

City Council Meeting

Tuesday, June 24, 2025, 6:30 PM
Council Chambers
200 S. Main St.
Cibolo, Texas 78108

Est. Duration: 2 hr 40 min

1. Call to Order

2. Roll Call and Excused Absences

2.A. Excused Absence

3. Invocation

4. Pledge of Allegiance

5. Presentation of Awards/Recognitions

5.A. Presentation of three recognitions for the Public Works Department by the Texas Chapter of the American Public Works Association.

- a. Transportation - Small Cities/Rural Communities (Lower Seguin Rd)
- b. Distinguished Service to Public Works (Frank Graham)
- c. Exceptional Performance - Journalism (Jeanette Gonzalez)

6. Public Hearing

6.A. Conduct a Public Hearing regarding a request for a variance for Grampie's Pizzeria to sell alcoholic beverages within the city where the place of business is within 300 feet of a public school. (Ms. Cimics)

6.B. Conduct a Public Hearing for a staff-initiated rezone from Mixed-Use Regional Employment (MURE) District to a Light Industrial (LI) District, for 263.154 acres of land, 15 separately owned private tracts, consisting of a 126.443 acre tract of land out of ABS 1313, 3641 Santa Clara Road; and, a 17 acre tract out of ABS 313, 4105 Santa Clara Road; and, a 84.442 acre tract out of ABS 313, Weber Hoese Lane; and, a 1.0930 acre tract out of ABS 134, 10562 W IH 10; and a .7180 acre tract of land out of ABS 134, located at 10570 IH10; and, a 6.676 acre tract of land out of ABS 1314, 10833 IH 10; and, a .7180 acre tract out of ABS 134, 10570 IH 10 TX; and, a 2.0710 acre tract out of TACOT SUB, 10692 IH 10 Marion TX; and, a .480 acre tract out of ABS 134; and, a .5020 acre tract out of ABS 134, 10704 IH 10; and, a 3 acre tract out of ABS 134, 10710 IH 10 TX; and, a .8340 acre tract out of ABS 134, 7141 Linne Road, 2.15 AC, MOTT'S COMMERCIAL LOT #4, 133 Motts; 1.95 AC, MOTT'S COMMERCIAL LOT #3, 155 Motts; 2.09 AC, MOTT'S COMMERCIAL LOT #2, 177 Motts; 1.83 AC, MOTT'S COMMERCIAL LOT #1, 191 Motts; 1.83 AC, Mott's Commercial Lot #9, 184 Motts Rd; 1.56 AC, MOTT'S COMMERCIAL LOT #901 PRIVATE ACCESS EASEM'T; and, a 2.09 acre tract, Mott's Commercial Lot #8, 168 Motts; and, a 6.0 acre tract of land out of ABS 134, located at 1463 Bolton Road; and, generally located along the IH 10 corridor. (Mr. Vasquez)

7. 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 including City staff. Any person violating this policy may be requested to leave the meeting, but no person may be requested to leave or forced to leave the meeting because of the viewpoint expressed. This meeting is livestreamed. If anyone would like to make comments on any matter regarding the City of Cibolo or on an agenda item and have this item read at this meeting, please email citysecretary@cibolotx.gov or telephone 210-566-6111 before 5:00 pm the date of the meeting.

8. 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.)

- 8.A. Approval of the minutes of the Special City Council Meeting held on June 10, 2025.
- 8.B. Approval of the minutes of the Regular City Council Meeting held on June 10, 2025.
- 8.C. Approval of the Final Plat of Venado Crossing Unit 6.

9. Staff Update

- 9.A. Administration
 - a. Capital Improvement Program – Updates on Projects *Lower Seguin Road *Dean Road and Bolton Road *Green Valley Road – Low Water Crossing Improvement *Haeckerville Road and Town Creek Drainage *FY25 Street Rehabilitation Package 1 *FY25 Street Rehabilitation Package 2 *Town Creek Trail *Tolle Road *FM 1103 Phase I and Phase II
 - b. RFP's, RFQ's, RFB's and ITB's
 - c. Solid Waste Transition Update
 - d. Cibolo Summer Nights - July 11th
- 9.B. Fire Department Incident Summary for May

10. Ordinances

- 10.A. Approval/Disapproval of an Ordinance granting a variance to Grampie's Pizzeria located at 121 Cibolo Commons, Suite 101, to allow for the sale of beer and wine within 300 feet of a public school. (Ms. Cimics)
- 10.B. Approval/Disapproval of amending ordinance 1265 and updating of the City of Cibolo Tax Abatement Policy of Guidelines and Criteria for governing tax abatement incentives within the city limits of Cibolo and its ETJ. (Mr. Hardin)

11. Resolution

11.A. Approval/Disapproval of a Resolution of the City of Cibolo, Texas, authorizing the submission of a grant application to the U.S. Department of Transportation's Safe Streets and Roads for All (SS4A) demonstration grant program and committing to a 20% local match requirement. (Mr. Gomez)

12. Discussion/Action

12.A. Discussion/Action on a master gardener for the Ron Pedde Community Garden. (Councilwoman D. Roberts)

12.B. Discussion/Action on the Strategic Partnership Grant Program Applications for Funding. (Mr. Huggins)

12.C. Discussion/Action on Parks & Recreation Commission proposal to establish a New FY26 City Event: "2026 Cibolo Community Fitness Challenge & Move with the Mayor" Campaign. (Mr. Howard/Ms. Lambert)

12.D. Discussion/Action to allow the City Manager to execute a work order with Kimley-Horn for the Master Planning Services for Veterans and Niemietz Park in the amount of \$83,500. (Mr. Gomez)

12.E. Discussion/Action on the No Smoking Ordinance. (Councilwoman Sanchez-Stephens)

12.F. Discussion/Action on Council Policies. (Councilwoman D. Roberts)

12.G. Discussion/Presentation on the Tyler Technologies Records Management System (RMS) status. (Chief Andres)

12.H. Discussion from Councilmembers that have attended seminars, events, or meetings. (Council)

12.I. Discussion on items the City Council would like to see on future agendas. (Council)

12.J. 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)

13. Executive Session

The City Council will meet in Executive Session as Authorized by the Texas Gov't Code Section 551.071, Consultation with Attorney, Section 551.087 Regarding Economic Development and Section 551.074 Personnel Matters to discuss the following:

13.A. Negotiations between GVSUD and the City of Cibolo concerning water rights.

13.B. Negotiations between GVSUD and the City regarding an interlocal government agreement for utility disconnects.

13.C. Negotiations between the Cibolo Sports Association, LLC, and City of Cibolo concerning proposed investment in the Cibolo Youth Sports Complex.

13.D. Negotiations between Guadalupe County and the City of Cibolo regarding annexation road rights-of-way.

13.E. Update on Project Freeze and Project Theo.

13.F. City Manager/City Secretary appointment, employment, evaluation, duties, discipline, or dismissal.

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.

14.A. Executive Session Action

15. Adjournment

15.A. 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 Government Code, the City of Cibolo reserves the right to consult in closed session with the City Attorney regarding any item listed on this agenda. This agenda has been approved by the city's legal counsel and subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551. This has been added to the agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144.

A possible quorum of Council, committees, commissions, boards and corporations may attend this meeting.

This facility is wheelchair accessible and accessible parking space is available. Request for accommodation or interpretive services must be made 48 hours prior to the meeting. Please contact the City Secretary at (210) 566-6111. All cell phones must be turned off before entering the 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 _____ 2025.

Name and Title



Date Posted: June 17, 2025



City Council Regular Meeting Staff Report

A. Conduct a Public Hearing regarding a request for a variance for Grampie's Pizzeria to sell alcoholic beverages within the city where the place of business is within 300 feet of a public school. (Ms. Cimics)

Meeting	Agenda Group
Tuesday, June 24, 2025, 6:30 PM	Public Hearing Item: 6A.
From	
Peggy Cimics, City Secretary	

PRIOR CITY COUNCIL ACTION:

This is the second time for a Public Hearing on this variance. The first Public Hearing was on February 23, 2025. The Ordinance to either approve or disapprove the variance was first held on April 22, 2025. The Ordinance item was pulled by the applicant.

BACKGROUND:

As authorized by Texas Alcoholic Beverage Code Section 109.33(e), city council may consider applications for variances to the prohibition against the sale of alcoholic beverages within 300 feet of any church, private school or public school only if city council first conducts a public hearing on the matter and before the thirtieth day before the date of the public hearing notice is given by publication in the city's official newspaper. **After the public hearing at least 3/4 of the total city council must find all of the following:**

1. The proposed sale of alcoholic beverages would constitute no more than 30 percent of the establishment's annual gross revenue;
2. Prior to the date of the public hearing an authorized representative of the affected church, public school, or private school has provided the city manager with written confirmation of the affected church, public school, or private school has no objection to the variance;
3. The granting of the variance will not have a negative effect on the health, safety or welfare of the public;
4. On or before March 15 of the year following the granting of a variance, and every March 15 thereafter, the owner of the establishment for which the variance was granted shall submit to the city secretary all necessary documentation to verify that during the preceding calendar year no more than 30 percent of the establishment's annual gross revenues were generated by the sale of alcoholic beverages; and
5. Violations of the conditions on the variance are punishable by criminal fine and any and all remedies available at law and or equity including but not limited to revocation of the variance.

NOTE: Grampie's Pizzeria is 138 feet from the school property line. Measurement is property line to property line for a school. This measurement was taken by both the Public Works Department and the GIS Department.

Since the Ordinance was pulled by the applicant on April 22, 2025 so he could get all the requirements needed for approval the process for the variance started all over. The notice was placed in the Seguin Gazette on May 18, 2025. It is required to have 30 days between posting in the newspaper and the public hearing. Council normally would have the public hearing on one agenda and on the following meeting's agenda have the item for the council to consider either approving/disapproving of the variance. Since this item was on the agenda before both the public hearing and the ordinance are on this agenda.

STAFF RECOMMENDATION:

Staff has no recommendation.

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A



City Council Regular Meeting Staff Report

B. Conduct a Public Hearing for a staff-initiated rezone from Mixed-Use Regional Employment (MURE) District to a Light Industrial (LI) District, for 263.154 acres of land, 15 separately owned private tracts, consisting of a 126.443 acre tract of land out of ABS 1313, 3641 Santa Clara Road; and, a 17 acre tract out of ABS 313, 4105 Santa Clara Road; and, a 84.442 acre tract out of ABS 313, Weber Hoese Lane; and, a 1.0930 acre tract out of ABS 134, 10562 W IH 10; and a .7180 acre tract of land out of ABS 134, located at 10570 IH10; and, a 6.676 acre tract of land out of ABS 1314, 10833 IH 10; and, a .7180 acre tract out of ABS 134, 10570 IH 10 TX; and, a 2.0710 acre tract out of TACOT SUB, 10692 IH 10 Marion TX; and, a .480 acre tract out of ABS 134; and, a .5020 acre tract out of ABS 134, 10704 IH 10; and, a 3 acre tract out of ABS 134, 10710 IH 10 TX; and, a .8340 acre tract out of ABS 134, 7141 Linne Road, 2.15 AC, MOTT'S COMMERCIAL LOT #4, 133 Motts; 1.95 AC, MOTT'S COMMERCIAL LOT #3, 155 Motts; 2.09 AC, MOTT'S COMMERCIAL LOT #2, 177 Motts; 1.83 AC, MOTT'S COMMERCIAL LOT #1, 191 Motts; 1.83 AC, Mott's Commercial Lot #9, 184 Motts Rd; 1.56 AC, MOTT'S COMMERCIAL LOT #901 PRIVATE ACCESS EASEM'T; and, a 2.09 acre tract, Mott's Commercial Lot #8, 168 Motts; and, a 6.0 acre tract of land out of ABS 134, located at 1463 Bolton Road; and, generally located along the IH 10 corridor. (Mr. Vasquez)

Meeting	Agenda Group
Tuesday, June 24, 2025, 6:30 PM	Public Hearing Item: 6B.
From	
Rick Vasquez, Director of Economic Development and Planning	

To: Mayor and City Council

Through: Wayne Reed, City Manager

From: Rick Vasquez, Director Planning/Economic Development

Date: 6/24/2025

Agenda: Public Hearing for a staff-initiated rezone from Mixed-Use Regional Employment (MURE) District to a Light Industrial (LI) District, for 263.154 acres of land, twelve separately owned private tracts, consisting of 126.443 acre tract of land out of ABS 1313, 3641 Santa Clara Road; and, a 17 acre tract out of ABS 313, 4105 Santa Clara Road; and, a 84.442 acre tract out of ABS 313, Weber Hoese Lane; and, a 1.0930 acre tract out of ABS 134, 10562 W IH 10; and, a 6.676 acre tract of land out of ABS 1314, 10833 IH 10; and, a 28.5 acre tract out of ABS 134, Motts Road; and, a .7180 acre tract out of ABS 134, 10570 IH 10 TX; and, a 2.0710 acre tract out of TACOT SUB, 10692 IH 10 Marion TX; and, a .480 Acre tract out of ABS 134, 10698 West IH10; and, a .5020 acre tract out of ABS 134 10704 IH10); and, 3 acre tract out of ABS 134, 10710 IH 10 TX; and, a .8340 acre tract out of ABS 134, 7141 Linne Road; and, 1.95 AC, MOTT'S COMMERCIAL LOT #3, 155 Motts; 2.09 AC, MOTT'S COMMERCIAL LOT #2, 177 Motts; 1.83 AC, MOTT'S COMMERCIAL LOT #1, 191 Motts; 1.83 AC, Mott's Commercial Lot #9, 184 Motts Rd; 1.56 AC, MOTT'S COMMERCIAL LOT #901 Private; and, 2.09 acre tract, Mott's Commercial Lot #8, 168 Motts; and, 2.15 AC, MOTT'S COMMERCIAL LOT #4, 133 Motts; generally located along the IH 10 corridor.

PLANNING & ZONING COMMISSION ACTION: June 11, 2025— The Planning and Zoning Commission, in a unanimous decision, recommended approval of the amendment to the Zoning Map.

PROPERTY INFORMATION:

Project Name: ZC-25-00

Owners: See Ownership list in attachments

Representative: City Initiated

Location/Area: Approx. 270 acres

Location: Generally located along IH-10 E

Council Place: 4

Future Land Use: Light Industrial/Business Park

Existing Zoning: Mixed Use Regional Employment Center (MURE)

Proposed Zoning: Light Industrial (I-1)

Proposed Use: Light Industrial/Manufacturing

Public Notice: Notice was published within the local newspaper (Seguin Gazette) on March 25, 2025, and the City's website.

Mail Notice: Individual letters were sent by mail to forty-eight (48) property owners within 200' of the sites. Two notices were returned in-favor.

Public Hearings: Planning & Zoning Commission held a public hearing on June 11 ,2025. No comments in favor or opposed to the proposed Zoning Map amendments.

City Council's public hearing scheduled for June 24, 2025.

CITY COUNCIL ACTION: Hold a Public Hearing to rezone from Mixed Use Regional Employment (MURE) to Light Industrial (I-1) approximately 270 acres; including twenty-three (23) tracts of property; described as follows:

126.443 acre tract of land out of ABS 1313, 3641 Santa Clara Road, Owner: RT Industrial Holding LLC

17 acre tract out of ABS 313; 4105 Santa Clara Road; Owner: Nelson Arnold Froboese

84.442 acre tract out of ABS 313, Weber Hoese TX; Owner: Yager Sharon Turk & James T Turk

1.0930 acre tract out of ABS 134, 10562 W IH 10; Owner: Leroy Reininger & Carolyn A Bledsoe

.7180 acre tract out of ABS 134, 10570 IH 10; Owner: Kimberly Ann Luensmann

2.0710 acre tract out of TACOT SUB, 10692 IH 10 Marion, TX; Owner: 2015 PP Petersons Properties LLC

.480 Acre tract out of ABS 134, 10698 IH-10 TX; Owner: Ralph Reininger

.5020 acre tract out of ABS 134, 10704 IH 10 TX; Owner: Edgar Sanchez and Valeria Vicente

3 acre tract out of ABS 134, 10710 IH 10 TX ;Owner: John R Montague

.8340 acre tract out of ABS 134, 10621 IH-10 TX; Owner: Michelle R Welch

6.676 acre tract of land out of ABS 1314, 10833 IH 10 TX; Owner: MLM Trust

6.0 acre tract out of ABS 134, 1463 BOLTON RD MARION TX 78124; Owner: D&D Contractors INC

2.15 AC, MOTT'S COMMERCIAL LOT #4, 133 Motts; Owner: Jason Louis Motts

1.95 AC, MOTT'S COMMERCIAL LOT #3, 155 Motts; 2.09 AC, MOTT'S COMMERCIAL LOT #2, 177 Motts; 1.83 AC, MOTT'S COMMERCIAL LOT #1, 191 Motts; 1.83 AC, Mott's Commercial Lot #9, 184 Motts Rd; 1.56 AC, MOTT'S COMMERCIAL LOT #901 PRIVATE ACCESS EASEM'T; Owner: Mark Louis Mott

2.09 acre tract, Mott's Commercial Lot #8, 168 Motts; Owner: MJ Challenger LLC

1.97 AC, MOTT'S COMMERCIAL LOT #7, 146 Motts; 2.16 AC, MOTT'S COMMERCIAL LOT #6, 122 Motts; 1.85 AC, MOTT'S COMMERCIAL LOT #5, 110 Motts; Owner: BSE-REH LLC

STAFF ANALYSIS:

2024 Comprehensive Plan

Light Industrial/Business Park includes business and office-related land uses, warehousing, and light industrial and manufacturing uses that occur indoors and do not involve the processing of raw materials. Office and business park land uses may be supported by nearby retail and restaurant uses. Primary land uses include: business parks, technology/data Centers, flex offices/warehousing, office, light manufacturing, advanced manufacturing, food and beverage product manufacturing, fulfillment-centers, call centers, and logistics centers.

The adopted Comprehensive Plan includes Land Use Actions:

L-10 Ensure land uses along major corridors support appropriate commercial, industrial, and institutional uses.

Strategic Economic Development Plan

Several unmet opportunities have been identified that, if strategically addressed, could significantly enhance the City of Cibolo's growth trajectory and ensure long-term economic **sustainability**. The initiative outlines **market-driven opportunities** and presents **targeted strategies** designed to strengthen the City's overall economic development environment in **alignment with Council priorities**.

The City of Cibolo, Texas, is strategically positioned to attract and support advanced manufacturing industries, due in large part to its **proximity to Interstate 10**—one of the nation's most significant east-west transportation corridors. This location provides direct access to regional, national, and international markets, facilitating efficient movement of goods and materials and **enhancing the City's appeal to logistics, distribution, and advanced manufacturing operations**.

According to the adopted plan, The Interstate 10 economic activity center is an advantageous area for industrial investment given the substantial developable acreage that can absorb manufacturing facilities and logistics-based operations.

Plan Implementation Strategy Includes:

- Increase the City's developable non-residential land assets.
- Enhance coordination of utility investment and development to support industrial development.
- Strengthen relationships with local and regional stakeholders.
- Increase the City's entrepreneurial policies and programs.

Asset Development

Objective 3.1

Action 3.1.1 Proactively engage with property owners to understand investment strategies

Toolbox Development

Objective 4.1

Rezone land based on the results of small area planning process.

Future Land Use Map

The City of Cibolo's Future Land Use Map (FLUM) was officially adopted as part of the 2024 Cibolo Tomorrow Comprehensive Plan on September 10, 2024, through Ordinance 1465. The FLUM serves as the community's visual guide for development decisions. The subject properties are designated as Light Industrial/Business Park on the City's FLUM. According to Section 14.2.O.17 of the Unified Development Code (UDC), the purpose of the Light Industrial zoning district is to allow a range of commercial uses, office parks, flex-space, and low-impact industrial activities that are compatible with the surrounding commercial areas.

RECOMMENDATION: PLANNING & ZONING COMMISSION ACTION: June 11, 2025— The Planning and Zoning Commission, in a unanimous decision, recommended approval of the amendment to the Zoning Map.

Attachments

[MURE Area Map.pdf](#)

[I-1 Use Table.pdf](#)

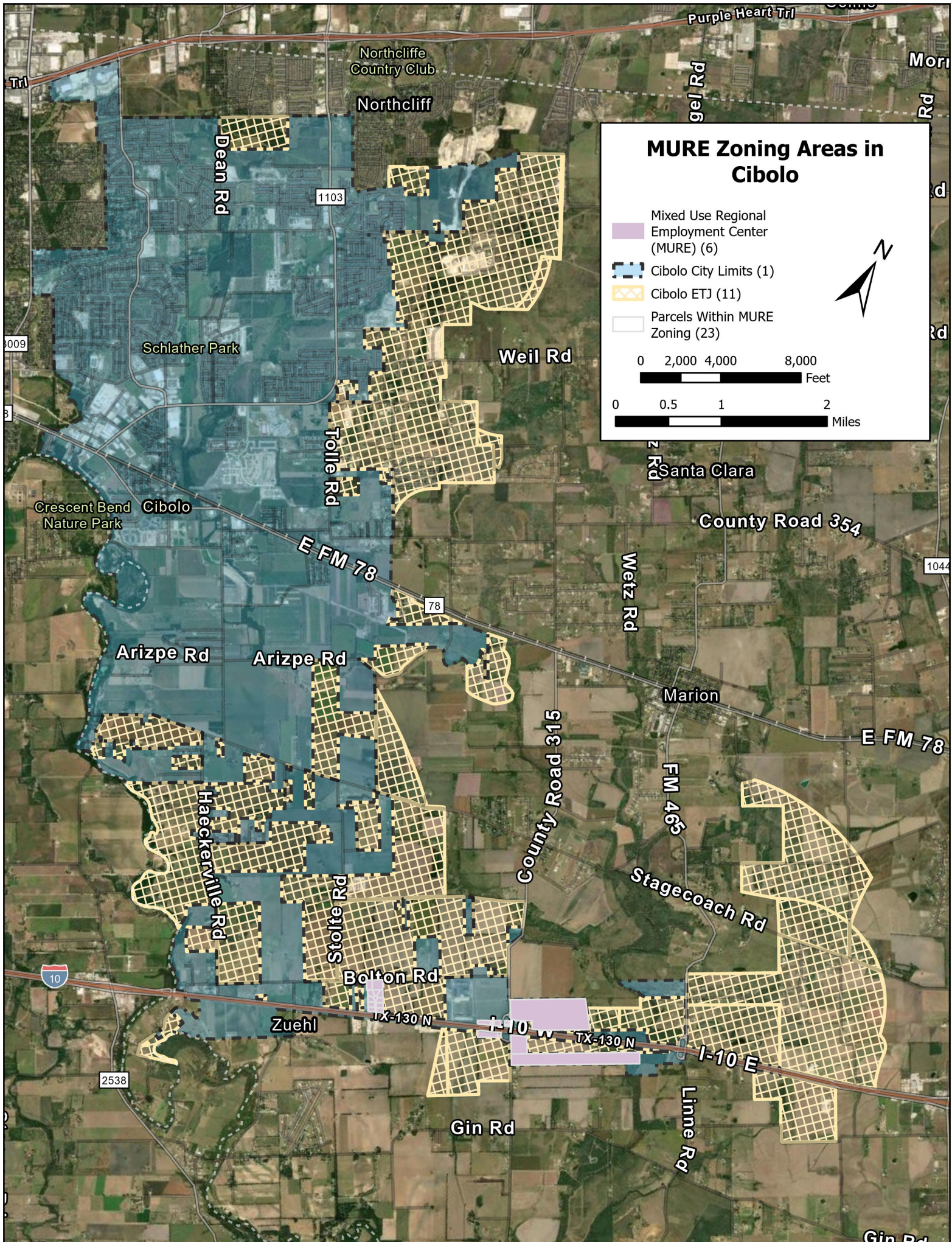
[F.1 Parcel 71067 Received 05.29.25.pdf](#)

[LI and MURE Uses.pdf](#)

[MURE to I-1 FLU Map.pdf](#)

[MURE to I-1 Zoning Map.pdf](#)

[Owners List.pdf](#)



ARTICLE 13. USE TABLE

UDC Section 13.2 Commercial Uses

I-1 uses allowed by right	I-1 allowed with CUP
Administrative and Business Offices	
Agricultural Sales and Services	
Automotive Rentals	
Automotive; Minor Repairs/Service	
Automotive; Major Repairs/Service	
Automotive Sales	
	Automotive Service Station
Automotive Washing	
Building Maintenance Services	
Business Support Services	
Commercial Off-Street Parking	
Communication Services	
	Concrete Asphalt Batching Plant (permanent)
Construction Sales and Services	
Dry Cleaning Plant	
Equipment Repair Services	
Indoor Gun Range	
	Indoor Sports and Recreation
Kennels	
Laundry Services, Laundry Mat	
	Outdoor Sports and Recreation (Intensive)
Paint Shop (Non- Retail)	
Portale Building Sales	
Professional Office	
	Sexually Oriented Businesses
	Tire Dealer with Open Storage
Trailer/Mobile Home Display, Sales or Storage	
Truck/Trailer Rental and/or Leasing	
Truck/Buss Repair	
Truck Sales (Heavy Trucks) and RV Sales	
Veterinary Services	

ARTICLE 13. USE TABLE

Winery/Production Brewery	
	Wrecker Business Associated with Auto Impounding and Storage

UDC Section 13.3 Light Industrial

I-1 uses allowed by right	I-1 allowed with CUP
Custom Light Manufacturing	
	General Contractor Services
Light Manufacturing	
	Sand, Gravel, Stone or Petroleum Extraction, Oil and Gas Wells
	Convenience Storage
General Warehousing and Distribution	
Light Warehousing and Distribution	
Research and Development Services	
Vehicle Storage	

*Subject to supplemental use regulations of UDC Article 6.

Parcel ID: 71067



PUBLIC HEARING NOTICE
ZONING MAP AMENDMENT PETITION

Project Number:
ZC-25-00

Notification: Property Owner and/or Property Owner within 200' of
Properties currently zoned (MURE)

Proposed: Request to rezone from Mixed Use Regional Employment Center (MURE)
to Light Industrial (I-1)

☒ In Favor

☐ Opposed



Comments: _____

Signature: _____

Date: _____

More Information: www.cibolotx.gov

Scan the QR Code OR

Visit our Main Page >> Business >> Planning >> Public Notices

Return Notices to: planning@cibolotx.gov OR

The City Hall Annex at 201 W Loop 539 (Mail NOT accepted at this address)



Planning Department
200 South Main St.
P.O. Box 826
Cibolo, TX 78108

Public Hearing will be held at:

City Hall
Council Chambers
200 S. Main Street

**PLANNING & ZONING
COMMISSION MEETING**
Wednesday, June 11, 2025
6:30 p.m.

CITY COUNCIL MEETING
Tuesday, June 24, 2025
6:30 p.m.

FIRST-CLASS



US POSTAGE PAID PITNEY BOWES

ZIP 78108 \$ 000.690
02 7H
000622007

210-658-9900
ext. 8122

SARTAIN RANCH PROPERTIES LLC
703 DANA DRIVE CONVERSE, TX
78109

Contact the Planning Department
Phone: 210-658-9900 Ext: 8122 | Email: planning@cibolotx.gov

LI, C1, C3, MF1, MF2, Uses

Light Industrial

Minimum Lot Width: 100ft

Maximum Building Height: 45ft

Minimum Front Setback: 50ft

Minimum Rear Setback: 40ft

Minimum Side Setback: 25ft

Maximum Lot/Impervious Cover: 80%

Administrative and Business Offices

Administrative Services

Agricultural Sales and Services

Assembly

Automotive Rentals

Automotive Sales

Automotive Service Station*

Automotive Washing

Automotive; *Major* Repairs/Service

Automotive; *Minor* Repairs/Service

Building Maintenance Services

Business Support Services

Commercial Off-Street Parking

Communications Services

Construction Sales and Services

Custom Light Manufacturing

Dry Cleaning Plant

Equipment Repair Services

General Contractor Services*

Hospital Services

Indoor Gun Range

Kennels

Laundry Services, Laundry Mat

Light Manufacturing

Local Utility Services

Maintenance and Service Facilities

Paint Shop (Non-Retail)

Portable Building Sales
Postal Facilities
Professional office
Railroad Facilities
Research and Development Services
Safety Services
Trailer/Mobile Home Display, Sales or Storage
Transportation Terminal
Truck Sales (Heavy Trucks) and RV Sales
Truck/Bus Repair
Truck/Trailer Rental and/or Leasing
Vehicle Storage
Veterinary Services
Warehousing and Distribution
<i>A) Convenience Storage*</i>
<i>B) General Warehousing and Distribution</i>
<i>C) Limited Warehousing and Distribution</i>
Winery/Production Brewery
<i>Conditional Use Permit (CUP) Required</i>
Concrete Asphalt Batching Plant (Permanent)
Concrete/Asphalt Batching Plant (Temporary)
Indoor Sports and Recreation
Outdoor Sports and Recreation (Intensive)
Sand, Gravel, Stone or Petroleum Extraction, Oil and Gas Wells
Sexually Oriented Businesses
Tire Dealer with Open Storage
Wrecker Business Associated with Auto Impounding and Storage

<u><i>Neighborhood Commercial</i></u>
<i>Minimum Lot Width: 50 ft</i>
<i>Maximum Building Height: 30 ft</i>
<i>Maximum Lot/Impervious Coverage: 70%</i>
Administrative and Business Offices

Artisan Sales
Artisan/ Culinary Classes (Specialty Classes)
Assembly
Business Support Services
Clinic
Club or Lodge
Consumer Repair Services
Cultural Services
Day Care Services (General Commercial)
Day Care Services (Group)
Financial Services
Food Sales; Grocery
General Retail Sales, Neighborhood Scale
Health Care Offices
Laundry Services: Dry Cleaning
Life Care Services *
Local Convenience Store (With Fuel Sales)
Local Utility Services
Personal Services
Postal Facilities
Professional office
Restaurant, Convenience
Restaurant, Neighborhood
Safety Services

C3
<u>General Retail/Office</u>
<i>Minimum Lot Width: 70 ft</i>
<i>Maximum Building Height: 45 ft</i>
<i>Maximum Lot/Impervious Coverage: 75%</i>

Administrative and Business Offices
Administrative Services
Amusement Center
Artisan Sales
Artisan/ Culinary Classes (Specialty Classes)
Automotive Washing
Automotive; Minor Repairs/Service
Bar/Micro Brewery **
Big Box Store *
Building Maintenance Services
Business or Trade School
Business Services
Business Support Services
Clinic
Club or Lodge
College and University Facilities
Community Treatment Facility *
Consumer Repair Services
Convalescent Services
Cultural Services
Day Care Services (General Commercial)
Day Care Services (Group)
Financial Services
Fitness Studio/ Health Spa
Food Sales; Grocery
Food Truck, Ancillary
Funeral Services
General Retail Sales, Neighborhood Scale
General Retail Sales, Regional *
Health Care Offices
Hospital Services

Hotel-Motel
Ice Dispensing; Portable Building/Structure *
Indoor Entertainment
Indoor Sports and Recreation
Laundry Services: Dry Cleaning
Life Care Services *
Liquor Store **
Local Convenience Store (With Fuel Sales)
Local Convenience Store (Without Fuel Sales)
Local Utility Services
Outdoor Sports and Recreation (Light)
Personal Services
Pet Services
Postal Facilities
Professional Office
Restaurant, Convenience
Restaurant, Fast Food
Restaurant, Neighborhood
Safety Services
Service Station *
Tire Dealer (No Open Storage)
Veterinary Services

MF1

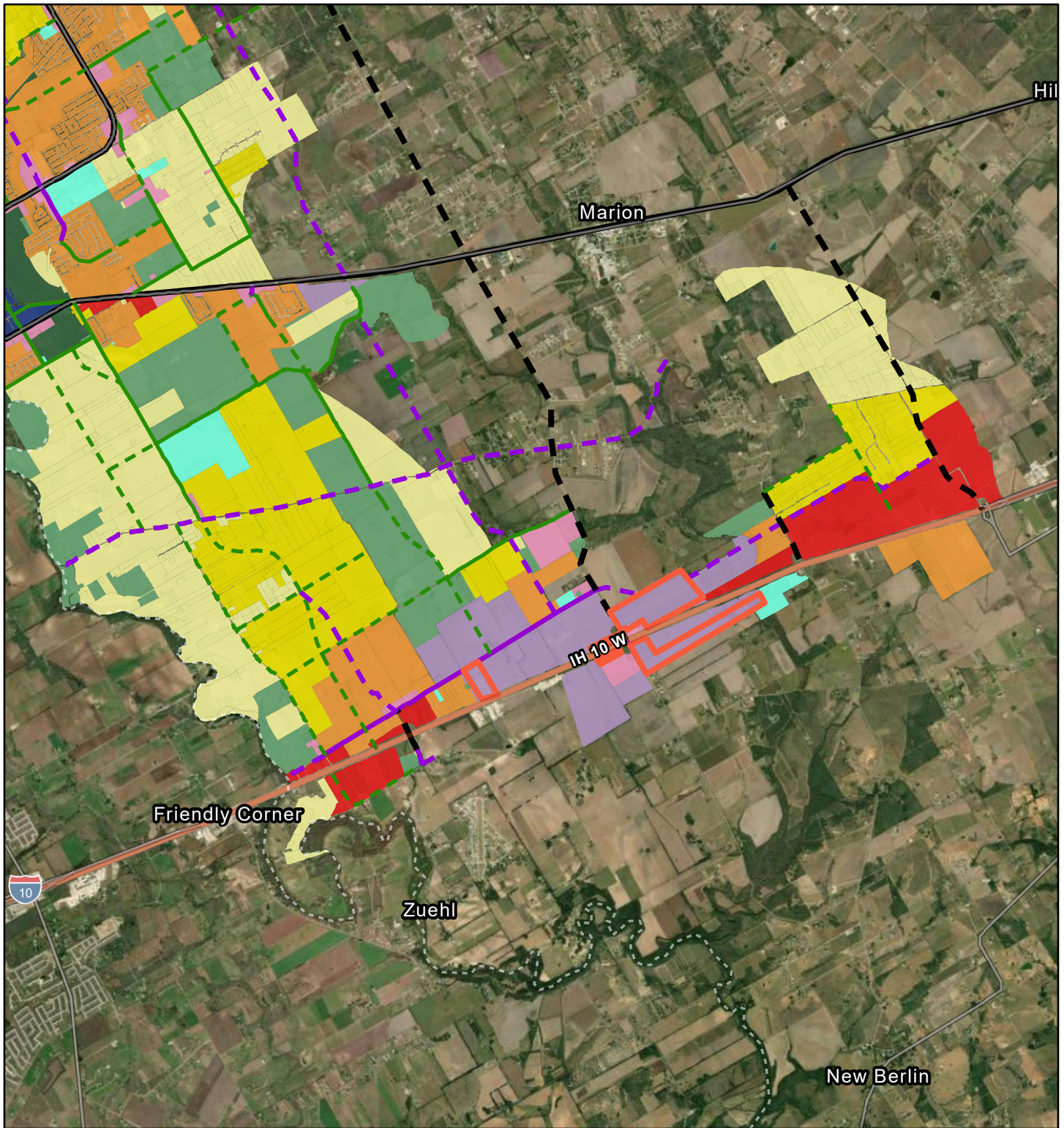
<u>Residential Uses</u>
Apartment Residential
Assembly
Community Boarding House
Community Recreation
Duplex Residential
Greenhouse*
Home Occupation*
Life Care Services*

