson Engineers

Area: 51.879 acres

Location: SE of Lance Crossing and Overlook Ridge intersection

Council District: 7

Zoning (map): High-Density Single Family Residential (SF-6)

Proposed Use: 114 Single Family Residential Lots, Four (4) Open Space Lots

Utility Providers: Sewer/Water City - Cibolo and Electricity - Guadalupe Valley Electric Coop

FINDINGS/CURRENT ACTIVITY:

Per Unified Development Code (UDC) Article 20.3.5., 'Final Plat' Property is required to be platted prior to development of a site within or outside the City Limits. The plat or subdivision of land must comply with the Land Study, if applicable, and meet all requirements of the Unified Development Code and the Design and Construction Manual. .

This Plat establishes Unit 6 of the Steele Creek subdivision. It is 51.879 acres in size and establishes 114 lots.

A land study/master plan was approved for the Steele Creek development in 2018. A Public Improvements Agreement (PIA) was executed between the City of Cibolo, Schertz-Cibolo-Universal City Independent School District (SCUCISD), and the developer in 2021. Of note, the Public Improvements Agreement (PIA) stipulates that public improvements including a collector street and 12" water main are to be constructed during development of Unit 6. Construction plans for improvements were submitted for review and approved in December of 2023.

There is a separate plan review for the proposed Lift Station that is on-going with the City Engineer's office and Public

Works department. The Final Plat is not eligible for approval until the construction plans for the Lift Station have been approved. Staff has advised the applicant of this requirement.

The previously approved Preliminary Plat for this Unit has expired. The Planning and Zoning Commission, who at the time was the approving body for Plats, approved the Preliminary Plat on September 9, 2020. However, per Section 20.3.3(H) of the UDC below, the Plat expired on September 9, 2022. Staff advised the applicant that a new Preliminary Plat application will need to be submitted to the City for review. This Final Plat is not eligible for approval until there is an approved Preliminary Plat on file. The new Preliminary Plat application is being considered concurrently on this agenda and will be considered prior to the Final Plat. They were able to submit for consideration of the Final Plat with approved infrastructure construction plans.

H. Approval of the Preliminary Plat

1. The City Council shall be the governing body with final authority for approval, denial or approval with conditions for Preliminary Plats, following review and approval by the Planning and Zoning Commission. Pursuant to Section 212.009(a) of the Texas Local Government Code, the Planning and Zoning Commission must approve, approve with conditions, or disapprove a preliminary plat within thirty (30) days after the date on which the preliminary plat was filed with the City. Pursuant to Section 212.009(b) of the Texas Local Government Code, the City Council must approve, approve with conditions, or disapprove a preliminary plat within thirty (30) days after the date on which the preliminary plat was approved by action or inaction of the Planning and Zoning Commission. A preliminary plat is approved unless it is disapproved within either of the aforementioned thirty (30) day timeframes specified by state law and in accordance with Section 212.0091 of the Texas Local Government Code.

2. When a preliminary plat has been approved, the subdivider may file construction plans. On approved construction plans, the subdivider may thereafter file a final plat of sections of the proposed subdivision upon which approval of the preliminary plat has been obtained, and upon the filing of a final plat covering a portion of such subdivision, the remainder of the preliminary plat shall be deemed as considered approved or conditionally approved; provided, however, that such approval or conditional approval of the remainder of the preliminary plat shall be limited to a three (3) year period from the date of final approval of a section or sections thereof; provided further; however, that the Planning and Zoning Commission may, upon application and at its discretion, recommend to extend such period of validity not to exceed two (2) years, subject to final approval by City Council. When a preliminary plat has been approved and thereafter the subdivider fails to file a final plat of the subdivision or a section thereof within a period of two (2) years, the approval of the preliminary plat shall be void except; however, the Planning and Zoning Commission may, upon application and at its discretion, recommend to extend such period of validity not to exceed one (1) additional year, subject to final approval by City Council.

STREETS/FUTURE THOROUGHFARE PLAN (FTPX):

This Plat includes 6,449 linear feet of roadway to serve the development, including planned intersections of Lance Crossing and Steele Harbor, Lance Crossing and Waterfall Point and Lance Crossing and Singing Valley. 80’ of right-of-way is being dedicated for construction of Lance Crossing in Unit 6, the collector street required per the Public Improvements Agreement.

There is an associated Variance request with this Plat. The request is to exceed the amount of lots allowed on Waterfall Point. UDC Section 18.6(F) states the following:

F. Single-family residential cul-de-sac street length may be extended up to a maximum length of 1,000 feet, as measured from the centerline of street intersecting the cul-de-sac to the center point of the cul-de-sac turnaround, provided that the number of lots located on the cul-de-sac street does not exceed twenty-five (25) lots.

The City Fire Inspector states that life safety factors are being satisfied due to the width of the road and diameter of the cul-de-sac exceeding the minimum requirements. The Fire Chief in accordance with IFC D103.4 is willing to grant special approval due to road width exceeding 26 feet and cul-de-sac being greater than 96 feet.

D103.4 Dead ends.

Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

TABLE D103.4 REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750	Special approval required	

For SI: 1 foot = 304.8 mm.

UTILITIES:

The City of Cibolo will provide water and sewer service to this development. Construction of a 12" water main is planned in this Unit in accordance with the approved Public Improvements Agreement.

Construction plans for this Unit were approved in December of 2023. Construction Plans for the Steele Creek Lift Station are under review. The Final Plat will be eligible for approval once the Lift Station plans are approved. Staff has advised the applicant of this requirement.

DRAINAGE:

Drainage was reviewed and approved in May of 2018 during review of the master drainage plan submitted with the land study. Compliance with the approved master drainage plan was verified as part of review of this plat. Stormwater detention is proposed for this project to mitigate the impacts of development, including a detention pond for areas draining to the Town Creek Tributary 3.

Attachments

Application
Plat
City Engineer Letter
Property Map

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 6

Total Acres: 51.879 Survey Name: Jeronimo Leal No. 85 Abstract No.: 210

Project Location (address): Southeast of the intersection of Lance Crossing and Overlook Ridge

Current Zoning: SF-6 Overlay: ☒ None ☐ Old Town ☐ FM 78

Proposed Zoning: SF-6 # of Lots: 114 # of Units: 1

Please Choose One: ☒ Single-Family ☐ Multi-Family ☐ Commercial ☐ Industrial

☐ Other

Current Use: Undeveloped Total Proposed Square Footage:

Proposed Use: Undeveloped (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, Robert Ortegon Jr, on this day personally appeared
Name of Notary Public

Leslie Ostrander, to be the person(s) who is/are subscribed to the
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 4 day of April 2024

Robert Ortegon Jr
Notary Public Signature

ROBERT ORTEGON, JR.
(Notary Seal)
Notary Public, State of Texas
Comm. Expires 04-09-2027
Notary ID 124405152

City of Cibolo Use Only
Total Fees
Payment Method
Submittal Date
Accepted by
Case Number

FINAL PLAT OF STEELE CREEK-UNIT 6

BEING A TOTAL OF 51.879 ACRE TRACT OF LAND, INCLUSIVE OF 0.355 ACRES OF RIGHT-OF-WAY DEDICATION, AND 0.919 ACRES OF OFFSITE EASEMENTS, BEING OUT OF THAT CERTAIN 70.01 ACRES OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS, LP, AS DESCRIBED IN DOCUMENT NO. 20239909921O, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, LOCATED IN THE JERONIMO LEAL SURVEY NO. 85, ABSTRACT NO. 210, 0.054 ACRES OFFSITE EASEMENT LOCATED ON LOT 904, BLOCK 5, STEELE CREEK-UNIT 3B, RECORDED IN VOLUME 9, PAGES 613-614, OF THE PLAT RECORDS OF GUADALUPE COUNTY, TEXAS, IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS.

(114 SINGLE FAMILY LOTS, 5 OPEN SPACE LOTS, IN 5 BLOCKS)

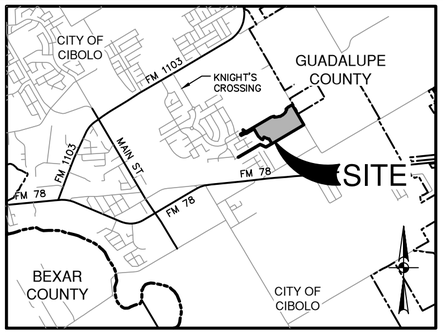
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A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION,
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BY: LESLIE OSTRANDER, ASSISTANT SECRETARY
5419 N LOOP 1604 E, SAN ANTONIO, TX 78245

DATE OF PREPARATION: May 07, 2024

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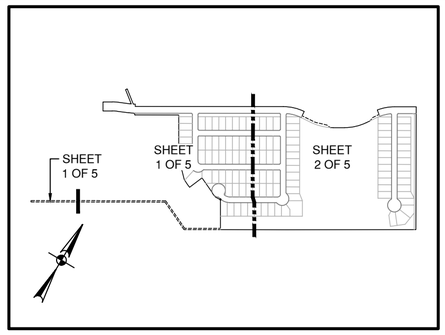
LOCATION MAP

NOT-TO-SCALE



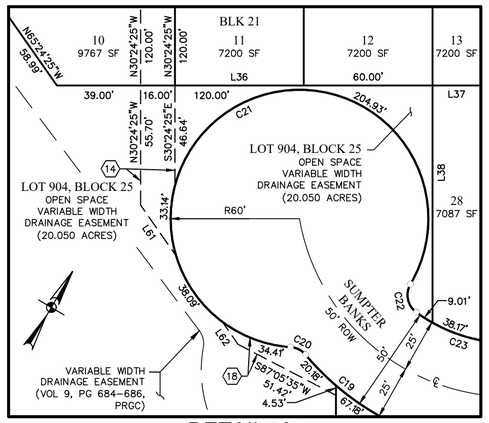
SHEET INDEX MAP

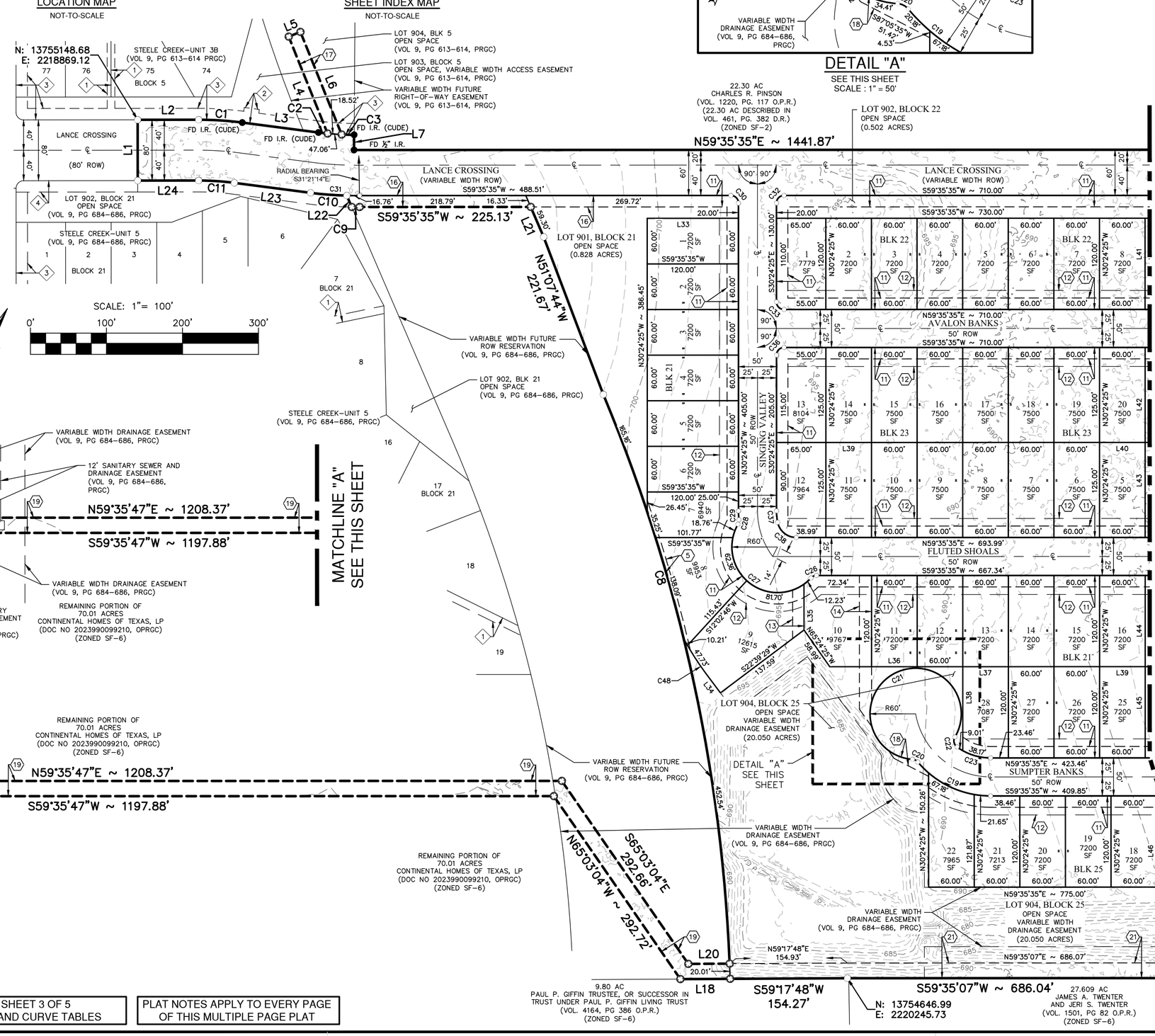
NOT-TO-SCALE



DETAIL "A"

SEE THIS SHEET
SCALE : 1" = 50'





LEGEND

BLK	BLOCK	PRGC	OFFICIAL PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
DOC NO	DOCUMENT NUMBER	ROW	RIGHT-OF-WAY
DRGC	DEED RECORDS OF GUADALUPE COUNTY, TEXAS	VOL	VOLUME (SURVEYOR)
GETCTV	GAS, ELECTRIC, TELEVISION, AND CABLE TV	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPRGC	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF GUADALUPE COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
PG	PAGE	○	SET 1/2" IRON ROD (PD) ROW
		⊙	EASEMENT POINT OF INTERSECTION

- 1140 EXISTING CONTOURS
- 1140 PROPOSED CONTOURS
- EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN
- CENTERLINE

(5) 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)

(6) VARIABLE WIDTH CLEAR VISION EASEMENT

(11) 15' GETCTV EASEMENT

(12) 25' BUILDING SETBACK

(13) 15' DRAINAGE EASEMENT

(14) 16' WATER EASEMENT

(15) 12' SANITARY SEWER EASEMENT

(16) 15' GETCTV EASEMENT (TOTAL OF: 0.134 ACRES "OFF-SITE")

(17) 16.6' DRAINAGE EASEMENT (TOTAL OF: 0.054 ACRES "OFF-SITE")

(18) VARIABLE WIDTH WATER EASEMENT

(19) 20' SANITARY SEWER EASEMENT (TOTAL OF: 0.714 ACRES "OFF-SITE)

(20) 16' WATER EASEMENT (TOTAL OF: 0.124 ACRES "OFF-SITE)

(21) 20' SANITARY SEWER EASEMENT

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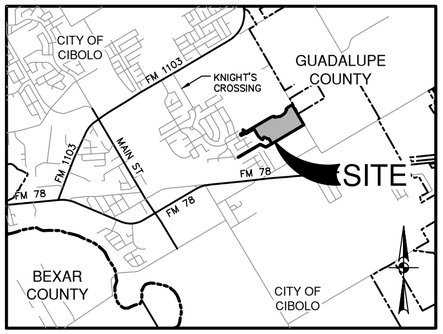
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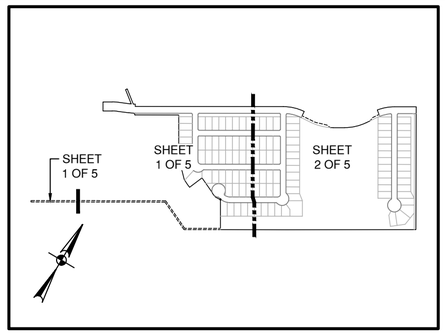
SEE SHEET 3 OF 5 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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LOCATION MAP
NOT-TO-SCALE



SHEET INDEX MAP
NOT-TO-SCALE

LEGEND

BLK	BLOCK
DOC NO	DOCUMENT NUMBER
GETCTV	GAS, ELECTRIC, TELEVISION, AND CABLE TV
PG	PAGE
ROW	RIGHT-OF-WAY
VOL	VOLUME
DRGC	DEED RECORDS OF GUADALUPE COUNTY, TEXAS
OPRGC	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF GUADALUPE COUNTY, TEXAS
PRGC	OFFICIAL PLAT RECORDS OF GUADALUPE COUNTY, TEXAS

- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) (SURVEYOR)
- SET 1/2" IRON ROD (PD)
- SET 1/2" IRON ROD (PD) ROW
- EASEMENT POINT OF INTERSECTION
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FINAL PLAT OF STEELE CREEK-UNIT 6

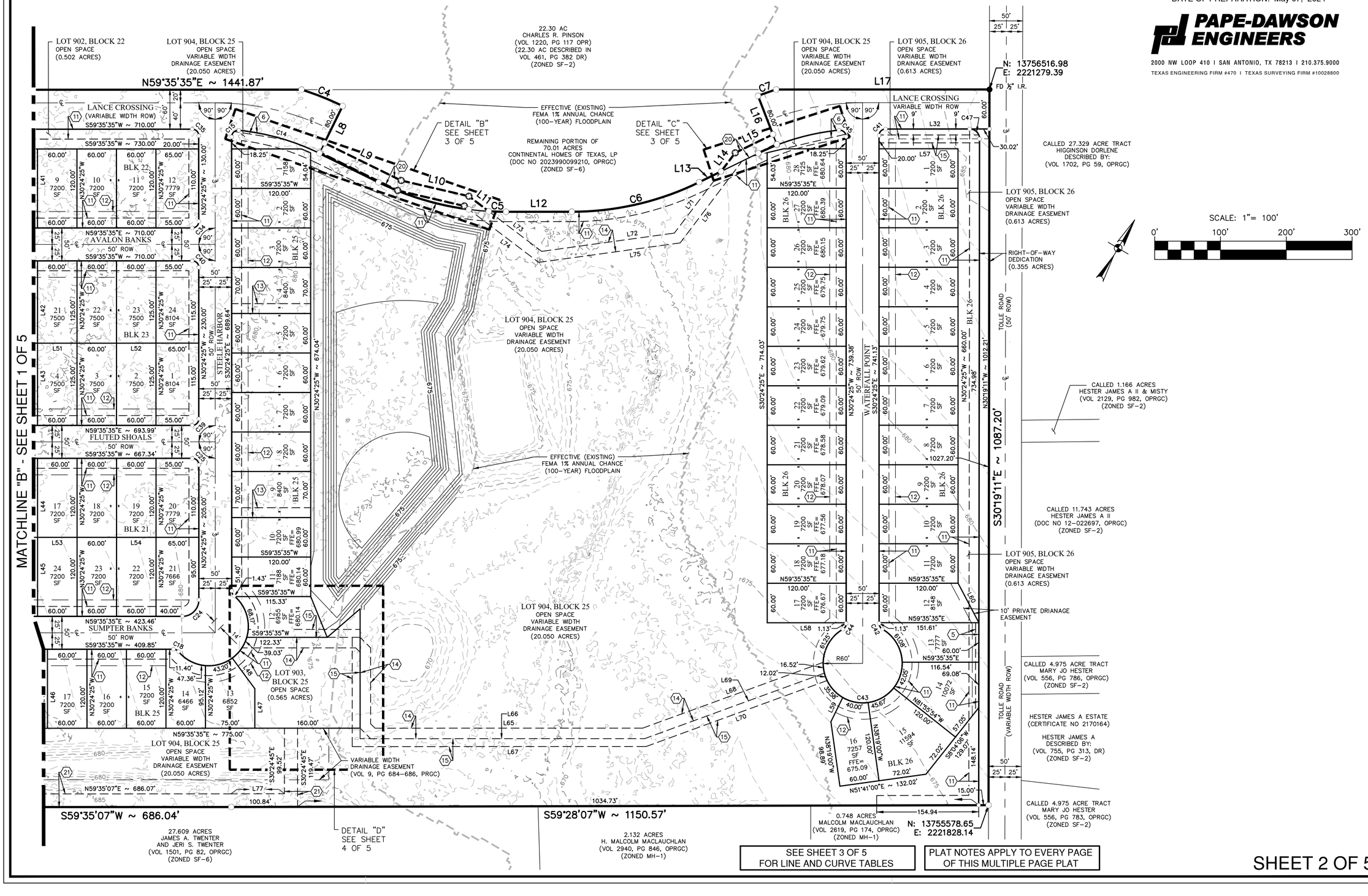
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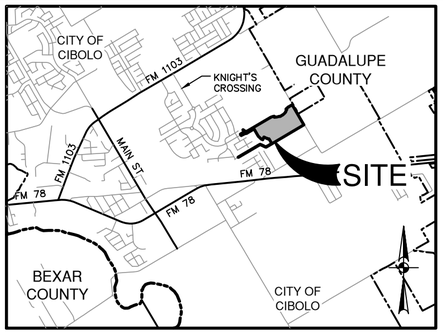


MATCHLINE "B" - SEE SHEET 1 OF 5

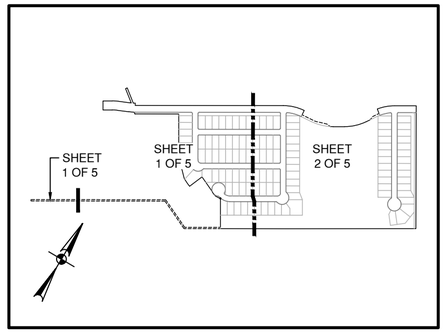
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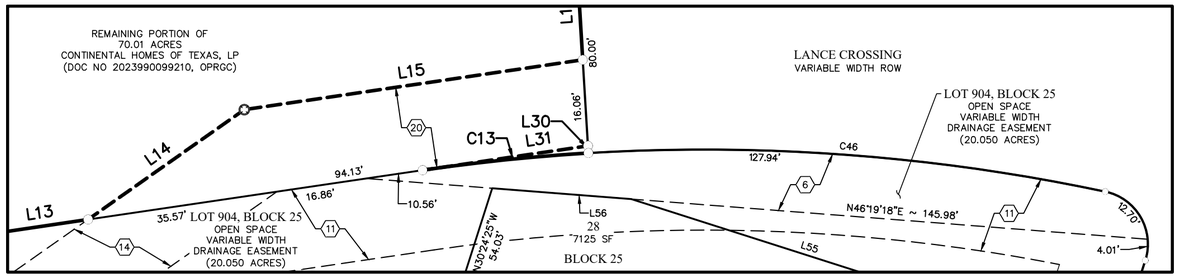
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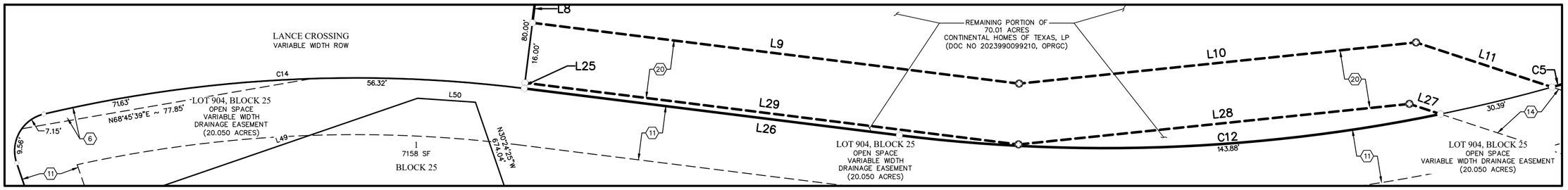
LOCATION MAP
NOT-TO-SCALE



SHEET INDEX MAP
NOT-TO-SCALE



DETAIL "C"
SEE SHEET 2 OF 5
SCALE: 1" = 20'



DETAIL "B"
SEE SHEET 2 OF 5
SCALE: 1" = 20'

LEGEND

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TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N30°26'28"W	80.00'
L2	N59°33'32"E	80.23'
L3	N67°03'18"E	101.08'
L4	N52°15'41"W	137.41'
L5	N37°44'19"E	16.66'
L6	S52°15'41"E	145.50'
L7	S30°03'34"E	19.94'
L8	S4°18'18"E	62.50'
L9	N85°41'42"E	129.75'
L10	N72°38'38"E	105.54'
L11	S83°14'25"E	37.89'
L12	N59°35'35"E	100.00'
L13	N33°29'28"E	37.01'
L14	N6°45'35"E	35.57'
L15	N33°29'28"E	63.75'
L16	N51°33'53"W	62.60'
L17	N59°35'35"E	323.99'
L18	S59°17'48"W	65.50'
L19	N30°25'29"W	20.00'
L20	N59°17'48"E	54.34'
L21	N53°42'11"W	42.97'

LINE TABLE		
LINE #	BEARING	LENGTH
L22	N53°42'11"W	16.43'
L23	S67°03'18"W	101.08'
L24	S59°33'32"W	80.23'
L25	N4°18'18"W	1.50'
L26	N85°41'42"E	100.00'
L27	N83°14'25"W	8.65'
L28	S72°38'38"W	103.95'
L29	S85°41'42"W	131.58'
L30	N51°33'53"W	1.34'
L31	S33°29'28"W	31.14'
L32	S59°35'35"W	157.75'
L33	S59°35'35"W	120.00'
L34	N67°20'31"W	28.34'
L35	N30°24'25"W	60.39'
L36	S59°35'35"W	60.00'
L37	S59°35'35"W	60.00'
L38	N30°24'25"W	110.49'
L39	S59°35'35"W	60.00'
L40	S59°35'35"W	60.00'
L41	N30°24'25"W	120.00'
L42	N30°24'25"W	125.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L43	N30°24'25"W	125.00'
L44	N30°24'25"W	120.00'
L45	N30°24'25"W	120.00'
L46	N30°24'25"W	120.00'
L47	N30°24'25"W	60.00'
L48	S66°46'52"E	57.86'
L49	S59°35'35"W	105.86'
L50	S82°27'44"W	15.34'
L51	S59°35'35"W	60.00'
L52	S59°35'35"W	60.00'
L53	S59°35'35"W	60.00'
L54	S59°35'35"W	60.00'
L55	N59°35'35"E	94.70'
L56	S46°19'18"W	25.99'
L57	N59°35'35"E	120.00'
L58	N59°35'35"E	120.00'
L59	N4°19'35"W	40.96'
L60	S58°11'17"E	67.82'
L61	N65°24'25"W	28.88'
L62	N65°24'25"W	12.80'
L63	N75°24'25"W	9.37'

LINE TABLE		
LINE #	BEARING	LENGTH
L64	S75°24'25"E	9.37'
L65	N59°35'35"E	406.68'
L66	N59°35'35"E	432.12'
L67	S59°35'35"W	446.24'
L68	N39°35'35"E	291.87'
L69	N39°35'35"E	290.82'
L70	S39°35'35"W	292.93'
L71	N6°45'35"E	117.39'
L72	N51°45'35"E	203.61'
L73	S83°14'25"E	100.84'
L74	S83°14'25"E	133.29'
L75	S51°45'35"W	216.86'
L76	S6°45'35"W	155.79'
L77	S59°28'07"W	80.86'

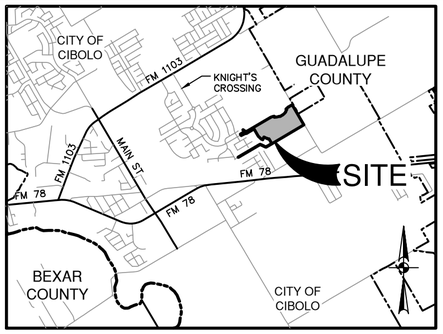
CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	440.00'	7°29'45"	N63°18'25"E	57.52'	57.56'
C2	360.00'	1°55'57"	N66°05'19"E	12.14'	12.14'
C3	360.00'	2°36'35"	N60°52'09"E	16.40'	16.40'
C4	440.00'	8°45'38"	N81°18'53"E	67.21'	67.28'
C5	440.00'	3°24'34"	N61°17'52"E	26.18'	26.18'
C6	440.00'	26°06'07"	N46°32'31"E	198.72'	200.45'
C7	440.00'	3°48'59"	N40°20'36"E	29.30'	29.31'
C8	2168.21'	20°22'29"	N42°54'19"W	766.97'	771.03'
C9	455.00'	1°18'27"	S59°18'56"W	10.38'	10.38'
C10	440.00'	6°13'35"	S63°56'30"W	47.79'	47.82'
C11	360.00'	7°29'45"	S63°18'25"W	47.06'	47.10'
C12	440.00'	18°44'08"	N76°19'38"E	143.24'	143.88'
C13	360.00'	4°56'37"	N35°57'48"E	31.05'	31.06'
C14	360.00'	20°21'46"	S75°30'49"W	127.27'	127.94'
C15	10.00'	95°44'21"	S17°27'45"W	14.83'	16.71'
C16	10.00'	50°06'08"	S55°27'29"E	8.47'	8.74'
C17	60.00'	190°12'15"	S14°35'35"W	119.52'	199.18'
C18	10.00'	50°06'08"	S84°38'39"W	8.47'	8.74'
C19	125.00'	49°58'06"	N84°34'38"E	105.59'	109.01'
C20	10.00'	46°01'01"	S86°33'10"W	7.82'	8.03'
C21	60.00'	296°34'33"	N31°49'56"E	63.08'	310.57'
C22	10.00'	84°28'56"	S42°07'16"E	13.45'	14.74'
C23	75.00'	36°02'41"	N77°36'55"E	46.41'	47.18'
C24	25.00'	90°00'00"	N14°35'35"E	35.36'	39.27'
C25	10.00'	90°00'00"	N75°24'25"W	14.14'	15.71'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C26	10.00'	47°14'36"	S35°58'17"W	8.01'	8.25'
C27	60.00'	167°09'25"	N84°04'19"W	119.25'	175.05'
C28	10.00'	35°15'21"	N18°07'17"W	6.06'	6.15'
C29	125.00'	5°20'33"	N33°04'42"W	11.65'	11.66'
C30	10.00'	90°00'00"	N75°24'25"W	14.14'	15.71'
C31	440.00'	8°24'32"	S62°51'02"W	64.52'	64.58'
C32	10.00'	90°00'00"	S14°35'35"W	14.14'	15.71'
C33	10.00'	90°00'00"	S75°24'25"E	14.14'	15.71'
C34	10.00'	90°00'00"	N14°35'35"E	14.14'	15.71'
C35	10.00'	90°00'00"	N75°24'25"W	14.14'	15.71'
C36	10.00'	90°00'00"	S14°35'35"W	14.14'	15.71'
C37	75.00'	11°32'13"	S36°10'32"E	15.08'	15.10'
C38	25.00'	78°27'47"	S81°10'32"E	31.62'	34.24'
C39	10.00'	90°00'00"	N14°35'35"E	14.14'	15.71'
C40	10.00'	90°00'00"	N75°24'25"W	14.14'	15.71'
C41	10.00'	90°00'00"	S14°35'35"W	14.14'	15.71'
C42	10.00'	60°00'00"	S60°24'25"E	10.00'	10.47'
C43	60.00'	300°00'00"	S59°35'35"W	60.00'	314.16'
C44	10.00'	60°00'00"	N0°24'25"W	10.00'	10.47'
C45	10.00'	95°44'21"	N78°16'36"W	14.83'	16.71'
C46	360.00'	15°25'07"	S46°08'40"W	96.59'	96.88'
C47	15.00'	90°05'12"	N75°21'46"W	21.23'	23.58'
C48	395.00'	8°24'18"	S63°08'22"E	57.89'	57.94'

SEE THIS SHEET FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

STEELE CREEK-UNIT 6
Civil Job No. 12629-06; Survey Job No. 12629-06
Date: May 07, 2024, 4:19pm User ID: rherbert
File: C:\Users\LOCAL_~1\Temp\AcPublish_10320\PL12629D6.dwg



LOCATION MAP

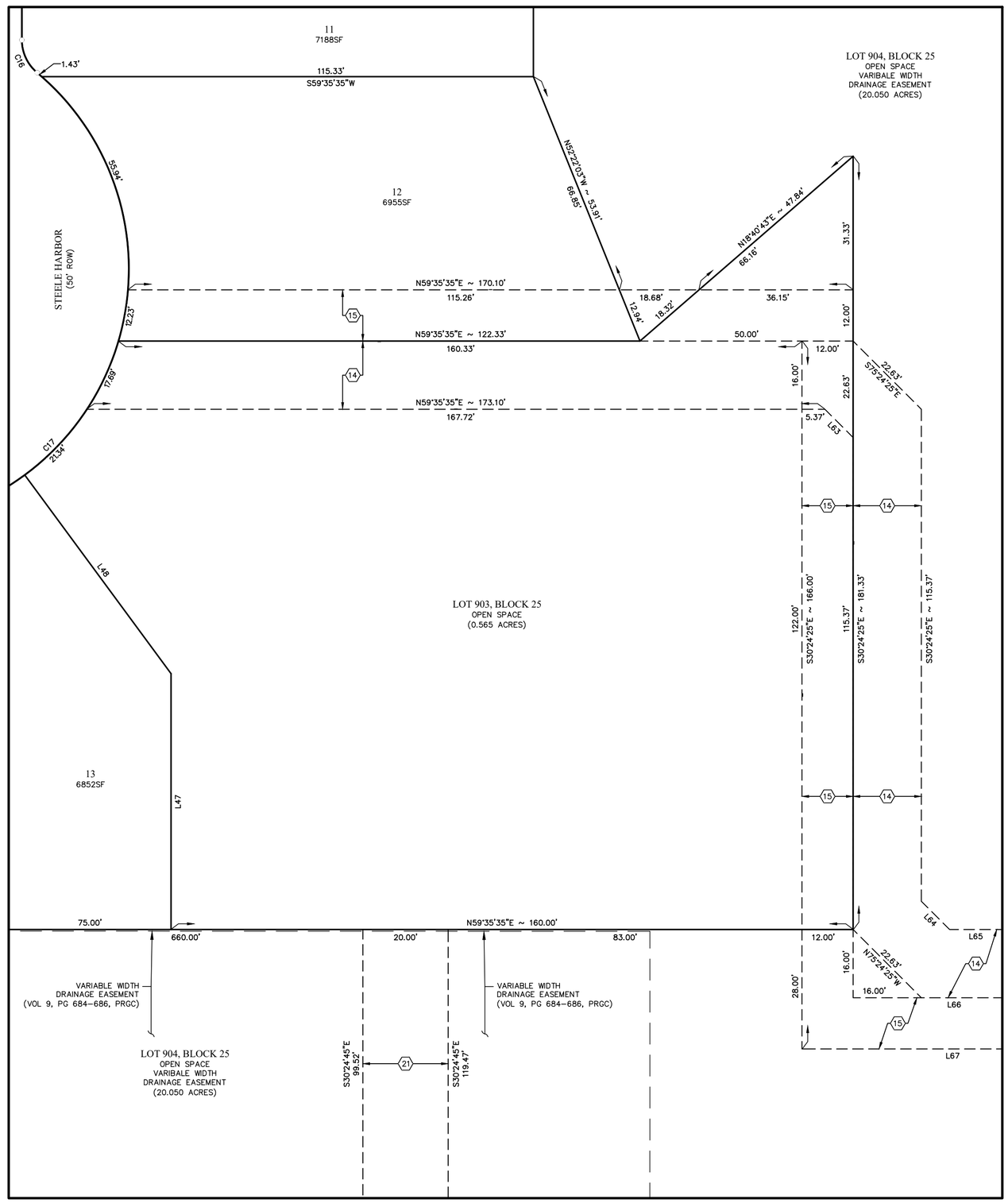
NOT-TO-SCALE

LEGEND

BLK	BLOCK	PRGC	OFFICIAL PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
DOC NO	DOCUMENT NUMBER		
DRGC	DEED RECORDS OF GUADALUPE COUNTY, TEXAS	ROW	RIGHT-OF-WAY
GETCTV	GAS, ELECTRIC, TELEVISION, AND CABLE TV	VOL	VOLUME (SURVEYOR)
OPRGC	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF GUADALUPE COUNTY, TEXAS	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
		○	SET 1/2" IRON ROD (PD)
		○	SET 1/2" IRON ROD (PD) ROW
PG	PAGE	✪	EASEMENT POINT OF INTERSECTION

- 1140 — EXISTING CONTOURS
- 1140 — PROPOSED CONTOURS
- EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN
- ℄ — CENTERLINE

- (5) 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
- (6) VARIABLE WIDTH CLEAR VISION EASEMENT
- (11) 15' GETCTV EASEMENT
- (12) 25' BUILDING SETBACK
- (13) 15' DRAINAGE EASEMENT
- (14) 16' WATER EASEMENT
- (15) 12' SANITARY SEWER EASEMENT
- (16) 15' GETCTV EASEMENT (TOTAL OF: 0.134 ACRES "OFF-SITE)
- (17) 16.6' DRAINAGE EASEMENT (TOTAL OF: 0.054 ACRES "OFF-SITE)
- (18) VARIABLE WIDTH WATER EASEMENT
- (19) 20' SANITARY SEWER EASEMENT (TOTAL OF: 0.714 ACRES "OFF-SITE)
- (20) 16' WATER EASEMENT (TOTAL OF: 0.124 ACRES "OFF-SITE)
- (21) 20' SANITARY SEWER EASEMENT
- (1) 10' GETCTV EASEMENT (VOL 9, PG 613-614, PRGC)
- (2) 20'X20' GETCTV EASEMENT (VOL 9, PG 613-614, PRGC)
- (3) 15' GETCTV EASEMENT (VOL 9, PG 613-614, PRGC)
- (4) 15' GETCTV EASEMENT (VOL 9, PG 684-686, PRGC)



DETAIL "D"

SEE SHEET 2 OF 5

SCALE: 1" = 20'

FINAL PLAT OF STEELE CREEK-UNIT 6

BEING A TOTAL OF 51.879 ACRE TRACT OF LAND, INCLUSIVE OF 0.355 ACRES OF RIGHT-OF-WAY DEDICATION, AND 0.919 ACRES OF OFFSITE EASEMENTS, BEING OUT OF THAT CERTAIN 70.01 ACRES OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS, LP, AS DESCRIBED IN DOCUMENT NO. 202399099210, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, LOCATED IN THE JERONIMO LEAL SURVEY NO. 85, ABSTRACT NO. 210, 0.054 ACRES OFFSITE EASEMENT LOCATED ON LOT 904, BLOCK 5, STEELE CREEK-UNIT 3B, RECORDED IN VOLUME 9, PAGES 613-614, OF THE PLAT RECORDS OF GUADALUPE COUNTY, TEXAS, IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS.

(114 SINGLE FAMILY LOTS, 5 OPEN SPACE LOTS, IN 5 BLOCKS)

OWNER: CONTINENTAL HOMES OF TEXAS, LP
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION,
IT'S SOLE GENERAL PARTNER
BY: LESLIE OSTRANDER, ASSISTANT SECRETARY
5419 N LOOP 1604 E, SAN ANTONIO, TX 78245

DATE OF PREPARATION: May 07, 2024

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

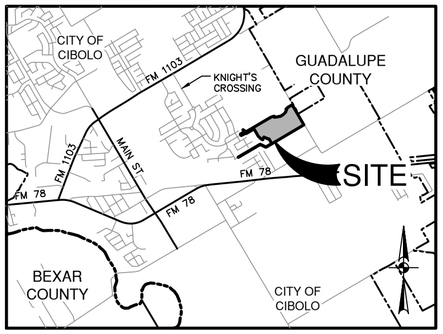
SEE SHEET 3 OF 5
FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

STEELE CREEK-UNIT 6

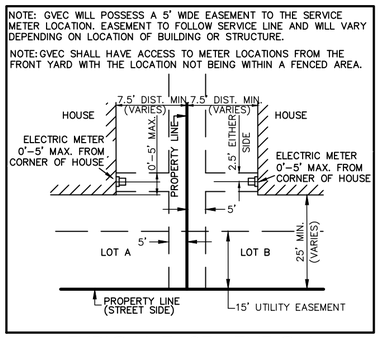
Civil Job No. 12629-06; Survey Job No. 12629-06

Date: May 07, 2024, 4:19pm User ID: rherbert
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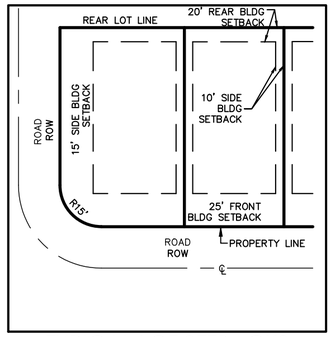
LOCATION MAP

NOT-TO-SCALE



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:

1. IN ACCORDANCE WITH THE CIBOLO UDC, APPROXIMATELY 21.20 ACRES OF PARKLAND DEDICATION IS REQUIRED FOR THE OVERALL STEELE CREEK DEVELOPMENT. THIS UNIT CONTAINS 0.000 ACRES.
2. 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 PLATTING STATUTES, AND IS SUBJECT TO FINES AND WITHHOLDINGS OF UTILITIES AND BUILDING PERMITS.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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).
11. THE ELEVATIONS SHOWN ARE BASED ON NAVD88 DATUM.
12. THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
13. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF CIBOLO.
14. THE PROPERTY SHOWN HEREON IS LOCATED INSIDE THE SHERTZ-CIBOLO-UNIVERSAL CITY SCHOOL DISTRICT.
15. 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.
16. APPROXIMATELY ±6449 LF OF PUBLIC ROAD IS PROVIDED WITHIN THIS PLAT.
17. ALL PROPOSED STREETS WILL BE DEDICATED TO THE PUBLIC AND MAINTAINED BY THE CITY OF CIBILO, UNLESS OTHERWISE NOTED.
18. THE PROPERTY SHOWN HEREON WILL HAVE UTILITIES PROVIDED BY THE FOLLOWING:
    WATER: CITY OF CIBOLO
    SEWER: CITY OF CIBOLO
    ELECTRICITY: GVEC
19. TYPICAL FOR METER LOCATIONS (TYPICAL FOR PLAT CAN BE OBTAINED BY EMAILING PLATS@GVEC.ORG).
20. 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.
21. GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
22. 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.
23. 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.
24. 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.
25. 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.
26. 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.
27. 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.
28. ALL RESIDENTIAL LOTS WITHIN THIS PLAT ARE WITHIN THE CITY OF CIBOLO, AND ARE ZONED SF-6, PER CITY GIS ZONING WEBSITE.

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. 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.
3. DIMENSIONS SHOWN ARE SURFACE. SURFACE ADJUSTMENT FACTOR 1.00017.
4. 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.

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: 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

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

DRAINAGE AND OPEN SPACE EASEMENT NOTE:

THIS PLAT IS HEREBY ADOPTED BY THE OWNERS (CALLED "OWNERS") AND APPROVED BY THE CITY IF CIBOLO, (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, SUCCESSOR, AND ASSIGNS: LOT 904, BLOCK 25, AS SHOWN ON THE PLAT IS CALLED "DRAINAGE AND OPEN SPACE EASEMENT." THE DRAINAGE AND OPEN SPACE EASEMENT IS HEREBY RESERVED FOR THE PUBLIC'S USE FOREVER, BUT INCLUDING THE FOLLOWING COVENANTS WITH REGARD TO MAINTENANCE RESPONSIBILITY. THE EXISTING CREEK OR CREEKS TRAVERSING THE DRAINAGE AND OPEN SPACE EASEMENT SHALL REMAIN AS OPEN CHANNELS 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 DRAINAGE AND OPEN SPACE EASEMENT. SUCH COVENANTS SHALL NOT RELIEVE THE INDIVIDUAL LOT OWNERS OF THE RESPONSIBILITY TO MAINTAIN THE DRAINAGE AND OPEN SPACE EASEMENT 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 DRAINAGE AND OPEN SPACE EASEMENT SHALL ALWAYS REMAIN IN THE ASSOCIATION. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID CREEK OR CREEKS OR FOR ANY DAMAGE OR INJURY TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER ALONG SAID CREEK, OR FOR THE CONTROL OF EROSION. NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND OPEN SPACE EASEMENT. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO CONSIDER CHANNELIZING OR ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE, THEN IN SUCH EVENT, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE DRAINAGE AND OPEN SPACE EASEMENT AT ANY POINT, OR POINTS, WITH ALL RIGHTS OF INGRESS AND EGRESS TO INVESTIGATE, SURVEY, OR TO ERECT, CONSTRUCT, AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. THE OWNERS AND ASSOCIATION SHALL KEEP THE NATURAL DRAINAGE CHANNELS WITHIN THE DRAINAGE AND OPEN SPACE EASEMENT FREE OF DEBRIS, SILT, OR ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE OWNERS AND THE ASSOCIATION TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE CREEKS AND NATURAL DRAINAGE CHANNELS THROUGH THE DRAINAGE AND OPEN SPACE EASEMENT, AS IN THE CASE OF ALL NATURAL CHANNELS, ARE SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE LIABLE FOR ANY DAMAGES AND INJURIES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, NOR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE DRAINAGE AND OPEN SPACE EASEMENT, AND THE OWNERS HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY FROM ANY SUCH DAMAGES AND INJURIES. BUILDING AREAS OUTSIDE THE DRAINAGE AND OPEN SPACE EASEMENT SHALL BE FILLED TO A MINIMUM ELEVATION AS SHOWN ON THE PLAT.

FINAL PLAT OF STEELE CREEK-UNIT 6

BEING A TOTAL OF 51.879 ACRE TRACT OF LAND, INCLUSIVE OF 0.355 ACRES OF RIGHT-OF-WAY DEDICATION, AND 0.919 ACRES OF OFFSITE EASEMENTS, BEING OUT OF THAT CERTAIN 70.01 ACRES OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS, LP, AS DESCRIBED IN DOCUMENT NO. 202399099210, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, LOCATED IN THE JERONIMO LEAL SURVEY NO. 85, ABSTRACT NO. 210, 0.054 ACRES OFFSITE EASEMENT LOCATED ON LOT 904, BLOCK 5, STEELE CREEK-UNIT 3B, RECORDED IN VOLUME 9, PAGES 613-614, OF THE PLAT RECORDS OF GUADALUPE COUNTY, TEXAS, IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS.

(114 SINGLE FAMILY LOTS, 5 OPEN SPACE LOTS, IN 5 BLOCKS)

OWNER: CONTINENTAL HOMES OF TEXAS, LP
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION,
IT'S SOLE GENERAL PARTNER
BY: LESLIE OSTRANDER, ASSISTANT SECRETARY
5419 N LOOP 1604 E, SAN ANTONIO, TX 78245

DATE OF PREPARATION: May 07, 2024

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

THIS SUBDIVISION PLAT OF STEELE CREEK, UNIT 6, SUBMITTED AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

_____
AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

THIS PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY AND EASEMENTS. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION.

_____
AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

APPROVED ON THIS THE _____ DAY OF _____ , A.D., 20 _____, BY THE CITY ENGINEER, CITY OF CIBOLO, TEXAS.

_____
CITY ENGINEER, CITY OF CIBOLO

THIS PLAT OF STEELE CREEK, UNIT 6, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CIBOLO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMISSION.

DATED THIS _____ DAY OF _____ , ____

BY: _____
CHAIR

BY: _____
VICE CHAIR

THIS PLAT OF STEELE CREEK, UNIT 6, 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: _____ BY: _____
CITY SECRETARY MAYOR

SEE SHEET 3 OF 5
FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

STEELE CREEK-UNIT 6

Civil Job No. 12629-06; Survey Job No. 12629-06

Date: May 07, 2024, 4:19pm User ID: rherbert
File: C:\Users\LOCAL_~1\Temp\AcPublish_10320\PL1262906.dwg

3421 Paesanos Pkwy., Ste. 200 San Antonio Tx 78231
Main: 877 627 3772

Colliers Engineering & Design

May 17, 2024

On behalf of the:

City of Cibolo

Attn: Grant Fore

200 S. Main Street

Cibolo, Texas 78108

Re: Final Plat Review
Steele Creek Unit 6 (PC-24-14-FP)

Mr. Fore,

Colliers Engineering & Design has completed its review of the referenced project and has the following comments:

General Note –

1. Please include as part of your resubmittal a comment response letter addressing all comments.

Sheet 2 of 5 –

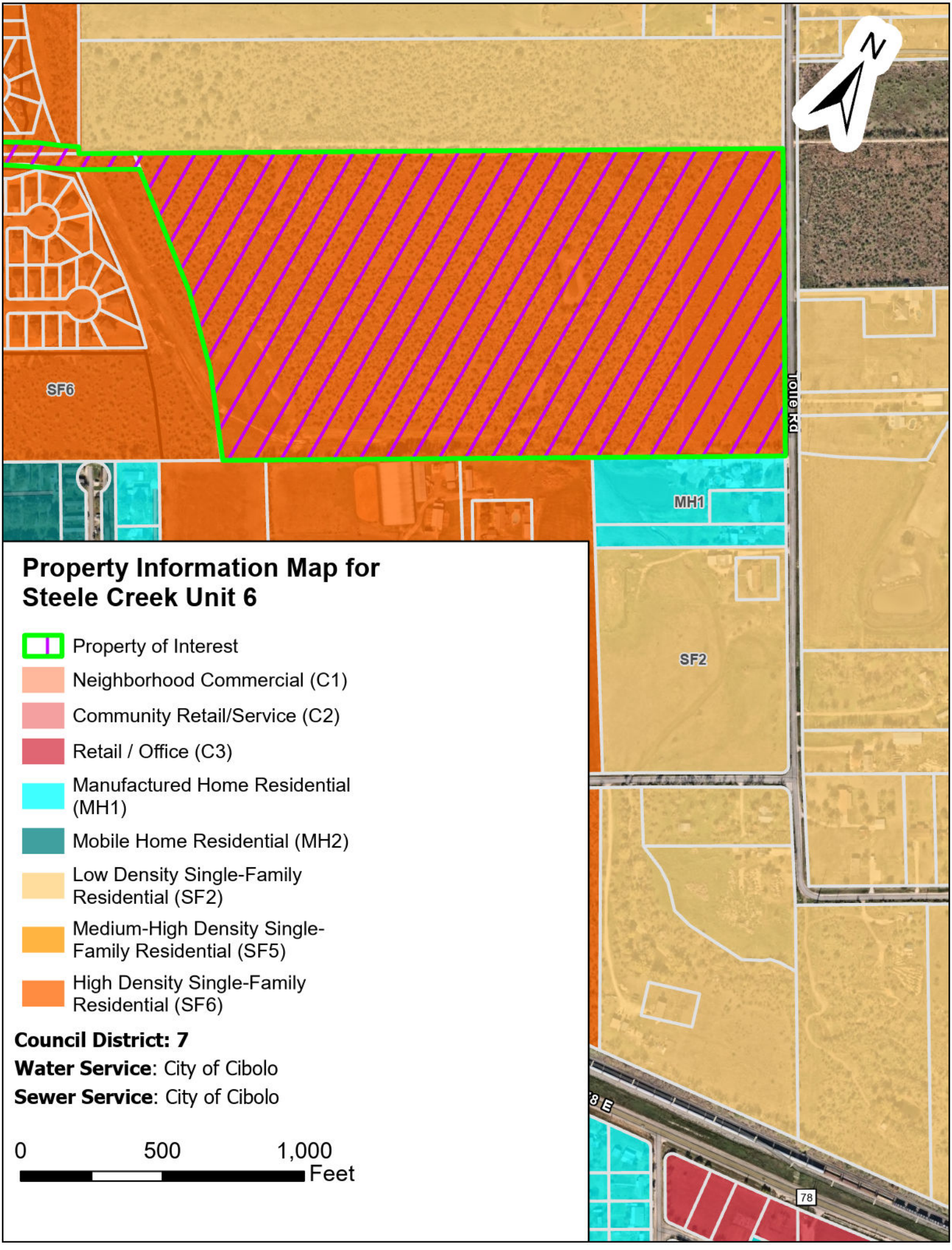
1. Only 25 lots are allowed on cul-de-sac longer than 500', this is the only outstanding comment pending an active variance request and approval. A no comment response letter will be issued once the variance is approved.

Our review of the subdivision 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



Property Information Map for Steele Creek Unit 6

- Property of Interest
- Neighborhood Commercial (C1)
- Community Retail/Service (C2)
- Retail / Office (C3)
- Manufactured Home Residential (MH1)
- Mobile Home Residential (MH2)
- Low Density Single-Family Residential (SF2)
- Medium-High Density Single-Family Residential (SF5)
- High Density Single-Family Residential (SF6)

Council District: 7

Water Service: City of Cibolo

Sewer Service: City of Cibolo

0 500 1,000 Feet

City of Cibolo

City Council Regular Meeting Staff Report

Discussion / Action regarding the funding amounts for the Strategic Partnership Grants. (Mr. Hugghins)

Meeting	Agenda Group	
Tuesday, May 28, 2024, 6:30 PM	Discussion/Action	Item: 8N

From
Peggy Cimics, City Secretary

PRIOR CITY COUNCIL ACTION:

City Council established a Strategic Partnership Grant process during the FY24 budget process. Council set aside $10,000 to award to non-profit organizations that provide services to Cibolo residents.

BACKGROUND:

An application process was created to provide a mechanism for organizations to give their reasons for requesting grant funding from the City. The application process for FY24 was opened in mid-January 2024 and closed at the end of February 2024. The City received four (4) grant applications from different non-profit organizations who provide services to Cibolo residents. Those applications were provided to Council to review at the March 26, 2024 meeting. After receiving feedback independently from Council Members, we put together a funding matrix to show funding amounts that were proposed for the grant applicants.

STAFF RECOMMENDATION:

Staff recommends that City Council make a determination regarding which grant applicants will receive funding in FY24 as well as how much funding each recipient will receive.

FINANCIAL IMPACT:

A total of $10,000 is available in the FY24 budget for strategic partnership grant funding.

MOTION(S):

Motion to approve/disapprove grant funding for the Strategic Partnership Grant applicants in the amounts specified by the Council.

ATTACHMENTS:

1. Summary/Application - AACCPA
2. Summary/Application - CASA
3. Summary/Application - Comal Senior Program
4. Summary/Application - Miss Cibolo Pageant
5. Strategic Partnership Grant Funding Matrix

Attachments

Summary_App_AACCPA.pdf
Summary_App_CASA.pdf

Summary_App_Comal Senior Program.pdf
Summary_App_Miss Cibolo Pageant.pdf
Strategic Partnership Grant Funding Matrix.pdf

City of Cibolo, Texas
Strategic Partnership Grant Application Summary

Alumni Association of the Cibolo Citizens Police Academy (AACCPA)

ORGANIZATION: The mission of the Alumni Association of the Cibolo Citizens Police Academy is to support the Cibolo Police Department and enhance the department's relationship with the community; to promote continued growth and development of the association and the Citizens Police Academy; and to participate in activities that contribute to the well-being of the Cibolo Community.

BACKGROUND: Since the organization was formed in 2019, they have provided support for the community and the Police Department at many events including National Night Out, CiboloFest, Pizza with the Police, Coffee with the Cops, Blue Santa, Citizens Police Academy, Junior Police Academy, CiboloFest and more. The organization fundraises in an effort to provide officers with equipment that is not provided by the city and would otherwise be a personal cost to the officers. This reduces the need of using city and/or Police Department funds.

In addition to their ongoing fundraising, they were able to secure a GVEC Power Up Grant of $18,385.50 which was used to purchase fifteen (15) Automated External Defibrillators (AEDs), which are now in every patrol vehicle. Their organization has provided patrol bags to the officers which include engraved leg shackles, boonie caps, spit masks, cell phone holders and more. Most recently, they gifted clip on lights to the officers to allow them to perform their jobs hands-free rather than trying to hold a flashlight. They have hosted several barbecues for our Police officers, Firefighters, Animal Control officers to show their appreciation and support.

PROPOSED USE OF FUNDING: All funds gifted through the Cibolo Strategic Partnership Grant would be used to purchase drones and/or drone supplies. They are considering the purchase of (2) M3T drones, (4) Avata drones, (4) Mini 3 drones, and (1) Air 2S drone. At minimum, the purchase of the Avata and Mini 3s would allow each officer/pilot to have their own in their patrol vehicle rather than having to share.

FUNDING REQUESTED: $10,000

PREPARED BY: Bryan Hugghins, Executive Director

Strategic Partnership Grant Application

Print

Submitted by:

Submitted On: 2024-02-16 16:17:18

Submission IP: (70.123.225.180)
proxy-IP (raw-IP)

Status: Open

Priority: Normal

Assigned To: Jeanette Gonzalez

Due Date: Open

2024 Strategic Partnership Grant Program

Contact Information

*** Organization Name**

Alumni Association of the Cibolo Citizens Police Academy (AACCPA)

501(c) 3 Status

☑ **Yes** ☐ **No**

501(c)3 Number

84-3015229

Mailing address

162 Loop 539 E

Main Phone Number

(210) 310-8255

Location of Main Office

Cibolo PD

Is your main office located in Cibolo?

☑ **Yes**

☐ **No**

Website address

Executive Director or Top Executive

Thomas Zimdahl

Phone Number

2103108255

Email

aaccpapresident@gmail.com

Contact for this Application

Joyce Zimdahl

Phone Number

2103781885

Email

aaccpasecretary@gmail.com

Proposal Title

Cibolo Drone Program

*** Total Funding Requested**

10,000

*** Type of Request**

- [ ] New Program
- [ ] Existing Program
- [x] Expansion of an existing program
- [x] New Collaboration

*** Alignment with City's Strategic Plan**

- [ ] Economic Development
- [ ] Infrastructure
- [x] Partnerships & Relationships
- [x] Quality of Life
- [x] Financial Integrity
- [x] Operational Excellence

Commitment to Cibolo

What year did your organization begin serving Cibolo?

2019

Describe your organization's work in Cibolo.

The mission of the Alumni Association of the Cibolo Citizens Police Academy is to support the Cibolo Police Department and enhance the department's relationship with the community; to promote continued grown and development of the association and the Citizens Police Academy; and to participate in activities that contribute to the well-being of the Cibolo Community. Since our organization was formed in 2019, we have provided support for the community and the Police Department at many events including National Night Out, CiboloFest, Pizza with the Police, Coffee with the Cops, Blue Santa, Citizens Police Academy, Junior Police Academy, CiboloFest and more. Our organization fundraises in an effort to provide our officers with equipment that is not provided by the city and would otherwise be a personal cost to our officers. This reduces the need of using city and/or Police Department funds. In addition to our ongoing fundraising, we were able to secure a GVEC Power Up Grant of $18,385.50 which was used to purchase fifteen (15) Automated External Defibrillators (AEDs) which are now in every patrol vehicle. Our organization has provided patrol bags to the officers which include engraved leg shackles, boonie caps, spit masks, cell phone holders and more. Most recently, we gifted clip on lights to the officers to allow them to perform their jobs hands-free rather than trying to hold a flashlight. We have hosted several barbecues for our Police officers, Firefighters, Animal Control officers to show our appreciation and support.

How does your proposed program or event align with the City of Cibolo's Strategic Plan?

If we are recipients of the Strategic Partnership Grant, we will use any awarded funds to purchase drones for the Cibolo Police Department. This purchase would cover several aspects of the Strategic Plan such as Partnerships & Relationships, Quality of Life, Financial Integrity and Operational Excellence. The drones the Cibolo Police Department already have have been instrumental in allowing our officers to patrol a specific area in a short amount of time, specifically with vehicle break ins. An officer can park in a neighborhood and run the drone up and down every street in a matter of approximately four (4) minutes. Doing so in a patrol vehicle would take 20-30 minutes depending on the size of the neighborhood. Our officers have also been successful in locating a suspect of a vehicle breakin in a dark field where they otherwise would not have been able to locate him. The drones have been beneficial in several different city organizations, city publications and public events, as well as assisting the Cibolo Fire Department, Public Affairs Department and surrounding cities such as Schertz and Seguin.

How many unduplicated Cibolo residents did your organization serve during the prior fiscal year, and how many Cibolo residents are estimated to be served by this request?

It would be difficult to define a specific number of Cibolo residents that our organization served during the prior fiscal year. This would mean that we would have to count every individual who attended National Night Out, any of the "Meet the Police" events, every recipient of a Blue Santa gift, anyone who benefitted from the use of the AEDs we purchased, etc. Rather than a specific number, we prefer to believe that we serve, or at least have the ability to serve, any and all Cibolo residents.

If your proposed program or project is ongoing, please explain how you will continue to deliver benefits to the target population after the grant period has ended.

Our organization will continue to provide funding as needed in order to maintain the drones by purchasing batteries, warranties and vehicle equipment in order to store the drones safely and prevent damage to them. We will continue to fundraise as needed to ensure our officers have all of the equipment they need to successfully do their jobs and provide and protect the citizens of Cibolo. Our organization takes some of the burden of the cost off of the Police Department and the officers.