Local Utility Services
Park and Recreation Services
Patio Home
Primary Educational Facilities
Safety Services
Secondary Educational Facilities
Townhouse Residential

MF2

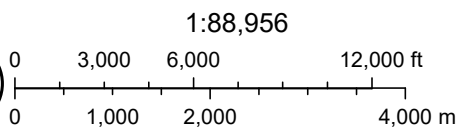
<u>Residential Uses</u>
Apartment Residential
Assembly
Community Boarding House
Community Recreation
Community Residential Facility*
Condominium Residential
Duplex Residential
Greenhouse*
Group Residential
Home Occupation*
Life Care Services*
Local Utility Services
Multiple-family Residential
Park and Recreation Services
Primary Educational Facilities
Safety Services
Secondary Educational Facilities

MURE to I-10 FLU Map



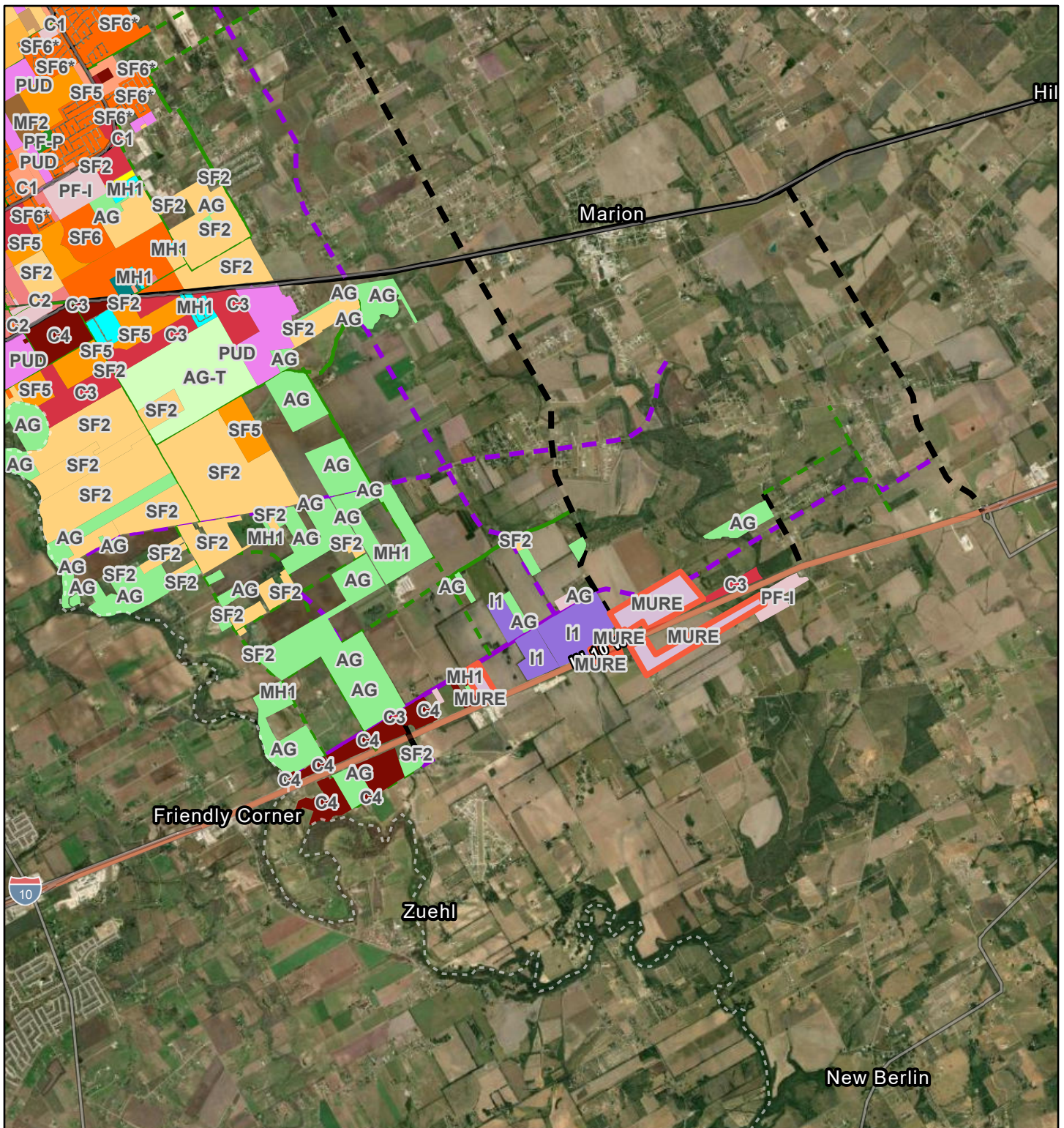
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Thoroughfares - Future and Existing	Freeway, Existing	Compact Residential
Collector, Planned	City of Cibolo Future Land Use	Neighborhood Commercial
Collector, Existing	Old Town	Regional Activity Center
Minor Arterial, Planned	Parks and Open Space	Light Industrial/ Business Park
Minor Arterial, Existing	Rural Residential/ Agriculture	Public Utility/ Institutional
Major Arterial, Planned	Estate Residential	
Major Arterial, Existing	Community Residential	



Earthstar Geographics, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

MURE to I-1 Zoning Map

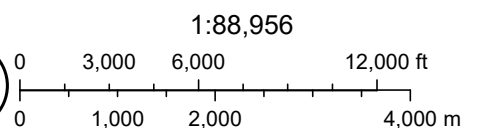


6/13/2025, 3:00:35 PM

City of Cibola - Zoning

- | | |
|---|---|
| Agricultural (AG) | Multi-Family Residential (MF2) |
| Temp. Agricultural (UDC 4.4.9) | Manufactured Home Residential (MH1) |
| Neighborhood Commercial (C1) | Mobile Home Residential (MH2) |
| Community Retail/Service (C2) | Mixed Use Regional Employment Center (MURE) |
| Retail / Office (C3) | Planned Unit Development (PUD) |
| Retail/Office - Restrictive Alcohol Sales (C3R) | Low Density Single-Family Residential (SF2) |
| General Commercial (C4) | Medium Density Residential (SF4) |
| Light Industrial (I1) | Medium-High Density Single-Family Residential (SF5) |
| Multi-Family Residential (MF1) | High Density Single-Family Residential (SF6) |
| | Public Facility (PF) - Institution |

- | |
|-------------------------------------|
| Public Facility (PF) - Park |
| Other |
| Thoroughfares - Future and Existing |
| Collector, Planned |
| Collector, Existing |
| Minor Arterial, Planned |
| Minor Arterial, Existing |
| Major Arterial, Planned |
| Major Arterial, Existing |
| Freeway, Existing |



Earthstar Geographics, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

OWNERS LIST

126.443 acre tract of land out of ABS 1313, 3641 Santa Clara Road
Owner: RT Industrial Holding LLC

17 acre tract out of ABS 313; 4105 Santa Clara Road
Owner: Nelson Arnold Froboese

84.442 acre tract out of ABS 313, Weber Hoese TX
Owner: Yager Sharon Turk & James T Turk

1.0930 acre tract out of ABS 134, 10562 W IH 10
Owner: Leroy Reininger & Carolyn A Bledsoe

.7180 acre tract out of ABS 134, 10570 IH 10
Owner: Kimberly Ann Luensmann

2.0710 acre tract out of TACOT SUB, 10692 IH 10 Marion, TX
Owner: 2015 PP Petersons Properties LLC

.480 Acre tract out of ABS 134, 10698 IH-10 TX
Owner: Ralph Reininger

.5020 acre tract out of ABS 134, 10704 IH 10 TX
Owner: Edgar Sanchez and Valeria Vicente

3 acre tract out of ABS 134, 10710 IH 10 TX
Owner: John R Montague

.8340 acre tract out of ABS 134, 10621 IH-10 TX
Owner: Michelle R Welch

6.676 acre tract of land out of ABS 1314, 10833 IH 10 TX
Owner: MLM Trust

6.0 acre tract out of ABS 134, 1463 BOLTON RD MARION TX 78124
Owner: D&D Contractors INC

2.15 AC, MOTT'S COMMERCIAL LOT #4, 133 Motts
Owner: Jason Louis Motts

1.95 AC, MOTT'S COMMERCIAL LOT #3, 155 Motts; 2.09 AC, MOTT'S COMMERCIAL LOT #2, 177 Motts; 1.83 AC, MOTT'S COMMERCIAL LOT #1, 191 Motts; 1.83 AC, Mott's Commercial Lot #9, 184 Motts Rd; 1.56 AC, MOTT'S COMMERCIAL LOT #901 PRIVATE ACCESS EASEM'T
Owner: Mark Louis Mott

OWNERS LIST

2.09 acre tract, Mott's Commercial Lot #8, 168 Motts
Owner: MJ Challenger LLC

1.97 AC, MOTT'S COMMERCIAL LOT #7, 146 Motts; 2.16 AC, MOTT'S COMMERCIAL LOT #6,
122 Motts; 1.85 AC, MOTT'S COMMERCIAL LOT #5, 110 Motts
Owner: BSE-REH LLC

3.02 acre tract out of ABS 134, 1537 Bolton TX
Owner: Raquel Mitchell



City Council Regular Meeting Staff Report

A. Approval of the minutes of the Special City Council Meeting held on June 10, 2025.

Meeting	Agenda Group
Tuesday, June 24, 2025, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 8A.
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

[061025 Special Council Minutes.pdf](#)



CITY COUNCIL SPECIAL MEETING

Cibolo City Hall
200 S. Main St.
Cibolo, Texas 78108
June 10, 2025
6:00 p.m. to 6:25 p.m.

MINUTES

1. Call to Order – The meeting was called to order by Mayor Allen at 6:00 p.m.
2. Roll Call and Excused Absences – Members Present: Mayor Allen, Councilman McGlothin, Councilman R. Roberts, Councilman Mahoney, Councilwoman Cunningham, Councilwoman Sanchez-Stephens, Councilwoman D. Roberts, and Councilman Hicks.
3. Invocation – Councilman Mahoney gave the Invocation.
4. Pledge of Allegiance – All in attendance recited the 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 an 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. The City Council may not deliberate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, the 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 including City staff. Any person violating this policy may be requested to leave the meeting, but no person may be requested to leave or forced to leave the meeting because of the viewpoint expressed. **This meeting is livestreamed. If anyone would like to make comments on any matter regarding the City of Cibolo or on an agenda item and have this item read at this meeting, please email citysecretary@cibolotx.gov or telephone 210-566-6111 before 5:00 pm the date of the meeting.**

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

6. Discussion/Action

- A. Discussion/Action on the removal/appointment of members to all boards, committees, commissions, and corporations.

Councilman McGlothin discussed the attendance at committees, commissions, boards, and corporation meetings. Councilman McGlothin made the motion to remove Mr. Benson from the Charter Review Committee meeting for missing to many scheduled meetings. The motion was seconded by Councilman R. Roberts. For: Councilman McGlothin, Councilman R. Roberts, Councilman Mahoney, and Councilwoman D. Roberts; Against: Councilwoman Cunningham, Councilwoman Sanchez-Stephens, and Councilman Hicks. The motion carried 4 to 3. Councilwoman Cunningham stated that we need to look at each person on absences instead of just removing an individual. There could be special circumstances for a person missing meeting. Councilwoman Cunningham made the motion to table the removal of any individual from a committee, commission, board, or corporation until after the Council Sub-Committee on Policies has the chance to bring back a Policy. The motion was seconded by Councilwoman Sanchez-Stephens. For: Councilwoman Cunningham, Councilwoman Sanchez-Stephens, Councilwoman D. Roberts, and Councilman Hicks; Against: Councilman McGlothin, Councilman R. Roberts, and Councilman Mahoney. The motion carried 4 to 3.

Councilwoman Cunningham made the motion to appoint Ms. Knapp to the Parks Committee. The motion was seconded by Councilman Hicks. For: All; Against: None. The motion carried 7 to 0.

Councilwoman Cunningham made the motion to appoint Mr. Armstrong to the Historic Committee. The motion was seconded by Councilman Hicks. For: All; Against: None. The motion carried 7 to 0.

Councilman Hicks made the motion to appoint Mr. McDaniel to Historic Committee. The motion was seconded by Councilwoman D. Roberts. For: All; Against: None. The motion carried 7 to 0.

Councilman R. Roberts made the motion to bring back the appointments to a Special Meeting at 6pm prior to the regular scheduled Council Meeting scheduled for June 24, 2025. The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 7 to 0.

6. Adjournment

Councilman R. Roberts made the motion to adjourn the meeting at 6:25 p.m. The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 7 to 0.

PASSED AND APPROVED THIS 24TH DAY OF JUNE 2025.

Mark Allen
Mayor

ATTEST:

Peggy Cimics, TRMC
City Secretary



City Council Regular Meeting Staff Report

B. Approval of the minutes of the Regular City Council Meeting held on June 10, 2025.

Meeting	Agenda Group
Tuesday, June 24, 2025, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 8B.
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

[061025 Council Minutes.pdf](#)



CIBOLO CITY COUNCIL
CIBOLO MUNICIPAL BUILDING
200 S. Main
Cibolo, Texas 78108
June 10, 2025
6:30 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 McGlothlin, Councilman R. Roberts, Councilman Mahoney, Councilwoman Cunningham, Councilwoman Sanchez-Stephens, Councilwoman D. Roberts, and Councilman Hicks.
3. Invocation – Councilman Hicks gave the Invocation
4. Pledge of Allegiance – All in attendance recited the 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 an 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. The City Council may not deliberate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, the 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 including City Staff. Any person violating this policy may be requested to leave the meeting, but no person may be requested to leave or forced to leave the meeting because of the viewpoint expressed. **This meeting is livestreamed. If anyone would like to make comments on any matter regarding the City of Cibolo or on an agenda item and have this item read at this meeting, please email citysecretary@cibolotx.gov or telephone 210-566-6111 before 5:00 pm the date of the meeting.**

The following individuals spoke during this item. Mr. Benson sent an email to Councilman Hicks. Councilman Hicks read the email. Mr. Benson was interested in item 10B on the agenda. He had a quote from the City Charter regarding Professional Services contracts (Section 7.08). Also read was information from the City's procurement manual "Avoidance of the appearance of impropriety". Mr. Benson had four questions on the Professional Service contract that Councilman Hicks read. Mr.

Benson also had question regarding Chapter 6. Mr. Benson was looking forward to discussion on this item tonight. Ms. Eiland spoke on the Ron Pedde Garden and it being locked so individuals have no ability to utilize the garden. Ms. Eiland will be attending a Master Gardner meeting in Seguin later in the week and would like to see if they might be interested in a project at the garden. This was not on the agenda for discussion, but council did ask to have an item on the next agenda to speak on the garden. Mr. Moreno stated that he had applied to serve on the Old Town Steering Committee. He stated that he was very interested in the committee and just wanted to make sure someone received his application.

6. 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 May 27, 2025.

B. Approval of the Preliminary Plat for Schlather Ranch.

Councilman Hicks pulled 6B from the consent agenda to ask questions on the plat. Councilman Hicks made the motion to approve 6A. The motion was seconded by Councilwoman Sanchez-Stephens. For: All; Against: None. The motion carried 7 to 0. Councilman Hicks was able to get his questions answered on item 6B. Councilwoman Cunningham made the motion to approve item 6B. The motion was seconded by Councilman Hicks. For: All; Against: None. The motion carried 7 to 0.

7. Staff Update

A. Administration.

a. Capital Improvement Program – Updates on Projects

Lower Seguin Road – No update

Dean Road and Bolton Road – No update

Green Valley Road – Low Water Crossing Improvement – No Update

Haeckerville Road and Town Creek Drainage – Project 95% completed

FY25 Street Rehabilitation Package 1- Under construction. Package expected to take 6-8 months to compete.

FY25 Street Rehabilitation Package 2

Town Creek Trail – No new update – In design

Tolle Road -

FM 1103 Phase I and Phase II

b. RFP's, RFQ's, RFB's, and ITB's

c. Solid Waste Transition Update – City Hall Parking Lot will be used for both residential and commercial cart delivery. First day Waste Connections provides serve is Monday, July 28th.

C. Police Department – In the packet

8. Ordinances

- A. Approval/Disapproval of an Ordinance of the City of Cibolo amending Chapters 1 and 54, providing a definition of city parks, prohibited conduct in city parks, and repealing conflicting ordinances related to alcohol in city parks.

Councilwoman Cunningham made the motion to approve an Ordinance of the City of Cibolo amending Chapters 1 and 54, providing a definition of city parks, prohibited conduct in city parks, and repealing conflicting ordinances related to alcohol in city parks. The motion was seconded by Councilwoman D. Roberts. For: All; Against: None. The motion carried 7 to 0.

9. Resolutions

- A. Approval/Disapproval of a Resolution of the City of Cibolo, Texas, appointing Chris Hubbard to the CRWA Board of Managers replacing Jacob Parsons who is no longer employed with the City of Cibolo.

Councilman R. Roberts made the motion to approve the Resolution of the City of Cibolo, Texas, appointing Chris Hubbard to the CRWA Board of Managers replacing Jacob Parsons who is no longer employed with the City of Cibolo. The motion was seconded by Councilman Hicks. For: All; Against: None. The motion carried 7 to 0.

- B. Approval/Disapproval of a Resolution of the City of Cibolo, Texas, approving and directing the MesserFort Law Firm to represent the City of Cibolo, Texas, as an intervening co-plaintiff joining fifteen other cities as plaintiff in the City of Grand Prairie v. the State of Texas, pending in the 261st Judicial District of Travis County, Texas challenging Senate Bill 2038 as invalid, unconstitutional.

Councilman Hicks made the motion to approve a Resolution of the City of Cibolo, Texas, approving and directing the MesserFort Law Firm to represent the City of Cibolo, Texas, as an intervening co-plaintiff joining fifteen other cities as plaintiff in the City of Grand Prairie v. the State of Texas, pending in the 261st Judicial District of Travis County, Texas challenging Senate Bill 2038 as invalid, unconstitutional. The motion was seconded by councilwoman D. Roberts. For: All; Against: None. The motion carried 7 to 0.

- D. Approval/Disapproval of a Resolution of the City of Cibolo authorizing the submission of a grant application to renew the Motor Vehicle Crimes Prevention Authority (MVCPA) for the FY 26 SB 224 Catalytic Converter Grant Program and agreeing to designate an official to administer the grant.

Councilman Hicks made the motion to approve a Resolution of the City of Cibolo authorizing the submission of a grant application to renew the Motor Vehicle Crimes Prevention Authority (MVCPA) for the FY 26 SB 224 Catalytic Converter Grant Program and agreeing to designate an official to administer the grant. The motion was seconded by Councilwoman Sanchez-Stephens. For: All; Against: None. The motion carried 7 to 0.

10. Discussion/Action

- A. Discussion/Presentation on an Amendment Number One to the Interlocal Agreement between the City of Schertz, Texas, for Emergency Medical Service Presentation.

Chief Troncoso and Mr. Mabbitt presented a presentation on Emergency Medical Services. The Presentation included EMS Staff, Square Miles/population, Calls for Service vs. Transports by

Fiscal Year, EMS Revenues FY24, EMS Expenses, All Agreements/Current Agreements, Ambulance Fees/Comparison, Cost of Equipment, EMS Fund, How/What Happened. They also went over the increase for Cibolo for FY26-FY28 at a 35%-5%-5% or an increase for FY26-FY28 at a 20%-20%-5%. Council had the opportunity to ask questions during the presentation. There was no action taken on this item.

- B. Discussion/Presentation on City's Procurement Policy and Procedures Manual regarding Procurement of Professional Services (Chapter 3) under \$50,000 and Delegation of Authority (Chapter 6).

Mr. Reed went over the Procurement of Professional Services under \$50,000. The City Manager's Message to Council covered 1. The Procurement Policy and Procurement Manual are compliant with State law and competitive bidding practices 2. The City Council delegated authority on expenditures up to \$50,000 to the city manager with an approved budget, which is standard authority in Texas local government under Texas Government Code Chapter 252 and expected practice to run business. 3. Cibolo contracts are entered into with consultants based on demonstrated competence and qualifications to the services and for a fair and reasonable price per the Texas Government Code Section 2254.003. 4. Top priority is to be responsible with taxpayer dollars and keep the long-term interest of our community in mind. The presentation covered: Policy Evolution, Professional Services under \$50,000, Principles of Procurement Policy, and Procurement Oversight and Staff. Council had the opportunity to ask questions.

- C. Discussion/Action to allow the City Manager to sign a Change Order for the FY23 Street Reconstruction Package 1 (Dean Road and Bolton Road Repairs) in the amount of \$121,538.33.

Councilwoman Cunningham made the motion to approve the City Manager to sign a Change Order for the FY23 Street Reconstruction Package 1 (Dean Road and Bolton Road Repairs) in the amount of \$121,538.33. The motion was seconded by Councilman R. Roberts. For: Councilman McGlothlin, Councilman R. Roberts, Councilman Mahoney, Councilwoman Cunningham, Councilwoman Sanchez-Stephens, and Councilwoman D. Roberts; Against: Councilman Hicks. The motion carried 6 to 1.

- D. Discussion/Action to authorize the City Manager to negotiate a contract(s) for engineering-architectural design services for a new Animal Shelter (RFQ # 25-547-14).

Councilwoman Cunningham made the motion to authorize the City Manager to negotiate a contract(s) for engineering-architectural design services for a new Animal Shelter (RFQ # 25-547-14). The motion was seconded by Councilman R. Roberts. For: All; Against: None. The motion carried 6 to 0. (Councilwoman D. Roberts had stepped out during this item)

- E. Discussion/Action on Naming the City's Newest Facility, formerly known as the Noble Group Event Center, located at 203 S Main Street.

The item was discussed by all members of the council. Council decided to place this on-line for 30 days to get the community's input. This will be brought back to council the second meeting in July (July 22nd).

- F. Discussion/Action on the Award of Bid for building renovations of 203 S. Main St. to K-W Construction, Inc. in the amount of One Hundred Forty-Two Thousand Seven Hundred Dollars and Zero cents (\$142,700.00).

Councilman R. Roberts made the motion to Award of Bid for building renovations of 203 S. Main St. to K-W Construction, Inc. in the amount of One Hundred Forty-Two Thousand Seven Hundred Dollars and Zero cents (\$142,700.00). The motion was seconded by Councilwoman Cunningham. For: Councilman McGlothlin, Councilman R. Roberts, Councilman Mahoney, Councilwoman Cunningham, Councilwoman Sanchez-Stephens, and Councilwoman D. Roberts; Against: Councilman Hicks. The motion carried 7 to 0.

G. Discussion/Action on a contest for a new city coin.

No action was taken. Council did discuss opening this up to the community but also getting some feedback from the Historic Committee. Ms. Cimics will place this on the next Historic meeting agenda.

H. Discussion/Action on City Council consideration of Workshop Meetings prior to Regular Meetings.

No action was taken on this item. Council did feel that this might be a valuable tool so the long presentation can be accomplished prior to the regular meeting. Meeting will begin at 5pm and last for one hour. Direction was given set an agenda for 5pm on July 8th to try and see if this will help with the agenda that starts at 6:30pm that same evening.

****Mayor Allen skipped to item 11 at this time.**

The City Council will meet in Executive Session as Authorized by the Texas Gov't Code Section 551.071, Consultation with Attorney, to discuss the following:

A. City Manager/City Secretary appointment, employment, evaluation, duties, discipline, or dismissal.

Council convened into Executive Session at 9:22 p.m.

Council reconvened into Open Session at 9:50 p.m. No action taken.

I. Discussion/Presentation on an Emergency Management Shelter Operation-Emergency Preparedness Plan.

Chief Troncoso presented on an Emergency Management Shelter Operation-Emergency Preparedness Plan. The presentation covered the following items: Facility Identifications in Cibolo, Operational Hours, Staffing, Safety Protocols, Emergency Management Partners, and Shelter Activation. The City Council had the opportunity to ask questions during the presentation. There was no action taken on this item. Council thanked Chief Troncoso and Mr. Mabbitt for the information.

J. Discussion on Budget Workshops and having Departments to speak on their needs/wants.

This item was placed on the agenda by Councilman Hicks. He would like the opportunity for the Department Directors to discuss the needs and wants for their departments. Councilman Hicks would also like to have salaries of all employees by title.

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

Councilman Hicks attended AAMPO meeting and Commissioners Court. Councilwoman D. Roberts attended CRWA meeting. Councilwoman Sanchez-Stephens attended the Police Department Banquet and Fishing Event. Councilwoman Cunningham attended CCMA meeting

and the Joint Council, P&Z, and BOA meeting. Councilman Mahoney attended the Joint Council, P&Z and BOA meeting, and observed the EDC and Charter Review meeting.

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

Councilwoman Cunningham would like projects for appointed committees. Councilwoman Sanchez-Stephens would like the Non-Smoking ordinance. Councilwoman D. Roberts would like to have a discussion on the Community Garden.

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.

Council went over the calendars for June and July. Ms. Cimics reminded Council of the upcoming Budget Workshop scheduled for June 17th at 6:30 p.m.

11. Executive Session

The City Council will meet in Executive Session as Authorized by the Texas Gov't Code Section 551.071, Consultation with Attorney, to discuss the following:

A. City Manager/City Secretary appointment, employment, evaluation, duties, discipline, or dismissal

This item was completed after item 10 H.

12. 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.

Council reconvened into Open Session at 9:50 p.m. No action taken. Council went back to item 10I to continue with the meeting.

13. Adjournment

Councilman Hicks made the motion to adjourn the meeting at 10:31 p.m. The motion was seconded by Councilman R. Roberts. For: All; Against: None. The motion carried 7 to 0.

PASSED AND APPROVED THIS 24TH DAY OF JUNE 2025.

Mark Allen
Mayor

ATTEST:

Peggy Cimics, TRMC
City Secretary



City Council Regular Meeting Staff Report

C. Approval of the Final Plat of Venado Crossing Unit 6.

Meeting	Agenda Group
Tuesday, June 24, 2025, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 8C.
From	
Eron Spencer, Assistant Planning Director	

CITY COUNCIL ACTION: Approval of the above referenced petition

PROPERTY INFORMATION:

Project Name: PC-25-22-FP

Owner: HDC Venado Crossing, LLC

Representative: Wayne Flores, P.E., Collier's Engineering & Design

Area: 23.44 acres

Location: South of FM 78, West of Meadowview Estates

Council Place: 4

Future Land Use: Compact Residential

Zoning ([map](#)): Planned Unit Development (PUD), Ord. 1118 and amended Ord. 1197

Proposed Use: 76 Residential Lots, 3 Drainage Lots

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

PRIOR CITY COUNCIL ACTION:

At its April 22, 2025, regular meeting, City Council voted (7-0) to deny the Final Plat of Venado Crossing Unit 6 (PC-25-13-FP). The denial was based on several outstanding comments, including the absence of required setback and easement information, missing lot details, and unresolved formatting issues, in adherence with the subdivision regulations in Articles 19 and 20 of the City's Unified Development Code (UDC), as well as Section 212.009(b) of the Texas Local Government Code.

FINDINGS/CURRENT ACTIVITY:

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

In 2014, City Council approved a Planned Unit Development (PUD) for the Venado Crossing subdivision under Ordinance 1118. In 2017, a Land Study, Public Improvements Agreement (PIA), and amendment to the PUD (Ordinance 1197) were also approved by City Council. As such, Venado Crossing is vested under the development regulations that were in effect at the time of those approvals.

The proposed Final Plat for Venado Crossing Unit 6 is located directly south of Unit 5. The plat establishes 76 residential lots that are typically 60 feet in width, and three drainage lots, specifically: Lot 94, Block 12 (3.06 acres), Lot 904, Block 13 (1.66 acres), and Lot 905, Block 13 (0.08 acres).

STREETS/MASTER THOROUGHFARE PLAN (MTP):

Unit 6 includes approximately 3,120 linear feet of internal roadway. Fifty (50) feet of right-of-way will be dedicated for Eland Park, Okapi Trail, Veld Sunrise, and Oryx Valley. A portion of Victoria Falls will include a wider right-of-way dedication of sixty (60) feet.

A Traffic Impact Analysis (TIA) Report, dated February 2023, was reviewed and approved by the City Engineer as part of the Final Plat review for this unit.

UTILITIES:

Construction plans for the utility and roadway improvements have been approved. Water will be served by Guadalupe Valley Special Utility District (GVSUD), with new mains extended through Unit 6. The City of Cibola will provide sewer service, with a sanitary sewer main extending to an existing manhole located north of the City-owned lift station. Additionally, Guadalupe Valley Electric Cooperative (GVEC) will serve as the electric provider.

Letters of Certification (LOCs) from both GVSUD and GVEC, recommending approval of Unit 6, have been submitted.

DRAINAGE:

The Stormwater Management Plan (SWMP) for Venado Crossing Unit 6, dated March 3, 2025, was reviewed by the City Engineer. No portion of the property is located within the FEMA floodplain. According to the SWMP, "Unit 6 will ultimately drain to a detention basin that was designed and constructed with Unit 2, which is located east of the Unit 6 site. The existing Unit 2 basin was sized to mitigate for the increased runoff from Unit 2, and Units 4-8."

PARKLAND:

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

PLANNING & ZONING COMMISSION RECOMMENDATION:

At its June 11, 2025, regular meeting, the Planning & Zoning Commission voted (6-0) to recommend approval of the Final Plat of Venado Crossing Unit 6.

STAFF RECOMMENDATION:

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

Attachments

[Application.pdf](#)

[Narrative.pdf](#)

[Final Plat.pdf](#)

[City Engineer's Letter.pdf](#)

[Property Information Map.pdf](#)

[TIA.pdf](#)



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: Venado Crossing Subdivision Unit 6

Total Acres: 23.44 Survey Name: Jeronimo Leal Survey No. 85 Abstract No.: 210

Project Location (address): South of FM 78 and immediately West of Meadowview Estates

Current Zoning: PUD SF-3 Low-Medium Density Residential Overlay: ☐ None ☐ Old Town ☒ FM 78

Proposed Zoning: N/A # of Lots: 76 # of Units: 1

Please Choose One: ☒ Single-Family ☐ Multi-Family ☐ Commercial ☐ Industrial
☐ Other

Current Use: Undeveloped Total Proposed Square Footage: N/A

Proposed Use: SF Residential (Commercial/Industrial only)

Applicant Information:

Property Owner Name: HDC Venado Crossing, LLC

Address: 100 NE Loop 410, Suite 1080 City: San Antonio

State: Texas Zip Code: 78216 Phone: 210-838-6784

Email: bryan@hdc-group.com Fax: _____

*Applicant (if different than Owner): Colliers Engineering & Design

* Letter of Authorization required

Address: 640 N Walnut Ave, Suite 1101 City: New Braunfels

State: Texas Zip Code: 78130 Phone: 830-220-6042

Email: wayne.flores@collierseng.com Fax: _____

Representative: Wayne Flores, P.E.

Address: 640 N Walnut Ave, Suite 1101 City: New Braunfels

State: Texas Zip Code: 78130 Phone: 830-220-6042

Email: wayne.flores@collierseng.com Fax: _____

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

Wayne Flores
Owner or Representative's Signature

WAYNE FLORES
Typed / Printed Name

State of TEXAS

County of COMAL

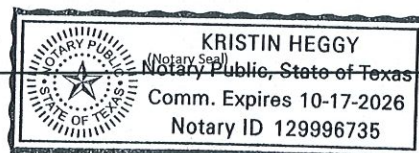
Before me, KRISTIN HEGGY, on this day personally appeared
Name of Notary Public

WAYNE FLORES, 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 10 day of MARCH, 2025

Kristin Heggy
Notary Public Signature



City of Cibolo
Use Only

Total Fees

Payment Method

Submittal Date

Accepted by

Case Number

640 N. Walnut Ave. Suite 1101
New Braunfels, Texas 78130
Main: 877 627 3772

TBPLS Reg. 10194550 • TBPE Reg. F-14909 • TBPG 50617



March 10, 2025

City of Cibolo
Attn: Planning Department
201 W Loop 539
Cibolo, Texas 78108

Re: Venado Crossing Subdivision, Unit 6
Final Plat Project Letter (24008544A)

To Whom It May Concern,

The Venado Crossing Unit 6 subdivision is part of the overall Venado Crossing Planned Unit Development. It is zoned SF-2 PUD and is planned for 76-lots that are typically 60'x120'. The total area of Unit 6 is 23.44-acres and is located just south of Unit 5. In accordance with the master plan, park land was dedicated with Unit 1. This plat is dedicating Lot 901, Block 12 (3.07-ac) and Lot 901, Block 13 (1.66-ac) as Open Space for drainage. Storm water detention mitigation was done with Units 1 and 2 that account for this unit being developed. Also, a sanitary sewer main is proposed to extend to the existing manhole just upstream of the city-owned lift station. The site is served water by GVSUD, and new mains will be extended throughout the unit. There are no waivers requested for this unit.

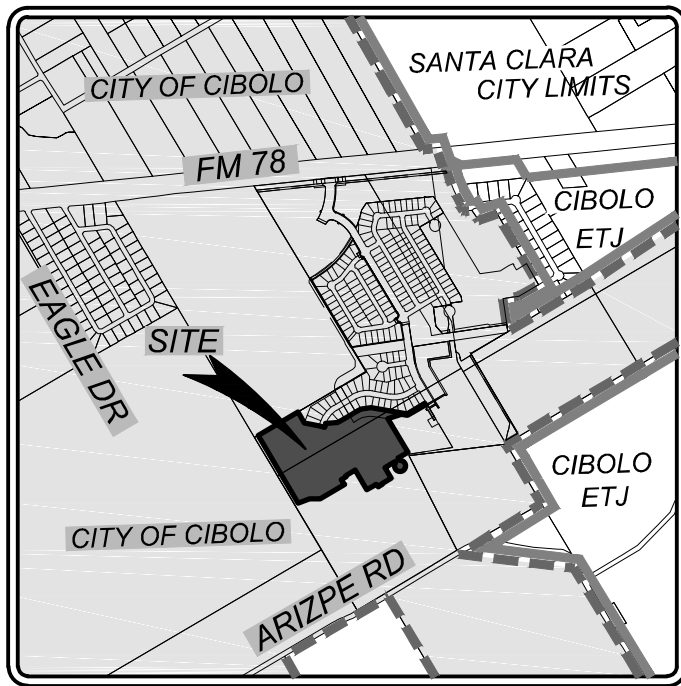
If you have any questions, please call our office.

Sincerely,

Colliers Engineering & Design, Inc.

A handwritten signature in black ink, appearing to read "Wayne Flores", written over a light gray rectangular background.

Wayne Flores, P.E.
Senior Project Manager | Civil Site



LOCATION MAP

SCALE : 1" = 2000'

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

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.000156.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID 09)

THIS PLAT OF VENADO CROSSING SUBDIVISION UNIT 6 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS.