How did you determine the Cibolo community's need for this program and what does your program or project hope to accomplish? Identify your program or project's overall goals.

While several members of our organization have had the benefit of seeing the drones in action, we did not fully know the cost and benefits of the program until Officer Russo and Office Spilman did a presentation at our February 8, 2024 alumni meeting. During this meeting, they shared the drones that the Police Department currently has, the cost of the drones and maintenance, the training and rules required to fly a drone and the necessity to purchase additional drones. Our goal for this project and our organization overall is to continue to provide support to the Cibolo Police Department and Cibolo residents.

Funding Proposal

How will you use the requested grant funds for your proposed program?

All funds gifted through the Cibolo Strategic Partnership Grant will be used to purchase drones and/or drone supplies. Currently on the "wish list" is (2) M3T, (4) Avata, (4) Mini 3, and (1) Air 2S. At minimum, the purchase of the Avata and Mini 3s would allow each officer/pilot to have their own in their patrol vehicle rather than having to share.

Will this program provide opportunities for matching or incentive funds within your organization or from other grantees?

We will continue to fundraise year round in order to provide the officers what they need to be successful in their jobs. We do currently have money in our account to purchase some of the smaller drones but this grant would allow us to purchase a few other drone types/sizes. We plan to have a Drone Day in July 2024 where the community will be able to see the drones in action. We will collect donations from individuals at this event which would be applied to the drone program as well.

Identify collaborating partners for the program or project and describe their role and expertise, if any.

We will continue to collaborate with the Cibolo Police Department who have the expertise on the drone program. There are currently eight (8) drone trained officers (Officers Brennan, Dahlstein, Gray, Mireles, Russo, Spilman, White and Zitkus). Should additional information be needed, we would reach out to police departments in other areas to collaborate on drones that would benefit the program. This will be an ongoing event as the drones age and new technology becomes available.

If this is a new program, do you have organizational experience or research that supports your proposal?

This is not a new program to the Cibolo Police Deparment. However, this is a new goal of the AACCPA to support the Cibolo Police Department in the purchase of additional drones. We would partner with the Cibolo Police Department officers/pilots and use their expertise in what drones would be most beneficial for the City of Cibolo.

What is the timeline for implementing this grant?

Since the program is already in place, we will collaborate with the Cibolo Police Department drone officers/pilots to determine which drones should be purchased first based on need and cost. We would make the purchase as soon as funds are available.

Signature Authorization and Certification of Information

I certify, to the best of my knowledge, that all the information included in this proposal is correct and the tax-exempt status of this organization is still in effect. If a grant is awarded for this proposal, the funds will be spent according to the budget listed in this application.

Also, if funded, my organization will acknowledge the City of Cibolo on all related marketing materials, including our website and social media platforms, and in any other communications in which this program is promoted.

If a grant is awarded to my organization, then the proceeds of that grant will not be distributed or used to benefit any organization or individual supporting or engaged in unlawful activities.

In compliance with the USA Patriot Act and other counterterrorism laws, I certify that all funds received from the City of Cibolo will be used in compliance with all applicable anti-terrorist financing and asset control laws, statutes, and executive orders.

*** Signature** Joyce Zimdahl, AACCPA Secretary

Date 02/16/2024

Format: MM/DD/YYYY

History

Update Submission

Status

Open

Priority

Normal

Due Date

Assigned To

Jeanette Gonzalez

Department

Communications

Attachments

Choose Files No file chosen

Post a new Comment

Normal

Submit

Make Post Public?

Send Manual Email On Save?

-- Select an Email --

City of Cibolo, Texas
Strategic Partnership Grant Application Summary

CASA of Central Texas, Inc.

ORGANIZATION: CASA of Central Texas (CASACenTex) is the only Court Appointed Special Advocate (CASA) program that provides child abuse awareness and prevention services in Caldwell, Comal, Guadalupe, and Hays Counties.

BACKGROUND: They currently serve about 65% of children who are in temporary and permanent care with the Texas Department of Family and Protective Services (TDFPS) while their parents work with the courts and Child Protective Services. Appointed as Guardian ad Litem by our District and Child Protection Judges, CASACenTex advocates for abused, abandoned, and neglected children in the courts, schools, and child welfare system by empowering community volunteers to provide core services related to the medical, educational, mental health, permanency, and placement of children in foster care. Overall, their mission since 1985 continues. As their organization grows, they hope to only increase the number of children they serve every year in Cibolo to ensure their safety, security, and well-being.

In FY 2023, CASA of Central Texas had the privilege of serving 500 children with 226 community volunteers in our four-county area. Of those 500 children, 30 were from Guadalupe County, including 4 children in the City of Cibolo. Although there are few children served in Cibolo, there is still a need to serve 100% of the children who need an advocate by recruiting, training, and supporting community volunteers until the cases reach permanency.

PROPOSED USE OF FUNDING: The funds would be used to support their mission to amplify the voices of abused and neglected children in Cibolo to ensure their safety, stability, and well-being by funding a Casework Supervisor. The role of the Casework Supervisor is vital to continue the mission and support the volunteers as they serve the children. The Casework Supervisor supervises the volunteer child advocates, attends and moderates training sessions for child advocates, participates in case staffing, placement options, program evaluation, attends all court hearings, and provides supervision in filing court reports. They are also responsible for coordinating contacts associated with the cases they are appointed to, as well as providing information regarding child clients, families, and placements regarding community resources and maintaining child advocate records and statistical case information. This role is vital to support the community volunteer as they amplify the voice of the child they are appointed to.

FUNDING REQUESTED: $3,717

PREPARED BY: Bryan Hugghins, Executive Director

FY24 City of Cibolo Strategic Partnership Grant Application

The Strategic Partnership Grant Program is intended to provide annual grants within available funds to organizations that serve Cibolo residents by providing assistance and/or support to those in need, promote active lifestyles for all ages, or provide unique events that promote Cibolo's historic roots.

Annual Allocation. The City Council allocated a total of $10,000 from the FY24 annual budget.

Submission Cycle. Applications will be accepted January 10, 2024, through February 29, 2024. City Council will review applications and award grants during the March 2024. The FY24 grant cycle will close when the allocated $10,000 has been awarded.

Project requests should align with the City of Cibolo's City Council Strategic Plan. Specific strategies within the plan include the following:

Partnerships & Relationships

Strategy 3.1 Build strong connections and relationships with community partners, residents, and employees

Quality of Life

Strategy 4.1 Promote active lifestyles for all ages by providing opportunities to recreate

Strategy 4.3 Support Youth Activities

Strategy 4.4 Provide unique outdoor experience "Memorable Experiences"



CONTACT INFORMATION

Organization Contacts			
Organization Name	CASA of Central Texas, Inc.	**501(c)3 Status** **501 (c)3 Number**	✔ Yes No # 74-2403373
Mailing Address	= 1619 E. Common Street, Suite 301	**Main Phone Number**	830-626-2272
Location of Main Office	1619 E. Common Street, Suite 301	**Is your main office located in Cibolo?**	Yes ✔ No
Website Address	www.casacentex.org		
Executive Director (or top executive)	Norma Castilla-Blackwell	**Phone Number** **Email Address**	830-626-2272 nblackwell@casacentex
Main contact(s) for this proposal	Nicole Douglass	**Phone Number** **Email Address**	830-626-2272 ndouglass@casacentex

Proposal Title	Advocacy for Abused and Neglected Cibolo Children
Total Funding Requested	$3,717.00
Type of Request (Check One)	Alignment with City's Strategic Plan

	New Program		Economic Development
✔	Existing Program		Infrastructure
	Expansion of an existing program	✔	Partnerships & Relationships
	New Collaboration		Quality of Life
			Financial Integrity Operational Excellence

COMMITMENT TO CIBOLO

1. What year did your organization start serving Cibolo?

1985

2. Describe your organization's work in Cibolo?

CASA of Central Texas (CASACenTex) is the only Court Appointed Special Advocate (CASA) program that provides child abuse awareness and prevention services in Caldwell, Comal, Guadalupe, and Hays Counties. We currently serve about 65% of children who are in temporary and permanent care with the Texas Department of Family and Protective Services (TDFPS) while their parents work with the courts and Child Protective Services. Appointed as Guardian ad Litem by our District and Child Protection Judges, CASACenTex advocates for abused, abandoned, and neglected children in the courts, schools, and child welfare system by empowering community volunteers to provide core services related to the medical, educational, mental health, permanency, and placement of children in foster care. Overall, our mission since 1985 continues. As our organization grows, we hope to only increase the number of children we serve every year in Cibolo to ensure their safety, security, and well-being.

In FY 2023, CASA of Central Texas had the privilege of serving 500 children with 226 community volunteers in our four-county area. Of those 500 children, 30 were from Guadalupe County, including 4 children in the City of Cibolo. Although there are few children served in Cibolo, there is still a need to serve 100% of the children who need an advocate by recruiting, training, and supporting community volunteers until the cases reach permanency.

3. How does your proposed program or event align with the City of Cibolo's Strategic Plan?

The mission of CASA of Central Texas aligns with the City of Cibolo's Strategic Plan as we increase our efforts to build strong connections and relationships with community partners and inform them of the need for advocates for abused and neglected children.

TDFPS recognizes the medical, mental, educational, and permanency needs of children in child protection cases. However, because of high caseloads and TDFPS caseworker turnover, those needs are often overlooked. In an overburdened system where individual attention is scarce, CASA is a community-based prevention program protecting our children with close watch on their best interests. Funding will aid children and youth with services needed when trained CASA volunteers advocate in the courts and child welfare system for the best interests of each individual child in TDFPS care.

4. How many unduplicated Cibolo residents did your organization serve during the prior fiscal year, and how many Cibolo residents are estimated to be served by this request?

CASA of Central Texas served 4 Cibolo children and youth during the prior fiscal year. CASA of Central Texas hopes to serve 4 Cibolo children and youth during this current fiscal year. To continue to serve children who have been abused and neglected, CASA of Central Texas hopes to continue to recruit and train community volunteers in Guadalupe County to be able to serve these children until they reach permanency in a safe, stable, and loving home.

5. If your proposed program or project is ongoing, please explain how you will continue to deliver benefits to the target population after the grant period has ended.

CASA of Central Texas will continue our mission to serve abused and neglected children in Cibolo with our ongoing mission. CASA services are a continuing program that follows a nationally recognized model and best practices that have proven successful for 39 years.

6. How did you determine the Cibolo community's need for this program and what does your program or project hope to accomplish? Identify your program or project's overall goals.

As population is projected to double in 30 years in Central Texas, more children will be at risk for abuse and neglect. Included in the four counties that CASA of Central Texas serves, Guadalupe County is the 29th largest county in Texas. Since 2010, Guadalupe County has grown by 46% and is expected to continue at a steady growth rate of over 2% in the next five years. (World Population Review) With that growth comes more need to serve children that have been abused and neglected and have been unfortunately connected to TDFPS. With an overburdened system, many children are often overlooked and in need of a consistent and stable advocate to amplify their voice in the courts, schools, and their placements.

During this current fiscal year in Guadalupe County, CASA of Central Texas hopes to-

- Serve 43 children and youth, including 4 Cibolo children and youth
- Recruit, train, and support 28 volunteer advocates
- Train and swear in 8 new volunteer advocates

Funding from the City of Cibolo will support CASA of Central Texas in continuing our mission to advocate for children who have been abused and neglected by funding a Casework Supervisor. Their work is vital to CASA of Central Texas and will help us reach our goal in supporting advocates throughout their time appointed to a case.

FUNDING PROPOSAL

1. How will you use the requested grant funds for your proposed program?

These funds will be used to support our mission to amplify the voices of abused and neglected children in Cibolo to ensure their safety, stability, and well-being by funding a Casework Supervisor. The role of the Casework Supervisor is vital to continue our mission and support the volunteers as they serve the children. The Casework Supervisor supervises the volunteer child advocates, attends and moderates training sessions for child advocates, participates in case staffing, placement options, program evaluation, attends all court hearings, and provides supervision in filing court reports. They are also responsible for coordinating contacts associated with the cases they are appointed to, as well as providing information regarding child clients, families, and placements regarding community resources and maintaining child advocate records and statistical case information. This role is vital to support the community volunteer as they amplify the voice of the child they are appointed to.

2. Will this program provide opportunities for matching or incentive funds within your organization or from other grantees?

This program will not provide opportunities for matching or incentive funds within our organization or from other grantees.

3. Identify collaborating partners for the program or project and describe their role and expertise, if any.

CASA of Central Texas is a member of National CASA/GAL and of Texas CASA, through which minimum standards of service are established to ensure quality and effectiveness. Our key collaborators are the Child Protection and District Courts, as well as the Texas Department of Family and Protective Services at the State and local levels. We partner with judges, TDFPS caseworkers, care providers, social services, community agencies, schools, attorneys, and any other person or entity that is involved in the care and well-being of each child. CASACenTex is a member of Multi-Disciplinary Teams which monitor and facilitate criminal prosecutions, and Child Fatality Review Teams which examine child deaths due to abuse and neglect. In addition, CASACenTex works collaboratively with other community agencies and providers: government leaders and officials (city, county, state); civic clubs (Lions, Kiwanis, Rotary, Chambers of Commerce); local media and businesses.

4. If this is a new program, do you have organizational experience or research that supports your proposal?

This is not a new program of CASA of Central Texas. CASACenTex has an experienced executive leadership team with 13 years average tenure and a strong staff team with 9 years average tenure.

5. What is the timeline for implementing this grant?

CASA of Central Texas hopes to use these funds to support the salary of a Casework Supervisor no later than June 30, 2024.

Signature Authorization and Certification of Information

I certify, to the best of my knowledge, that all the information included in this proposal is correct and the tax-exempt status of this organization is still in effect. If a grant is awarded for this proposal, the funds will be spent according to the budget as described in this application.

Also, if funded, my organization will acknowledge the City of Cibolo on all related marketing materials, including our website and social media platforms, and in any other communications in which this program is promoted.

If a grant is awarded to my organization, then the proceeds of that grant will not be distributed or used to benefit any organization or individual supporting or engaged in unlawful activities.

In compliance with the USA Patriot Act and other counterterrorism laws, I certify that all funds received from the City of Cibolo will be used in compliance with all applicable anti-terrorist financing and asset control laws, statutes, and executive orders.

Norma Castilla-Blackewell
Norma Castilla-Blackewell (Feb 23, 2024 13:52 CST)
Signature of Authorized Representative

23/02/2024
Date

Norma Castilla-Blackwell, Chief Executive Officer
Printed Name and Title

CASA of Central Texas, Inc.
2024-25 Budget

Salaries	**Request**	
Casework Supervisor #8	$	3,300.00
Fringe	$	417.00
Total	**$**	**3,717.00**

City of Cibolo grant application 2024; for your review and approval

Final Audit Report 2024-02-23

Created:	2024-02-23
By:	Nicole Douglass (ndouglass@casacentex.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAXhN-tAXzmaPHruj0geobfDUt09D_KTwi

"City of Cibolo grant application 2024; for your review and appro val" History

Document created by Nicole Douglass (ndouglass@casacentex.org)
2024-02-23 - 0:50:14 AM GMT

Document emailed to nblackwell@casacentex.org for signature
2024-02-23 - 0:50:20 AM GMT

Email viewed by nblackwell@casacentex.org
2024-02-23 - 7:50:14 PM GMT

Signer nblackwell@casacentex.org entered name at signing as Norma Castilla-Blackewell
2024-02-23 - 7:51:59 PM GMT

Document e-signed by Norma Castilla-Blackewell (nblackwell@casacentex.org)
Signature Date: 2024-02-23 - 7:52:01 PM GMT - Time Source: server

Agreement completed.
2024-02-23 - 7:52:01 PM GMT

CASA Court Appointed Special Advocates for Children CASA OF CENTRAL TEXAS, INC.
Powered by Adobe Acrobat Sign

City of Cibolo, Texas
Strategic Partnership Grant Application Summary

Comal County Senior Citizens Foundation (CCSCF)

ORGANIZATION: CCSCF began providing home delivered meals to the seniors of Cibolo in 2018. In February of 2022, CCSCF expanded its services in a partnership with the City of Cibolo and established a congregate nutrition program for the Cibolo Senior Activities Center at Grange Hall, in addition to the home delivered meal program that was already established.

BACKGROUND: The congregate meal program for seniors at Grange Hall encourages seniors to gather and dine together fostering positive and rewarding relationships between residents and enhancing quality of life. The home delivered meal program serves homebound seniors by not only supplying a hot nutritious meal, but also contact with a volunteer, a warm and caring connection to the outside world. CCSCF strives to enrich the lives of aging adults by promoting active lifestyles, social activities and nutrition.

CCSCF served 115 unduplicated Cibolo clients a total of 14,743 home delivered meals during the last fiscal year, and they provided 175 unduplicated Cibolo clients a total of 11,704 congregate meals during the last fiscal year. They project serving 132 home delivered clients in the fiscal year due to population growth in the area, and they project an increase to 192 congregate meal clients in the fiscal year. The congregate meal estimate is forecasted at a lower percentage, as they are reaching capacity at Grange Hall.

PROPOSED USE OF FUNDING: Due to the increase in food costs over the last year, CCSCF plans to use the funds to continue to support the nutrition programs for Cibolo. They anticipate more growth in the area and meal program. They project to serve 324 clients congregate and home delivered meals, Monday through Friday, every week of the year in their on-going program.

FUNDING REQUESTED: $6,000

PREPARED BY: Bryan Hugghins, Executive Director

Strategic Partnership Grant Application

Print

Submitted by:

Submitted On: 2024-02-05 15:06:06

Submission IP: (71.41.182.242)
proxy-IP (raw-IP)

Status: Open

Priority: Normal

Assigned To: Jeanette Gonzalez

Due Date: Open

2024 Strategic Partnership Grant Program

Contact Information

*** Organization Name**

Comal County Senior Citizens Foundation

501(c) 3 Status

☑ **Yes** ☐ **No**

501(c)3 Number

74-2330402

Mailing address

710 Landa Street, New Braunfels, Texas 78130

Main Phone Number

(830) 629-4547

Location of Main Office

710 Landa Street, New Braunfels, Texas78130

Is your main office located in Cibolo?

☐ **Yes**

☑ **No**

Website address

www.nbsenior.org

Executive Director or Top Executive	Phone Number	Email
Ken Lowery	(830) 629-4547	klowery@nbsenior.org

Contact for this Application	Phone Number	Email
Kathy Ziebell	(830) 629-4547	kziebell@nbsenior.org

Proposal Title

Improving Senior Lives with Congregate and Home Delivered Meals

*** Total Funding Requested**

$6,000

*** Type of Request**

- [ ] New Program
- [x] Existing Program
- [ ] Expansion of an existing program
- [ ] New Collaboration

*** Alignment with City's Strategic Plan**

- [ ] Economic Development
- [ ] Infrastructure
- [x] Partnerships & Relationships
- [x] Quality of Life
- [ ] Financial Integrity
- [ ] Operational Excellence

Commitment to Cibolo

What year did your organization begin serving Cibolo?

2018

Describe your organization's work in Cibolo.

CCSCF began providing home delivered meals to the seniors of Cibolo in 2018. In February of 2022, CCSCF expanded it's services in a partnership with the city of Cibolo and established a congregate nutrition program for the Cibolo Senior Activities Center at Grange Hall, in addition to the home delivered meal program that was already established. The Comal County Senior Citizens Foundation hired a Program Site Manager to manage the facility and develop and implement a calendar of senior focused social activities, a nutrition program, fitness classes, volunteer opportunities and senior related educational opportunities and presentations.

How does your proposed program or event align with the City of Cibolo's Strategic Plan?

The congregate meal program for seniors at Grange Hall encourages seniors to gather and dine together fostering positive and rewarding relationships between residents and enhancing quality of life. Our home delivered meal program serves homebound seniors by not only supplying a hot nutritious meal, but also contact with a volunteer, a warm and caring connection to the outside world. CCSCF strives to enrich the lives of aging adults by promoting active lifestyles, social activities and nutrition.

How many unduplicated Cibolo residents did your organization serve during the prior fiscal year, and how many Cibolo residents are estimated to be served by this request?

We served 115 unduplicated Cibolo clients a total of 14,743 home delivered meals during the last fiscal year, and we provided 175 unduplicated Cibolo clients a total of 11,704 congregate meals during the last fiscal year. We project serving 132 home delivered clients in the fiscal year due to population growth in the area, and we project an increase to 192 congregate meal clients in the fiscal year. Our congregate meal estimate is forecasted at a lower percentage, as we are reaching capacity at Grange Hall.

If your proposed program or project is ongoing, please explain how you will continue to deliver benefits to the target population after the grant period has ended.

We host fundraisers, receive donations and grants, partner with local nonprofits, as well as receive monies from the city of Cibolo for a portion of the meal program for Cibolo. In addition, there is a corps of volunteers who deliver meals to homebound seniors and assist with activities at Grange Hall.

How did you determine the Cibolo community's need for this program and what does your program or project hope to accomplish? Identify your program or project's overall goals.

The Comal County Senior Citizens Foundation began providing home delivered meals in Guadalupe County in 2018 along with several other counties due to a need for a senior nutrition program in the area. AACOG contacted us when the previous provider withdrew from providing services in the areas and knew that CCSCF had the experience and ability to take on the others, Guadalupe, Karnes & Wilson counties. We originally delivered to the Cibolo/Schertz area by partnering with the Schertz Senior Center. The center served as a hub for meals on wheels drivers in the area. In 2022 when we entered into the partnership with the city of Cibolo to provide congregate meals at Grange Hall, we made Grange Hall the hub for the Cibolo/Schertz home delivered meal program, as well. The Cibolo Senior Activities Center has seen growth and gained popularity among the aging members of the community for providing nutrition, socialization, fitness and recreation. CCSCF's mission has always been and continues to be to support and enrich the lives of aging adults by providing wellness programs where we are needed. We will continue to expand and grow with the senior population.

Funding Proposal

How will you use the requested grant funds for your proposed program?

Due to the increase in food costs over the last year, we plan to use these funds to continue to support the nutrition programs for Cibolo. We anticipate more growth in the area and meal program.

Will this program provide opportunities for matching or incentive funds within your organization or from other grantees?

We currently have no matching or incentive funds within our organization or from other grantees.

Identify collaborating partners for the program or project and describe their role and expertise, if any.

The Comal County Senior Citizens Foundation has been successfully providing congregate and home delivered meals in Comal County since 1984. We currently collaborate with the City of Cibolo and the owners of Grange Hall, the location of the congregate meal program and the hub for Cibolo/Schertz home delivered meal pick up.

If this is a new program, do you have organizational experience or research that supports your proposal?

This is not a new program, though we have only been partnering with the City of Cibolo to provide a nutrition program at the current location of Grange Hall since 2022. The Comal County Senior Citizens Foundation has been providing congregate and home delivered meals to aging Comal County residents since 1984, so we have a strong background as a provider of senior nutrition. In addition, we have been supporting Guadalupe, Karnes and Wilson counties since 2018. This nutrition program provides a hot meal Monday-Friday to both homebound seniors at their home and to active aging individuals in a location where they can dine together and experience a sense of community. Senior activity centers provide a safe place for the aging community to build connections and relationships, while engaging in active lifestyles, nutrition programs and educational opportunities. Senior citizens who stay social, active and have access to meals and education lead more independent lives.

What is the timeline for implementing this grant?

We project to serve 324 clients congregate & home delivered meals, Monday through Friday every week of the year in our on-going program. There is no end date. CCSCF has been providing meals to seniors for 39 years.

Signature Authorization and Certification of Information

I certify, to the best of my knowledge, that all the information included in this proposal is correct and the tax-exempt status of this organization is still in effect. If a grant is awarded for this proposal, the funds will be spent according to the budget listed in this application.

Also, if funded, my organization will acknowledge the City of Cibolo on all related marketing materials, including our website and social media platforms, and in any other communications in which this program is promoted.

If a grant is awarded to my organization, then the proceeds of that grant will not be distributed or used to benefit any organization or individual supporting or engaged in unlawful activities.

In compliance with the USA Patriot Act and other counterterrorism laws, I certify that all funds received from the City of Cibolo will be used in compliance with all applicable anti-terrorist financing and asset control laws, statutes, and executive orders.

* **Signature**	**Date**
Kathryn M. Villarreal	02/05/2024
	Format: MM/DD/YYYY

History

Update Submission

Status

Open

Priority

Normal

Due Date

Assigned To

Jeanette Gonzalez

Department

Communications

Attachments

Choose Files No file chosen

Post a new Comment

Normal

Submit

Make Post Public?

Send Manual Email On Save?

-- Select an Email --

City of Cibolo, Texas
Strategic Partnership Grant Application Summary

Miss Cibolo Pageant

ORGANIZATION: Miss Cibolo Pageant has been in existence since 2012. It provides scholarships to local young women of Cibolo to help further their education after high school

BACKGROUND: Miss Cibolo Pageant wants to support the continuing education of the women of Cibolo. They hope to accomplish the following goals...Provide scholarships to local young women of Cibolo to help further their education after high school. Help them achieve aspirations through scholarship awards...as well as broadening and expanding their horizons through our enrichment program. These young women will serve in our local community by volunteering for city events. Twenty-five (25) young women are estimated to be served by this grant.

In addition to their application, Miss Cibolo Pageant received a letter of support from the Cibolo Economic Development Corporation because of the personal development and educational aspirations the program helps to achieve. In the thirteen (13) year history of the Miss Cibolo Pageant, they have awarded over $58,800 to thirty-six deserving young ladies.

PROPOSED USE OF FUNDING: All of the funding will be used for scholarship money.

FUNDING REQUESTED: $2,500

PREPARED BY: Bryan Hugghins, Executive Director

Strategic Partnership Grant Application

Print

Submitted by:

Submitted On: 2024-01-23 17:50:23

Submission IP: (76.217.143.18)
proxy-IP (raw-IP)

Status: Open

Priority: Normal

Assigned To: Jeanette Gonzalez

Due Date: Open

2024 Strategic Partnership Grant Program

Contact Information

*** Organization Name**

Miss Cibolo Pageant

501(c) 3 Status

☑ **Yes** ☐ **No**

501(c)3 Number

46-4633039

Mailing address

27129 Hogan Dr San Antonio, Texas 78260

Main Phone Number

2103190600 2102161894

Location of Main Office

129 Lindy Hills Cibolo, Texas 78108

Is your main office located in Cibolo?

☑ **Yes**

☐ **No**

Website address

N/a

Executive Director or Top Executive

Susan Delano and Tannya Bjork

Phone Number

2103190600

Email

misscibolopageant@gmail.com

Contact for this Application

Tannya Bjork

Phone Number

2102161894

Email

tannyabjork@gmail.com

Proposal Title

Miss Cibolo Pageant

*** Total Funding Requested**

2500

*** Type of Request**

- [ ] New Program
- [x] Existing Program
- [ ] Expansion of an existing program
- [ ] New Collaboration

*** Alignment with City's Strategic Plan**

- [ ] Economic Development
- [ ] Infrastructure
- [x] Partnerships & Relationships
- [ ] Quality of Life
- [ ] Financial Integrity
- [ ] Operational Excellence

Commitment to Cibolo

What year did your organization begin serving Cibolo?

2012

Describe your organization's work in Cibolo.

Provide scholarships to local young women of Cibolo to help further their education after high school. We help them achieve aspirations through scholarship awards... as well as broadening and expanding their horizons through our enrichment program.

How does your proposed program or event align with the City of Cibolo’s Strategic Plan?

We are helping to empower women of Cibolo to pursue their continuing education.

How many unduplicated Cibolo residents did your organization serve during the prior fiscal year, and how many Cibolo residents are estimated to be served by this request?

0 the prior fiscal year. 25 young women are estimated to be served by this twist.

If your proposed program or project is ongoing, please explain how you will continue to deliver benefits to the target population after the grant period has ended.

These young women will serve in our local community by volunteering for city events.

How did you determine the Cibolo community's need for this program and what does your program or project hope to accomplish? Identify your program or project’s overall goals.

We want to support the continuing education of the women of Cibolo. We hope to accomplish the following goals...Provide scholarships to local young women of Cibolo to help further their education after high school. Help them achieve aspirations through scholarship awards... as well as broadening and expanding their horizons through our enrichment program.

Funding Proposal

How will you use the requested grant funds for your proposed program?

It will entirely be used for scholarship money.

Will this program provide opportunities for matching or incentive funds within your organization or from other grantees?

No

Identify collaborating partners for the program or project and describe their role and expertise, if any.

TBD

If this is a new program, do you have organizational experience or research that supports your proposal?

N/A

What is the timeline for implementing this grant?

Fiscal calendar year

Signature Authorization and Certification of Information

I certify, to the best of my knowledge, that all the information included in this proposal is correct and the tax-exempt status of this organization is still in effect. If a grant is awarded for this proposal, the funds will be spent according to the budget listed in this application.

Also, if funded, my organization will acknowledge the City of Cibolo on all related marketing materials, including our website and social media platforms, and in any other communications in which this program is promoted.

If a grant is awarded to my organization, then the proceeds of that grant will not be distributed or used to benefit any organization or individual supporting or engaged in unlawful activities.

In compliance with the USA Patriot Act and other counterterrorism laws, I certify that all funds received from the City of Cibolo will be used in compliance with all applicable anti-terrorist financing and asset control laws, statutes, and executive orders.

*** Signature** Tannya Bjork

Date 01/23/2024

Format: MM/DD/YYYY

History

Update Submission

Status Open

Priority Normal

Due Date

Assigned To Jeanette Gonzalez

Department Communications

Attachments

Choose Files No file chosen

Post a new Comment

Normal

Submit **Make Post Public?**

Send Manual Email On Save?

-- Select an Email --

cibolo tx
ECONOMIC DEVELOPMENT CORP

Subject: Request for Financial Support for the Miss Cibolo Pageant

Dear Cibolo City Council,

I am writing on behalf of the Cibolo Economic Development Corporation to express our support for the Miss Cibolo Pageant and to request financial assistance from the City Council for this commendable initiative.

The Miss Cibolo Pageant, a 501(c)3 nonprofit organization, is a unique program that goes beyond traditional pageantry by focusing on personal development and educational aspirations. Through scholarship awards, the pageant empowers young ladies to pursue their academic goals while fostering community enrichment involvement. Over its 13-year history, the Miss Cibolo Pageant has awarded scholarships and savings bonds totaling over $58,800 to 36 deserving young ladies.

As a volunteer-run organization, the Miss Cibolo Pageant relies on private funding and donations. The generous contributions from local supporters have been instrumental in the program's success, allowing it to make a significant impact on the lives of young women in our community. These funds contribute not only to the scholarship awards but also to the overall operation of the pageant, ensuring its continued success.

By investing in the education and personal development of our young women, the Miss Cibolo Pageant contributes to the creation of a skilled and empowered workforce that can drive the future prosperity of Cibolo. Additional financial support will further enhance its positive impact.

We respectfully support the City Council's consideration of the Miss Cibolo Pageant as part of your Strategic Grant program. Thank you for your time and consideration.

Sincerely,

Marcus Mattingly
President
Cibolo Economic Development Corporation

Strategic Partnership Grant Program
Applicant Funding Recommendations

COUNCIL MEMBER	AACCPA	CASA	Miss Cibolo	Comal Senior Center
Mark Allen	$2,500.00	$2,500.00	$2,500.00	$2,500.00
T.G. Benson	$0.00	$1,500.00	$2,500.00	$6,000.00
Randy Roberts	$2,500.00	$2,500.00	$2,500.00	$2,500.00
Robert Mahoney	$1,700.00	$3,700.00	$600.00	$4,000.00
Katie Cunningham	$3,000.00	$1,500.00	$500.00	$5,000.00
Norma Sanchez-Stephens	$4,000.00	$2,000.00	$0.00	$4,000.00
Dick Hetzel	$2,500.00	$2,500.00	$2,500.00	$2,500.00
Joel Hicks	$0.00	$3,717.00	$283.00	$6,000.00

City of Cibolo

City Council Regular Meeting Staff Report

Discussion/Action regarding a contract of the Cibolo EDC for an updated marketing video. (Ms. Lee)

Meeting	Agenda Group
Tuesday, May 28, 2024, 6:30 PM	Discussion/Action Item: 8O

From
Isabella Ellis, Economic Development Specialist

ITEM SUMMARY:

In this fiscal year's budget, the Cibolo Economic Development Corporation budgeted for an updated marketing video to be produced with the assistance of staff. The last full marketing video the CEDC produced was pre-COVID-19 with the assistance of Anderson Marketing Group, which was a 4-minute video highlighting what makes Cibolo a great place to live and do business. This year, the Economic Development staff, along with the assistance of the City's Communications Manager, brainstormed two short-form (1-2 minute long) video ideas: (1) "Cibolo: A Great Place to Work" which highlights our local manufacturing and industrial users, and (2) "Cibolo: A Great Place to Live" which highlights quality of life aspects in the City. These two videos could also be combined into one long-format, looping video that can be played at trade show booths and other marketing-related events. With these tentative video concepts in mind, staff reached out to 5 marketing firms for quotes on this project:

- Anderson Marketing Group
- Tribu
- Blue Horizon Media
- Viking Filmworks
- Step In Communication (no quote received)

The quotes staff received were assessed in the following areas:

- Overall Cost
- Option for Photography to be included (what the additional cost was and how many photos)
- Video Production Examples (How is the quality of their work and have they done similar projects?)
- Customer Service during Quote/Bid process

The anticipated budget of the project is less than the threshold for a formal Request for Proposals (RFP) with a scoring matrix; however, to assist in evaluating the quotes, staff compiled the following assessments for each marketing firm based on the responses received.

Marketing Firm	*Anderson Marketing Group*	*Blue Horizon Media*	*Tribu*	*Viking Film Works*
Overall Cost	$17,930.75	$11,000	$19,500	$20,000
Video Production Cost	$15,010.55	$11,000	$14,000	$20,000
Photography Add-On Available?	Yes	Yes	Yes	Yes (Already Included in Video Production Cost)
Photography Cost	$2,920	$0 (FREE)	$4,000	$0
# of Photos		30	*Up to 3 photos per location	Minimum of 200 photos
	Great quality,	Good quality		Excellent quality work

Video Production Comments	worked with this firm on last EDC marketing video.	Good quality work. However, has not done a project of this size yet.	Has not done a video production project of this size yet.	(cinematic appearance) and has done many similar projects for both types of videos we may look to do.
Customer Service	Took ~2 Weeks to get quote after meeting with firm.	Excellent! Responded quickly to meet from inquiry and provided quote same day.	Took ~2 Weeks to get quote after meeting with firm.	Excellent! Responded quickly to meet from inquiry and provided quote same day.

Notes/Comments	Quote approach is difficult to nail down and risk of fluctuating if production timeline ends up shifting in any way. Versus other preferred firms on this list charge give price based on overall project.	Owner of firm advised staff that he is more focused on relationship aspect of project than financial aspect, which is why he included the photography package for free. He only does one project at a time to focus on quality. Due to cost savings, he also offered to be available for any other video projects we would want to do with the remaining $9,000 of the EDC's budget.	Has done marketing projects in the past (paid ad campaigns, graphic design, etc.) for the CEDC. They advised they are still growing their video production services, so their video production portfolio is slim. They advised they would need staff to help with coordination/ scheduling with featured businesses/ stakeholders for video. Includes a "brand camp" in cost (which is an extra $1,500 cost to finalize the concept and look of the project)	Is a marketing firm specifically for economic development projects and their staff even has Economic Development experience. They advised staff that they would take the lead with scheduling/coordination with featured businesses/stakeholders to free up time for staff. Also let staff know that we would be a "lifetime" client and could make any necessary changes to projects in the future for free if needed (ex: update EDC logo in video if the logo changes). Has also offered to come speak/present to Board and Council as needed since they have Economic Development experience.

After discussing the top 2 firms staff recommended, the CEDC Board of Directors selected Blue Horizon Media as their preferred firm for the project due to their overall cost and being a local vendor (located in Seguin). The CEDC Board of Directors also appointed Marcus Mattingly, CEDC Board President, as an Advisory Committee member, to assist with this project by joining meetings with staff and the selected firm and giving input on the vision, participants, and more.

NEXT STEPS:

Once approved by City Council, Blue Horizon can begin on the project immediately to ensure we meet our project completion deadline (September 2024).

FINANCIAL IMPACT:

$11,000 from the Cibolo EDC FY 24 Advertising, Marketing, & Promo budget line.

SUBMITTED BY: Isabella Ellis

ATTACHMENTS:

- Viking Film Works Quote
- Anderson Marketing Group Quote (Shootz Production Group)
- Tribu Quote
- Blue Horizon Media Quote

Attachments

Blue Horizon Media Quote
Viking Filmworks Quote
Tribu Quote
Anderson Marketing Quote - Video
Anderson Marketing Quote - Photos

Blue Horizon Media
Telling your story without words.

1333 Parkwood
Seguin, Tx 78155
Phone: 8303050248

QUOTE

DATE: 03/01/2024

TO:	
ISABELLA ELLIS Economic Development Coordinator Email: iellis@cibolotx.gov Phone: 210-659-1471 **201 W LOOP 539, CIBOLO, TX 78108**	Cibolo Economic Development Corporation

COMMENTS OR SPECIAL INSTRUCTIONS:
3 x (1:30 – 2:30) min. videos, spanning 4-5 days of filming. Utilizing ground footage, aerial drone footage, and interviews. Including all editing, B-roll, voice over talent, web ready files, animated logo for the video if desired.

SALESPERSON	DATE OF CONTACT	TYPE OF CONTACT	SHIPPED VIA	GROUP PRICE	TERMS
Chris Larson	N/A	Email	Email	No	N/A

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	Cibolo: A great place to work	11000.00	11000.00
	Cibolo: A great place to live		
	Combination of two videos		
1	Update marketing photos (30 Photos)	3000.00	3000.00

SUBTOTAL	14000.00
SALES TAX	0.00
DISCOUNT	3000.00
TOTAL DUE	11000.00

Make all checks payable to Blue Horizon Media. If you have any questions concerning this invoice, contact Chris Larson.
THANK YOU FOR YOUR BUSINESS!

Quote: 001 - CIBOLO, TX

Project Description: GREAT PLACE TO WORK / LIVE

Viking Vision Statement:

Craft engaging videos showcasing the vibrancy of the Cibolo community, enriched with heartfelt testimonials from influential community members. Seamlessly blend captivating visuals from local manufacturers and businesses with scenes of joyful individuals engaged in shopping, recreation, and dining experiences. Illuminate the unique attributes that make Cibolo the premier destination for living and working in Texas.

Scope of Work:

- Pre-production services (schedule featured businesses/interviews, provide model releases/requirements, and build shoot itineraries).
- (2) full days photo/video/drone (sunrise to sunset)
- 1 - Great Place to Work Video
- 1 - Great Place to Live Video
- 1 - Tradeshow Video
- Image Library 100-200 Video Clips and Photos for Social Media Purposes

Deliverables:

A Google Drive folder will be shared which will include...

- Still photos.
- Video Clips
- Fully Edited Work and Live videos with voiceover, music and infographics.
- Trade Show Video
- Copyrights: For every project we undertake, we grant you the right to share and use all the footage we capture. We urge cities to distribute this material to businesses, chambers, site selectors, and any other parties who might benefit from the resources we offer.

Projected project cost for Cibolo: $20,000

Payment Terms: Secure your booking with a 50% deposit, with the remaining balance due upon happy delivery.

* A late fee of 5% will be charged if payment is delayed beyond 15 days from the delivery date. Additionally, finance charges will rise by 5% every 30 days after the initial 15-day period.
* Travel expenses will be reimbursed in accordance with standard government rates for mileage. Actual costs incurred for hotel accommodations will be fully covered by the client.

Fuel for the Innovators

Cibolo EDC

Response to:
Cibolo EDC Marketing & Photo Videos

Presented by:
Matt Vance, Solutions Consultant
210.716.2036 | matt@wearetribu,com

Table of Contents

1 *Intro to Tribu*

2 *Solution*

3 *Investment*

4 *Next Steps*

Tribu® CREATIVE

We Are Tribu

it's a pleasure to meet you

Tribu® CREATIVE

Who We Are

Tribu was founded in late 2011 by Sara S. Helmy who has since received recognitions such as the Entrepreneurial Spirit Rising Star by National Association of Women Business Owners a 40-Under-40 award by The San Antonio Business Journal.

Since its inception, Tribu has been awarded 100+ industry awards for creative work from organizations such as the American Marketing Association (AMA) and the American Advertising Federation (AAF), as well as campaign features on Good Morning America, BuzzFeed, E! Entertainment News and numerous other media outlets including The Economist.

What Sets Us Apart:

- **Data-Driven Creative** - Tribu prides itself on a proprietary ideation and execution process that allows for clever and efficient campaign evolution based on real-time results.
- **Partnership Approach** - We're fully engaged with our Tribe Partners and their audiences. We offer and invite insight and guidance into every aspect of our work, and treat our Tribe Partners' goals as our own.
- **Energetic & Nimble Disruptors** - We work best with brands that have the desire to disrupt the norm, challenge the status quo, and value iteration over perfection. We're quick to execute new ideas and adjust based on the insights we draw from the data, leading to exponential growth over time.

We Build *"Tribe-worthy"* Brands

What is a Tribe?
In the brand/marketing context, a "tribe" refers to a group of people connected through shared values, interests, and loyalty towards a brand, product, or service. This concept emphasizes building communities around brands, where members engage, advocate, and support the brand in a way that transcends traditional customer relationships.

Tribes are driven by a sense of belonging and shared identity, often facilitated by social media and other digital platforms, allowing brands to foster deeper connections, loyalty, and engagement with their audience.

What Makes a Brand *Tribe-worthy*?
We believe all Tribe-worthy brands meet the following criteria:

- **Authenticity:** They stay true to their core values and mission, clearly communicating their purpose without attempting to appeal to everyone.
- **Offer More Than Products/Services:** Sell a lifestyle, idea, or solution that aligns with their audience's aspirations or needs.
- **Unique Selling Propositions (USPs):** Offer distinctive benefits that set them apart from competitors in the market.
- **They Improve Lives:** Their existence materially enhances their customers' experiences, making a significant, positive impact.
- **Engage Meaningfully:** Cultivate deep, impactful interactions with their audience, fostering a sense of community and belonging.

Tribu CREATIVE

Meet Your Tribe

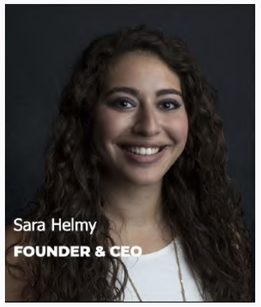
With 20+ full-time Tribe members (and a handful of interns at any given time), we're in our 12th year of business and are working with partners from coast to coast.

Although we've grown a ton since our inception, we promise to keep doing exactly what got us here.

We’re committed to non-traditional, to crazy ideas, to the next big thing. And we stay humble because we remember where we came from and how we got here.

We’re grateful to those who trusted us, who stuck around and believed that our effort and our quirks would take us places – so far they have.

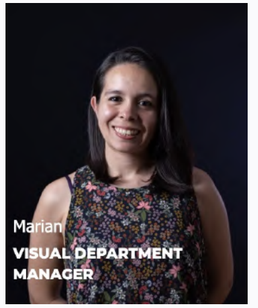
Strategy & Leadership Tribe



Sara Helmy, Founder & CEO



Jason Beltran, CRO



Marian Davalos, Visual Department Manager



Liekkas Chen, Digital Media Buyer



Katie James, Project Manager

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What We Know

Tribu CREATIVE

SOW Summary

- **Video Production:**
  - **Produce two shorter format videos with the following themes:**
    - "Cibolo: A Great Place to Work"
    - "Cibolo: A Great Place to Live"
      - Collaborate with local manufacturing/industrial businesses to feature in the videos.
      - Ensure the videos highlight the unique aspects of Cibolo that make it an attractive place to work and live.
      - Duration of each video: **1-1.5 Mins long**
      - Format: High-definition (HD) video suitable for online and offline viewing.
  - **Combined Video:**
    - Create a third version by combining the two separate videos into one longer format.
    - This version will primarily serve as background content for trade shows, EDC events, etc.
- **Photography Services (Included):**
  - Obtain updated marketing photos of Cibolo City and local businesses concurrently with video production. Photos should complement the themes of the videos and can be used for various marketing purposes.

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What We'll Do Together

and how we've done successfully in the past

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Project Timeline

RAPID DISCOVERY, RESEARCH & STORY BOARDING

WEEKS 1 - 3

Goal: To solidify our understanding of your brand, create personas for your target audiences, map out their various user journeys.

Deliverables:

- Immersive "brand camp"
- Establishment of SMART goals (specific, measurable, achievable, relevant, time-bound)
- Secondary market and industry research
- Competitor analysis
- Brand messaging alignment
- Storyboarding & Direction

MARKETING VIDEO & PHOTO CAPTURING

WEEKS 3 - 6

Goal: Tribu's process has been refined through years of experience in order to best serve you in an efficient and collaborative manner.

Deliverables:

- Collaborate with local manufacturing/industrial businesses to feature in the videos.
- Ensure the videos highlight the unique aspects of Cibolo that make it an attractive place to work and live.

MARKETING VIDEO & PHOTO EDITING

WEEKS 6 - 10

Goal: Based on our video & photo capturing, we will create your overall brand deliverables that aligns with the City of Cibolos desired audience(s) and business goals

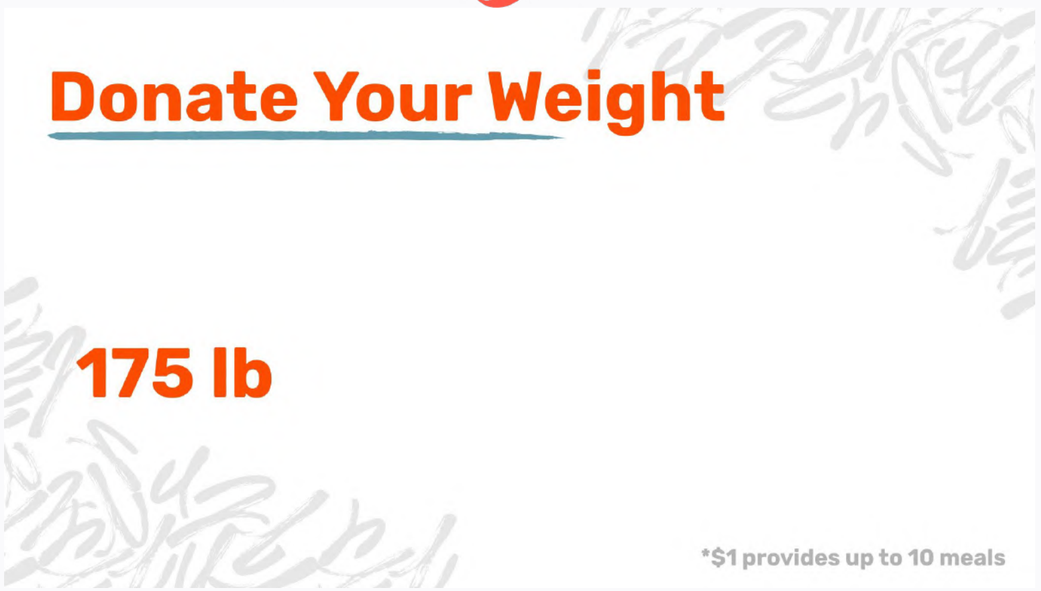
Deliverables:

- "Cibolo: A Great Place to Work"
- "Cibolo: A Great Place to Live"
- Third version combining the two separate videos into one longer format.
- Updated marketing photos of Cibolo City and local businesses

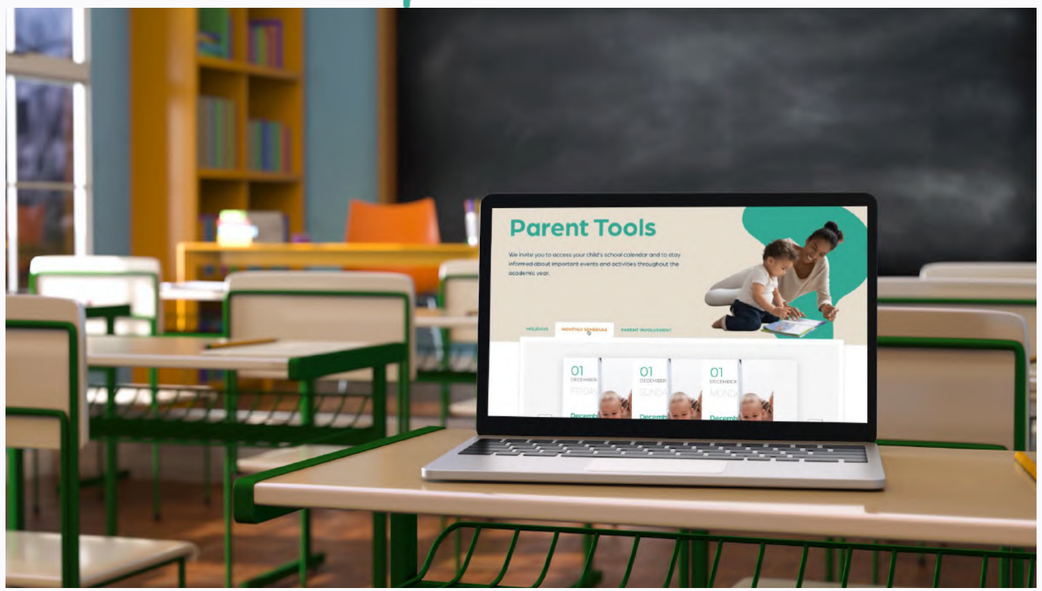
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Tribu Video Examples





Tribu Video Examples Cont.





Tribu Video Examples Cont.

Final Cut



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Budget

Rapid Discovery

- Comprehensive “brand camp” DNA workshop
  - Review brand architecture, customer research results (if available), and internal knowledge/processes
  - Deep dive your service offerings
- Target audience & persona understanding
- Research Competitive Landscape (informal)

TOTAL: $1,500

Marketing Videos

- Produce two shorter format videos with the following themes:
  - "Cibolo: A Great Place to Work"
  - "Cibolo: A Great Place to Live"
  - Duration of each video: 1-1.5 Mins long
- Combined Video:
  - Create a third version by combining the two separate videos into one longer format.

TOTAL: $14,000

Marketing Photos

Obtain updated marketing photos of Cibolo City and local businesses concurrently with video production.
Photos should complement the themes of the videos and can be used for various marketing purposes.

*Up to 3 per location

TOTAL: $4,000

TOTAL: $19,500

Tribu® CREATIVE

Thank You!

We'd love to hear your feedback.

CONTACT:

MATT VANCE
SOLUTIONS CONSULTANT
210.716.2036
MATT@WEARETRIBU.COM

Tribu® CREATIVE

Shootz Production Group

85 NE Loop 410, Ste 501
San Antonio, TX 78216
210-225-5999
www.shootz.com

Estimate

ADDRESS
City of Cibolo
Attn: Isabella Ellis
201 W. Loop 539
Cibolo, TX 78108

ESTIMATE 1223
DATE 03/11/2024

JOB NAME
2024 Cibolo Videos

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		City of Cibolo: Economic Development Videos 2024 • Great Place to Work Video (1-1.5 min.) • Great Place to Live Video (1-1.5 min.) • Combo Live & Work Video (2-3 min.) Treatment: Film interviews of various community members/business leaders talking about Cibolo as a great place to live/work; along with b-roll of various Cibolo business and lifestyle scenarios. The videos' narration will be constructed from the interviews, providing a first-hand authentic feel.			
	PRODUCTION	PRODUCTION: 2x days (director & DP, C70 camera package, lenses, and audio kit)	2	1,750.00	3,500.00
	CREW	PRODUCTION CREW: Grip	2	550.00	1,100.00
	CREW	PRODUCTION CREW: Makeup (interviews only)	1	625.00	625.00
	LIGHTING	LIGHTING EQUIPMENT (Arri S60 w/Chimera, S30, Titan, shiny board, T-bone w/half grid, combo stands, stingers, etc.)	2	650.00	1,300.00
	MISC	Drone & pilot (1x day)	1	800.00	800.00

Mileage/Fuel	Mileage/Fuel	165	0.67	110.55
Crew Meals	Meals (lunch: 4x crew 1x day, 3x crew 1x day)	7	25.00	175.00
EDITORIAL	EDITORIAL	32	200.00	6,400.00
Needle Drop	Needle Drop Licensing Fee	2	350.00	700.00
Uploads	Encodes/uploads	1.50	100.00	150.00
HARD DRIVE	Hard drive (for storage and footage transfer)	1	150.00	150.00

NOTES:
• Estimate is based on a 2x day shoot. If fewer days are required, pending scout, this estimate will be revised accordingly.
• To streamline makup costs, estimate assumes all interviews will be scheduled on the same day. If more days are required, some additional costs will be incurred.
• Per requested treatment, estimate does not include voice talent or script development.
• Upon estimate approval, a first 50% invoice will be sent, followed by the final 50% invoice upon project completion. Any cost adjustments requested during production will be reflected in the final invoice.

TOTAL **$15,010.55**

Accepted By

Accepted Date

Shootz Production Group

85 NE Loop 410, Ste 501
San Antonio, TX 78216
210-225-5999
www.shootz.com

Estimate

ADDRESS
City of Cibolo
Attn: Isabella Ellis
201 W. Loop 539
Cibolo, TX 78108

ESTIMATE 1224
DATE 03/12/2024

JOB NAME
2024 Cibolo Photography

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		City of Cibolo: Economic Development Photography 2024 • Great Place to Work images • Great Place to Live images Treatment: Photographer will work alongside video crew during filming for the above named videos, capturing people, places, lifestyle and work images of Cibolo.			
	PRODUCTION	PRODUCTION: Kemp Davis Photography (2x days)	2	1,250.00	2,500.00
	EDITORIAL	Computer time	6	55.00	330.00
	Crew Meals	Meals (lunch: 2x days)	2	25.00	50.00
	Mileage/Fuel	Mileage/Fuel	60	0.67	40.20

NOTES:
• Estimate is based on a 2x day shoot. If fewer days are required, pending scout, this estimate will be revised accordingly.
• Upon estimate approval, a first 50% invoice will be sent, followed by the final 50% invoice upon project completion. Any cost adjustments requested during production will be reflected in the final invoice.

TOTAL **$2,920.20**

Accepted By

Accepted Date

City of Cibolo

City Council Regular Meeting Staff Report

Discussion/Action on the CIP Update Presentation and 5-yr CIP Plan. (Mr. Gomez)

Meeting	Agenda Group	
Tuesday, May 28, 2024, 6:30 PM	Discussion/Action	Item: 8P

From
Julio Gomez, CIP Manager

SUMMARY:

At the March 26th City Council meeting, Council members requested updated information about the debt model and capital improvement project costs. With this information provided staff is seeking direction on:

1. How does Council want to schedule the remaining 5 Year CIP roadway projects, which are spread across FY25, FY26, FY27?
2. How does Council want Public Works to address providing adequate construction administration services? In-House or Outsourced
3. Does Council support exploration of Project Management Software in FY25 budget to enhance the Capital Improvement Program?

Staff will return for a future presentation on new roadway projects for the Fy25 budget during the June 18th Budget Workshop.

FINANCIAL IMPACT:

The fiscal impact will depend on the Council's direction given at this meeting.

MOTION(S):

N/A

Attachments

5 yr CIP Update_May_28_2024.pdf
CC Presentation - CIP Update_Final.pdf
CIP_2024.pdf

"City of Choice"

City of Cibolo, Texas
City Council Regular Meeting
May 28, 2024

SUBJECT: Discussion/Presentation on Capital Improvement Program (CIP) Overview and Update.

ITEM SUMMARY: At the March 26th City Council meeting, Council members requested updated information about debt model and capital improvement project costs. With this information provided, staff is seeking direction on:

1. How does Council want to schedule the remaining 5 Year CIP roadway projects, which are currently spread across FY25, FY26, and FY27?
2. How does Council want Public Works to address providing adequate construction administration services? In-House or Outsourced.
3. Does Council support exploration of Project Management Software in FY25 budget to enhance the Capital Improvement Program?

Staff will return for a future presentation on new roadway projects for the FY25 budget during June 18th Budget workshop.

FINANCIAL IMPACT: The fiscal impact will depend on Council's direction given at this meeting.

SUBMITTED BY:
Julio Gomez, CIP Manager

ATTACHMENTS:
PowerPoint Presentation
CIP Map_2024



Capital Improvements Program Update

Presented by: Julio Gomez

City Council

May 28, 2024

Presentation Overview

1. Overview of 9 Other Roads and Update on Other CIP Projects
2. Revised Debt Model and Updated 5 Year CIP Funding
3. Roadway CIP Acceleration Options
4. Street Maintenance Program
5. Project Management Software
6. Council Feedback and Direction



Council Feedback and Direction

At the March 26th City Council meeting, Council members requested updated information about debt model and capital improvement project costs. With this information provided, staff is seeking direction on:

1. How does Council want to schedule the remaining 5 Year CIP roadway projects, which are currently spread across FY25, FY26, and FY27?
2. How does Council want Public Works to address providing adequate construction administration services? In-House or Outsourced.
3. Does Council support exploration of Project Management Software in FY25 budget to enhance the Capital Improvement Program?

Staff will return for a future presentation on new roadway projects for the FY25 budget during June 18th Budget workshop.