DATED THIS _____ DAY OF _____.

BY: _____
(MAYOR)

BY: _____
(CITY SECRETARY)

THIS PLAT OF VENADO CROSSING SUBDIVISION 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 COMMISSION.

DATED THIS _____ DAY OF _____.

BY: _____
(CHAIR)

BY: _____
(VICE CHAIR)

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.

COREY CAMPBELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076
COLLIERS ENGINEERING & DESIGN
3421 PAESANOS PKWY., SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-9444
FAX: 210-979-0499

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

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 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 UNITED 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

NOTES:

- 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF CIBOLO AND GUADALUPE COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER 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.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
- 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.
- PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF CIBOLO IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED 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.
- 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.

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 SYSTEM APPURTENANCES AS IT REQUIRES, TOGETHER WITH THE RIGHT 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 PLACED WITHIN SAID EASEMENT AREAS. NO OTHER UTILITY LINES MAY BE LOCATED WITHIN 36" PARALLEL TO WATER LINES.

ANY MONETARY LOSS TO GREEN VALLEY SUD RESULTING FROM MODIFICATIONS REQUIRED OF UTILITY EQUIPMENT LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERNATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERNATIONS. UPON ENTERING IN AND UPON SAID EASEMENT, THE DISTRICT WILL ENDEAVOR TO RESTORE THE LAND SURFACE TO A USABLE CONDITION BUT IS NOT OBLIGATED TO RESTORE IT TO A PRE-EXISTING CONDITION.

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISION OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964, AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

OWNER

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.

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.

THE PROPERTY SHOWN HEREON LIES WITHIN THE CITY OF CIBOLO.

THE PROPERTY SHOWN HEREON IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

THE PROPERTY SHOWN HEREON IS LOCATED INSIDE SCHERTZ-CIBOLO-UNIVERSAL CITY INDEPENDENT SCHOOL DISTRICT.

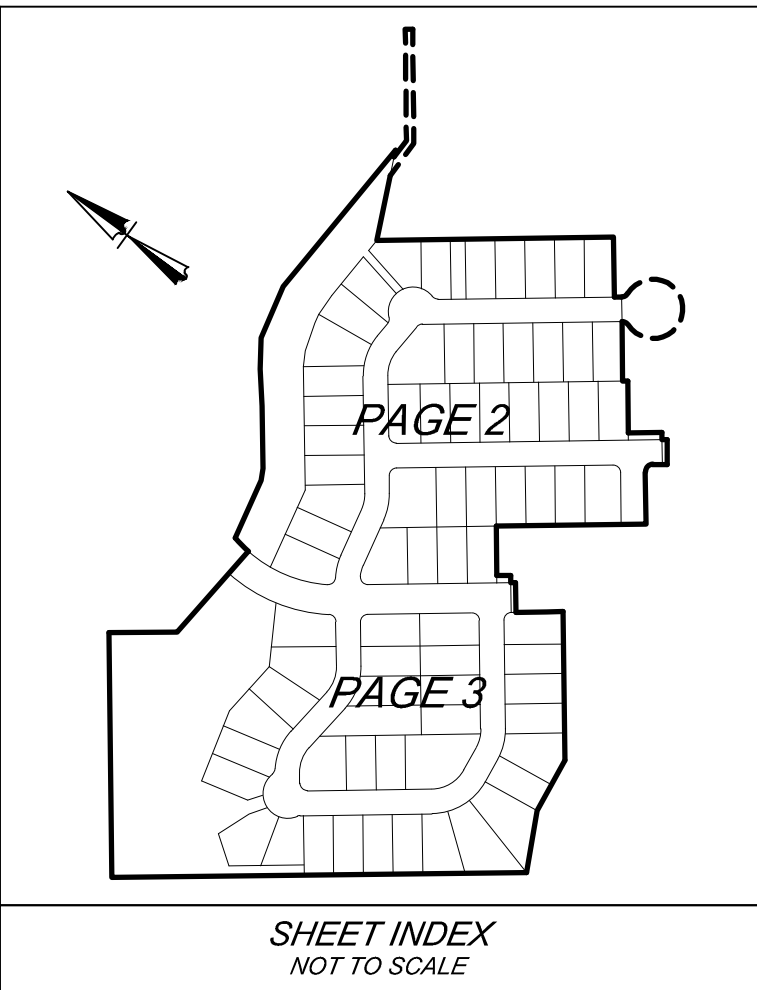
ALL PROPOSED STREETS WILL BE DEDICATED TO THE PUBLIC AND MAINTAINED BY THE CITY OF CIBOLO.

THE PROPERTY SHOWN HEREON WILL HAVE UTILITIES PROVIDED BY THE FOLLOWING:

WATER - GVSUD
SEWER - CITY OF CIBOLO
ELECTRICITY - G.V.E.C.

DRAINAGE AND FLOODWAY EASEMENT NOTE

THIS PLAT IS HEREBY ADOPTED BY THE OWNERS (CALLED "OWNERS") AND APPROVED BY THE CITY OF CIBOLO, (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, SUCCESSORS, AND ASSIGNS: THE DRAINAGE AND FLOODWAY EASEMENT AS SHOWN AND DESCRIBED BY BEARINGS AND DISTANCES ON LOT 901, BLOCK 13, OF THE PLAT IS CALLED "DRAINAGE AND FLOODWAY EASEMENT." THE DRAINAGE AND FLOODWAY EASEMENT IS HEREBY RESERVED FOR THE PUBLIC'S USE FOREVER, BUT INCLUDING THE FOLLOWING COVENANTS WITH REGARD TO MAINTENANCE RESPONSIBILITIES: THE EXISTING CREEK OR CREEKS TRAVERSING THE DRAINAGE AND FLOODWAY EASEMENT WILL REMAIN AS AN OPEN CHANNEL AT ALL TIMES AND SHALL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND FLOODWAY EASEMENT. 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 FLOODWAY EASEMENT. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO CHANNELIZE OR CONSIDER 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 FLOODWAY EASEMENT AT ANY POINT, OR POINTS, WITH ALL RIGHTS OF INGRESS AND EGRESS, TO INVESTIGATE, SURVEY, ERECT, CONSTRUCT, OR MAINTAIN ANY DRAINAGE FACILITY, DEEMED NECESSARY BY THE CITY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE NATURAL DRAINAGE CHANNELS AND CREEKS TRAVERSING THE DRAINAGE AND FLOODWAY EASEMENT ADJACENT TO HIS PROPERTY CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY OF CIBOLO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE CHANNELS AND CREEKS THROUGH THE DRAINAGE AND FLOODWAY 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 HELD LIABLE FOR ANY DAMAGES OR INJURIES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, NOR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE NATURAL DRAINAGE CHANNELS, AND THE OWNERS HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY FROM ANY SUCH DAMAGES AND INJURIES. BUILDING AREAS OUTSIDE THE DRAINAGE AND FLOODWAY EASEMENT LINE SHALL BE FILLED TO A MINIMUM ELEVATION AS SHOWN ON THE PLAT. THE MINIMUM FLOOR ELEVATION FOR EACH LOT SHALL BE AS SHOWN ON THE PLAT.



NO PORTION OF THE PROPERTY EXCEPT SHOWN HEREON IS LOCATED WITHIN A 100-YEAR FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP GUADALUPE COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48187C 0230F AND 240F, REVISED NOVEMBER 2, 2007.

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.

THE CITY OF CIBOLO RESERVES THE RIGHT TO RENAME STREETS AND/OR CHANGE HOUSE NUMBER DUE TO INCOMPATIBILITY WITH EXISTING NAME LAYOUT, EMERGENCY VEHICLE RESPONSE, AND MAIL DELIVERY.

LOTS IN THIS SUBDIVISION PLAT INCLUDE DRAINAGE EASEMENTS AND GREENBELTS. LOTS 904, BLOCK 12 & LOTS 904 & 905 BLOCK 13 ARE DELINEATED AS A DRAINAGE EASEMENT.

THIS PLAT CONTAINS APPROXIMATELY 3,120 L.F. OF ROADWAY.

AREAS WITHIN THIS PLAT ARE ZONED PLANNED UNIT DEVELOPMENT (PUD) PER ORDINANCE # 1118 AND AMENDING ORDINANCE # 1197.

IN ACCORDANCE WITH THE CIBOLO UDC, APPROXIMATELY 11.77 ACRES OF PARKLAND DEDICATION IS REQUIRED FOR THE OVERSAIL VENADO CROSSING SUBDIVISION, LOT 901, BLOCK 12 WILL BE DEDICATED AS PARKLAND AREA. FUTURE UNITS WILL INCLUDE PARKLAND DEDICATION WITH LINEAR PARKS AND IMPROVEMENTS TO SATISFY THE TOTAL PARKLAND REQUIREMENTS.

FIVE (5) BLOCKS WITH 76 RESIDENTIAL LOTS, THREE (3) OPEN 904 & 905 BLOCK 13 ARE DELINEATED AS A DRAINAGE EASEMENT.

DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____ ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS _____ AN ADDITION TO THE CITY OF CIBOLO, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS AND PUBLIC PARKLAND SHOWN THEREON. THE STREETS, ALLEYS AND PARKLAND ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, OR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF CIBOLO. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF CIBOLO'S USE THEREOF. THE CITY OF CIBOLO AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF CIBOLO AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

GVEC NOTES:

- 1) 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.
- 2) GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
- 3) 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.
- 4) ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
- 5) ALL LOTS ADJOINING UTILITY OR PRIVATE, CITY, COUNTY, OR STATE RIGHT OF WAY ARE SUBJECT TO A 5'X30' GUY WIRE EASEMENT ALONG SIDE AND REAL LOT LINES.
- 6) 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.
- 7) 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.
- 8) 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.

THIS SUBDIVISION PLAT OF VENADO CROSSING UNIT 6 SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

76 RESIDENTIAL LOTS
3 DRAINAGE EASEMENT LOTS

FINAL PLAT ESTABLISHING VENADO CROSSING SUBDIVISION UNIT 6

STATE OF TEXAS
COUNTY OF GUADALUPE

WHEREAS, _____ HDC VENADO CROSSING, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND LOCATED IN THE _____ JERONIMO LEAL SURVEY NO. 85 ABSTRACT 210

CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN VOLUME 2003, PAGE 641, OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING 23.39 ACRES TRACT OF LAND, OUT OF THE JERONIMO LEAL SURVEY NO. 85, ABSTRACT 210, AND THE JOSEPH DE LOS CORTINAS SURVEY NO. 64, ABSTRACT 90, BOTH OF GUADALUPE COUNTY, TEXAS, AND A CALLED 177.3 ACRE TRACT OF LAND AS CONVEYED TO HDC VENADO CROSSING, LLC., OF RECORD IN DOC NO. 2017030298, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.



Engineering
& Design

NEW BRAUNFELS
640 North Walnut Ave.
Suite 1101
New Braunfels, TX 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909 TBPLS Firm#: 10194550

www.colliersengineering.com

LEGEND

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER"
- ▼ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "COLLIERS EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- ESMT. = EASEMENT
- O.P.R. = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY TEXAS
- 97.9 — = EXISTING MAJOR CONTOURS
- — — = EXISTING MINOR CONTOURS
- VOL. = VOLUME
- PG. = PAGE
- ℄ = CENTERLINE

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.

OWNER:
HDC VENADO CROSSING, LLC
100 NE LOOP 410, SUITE 1080
SAN ANTONIO, TX 78216
PHONE: (210) 838-6784

DULY AUTHORIZED AGENT

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/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

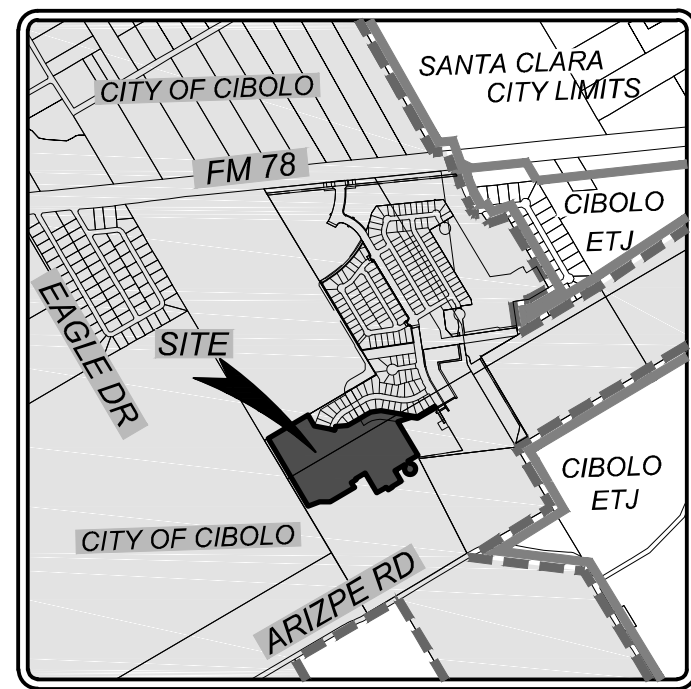
THIS _____ DAY OF _____ A.D. _____.

NOTARY PUBLIC STATE OF TEXAS

CERTIFICATE OF APPROVAL BY CITY ENGINEER

APPROVED ON THIS THE _____ DAY OF _____, 20____, BY THE CITY ENGINEER, CITY OF CIBOLO, TEXAS.

CITY ENGINEER, CITY OF CIBOLO

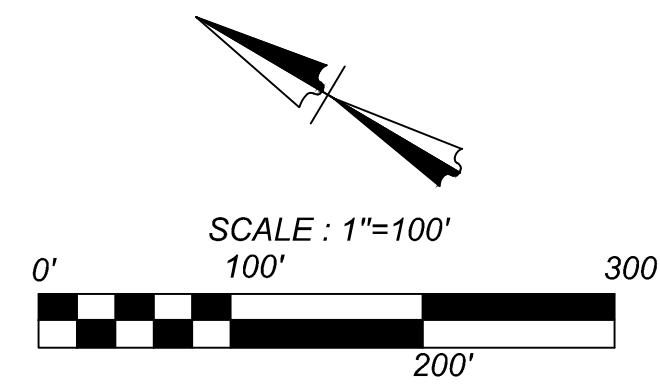


LOCATION MAP
SCALE : 1" = 2000'

KEYNOTES

- | | |
|---|---|
| ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT | ⑦ 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT |
| ② 25' BUILDING SETBACK LINE | ⑧ 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT |
| ③ 12.5' SIDE BUILDING SETBACK LINE | ⑨ 30' DRAINAGE EASEMENT |
| ④ 1' VEHICULAR NON-ACCESS EASEMENT | ⑩ VARIABLE WIDTH CLEAR VISION EASEMENT |
| ⑤ 60' X 10' ELEC., GAS, TELE., CATV., WATER, SAN. SEWER & DRAINAGE EASEMENT, (TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.) | ⑪ 20' DRAINAGE EASEMENT |
| ⑥ 50' X 10' ELEC., GAS, TELE., CATV., WATER, SAN. SEWER & DRAINAGE EASEMENT, (TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.) | |
| ⑦ VARIABLE WIDTH SANITARY SEWER EASEMENT | |
| ⑧ 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT | |
| ⑨ 30' DRAINAGE EASEMENT | |
| ⑩ VARIABLE WIDTH CLEAR VISION EASEMENT | |
| ⑪ 20' DRAINAGE EASEMENT | |

REFER TO PAGE 3 OF 3 FOR
LINE AND CURVE TABLES



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

FINAL PLAT ESTABLISHING VENADO CROSSING SUBDIVISION UNIT 6

STATE OF TEXAS
COUNTY OF GUADALUPE

WHEREAS, HDC VENADO CROSSING, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND LOCATED IN THE JERONIMO LEAL SURVEY NO. 85 ABSTRACT 210

CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN VOLUME 2003, PAGE 641, OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING 23.39 ACRES TRACT OF LAND, OUT OF THE JERONIMO LEAL SURVEY NO. 85, ABSTRACT 210, AND THE JOSEPH DE LOS CORTINAS SURVEY NO. 64, ABSTRACT 90, BOTH OF GUADALUPE COUNTY, TEXAS, AND A CALLED 177.3 ACRE TRACT OF LAND AS CONVEYED TO HDC VENADO CROSSING, LLC, OF RECORD IN DOC NO. 2017030298, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

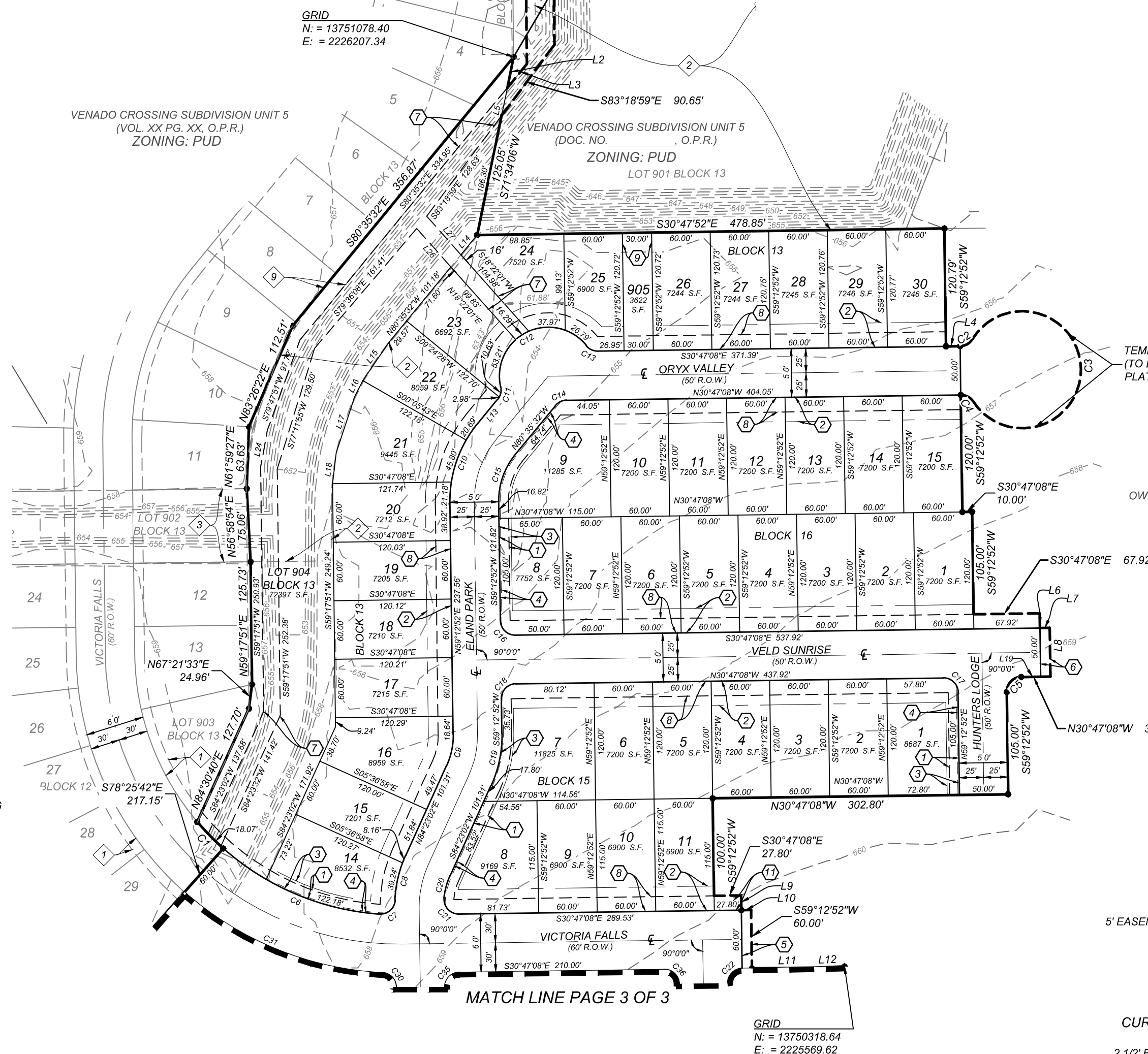
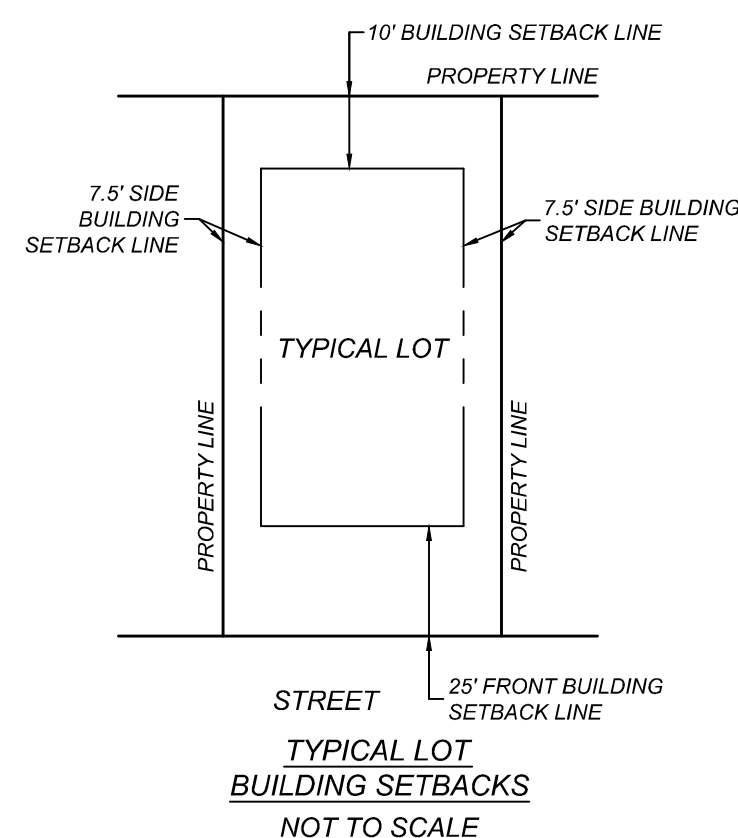
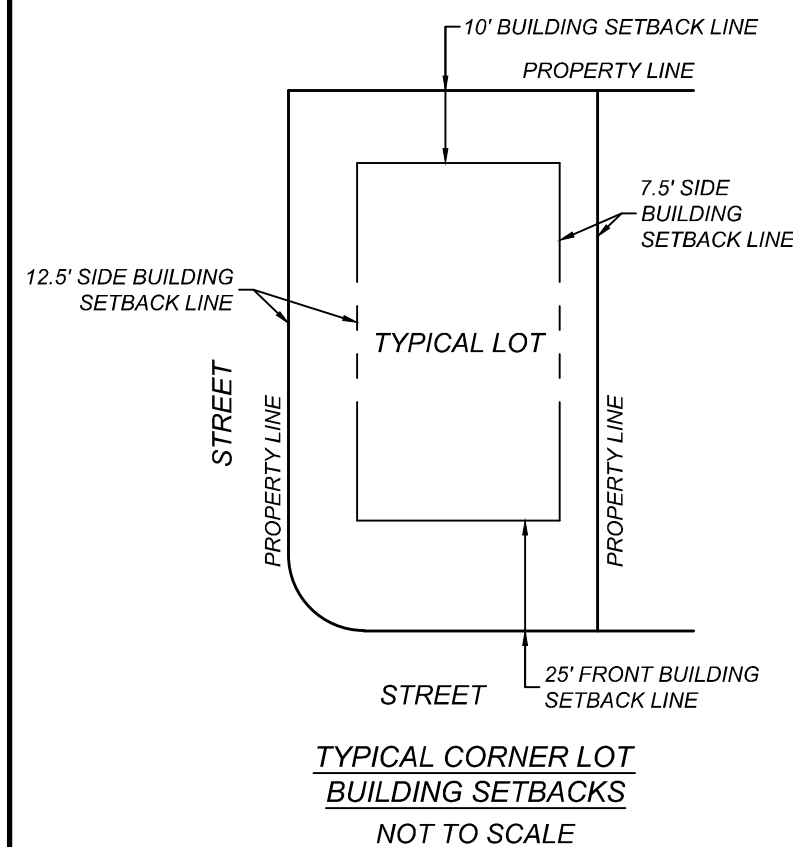
Colliers
Engineering
& Design

NEW BRAUNFELS
640 North Walnut Ave.
Suite 1101
New Braunfels, TX 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
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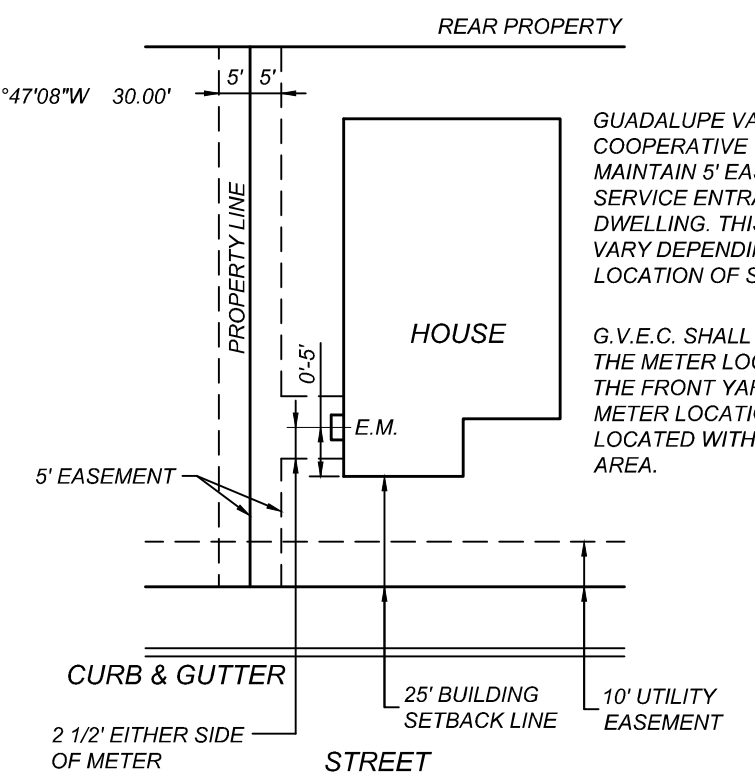
LEGEND

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- ▼ S.I.R. = SET 1/4" IRON ROD WITH YELLOW CAP STAMPED "COLLIERS EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- ESMT. = EASEMENT
- O.P.R. = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY TEXAS
- - - 979 - - - EXISTING MAJOR CONTOURS
- - - EXISTING MINOR CONTOURS
- VOL. = VOLUME
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TEMPORARY TURNAROUND
(TO EXPIRE UPON INCORPORATION INTO
PLATTED R.O.W. OF FUTURE UNITS)

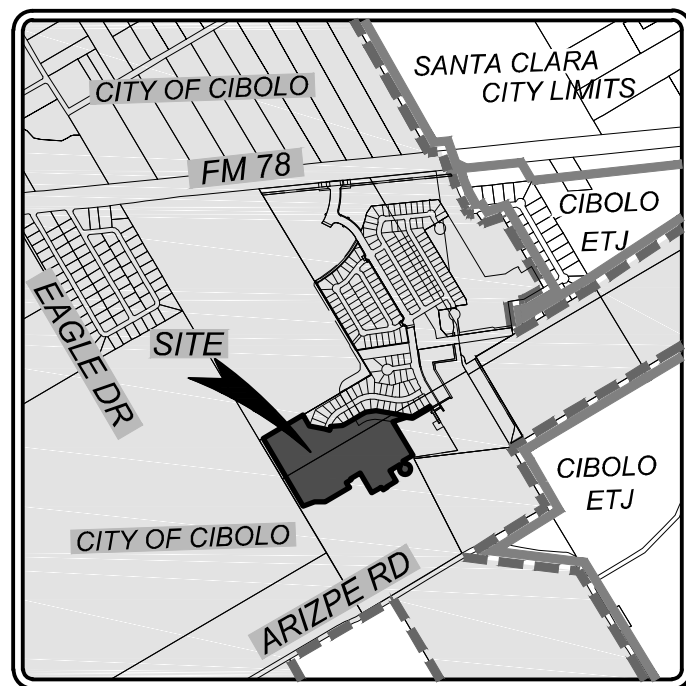
ZONING: PUD
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REMAINDER OF 177.3 ACRES
(DOC. NO. 2017030298, O.P.R.)
OWNER: HDC VENADO CROSSING, LLC.



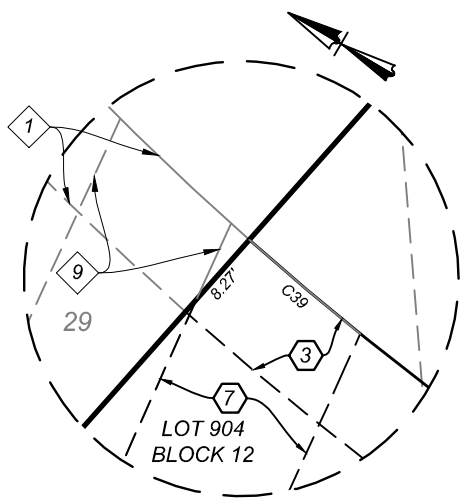
TYPICAL INTERIOR EASEMENT
ALONG PROPERTY LINE

PREPARED: MAY, 2025

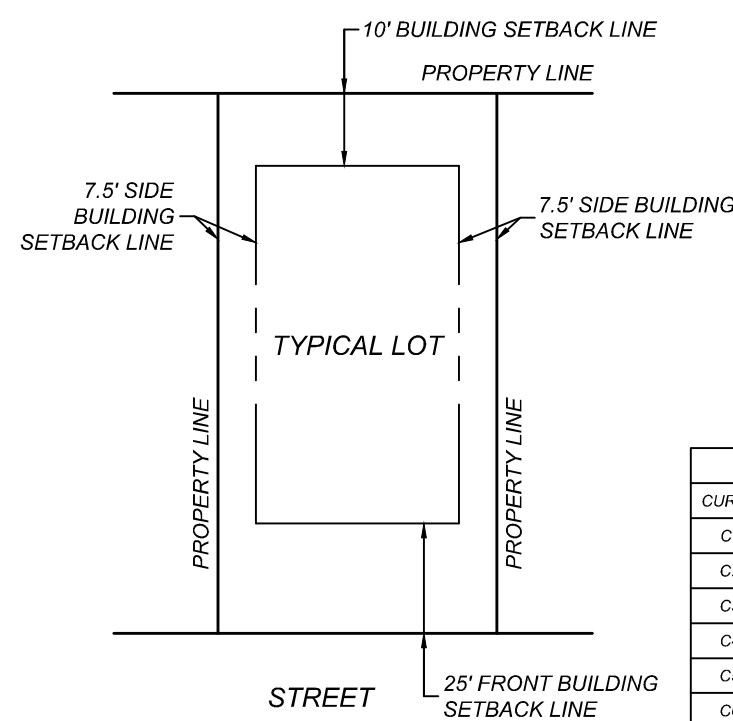
PAGE 2 OF 3



LOCATION MAP
SCALE : 1" = 2000'



DETAIL "A"
SCALE 1"=20'



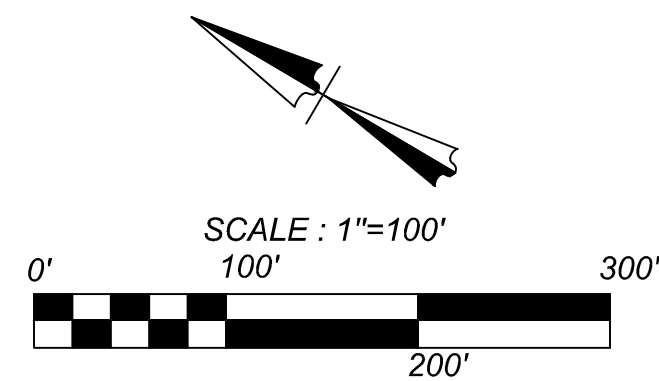
TYPICAL LOT
BUILDING SETBACKS
NOT TO SCALE

KEYNOTES

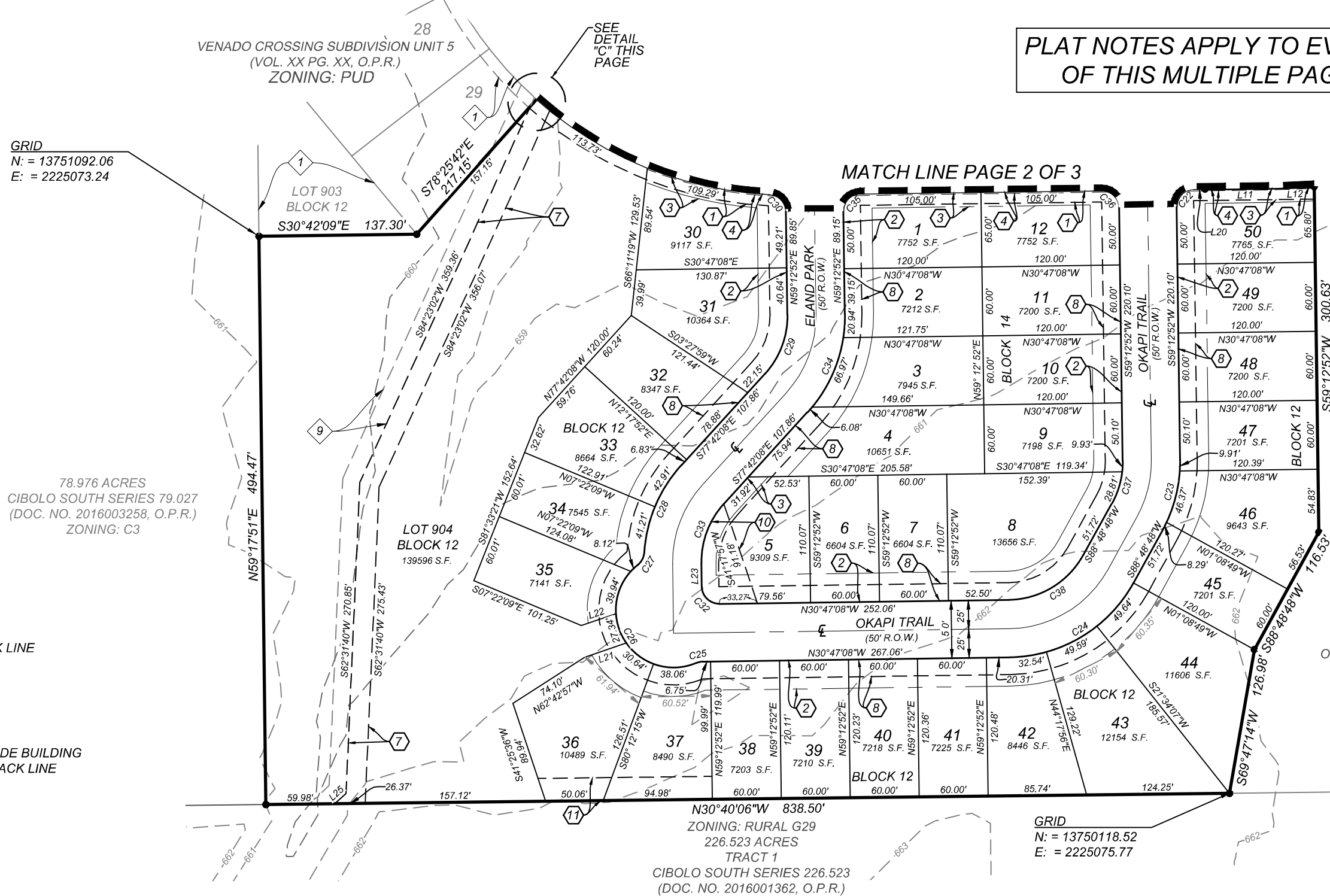
- | | |
|---|---|
| ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT | ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT |
| ② 25' BUILDING SETBACK LINE | ② 25' BUILDING SETBACK LINE |
| ③ 12.5' BUILDING SETBACK LINE | ③ 12.5' BUILDING SETBACK LINE |
| ④ 1' VEHICULAR NON-ACCESS EASEMENT | ④ 1' VEHICULAR NON-ACCESS EASEMENT |
| ⑤ 60' X 10' ELEC. GAS, TELE. CATV, WATER, SAN SEWER & DRAINAGE EASEMENT, (TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.) | ⑤ 60' X 10' ELEC. GAS, TELE. CATV, WATER, SAN SEWER & DRAINAGE EASEMENT, (TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.) |
| ⑥ 50' X 10' ELEC. GAS, TELE. CATV, WATER, SAN SEWER & DRAINAGE EASEMENT, (TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.) | ⑥ 50' X 10' ELEC. GAS, TELE. CATV, WATER, SAN SEWER & DRAINAGE EASEMENT, (TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.) |
| ⑦ VARIABLE WIDTH SANITARY SEWER EASEMENT | ⑦ VARIABLE WIDTH SANITARY SEWER EASEMENT |
| ⑧ 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT | ⑧ 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT |
| ⑨ 30' DRAINAGE EASEMENT | ⑨ 30' DRAINAGE EASEMENT |
| ⑩ VARIABLE WIDTH CLEAR VISION EASEMENT | ⑩ VARIABLE WIDTH CLEAR VISION EASEMENT |
| ⑪ 20' DRAINAGE EASEMENT | ⑪ 20' DRAINAGE EASEMENT |

LEGEND

- | | |
|---|--|
| ● S.I.R. = SET 1/4" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER" | SET 1/4" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER" |
| ▼ S.I.R. = SET 1/4" IRON ROD WITH YELLOW CAP STAMPED "COLLIERS EASEMENT" | SET 1/4" IRON ROD WITH YELLOW CAP STAMPED "COLLIERS EASEMENT" |
| R.O.W. = RIGHT-OF-WAY | RIGHT-OF-WAY |
| ESMT. = EASEMENT | EASEMENT |
| O.P.R. = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY TEXAS | OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY TEXAS |
| - - - - - EXISTING MAJOR CONTOURS | EXISTING MAJOR CONTOURS |
| - - - - - EXISTING MINOR CONTOURS | EXISTING MINOR CONTOURS |
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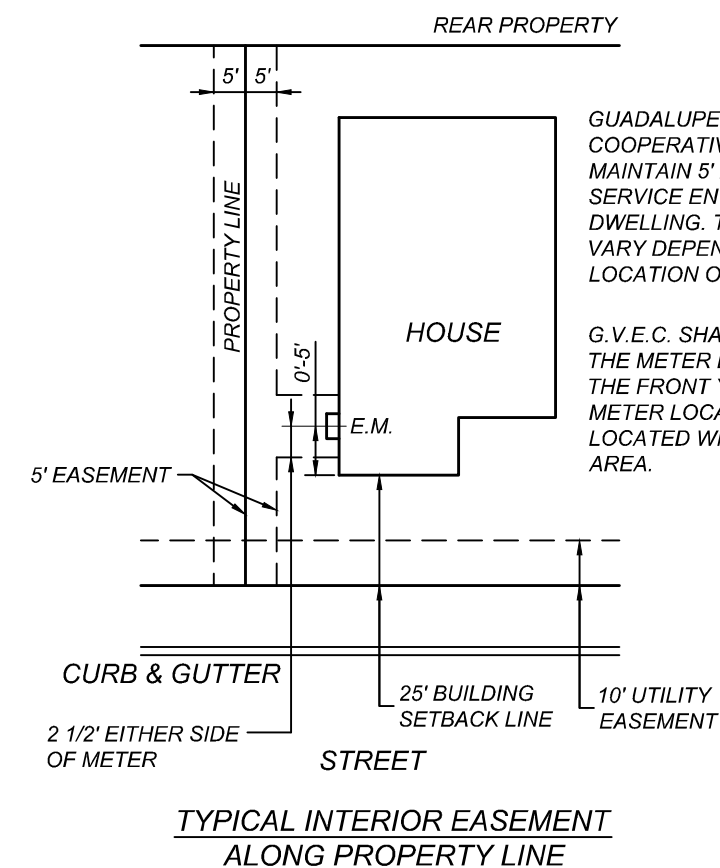
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.



CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING
C1	38.07'	270.00'	19.07'	8°04'44"	38.04' N15°36'41"E
C2	15.12'	15.00'	8.28'	57°46'09"	14.49' S59°40'13"E
C3	309.49'	60.00'	37.83'	295°32'17"	64.00' S59°12'52"W
C4	15.12'	15.00'	8.28'	57°46'09"	14.49' N1°54'04"W
C5	23.56'	15.00'	15.00'	90°00'00"	21.21' N75°47'08"W
C6	176.68'	270.00'	91.63'	37°29'30"	173.54' S7°10'27"E
C7	23.93'	15.00'	15.38'	91°25'27"	21.48' S71°37'55"E
C8	47.40'	125.00'	23.99'	21°43'41"	47.12' N73°31'12"E
C9	32.95'	75.00'	16.74'	25°10'11"	32.68' N71°47'57"E
C10	87.69'	125.00'	45.74'	40°11'36"	85.90' N79°18'40"E
C11	13.62'	15.00'	7.32'	52°01'12"	13.16' N73°23'52"E
C12	134.26'	50.00'	215.26'	153°50'49"	97.41' S55°41'20"E
C13	13.62'	15.00'	7.32'	52°01'12"	13.16' S44°46'32"E
C14	13.04'	15.00'	6.96'	49°48'24"	12.63' N55°41'20"W
C15	52.61'	75.00'	27.44'	40°11'36"	51.54' S79°18'40"W
C16	23.56'	15.00'	15.00'	90°00'00"	21.21' S14°12'52"W
C17	23.56'	15.00'	15.00'	90°00'00"	21.21' N14°12'52"E
C18	23.56'	15.00'	15.00'	90°00'00"	21.21' N75°47'08"W
C19	54.91'	125.00'	27.91'	25°10'11"	54.47' S71°47'57"W
C20	23.57'	75.00'	11.88'	18°00'11"	23.47' S75°22'57"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING
C21	25.44'	15.00'	17.00'	97°09'59"	22.50' S17°47'51"W
C22	23.56'	15.00'	15.00'	90°00'00"	21.21' N75°47'08"W
C23	64.57'	125.00'	33.03'	29°35'56"	63.86' S74°00'50"W
C24	131.77'	125.00'	72.75'	60°24'04"	125.76' N80°59'10"W
C25	5.92'	15.00'	3.00'	22°37'13"	5.88' N42°05'45"W
C26	144.10'	50.00'	383.06'	165°07'36"	99.16' N29°09'28"E
C27	12.56'	15.00'	6.68'	47°58'50"	12.20' N87°43'51"E
C28	84.12'	125.00'	43.72'	38°33'27"	82.54' N83°01'09"E
C29	56.40'	75.00'	29.61'	43°05'01"	55.08' N80°45'22"E
C30	22.61'	15.00'	14.08'	86°21'49"	20.53' N16°01'57"E
C31	223.02'	330.00'	115.96'	38°43'16"	218.80' N7°47'19"W
C32	23.56'	15.00'	15.00'	90°00'00"	21.21' N14°12'52"E
C33	56.40'	75.00'	29.61'	43°05'01"	55.08' N80°45'22"E
C34	93.99'	125.00'	49.34'	43°05'01"	91.79' N80°45'22"E
C35	23.56'	15.00'	15.00'	90°00'00"	21.21' S75°47'08"W
C36	23.56'	15.00'	15.00'	90°00'00"	21.21' S14°12'52"W
C37	38.74'	75.00'	19.82'	29°35'56"	38.32' S74°00'50"W
C38	79.06'	75.00'	43.65'	60°24'04"	75.45' N80°59'10"W
C39	15.13'	330.00'	7.57'	2°37'39"	15.13' N10°15'29"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	28.50'	S30°35'32"E
L2	32.12'	S71°34'06"W
L3	31.53'	S80°35'32"E
L4	14.44'	S30°47'08"E
L5	29.13'	S71°34'06"W
L6	15.00'	S59°12'52"W
L7	10.00'	S30°47'08"E
L8	50.00'	S59°12'52"W
L9	15.00'	S59°12'52"W
L10	10.00'	S30°47'08"E
L11	62.38'	S30°47'08"E
L12	32.63'	S32°11'57"E
L13	32.08'	S80°35'32"E
L14	26.15'	N80°35'32"W
L15	46.43'	N85°47'07"W
L16	18.90'	S86°37'24"W
L17	60.00'	S78°10'15"W
L18	31.87'	S66°48'32"W
L19	20.00'	N30°47'08"W
L20	10.00'	N30°47'08"W
L21	38.29'	N49°00'58"W
L22	31.85'	N49°00'58"W
L23	20.52'	N59°12'52"E
L24	38.65'	S70°32'51"W
L25	13.20'	N72°28'20"W
L26	52.81'	N18°22'01"E
L27	52.93'	N18°22'01"E



PREPARED: MAY, 2025

PAGE 3 OF 3

May 27, 2025

On behalf of the:

City of Cibolo
Attn: Lindsey Walker
200 S. Main Street
Cibolo, Texas 78108



Re: Final Plat Review
Venado Crossing U6 (PC-25-22-FP)

Ms. Walker,

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

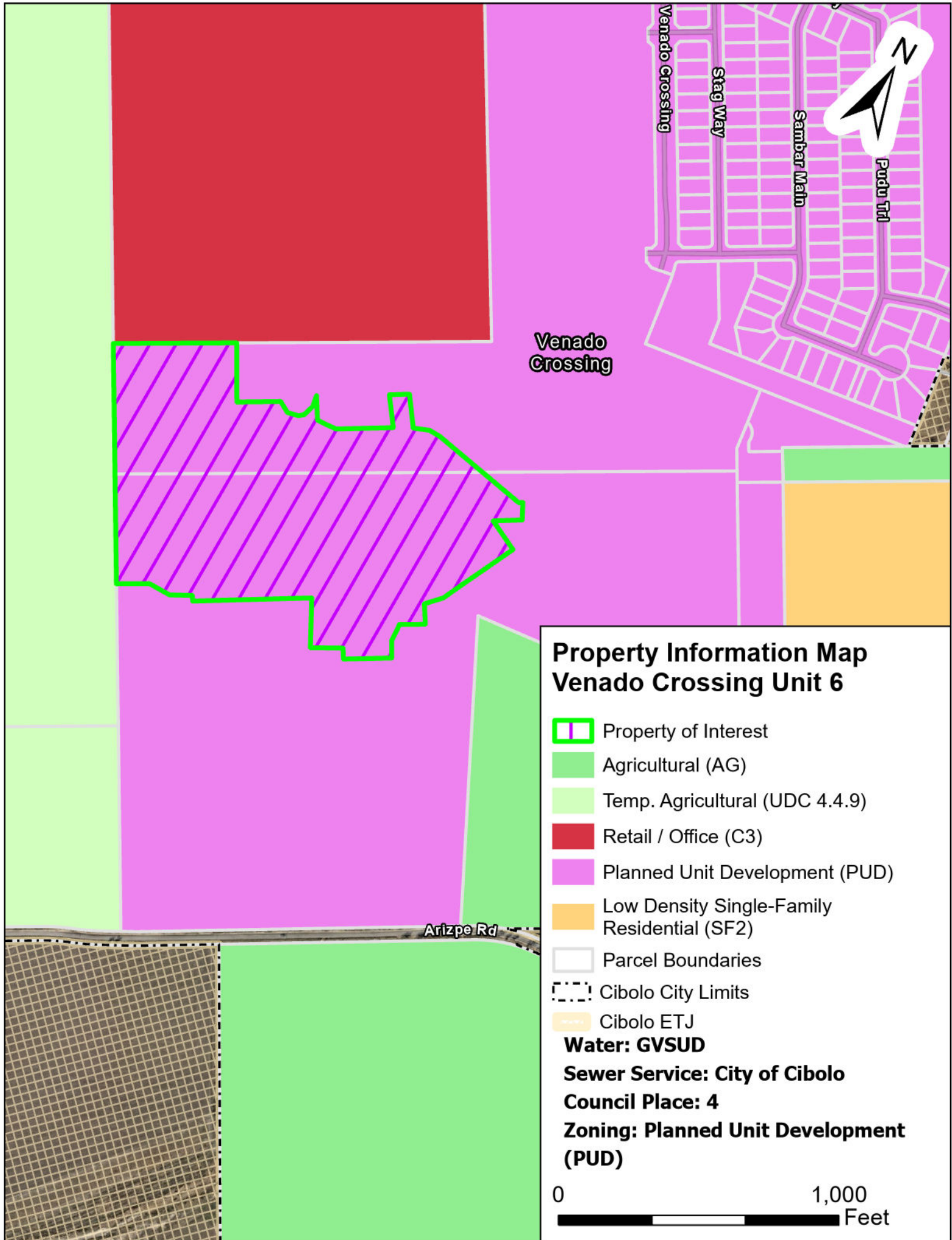
Our review of the project does not relieve or release the Engineer of Record or Surveyor of Record from complying with any and all the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If you require additional information, please contact our office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Andy Carruth", is written over a light blue rectangular background.

Andy Carruth, P.E.

Plan Reviewer for the City of Cibolo



TRAFFIC IMPACT ANALYSIS

VENADO CROSSING DEVELOPMENT

CITY OF CIBOLO

FEBRUARY 2023 | VERSION 1

Prepared By:

Kimley»Horn

Texas Registered Engineering Firm F-928
10101 Reunion Pl, Suite 400
San Antonio, TX 78216
Tel: (210) 541-9166

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068706711



TABLE OF CONTENTS

Table of Contents.....	i
Executive Summary	1
1. Introduction.....	2
2. Existing and Proposed Land Use.....	2
2.1. Site Location / Study Area	2
2.2. Existing and Proposed Development	3
3. Existing Roadway and Traffic Conditions.....	6
3.1. Existing Roadway Characteristics	6
3.2. Existing Traffic Volumes	6
3.3. Background Traffic Growth	6
4. Build Out Site Traffic Characteristics	11
4.1. Site Trip Generation	11
4.2. Trip Distribution and Traffic Assignment.....	12
4.3. Turn Lane Evaluation.....	26
5. Traffic Operational Analysis.....	27
6. Conclusion and Recommendations	30

FIGURES

Figure 1: Site Location	4
Figure 2: Site Plan	5
Figure 3: Existing 2023 Turning Movement Volumes	8
Figure 4: No Build 2028 Turning Movement Volumes	9
Figure 5: No Build 2032 Turning Movement Volumes	10
Figure 6: Trip Distribution – Phase 1A.....	13
Figure 7: Site Generated Trips – Phase 1A.....	14
Figure 8: Trip Distribution – Phase 1B.....	15

Figure 9: Site Generated Trips – Phase 1B.....	16
Figure 10: Total Movements – Phase 1.....	17
Figure 11: Trip Distribution – Phase 2.....	18
Figure 12: Site Generated Trips – Phase 2.....	19
Figure 13: Pass-By trip Distribution – Phase 2.....	20
Figure 14: Pass-By Generated trips – Phase 2.....	21
Figure 15: Total Site Generated – Phase 2.....	22
Figure 16: Total Site Generated – Phase 1 & 2.....	23
Figure 17: Build Out 2028 Turning Movement Volumes.....	24
Figure 18: Build Out 2032 Turning Movement Volumes.....	25

TABLES

Table 1: Proposed Land Uses.....	3
Table 2: Historic TxDOT Traffic Count Data.....	7
Table 3: Estimated Trip Generation Rates.....	11
Table 4: Estimated Trip Generation.....	11
Table 5: Turn Lane Summary.....	26
Table 6: Level of Service (LOS) Definitions.....	27
Table 7: Level of Service (LOS) Evaluation Summary.....	29

APPENDICES

Appendix A: City of Cibolo Scoping Materials
Appendix B: Traffic Data
Appendix C: <i>Synchro11</i> TM Output Sheets
Appendix D: Driveway Spacing Exhibit

EXECUTIVE SUMMARY

Venado Crossing is a proposed single family detached housing, low-rise multifamily housing, and shopping center development, located on FM 78 between Haeckerville Road and Santa Clara Road in Cibolo, Texas. This report documents an update to the traffic impact analysis (TIA) for Venado Crossing approved in 2017 due to the development not being completed within five (5) years of the date of submission of the original TIA to the City of Cibolo.

The proposed development is anticipated to develop in two phases. Phase 1A will consist of approximately 315 single-family detached housing units. Phase 1B will consist of 187 multifamily (low-rise) units. Phase 1 is expected to be complete by 2028. Phase 2 will consist of 180,121 square feet of shopping center and is expected to be complete by 2032.

Traffic operations were analyzed at the following intersections and all site access driveways for existing 2023, no build 2028, no build 2032, build out 2028, and build out 2032 scenarios:

- Deward Overlook and FM 78
- Deward Overlook and Venado Crossing

Peak hour level of service analyses was performed using the *Synchro 11TM* software program. No Build traffic volumes for each scenario reflect existing traffic volumes that have been grown using an agreed upon compound annual growth rate of 4%. Collected traffic counts from Feb 09, 2023, were used to form the 2023 baseline traffic data. Existing data includes traffic data for the previous 196 single family dwelling units that have been or are actively under construction.

Based on the analyses performed during this traffic study, we offer the following conclusions and recommendations:

Build Out 2028 Conditions – Phases 1A & 1B

Deward Overlook and FM 78

- Construct a traffic signal. Based on projected volumes the intersection is expected to meet multiple volume warrants at Build Out Phase 1. To refine the threshold a sensitivity analysis was performed that indicates that, without secondary access to Arizpe, 8 hour volume warrants are anticipated to be met once a total of 215 single family units are occupied.
- Construct an eastbound right-turn deceleration lane at a total of 730 feet of which 30 feet is storage and 150 feet is taper.

Site Access C and FM 78

- Construct a westbound left turn deceleration lane at a total of 450 feet of which 100 feet is storage and 100 feet is taper.
- Restripe the northbound approach to reflect one (1) dedicated left turn lane and one (1) dedicated right turn lane.

Build Out 2032 Conditions – Phase 2

Deward Overlook and FM 78

- Traffic signal timing plans should be updated to reduce delay.

Site Access C and FM 78

- A traffic signal warrant analysis was completed, and the intersection is expected to meet volume warrants at Build Out Phase 2. Traffic signal warrants should be reevaluated at the beginning of Phase 2, since phase 2 is anticipated to exceed the five year validity threshold set by the city of Cibolo for TIA reports. Consideration should be given to the commercial parcels that are anticipated to have cross access to Deward Overlook which could change the demand at the driveway at full build out.

1. INTRODUCTION

Kimley-Horn has been retained to perform a traffic impact analysis (TIA) update to the TIA for the Venado Development in accordance with City of Cibolo UDC Section 18.13.2.a. since the development was not completed within five (5) years from the date of submission of the TIA to the City. The Venado Development is located along FM 78 in the City of Cibolo, Texas. The site is anticipated to take access from FM 78 to the north and Arizpe Rd to the south.

Prior to the preparation of the TIA, Kimley-Horn discussed the scope of the TIA and study area with staff from the City of Cibolo. TIA scoping materials from this coordination are included in **Appendix A**. The purpose of this study is to address the traffic and transportation impacts of the proposed development at the proposed site driveway locations and at off-site intersections that the land use generated trips are anticipated to interact with.

2. EXISTING AND PROPOSED LAND USE

2.1. SITE LOCATION / STUDY AREA

The proposed development is located on FM 78 between Haeckerville Road and S Santa Clara Road in Cibolo, TX. Figure 1 illustrates the study area and site location.

As determined through coordination with the City of Cibolo, the traffic evaluation included analysis of the following intersections in addition to all site access driveways:

- Deward Overlook and FM 78
- Deward Overlook and Venado Crossing

The traffic evaluation was comprised of capacity analyses for the existing 2023, no build 2028, no build 2032, build out 2028, and build out 2032 scenarios using *Synchro 11TM* software.

2.2. EXISTING AND PROPOSED DEVELOPMENT

The site was originally part of the phased Venado Crossing Development TIA approved in 2017. Units 1-3 totaling 196 single family dwelling units have been or are actively under construction. These units have been captured in the turning movement counts in this TIA. The remaining development reflected in this proposed TIA will consist of 315 single family detached housing units, 187 multifamily (low-rise) units, and 180,121 square feet of shopping center.

Traffic projections were prepared for the proposed development based on the trip generation rates found in the Institute of Transportation Engineers (ITE) publication entitled *Trip Generation Manual, 11th Edition*. **Table 1** summarizes the land uses and total number of trips that are expected to be generated by the proposed development during the AM and PM peak periods. The number of trips generated represents the number of vehicles entering and exiting the proposed development to and from the adjacent street system.

Table 1: Proposed Land Uses

Land Use	Amount	Units	ITE Code	Daily One-Way Trips	AM Peak Hour Trips			PM Peak Hour Trips		
					IN	OUT	TOTAL	IN	OUT	TOTAL
Single Family Detached Housing	315	Dwelling Unit(s)	210	2,971	55	166	221	187	110	297
Multifamily Housing (Low-Rise)	187	Dwelling Unit(s)	220	1,260	18	57	75	60	35	95
Shopping Center (>150K)	180.121	1,000 SF	820	6,666	94	57	151	294	318	612
TOTAL:				10,897	167	280	447	541	463	1,004

VENADO CROSSING SUBDIVISION
LAND STUDY MDP AMENDMENT

CIBOLO, TEXAS
GUADALUPE COUNTY

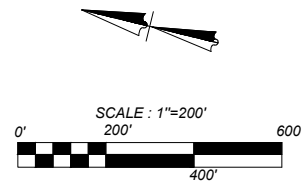
DATE PREPARED: MARCH 29, 2022

LEGAL DESCRIPTION:
BEING 177.27 ACRES OF LAND BEING APPROXIMATELY 174.12 ACRES OUT OF THE GERONIMO LEAL SURVEY AND APPROXIMATELY 3.1 ACRES OF LAND OUT OF THE JOSEFA DE CORTINAS SURVEY IN GUADALUPE COUNTY, TEXAS AND BEING THE RESIDUE OF A CALLED 200.895 ACRE TRACT OF LAND AS DESCRIBED IN A DEED FROM REITMEYER INVESTMENTS HOLDING COMPANY, LTD., TO REITMEYER INVESTMENTS, LTD., A TEXAS PARTNERSHIP, RECORDED IN VOLUME 1312, PAGE 133, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, SAID 200.895 ACRES BEING COMPRISED OF ALL THAT 70.41 ACRE TRACT OF LAND AS DESCRIBED IN A DEED BY ALMA SCHRAUB TO ALFRED SCHRAUB BY DEED DATED JULY 13, 1963 AND RECORDED IN VOLUME 358, PAGE 26-29 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS, ALL OF THAT 62.23 ACRE TRACT OF LAND AS DESCRIBED IN A DEED BY GEORGE SCHRAUB, ET AL TO ALFRED SCHRAUB, ET UX BY DEED DATED MARCH 31, 1945 AND RECORDED IN VOLUME 208, PAGE 277 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS, THE GREATER PART OF THAT CERTAIN 66 ACRE TRACT DESCRIBED IN A DEED OF PARTITION FROM WILHELMINA SCHRAUB DATED DECEMBER 21, 1910 AND RECORDED IN VOLUME 35, PAGES 483-488 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS, AND THE GREATER PART OF THAT CERTAIN 7.69 ACRE TRACT AS DESCRIBED IN A DEED FROM WILHELMINA SCHRAUB, WIDOW OF WILLIAM SCHRAUB TO ALFRED SCHRAUB BY DEED DATED DECEMBER 14, 1927 AND RECORDED IN VOLUME 95, PAGE 482 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS, TITLE TO SAID 200.895 ACRE TRACT CONVEYED TO LILLIE AMANDA SCHRAUB, WIDOW OF ALFRED SCHRAUB TO DOROTHY ALEXANDER AND JUSTIN HUEY BY DEED DATED JULY 14, 1973 AND RECORDED IN VOLUME 538, PAGES 313-314 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS, THE DESCRIPTION OF THE PROPERTY IN SAID DEED IS IN ERROR IN THAT IT DESCRIBED THE WILHELMINA SCHRAUB 200 ACRE TRACT AS DESCRIBED IN VOLUME 35, PAGES 438-488 AND NOT THE TOTAL OF THE ALFRED SCHRAUB PROPERTY.

ZONING FOR ALL PROPERTY WITHIN THE LIMITS OF THIS MASTER DEVELOPMENT IS MIXED USE PLANNED UNIT DEVELOPMENT (P.U.D.) PER ORDINANCE #1118 AND AMENDING ORDINANCE #1197.



LOCATION MAP
N.T.S.



PHASING TABLE								
RESIDENTIAL UNIT	ZONING	TYP. LOT SIZE	AREA (ACRES)	DWELLING UNITS/LOTS	REQUIRED PARK DEDICATION (ACRES)	PRIVATE PARK LAND PROVIDED (ACRES)	PUBLIC PARK LAND PROVIDED (ACRES)	DENSITY (DWELLING UNITS/ACRES)
1	SF-3 PUD	60' X 120'	26.68	79	2.13	0.73	3.10	2.96
2	SF-2 PUD	65' X 120'	13.50	53	1.08	0.00	0.00	3.93
3	SF-3 PUD	60' X 120'	14.94	64	1.20	0.00	0.00	4.28
4	SF-3 PUD	60' X 120'	17.93	61	1.43	0.00	1.22	3.40
5	SF-2 PUD	65' X 120'	18.44	43	1.48	0.00	1.49	2.33
6	SF-3 PUD	60' X 120'	23.02	76	1.84	0.00	2.00	3.30
7	SF-3 PUD	60' X 120'	18.91	78	1.51	0.00	0.00	4.12
8	SF-3 PUD	60' X 120'	13.98	57	1.12	0.00	1.62	4.08
PARKLAND & FACILITIES CREDIT					N/A	2.36 *	N/A	N/A
SUB-TOTAL			147.4	511	11.79	0.73	11.79	3.47

COMMERCIAL	C-3		18.46					
MULTI-FAMILY	MF-2		7.80					
RIGHT-OF-WAY DEDICATION			3.61					
TOTAL			177.27					

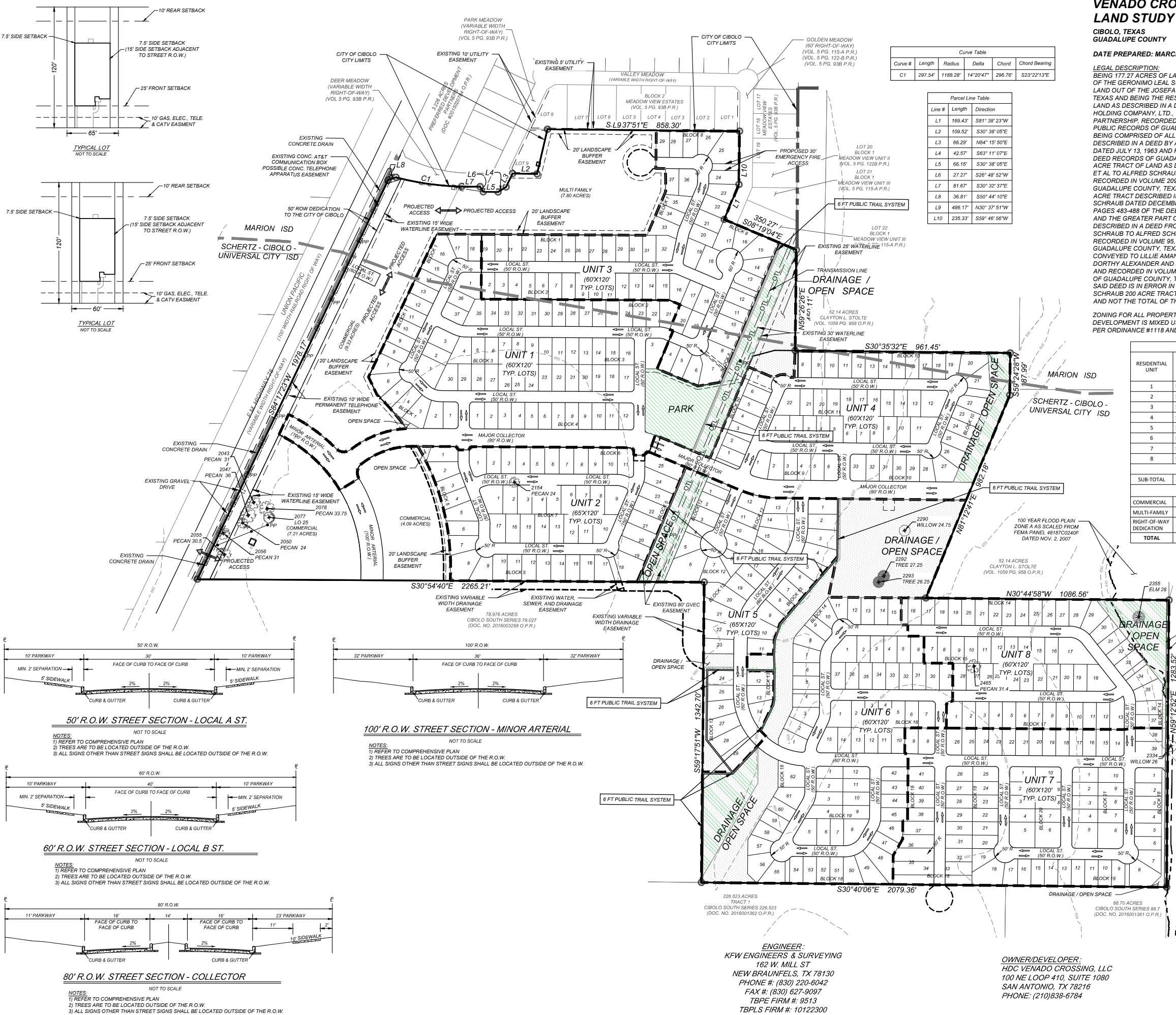
NOTE:
* PARKLAND & FACILITIES CREDIT: 20% OF OVERALL PARKLAND DEDICATION REQUIREMENT (2.36 ACRES) IS ESTABLISHED BY THE PROPOSED 6' PUBLIC TRAIL SYSTEM.

LEGEND

- = BOUNDARY
- = RIGHT - OF - WAY (R.O.W.)
- = PHASING LIMITS
- = SCHOOL BOUNDARY LINE
- = EXISTING CONTOURS
- = OPEN SPACE/DRAINAGE ESMT
- = PARK
- = PUBLIC GREENSPACE PRESERVED PARKLAND
- = DRIVEWAY PROJECTION ARROW

NOTES:

- ALL INTERNAL STREETS WITHIN THE M.D.P. LIMITS ARE LOCAL STREETS, COLLECTOR STREETS OR MINOR ARTERIALS. TYPICAL SECTIONS HAVE BEEN INCLUDED ON THIS PLAN.
- UTILITY SERVICE PROVIDED BY THE FOLLOWING ENTITIES:
WATER SERVICE: GV SUD
SEWER SERVICE: CITY OF CIBOLO
TELEPHONE SERVICE: AT&T
CABLE TELEVISION: TIME WARNER CABLE
ELECTRIC: GVEC
GAS (IF AVAILABLE): CENTER POINT ENERGY
- EXISTING LAND USE IS AGRICULTURAL.
- LOT DESIGN STANDARDS ARE PER CITY COUNCIL APPROVED REZONING ORDINANCE #1118 AND #1197.
- A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN LATEST EDITION OF AASHTO MANUAL.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
- THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE FINAL ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAN.
- ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENT ETC. ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF CIBOLO.
- ADJOINERS SHOWN HEREON ARE PER CURRENT GUADALUPE COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.
- TRAFFIC STUDY TIA IS REQUIRED.
- A DETAILED TREE SURVEY IS ATTACHED FOR THIS MASTER PLANNED DEVELOPMENT.



ENGINEER:
KFW ENGINEERS & SURVEYING
162 W. MILL ST
NEW BRAUNFELS, TX 78130
PHONE #: (830) 220-6042
FAX #: (830) 627-9097
TBPE FIRM #: 9513
TBPLS FIRM #: 10122300

OWNER/DEVELOPER:
HDC VENADO CROSSING, LLC
100 NE LOOP 410, SUITE 1080
SAN ANTONIO, TX 78216
PHONE: (210)838-6784



3. EXISTING ROADWAY AND TRAFFIC CONDITIONS

3.1. EXISTING ROADWAY CHARACTERISTICS

FM 78 is a two-lane undivided roadway with a posted speed limit of 65 miles per hour, 24 feet of pavement (12 feet from centerline), 100 feet of right-of-way (50 feet from centerline) and approximately 11 feet wide shoulders. It is classified as a minor arterial on the TxDOT Statewide Planning Map.

Arizpe Road is a two-lane undivided roadway with no pavement markings and no posted speed limit. It has 20 feet of pavement (10 feet from centerline) and not shoulders.

Deward Overlook is a two-lane undivided roadway approximately 360 feet in length, 36 feet of pavement (18 feet from centerline), 100 feet of right-of-way (50 feet from centerline), and no pavement markings. It has a posted speed of 30 mph and is connected to Venado Crossing to the south by a roundabout.

Venado Crossing is a two-lane divided collector roadway with 55 feet of pavement (27.5 feet from centerline), 100 feet of right-of-way (50 feet from centerline), and 5 foot bike lanes on either side.

3.2. EXISTING TRAFFIC VOLUMES

Due to the active construction of the lots approved as a part of the 2017 TIA, the existing 2023 volumes are reflecting an atypical residential volume pattern that creates larger inbound and outbound volume.