Overview of 9 Other Roads
and
Update on Other CIP Projects

9 Other Roads

Dean Rd (Old Weiderstein Rd to GVR) COMPLETED

Bolton Rd – Haeckerville Rd to Stolte Rd) UNDER CONSTRUCTION

Lower Seguin Rd (Cibolo Creek to Pfannsteil Ln) PENDING

Town Creek Rd (Kove Ln to Weidner Rd) DESIGN

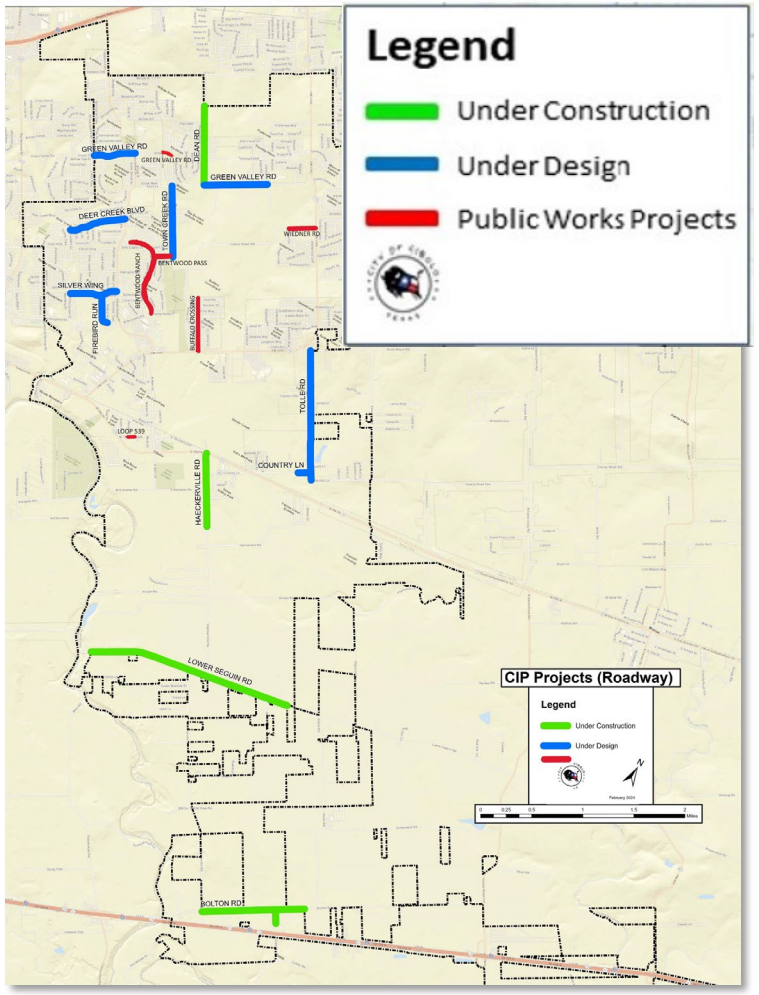
Deer Creek Blvd (CVD to Cordero) DESIGN

Green Valley Rd #1 (CVD to Brook Hollow Dr) DESIGN

Green Valley Rd #2 (Low Water Crossing to Westmont) DESIGN

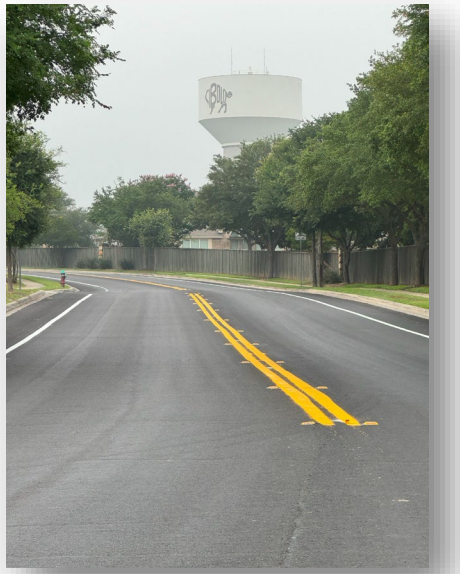
Firebird Run (Silver Wing Rd to Kipper) DESIGN

Silver Wing Rd (CVD to Thistle Creek) DESIGN



Other Projects

- Green Valley Low Water Crossing – ARPA (Out for Bid)
- Deer Creek Drainage Channel – ARPA (Design)
- Trailhead Parking Lot – Out for Bid
- Tolle Rd – Utility Coordination
- FY24 Street Preservation (Completed) - Buffalo Crossing, Bentwood Ranch, Bentwood Pass



Revised Debt Model and Updated 5 Year CIP Funding

Revised Debt Model



Specialized Public Finance has provided an updated debt model over the next 5 years (FY25 – FY29)



Previous 5-yr debt model estimation was $39 million for FY24 – FY28



Revised 5-yr debt model shows $47 million for FY25 – FY29. Presently, all remaining projects to be funded by future debt total about $15M

5 Year CIP – Update on FM 1103 Phase II Funding



Local Contribution vs. Local Match



Difference

Local Match requires 20% or higher for most projects

Local Contribution is only 10%



Based on new information City of Cibolo will only need to provide a Local Contribution at an estimated $3.4 million in FY26

5 Year CIP – Opportunity to Accelerate Projects

- Funding capacity in FY25 is projected to be $11,070,000
- Identified roadway projects in 5 Year CIP for FY25 equal $5,100,000 (per approved FY24 budget)
- Available remaining capacity in FY25 is $5,970,000 and can be used to accelerate projects “up to funds available”
- Town Creek Rd & Deer Creek Blvd are already programmed for FY25
- Consideration is to accelerate Green Valley #1, Green Valley #2, Fire Bird Run, and Silver Wing Rd, which are programmed across FY26 & FY27

Roadway CIP Acceleration Options

Roadway CIP Acceleration Plan

The City is making progress on the remaining road projects that are in the approved FY24 5 Year CIP. These roads are scheduled to be completed as follows:

FY24 Roadway Projects (all under construction and scheduled to be completed by Sept. 2024)

1. **Dean Rd** from Old Wiederstein Rd to Green Valley Rd (Reconstruction)… Completed
2. **Lower Seguin Rd** from Haeckerville Rd to Pfannstiel Ln (Reconstruction)… Start Early-June
3. **Bolton Rd** from Haeckerville Rd to Stolte Rd (Reconstruction)… Substantial Completion Late May

FY25 Roadway Projects

4. **Town Creek Rd** from Kove Ln to Weidner Rd (Reconstruction)
5. **Deer Creek Blvd** from Cordero Rd to Cibolo Valley Dr (Reconstruction)

FY26 Roadway Projects

6. **Green Valley Rd #1** from Cibolo Valley Drive (CVD) to Brook Hollow Dr (Mill & Overlay)
7. **Green Valley Rd #2** from Low Water Crossing to Westmont (Reconstruction)
8. **Firebird Ln** from Silver Wing to Kipper Ave (Reconstruction + Flatwork)

FY27 Roadway Projects

9. **Silver Wing Rd** from CVD to Cordero Dr (Mill & Overlay)

Project Acceleration Options

OPTIONS	COSTS		
	Lower		Higher
Option 1. No change. Leave all road projects as currently shown in FY24 5-year CIP. This would mean construction of 2 roads in FY25, 3 roads in FY26, and 1 road in FY27.	☐	☐	☑
Option 2. Accelerate two but leave GVR #1 and Silver Wing. This would mean construction in FY25 would include 4 roads: Deer Creek, Town Creek, GVR #2, and Firebird Run Ln.	☐	☑	☐
Option 3. Accelerate all remaining roads in FY25. This would complete all roads and place 6 roads under construction to be completed by end of calendar year 2025.	☑	☐	☐

Street Maintenance Program

"Applying the Right Treatment at the Right Time"

Applying the Right Treatment at the Right Time

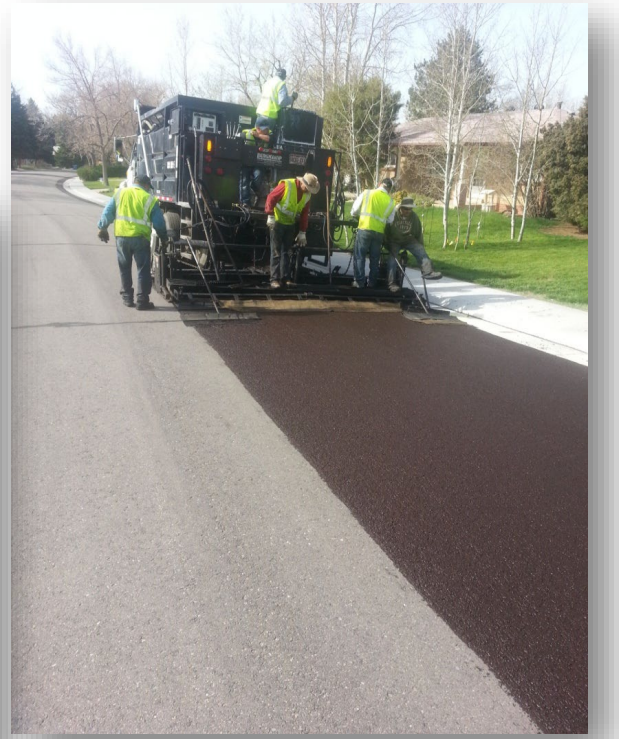
Routine	• Crack Seal and Fog Seal
Preservation	• Micro-Surface Seal (In-House Prep & Contract Application) • Zipper Maintenance (In-House Program)
Rehabilitation	• Mill & Overlay (may include Base Repairs, Type C/D)
Reconstruction	• Full Depth Base Reconstruction (Lime, Type B, Type C/D)
Capital Improvement	• Full Scope Projects (Road, Drainage, Utility)

Preservation (Surface Treatment)

Micro-Surface Seal Treatment

- Surface Prep
- Seals Cracks
- Street Closed for 2 to 4 Hours
- Preserves Pavement 5 to 7 Years





Rehabilitation (Mill & Overlay Treatment)

- Concrete repaired and replaced as needed
- Remove and Replace top 2 to 3 inches of asphalt
- Traffic Flagged Around Work Zone
- 10 to 15 Year Improvement with maintenance





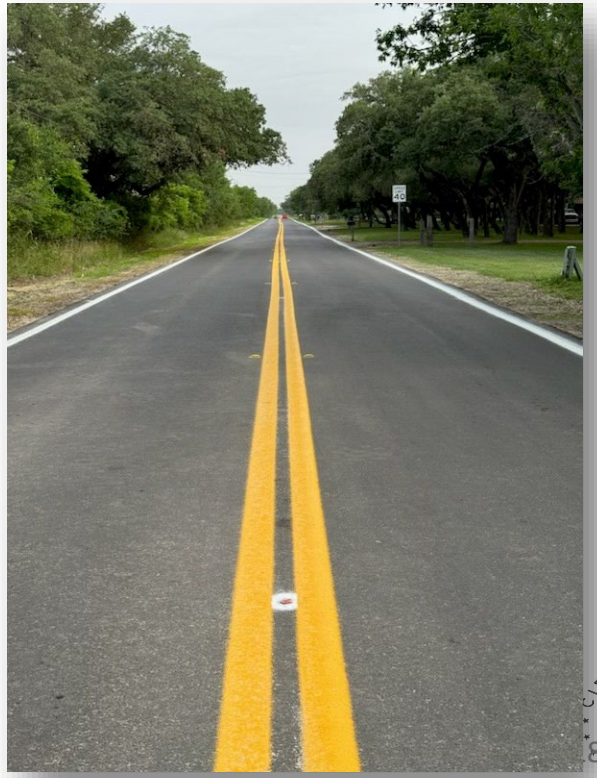


Reconstruction

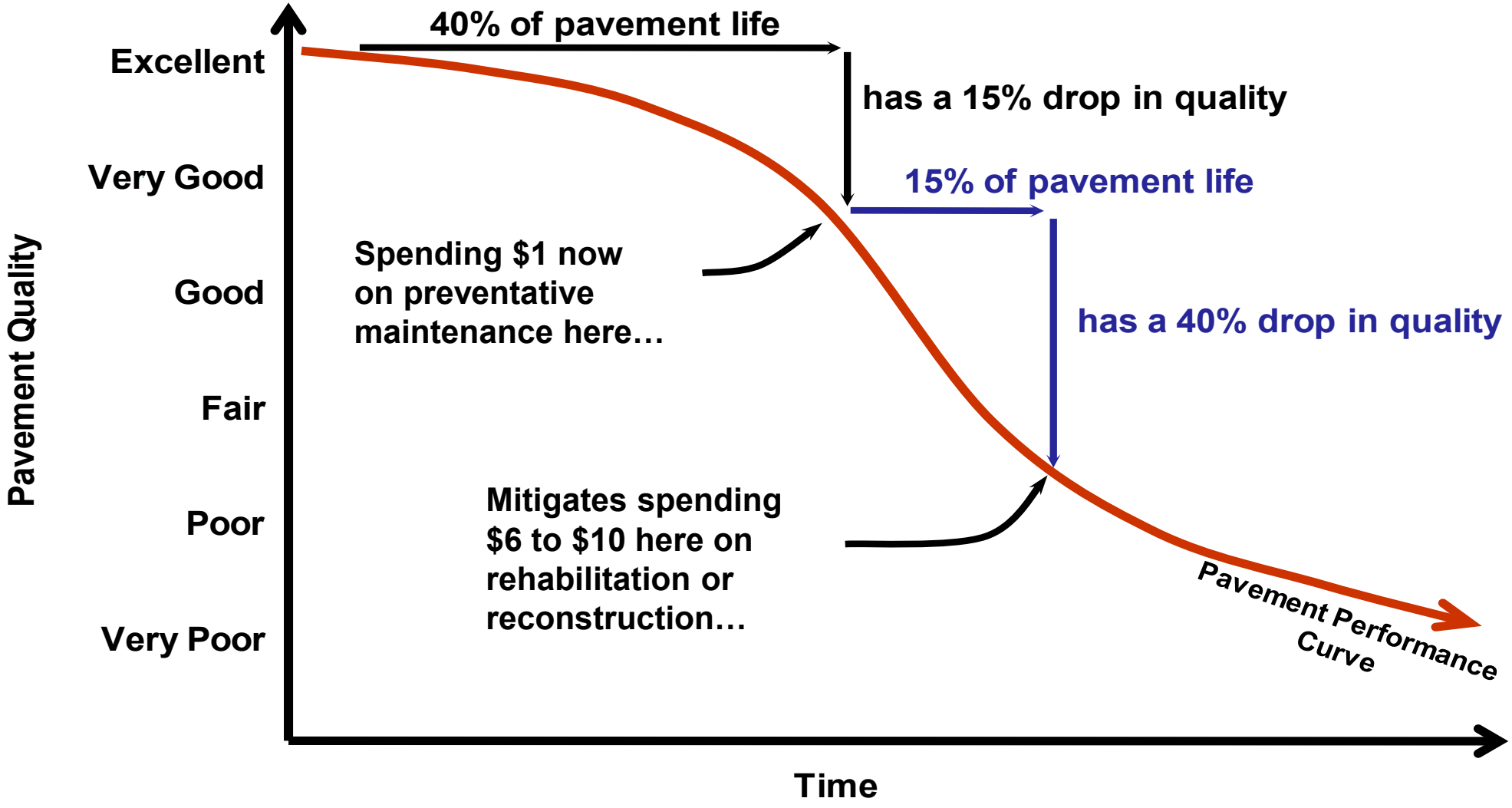
- Concrete repaired and replaced as needed
- Remove Existing Pavement and Base
- Reconstruct and Compact Base then Place New Pavement
- Maintain Access for Citizens
- 20 to 25 Year Life Cycle with maintenance



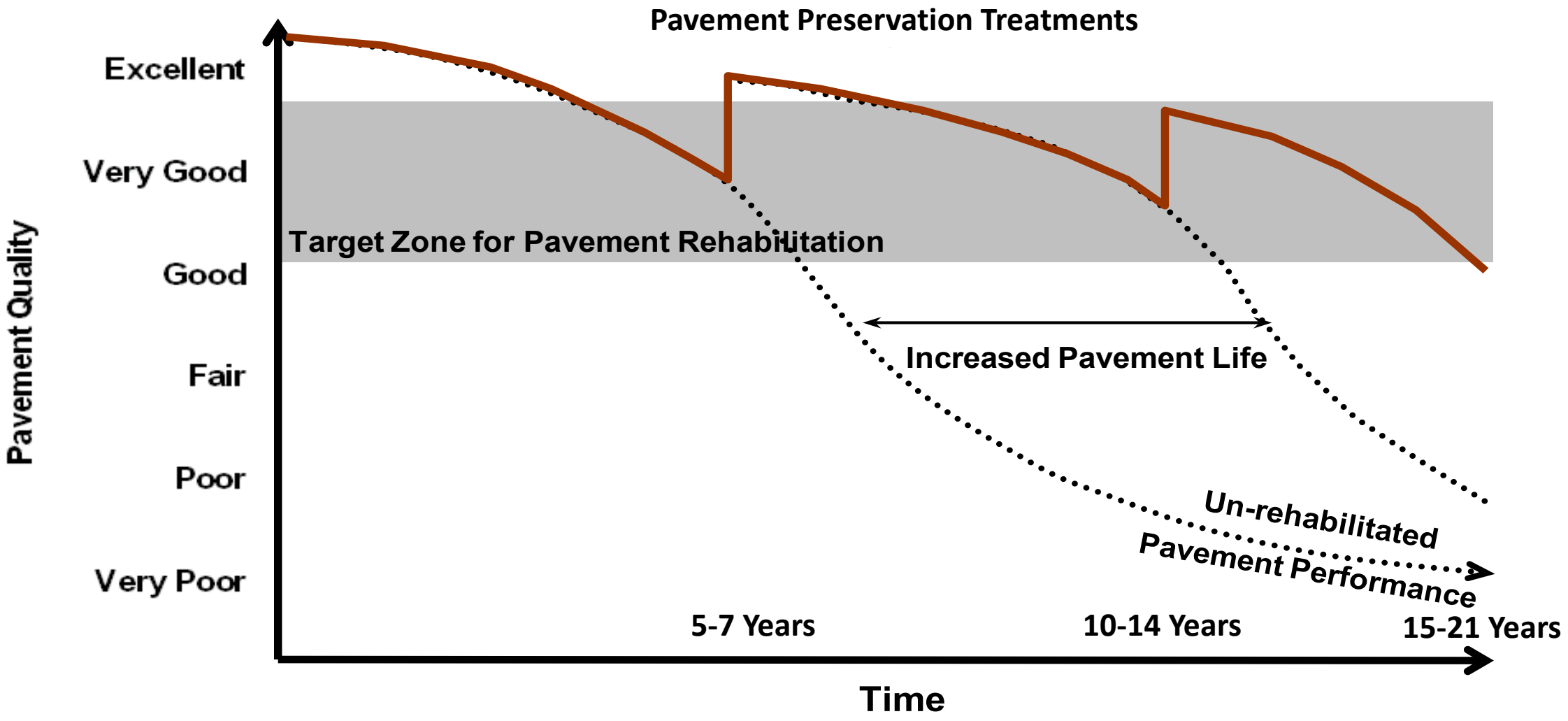




Pavement Life Cycle Cost



Pavement Life Cycle Curve



Applying the Right Treatment at the Right Time

Benefits of street preservation using preservation and rehabilitation treatments are twofold:

1) Apply the right treatment at the right time to keep roads in good shape; and
2) Extend the service life of roads with a reduction to the cost per lane mile.

Cost Effective: In 2024 dollars, Cibolo preserved 4 lane miles for 14% of the cost to reconstruct 10 lane miles on a cost-per-lane mile basis.

Type of Project	Lane Miles	Total $	$/Lane Mile in 2024 $$
Street Preservation - Micro Seal	4	$345,315	$86,329
Reconstruction (failed roads)	10	$6,300,000	$630,000

FY24 Street Preservation Package 1

- 3 Streets
  - Buffalo Crossing
  - Buffalo Pass
  - Bentwood Ranch
- 4 Lane Miles Improved
- 5-7 Year Street Life Extended
- Funded through Street Maintenance Tax
- Total Cost = $345,315



FY23 Street Reconstruction Package 1

- 3 Streets
  - Dean Rd
  - Bolton Rd
  - Lower Seguin Rd
- 10 Lane Miles Improved
- 20 Year Pavement Design
- Funded through debt issuance
- Total Cost = $6,300,000



Project Management Software

Pavement Management Plan

The City conducted its first Pavement Management Plan in 2019. Purpose of the Plan is:

- Long-term strategic plan for growing lane miles (> 400 lane miles in current inventory)
- Identify pavement condition of existing roads
- Identify budgetary needs over long-term
- Prioritize funds and street segments
- Recommend “good housekeeping” maintenance practices



NOTE: Currently working with Aisin on a Pilot Program to collect real-time data to update current report.

Project Management Software

FACILITY FORCE

Projectmates
Construction Program Management Software

Cartegraph
ASSET MANAGEMENT

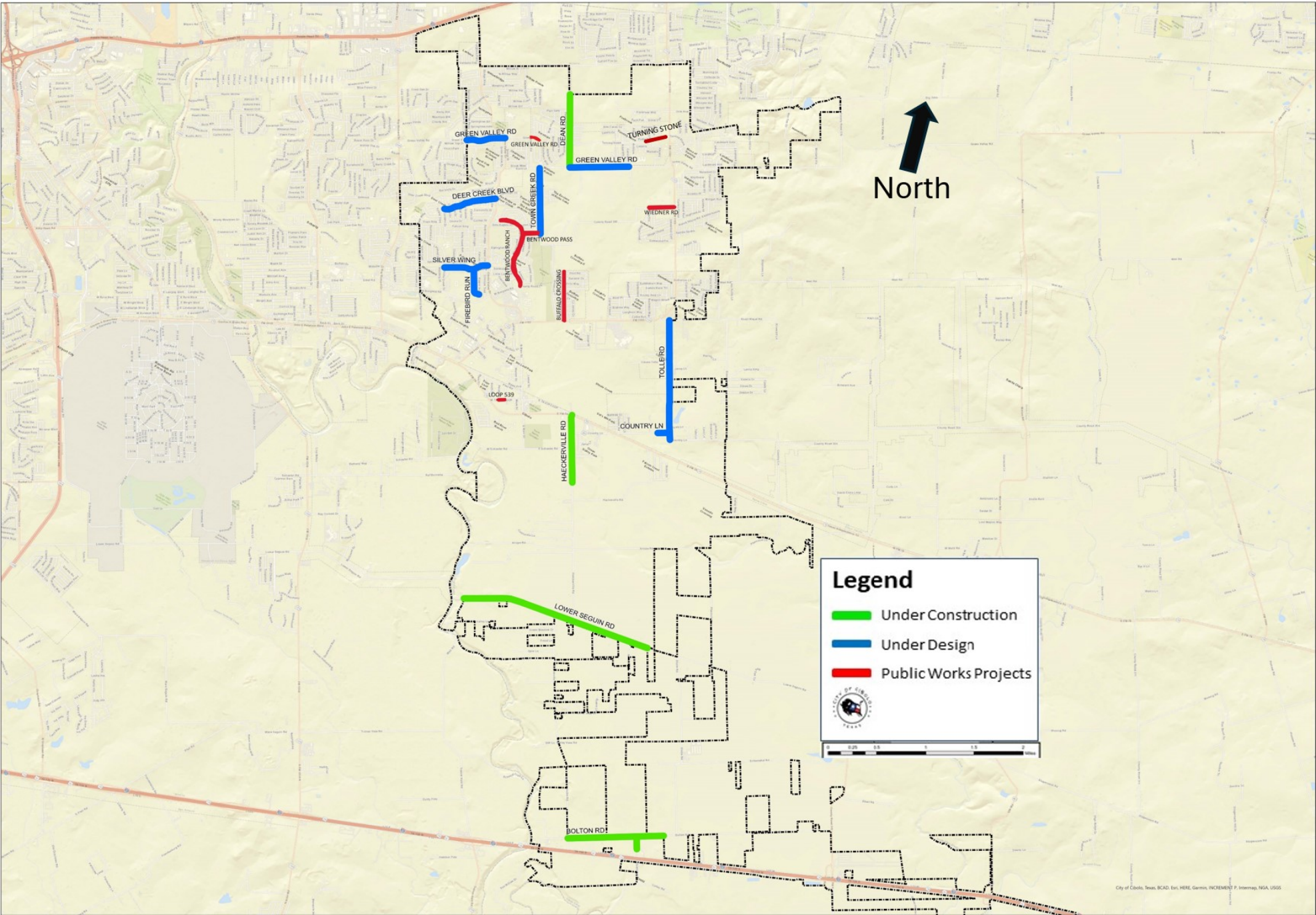
VUEWorks®
An AtkinsRéalis Technology

- Currently conducting demos with various companies
- Project Tracking System
- Minimize delays
- Improved Project Workflow

Council Feedback and Direction

1. How does Council want to schedule the remaining 5 Year CIP roadway projects, which are currently spread across FY25, FY26, and FY27?
2. How does Council want Public Works to address providing adequate construction administration services? In-House or Outsourced.
3. Does Council support exploration of Project Management Software in FY25 budget to enhance the Capital Improvement Program?

Staff will return for a future presentation on new roadway projects for the FY25 budget during June 18th Budget workshop.


GREEN VALLEY RD
GREEN VALLEY RD
DEAN RD
GREEN VALLEY RD
TURNING STONE
North
DEER CREEK BLVD
TOWN CREEK RD
WIEDNER RD
BENTWOOD PASS
BENTWOOD RANCH
SILVER WING
FIREBIRD RUN
BUFFALO CROSSING
TOLLE RD
LOOP 539
COUNTRY LN
HAECKERVILLE RD
LOWER SEGUIN RD
BOLTON RD
Legend
Under Construction
Under Design
Public Works Projects

City of Cibolo

City Council Regular Meeting Staff Report

Discussion/Action on the review and confirmation of all upcoming special meetings and workshops and scheduling the time, date and place of additional special meetings or workshops. (Ms. Cimics)

Meeting	Agenda Group	
Tuesday, May 28, 2024, 6:30 PM	Discussion/Action	Item: 8U

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

May 2024.pdf
June 2024.pdf

May



2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 Parks Meeting 6:30pm	2	3	4
5	6	7	8 Municipal Court 12pm-5pm P&Z Meeting 6:30pm	9 Northeast Partnership 11:30am Historical Meeting 6:30pm	10 Summer Nights-Touch a Truck	11
12	13	14 Council Meeting 6:30pm	15	16 EDC Meeting 6:30pm	17	18
19	20	21 Chamber Luncheon 11:15am	22 Municipal Court 12pm-5pm	23	24	25
26	City Offices Closed 27 	28 Mini Budget Meeting 5pm Council Meeting 6:30pm	29 BOA Meeting 6:30pm	30	31	

June



2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5 Parks Meeting 6:30pm	6	7 Summer Nights – Fishing Tournament	8
9	10	11 Council Meeting 6:30pm	12 Municipal Court 12pm-5pm P&Z Meeting 6:30pm	13 Historic Committee Meeting 6:30pm	14 Flag Day Ceremony 9am 	15
16	17	18 Budget Workshop	City Offices Closed 19 	20 EDC Meeting 6:30pm	21	22
23	24	25 Mini Budget Meeting 5pm Council Meeting 6:30pm	26 Municipal Court 12pm-5pm	27	28	29
30						

City of Cibolo

City Council Regular Meeting Staff Report

Approval/Disapproval of an ordinance of the City of Cibolo amending Chapter 38 of the City of Cibolo Code of Ordinances limiting the replacement of manufactured homes to one time except for fire or natural disaster. (Ms. Lee)

Meeting	Agenda Group	
Tuesday, May 28, 2024, 6:30 PM	Ordinances	Item: 9A

From
Kelsee Jordan Lee, Planning & Economic Development Director

BACKGROUND:

The City Council Ordinance Subcommittee has explored regulations regarding manufactured homes at its previous meetings. Under the City's Unified Development Code, a manufactured home is defined as:

> *Manufactured Home Residential. The residential occupancy of HUD-code manufactured homes built after July 15, 1976, on small lots owned by residents and are typically meant for more permanent habitation than…mobile home use.*

Texas Occupations Code Section 1201.008(e) provides the City of Cibolo the ability to limit the replacement of a manufactured home to a single instance, excepting destruction due to a fire or natural disaster.

> *Tex. Occupations Code Sec. 1201.008(e) Notwithstanding any zoning or other law, in the event that a manufactured home occupies a lot in a municipality, the owner of the manufactured home may remove the manufactured home from its location and place another manufactured home on the same property, provided that the replacement is a newer manufactured home and is at least as large in living space as the prior manufactured home. (f) An owner's ability to replace the home as a result of a fire or natural disaster cannot be restricted. Other than in the case of a fire or natural disaster, a general-rule or homerule municipality by an ordinance or charter may limit the ability of the owner to replace his home to a single replacement.*

The Ordinance Subcommittee recommended at its April 23, 2024, meeting that this proposed amendment limiting the placement of a manufactured home be presented to the entire City Council for consideration.

With this ordinance, a new definition and section will be added to Chapter 38 of the City of Cibolo Code of Ordinances.

> **New Definition to be added:**
>
> Section 38-1. – Definitions.
>
> HUD-code manufactured home
>
> (A) means a structure:
>
> (i) constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development;
>
> (ii) built on a permanent chassis;
>
> (iii) designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities;
>
> (iv) transportable in one or more sections; and
>
> (v) in the traveling mode, at least eight body feet in width or at least 40 body feet in length, or when the mode is connected

(v) in the traveling mode, at least eight body feet in width or at least 40 body feet in length or, when erected on site, at least 320 square feet;

(B) includes the plumbing, heating, air conditioning, and electrical systems of the home; and

(C) does not include a recreational vehicle as defined by 24 C.F.R. Section 3282.8(g).

New Section to be added:

Section 38-13. – Replacement of manufactured homes.

In the event that a nonconforming manufactured home occupies a lot in the city, the owner of such manufactured home may remove the manufactured home from its location and place a HUD-code manufactured home on the same property, provided that the replacement is a newer HUD-code manufactured home and is at least as large in living space as the home being replaced. Except in the case of a fire or natural disaster, an owner of a manufactured home is limited to a single replacement of the manufactured home.

PRIOR CITY COUNCIL ACTION:

At its September 26, 2023, regular meeting, the Cibolo City Council directed staff to have the Planning & Zoning Commission examine regulations applicable to manufactured homes in the City's Unified Development Code (UDC) and provide a recommendation to Council on whether the requirement of a Conditional Use Permit (CUP) for a manufactured home should be removed from the SF-2 Single-Family Residential zoning district. After discussion at Planning & Zoning and City Council, the Cibolo City Council voted to approve an amendment to the UDC to remove the ability to place a manufactured home on SF-2 zoned property with the CUP at its January 9, 2024, meeting.

A manufactured home is currently permitted by right in MH-1 and MH-2, and requires the approval of a CUP in SF-1, and

---

Attachments

Ordinance

"City of Choice•

ORDINANCE NO:

AN ORDINANCE OF THE CITY OF CIBOLO, TEXAS, AMENDING CHAPTER 38 OF THE CITY OF CIBOLO CODE OF ORDINANCES; PROVIDING REGULATIONS FOR THE REPLACEMENT OF MANUFACTURED HOMES; PROVIDING FOR ENFORCEMENT OF SUCH REGULATIONS; PROVIDING FOR SEVERABILITY, REPEAL, SAVINGS, PUBLICATION AND CODIFICATION; DECLARING CONDUCT OF MEETING IN COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT; PROVIDING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council finds the City of Cibolo, Texas (the "City") is a home-rule municipality and, as such, possesses the full power of local self-government; and

WHEREAS, the City Council finds that Texas Occupations Code Section 1201.008 authorizes municipalities in Texas to regulate manufactured homes; and

WHEREAS, the City Council finds that Texas Occupations Code Subsection 1201.008(e) authorizes municipalities in Texas to limit the replacement of manufactured homes under certain conditions; and

WHEREAS, the City Council now desires to enact regulations limiting the replacement of manufactured homes under certain conditions.

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

SECTION 1. Incorporating Recitals. The City Council approves the recitals hereto and incorporates them herein as findings of fact as if recited verbatim.

SECTION 2. Amendment. The Code of Ordinances of the City of Cibolo Texas is hereby amended by adding a new definition to section 38-1 of Chapter 38 as set forth in Exhibit A attached hereto.

SECTION 3. Amendment. The Code of Ordinances of the City of Cibolo Texas is hereby amended by adding new section 38-13 of Chapter 38 as set forth in Exhibit A attached hereto.

SECTION 4. Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or illegal by final judgment of a court of competent authority, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed and ordained all the remaining portions of this Ordinance without the inclusion of such portion or portions found to be unconstitutional or invalid.

SECTION 5. Repeal. All resolutions, ordinances, or parts thereof conflicting or inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such conflict. In the event of a conflict or inconsistency between this Ordinance and any other resolution, code or ordinance of the City, or parts thereof, the terms and provisions of this Ordinance shall govern.

SECTION 6. Savings. All rights and remedies of the City are expressly saved as to any and all violations of the provisions of any ordinances which have accrued at the time of the effective date of this Ordinance; and such accrued violations and litigation, both civil and criminal, whether pending in court or not, under such ordinances, shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 7. Publication and Codification. The City shall publish this Ordinance as required by Section 3.13(3) of the City Charter. This Ordinance will be codified in the Cibolo Code in the next appropriate update.

SECTION 8. Open Meeting Compliance. The City Council finds that the meeting at which this Ordinance passed was conducted in compliance with the Texas Open Meetings Act.

SECTION 9. Penalty. It shall be unlawful for any person to violate any provision of this Ordinance. Any person who violates, or any person who causes or allows another person to violate, any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than Five Hundres Dollars ($500.00). Each occurrence of any violation of this Ordinance shall constitute a separate offense. Each day on which any violation of this Ordinance occurs shall constitute a separate offense.

SECTION 9. Effective Date. This Ordinance will become effective within the corporate city limits of the City of Cibolo upon the required newspaper publication.

ORDERED on this _____day of _____ 2024.

_____
Mark Allen, Mayor

ATTEST:

_____
Peggy Cimics, TRMC
City Secretary

APPROVED AS TO FORM:

_____
Hyde Kelley LLP
City Attorney

Exhibit A

New Definition to be added:

Section 38-1. – Definitions.

HUD-code manufactured home

(A) means a structure:

(i) constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development;

(ii) built on a permanent chassis;

(iii) designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities;

(iv) transportable in one or more sections; and

(v) in the traveling mode, at least eight body feet in width or at least 40 body feet in length or, when erected on site, at least 320 square feet;

(B) includes the plumbing, heating, air conditioning, and electrical systems of the home; and

(C) does not include a recreational vehicle as defined by 24 C.F.R. Section 3282.8(g).

New Section to be added:

Section 38-13. – Replacement of manufactured homes.

In the event that a nonconforming manufactured home occupies a lot in the city, the owner of such manufactured home may remove the manufactured home from its location and place a HUD-code manufactured home on the same property, provided that the replacement is a newer HUD-code manufactured home and is at least as large in living space as the home being replaced. Except in the case of a fire or natural disaster, an owner of a manufactured home is limited to a single replacement of the manufactured home.

City of Cibolo

City Council Regular Meeting Staff Report

Approval/Disapproval of an ordinance regarding a variance to UDC Section 18.6 to increase the number of lots allowed on a cul-de-sac street for Steele Creek Subdivision Unit 6. (Ms. Huerta)

Meeting	Agenda Group	
Tuesday, May 28, 2024, 6:30 PM	Ordinances	Item: 9B

From
Grant Fore, Planner II

CITY COUNCIL ACTION: Approval/Disapproval of an Ordinance

PROPERTY INFORMATION:

Project Name: VR-24-06

Owner: Continental Homes of Texas, L.P.

Representative: Becky Carroll, Pape-Dawson Engineers

Area: 51.879 acres

Location: SE of Lance Crossing and Overlook Ridge intersection

Council District: 7

Zoning (map): High-Density Single Family Residential (SF-6)

Proposed Use: 28 single-family residential lots

Utility Providers: Sewer/Water City - Cibolo and Electricity - Guadalupe Valley Electric Coop

FINDINGS:

This requested Variance is for Unit 6 of the Steele Creek development.

A land study/master plan was approved for the Steele Creek development in 2018. A Public Improvements Agreement (PIA) was executed between the City of Cibolo, Schertz-Cibolo-Universal City Independent School District (SCUCISD), and the developer in 2021.

Unified Development Code (UDC) Section 18.6 (F) states the following:

F. Single-family residential cul-de-sac street length may be extended up to a maximum length of 1,000 feet, as measured from the centerline of street intersecting the cul-de-sac to the center point of the cul-de-sac turnaround, provided that the number of lots located on the cul-de-sac street does not exceed twenty-five (25) lots.

The design of Unit 6 within the subdivision includes (28) twenty-eight lot on Waterfall Point, a cul-de-sac street on the Eastern side of Unit 6. The requested variance complies with the approved Land Study/Public Improvements Agreement for the overall development. However, the approved PIA and Land Study are not mechanisms used to provide variances to the UDC.

The Public Works department considered an option for a tie-in to Tolle Road instead of the proposed cul-de-sac. However, this option was deemed not desirable as it would interfere with the current design of the City's Tolle Road project by adding the need for additional deceleration lanes and changes to the drainage structure design. The City Fire

project by adding the need for additional deceleration lanes and changes to the drainage structure design. The City Fire Inspector states that life safety factors are being satisfied due to the width of the road and diameter of the cul-de-sac exceeding the minimum requirements. The Fire Chief in accordance with IFC D103.4 is willing to grant special approval due to road width exceeding 26 feet and cul-de-sac being greater than 96 feet.

D103.4 Dead ends.

Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

TABLE D103.4 REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750	Special approval required	

For SI: 1 foot = 304.8 mm.

STAFF CONCLUSIONS:

Staff recommends, should Council approve the the variance request to UDC Section 18.6 to increase the number of lots allowed on a cul-de-sac street for Steele Creek Subdivision Unit 6, that it be subject to the following conditions:

1. The length of the street shall be no more than 850 feet.
2. The width of the street, excluding the cul-de-sac, shall be no less than 32 feet.
3. The cul-de-sac shall have a diameter of no less than 100 feet.
4. Special approval from the Fire Code Official shall be required prior to the issuance of any permits.

CITY COUNCIL ACTION:

1. Approve the variance request to UDC Section 18.6 to increase the number of lots allowed on a cul-de-sac street for Steele Creek Subdivision Unit 6

2.Approve the variance request to UDC Section 18.6 to increase the number of lots allowed on a cul-de-sac street for Steele Creek Subdivision Unit 6, with conditions.

3. Deny the variance petition with findings.

STAFF ANALYSIS:

Unified Development Code (UDC) Section 4.3.5.3 – Criteria for Granting a Variance

The Council must review the criteria for Granting a Variance, per UDC Section 4.3.5.3. In order to establish a basis for variance consideration, the applicant is required to submit Findings of Fact addressing each of the following considerations: (for reference, *UDC* and *Comprehensive/Master Plan*)

A. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures, or buildings in the same district.

STAFF FINDING: The area of development complies with the layout approved in the Land Study/Public Improvements Agreement (PIA). The neighboring FEMA floodplain along the northern and southern boundaries of the development

imposes severe access constraints according to the applicant's attached letter of intent.

B. That literal interpretation of the Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Ordinance.

Unified Development Code (UDC) Section 18.6 (F) states the following:

F. Single-family residential cul-de-sac street length may be extended up to a maximum length of 1,000 feet, as measured from the centerline of street intersecting the cul-de-sac to the center point of the cul-de-sac turnaround, provided that the number of lots located on the cul-de-sac street does not exceed twenty-five (25) lots.

STAFF FINDING: All subdivision development that includes a cul-de-sac street would be subject to this requirements.

C. That special conditions or circumstances did not result from the actions of the applicant.

STAFF FINDING: The neighboring FEMA floodplain along the northern and southern boundaries of the development imposes severe access constraints according to the applicant's attached letter of intent.

D. That granting the variance will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands, structure, or buildings in the same district.

STAFF FINDING: The applicant would receive a special privilege if granted the variance as this is a requirement of all

---

Attachments

Ordinance
Application
Letter of Intent
Variance Exhibit

"City of Choice"

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF CIBOLO, TEXAS GRANTING A VARIANCE FOR CERTAIN PROPERTY LOCATED SOUTHEAST OF THE INTERSECTION OF LANCE CROSSING AND OVERLOOK RIDGE; INCREASING THE MAXIMUM NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS ALLOWED ON WATERFALL POINT WITHIN STEELE CREEK SUBDIVISION UNIT 6; PROVIDING FOR SEVERABILITY, REPEAL, SAVINGS, PUBLICATION AND CODIFICATION; DECLARING CONDUCT OF MEETING IN COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT; PROVIDING A PENALTY; PROVIDING AN EFFECTIVE DATE; AND CONTAINING OTHER PROVISIONS RELATED TO THE SUBJECT.

WHEREAS, Continental Homes of Texas, L.P. ("Owner") owns approximately 51.879 acres of land certain land within the corporate limits of the City of Cibolo ("City") located southeast of the intersection of Lance Crossing and Overlook Ridge ("Property"); and

WHEREAS, the City Council of the City has adopted a set of comprehensive development regulations known as the Unified Development Code ("UDC"); and

WHEREAS, Section 18.6(F) of the UDC provides that that the number of lots located on a cul-de-sac street may not exceed twenty-five (25) lots; and

WHEREAS, the City Council finds the Owner's representative, Becky Carroll of Pape-Dawson Engineers, has submitted to the City an application for a variance to increase the number of allowed single-family lots on Waterfall Point, a cul-de sac street and fire apparatus road; and

WHEREAS, the City Council finds that said application was submitted to the City in compliance with the UDC; and

WHEREAS, the City Council finds that the proposed lots on Waterfall Point have access via only one fire apparatus road; and

WHEREAS, the City Council finds the Planning and Zoning Commission conducted a public hearing and, using the factors set forth in Section 4.3.5.3 of the UDC, issued its recommendation regarding the variance to the City Council in accordance with law; and

WHEREAS, the City Council finds that Section 4.2.2 of the UDC provides that City Council is responsible for taking final action on certain non-zoning related variances from the UDC; and

WHEREAS, the City Council finds all required public hearings were held for the purpose of providing all interested persons the opportunity to be heard concerning the proposed variance in accordance with law; and

WHEREAS, the City Council finds legal notice, notifying the public of all public hearings on the consideration of the requested variance, was provided in accordance with law; and

WHEREAS, the City Council, having duly considered the request for variance, desires to approve the variance to allow for less than one hundred and fifty feet between the driveway on the Property and the existing driveway located to the north of the Property.

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

SECTION 1. Incorporation of Recitals. The City Council finds the recitals in the preamble of this Ordinance are true and correct and incorporates them as findings of fact.

SECTION 2. Description of Property. The Property to which this Ordinance applies is the 51.879 acres of land located southeast of the intersection of Lance Crossing and Overlook Ridge in Cibolo, Texas.

SECTION 3. Variance Granted. A variance to allow for up to 28 single-family lots along Waterfall Point is hereby granted for the Property, subject to all of the following conditions:

a) The length of the street shall be no more than 850 feet.
b) The width of the street, excluding the cul-de-sac, shall be no less than 32 feet.
c) The cul-de-sac shall have a diameter of no less than 100 feet.
d) Special approval from the Fire Code Official shall be required prior to the issuance of any permits.

SECTION 4. Declaration of Compliance. The City Council finds that all required public notices for consideration of the variance have been properly issued and all required public hearings have been properly conducted.

SECTION 5. Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or illegal by final judgment of a court of competent authority, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed and ordained all the remaining portions of this Ordinance without the inclusion of such portion or portions found to be unconstitutional or invalid.

SECTION 6. Repeal. All resolutions, ordinances, or parts thereof conflicting or inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such conflict. In the event of a conflict or inconsistency between this Ordinance and any other resolution, code or ordinance of the City, or parts thereof, the terms and provisions of this Ordinance shall govern.

SECTION 7. Savings. All rights and remedies of the City are expressly saved as to any and all violations of the provisions of any ordinances which have accrued at the time of the effective date of this Ordinance; and such accrued violations and litigation, both civil and criminal, whether pending in court or not, under such ordinances, shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 8. Publication and Codification. The City shall publish this Ordinance in the newspaper designated as the official newspaper of the City twice as required by Section 3.13(3) of the City Charter. This Ordinance will be codified in the Cibolo Code in the next appropriate update.

SECTION 9. Open Meeting Compliance. The City Council finds that the meeting at which this Ordinance passed was conducted in compliance with the Texas Open Meetings Act.

SECTION 10. Penalty. It shall be unlawful for any person to violate any provision of this Ordinance. Any person or responsible party that violates any provision of this chapter may be charged with a misdemeanor and shall, upon conviction, be punished by a fine not to exceed $500.00. Each occurrence of any violation of this Ordinance shall constitute a separate offense. Each day on which any violation of this Ordinance occurs shall constitute a separate offense.

SECTION 12. Effective Date. This Ordinance will become effective upon the required newspaper publication.

ORDERED on this the 28th day of May 2024.

_____
Mark Allen, Mayor

ATTEST:

_____
Peggy Cimics, TRMC
City Secretary

APPROVED AS TO FORM:

_____
Hyde Kelley LLP
City Attorney

City of Cibolo

Planning Department
201 Loop 539 W/P.O. Box 826
Cibolo, TX 78108
Phone: (210) 658 - 9900

UNIVERSAL APPLICATION - VARIANCE

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 Location (address): Southeast of the intersection of Lance Crossing and Overlook Ridge

Total Acres: 51.879 Survey Name/Subdivision: Steele Creek Abstract No.:

Project Name: *(if applicable):* Steele Creek-Unit 6

Description of proposed Variance: To allow 27 single-family lots on a cul-de-sac street

Current Zoning: SF-6 Overlay: ☒ None ☐ Old Town ☐ FM 78

Proposed Zoning: SF-6 # of Lots: 114 # 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 Robert Ortegon Jr, on this day personally appeared
Name of Notary Public

Leslie Ostrander, to be the person(s) who is/are subscribed to the
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 4 day of April, 2024

Notary Public Signature

ROBERT ORTEGON, JR.
Notary Public, State of Texas
Comm. Expires 04-09-2027
Notary ID 124405152
(Notary Seal)

City of Cibolo Use Only
Total Fees
Payment Method
Submittal Date
Accepted by
Case Number

PAPE-DAWSON ENGINEERS

April 29, 2024

City of Cibolo
Planning Department
200 S. Main Street
Cibolo, TX 78108

Re: Steele Creek-Unit 6
Variance Application Narrative

To whom it may concern:

This letter serves as a formal request for the consideration of a variance request for Steele Creek-Unit 6, located in the City of Cibolo. The plat and the construction documents are included with this submittal as a reference. Steele Creek-Unit 6 is a proposed single-family residential unit being developed with the larger Steele Creek development located southeast of the intersection of Lance Crossing and Overlook Ridge. We are writing to request a variance regarding Section 18.6 (F which reads "Single-family residential cul-de-sac street length may be extended up to a maximum length of 1,000 feet, as measured from the centerline of street intersecting the cul-de-sac to the center point of the cul-de-sac turnaround, provided that the number of lots located on the cul-de-sac street does not exceed twenty-five (25) lots". We respectfully ask that a Variance Request be granted to allow for the platting and development of 28 single-family lots located on the cul-de-sac, exceeding the maximum of 25 single-family lots of Section 18.6 (F) for the following reason:

- Section D107.1 of the 2015 International Fire Code adopted by the City of Cibolo states "Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads".
- The land plan is consistent with the "Land Study: Proposed Use & Development" known as Exhibit B in the Public Improvements Agreement for Steele Creek Subdivision approved on July 7, 2021. Exhibit B proposed 30 single-family lots to be constructed on the cul-de-sac street, our current construction plans call for 28 single-family lots on the cul-de-sac street.
- The 100-YR FEMA Floodplain runs through the northern and southern property boundaries of the development and is directly adjacent to the cul-de-sac street on the west. This imposes a severe constraint on access since a secondary access point would need to be constructed through the floodplain.

In my professional opinion, the proposed variance request remains in harmony with the spirit and intent of the UDC, and will not adversely affect the health, safety, or welfare of the public. Thank you for your consideration. If you have any questions or require additional information, please do not hesitate to contact our office at your earliest convenience.

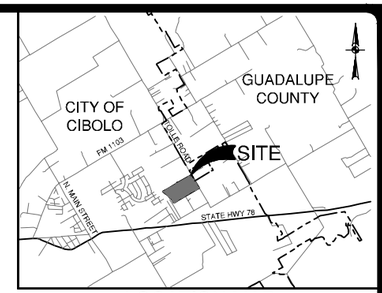
If you have any questions or require additional information, please do not hesitate to contact me at your earliest convenience.

Sincerely,
Pape-Dawson Engineers
Texas Registered Engineering Firm # 470
Texas Registered Surveying Firm # 10028800



Becky Carroll, P.E.
Vice President

P:\126\29\06\Word\Letters\240401 Variance Narrative.docx



LOCATION MAP
NOT-TO-SCALE

SCALE: 1"= 200'

200' 0' 100' 200'

LANCE CROSSING
LANCE CROSSING
LANCE CROSSING
LANCE CROSSING
902
BLK 22
AVALON BANKS
BLK 23
SINGING VALLEY
BLK 21
FLUTED SHOALS
SUMPTER BANKS
BLK 21
BLK 21
BLK 23
BLK 25
BLK 25
STEELE HARBOR
STEELE HARBOR
901
904
904
904
904
903
LIFT
STATION
LOT 904
BLK 26
WATERFALL POINT
BLK 26
LOT 905
TOLLE ROAD
100-YEAR FEMA
FLOODPLAN
A STREET CONNECTION THROUGH THE FLOODPLAIN WOULD BE NECESSARY TO MEET THE CRITERIA OF UNIFIED DEVELOPMENT CODE SECTION 18.6 (F)

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

STEELE CREEK-UNIT 6
CITY OF CIBOLO, TEXAS
VARIANCE EXHIBIT

JOB NO. 12629-06
DATE APRIL 2024
DESIGNER SS
CHECKED
DRAWN SS
SHEET 1 OF 1

Date: May 31, 2023, 4:30 PM – User ID: SSepulveda
File: P:\126\29\06\Design\Exhibits\240409a1 Variance Exhibit.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE© UNLESS OTHERWISE NOTED. Imagery © 2016,CAPCOG,Digital Globe,Texas Orthoimagery Program, USDA Farm Service Agency.

City of Cibolo

City Council Regular Meeting Staff Report

Fire Department

Meeting	Agenda Group	
Tuesday, May 28, 2024, 6:30 PM	Staff Update	Item: 11B

From
Mario Troncoso, Fire Chief

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

April 24.pdf

Filters

Cibolo Fire Department

Filters apply to all sheets in the workbook. Return to this sheet to change filter settings.

Start Date
4/1/2024

End Date
4/30/2024

Date Level
- ○ Day
- ○ Week
- ◉ Month
- ○ Quarter
- ○ Year

Shift
- ☑ A
- ☑ B
- ☑ C

Mutual Aid Type
- ☑ Aid Given
- ☑ Aid Received
- ☑ None

361 Incidents Selected based on Filter Settings

Date Range Selected: 4/1/2024 - 4/30/2024

Report Date: May 15, 2024 14:58

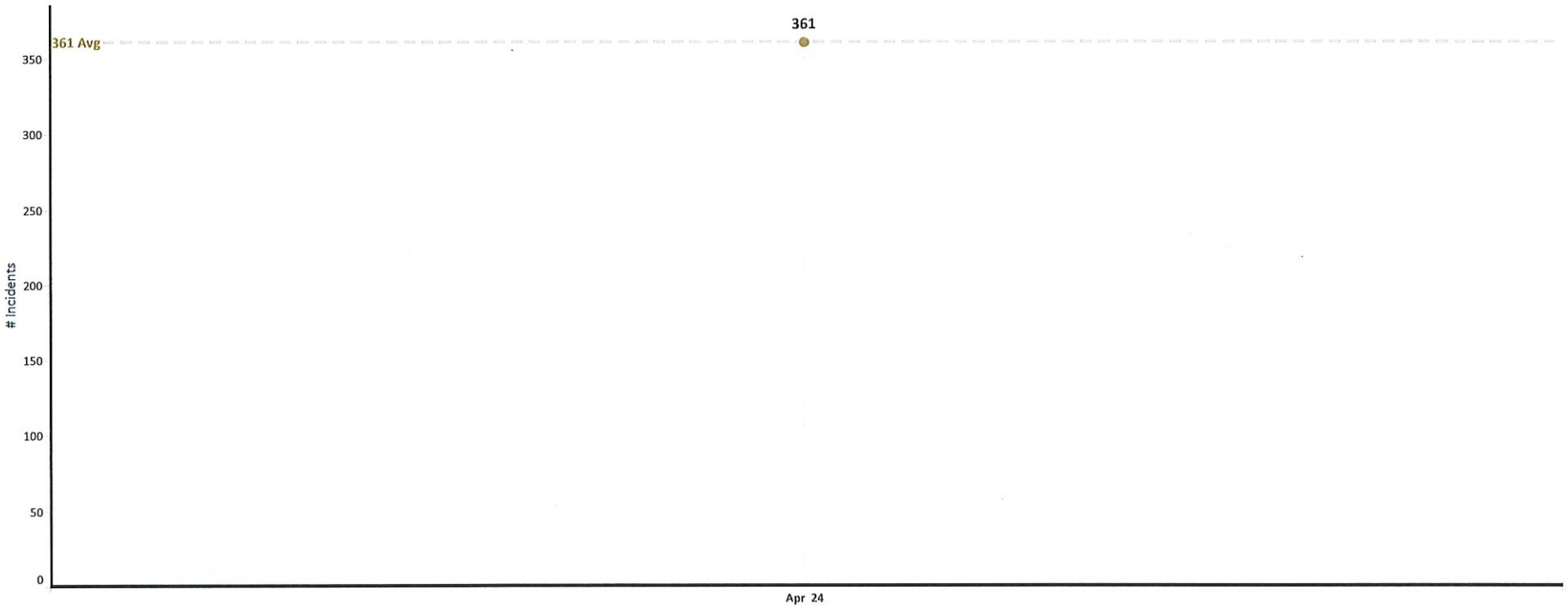
Department Volume

Cibolo Fire Department

Incident Measures per *Month*

361	361	361	361	361
Incidents	Average	Median	Minimum	Maximum

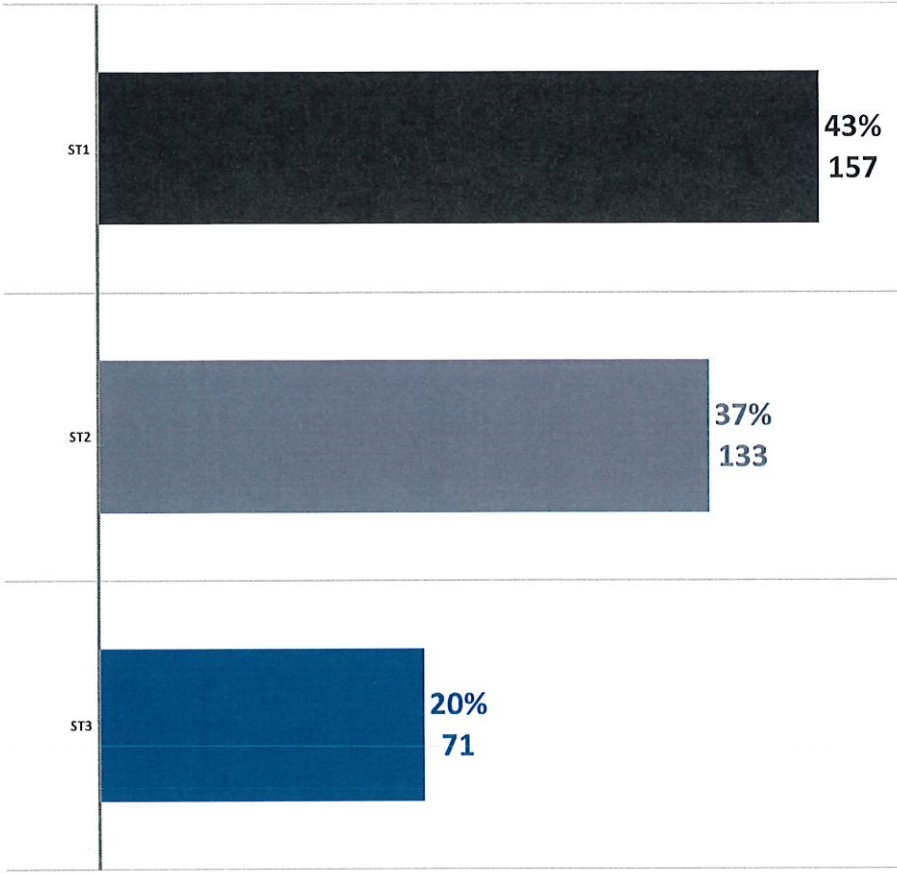
Incidents per Month



Station Volume

Cibolo Fire Department

Incidents per Station

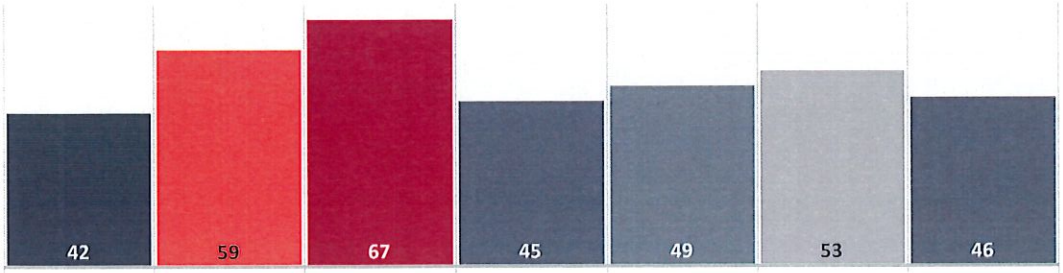


Incidents per *Month*

	Average	Median	Minimum	Maximum
ST1	157	157	157	157
ST2	133	133	133	133
ST3	71	71	71	71

Department Incidents by Day & Hour

Cibolo Fire Department



361
Incidents

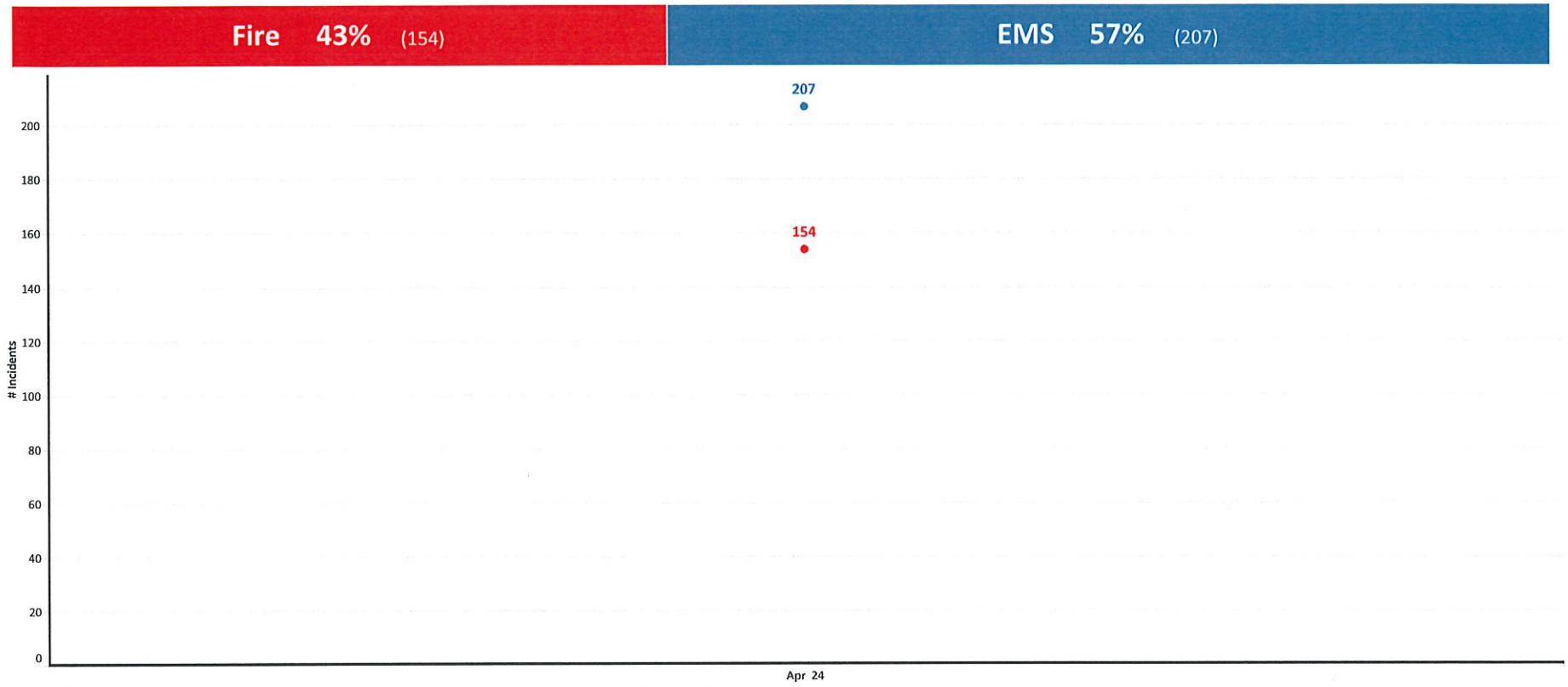
Low — High

Sun	Mon	Tue	Wed	Thu	Fri	Sat		
2	2	1	1	1		3	00:00	10
2		1	2	2	1		01:00	8
1	2	1	1	1		2	02:00	8
2	1		1			3	03:00	7
1	2				1	1	04:00	5
	2	2		1	1		05:00	6
1	3	4	3	2		1	06:00	14
	1	1	3	4	1	2	07:00	12
3	5			2	3	2	08:00	15
1	7	4	2	2	4	2	09:00	22
	4	3		1	1	2	10:00	11
2	3	5	2	4	2	3	11:00	21
2	2	4	1	3	6	1	12:00	19
6	5	4	4	3	6	2	13:00	30
	1	6	1	6	7		14:00	21
4	1	7	3	3	4	1	15:00	23
1	4	4	7	3	5	3	16:00	27
1	2	7	3	2	3	5	17:00	23
2	3	1	2	4	2	3	18:00	17
2	2	2		1	1	1	19:00	9
4	2	4	5		1	2	20:00	18
1	1	3	1	1	1	3	21:00	11
3	3	1	1	1	2	2	22:00	13
1	1	2	2	2	1	2	23:00	11