Turning movement volumes were collected for the following intersections on Thursday, February 9th, 2023, from 7:00 AM to 7:00 PM:

- Deward Overlook and FM 78

24-hour tube counts were collected for the following intersections on Thursday, February 9th, 2023, from 12:00 AM to 12:00 PM:

- Site Access B and Arizpe Rd
- Sight Access C and FM 78

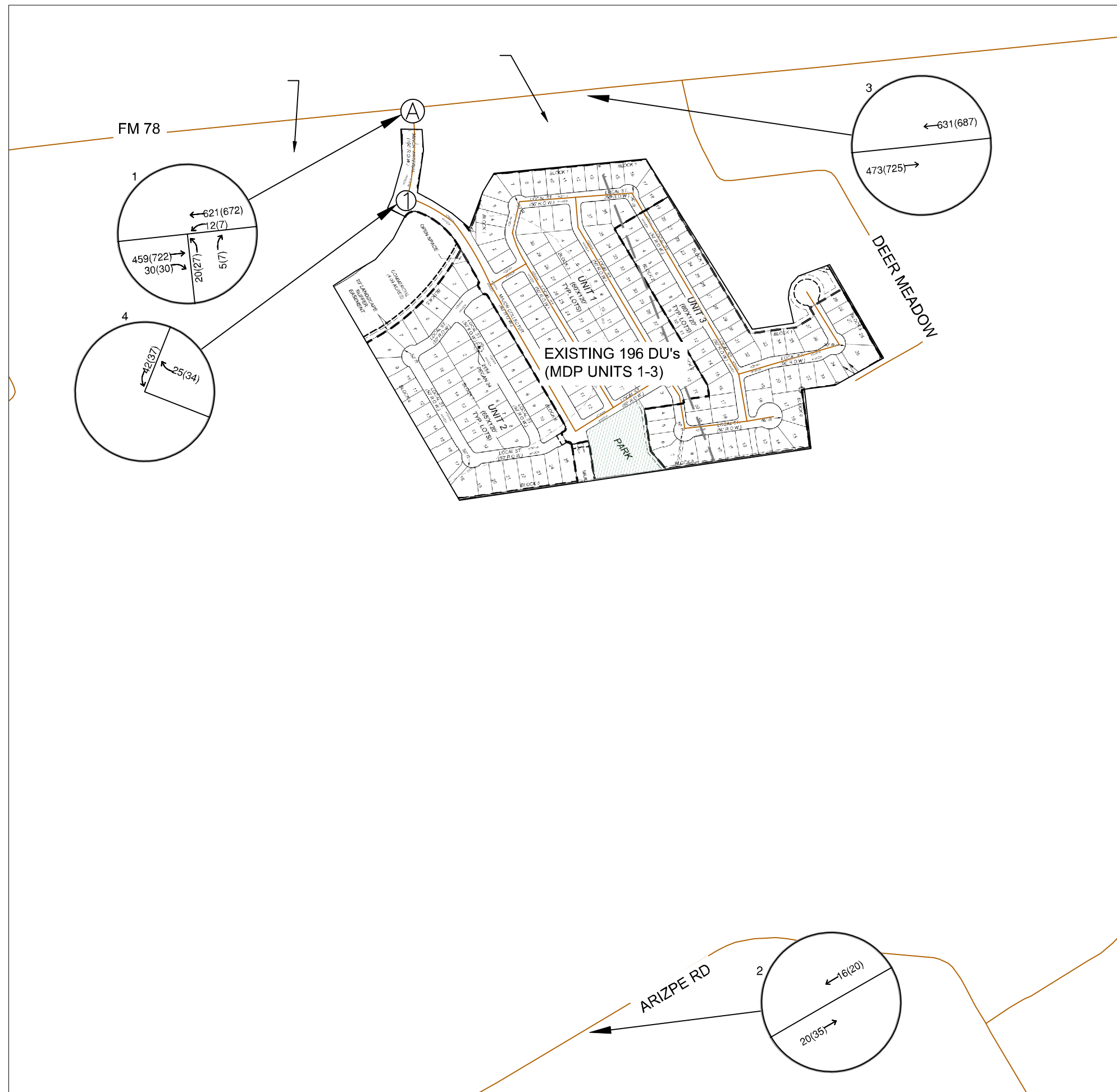
The AM and PM peak hours for Deward Overlook and FM 78 was determined to be from 7:15 AM to 8:15 AM and 5:00 PM to 6:00 PM. The AM and PM peak hours for Site Access B and Arizpe Rd was determined to be from 8:15 AM to 9:15 AM and 4:30 PM to 5:30 PM. The AM and PM peak hours for Sight Access C and FM 78 was determined to be from 7:15 AM to 8:15 AM and 5:00 PM to 6:00 PM. Turning movement counts are provided in **Appendix B**. **Figure 3** presents the existing weekday AM and PM peak hour traffic volumes.



3.3. BACKGROUND TRAFFIC GROWTH

Traffic count data from the TxDOT Statewide Planning site was referenced to establish a background traffic growth rate. The locations chosen are in the general vicinity of the project site. Five years' worth of data was evaluated at each location and an average annual growth rate was calculated over the five-year period. A growth rate of 4.0% is proposed for the subject site.

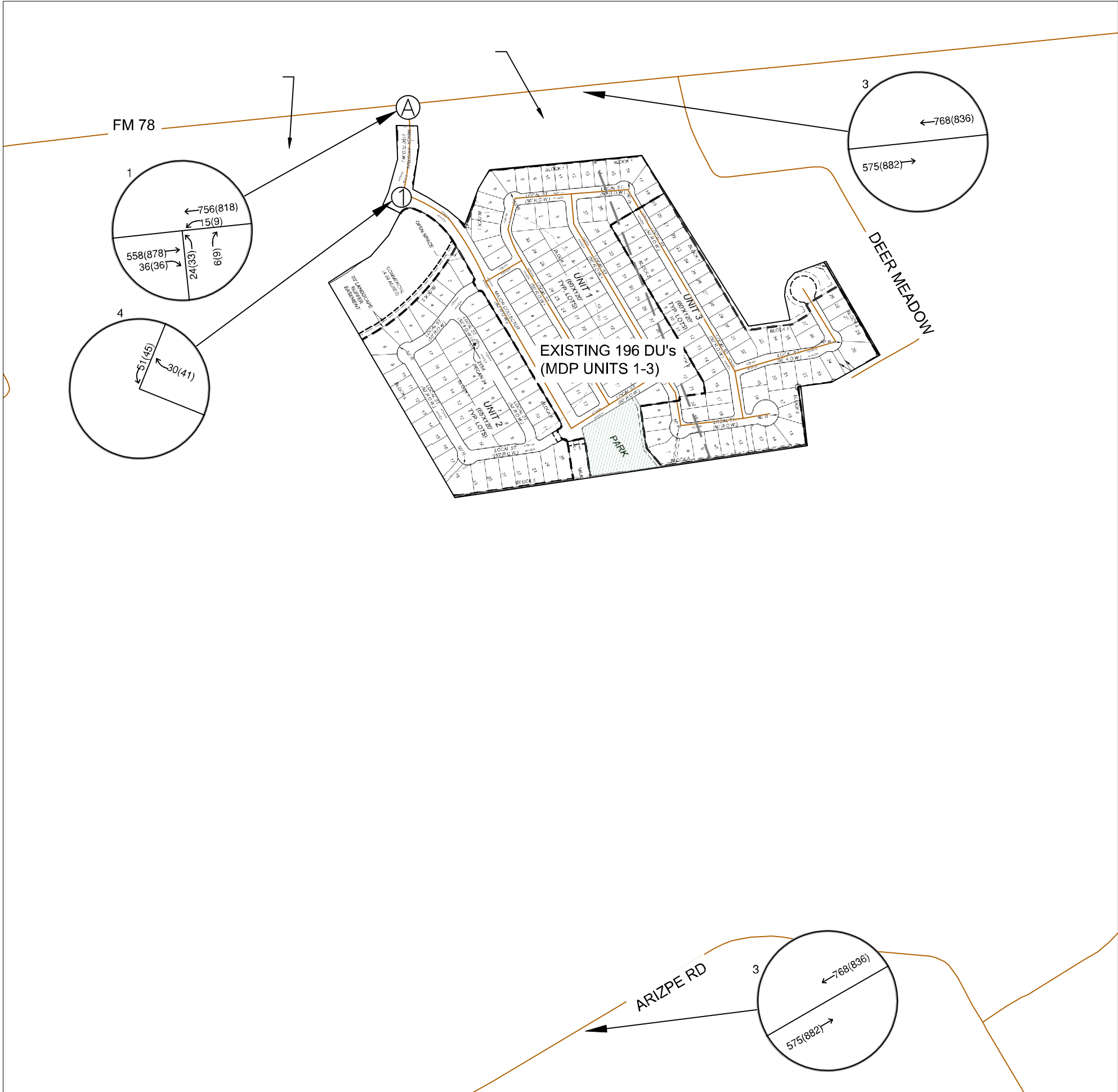
Table 2: Historic TxDOT Traffic Count Data

Count Location	Count Station	2017	2018	2019	2020	2021	Avg. Annual Growth
FM 78 East of Haeckerville Rd	95H110D	10,030	11,215	12,304	11,372	11,876	4.60%
Lower Seguin Rd West of S Santa Clara Rd	95HP849	361	316	406	404	383	2.60%
FM 78 East of S Santa Clara Rd	95E3B	9,197	9,468	10,626	10,626	10,711	4.25%
Average Annual Growth Rate:							3.82%
Proposed Annual Growth Rate:							4.0%

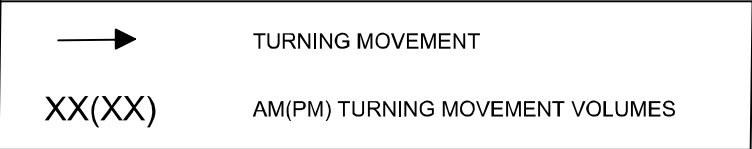


VENADO CROSSING 2023		EXISTING 2023 TURNING MOVEMENT VOLUMES		KHA PROJECT 068/06/711 DATE FEBRUARY 2023 SCALE AS SHOWN DESIGNED BY CCL DRAWN BY CCL CHECKED BY AEA		 <p>©2023 KIMLEY-HORN AND ASSOCIATES, INC. 10101 REINION PLACE, SUITE 400, SAN ANTONIO, TX 78216 PHONE : 210-541-9166 FAX: 210-541-8699 WWW.KIMLEY-HORN.COM TBP# FIRM NO. 928</p>	No. _____ REVISIONS _____ DATE _____ BY _____
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SHEET NUMBER 4														

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4. BUILD OUT SITE TRAFFIC CHARACTERISTICS

4.1. SITE TRIP GENERATION

Traffic projections were prepared for the proposed development based on the trip generation rates found in the Institute of Transportation Engineers (ITE) publication entitled *Trip Generation Manual, 11th Edition*. The ITE trip generation rates assumed for the proposed development are presented in **Table 3**. The calculated number of trips from these rates represents one-way vehicle trips.

Table 3: Estimated Trip Generation Rates

Land Uses	ITE Code	Units	AM Peak Hour		PM Peak Hour	
			In:Out Split (%)	Rate	In:Out Split (%)	Rate
Single-Family Detached Housing	210	Dwelling Units	25:75	0.70	63:37	0.94
Multifamily Housing (Low-Rise)	220	Dwelling Units	24:76	0.40	63:37	0.51
Shopping Center (>150k)	820	1000 Sq.Ft. GLA	62:38	0.84	48:52	3.40

Table 4 summarize the total number of trips that are expected to be generated by the proposed development during the AM and PM peak periods and on a daily basis. The number of trips generated represents the number of vehicles entering and exiting the proposed development to and from the adjacent street system.

Table 4: Estimated Trip Generation

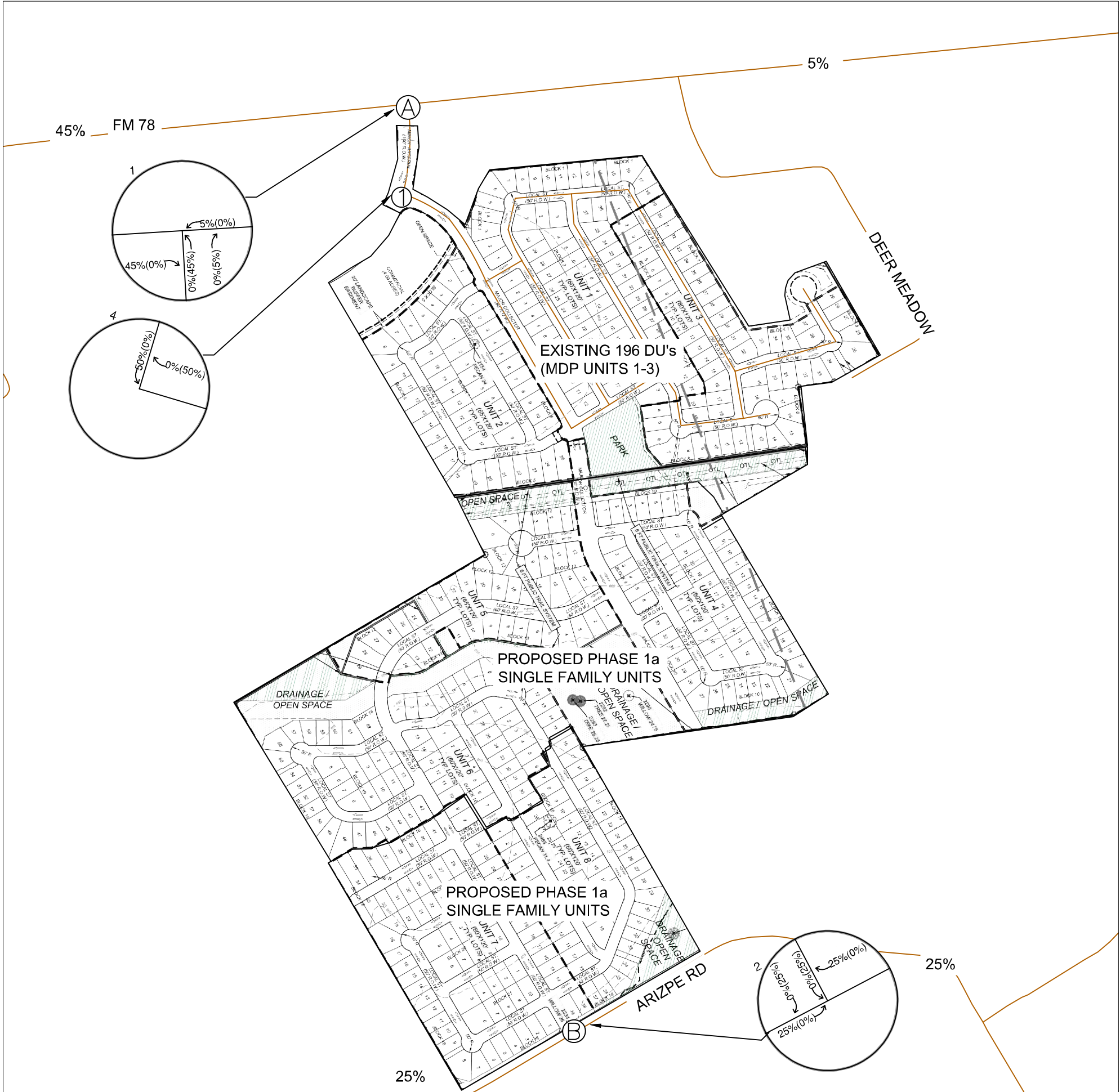
Land Uses	Amount	Units	ITE Code	Daily One-Way Trips	AM Peak Hour One-Way Trips			PM Peak Hour One-Way Trips		
					IN	OUT	TOTAL	IN	OUT	TOTAL
Phase 1A										
Single-Family Detached Housing	315	Dwelling Units	210	2,971	55	166	221	187	110	297
Phase 1B										
Multifamily Housing (Low-Rise)	187	Dwelling Units	220	1,260	18	57	75	60	35	95
Phase 2										
Shopping Center (>150k)	180	1,000 SF	820	6,666	94	57	151	294	318	612
Shopping Center (>150k) Pass-By Trips (0% AM, 29%PM)								85	92	178
Phase 2 Net New External Trips Subtotal				6,666	94	57	151	209	226	435
Total Trips:				10,898	167	280	447	456	194	525

Reductions to the base trip generation estimates are sometimes applied due to pass-by trips. Pass-by trips are existing vehicles on the surrounding roadways which are attracted into the site by the presence of the development. Pass-by trips do not reduce the overall trip generation or driveway turning movement volumes but do reduce the number of new trips added to the roadway system and off-site intersections. For this reason, a pass-by trip reduction was taken for the shopping center land use and is reflected in Table 4.

4.2. TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT

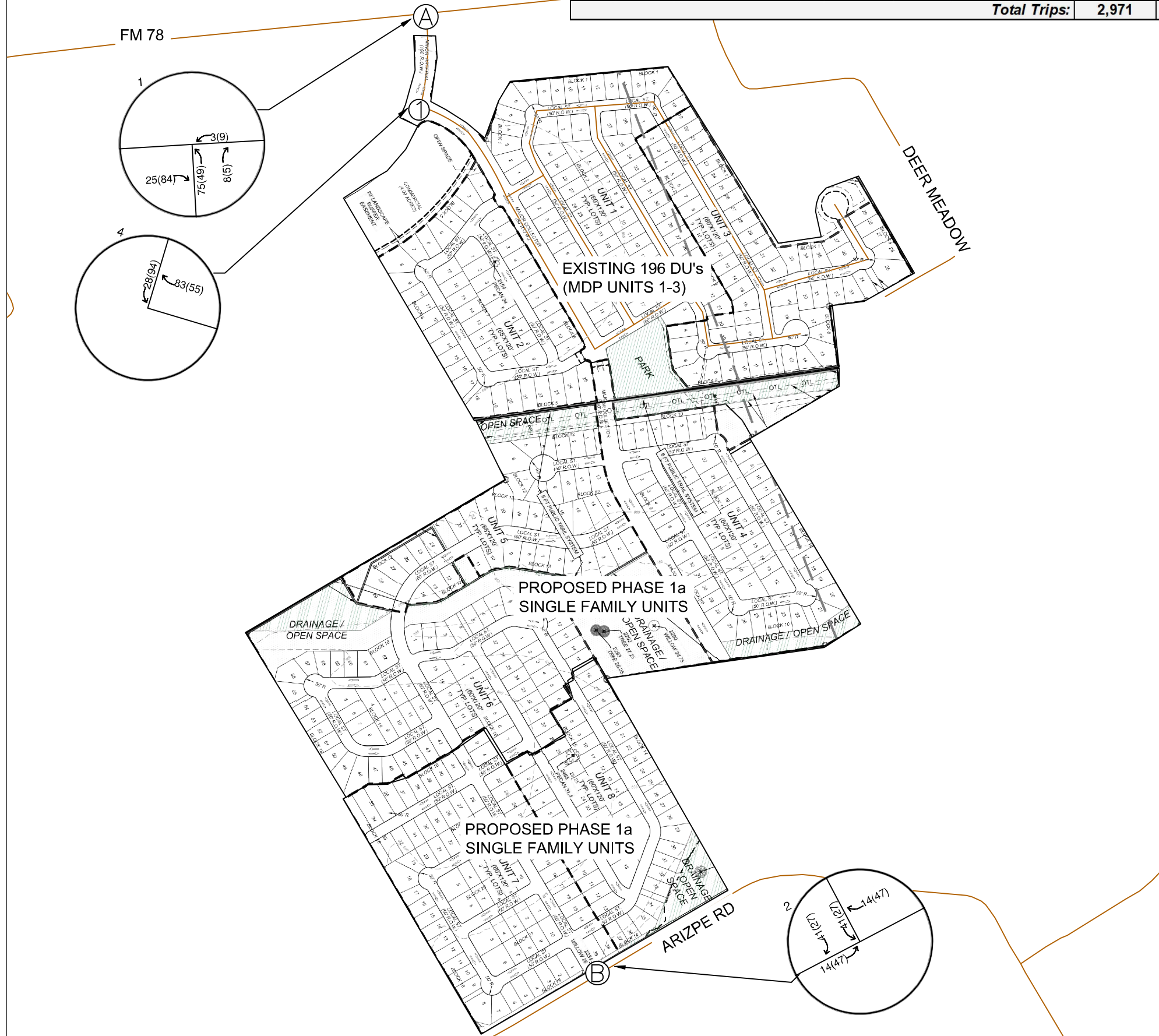
The distribution and assignment of the build out site-generated traffic along the study area roadway network was performed to reflect anticipated local traffic patterns. Trip distribution for Phase 1A, 1B and 2 are shown in **Figure 6, Figure 8, and Figure 11**, respectively. The anticipated turning movement volumes were computed based on the trip generation information and directional distribution assumptions. **Figure 7, Figure 9, and Figure 12** show the projected AM and PM peak hour site related trips distributed on the roadway network for each phase of development. **Figure 10, Figure 15, and Figure 16** shows the total site generated trips for phase 1, phase 2 and both phases respectively. **Figure 13 and Figure 14** show the Pass-by trip distribution and generated trips for phase 2. **Figure 17 and Figure 18** show the build out 2028 phase 1 turning movement volumes and build out 2032 phase 2 turning movement volumes respectively.

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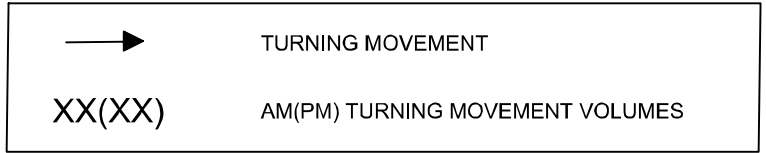


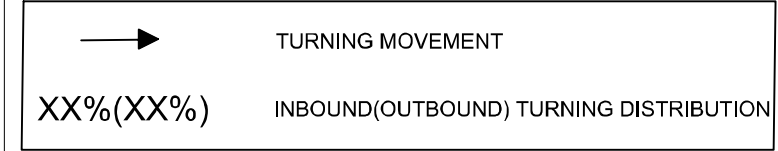
→	TURNING MOVEMENT
XX%(XX%)	INBOUND(OUTBOUND) TURNING DISTRIBUTION

VENADO CROSSING 2023	DISTRIBUTION PHASE 1-A	KHA PROJECT 068706711	DATE FEBRUARY 2023	SCALE AS SHOWN	DESIGNED BY CGL	DRAWN BY CGL	CHECKED BY AEA			©2023 KIMLEY-HORN AND ASSOCIATES, INC. 10101 REUNION PLACE, SUITE 400, SAN ANTONIO, TX 78216 PHONE : 210-541-9186 FAX: 210-541-8699 WWW.KIMLEY-HORN.COM TBPE FIRM NO. 928	REVISIONS	No.	DATE	BY
		SHEET NUMBER 6												



Trip Generation Phase 1a										
Land Use	Amount	Units	ITE Code	Daily One-Way Trips	AM Peak Hour One-Way Trips			PM Peak Hour One-Way Trips		
					IN	OUT	TOTAL	IN	OUT	TOTAL
Single Family Detached Housing	315.00	Dwelling Units	210	2,971	55	166	221	187	110	297
Total Trips:				2,971	55	166	221	187	110	297







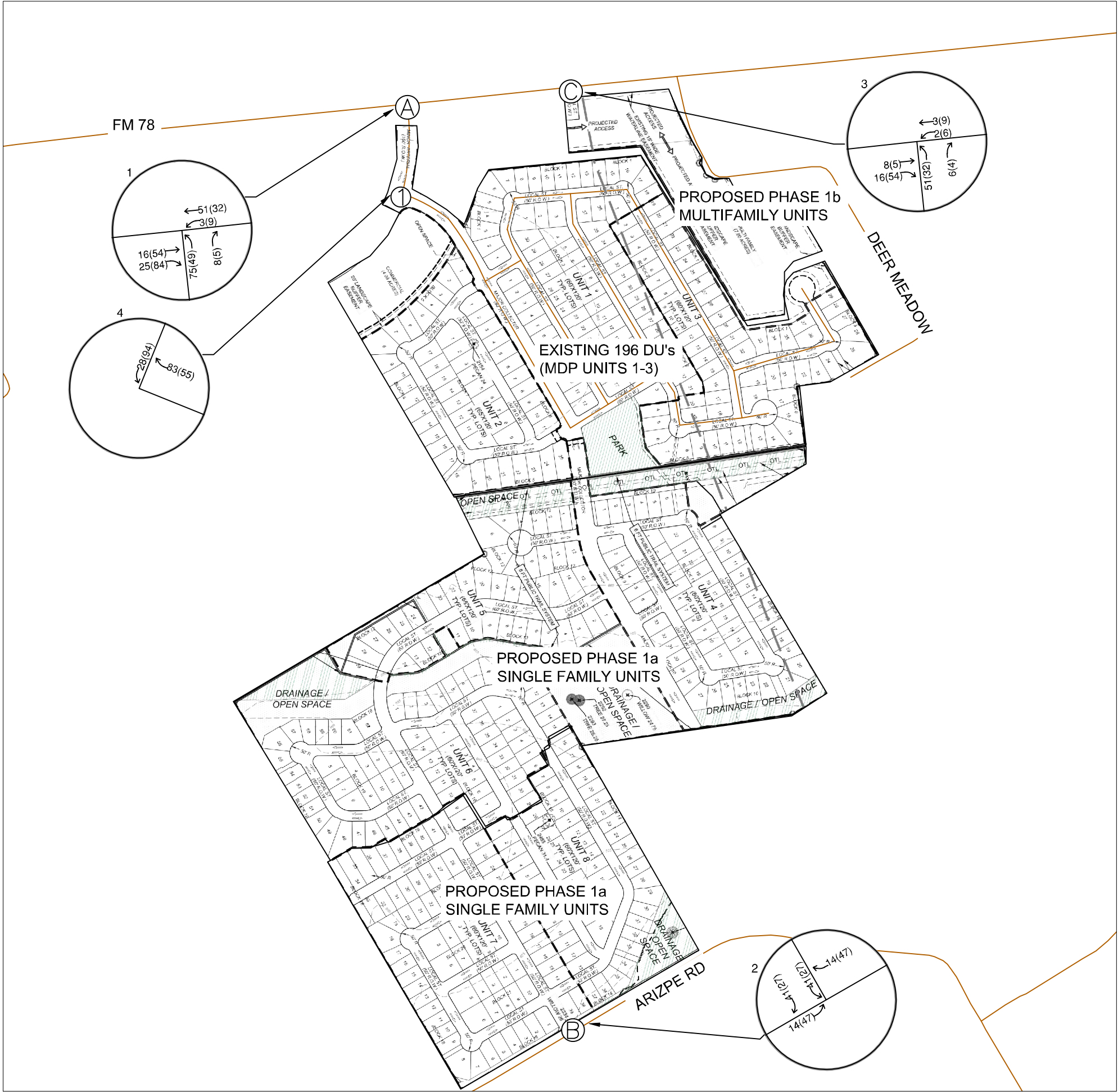
Trip Generation Phase 1b

KHA PROJECT
068706711

TURNING
MOVEMENT
VOLUMES PH
1-B

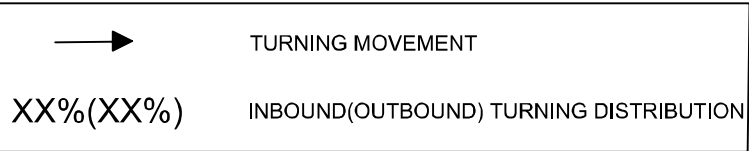
VENADO CROSSING
2023

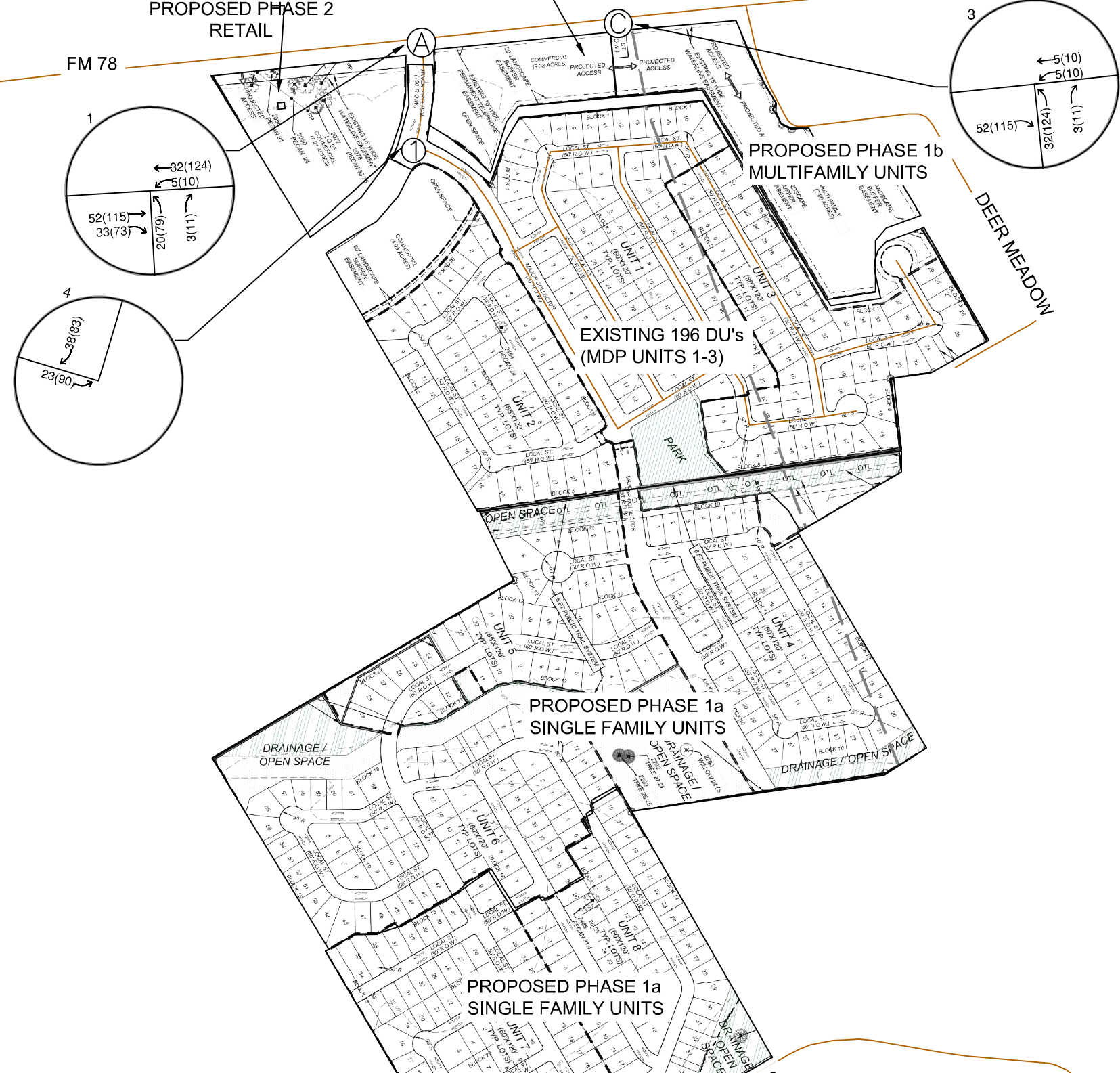
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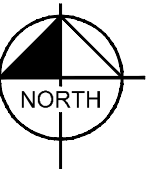
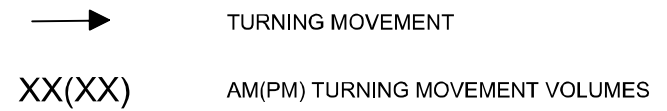
→	TURNING MOVEMENT
XX(XX)	AM(PM) TURNING MOVEMENT VOLUMES

VENADO CROSSING 2023	TOTAL MOVEMENTS PHASE 1	KHA PROJECT 068706711	DATE FEBRUARY 2023	SCALE AS SHOWN	DESIGNED BY CGL	DRAWN BY CGL	CHECKED BY AEA			© 2023 KIMLEY-HORN AND ASSOCIATES, INC. REUNION PLACE, SUITE 400, SAN ANTONIO, TX 78216 PHONE : 210-541-9186 FAX: 210-541-8699 WWW.KIMLEY-HORN.COM TBPE FIRM NO. 928	No.	REVISIONS	DATE	BY





Trip Generation Phase 2										
Land Use	Amount	Units	ITE Code	Daily One-Way Trips	AM Peak Hour One-Way Trips			PM Peak Hour One-Way Trips		
					IN	OUT	TOTAL	IN	OUT	TOTAL
Shopping Center (>150k)	180.121	1,000 SF	820	6,666	94	57	151	294	318	612
Total Trips:				6,666	94	57	151	294	318	612

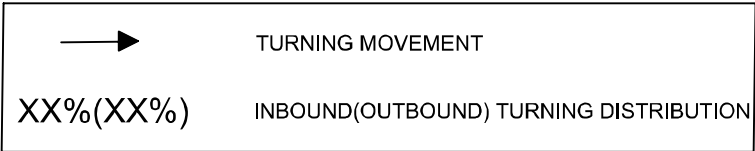


DATE	068706711
SCALE	AS SHOWN
DESIGNED BY	CGL
DRAWN BY	CGL
CHECKED BY	AEA

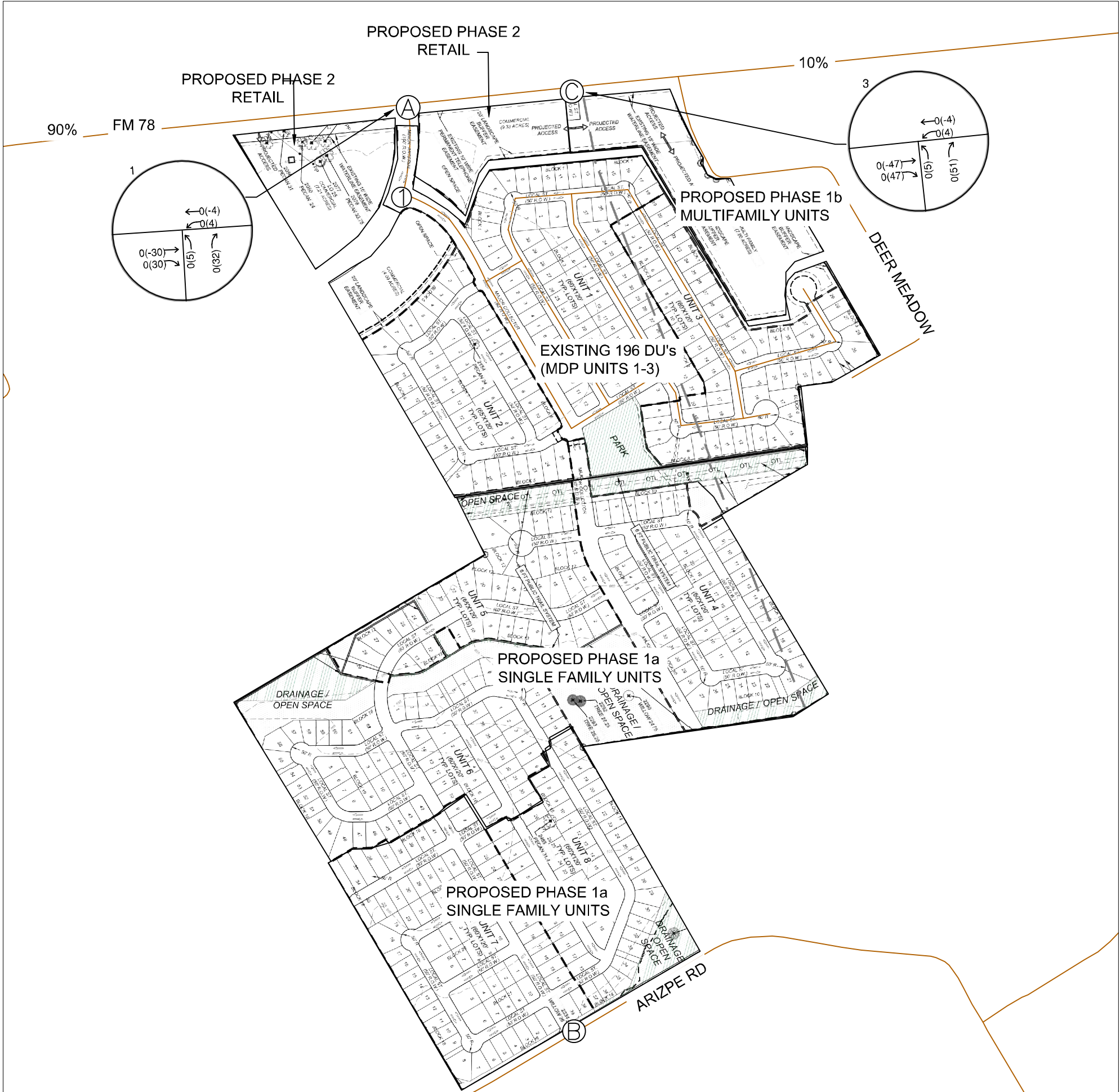
TURNING
MOVEMENT
VOLUMES RETAIL
PHASE 2

VENADO CROSSING
2023

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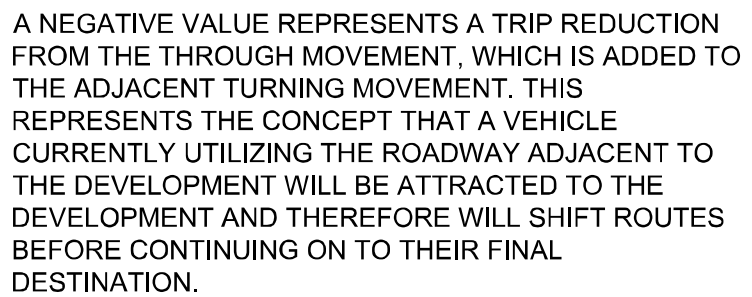