Department Fire/EMS Volume

Cibolo Fire Department

Fire / EMS Incidents by NFIRS Report Incident Type



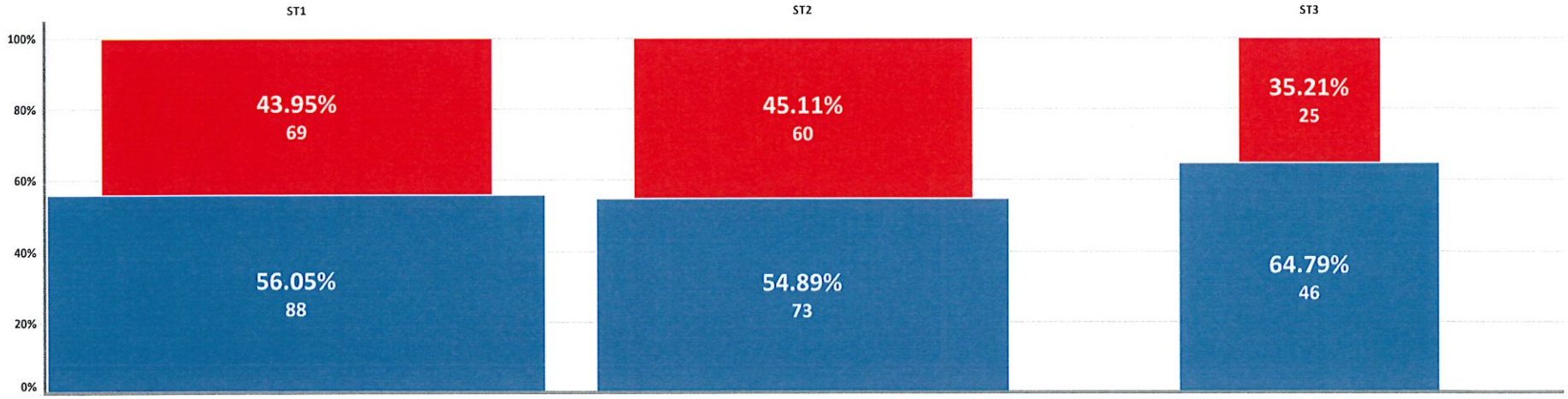
Fire	43%
EMS	57%

Station Fire/EMS %

Click to highlight Fire or EMS **Fire** **EMS**

Cibolo Fire Department

Fire / EMS Incidents by NFIRS Report Incident Type



Bar WIDTH indicates number of incidents

Station % of Fire / EMS Incident Types per Month

		Apr 24
ST1	Fire	44%
	EMS	56%
ST2	Fire	45%
	EMS	55%
ST3	Fire	35%
	EMS	65%

Department Response Time

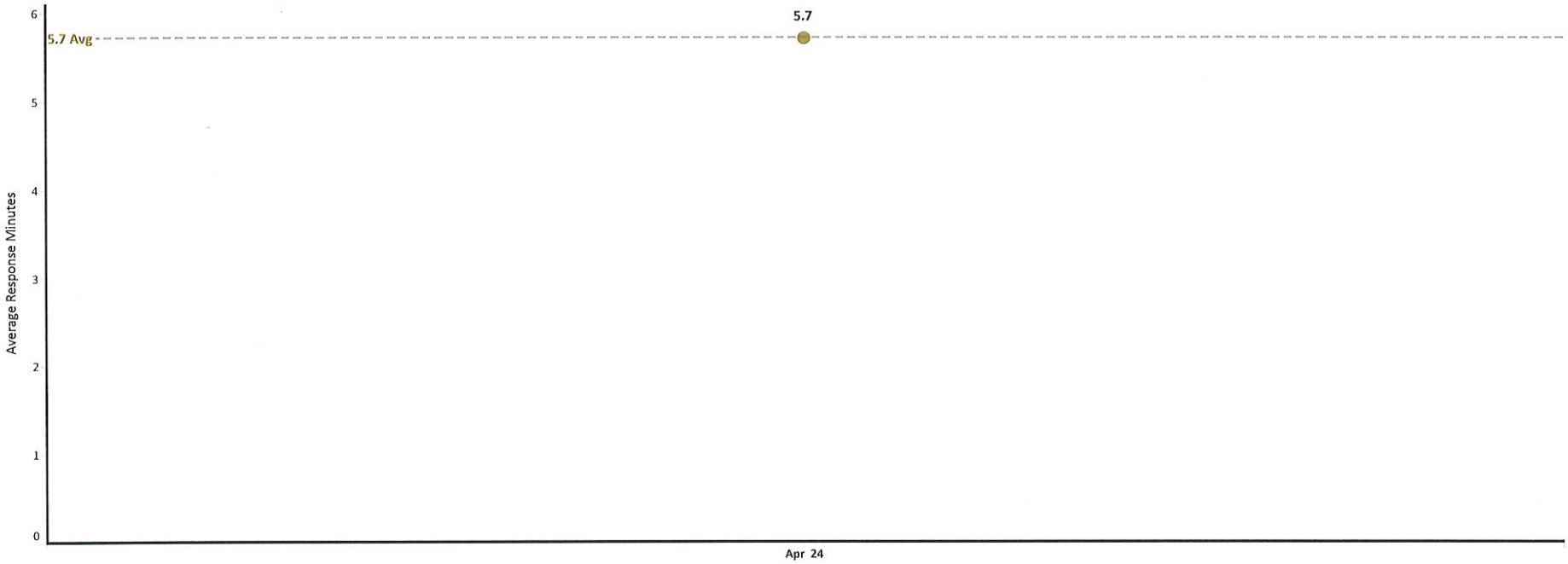
Incidents with valid Response Times

Cibolo Fire Department

Response Time Minutes

5.7	5.5	8.2	0.1	20.7	315
Average	Median	90th Percentile	Minimum	Maximum	Incidents

Response Time - Average Minutes per *Month*



Station Response Time Minutes

Click to highlight a Station

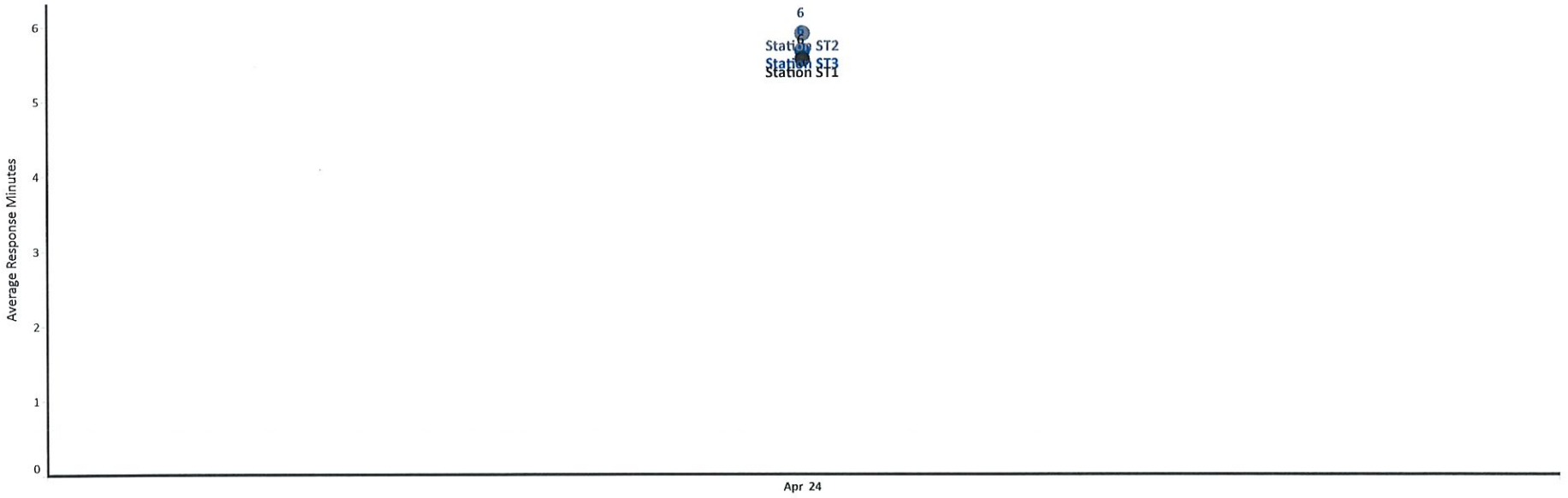
ST1 | ST2 | ST3

Incidents with valid Response Times

Cibolo Fire Department

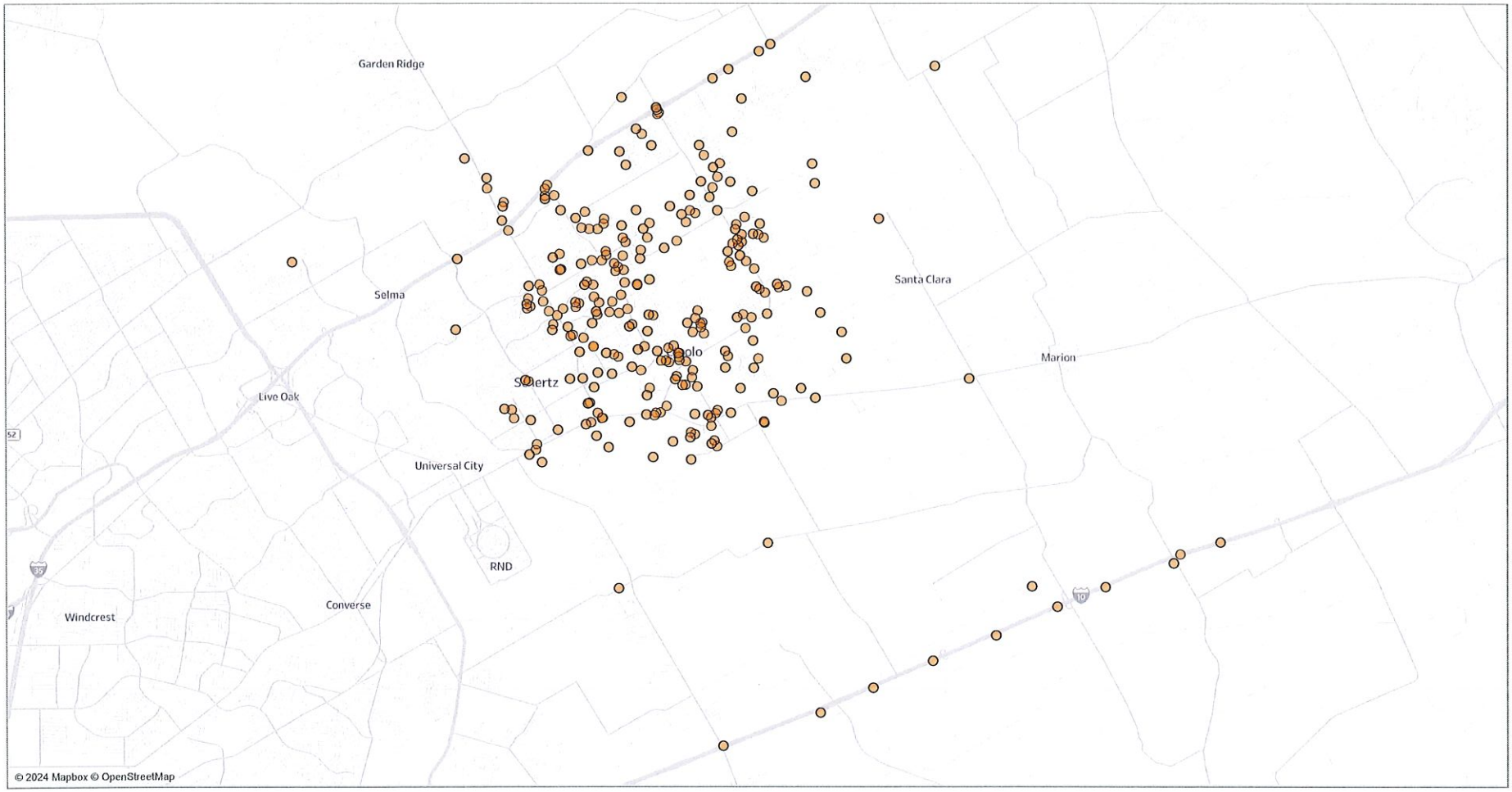
Station ..	Average	Median	90th Percentile	Minimum	Maximum	Incidents
ST1	5.6	5.3	8.0	0.1	17.7	136
ST2	5.9	6.0	8.6	0.1	14.3	114
ST3	5.7	5.5	8.5	0.1	20.7	65

Response Time Station - Average Minutes per *Month*



Incident Locations

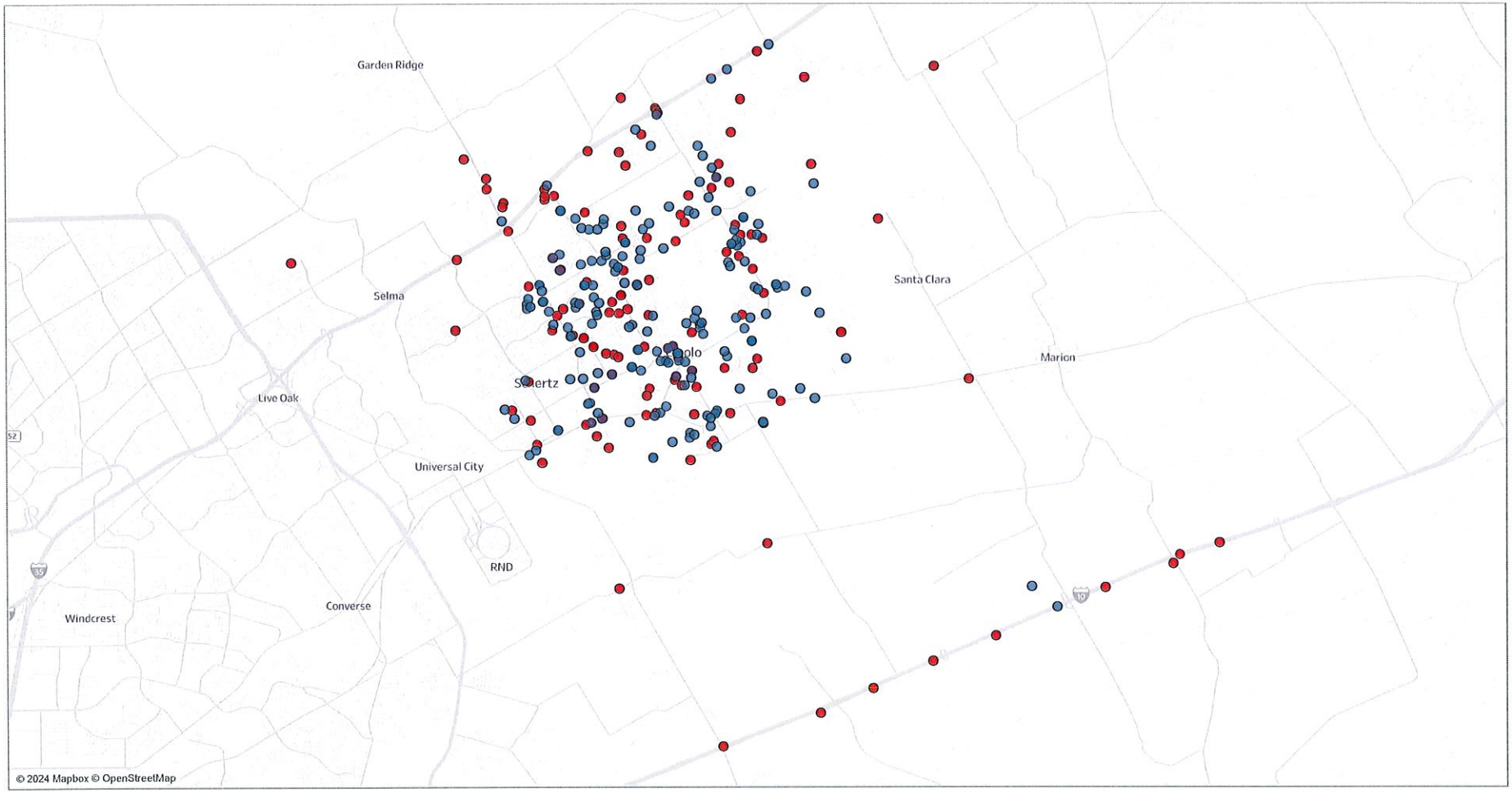
Cibolo Fire Department



Incident Locations by Type

Click to highlight Fire or EMS **Fire** **EMS**

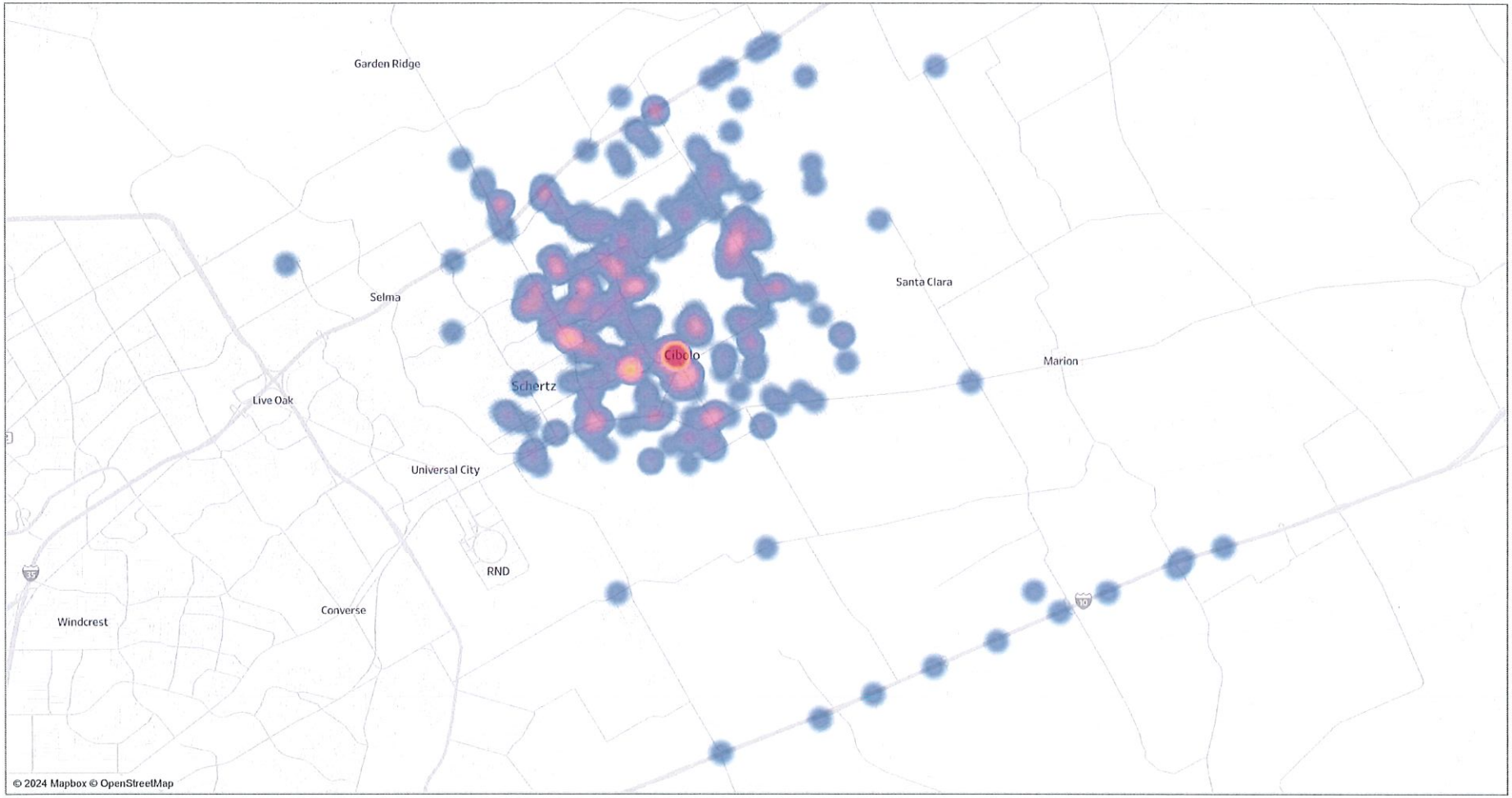
Cibolo Fire Department



Incident Location Heat Map

Low — High

Cibolo Fire Department



Incident Dispatch	Station	Incident#	Street Address	Incident Type Top Category	Incident_Type_Description	Response Time - Minutes
04/01/2024 0	Station 1	C2400772	2300 FM 3009	Special Incident Type	SZFD Response - No CBFD Response	6.22
04/01/2024 0	Station 1	C2400773	IH 10 W ACCESS Road and IH 10 W/LINNE RD	Special Incident Type	SZFD Response - No CBFD Response	10.77
04/01/2024 0	Station 2	S2401250	1512 JUNIPER Lane	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	7.35
04/01/2024 0	Station 1	C2400774	816 EVERYDAY Way	False Alarm and False Cal	Alarm system activation, no fire - unintentional	6.33
04/01/2024 1	Station 2	S2401251	1605 CLOUDY BROOK	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	6.33
04/01/2024 1	Station 3	C2400775	613 GATEWOOD BRIAR	Service Call	Assist invalid (No transport or treatment)	1.00
04/01/2024 2	Station 1	S2401256	3301 FM 3009	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	5.37
04/02/2024 0	Station 1	S2401259	FM 3009 / FM 78 and Fm 78	Good Intent Call	Dispatched and cancelled en route	
04/02/2024 0	Station 1	C2400776	8716 BLK IH 10 W	Special Incident Type	SZFD Response - No CBFD Response	17.65
04/02/2024 0	Station 1	C2400777	816 EVERYDAY Way	False Alarm and False Cal	Alarm system activation, no fire - unintentional	5.00
04/02/2024 0	Station 1	S2401260	502 AVIATION Avenue	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	7.58
04/02/2024 1	Station 1	S2401261	204 SCHERTZ Parkway	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	4.73
04/02/2024 1	Station 1	C2400778	Fm 78 East and Eagle Dr	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	6.20
04/02/2024 1	Station 3	C2400779	512 SADDLE HOUSE	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	4.45
04/02/2024 1	Station 3	C2400780	241 HINGE CHASE	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	4.12
04/02/2024 1	Station 1	C2400781	816 EVERYDAY Way	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	4.05
04/02/2024 1	Station 1	C2400782	517 FAWNDALE Point	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	2.95
04/02/2024 1	Station 2	C2400783	129 POINTE LOOP	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	5.05
04/02/2024 1	Station 1	C2400784	601 North MAIN Street	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	3.42
04/02/2024 1	Station 1	C2400785	100 DEER MEADOW Boulevard	Special Incident Type	SZFD Response - No CBFD Response	4.78
04/02/2024 1	Station 2	C2400786	3864 CIBOLO VALLEY Drive	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	0.40
04/02/2024 2	Station 1	C2400787	213 SOMERSET Avenue	False Alarm and False Cal	Other Unintentional transmission of alarm	6.15
04/03/2024 0	Station 2	S2401267	1304 BLACK OAK Drive and valencia & black oak	Good Intent Call	Smoke scare, odor of smoke	8.30
04/03/2024 0	Station 3	C2400788	348 LONGHORN Way	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	6.62
04/03/2024 0	Station 2	S2401269	23122 BLK IH 35 N	Rescue & Emergency Me	Motor vehicle accident with injuries	8.95
04/03/2024 0	Station 2	C2400789	232 KILKENNY	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	8.75
04/03/2024 1	Station 3	C2400791	132 HINGE CHASE	False Alarm and False Cal	CO detector activation due to malfunction	4.78

04/03/2024 1 Station 1	C2400792	13799 BLK IH 10 W	Special Incident Type	SZFD Response - No CBFD Response	6.67
04/03/2024 1 Station 1	C2400793	345 BUCKBOARD Lane	Good Intent Call	Dispatched and cancelled en route	
04/03/2024 1 Station 1	S2401276	1264 FM 78	Good Intent Call	Dispatched and cancelled en route	
04/03/2024 1 Station 3	C2400794	1300 FM 1103 and 1103 / Rodeo way	Rescue & Emergency Me	Motor vehicle accident with injuries	6.47
04/03/2024 1 Station 2	S2401277	2921 COTTONWOOD Drive	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	5.73
04/03/2024 1 Station 1	S2401280	205 3009	Rescue & Emergency Me	Motor vehicle accident with no injuries	4.48
04/03/2024 2 Station 3	C2400795	1842 WIEDNER Road	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	0.23
04/03/2024 2 Station 1	C2400796	302 CRYSTAL VALLEY Drive	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	8.45
04/04/2024 0 Station 3	C2400797	201 CANTERBURY HILL	False Alarm and False Cal	Alarm system sounded due to malfunction	4.88
04/04/2024 0 Station 2	S2401290	7012 FM 3009	False Alarm and False Cal	Smoke detector activation due to malfunction	9.55
04/04/2024 0 Station 2	S2401291	IH 35 N NB / SCHWAB Road and Schwab Rd	Rescue & Emergency Me	Motor vehicle accident with no injuries	11.27
04/04/2024 0 Station 1	S2401292	101 DEARBORN Drive	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	6.63
04/04/2024 1 Station 1	C2400798	200 CIBOLO VALLEY Drive	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	4.75
04/04/2024 1 Station 1	C2400799	704 FM 78	Good Intent Call	Authorized controlled burning	1.95
04/04/2024 1 Station 1	C2400800	101 DYKES Lane	Service Call	Public service	0.18
04/04/2024 1 Station 2	C2400801	105 BROOKHILL	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	6.43
04/04/2024 1 Station 2	C2400802	309 SADDLE VISTA	False Alarm and False Cal	Alarm system activation, no fire - unintentional	7.35
04/04/2024 1 Station 3	C2400803	601 SADDLE VILLA	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	5.45
04/04/2024 1 Station 2	C2400804	100 EVENING BREEZE	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	6.13
04/04/2024 2 Station 2	S2401297	3909 OGELTHORPE Circle	Good Intent Call	Dispatched and cancelled en route	
04/05/2024 0 Station 1	S2401301	1222 BORGFELD Road	False Alarm and False Cal	Smoke detector activation, no fire - unintentiona	7.78
04/05/2024 0 Station 2	C2400805	304 MOONLIGHT Court	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	10.42
04/05/2024 0 Station 3	C2400806	516 ALBARELLA	False Alarm and False Cal	Detector activation, no fire - unintentional	5.48
04/05/2024 0 Station 1	C2400807	Flint Road and Bison Ln	Rescue & Emergency Me	Motor vehicle/pedestrian accident	4.48
04/05/2024 1 Station 1	C2400808	FM 78 and AMACKER LN/BUFFALO PLACE	Fire	Passenger vehicle fire	2.78
04/05/2024 1 Station 2	C2400809	812 EVERYDAY Way	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	5.90
04/05/2024 1 Station 2	C2400810	210 DEL MONTE Drive	Special Incident Type	SZFD Response - No CBFD Response	8.67
04/05/2024 1 Station 3	S2401306	3636 WOODLAWN FARMS	Fire	Building fire	7.87
04/05/2024 1 Station 2	S2401307	2809 LOTUS PARK	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	5.77
04/05/2024 1 Station 2	C2400811	18210 IH 35	Special Incident Type	SZFD Response - No CBFD Response	8.13
04/05/2024 1 Station 1	S2401308	204 SCHERTZ Parkway	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	5.75
04/05/2024 1 Station 2	S2401309	IH 35 N and NB IH 35 N OFRP SCHWAB RD/IH 35	Rescue & Emergency Me	Motor vehicle accident with no injuries	7.42
04/05/2024 1 Station 2	C2400812	1151 GUADALUPE Drive	Fire	Off-road vehicle or heavy equipment fire	6.23
04/05/2024 1 Station 1	C2400813	IH 10 W and EB IH 10 W OFRP LINNE RD/EB IH 1(	Special Incident Type	SZFD Response - No CBFD Response	12.97

04/05/2024 1 Station 2	C2400814	100 EVENING BREEZE	Special Incident Type	SZFD Response - No CBFD Response	7.78
04/05/2024 1 Station 2	C2400815	909 KAURI CLIFFS	Special Incident Type	SZFD Response - No CBFD Response	14.33
04/05/2024 1 Station 1	C2400816	812 EVERYDAY Way	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	3.23
04/05/2024 1 Station 1	S2401314	162 SASSMAN Road	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	7.35
04/05/2024 1 Station 1	C2400817	IH 10 W and WB IH 10 W ONRP SCHWAB RD/WE	Good Intent Call	Dispatched and cancelled en route	
04/05/2024 2 Station 1	C2400818	608 RED RIVER	Good Intent Call	No incident found on arrival at dispatch address	4.28
04/05/2024 2 Station 1	S2401315	1208 FM 3009 / FM 78 and FM 78	Rescue & Emergency Me	Motor vehicle accident with injuries	4.25
04/06/2024 0 Station 2	C2400819	309 APACHE LEDGE	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	5.40
04/06/2024 0 Station 2	S2401316	2700 FM 78 West and N SANTA CLARA RD	Good Intent Call	Dispatched and cancelled en route	
04/06/2024 0 Station 1	C2400820	313 NOTCHLEAF	Special Incident Type	SZFD Response - No CBFD Response	7.00
04/06/2024 0 Station 1	S2401317	501 FM 3009	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	9.48
04/06/2024 0 Station 1	C2400821	816 EVERYDAY Way	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	3.77
04/06/2024 1 Station 1	C2400822	850 FM 1103	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	2.58
04/06/2024 1 Station 2	S2401319	1525 BENCH Trail	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	7.27
04/06/2024 1 Station 2	C2400823	213 WHITE ROCK	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	3.83
04/06/2024 1 Station 2	C2400824	305 SWIFT MOVE	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	4.32
04/06/2024 2 Station 2	S2401324	1104 BERRY CREEK Drive	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	6.90
04/07/2024 0 Station 1	C2400825	326 COLBERT FERRY	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	3.93
04/07/2024 1 Station 1	C2400826	812 EVERYDAY Way	Service Call	Assist invalid (No transport or treatment)	4.32
04/07/2024 1 Station 3	S2401330	4601 CHERRY TREE Drive	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	5.47
04/07/2024 1 Station 1	C2400827	128 CRIMSON TREE	Good Intent Call	Dispatched and cancelled en route	
04/07/2024 1 Station 2	S2401334	6032 FM 3009	Good Intent Call	Dispatched and cancelled en route	
04/07/2024 1 Station 1	C2400828	326 CRYSTAL VALLEY Drive	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	8.40
04/07/2024 2 Station 2	C2400829	310 NOTCHLEAF	Special Incident Type	SZFD Response - No CBFD Response	5.05
04/07/2024 2 Station 1	C2400830	816 EVERYDAY Way	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	4.72
04/08/2024 0 Station 1	C2400831	100 MOHAWK Drive	Service Call	Assist invalid (No transport or treatment)	6.30
04/08/2024 0 Station 1	C2400832	FM 78 and S MAIN ST/HAECKERVILLE RD	Good Intent Call	Dispatched and cancelled en route	
04/08/2024 0 Station 1	S2401338	14322 IH 10	Good Intent Call	Dispatched and cancelled en route	
04/08/2024 0 Station 2	C2400833	118 INDIAN BLANKET Street	Service Call	Assist invalid (No transport or treatment)	5.47
04/08/2024 1 Station 3	C2400834	305 SWIFT MOVE	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	7.77
04/08/2024 1 Station 2	S2401339	1525 BENCH Trail	Service Call	Assist invalid (No transport or treatment)	6.27
04/08/2024 1 Station 1	C2400835	812 EVERYDAY Way	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	4.20
04/08/2024 1 Station 3	C2400836	312 ASIAGO	Good Intent Call	Dispatched and cancelled en route	
04/08/2024 1 Station 1	C2400837	504 RIVER STATION	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	4.15

04/08/2024 2 Station 3	C2400838	205 COUNTRY VALE	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	4.58
04/09/2024 0 Station 3	C2400839	608 SADDLEHORN Way	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	5.93
04/09/2024 0 Station 2	S2401347	2921 COTTONWOOD Drive	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	6.00
04/09/2024 1 Station 1	C2400840	213 SOMERSET Avenue	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	5.63
04/09/2024 1 Station 2	S2401350	908 FAIRLAWN Avenue	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	7.57
04/09/2024 1 Station 1	C2400841	132 GREEN BROOK PLACE	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	7.12
04/09/2024 1 Station 2	C2400842	185 ROSEGATE Drive	Special Incident Type	SZFD Response - No CBFD Response	6.03
04/09/2024 1 Station 1	S2401352	Ih 10 East and E Fm 1518 N	Good Intent Call	Dispatched and cancelled en route	
04/09/2024 1 Station 1	C2400843	727 CIBOLO VALLEY Drive	Rescue & Emergency Me	Motor vehicle accident with no injuries	3.68
04/09/2024 1 Station 2	C2400844	121 WEEPING WILLOW	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	3.85
04/09/2024 1 Station 1	C2400845	310 BIRKDALE Drive	Service Call	Assist invalid (No transport or treatment)	8.40
04/09/2024 1 Station 2	C2400846	160 FOXGLOVE Pass	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	4.50
04/09/2024 2 Station 2	C2400847	316 WILLOW View	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	4.38
04/09/2024 2 Station 1	C2400848	249 SHADY CREEK Lane	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	4.50
04/09/2024 2 Station 3	C2400849	1842 WIEDNER Road	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	1.95
04/09/2024 2 Station 1	S2401359	400 RIVER Road	Hazardous Conditions (N	Power line down	7.50
04/09/2024 2 Station 1	S2401361	2520 HIDDEN GROVE Lane	Good Intent Call	Dispatched and cancelled en route	
04/10/2024 0 Station 1	S2401365	1132 FM 78	Special Incident Type	SZFD Response - No CBFD Response	1.00
04/10/2024 0 Station 2	S2401367	IH 35 N and IH 35 N/SCHWAB RD	Fire	Road freight or transport vehicle fire	14.25
04/10/2024 0 Station 3	C2400850	724 LASERRA	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	3.87
04/10/2024 0 Station 1	S2401371	207 ZUEHL	Service Call	Public service	12.60
04/10/2024 0 Station 2	S2401372	IH 35 N and NB IH 35 N ONRP CORRIDOR LP RD/	Good Intent Call	Dispatched and cancelled en route	
04/10/2024 1 Station 1	S2401374	3701 FM 3009	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	5.72
04/10/2024 1 Station 2	S2401376	2921 COTTONWOOD Drive	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	5.50
04/10/2024 1 Station 3	C2400851	FM 1103 and PVT RD AT 1300 FM 1103/PVT RD /	Rescue & Emergency Me	Motor vehicle accident with no injuries	5.03
04/10/2024 1 Station 2	C2400852	812 EVERYDAY Way	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	6.52
04/10/2024 1 Station 1	S2401378	Schertz Parkway and Kramer Pkwy	Good Intent Call	Dispatched and cancelled en route	
04/10/2024 1 Station 2	S2401379	IH 35 N NB and FM 2252	Good Intent Call	Dispatched and cancelled en route	
04/10/2024 2 Station 1	C2400853	241 FRITZ Way	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	5.52
04/11/2024 0 Station 2	C2400854	113 BROOK MEADOW	Good Intent Call	Dispatched and cancelled en route	
04/11/2024 0 Station 1	S2401384	Fm 78 and River Rd	Good Intent Call	Dispatched and cancelled en route	
04/11/2024 0 Station 1	C2400855	850 FM 1103	False Alarm and False Cal	Alarm system activation, no fire - unintentional	3.17
04/11/2024 1 Station 2	C2400856	816 EVERYDAY Way	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	4.02
04/11/2024 1 Station 2	S2401389	1222 BORGFELD Road	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	6.30

04/11/2024 1 Station 1	C2400857	118 BUFFALO Trail	Good Intent Call	Dispatched and cancelled en route	
04/11/2024 1 Station 2	S2401391	IH 35 N / FM 1103 and Fm 1103	Good Intent Call	No incident found on arrival at dispatch address	6.38
04/11/2024 1 Station 2	C2400858	125 CORSICA Drive	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	4.83
04/11/2024 1 Station 3	C2400859	Fm 1103 and Coy Ln	Service Call	Public service	0.07
04/11/2024 1 Station 3	C2400860	Fm 1103 and Wiedner Rd	Rescue & Emergency Me	Motor vehicle accident with no injuries	3.00
04/11/2024 1 Station 1	C2400861	885 CIBOLO VALLEY Drive	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	3.77
04/11/2024 1 Station 2	S2401393	3941 BROOK HOLLOW Drive	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	3.88
04/11/2024 1 Station 3	C2400862	605 PIPE GATE	Good Intent Call	No incident found on arrival at dispatch address	14.37
04/11/2024 1 Station 1	S2401395	1305 CHESTNUT Drive	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	7.60
04/11/2024 2 Station 1	S2401397	524 PECAN Drive	Service Call	Assist invalid (No transport or treatment)	7.05
04/11/2024 2 Station 1	C2400863	217 FLINT Road	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	5.97
04/12/2024 0 Station 3	S2401398	4817 CHERRY TREE Drive	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	7.23
04/12/2024 0 Station 1	C2400864	Sippel Avenue and Pecan	Special Incident Type	SZFD Response - No CBFD Response	7.52
04/12/2024 1 Station 1	C2400865	245 West BORGFELD Road	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	3.10
04/12/2024 1 Station 3	C2400866	816 EVERYDAY Way	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	5.65
04/12/2024 1 Station 2	C2400867	2300 FM 3009	Special Incident Type	SZFD Response - No CBFD Response	4.80
04/12/2024 1 Station 1	C2400868	213 SOMERSET Avenue	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	6.30
04/12/2024 1 Station 1	S2401400	1024 CRIMSON COVE Drive	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	6.27
04/12/2024 1 Station 1	C2400869	327 SULPHUR Springs	Good Intent Call	Dispatched and cancelled en route	
04/12/2024 1 Station 2	C2400870	100 EVENING BREEZE	Special Incident Type	SZFD Response - No CBFD Response	7.52
04/12/2024 1 Station 2	C2400871	104 EVENING BREEZE	Special Incident Type	SZFD Response - No CBFD Response	2.65
04/12/2024 1 Station 2	S2401402	7451 FM 3009	False Alarm and False Cal	Alarm system activation, no fire - unintentional	10.53
04/12/2024 2 Station 1	C2400872	502 COUNTRY Lane	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	5.97
04/12/2024 2 Station 1	C2400873	812 EVERYDAY Way	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	4.58
04/13/2024 0 Station 1	C2400874	1112 DEBBIE Drive	Service Call	Unauthorized burning	5.17
04/13/2024 0 Station 2	C2400875	310 NOTCHLEAF	Special Incident Type	SZFD Response - No CBFD Response	4.87
04/13/2024 1 Station 3	C2400876	508 CIBOLO VALLEY Drive and N MAIN ST/EVERY	False Alarm and False Cal	Municipal alarm system, malicious false alarm	5.05
04/13/2024 1 Station 2	S2401407	1509 RED CEDAR Cove	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	6.12
04/13/2024 1 Station 3	C2400877	812 EVERYDAY Way	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	2.83
04/13/2024 1 Station 1	C2400878	950 Everyday way	Hazardous Conditions (N	Arcing, shorted electrical equipment	5.57
04/13/2024 2 Station 2	C2400879	18124 IH 35	Special Incident Type	SZFD Response - No CBFD Response	0.33
04/14/2024 0 Station 2	S2401413	2528 GRENADA GAIT	Good Intent Call	Dispatched and cancelled en route	
04/14/2024 0 Station 1	C2400880	812 EVERYDAY Way	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	5.38
04/14/2024 0 Station 1	C2400881	812 EVERYDAY Way	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	0.05

04/14/2024 1 Station 3	C2400882	626 SASSMAN Road	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	6.30
04/14/2024 1 Station 2	C2400883	104 EVENING BREEZE	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	5.02
04/14/2024 1 Station 1	S2401416	2608 HIDDEN GROVE Lane	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	7.32
04/14/2024 1 Station 3	C2400884	272 ALBARELLA	Special Incident Type	SZFD Response - No CBFD Response	5.50
04/14/2024 1 Station 2	S2401419	2908 RED TIP Drive	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	6.65
04/14/2024 1 Station 1	C2400885	816 EVERYDAY Way	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	4.92
04/14/2024 2 Station 2	C2400886	209 SILVER WING	Special Incident Type	SZFD Response - No CBFD Response	6.73
04/15/2024 0 Station 2	C2400887	108 BRIAR Street	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	4.67
04/15/2024 0 Station 1	C2400888	816 EVERYDAY Way	Service Call	Assist invalid (No transport or treatment)	6.17
04/15/2024 0 Station 2	C2400889	417 PEARL CHASE	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	7.05
04/15/2024 0 Station 2	C2400890	2300 FM 3009	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	6.55
04/15/2024 1 Station 2	C2400891	105 BROOKHILL	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	3.05
04/15/2024 1 Station 1	C2400892	784 CIBOLO VALLEY Drive	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	4.72
04/15/2024 1 Station 2	C2400893	3859 CIBOLO VALLEY Drive	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	1.55
04/15/2024 1 Station 2	C2400894	2900 CIBOLO VALLEY Drive	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	3.43
04/15/2024 1 Station 3	C2400895	457 FOXTAIL VALLEY	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	7.27
04/15/2024 1 Station 2	C2400896	100 DEER MEADOW Boulevard	False Alarm and False Cal	Smoke detector activation due to malfunction	5.32
04/15/2024 1 Station 1	C2400897	816 EVERYDAY Way	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	3.05
04/15/2024 1 Station 2	S2401432	2700 ASHLEY MEADOW	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	6.17
04/16/2024 0 Station 1	S2401436	1132 FM 78	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	5.77
04/16/2024 0 Station 2	C2400898	2300 FM 3009	Special Incident Type	SZFD Response - No CBFD Response	5.97
04/16/2024 0 Station 2	S2401439	1512 JUNIPER Lane	Service Call	Assist invalid (No transport or treatment)	5.98
04/16/2024 0 Station 1	C2400899	650 FM 78	Rescue & Emergency Me	Motor vehicle accident with injuries	2.53
04/16/2024 1 Station 2	C2400900	224 LIECK Cove	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	7.55
04/16/2024 1 Station 1	C2400901	100 West BRAMBLEWOOD Circle and E SCHLATH	Special Incident Type	SZFD Response - No CBFD Response	9.73
04/16/2024 1 Station 1	C2400902	816 EVERYDAY Way	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	4.38
04/16/2024 2 Station 1	C2400903	209 LITTLE WICHITA	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	3.55
04/16/2024 2 Station 1	C2400904	208 MEEK Street	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	4.58
04/16/2024 2 Station 3	C2400905	1300 FM 1103 and FM 1103/Rodeo Way	Rescue & Emergency Me	Motor vehicle accident with injuries	5.80
04/17/2024 0 Station 1	S2401450	12155 LOST MEADOWS Drive	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	7.65
04/17/2024 0 Station 1	C2400906	204 LOOP 539	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	2.55
04/17/2024 0 Station 1	C2400907	10708 BLK IH 10 W	Rescue & Emergency Me	Motor vehicle accident with injuries	14.48
04/17/2024 1 Station 2	C2400908	107 GREEN VALLEY LOOP	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	1.98
04/17/2024 1 Station 3	C2400909	229 KENSINGTON Drive	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	5.50

04/17/2024 2 Station 1	C2400910	950 EVERYDAY Way	Good Intent Call	No incident found on arrival at dispatch address	4.43
04/17/2024 2 Station 1	S2401462	Fm 78 and 1st St	Rescue & Emergency Me	Motor vehicle accident with injuries	5.60
04/17/2024 2 Station 2	S2401463	17650 FOUR OAKS Lane	False Alarm and False Cal	Alarm system activation, no fire - unintentional	6.25
04/17/2024 2 Station 2	S2401464	Ih 35 N Sb and Cibolo Valley Dr	Rescue & Emergency Me	Motor vehicle accident with no injuries	12.92
04/18/2024 0 Station 3	S2401466	6050 MULE DEER	False Alarm and False Cal	Smoke detector activation due to malfunction	10.60
04/18/2024 0 Station 2	C2400911	109 FIREBIRD Run	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	6.95
04/18/2024 0 Station 2	S2401467	3616 OLDE MOSS	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	7.75
04/18/2024 0 Station 2	S2401470	21900 IH 35	Rescue & Emergency Me	Motor vehicle accident with injuries	6.18
04/18/2024 0 Station 2	S2401471	IH 35 N / FM 3009 and FM 3009	Good Intent Call	Dispatched and cancelled en route	
04/18/2024 1 Station 1	S2401472	620 RIVER Road	Service Call	Unauthorized burning	6.02
04/18/2024 1 Station 2	C2400912	2300 FM 3009	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	6.92
04/18/2024 1 Station 2	C2400913	602 CIBOLO VALLEY Drive	Rescue & Emergency Me	Motor vehicle/pedestrian accident	4.63
04/18/2024 2 Station 3	C2400914	121 RATTLESNAKE Way	Good Intent Call	Dispatched and cancelled en route	
04/19/2024 0 Station 2	S2401483	Fm 3009 and Woodland Oaks Dr	Fire	Passenger vehicle fire	4.08
04/19/2024 0 Station 3	C2400915	1112 DEBBIE Drive	Service Call	Unauthorized burning	1.52
04/19/2024 0 Station 2	C2400916	395 West BORGFELD Road	False Alarm and False Cal	Alarm system activation, no fire - unintentional	6.03
04/19/2024 0 Station 3	C2400917	6052 GREEN VALLEY Road	Service Call	Unauthorized burning	6.92
04/19/2024 1 Station 2	S2401487	Fm 3009 and Tri-county Pkwy	Hazardous Conditions (N	Other electrical wiring/equipment problem	7.28
04/19/2024 1 Station 1	S2401490	Fm 3009 and Triton	Rescue & Emergency Me	Motor vehicle accident with injuries	2.67
04/19/2024 1 Station 1	C2400918	602 CIBOLO VALLEY Drive	Good Intent Call	Other Good intent call	4.48
04/19/2024 1 Station 1	C2400919	200 FM 78 East and COUNTRY LN	Special Incident Type	SZFD Response - No CBFD Response	8.25
04/19/2024 1 Station 1	C2400920	812 EVERYDAY Way	Service Call	Assist invalid (No transport or treatment)	6.50
04/20/2024 0 Station 3	C2400921	236 HINGE Path	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	2.68
04/20/2024 0 Station 3	C2400922	556 SLIPPERY ROCK	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	7.08
04/20/2024 0 Station 1	C2400923	205 COUNTRY VALE	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	7.48
04/20/2024 0 Station 2	S2401495	17650 FOUR OAKS Lane	Good Intent Call	Dispatched and cancelled en route	
04/20/2024 0 Station 1	C2400924	850 FM 1103	False Alarm and False Cal	Alarm system activation, no fire - unintentional	4.33
04/20/2024 0 Station 2	S2401497	Fairlawn Avenue and Ashwood Rd	Good Intent Call	Dispatched and cancelled en route	
04/20/2024 1 Station 2	C2400925	231 DEER MESA	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	5.08
04/20/2024 1 Station 2	S2401499	1073 BOXER PASS Drive	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	3.83
04/20/2024 1 Station 1	C2400926	736 RUSHING BANKS	Hazardous Conditions (N	Gas leak (natural gas or LPG)	6.65
04/20/2024 1 Station 3	C2400927	177 SHORT WEYEL Road	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	6.25
04/20/2024 1 Station 1	C2400928	850 FM 1103	False Alarm and False Cal	Detector activation, no fire - unintentional	4.37
04/20/2024 1 Station 3	C2400929	144 GRAND VISTA	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	5.77

04/20/2024 1 Station 1	C2400930	2175 FM 1103 Road	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	7.98
04/20/2024 1 Station 2	S2401506	1613 CLOUDY BROOK	Service Call	Assist invalid (No transport or treatment)	4.77
04/20/2024 1 Station 3	S2401507	7735 Fm 482 and 482	Good Intent Call	Dispatched and cancelled en route	
04/20/2024 1 Station 1	C2400931	Fm 78 West and Fm 1103	Rescue & Emergency Me	Motor vehicle accident with injuries	3.93
04/20/2024 1 Station 1	C2400932	272 FM 1103	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	3.83
04/20/2024 2 Station 3	C2400933	850 FM 1103	Good Intent Call	Dispatched and cancelled en route	
04/20/2024 2 Station 3	S2401510	5120 BROOKLINE	False Alarm and False Cal	Smoke detector activation, no fire - unintentiona	8.98
04/21/2024 0 Station 2	C2400934	413 SWIFT MOVE	Good Intent Call	Dispatched and cancelled en route	
04/21/2024 0 Station 1	C2400935	816 EVERYDAY Way	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	4.93
04/21/2024 1 Station 1	C2400936	213 SOMERSET Avenue	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	5.55
04/21/2024 1 Station 1	C2400937	213 SOMERSET Avenue	Good Intent Call	Dispatched and cancelled en route	
04/21/2024 1 Station 1	S2401517	930 FM 3009	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	4.32
04/21/2024 1 Station 3	C2400938	113 ARCADIA PLACE	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	4.62
04/21/2024 2 Station 2	C2400939	328 RIO VISTA Drive	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	6.92
04/21/2024 2 Station 3	C2400940	Fm 1103 and Orth Ave	Rescue & Emergency Me	Motor vehicle accident with injuries	4.20
04/21/2024 2 Station 3	C2400941	FM 1103 and TURNING STONE	Rescue & Emergency Me	Motor vehicle accident with no injuries	5.15
04/21/2024 2 Station 1	C2400942	812 EVERYDAY Way	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	5.17
04/22/2024 0 Station 2	C2400943	121 BROOK SHIRE	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	5.47
04/22/2024 0 Station 2	S2401520	2700 TWOCOURTS Way	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	6.78
04/22/2024 0 Station 1	S2401521	12155 LOST MEADOWS Drive	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	6.65
04/22/2024 1 Station 1	S2401524	104 FM 78	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	3.85
04/22/2024 1 Station 1	S2401530	600 AERO Avenue	Good Intent Call	Dispatched and cancelled en route	
04/22/2024 1 Station 2	C2400944	Cibolo Valley Drive and Ripps-kreusler	Special Incident Type	SZFD Response - No CBFD Response	4.97
04/22/2024 1 Station 2	S2401532	IH 35 N SB / FM 1103 and Fm 1103	Good Intent Call	Dispatched and cancelled en route	
04/22/2024 1 Station 1	C2400945	730 FM 1103	Service Call	Assist invalid (No transport or treatment)	4.25
04/22/2024 1 Station 2	S2401534	1613 CLOUDY BROOK	Service Call	Assist invalid (No transport or treatment)	4.87
04/22/2024 2 Station 2	S2401537	1613 CLOUDY BROOK	Service Call	Assist invalid (No transport or treatment)	4.82
04/22/2024 2 Station 1	S2401538	16619 EMERALD Bluff	Good Intent Call	Dispatched and cancelled en route	
04/23/2024 0 Station 1	C2400946	812 EVERYDAY Way	Service Call	Assist invalid (No transport or treatment)	7.90
04/23/2024 0 Station 2	C2400947	PVT RD AT 475 DEAN Road and DEAN RD/Dead E	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	5.18
04/23/2024 0 Station 1	C2400948	2300 FM 3009	Special Incident Type	SZFD Response - No CBFD Response	6.05
04/23/2024 1 Station 2	C2400949	809 SILVER FOX	Special Incident Type	SZFD Response - No CBFD Response	8.68
04/23/2024 1 Station 2	S2401544	12805 SCHAEFER Road	Hazardous Conditions (N	Gas leak (natural gas or LPG)	4.93
04/23/2024 1 Station 1	S2401545	2612 RIVA RIDGE Circle	Good Intent Call	Smoke scare, odor of smoke	5.03

04/23/2024 1 Station 1	C2400950	213 SOMERSET Avenue	False Alarm and False Cal	Alarm system activation, no fire - unintentional	4.18
04/23/2024 1 Station 3	C2400951	816 EVERYDAY Way	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	6.80
04/23/2024 1 Station 2	C2400952	303 TROJAN Creek	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	6.65
04/23/2024 1 Station 2	C2400953	117 MORNING DEW	False Alarm and False Cal	Detector activation, no fire - unintentional	2.65
04/23/2024 1 Station 3	S2401548	Hubertus Road and Fm 1103	Good Intent Call	No incident found on arrival at dispatch address	5.83
04/23/2024 1 Station 3	S2401551	3317 WHISPER HAVEN	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	4.52
04/23/2024 2 Station 1	C2400954	784 CIBOLO VALLEY Drive	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	3.92
04/24/2024 0 Station 3	C2400955	Fm 1103 and Weil Rd	Rescue & Emergency Me	Motor vehicle accident with injuries	5.02
04/24/2024 1 Station 3	C2400956	412 LANDMARK STONE	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	6.50
04/24/2024 1 Station 2	C2400957	117 MORNING DEW	False Alarm and False Cal	Alarm system activation, no fire - unintentional	3.43
04/24/2024 1 Station 2	C2400958	112 SPRING FAWN	Good Intent Call	Other Good intent call	1.80
04/24/2024 1 Station 2	C2400959	113 BAY WILLOW	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	5.37
04/24/2024 1 Station 2	C2400960	2332 FM 3009	Special Incident Type	SZFD Response - No CBFD Response	5.05
04/24/2024 1 Station 3	C2400961	329 DANBROOK Way	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	6.57
04/24/2024 1 Station 1	C2400962	200 South MAIN Street	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	0.27
04/24/2024 1 Station 3	C2400963	105 GATEWOOD FALLS	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	3.68
04/24/2024 2 Station 3	C2400964	2801 WEIL Road	Service Call	Unauthorized burning	7.22
04/24/2024 2 Station 1	C2400965	5717 LOWER SEGUIN Road	Special Incident Type	SZFD Response - No CBFD Response	7.05
04/25/2024 0 Station 2	C2400966	109 FIREBIRD Run	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	7.33
04/25/2024 0 Station 2	S2401563	9700 GREEN VALLEY Road	Good Intent Call	Dispatched and cancelled en route	
04/25/2024 0 Station 2	C2400967	Highland Place and Saddle Cv	Good Intent Call	Dispatched and cancelled en route	
04/25/2024 1 Station 1	C2400968	438 PORTRUSH Lane	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	5.68
04/25/2024 1 Station 3	C2400970	1300 FM 1103	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	3.72
04/25/2024 1 Station 1	C2400971	950 EVERYDAY Way	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	4.83
04/25/2024 1 Station 3	S2401569	4624 FALLING OAK	Service Call	Assist invalid (No transport or treatment)	20.73
04/25/2024 1 Station 1	C2400972	112 BUFFALO Trail	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	3.37
04/25/2024 1 Station 2	C2400973	132 HANGING MOSS Drive	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	4.93
04/25/2024 1 Station 1	C2400974	200 South MAIN Street	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	0.58
04/25/2024 1 Station 1	C2400975	217 TOWN CREEK Way	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	5.28
04/25/2024 1 Station 1	C2400976	235 JACQUELINE Street	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	7.55
04/26/2024 0 Station 2	S2401574	2901 LOTUS PARK	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	6.23
04/26/2024 1 Station 3	C2400977	162 LOOP 539	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	2.83
04/26/2024 1 Station 1	S2401580	501 FM 3009	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	5.28
04/26/2024 1 Station 2	S2401583	16972 BLK IH 35 N	Good Intent Call	Dispatched and cancelled en route	

04/26/2024 1 Station 2	C2400978	121 BENTWOOD RANCH Drive	Good Intent Call	No incident found on arrival at dispatch address	4.13
04/26/2024 1 Station 1	C2400979	816 EVERYDAY Way	Rescue & Emergency Me	Motor vehicle/pedestrian accident	3.95
04/26/2024 1 Station 2	C2400980	160 FOXGLOVE Pass	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	6.07
04/26/2024 1 Station 1	C2400981	213 SOMERSET Avenue	False Alarm and False Ca	Alarm system sounded due to malfunction	5.92
04/26/2024 1 Station 3	C2400982	812 EVERYDAY Way	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	1.93
04/26/2024 2 Station 3	C2400983	3600 GREEN VALLEY Road	Good Intent Call	Dispatched and cancelled en route	
04/27/2024 0 Station 1	C2400984	162 LOOP 539	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	7.98
04/27/2024 0 Station 2	S2401590	1612 CANYON OAK	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	6.60
04/27/2024 0 Station 2	S2401591	2818 BENT TREE Drive	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	6.95
04/27/2024 1 Station 2	C2400985	11855 IH 10	Special Incident Type	SZFD Response - No CBFD Response	11.37
04/27/2024 1 Station 2	C2400986	609 MINERALS Way	Good Intent Call	Dispatched and cancelled en route	
04/27/2024 2 Station 3	C2400987	229 KENSINGTON Drive	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	2.28
04/27/2024 2 Station 2	C2400988	113 SPRINGTREE FIELD	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	2.57
04/27/2024 2 Station 1	C2400989	607 OVERLOOK Ridge	Good Intent Call	Dispatched and cancelled en route	
04/27/2024 2 Station 1	C2400990	100 MOHAWK Drive	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	5.27
04/27/2024 2 Station 1	C2400991	816 EVERYDAY Way	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	6.23
04/28/2024 0 Station 3	C2400992	128 LONE STAR Way	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	9.27
04/28/2024 0 Station 1	S2401602	533 MAIN Street	Good Intent Call	Dispatched and cancelled en route	
04/28/2024 0 Station 1	C2400993	213 SOMERSET Avenue	False Alarm and False Ca	Alarm system activation, no fire - unintentional	7.55
04/28/2024 0 Station 1	C2400994	204 NOMAD Lane	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	7.95
04/28/2024 0 Station 3	S2401603	3933 CHERRY TREE Drive	Service Call	Assist invalid (No transport or treatment)	9.62
04/28/2024 0 Station 2	S2401606	2941 CANDLEBERRY Drive	Severe Weather and Nat	Lightning strike (no fire)	4.28
04/28/2024 0 Station 1	C2400995	1131 GUADALUPE Drive	Good Intent Call	Dispatched and cancelled en route	
04/28/2024 1 Station 1	C2400996	224 BROAD OAK Drive	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	2.08
04/28/2024 1 Station 3	C2400997	428 DEER MEADOW Boulevard	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	11.13
04/28/2024 1 Station 1	C2400998	IH 10 W and WB IH 10 W ONRP ZUEHL RD/IH 10	Good Intent Call	Dispatched and cancelled en route	
04/28/2024 1 Station 2	C2400999	200 WILLOW BRANCH	Good Intent Call	Dispatched and cancelled en route	
04/28/2024 1 Station 3	C2401000	429 CACTUS FLOWER	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	4.20
04/28/2024 2 Station 2	C2401001	3383 GREEN VALLEY Road	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	5.05
04/28/2024 2 Station 2	C2401002	613 PADOVA	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	3.67
04/29/2024 0 Station 3	S2401613	3933 CHERRY TREE Drive	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	6.47
04/29/2024 0 Station 2	C2401003	514 BALTUSTROL Drive	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	6.32
04/29/2024 0 Station 1	C2401004	213 SOMERSET Avenue	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	2.82
04/29/2024 0 Station 2	S2401614	3301 FM 3009	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	3.98

04/29/2024 0 Station 1	C2401005	171 West BORGFELD Road	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	5.43
04/29/2024 0 Station 3	C2401006	CIBOLO VALLEY Drive and STILL BROOK LN/BROC	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	7.53
04/29/2024 0 Station 2	C2401007	816 EVERYDAY Way	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	7.67
04/29/2024 0 Station 3	S2401615	1300 ELI WHITNEY	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	6.47
04/29/2024 0 Station 1	C2401008	565 BOLTON Road	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	11.70
04/29/2024 0 Station 2	C2401009	244 BRUSH TRAIL BEND	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	4.02
04/29/2024 1 Station 3	C2401010	11917 LOWER SEGUIN Road	Good Intent Call	Dispatched and cancelled en route	
04/29/2024 1 Station 2	C2401011	395 West BORGFELD Road	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	6.17
04/29/2024 1 Station 3	S2401616	3417 WHISPER HAVEN	False Alarm and False Cal	Smoke detector activation due to malfunction	5.75
04/29/2024 1 Station 2	C2401012	221 TIERRA GRANDE	Good Intent Call	Dispatched and cancelled en route	
04/29/2024 1 Station 1	S2401617	PVT TRAIL IN CRESCENT BEND NATURE PARK and	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	6.05
04/29/2024 1 Station 1	C2401013	329 MISTY SAILS	Good Intent Call	Dispatched and cancelled en route	
04/29/2024 2 Station 3	C2401014	204 MOUNTAIN HOME	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	4.98
04/29/2024 2 Station 1	C2401015	225 FRITZ Way	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	5.43
04/29/2024 2 Station 3	C2401016	601 WILDCAT Run	False Alarm and False Cal	Carbon monoxide detector activation, no CO	4.47
04/30/2024 0 Station 1	C2401017	237 BIG CYPRESS	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	4.82
04/30/2024 1 Station 2	S2401622	17650 FOUR OAKS Lane	Good Intent Call	Dispatched and cancelled en route	
04/30/2024 1 Station 1	C2401018	812 EVERYDAY Way	Service Call	Assist invalid (No transport or treatment)	6.68
04/30/2024 1 Station 1	S2401623	1739 SCHERTZ Parkway	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	7.07
04/30/2024 1 Station 1	C2401019	209 CAPE NEDDICK	Rescue & Emergency Me	Medical assist, assist another agency EMS crew	5.62
04/30/2024 1 Station 1	C2401020	812 EVERYDAY Way	Service Call	Assist invalid (No transport or treatment)	4.48
04/30/2024 1 Station 2	S2401626	3860 FM 3009	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	1.98
04/30/2024 1 Station 3	C2401021	FM 1103 and GREEN VALLEY RD/TURNING STON	Rescue & Emergency Me	Motor vehicle accident with no injuries	3.72
04/30/2024 1 Station 2	S2401627	3860 FM 3009	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	0.10
04/30/2024 1 Station 1	C2401022	213 SOMERSET Avenue	False Alarm and False Cal	Alarm system sounded due to malfunction	5.30
04/30/2024 1 Station 1	C2401023	513 CIBOLO VALLEY Drive	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	4.80
04/30/2024 1 Station 1	C2401024	182 SPICE OAK Lane	Special Incident Type	SZFD Response - No CBFD Response	5.85
04/30/2024 1 Station 2	C2401025	208 HONEYBEE	Rescue & Emergency Me	EMS call, excluding vehicle accident with injury	5.78