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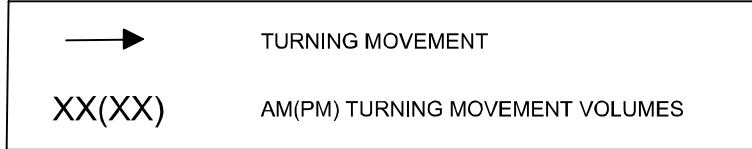




→	TURNING MOVEMENT
XX(X)	INBOUND(OUTBOUND) TURNING DISTRIBUTION

VENADO CROSSING 2023	PASS-BY TURNING MOVEMENT VOLUMES PHASE 2	KHA PROJECT 068706711	DATE FEBRUARY 2023	SCALE AS SHOWN	DESIGNED BY CGL	DRAWN BY CGL	CHECKED BY AEA			© 2023 KIMLEY-HORN AND ASSOCIATES, INC. REUNION PLACE, SUITE 400, SAN ANTONIO, TX 78216 PHONE : 210-541-9186 FAX: 210-541-8699 WWW.KIMLEY-HORN.COM TBE FIRM NO. 928	REVISIONS		No.	DATE	BY

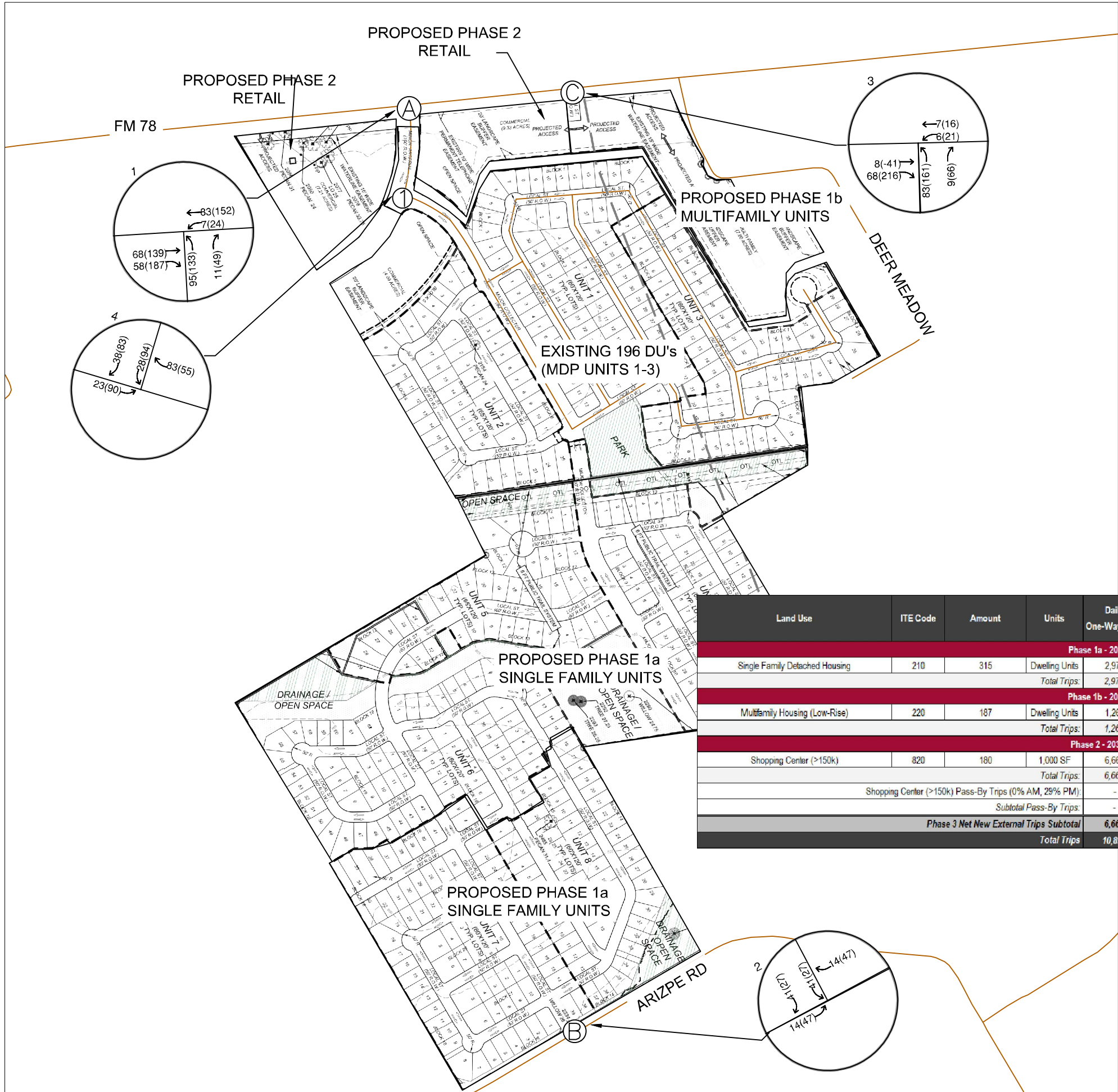


A NEGATIVE VALUE REPRESENTS A TRIP REDUCTION FROM THE THROUGH MOVEMENT, WHICH IS ADDED TO THE ADJACENT TURNING MOVEMENT. THIS REPRESENTS THE CONCEPT THAT A VEHICLE CURRENTLY UTILIZING THE ROADWAY ADJACENT TO THE DEVELOPMENT WILL BE ATTRACTED TO THE DEVELOPMENT AND THEREFORE WILL SHIFT ROUTES BEFORE CONTINUING ON TO THEIR FINAL DESTINATION.




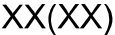
VENADO CROSSING 2023	TOTAL MOVEMENTS PHASE 2	<div>KHA PROJECT 068706711</div> <div>DATE FEBRUARY 2023</div> <div>SCALE AS SHOWN</div> <div>DESIGNED BY CGL</div> <div>DRAWN BY CGL</div> <div>CHECKED BY AEA</div>			No.		REVISIONS		DATE	BY

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Land Use	ITE Code	Amount	Units	Daily One-Way Trips	AM Peak Hour One-Way Trips			PM Peak Hour One-Way Trips		
					IN	OUT	TOTAL	IN	OUT	TOTAL
Phase 1a - 2028										
Single Family Detached Housing	210	315	Dwelling Units	2,971	55	166	221	187	110	297
Total Trips:				2,971	55	166	221	187	110	297
Phase 1b - 2028										
Multifamily Housing (Low-Rise)	220	187	Dwelling Units	1,260	18	57	75	60	35	95
Total Trips:				1,260	18	57	75	60	35	95
Phase 2 - 2032										
Shopping Center (>150k)	820	180	1,000 SF	6,666	94	57	151	294	318	612
Total Trips:				6,666	94	57	151	294	318	612
Shopping Center (>150k) Pass-By Trips (0% AM, 29% PM):				-	0	0	0	85	92	178
Subtotal Pass-By Trips:				-	0	0	0	85	92	178
Phase 3 Net New External Trips Subtotal				6,666	94	57	151	209	226	435
Total Trips				10,898	167	280	447	456	371	827

 TURNING MOVEMENT

 AM(PM) TURNING MOVEMENT VOLUMES

VENADO CROSSING
2023

SHEET NUMBER
16

TOTAL TRIPS
PHASE 1 & 2

KHA PROJECT
068706711

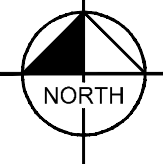
DATE
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CGL

CHECKED BY
AEA





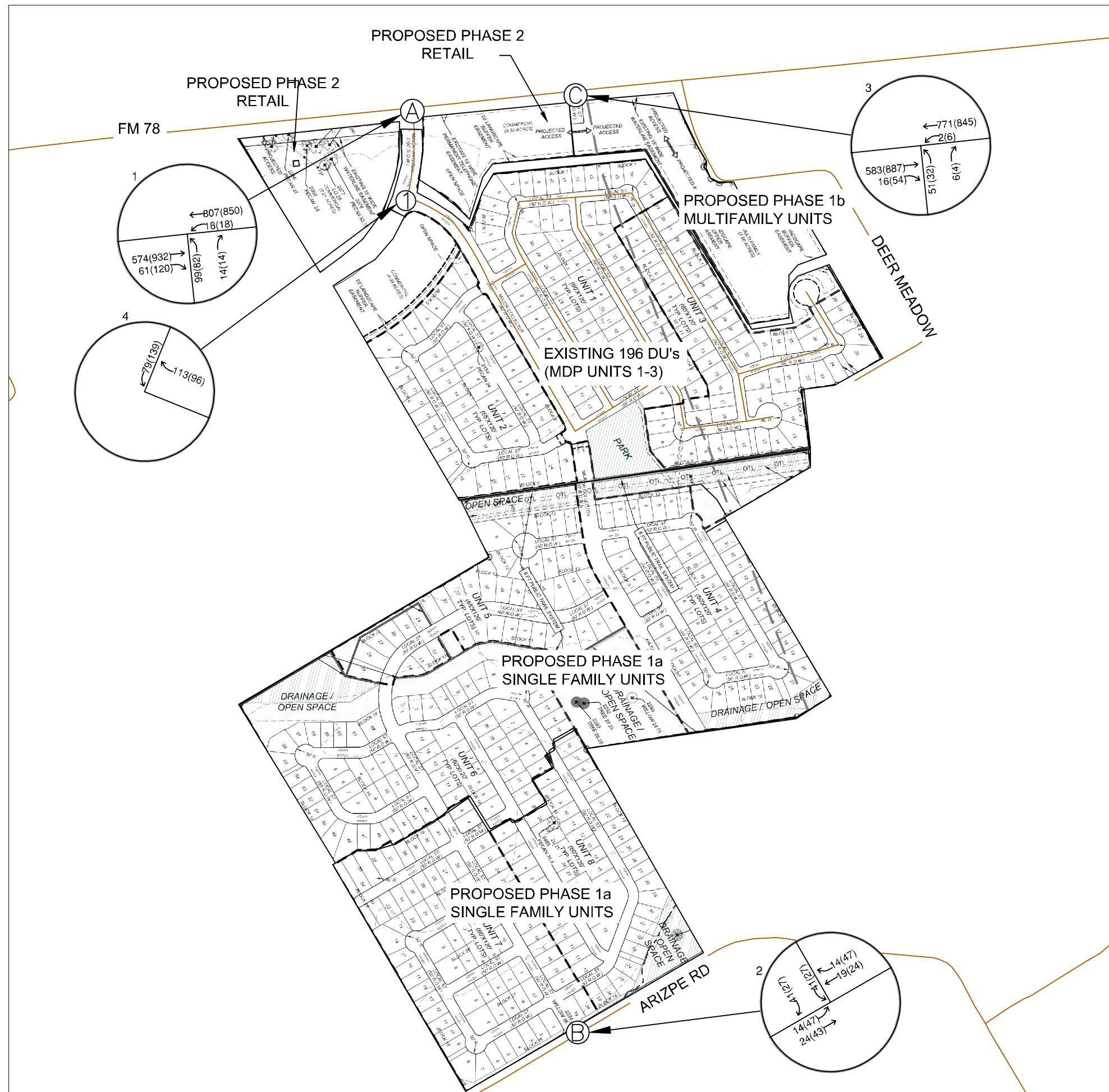
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DATE

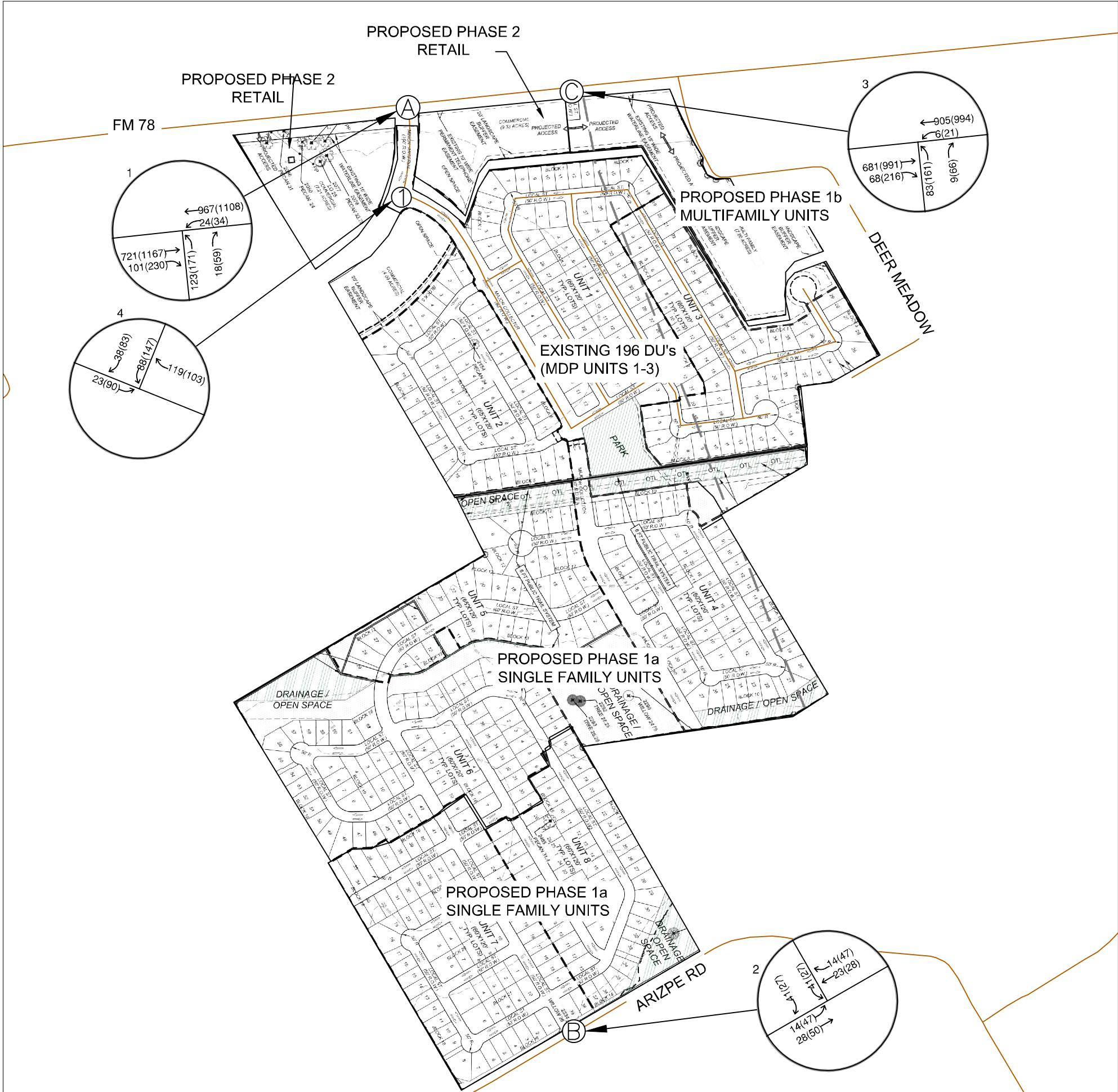
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AM(PM) TURNING MOVEMENT VOLUMES

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VENADO CROSSING
2023

BUILD-OUT TURNING
MOVEMENT VOLUMES
2032

KHA PROJECT
068706711

DATE
FEBRUARY 2023

SCALE
AS SHOWN

DESIGNED BY
CGL

DRAWN BY
CGL

CHECKED BY
AEA

REVISIONS

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SHEET NUMBER
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4.3. TURN LANE EVALUATION

The development has one existing and one proposed access points on FM 78. For TxDOT ROW, Left-turn warrants are a function of left turn volume (veh/hr) and major highway volume (veh/h/ln), according to TxDOT Roadway Design Manual Figure 3-8. The threshold for right-turn lanes is 50 vph when the posted speed is greater than 50 mph and 60 vph when the posted speed is less than or equal to 45 mph. For ROW outside of TxDOT jurisdiction, the City of Cibola has enforced a minimum turning movement volume of 50 vph to warrant a left-turn deceleration lane.

Table 5 summarizes the required turn-lanes for site access points based on peak hour volumes at full buildout. All turn lanes shall be constructed at the same time that the proposed driveway makes connection to the public right-of-way.

Table 5: Turn Lane Summary

Intersection	TxDOT Right-Turn Threshold	TxDOT Left-Turn Threshold	Right-Turn Volume (AM/PM)	Major Highway Volume	Left-Turn Volume (AM/PM)	Turn Lane Needed	
						Right	Left
Deward Overlook at FM 78	50 vph	5 vph	101 / 230	1,108 WBT	24 / 34	Yes	Yes
Site Access B at Arizpe Rd		50 vph	14 / 47	---	14 / 47	No	Yes
Site Access C at FM 78		5 vph	68 / 216	994 WBT	6 / 21	Yes	Yes

Based on this evaluation, eastbound right-turn deceleration lanes consisting of 30 feet of storage and a 150 foot taper for a total length of 730 feet will be required for Venado Crossing Development at Site Access A, and Site Access C based on TxDOT Roadway Design Manual Table 3-12 (Dec 2022) for a posted speed limit of 65 mph.

A left turn deceleration lane already exists for Deward Overlook at FM78. A left turn deceleration lane consisting of 100 foot taper and 100 feet of storage based on TxDOT Roadway Design Manual Table 3-3 (Dec 2022) for a posted speed limit of 65 mph for access C. A total length of 450 feet will be required for site access C due to the proximity to Deer Meadow Rd. A left turn deceleration lane consisting of 50 foot taper and 100 feet of storage for a total length of 305 feet will be required for site access C based on TxDOT Roadway Design Manual Table 3-3 (Dec 2022) for a speed limit of 35 mph.

5. TRAFFIC OPERATIONAL ANALYSIS

The evaluation of traffic operations within the study area was comprised of capacity analyses for the AM and PM peak hours using the *Synchro 11TM* software. By first evaluating background traffic conditions, a baseline condition is established and used to evaluate any increases in intersection delay that may result from the proposed development.

Capacity defines the volume of traffic that can be accommodated by a roadway at a specified level of service (LOS). Capacity is affected by various geometric factors including roadway type (e.g. divided or undivided), number of lanes, lane widths, and grades. LOS, which is a measure of the degree of congestion, ranges from LOS A (free flowing) to LOS F (a congested, forced flow condition).

Mitigation shall be recommended if any one approach experiences worse than LOS D as the minimum acceptable LOS for intersection and individual movements.

Delay and LOS thresholds for signalized and unsignalized intersections as well as a description of each operational state is presented in **Table 6**.

Table 6: Level of Service (LOS) Definitions

Level of Service (LOS)	Average Control Delay per Vehicle (sec/veh)		Description
	Signalized	Unsignalized	
A	≤ 10	≤ 10	No delays at intersections with continuous flow traffic. Uncongested operations; high frequency of long gaps available for all left and right-turning traffic; no observable queues.
B	> 10 and ≤ 20	> 10 and ≤ 15	
C	> 20 and ≤ 35	> 15 and ≤ 25	Moderate delays at intersections with satisfactory to good traffic flow. Light congestion; infrequent backups on critical approaches.
D	> 35 and ≤ 55	> 25 and ≤ 35	Increased probability of delays along every approach. Significant congestion on critical approaches, but intersection functional. No long-standing lines formed.
E	> 55 and ≤ 80	> 35 and ≤ 50	Heavy traffic flow condition. Heavy delays probable. No available gaps for cross-street traffic or main street turning traffic. Limit of stable flow.
F	> 80	> 50	Unstable traffic flow. Heavy congestion. Traffic moves in forced flow condition. Average delays greater than one minute highly probable. Total breakdown.

Table 7 summarizes the LOS and delay of study intersections for each scenario evaluated. Based on the analysis of the projected build out conditions of the study intersection, delay is anticipated to increase at the study intersections by full build-out with the recommended mitigations. Approaches are anticipated to operate at LOS D or better in the AM and PM peak periods after mitigations at Deward Overlook and Site Access C intersections. The Deward Overlook/Venado Crossing and Site Access B/Arizpe intersections are expected to remain at LOS A through build out 2032.

Based on projected volumes the intersection is expected to meet multiple volume warrants at Build Out Phase 1. To refine the threshold, a sensitivity analysis was performed that indicates that, without secondary access to Arizpe, 8 hour volume warrants are anticipated to be met once a total of 215 single family units are occupied.

Although Driveway C in the Build-out P1 mitigated scenario is anticipated to operate at a substandard level of service F, the traffic signal warrants are not satisfied, therefore there is nothing further that can be accomplished at the driveway during that phase other than the recommended roadway geometric improvements including left and right turns deceleration lanes on FM 78 and the northbound access driveway being restriped to reflect a dedicated right and left.

Synchro 11TM output sheets are provided in **Appendix C**.

Table 7: Level of Service (LOS) Evaluation Summary

Intersection	Controlled Approach	Existing 2023				No Build (P1b) 2028				No Build (P2) 2032				Build Out (P1a & P1b) 2028				Build Out (P1) - Mitigated 2028				Build Out (P2) 2032				Build Out (P2) - Mitigated 2032				Intersection	Controlled Approach
		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour			
		LOS	Delay ¹	LOS	Delay ¹	LOS	Delay ¹	LOS	Delay ¹	LOS	Delay ¹	LOS	Delay ¹	LOS	Delay ¹	LOS	Delay ¹	LOS	Delay ¹	LOS	Delay ¹	LOS	Delay ¹	LOS	Delay ¹	LOS	Delay ¹	LOS	Delay ¹		
Site Access A & FM 78	NB	D	25.1	E	49.1	E	38.7	F	99.0	F	65.8	F	391.8	F	205.0	F	858.1	B	10.5	B	13.7	B	16.0	E	72.0	B	15.7	D	38.7	Site Access A & FM 78	Signalized
Site Access B & Azripe Rd	SB													A	9.1	A	9.4	A	9.1	A	9.4	A	9.1	A	9.5	A	9.1	A	9.5	Site Access B & Azripe Rd	SB
Site Access C & FM 78	NB													F	51.2	F	186.1	F	81.6	F	144.8	F	186.0	F	1782.5	B	12.7	C	23.4	Site Access C & FM 78	NB
Derward Overlook & Venado Crossing	RAB	A	3.7	A	3.0	A	3.9	A	3.8	A	3.9	A	3.1	A	4.5	A	3.6	A	5.6	A	3.6	A	4.5	A	4.4	A	4.5	A	4.4	Derward Overlook & Venado Crossing	RAB

6. CONCLUSION AND RECOMMENDATIONS

Based on the analyses performed during this traffic study, we offer the following conclusions and recommendations:

Existing 2023 Conditions

Based on the analysis of the existing 2023 conditions, the intersection at Deward Overlook and FM 78 is operating at LOS E during PM peak hours. The roundabout at Deward Overlook and Venado Crossing is expected to remain at LOS A for all phases.

No Build 2028 Conditions

Based on the analysis of the no build 2028 condition, delay is anticipated to increase at the Deward Overlook and FM 78 intersection. The intersection is expected to operate at LOS E during AM peak hours and LOS F during PM peak hours.

No Build 2032 Conditions

Based on the analysis of the no build 2032 condition, delay is anticipated to increase at the Deward Overlook and FM 78 intersection. The intersection is expected to operate at LOS F during AM and PM peak

Build Out 2028 Conditions – Phases 1A & 1B

Deward Overlook and FM 78

- Construct a traffic signal. Based on projected volumes the intersection is expected to meet multiple volume warrants at Build Out Phase 1. To refine the threshold, a sensitivity analysis was performed that indicates that, without secondary access to Arizpe, 8 hour volume warrants are anticipated to be met once a total of 215 single family units are occupied.
- Construct an eastbound right-turn deceleration lane at a total of 730 feet of which 30 feet is storage and 150 feet is taper.

Site Access C and FM 78

- Construct a westbound left turn deceleration lane at a total of 450 feet of which 100 feet is storage and 100 feet is taper.
- Restripe the northbound approach to reflect one (1) dedicated left turn lane and one (1) dedicated right turn lane.

Build Out 2032 Conditions – Phase 2

Deward Overlook and FM 78

- Traffic signal timing plans should be updated to reduce delay.

Site Access C and FM 78

- A traffic signal warrant analysis was completed, and the intersection is expected to meet volume warrants at Build Out Phase 2. Traffic signal warrants should be reevaluated at the beginning of Phase 2, since phase 2 is anticipated to exceed the five year validity threshold set by the city of Cibola for TIA reports. Consideration should be given to the commercial parcels that are anticipated to have cross access to Deward Overlook which could change the demand at the driveway at full build out.

Appendix A: City of Cibolo Scoping Materials



TECHNICAL MEMORANDUM

DATE: DECEMBER 28, 2022

TO: ISMAEL SEGOVIA
DIRECTOR OF PLANNING, CITY OF CIBOLO

FROM: AMY AVERY, P.E., PTOE
KIMLEY-HORN

RE: PROPOSED SCOPE FOR TRAFFIC IMPACT ANALYSIS – VENADO CROSSING
2023

Kimley-Horn has been retained to perform a traffic impact analysis (TIA) update to the TIA for the Venado Development in accordance with City of Cibolo UDC Section 18.13.2.a. since the development was not completed within five (5) years from the date of submission of the TIA to the City. The Venado Development is located along FM 78 in the City of Cibolo, Texas. The site is anticipated to take access from FM 78 to the north and Arizpe Rd to the south.

The following proposed scope and approach for the TIA update is submitted for your review.

INTERSECTIONS FOR ANALYSIS

Level of service calculations for the AM and PM peak periods shall be performed for the following intersections and proposed access points for projected traffic conditions:

- Derward Overlook & Venado Crossing
- Site Driveways and FM 78
- Site Driveway and Arizpe Rd

ANALYSIS SCENARIOS

The following scenarios will be evaluated in the analysis:

1. Existing Conditions (which reflects units 1-3 already constructed as background): 2023
2. Background Conditions: 2028 and 2032
3. Build Out Conditions: 2028 and 2032

PROPOSED LAND USES

The site was originally part of the phased Venado Crossing Development TIA approved in 2017. Units 1-3 totaling 196 single family dwelling units have been or are actively under construction. These units will be captured in the turning movement counts that will be collected as a part of this TIA. The remaining development reflected in this proposed TIA will consist of 315 single family detached housing units, 187 multifamily (low-rise) units, and 180,121 square feet of shopping center.

Traffic projections were prepared for the proposed development based on the trip generation rates found in the Institute of Transportation Engineers (ITE) publication entitled *Trip Generation Manual, 11th Edition*. **Table 1** summarizes the land uses and total number of trips that are expected to be generated by the

proposed development during the AM and PM peak periods. The number of trips generated represents the number of vehicles entering and exiting the proposed development to and from the adjacent street system.

Table 1: Proposed Land Uses

Land Use	Amount	Units	ITE Code	Daily One-Way Trips	AM Peak Hour Trips			PM Peak Hour Trips		
					IN	OUT	TOTAL	IN	OUT	TOTAL
Single Family Detached Housing	315	Dwelling Unit(s)	210	2,971	55	166	221	187	110	297
Multifamily Housing (Low-Rise)	187	Dwelling Unit(s)	220	1,260	18	57	75	60	35	95
Shopping Center (>150K)	180.121	1,000 SF	820	6,666	94	57	151	294	318	612
TOTAL:				8,156	167	280	447	541	463	1,004

BACKGROUND TRAFFIC GROWTH RATE

Traffic count data from the TxDOT Statewide Planning site was referenced to establish a background traffic growth rate. The locations chosen are in the general vicinity of the project site. Five years' worth of data was evaluated at each location and an average annual growth rate was calculated over the five-year period. A growth rate of 4.0% is proposed for the subject site.

Table 2: Historic TxDOT Traffic Count Data

Count Location	Count Station	2017	2018	2019	2020	2021	Avg. Annual Growth
FM 78 East of Haeckerville Rd	95H110D	10,030	11,215	12,304	11,372	11,876	4.60%
Lower Seguin Rd West of S Santa Clara Rd	95HP849	361	316	406	404	383	2.60%
FM 78 East of S Santa Clara Rd	95E3B	9,197	9,468	10,626	10,626	10,711	4.25%
Average Annual Growth Rate:							3.82%
Proposed Annual Growth Rate:							4.0%

TRAFFIC INFORMATION

The TIA Threshold Worksheet, an access spacing exhibit, directional distribution, and site generated trips are attached to this memorandum. It is anticipated that a pass-by reduction will be used for the Shopping Center land use. Global Trip Distribution values are consistent with the previously approved Venado Crossing Development TIA.

Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis Study.

Project Name: Venado Crossing 2023	Threshold Worksheet Prepared by: Chris Lira, E.I.T	
Project Location: FM 78 west of Deer Meadow Rd	Company: Kimley-Horn	<input type="checkbox"/> Owner or <input checked="" type="checkbox"/> Owner's Agent
	Address: 10101 Reunion Pl, Suite 400, San Antonio, TX 78216	
Date: 12/28/2022	Email: christopher.lira@kimley-horn.com	Phone: 210-864-0484

Permit Type or Reason for TIA Study/Worksheet (Check one and indicate the number if known)

<input type="checkbox"/> Zoning #:	<input type="checkbox"/> Site Plan:	<input checked="" type="checkbox"/> Plat: TBD	<input type="checkbox"/> Mixed Use:	<input type="checkbox"/> Other:
------------------------------------	-------------------------------------	--	-------------------------------------	---------------------------------

Proposed Type of Development (Multi building development or multi-occupancies may require additional tabulation sheets to determine total peak hour trips)

Anticipated Land/Building Use/Zoning	Project Size			Critical Peak Hour	Peak Hour Trip Rate (PHT) Rate	Peak Hour Trips (PHT)	Trip Rate Source
	Acres	GFA	# of Units				
Single Family Detached Housing			315	PM	0.94	297	ITE Code: 210
Multifamily Housing (Low-Rise)			187		0.51	95	
Shopping Center (>150K)		180.121			3.40	612	

Previous Development on Site (Required for land with previous/current buildings occupied within 1 year of submittal or if Re-zoning property)

Previous Land/Building Use/Zoning	Size			Critical Peak Hour	Peak Hour Trip Rate (PHT) Rate	Peak Hour Trips (PHT)	Trip Rate Source
	Acres	GFA	# of Units				
							ITE Code:

Previous TIA Report (If property has a TIA on file) _____

Peak Hour Trips Projected in TIA on File	Peak Hour Trips Projected in <i>Updated</i> Development Plan

Difference in PHT (Proposed PHT – Previous Development PHT or TIA PHT)

Increase in Peak Hour Trips (if an increase of 76 PHT or an increase of 10% of the total PHT, a new TIA is required)
+1,004 PM PHT's

Turn Lane Requirements for Developments with Less Than 76 PHT (for developments with 76 or more PHT, this analysis will be included in the TIA)

Requirement	Right-turn lanes required at: (identify street/driveway name)	Left-turn lanes required at: (identify street/driveway name)
Median Openings	N/A	<input type="checkbox"/> _____ <input type="checkbox"/> None
Driveways or streets with a daily entering right- or left-turn traffic volume of 500 vehicle trips or 50 vehicle peak hour trips	<input type="checkbox"/> _____ <input type="checkbox"/> None	<input type="checkbox"/> _____ <input type="checkbox"/> None
Required by TxDOT	<input type="checkbox"/> _____ <input type="checkbox"/> None	<input type="checkbox"/> _____ <input type="checkbox"/> None
Where unsafe conditions may exist (limited sight distance, high speed, uneven grade, etc.)	<input type="checkbox"/> _____ <input type="checkbox"/> None	<input type="checkbox"/> _____ <input type="checkbox"/> None

Comments

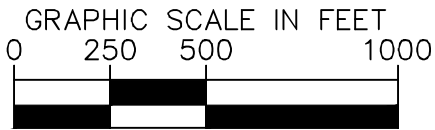
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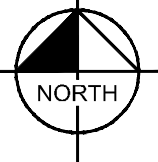
<input type="checkbox"/> TIA report is required. <input type="checkbox"/> A TIA report is not required . The traffic generated by the proposed development does not exceed the threshold requirements.	
<input type="checkbox"/> The traffic impact analysis has been waived for the following reasons: _____	
Reviewed by: _____	Date: _____

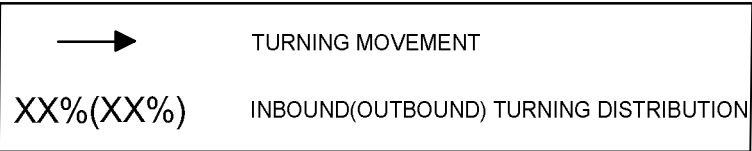
NOTE: GFA = Gross Floor Area (bldg. size).

ITE = Institute of Transportation Engineers, *Trip Generation*, 8th Edition. 525 School Street, S.W., Suite 410, Washington, DC 20024-2729; (202) 554-8050.

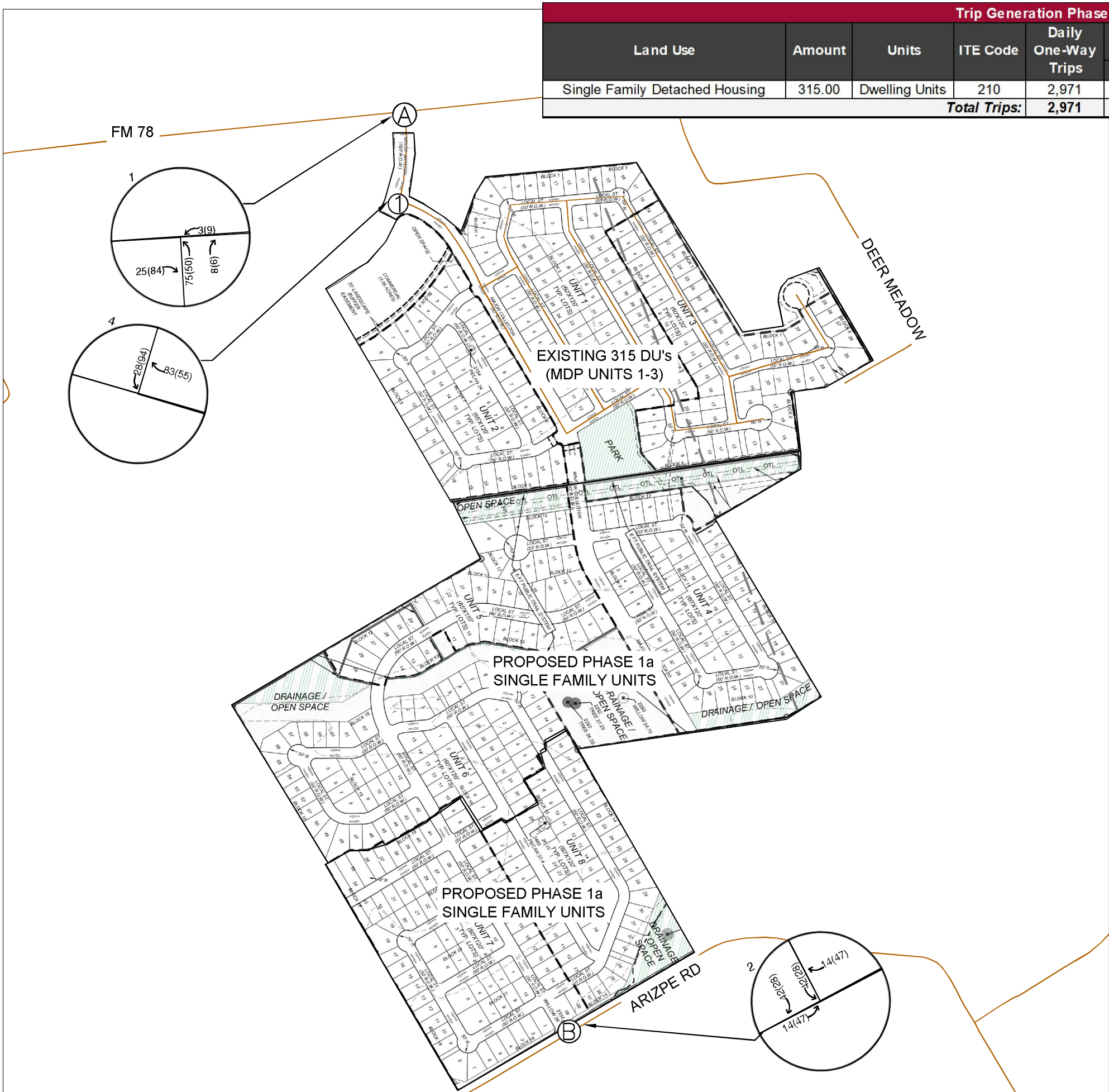
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VENADO CROSSING 2023		SITE LOCATION MAP		KHA PROJECT 068706711		DATE JANUARY 2023		SCALE AS SHOWN		DESIGNED BY CGL		DRAWN BY CGL		CHECKED BY AEA	
				No.		REVISIONS		DATE		BY					
 ©2022 KIMLEY-HORN AND ASSOCIATES, INC. 10101 REUNION PLACE, SUITE 400, SAN ANTONIO, TX 78216 PHONE : 210-541-9186 FAX: 210-541-6699 WWW.KIMLEY-HORN.COM TBE FIRM NO. 928															
															



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Trip Generation Phase 1a										
Land Use	Amount	Units	ITE Code	Daily One-Way Trips	AM Peak Hour One-Way Trips			PM Peak Hour One-Way Trips		
					IN	OUT	TOTAL	IN	OUT	TOTAL
Single Family Detached Housing	315.00	Dwelling Units	210	2,971	55	166	221	187	110	297
Total Trips:				2,971	55	166	221	187	110	297

→	TURNING MOVEMENT
XX(XX)	AM(PM) TURNING MOVEMENT VOLUMES

VENADO CROSSING
2023

SHEET NUMBER
3

SITE GENERATED
TRIPS (PHASE 1A)

KHA PROJECT
068706711

DATE
JANUARY 2023

SCALE AS SHOWN

DESIGNED BY
CGL

DRAWN BY
CGL

CHECKED BY
AEA

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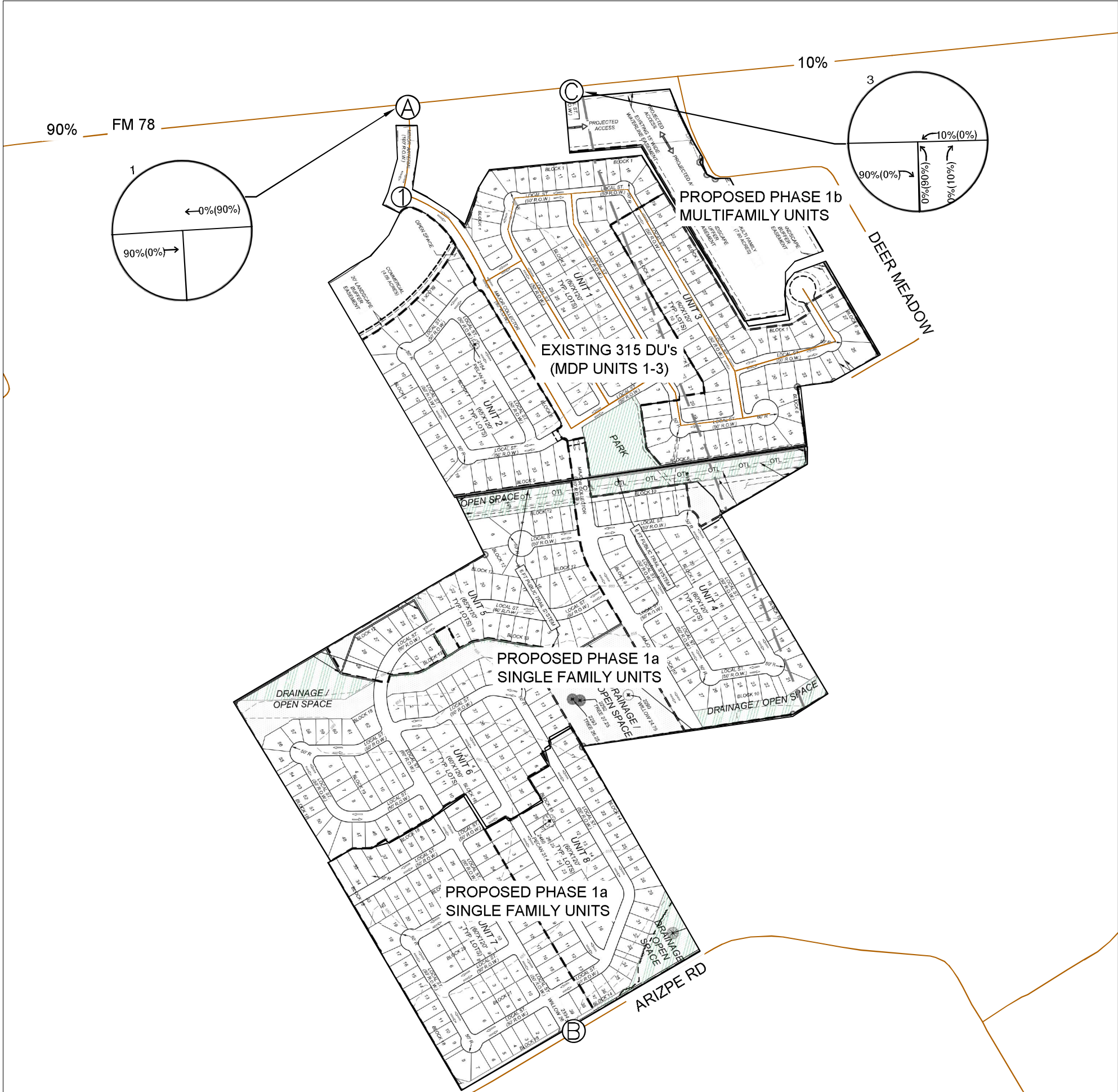
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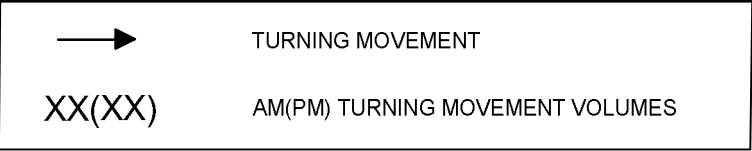
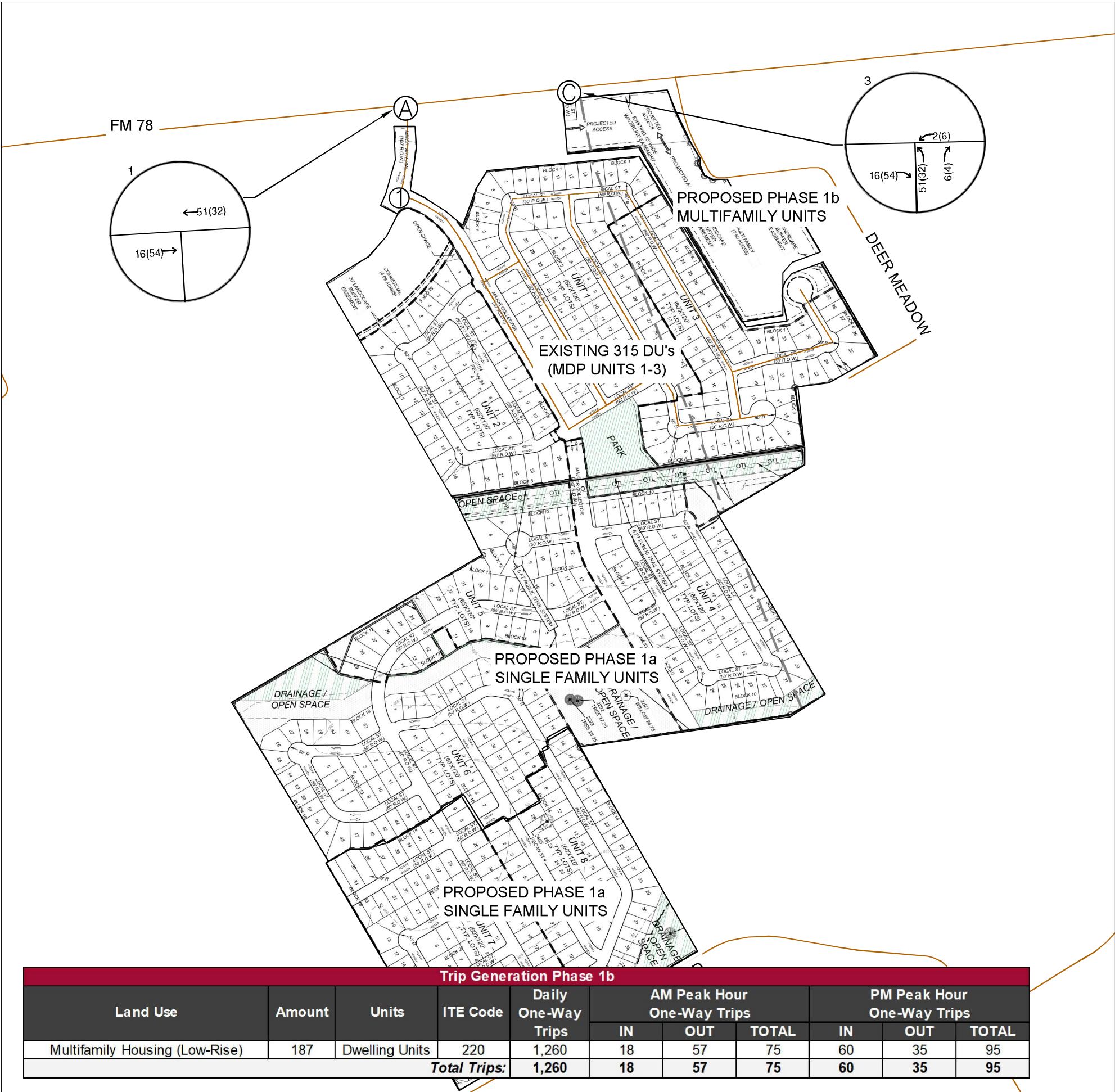
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→	TURNING MOVEMENT
XX%(XX%)	INBOUND(OUTBOUND) TURNING DISTRIBUTION

VENADO CROSSING 2023	MULTIFAMILY RESIDENTIAL TRIP DISTRIBUTION (PHASE 1B)	KHA PROJECT 068706711	DATE JANUARY 2023	SCALE AS SHOWN	DESIGNED BY CCL	DRAWN BY CCL	CHECKED BY AEA			©2022 KIMLEY-HORN AND ASSOCIATES, INC. REUNION PLACE, SUITE 400, SAN ANTONIO, TX 78216 PHONE : 210-541-9186 FAX: 210-541-6699 WWW.KIMLEY-HORN.COM TBPE FIRM NO. 928	REVISIONS		BY
											No.	DATE	
SHEET NUMBER												4	

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VENADO CROSSING
2023

SITE GENERATED
TRIPS (PHASE 1B)

KHA PROJECT
068706711

DATE
JANUARY 2023

SCALE
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DRAWN BY
CCL

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AEA

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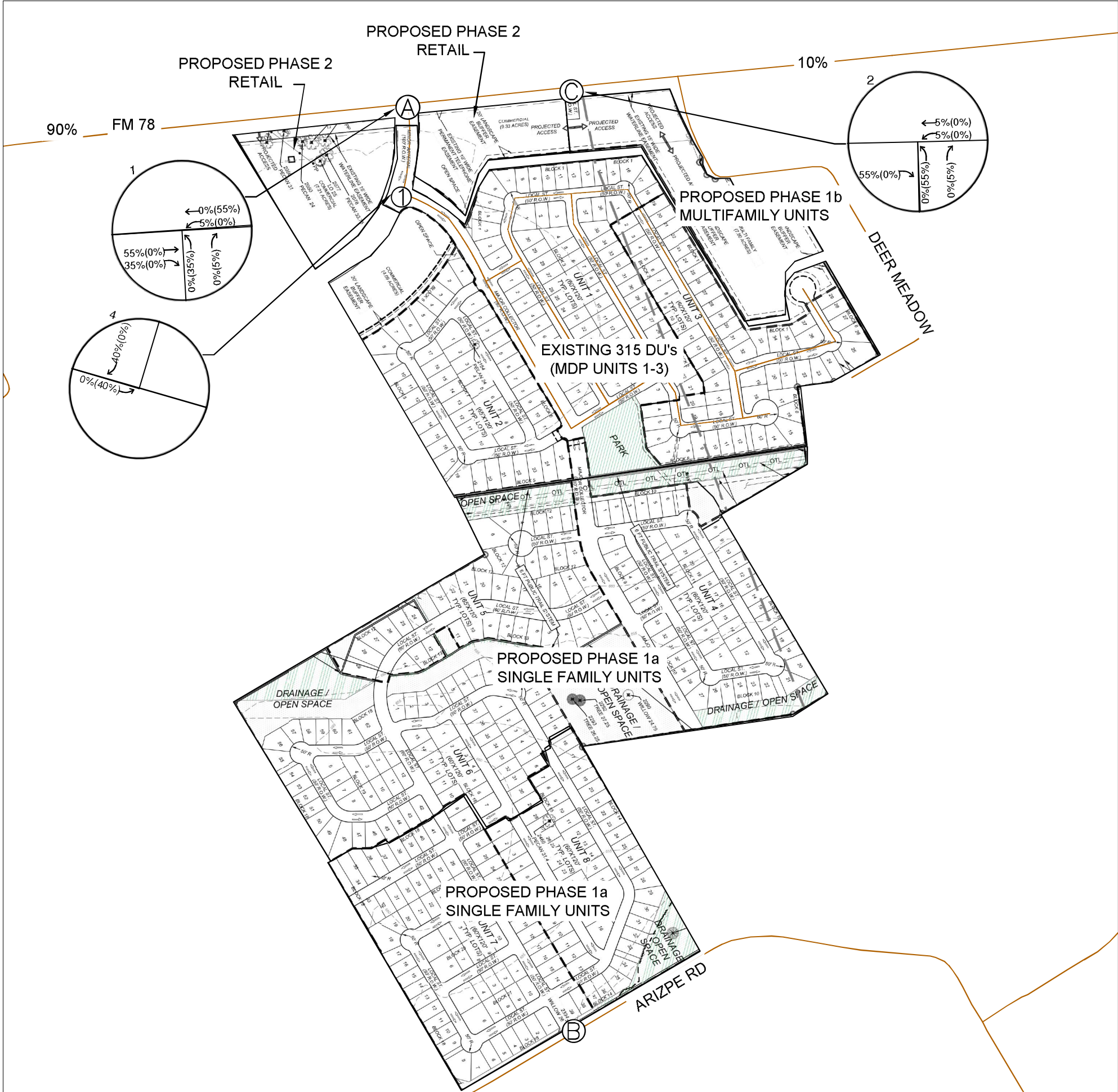
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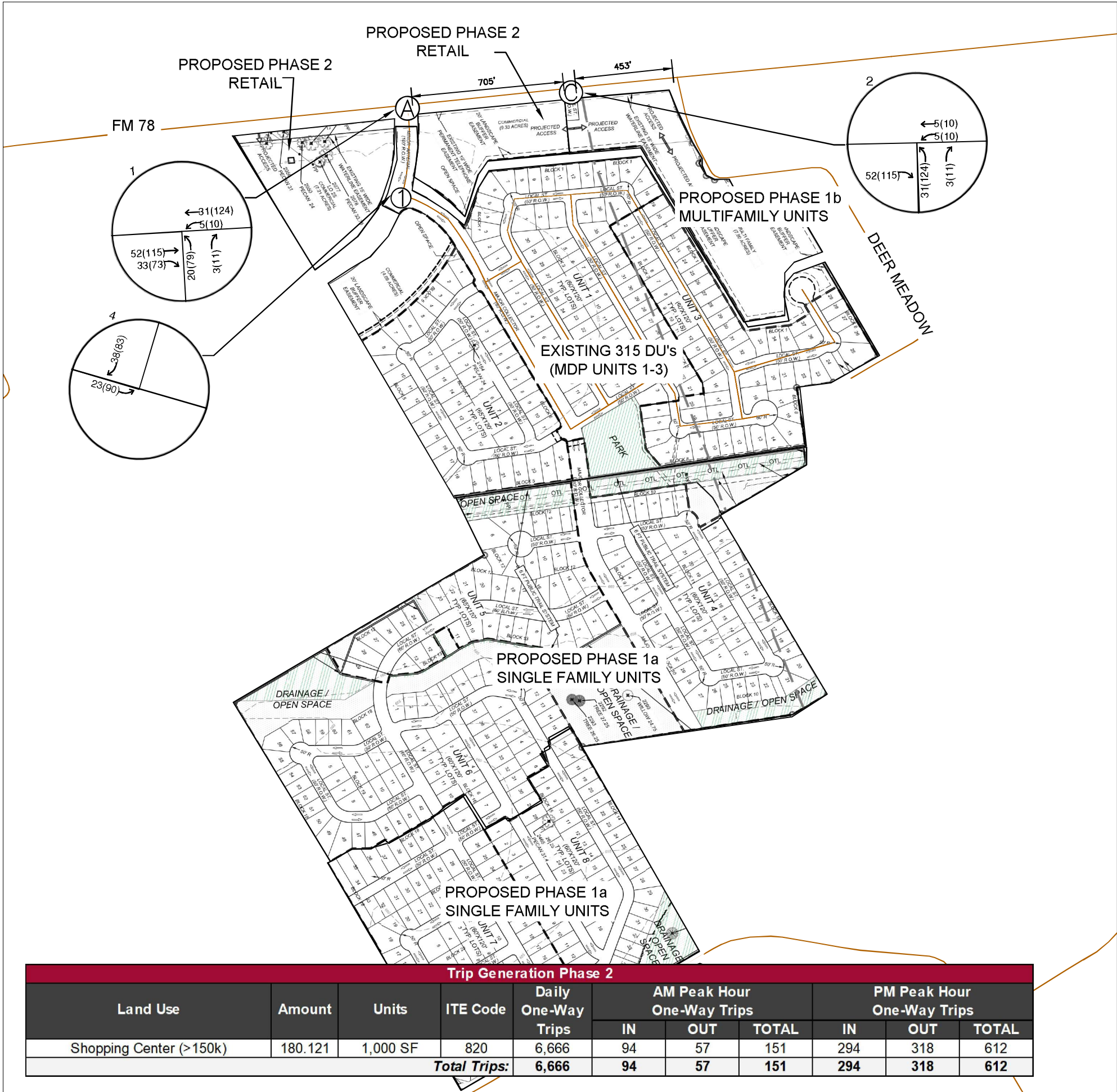
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SHEET NUMBER 6													

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Trip Generation Phase 2										
Land Use	Amount	Units	ITE Code	Daily One-Way Trips	AM Peak Hour One-Way Trips			PM Peak Hour One-Way Trips		
					IN	OUT	TOTAL	IN	OUT	TOTAL
Shopping Center (>150k)	180.121	1,000 SF	820	6,666	94	57	151	294	318	612
Total Trips:				6,666	94	57	151	294	318	612

→

TURNING MOVEMENT

XX(XX)

AM(PM) TURNING MOVEMENT VOLUMES

VENADO CROSSING
2023

SITE GENERATED
TRIPS (PHASE 2L)

KHA PROJECT
068706711

DATE
JANUARY 2023

SCALE
AS SHOWN

DESIGNED BY
CCL

DRAWN BY
CCL

CHECKED BY
AEA

Kimley»Horn

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NORTH

No.

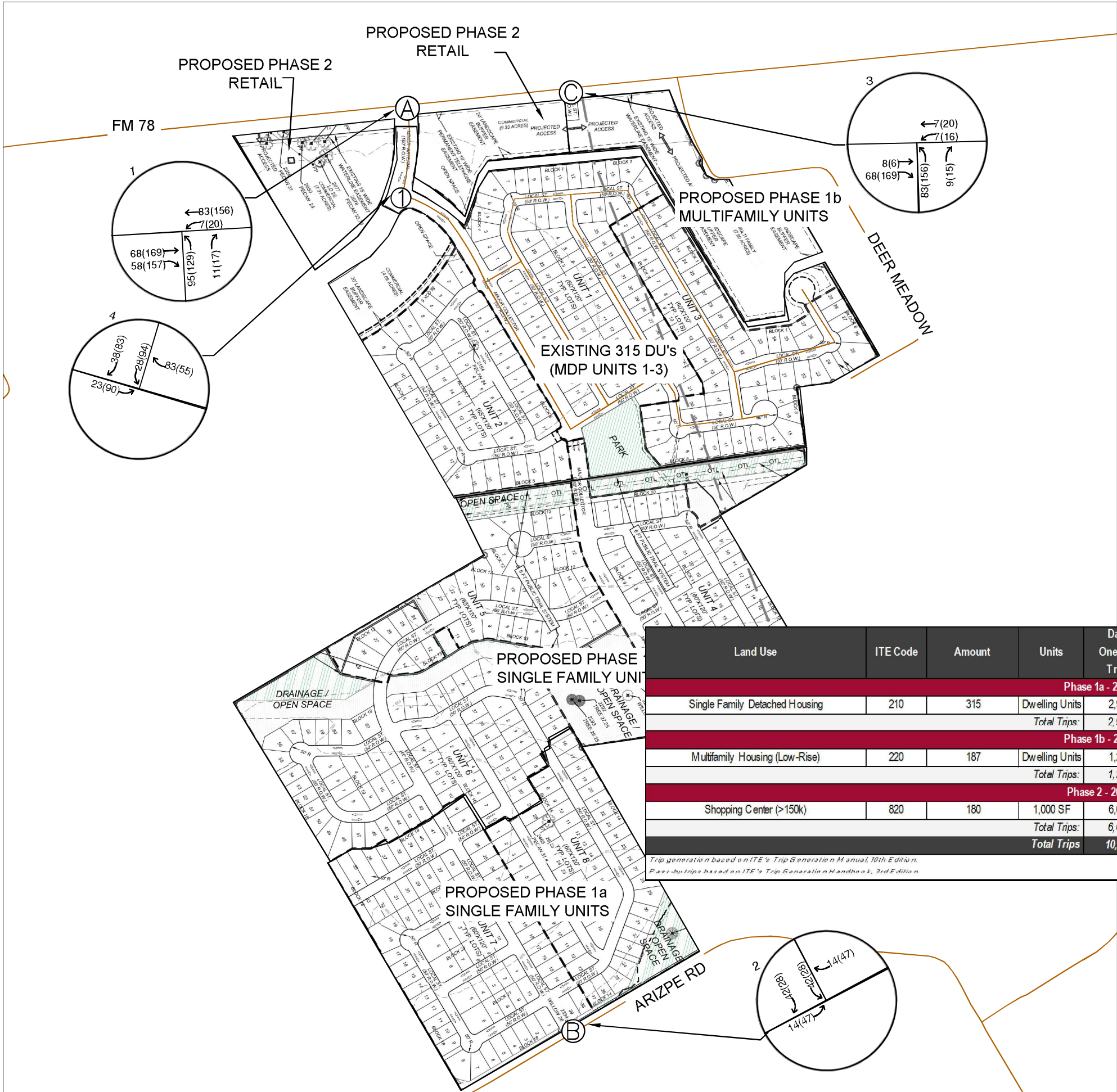
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Land Use	ITE Code	Amount	Units	Daily One-Way Trips	AM Peak Hour One-Way Trips			PM Peak Hour One-Way Trips		
					IN	OUT	TOTAL	IN	OUT	TOTAL
Phase 1a - 2028										
Single Family Detached Housing	210	315	Dwelling Units	2,971	55	166	221	187	110	297
Total Trips:				2,971	55	166	221	187	110	297
Phase 1b - 2028										
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Total Trips:				1,260	18	57	75	60	35	95
Phase 2 - 2032										
Shopping Center (>150k)	820	180	1,000 SF	6,666	94	57	151	294	318	612
Total Trips:				6,666	94	57	151	294	318	612
Total Trips				10,897	167	280	447	541	463	1,004
Trip generation based on ITE's Trip Generation Manual, 10th Edition. Pass-by trips based on ITE's Trip Generation Handbook, 3rd Edition.										

Trip generation based on ITE's Trip Generation Manual, 10th Edition.
Pass-by trips based on ITE's Trip Generation Handbook, 3rd Edition.

→

TURNING MOVEMENT

XX(XX)

AM(PM) TURNING MOVEMENT VOLUMES

VENADO CROSSING 2023

SHEET NUMBER 8

TOTAL SITE GENERATED TRIPS

KHA PROJECT 068706711

DATE JANUARY 2023

SCALE AS SHOWN

DESIGNED BY CCL

DRAWN BY CCL

CHECKED BY AEA

Kimley»Horn

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WWW.KIMLEY-HORN.COM TBPE FIRM NO. 928

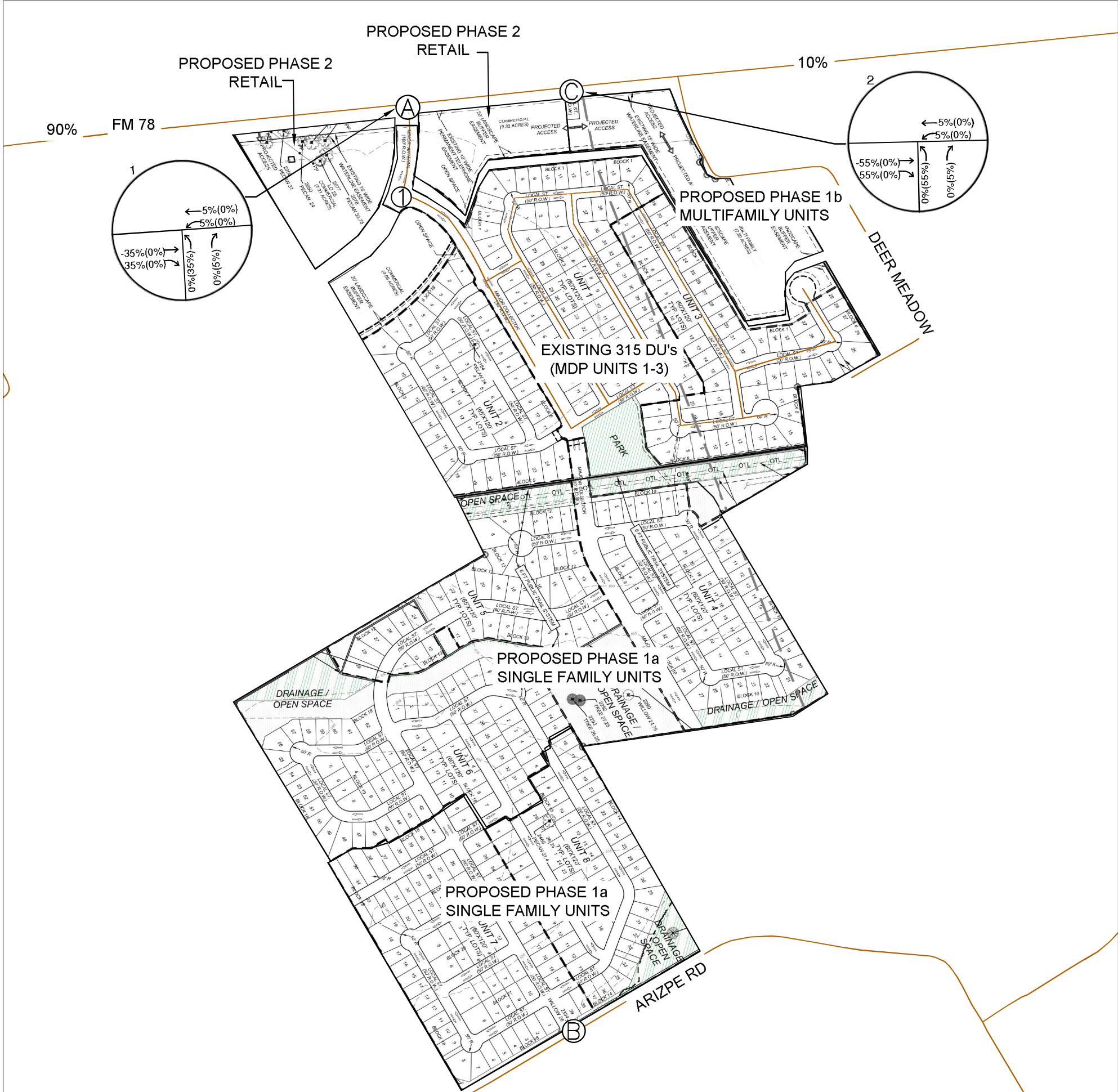
REVISIONS

No.

DATE

BY

Plotted By: Lira, Christopher December 29, 2022 11:02:43am K:\SNA_TPT\068706711 - (KFW) Venado TIA Update\CAD SHEETS\Venado_TIA Exhibits.dwg
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VENADO CROSSING
2023

RETAIL PASS-BY DISTRIBUTION
(PHASE 2)

KHA PROJECT
068706711

DATE
JANUARY 2023

SCALE
AS SHOWN

DESIGNED BY
CCL

DRAWN BY
CCL

CHECKED BY
AEA

Kimley»Horn

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NORTH

No.	REVISIONS	DATE	BY

SHEET NUMBER
9

Appendix B: Traffic Data



FM 78 and Derward Overlook

Intersection

North/South Street :
East/West Street :

Derward Overlook
FM 78



City / State

Cibolo, Texas

Project No.

2023001700

Date Recorded:

Thursday, February 9, 2023

Peak Period :

1

7:00 AM - 9:00 AM

Peak Hour:

7:15 AM

to

8:15 AM

Start Time	Intersection Approaches																Traffic Control		
	Derward Overlook				Derward Overlook				FM 78				FM 78						
	Northbound				Southbound				Eastbound				Westbound				Total	Hourly Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U			
7:00 AM	5		1							86	4			0	137			233	1078
7:15 AM	5		1							124	3			3	168			304	
7:30 AM	3		1							126	4			0	154			288	
7:45 AM	4		1							95	3			2	148			253	
8:00 AM	5		1							98	5			6	146			261	
8:15 AM	4		0							93	6			3	120			226	
8:30 AM	10		0							89	6			3	101			209	
8:45 AM	5		0							68	5			1	98			177	
	Northbound				Southbound				Eastbound				Westbound				Total	Hourly Total	
Left	Thru	Right		Left	Thru	Right		Left	Thru	Right		Left	Thru	Right					
7:00 AM	0		1							1	4			1	0			7	36
7:15 AM	0									3	3			0	0			6	
7:30 AM	1		0							4	4			0	2			11	
7:45 AM	1		1							5	3			1	1			12	
8:00 AM	1		0							4	5			0	2			12	
8:15 AM	1		0							7	6			0	8			22	
8:30 AM	0		0							5	6			0	7			18	
8:45 AM	0		0							5	5			0	4			14	
	Northbound				Southbound				Eastbound				Westbound				Total	Hourly Total	
Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U				
7:00 AM	5		2							87	8			1	137			240	1114
7:15 AM	5		1							127	6			3	168			310	
7:30 AM	4		1							130	8			0	156			299	
7:45 AM	5		2							100	6			3	149			265	
8:00 AM	6		1							102	10			6	148			273	
8:15 AM	5		0							100	12			3	128			248	
8:30 AM	10		0							94	12			3	108			227	
8:45 AM	5		0							73	10			1	102			191	
Total	45	0	7	0	0	0	0	0	0	813	72	0	20	1096	0	0			
Peak Total	20	0	5	0	0	0	0	0	0	459	30	0	12	621	0	0			
Peak Turn Percent	80%	0%	20%	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0%	94%	6%	0%	2%	98%	0%	0%			
Peak Approach Total	25				0				489				633						
FORMULA	24	0	8		0	0	0		0	520	40		24	672	0				
PHF	0.8333	#DIV/0!	0.625		#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!	0.8827	0.75		0.5	0.9241	#DIV/0!				
Comments																			

Peak Hour Approach Traffic Volume and Percentage

621 98%
 12 2%

FM 78

94% 459
 6% 30

Derward Overlook

20
 80%
 5
 20%

FM 78 and Derward Overlook

Intersection

North/South Street :
East/West Street :

Derward Overlook
FM 78



City / State

Cibolo, Texas

Project No.

2023001700

Date Recorded:

Thursday, February 9, 2023

Peak Period :

2

9:00 AM - 11:00 AM

Peak Hour:

10:00 AM

to

11:00 AM

	Intersection Approaches																Traffic Control		
	Derward Overlook				Derward Overlook				FM 78				FM 78				<div>STOP</div>		
Start Time																	Total	Hourly Total	
<div><div></div></div>	Northbound				Southbound				Eastbound				Westbound						
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U			
9:00 AM	5		1						77	6			3	94			186	686	
9:15 AM	3		6						58	4			0	90			161		
9:30 AM	4		0						72	4			0	75			155		
9:45 AM	5		2						86	6			1	84			184		
10:00 AM	7		2						78	0			1	62			150		
10:15 AM	3		1						86	2			1	103			196		
10:30 AM	2		1						71	4			1	92			171		
10:45 AM	5		2						68	8			2	103			188	705	
<div><div></div><div></div></div>	Northbound				Southbound				Eastbound				Westbound				Total	Hourly Total	
	Left	Thru	Right		Left	Thru	Right		Left	Thru	Right		Left	Thru	Right				
9:00 AM	0		0						6	6			0	2			14	66	
9:15 AM	0		0						6	4			0	4			14		
9:30 AM	0		1						8	4			0	5			18		
9:45 AM	0		0						9	6			3	2			20		
10:00 AM	0		0						5	0			0	5			10		
10:15 AM	0		0						6	2			0	6			14		
10:30 AM	0		0						4	4			0	3			11		
10:45 AM	1		0						3	8			0	6			18	53	
<div><div></div><div></div><div></div></div>	Northbound				Southbound				Eastbound				Westbound				Total	Hourly Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U			
9:00 AM	5		1						83	12			3	96			200	752	
9:15 AM	3		6						64	8			0	94			175		
9:30 AM	4		1						80	8			0	80			173		
9:45 AM	5		2						95	12			4	86			204		
10:00 AM	7		2						83	0			1	67			160		
10:15 AM	3		1						92	4			1	109			210		
10:30 AM	2		1						75	8			1	95			182		
10:45 AM	6		2						71	16			2	109			206	758	
Total	35	0	16	0	0	0	0	0	0	643	68	0	12	736	0	0			
Peak Total	18	0	6	0	0	0	0	0	0	321	28	0	5	380	0	0			
Peak Turn Percent	75%	0%	25%	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0%	92%	8%	0%	1%	99%	0%	0%			
Peak Approach Total	24				0				349				385						
FORMULA	28	0	8		0	0	0		0	368	64		8	436	0				
PHF	0.6429	#DIV/0!	0.75		#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!	0.8723	0.4375		0.625	0.8716	#DIV/0!				
Comments																			

Peak Hour Approach Traffic Volume and Percentage



FM 78 and Derward Overlook

Intersection

North/South Street :
East/West Street :

Derward Overlook
FM 78



City / State

Cibolo, Texas

Project No.

2023001700

Date Recorded:

Thursday, February 9, 2023

Peak Period :

3

11:00 AM - 1:00 PM

Peak Hour:

11:15 AM

to

12:15 PM

Start Time	Intersection Approaches																Traffic Control		
	Derward Overlook				Derward Overlook				FM 78				FM 78						
	Northbound				Southbound				Eastbound				Westbound				Total	Hourly Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U			
11:00 AM	3		3							82	7			0	87			182	772
11:15 AM	4		1							83	7			1	95			191	
11:30 AM	11		1							103	7			0	93			215	
11:45 AM	3		0							75	6			1	99			184	
12:00 PM	11		3							93	9			0	92			208	
12:15 PM	5		3							79	6			1	90			184	
12:30 PM	4		1							95	7			1	78			186	
12:45 PM	6		0							97	2			1	96			202	780
	Northbound				Southbound				Eastbound				Westbound				Total	Hourly Total	
	Left	Thru	Right		Left	Thru	Right		Left	Thru	Right		Left	Thru	Right				
11:00 AM	0		0							6	8			1	2			17	59
11:15 AM	0									3	9			0	3			15	
11:30 AM	0		0							3	7			0	3			13	
11:45 AM	0		0							6	6			0	2			14	
12:00 PM	0		0							2	9			0	5			16	
12:15 PM	0		0							8	6			0	6			20	
12:30 PM	0		0							7	7			0	2			16	
12:45 PM	1		1							3	2			0	6			13	65
	Northbound				Southbound				Eastbound				Westbound				Total	Hourly Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U			
11:00 AM	3		3							88	15			1	89			199	831
11:15 AM	4		1							86	16			1	98			206	
11:30 AM	11		1							106	14			0	96			228	
11:45 AM	3		0							81	12			1	101			198	
12:00 PM	11		3							95	18			0	97			224	
12:15 PM	5		3							87	12			1	96			204	
12:30 PM	4		1							102	14			1	80			202	
12:45 PM	7		1							100	4			1	102			215	845
Total	48	0	13	0	0	0	0	0	0	745	105	0	6	759	0	0			
Peak Total	29	0	5	0	0	0	0	0	0	368	60	0	2	392	0	0			
Peak Turn Percent	85%	0%	15%	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0%	86%	14%	0%	1%	99%	0%	0%			
Peak Approach Total	34				0				428				394						
FORMULA	44	0	12		0	0	0		0	424	72		4	404	0				
PHF	0.6591	#DIV/0!	0.4167		#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!	0.8679	0.8333		0.5	0.9703	#DIV/0!				
Comments																			

Peak Hour Approach Traffic Volume and Percentage

← 392 99%
↪ 2 1%

FM 78

86% 368 →
14% 60 ↪

Derward Overlook

↪ 29 85%
↩ 5 15%

FM 78 and Derward Overlook

Intersection

North/South Street :
East/West Street :

Derward Overlook
FM 78



City / State

Cibolo, Texas

Project No.

2023001700

Date Recorded:

Thursday, February 9, 2023

Peak Period :

4







1:00 PM - 3:00 PM

Peak Hour:

1:30 PM

to

2:30 PM

Start Time	Intersection Approaches																Traffic Control		
	Derward Overlook				Derward Overlook				FM 78				FM 78				<div>STOP</div>		
<div></div>	Northbound				Southbound				Eastbound				Westbound						Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U			
1:00 PM	3		0							79	5			1	106			194	798
1:15 PM	4		2							84	5			0	83			178	
1:30 PM	4		0							97	3			0	117			221	
1:45 PM	6		1							96	3			2	97			205	
2:00 PM	3		0							126	5			2	81			217	
2:15 PM	6		2							105	3			0	86			202	
2:30 PM	2		1							107	4			0	90			204	
2:45 PM	2		2							112	1			0	73			190	813
<div></div>	Northbound				Southbound				Eastbound				Westbound				Total	Hourly Total	
Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U				
1:00 PM	0		0							5	5			0	7			17	54
1:15 PM	1		0							7	5			0	2			15	
1:30 PM	1		0							4	3			0	2			10	
1:45 PM	0		0							7	3			0	2			12	
2:00 PM	0		0							2	5			1	4			12	
2:15 PM	1		0							5	3			0	8			17	
2:30 PM	0		0							9	4			0	8			21	
2:45 PM	0		0							4	1			0	6			11	61
<div></div>	Northbound				Southbound				Eastbound				Westbound				Total	Hourly Total	
Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U				
1:00 PM	3		0							84	10			1	113			211	852
1:15 PM	5		2							91	10			0	85			193	
1:30 PM	5		0							101	6			0	119			231	
1:45 PM	6		1							103	6			2	99			217	
2:00 PM	3		0							128	10			3	85			229	
2:15 PM	7		2							110	6			0	94			219	
2:30 PM	2		1							116	8			0	98			225	
2:45 PM	2		2							116	2			0	79			201	874
Total	33	0	8	0	0	0	0	0	0	849	58	0	6	772	0	0			
Peak Total	21	0	3	0	0	0	0	0	0	442	28	0	5	397	0	0			
Peak Turn Percent	88%	0%	13%	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0%	94%	6%	0%	1%	99%	0%	0%			
Peak Approach Total	24				0				470				402						
FORMULA	28	0	8		0	0	0		0	512	40		12	476	0				
PHF	0.75	#DIV/0!	0.375		#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!	0.8633	0.7		0.4167	0.834	#DIV/0!				
Comments																			

Peak Hour Approach Traffic Volume and Percentage

← 397 99%
↪ 5 1%

FM 78

94% 442 →
6% 28 ↪

Derward Overlook

↪ 21 88%
↩ 3 13%

FM 78 and Derward Overlook

Intersection

North/South Street :
East/West Street :

Derward Overlook
FM 78



City / State

Cibolo, Texas

Project No.

2023001700

Date Recorded:

Thursday, February 9, 2023

Peak Period :

5

3:00 PM - 5:00 PM

Peak Hour:

4:00 PM

to

5:00 PM

Start Time	Intersection Approaches																Traffic Control		
	Derward Overlook				Derward Overlook				FM 78				FM 78						
	Northbound				Southbound				Eastbound				Westbound						Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U			
3:00 PM	5		3							115	4			2	99			228	1107
3:15 PM	5		0							142	5			3	128			283	
3:30 PM	4		1							117	5			0	149			276	
3:45 PM	3		2							173	8			0	134			320	
4:00 PM	6		12							140	6			1	136			301	
4:15 PM	2		1							166	9			0	169			347	
4:30 PM	6		3							141	3			2	161			316	
4:45 PM	4		3							166	5			2	159			339	
	Northbound				Southbound				Eastbound				Westbound				Total	Hourly Total	
Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U				
3:00 PM	0		0							2	4			0	3			9	47
3:15 PM	0		1							4	5			1	3			14	
3:30 PM	0		0							1	5			0	1			7	
3:45 PM	0		1							3	8			1	4			17	
4:00 PM	0		0							7	6			0	5			18	
4:15 PM	1		1							1	9			0	5			17	
4:30 PM	1		1							1	3			1	8			15	
4:45 PM	0		1							2	5			0	9			17	
	Northbound				Southbound				Eastbound				Westbound				Total	Hourly Total	
Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U				
3:00 PM	5		3							117	8			2	102			237	1154
3:15 PM	5		1							146	10			4	131			297	
3:30 PM	4		1							118	10			0	150			283	
3:45 PM	3		3							176	16			1	138			337	
4:00 PM	6		12							147	12			1	141			319	
4:15 PM	3		2							167	18			0	174			364	
4:30 PM	7		4							142	6			3	169			331	
4:45 PM	4		4							168	10			2	168			356	
Total	37	0	30	0	0	0	0	0	0	1181	90	0	13	1173	0	0			
Peak Total	20	0	22	0	0	0	0	0	0	624	46	0	6	652	0	0			
Peak Turn Percent	48%	0%	52%	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0%	93%	7%	0%	1%	99%	0%	0%			
Peak Approach Total	42				0				670				658						
FORMULA	28	0	48		0	0	0		0	672	72		12	696	0				
PHF	0.7143	#DIV/0!	0.4583		#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!	0.9286	0.6389		0.5	0.9368	#DIV/0!				
Comments																			

Peak Hour Approach Traffic Volume and Percentage

652 99%
 6 1%

FM 78

93% 624
 7% 46

Derward Overlook

20 48%
 22 52%

FM 78 and Derward Overlook

Intersection

North/South Street :
East/West Street :

Derward Overlook
FM 78



City / State

Cibolo, Texas

Project No.

2023001700

Date Recorded:

Thursday, February 9, 2023

Peak Period :

6

5:00 PM - 7:00 PM

Peak Hour:

5:00 PM

to

6:00 PM

	Intersection Approaches																Traffic Control	
	Derward Overlook				Derward Overlook				FM 78				FM 78				<div>STOP</div>	
Start Time																	Total	Hourly Total
<div><div></div></div>	Northbound				Southbound				Eastbound				Westbound					
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
5:00 PM	9		4							196	4			1	138			352
5:15 PM	10		1							167	3			3	201			385
5:30 PM	4		2							199	0			1	155			361
5:45 PM	3		0							152	8			2	160			325
6:00 PM	6		1							153	3			0	128			291
6:15 PM	5		2							134	6			4	114			265
6:30 PM	9		1							112	8			0	124			254
6:45 PM	4		1							94	2			0	81			182
992																		
<div><div></div><div></div></div>	Northbound				Southbound				Eastbound				Westbound				Total	Hourly Total
	Left	Thru	Right		Left	Thru	Right		Left	Thru	Right		Left	Thru	Right			
5:00 PM	1		0							2	4			0	5			12
5:15 PM	0		0							0	3			0	4			7
5:30 PM	0		0							3	0			0	3			6
5:45 PM	0		0							3	8			0	6			17
6:00 PM	0		0							2	3			0	4			9
6:15 PM	0		0							1	6			0	1			8
6:30 PM	0		0							0	8			0	5			13
6:45 PM	0		0							1	2			0	2			5
35																		
<div><div></div><div></div><div></div></div>	Northbound				Southbound				Eastbound				Westbound				Total	Hourly Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
5:00 PM	10		4							198	8			1	143			364
5:15 PM	10		1							167	6			3	205			392
5:30 PM	4		2							202	0			1	158			367
5:45 PM	3		0							155	16			2	166			342
6:00 PM	6		1							155	6			0	132			300
6:15 PM	5		2							135	12			4	115			273
6:30 PM	9		1							112	16			0	129			267
6:45 PM	4		1							95	4			0	83			187
1027																		
Total	51	0	12	0	0	0	0	0	0	1219	68	0	11	1131	0	0		
Peak Total	27	0	7	0	0	0	0	0	0	722	30	0	7	672	0	0		
Peak Turn Percent	79%	0%	21%	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0%	96%	4%	0%	1%	99%	0%	0%		
Peak Approach Total	34				0				752				679					
FORMULA	40	0	16		0	0	0		0	808	64		12	820	0			
PHF	0.675	#DIV/0!	0.4375		#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!	0.8936	0.4688		0.5833	0.8195	#DIV/0!			
Comments																		

Peak Hour Approach Traffic Volume and Percentage

← 672 99%
↪ 7 1%

FM 78

96% 722 →
4% 30 ↪

Derward Overlook

↪ 27 79%
↩ 7 21%



Average Daily Traffic Data

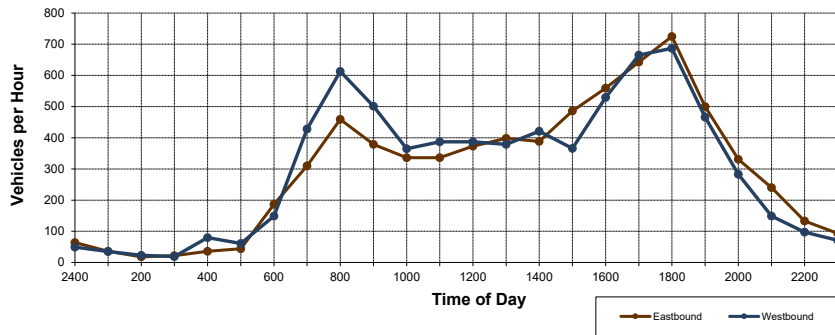
Project No. : 2023001700
 Station No. : 100
 Counter No. : ACG- R 14

Day of Week: Thursday, February 9, 2023

Site: Eastbound / Westbound
 FM 78

Location: East of Derward Overlook
 City/State: Cibolo, Texas

FM 78 Eastbound and Westbound



End Time	Eastbound FM 78	Westbound FM 78
15	19	12
30	4	3
45	7	12
100	6 36	8 35
115	5	5
130	5	8
145	2	3
200	6 18	7 23
215	2	3
230	5	2
245	6	8
300	9 22	6 19
315	10	5
330	10	14
345	9	35
400	7 36	26 80
415	9	10
430	11	8
445	11	16
500	13 44	27 61
515	34	20
530	48	35
545	48	49
600	57 187	45 149
615	71	64
630	69	95
645	87	135
700	83 310	134 428
715	92	136
730	130	169
745	132	156
800	105 459	152 613
815	106	154
830	104	133
845	93	109
900	76 379	105 501
915	85	97
930	68	97
945	81	82
1000	102 336	89 365
1015	89	68
1030	93	112
1045	83	96
1100	71 336	111 387
1115	93	90
1130	85	99
1145	106	97
1200	89 373	101 387

End Time	Eastbound FM 78	Westbound FM 78
1215	99	101
1230	90	95
1245	103	80
1300	106 398	103 379
1315	82	116
1330	98	86
1345	98	120
1400	110 388	99 421
1415	130	89
1430	113	98
1445	122	99
1500	121 486	80 366
1515	114	100
1530	152	136
1545	119	152
1600	174 559	141 529
1615	154	144
1630	173	176
1645	143	174
1700	173 643	171 665
1715	204	146
1730	162	205
1745	204	164
1800	155 725	172 687
1815	155	135
1830	139	115
1845	112	133
1900	94 500	83 466
1915	95	81
1930	88	81
1945	78	65
2000	70 331	56 283
2015	73	39
2030	56	29
2045	58	49
2100	53 240	32 149
2115	36	31
2130	43	18
2145	31	25
2200	23 133	23 97
2215	30	27
2230	25	20
2245	22	16
2300	16 93	8 71
2315	23	11
2330	13	11
2345	17	10
2400	11 64	17 49

Daily Traffic Data 7,096 7,210
 Total ADT 14,306



Average Daily Traffic Data

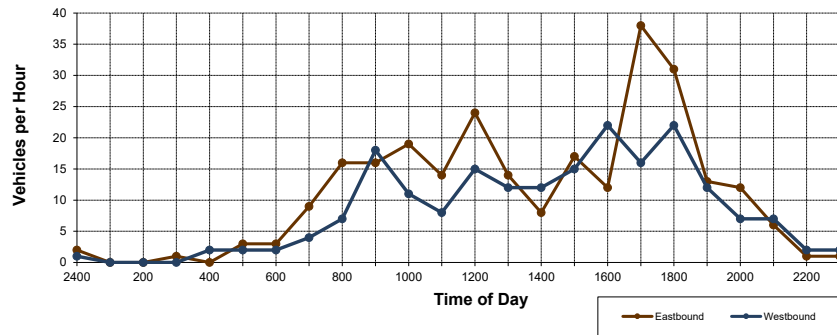
Project No. : 2023001700
 Station No. : 200
 Counter No. : ACG- R 3

Day of Week: Thursday, February 9, 2023

Site: Eastbound / Westbound
 FM 319

Location: East of Haackerville Road
 City/State: Cibolo, Texas

FM 319 Eastbound and Westbound



End Time	Eastbound FM 319	Westbound FM 319
15	0	0
30	0	0
45	0	0
100	0 0	0 0
115	0	0
130	0	0
145	0	0
200	0 0	0 0
215	1	0
230	0	0
245	0	0
300	0 1	0 0
315	0	1
330	0	0
345	0	1
400	0 0	0 2
415	1	0
430	0	1
445	1	1
500	1 3	0 2
515	1	0
530	0	0
545	0	0
600	2 3	2 2
615	1	3
630	3	0
645	1	1
700	4 9	0 4
715	2	1
730	9	3
745	4	1
800	1 16	2 7
815	3	8
830	6	4
845	3	3
900	4 16	3 18
915	7	6
930	6	3
945	1	2
1000	5 19	0 11
1015	6	3
1030	2	0
1045	3	3
1100	3 14	2 8
1115	10	7
1130	4	3
1145	6	4
1200	4 24	1 15

End Time	Eastbound FM 319	Westbound FM 319
1215	2	3
1230	2	4
1245	5	2
1300	5 14	3 12
1315	3	3
1330	2	3
1345	0	4
1400	3 8	2 12
1415	7	8
1430	2	6
1445	3	1
1500	5 17	0 15
1515	3	2
1530	3	7
1545	3	8
1600	3 12	5 22
1615	15	3
1630	6	4
1645	9	6
1700	8 38	3 16
1715	7	4
1730	11	7
1745	6	8
1800	7 31	3 22
1815	4	1
1830	4	4
1845	3	3
1900	2 13	4 12
1915	2	2
1930	3	2
1945	6	1
2000	1 12	2 7
2015	3	3
2030	2	1
2045	1	1
2100	0 6	2 7
2115	0	0
2130	1	1
2145	0	1
2200	0 1	0 2
2215	0	0
2230	0	1
2245	1	1
2300	0 1	0 2
2315	0	1
2330	2	0
2345	0	0
2400	0 2	0 1

Daily Traffic Data	260	199
Total ADT	459	

Appendix C: *Synchro11*TM Output Sheets








Intersection						
Int Delay, s/veh	0.8					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↱		↱	↱	↱	↱
Traffic Vol, veh/h	459	30	12	621	20	5
Future Vol, veh/h	459	30	12	621	20	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	400	-	0	100
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	75	50	92	83	63
Heavy Vehicles, %	3	50	8	2	15	20
Mvmt Flow	522	40	24	675	24	8
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	562	0	1265	542
Stage 1	-	-	-	-	542	-
Stage 2	-	-	-	-	723	-
Critical Hdwy	-	-	4.18	-	6.55	6.4
Critical Hdwy Stg 1	-	-	-	-	5.55	-
Critical Hdwy Stg 2	-	-	-	-	5.55	-
Follow-up Hdwy	-	-	2.272	-	3.635	3.48
Pot Cap-1 Maneuver	-	-	980	-	176	507
Stage 1	-	-	-	-	558	-
Stage 2	-	-	-	-	458	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	980	-	172	507
Mov Cap-2 Maneuver	-	-	-	-	172	-
Stage 1	-	-	-	-	558	-
Stage 2	-	-	-	-	447	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.3		25.1	
HCM LOS	D					
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	172	507	-	-	980	-
HCM Lane V/C Ratio	0.14	0.016	-	-	0.024	-
HCM Control Delay (s)	29.3	12.2	-	-	8.8	-
HCM Lane LOS	D	B	-	-	A	-
HCM 95th %tile Q(veh)	0.5	0	-	-	0.1	-

HCM 6th Roundabout
4: Venado Crossing & Deward

Existing 2023 AM
Existing 2023 AM






Intersection			
Intersection Delay, s/veh	3.7		
Intersection LOS	A		
Approach	EB	WB	SB
Entry Lanes	1	1	1
Conflicting Circle Lanes	1	1	1
Adj Approach Flow, veh/h	0	40	46
Demand Flow Rate, veh/h	0	48	63
Vehicles Circulating, veh/h	63	0	0
Vehicles Exiting, veh/h	0	63	48
Ped Vol Crossing Leg, #/h	0	0	0
Ped Cap Adj	1.000	1.000	1.000
Approach Delay, s/veh	0.0	3.4	4.0
Approach LOS	-	A	A
Lane	Left	Left	Left
Designated Moves	T	R	LR
Assumed Moves	T	R	LR
RT Channelized			
Lane Util	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976
Entry Flow, veh/h	0	48	63
Cap Entry Lane, veh/h	1294	1380	1380
Entry HV Adj Factor	1.000	0.833	0.730
Flow Entry, veh/h	0	40	46
Cap Entry, veh/h	1294	1150	1008
V/C Ratio	0.000	0.035	0.046
Control Delay, s/veh	2.8	3.4	4.0
LOS	A	A	A
95th %tile Queue, veh	0	0	0

Intersection						
Int Delay, s/veh	1.6					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	722	30	7	672	27	7
Future Vol, veh/h	722	30	7	672	27	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	400	-	0	100
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	47	58	82	68	43
Heavy Vehicles, %	3	50	2	3	4	2
Mvmt Flow	811	64	12	820	40	16
Major/Minor	Major1	Major2	Minor1			
Conflicting Flow All	0	0	875	0	1687	843
Stage 1	-	-	-	-	843	-
Stage 2	-	-	-	-	844	-
Critical Hdwy	-	-	4.12	-	6.44	6.22
Critical Hdwy Stg 1	-	-	-	-	5.44	-
Critical Hdwy Stg 2	-	-	-	-	5.44	-
Follow-up Hdwy	-	-	2.218	-	3.536	3.318
Pot Cap-1 Maneuver	-	-	771	-	102	364
Stage 1	-	-	-	-	419	-
Stage 2	-	-	-	-	418	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	771	-	100	364
Mov Cap-2 Maneuver	-	-	-	-	100	-
Stage 1	-	-	-	-	419	-
Stage 2	-	-	-	-	411	-
Approach	EB	WB	NB			
HCM Control Delay, s	0	0.1	49.1			
HCM LOS	E					
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	100	364	-	-	771	-
HCM Lane V/C Ratio	0.397	0.045	-	-	0.016	-
HCM Control Delay (s)	62.9	15.4	-	-	9.7	-
HCM Lane LOS	F	C	-	-	A	-
HCM 95th %tile Q(veh)	1.6	0.1	-	-	0	-

HCM 6th Roundabout
4: Venado Crossing & Deward

Existing 2023 PM
Existing 2023 PM

Intersection			
Intersection Delay, s/veh	3.0		
Intersection LOS	A		
Approach	EB	WB	SB
Entry Lanes	1	1	1
Conflicting Circle Lanes	1	1	1
Adj Approach Flow, veh/h	0	56	40
Demand Flow Rate, veh/h	0	58	41
Vehicles Circulating, veh/h	41	0	0
Vehicles Exiting, veh/h	0	41	58
Ped Vol Crossing Leg, #/h	0	0	0
Ped Cap Adj	1.000	1.000	1.000
Approach Delay, s/veh	0.0	3.0	2.9
Approach LOS	-	A	A
Lane	Left	Left	Left
Designated Moves	T	R	LR
Assumed Moves	T	R	LR
RT Channelized			
Lane Util	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976
Entry Flow, veh/h	0	58	41
Cap Entry Lane, veh/h	1323	1380	1380
Entry HV Adj Factor	1.000	0.966	0.976
Flow Entry, veh/h	0	56	40
Cap Entry, veh/h	1323	1332	1346
V/C Ratio	0.000	0.042	0.030
Control Delay, s/veh	2.7	3.0	2.9
LOS	A	A	A
95th %tile Queue, veh	0	0	0






Intersection						
Int Delay, s/veh	1.1					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	558	36	15	756	24	6
Future Vol, veh/h	558	36	15	756	24	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	400	-	0	100
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	75	50	92	83	63
Heavy Vehicles, %	3	50	8	2	15	20
Mvmt Flow	634	48	30	822	29	10
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	682	0	1540	658
Stage 1	-	-	-	-	658	-
Stage 2	-	-	-	-	882	-
Critical Hdwy	-	-	4.18	-	6.55	6.4
Critical Hdwy Stg 1	-	-	-	-	5.55	-
Critical Hdwy Stg 2	-	-	-	-	5.55	-
Follow-up Hdwy	-	-	2.272	-	3.635	3.48
Pot Cap-1 Maneuver	-	-	883	-	118	434
Stage 1	-	-	-	-	492	-
Stage 2	-	-	-	-	384	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	883	-	114	434
Mov Cap-2 Maneuver	-	-	-	-	114	-
Stage 1	-	-	-	-	492	-
Stage 2	-	-	-	-	371	-
Approach	EB	WB		NB		
HCM Control Delay, s	0	0.3		38.7		
HCM LOS	E					
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	114	434	-	-	883	-
HCM Lane V/C Ratio	0.254	0.022	-	-	0.034	-
HCM Control Delay (s)	47	13.5	-	-	9.2	-
HCM Lane LOS	E	B	-	-	A	-
HCM 95th %tile Q(veh)	0.9	0.1	-	-	0.1	-

HCM 6th Roundabout
4: Venado Crossing & Deward

No Build 2028 AM

No Build 2028 AM

Intersection			
Intersection Delay, s/veh	3.8		
Intersection LOS	A		
Approach	EB	WB	SB
Entry Lanes	1	1	1
Conflicting Circle Lanes	1	1	1
Adj Approach Flow, veh/h	0	48	55
Demand Flow Rate, veh/h	0	58	76
Vehicles Circulating, veh/h	76	0	0
Vehicles Exiting, veh/h	0	76	58
Ped Vol Crossing Leg, #/h	0	0	0
Ped Cap Adj	1.000	1.000	1.000
Approach Delay, s/veh	0.0	3.5	4.1
Approach LOS	-	A	A
Lane	Left	Left	Left
Designated Moves	T	R	LR
Assumed Moves	T	R	LR
RT Channelized			
Lane Util	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976
Entry Flow, veh/h	0	58	76
Cap Entry Lane, veh/h	1277	1380	1380
Entry HV Adj Factor	1.000	0.828	0.724
Flow Entry, veh/h	0	48	55
Cap Entry, veh/h	1277	1142	999
V/C Ratio	0.000	0.042	0.055
Control Delay, s/veh	2.8	3.5	4.1
LOS	A	A	A
95th %tile Queue, veh	0	0	0






Intersection						
Int Delay, s/veh	2.8					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	878	36	9	818	33	9
Future Vol, veh/h	878	36	9	818	33	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	400	-	0	100
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	75	50	92	83	63
Heavy Vehicles, %	3	50	8	2	15	20
Mvmt Flow	998	48	18	889	40	14
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	1046	0	1947	1022
Stage 1	-	-	-	-	1022	-
Stage 2	-	-	-	-	925	-
Critical Hdwy	-	-	4.18	-	6.55	6.4
Critical Hdwy Stg 1	-	-	-	-	5.55	-
Critical Hdwy Stg 2	-	-	-	-	5.55	-
Follow-up Hdwy	-	-	2.272	-	3.635	3.48
Pot Cap-1 Maneuver	-	-	643	-	66	265
Stage 1	-	-	-	-	328	-
Stage 2	-	-	-	-	366	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	643	-	64	265
Mov Cap-2 Maneuver	-	-	-	-	64	-
Stage 1	-	-	-	-	328	-
Stage 2	-	-	-	-	356	-
Approach	EB	WB		NB		
HCM Control Delay, s	0	0.2		99		
HCM LOS	F					
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	64	265	-	-	643	-
HCM Lane V/C Ratio	0.621	0.054	-	-	0.028	-
HCM Control Delay (s)	127.6	19.4	-	-	10.8	-
HCM Lane LOS	F	C	-	-	B	-
HCM 95th %tile Q(veh)	2.6	0.2	-	-	0.1	-

HCM 6th Roundabout
4: Venado Crossing & Deward

No Build 2028 PM

No Build 2028 PM

Intersection			
Intersection Delay, s/veh	3.8		
Intersection LOS	A		
Approach	EB	WB	SB
Entry Lanes	1	1	1
Conflicting Circle Lanes	1	1	1
Adj Approach Flow, veh/h	0	65	49
Demand Flow Rate, veh/h	0	78	68
Vehicles Circulating, veh/h	68	0	0
Vehicles Exiting, veh/h	0	68	78
Ped Vol Crossing Leg, #/h	0	0	0
Ped Cap Adj	1.000	1.000	1.000
Approach Delay, s/veh	0.0	3.6	4.1
Approach LOS	-	A	A
Lane	Left	Left	Left
Designated Moves	T	R	LR
Assumed Moves	T	R	LR
RT Channelized			
Lane Util	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976
Entry Flow, veh/h	0	78	68
Cap Entry Lane, veh/h	1287	1380	1380
Entry HV Adj Factor	1.000	0.833	0.721
Flow Entry, veh/h	0	65	49
Cap Entry, veh/h	1287	1150	994
V/C Ratio	0.000	0.057	0.049
Control Delay, s/veh	2.8	3.6	4.1
LOS	A	A	A
95th %tile Queue, veh	0	0	0






Intersection						
Int Delay, s/veh	1.8					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	653	43	17	884	28	7
Future Vol, veh/h	653	43	17	884	28	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	400	-	0	100
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	75	50	92	83	63
Heavy Vehicles, %	3	50	8	2	15	20
Mvmt Flow	742	57	34	961	34	11
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	799	0	1800	771
Stage 1	-	-	-	-	771	-
Stage 2	-	-	-	-	1029	-
Critical Hdwy	-	-	4.18	-	6.55	6.4
Critical Hdwy Stg 1	-	-	-	-	5.55	-
Critical Hdwy Stg 2	-	-	-	-	5.55	-
Follow-up Hdwy	-	-	2.272	-	3.635	3.48
Pot Cap-1 Maneuver	-	-	798	-	81	373
Stage 1	-	-	-	-	434	-
Stage 2	-	-	-	-	326	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	798	-	78	373
Mov Cap-2 Maneuver	-	-	-	-	78	-
Stage 1	-	-	-	-	434	-
Stage 2	-	-	-	-	312	-
Approach	EB	WB		NB		
HCM Control Delay, s	0	0.3		65.8		
HCM LOS	F					
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	78	373	-	-	798	-
HCM Lane V/C Ratio	0.432	0.03	-	-	0.043	-
HCM Control Delay (s)	82.5	14.9	-	-	9.7	-
HCM Lane LOS	F	B	-	-	A	-
HCM 95th %tile Q(veh)	1.7	0.1	-	-	0.1	-

HCM 6th Roundabout
4: Venado Crossing & Deward

No Build 2032 AM

No Build 2032 AM

Intersection			
Intersection Delay, s/veh	3.9		
Intersection LOS	A		
Approach	EB	WB	SB
Entry Lanes	1	1	1
Conflicting Circle Lanes	1	1	1
Adj Approach Flow, veh/h	0	57	65
Demand Flow Rate, veh/h	0	68	90
Vehicles Circulating, veh/h	90	0	0
Vehicles Exiting, veh/h	0	90	68
Ped Vol Crossing Leg, #/h	0	0	0
Ped Cap Adj	1.000	1.000	1.000
Approach Delay, s/veh	0.0	3.5	4.2
Approach LOS	-	A	A
Lane	Left	Left	Left
Designated Moves	T	R	LR
Assumed Moves	T	R	LR
RT Channelized			
Lane Util	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976
Entry Flow, veh/h	0	68	90
Cap Entry Lane, veh/h	1259	1380	1380
Entry HV Adj Factor	1.000	0.838	0.722
Flow Entry, veh/h	0	57	65
Cap Entry, veh/h	1259	1157	997
V/C Ratio	0.000	0.049	0.065
Control Delay, s/veh	2.9	3.5	4.2
LOS	A	A	A
95th %tile Queue, veh	0	0	0






Intersection						
Int Delay, s/veh	12.5					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	1028	43	10	956	38	10
Future Vol, veh/h	1028	43	10	956	38	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	400	-	0	100
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	47	58	82	68	43
Heavy Vehicles, %	3	50	2	3	4	2
Mvmt Flow	1155	91	17	1166	56	23
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	1246	0	2401	1201
Stage 1	-	-	-	-	1201	-
Stage 2	-	-	-	-	1200	-
Critical Hdwy	-	-	4.12	-	6.44	6.22
Critical Hdwy Stg 1	-	-	-	-	5.44	-
Critical Hdwy Stg 2	-	-	-	-	5.44	-
Follow-up Hdwy	-	-	2.218	-	3.536	3.318
Pot Cap-1 Maneuver	-	-	559	-	~ 36	225
Stage 1	-	-	-	-	282	-
Stage 2	-	-	-	-	283	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	559	-	~ 35	225
Mov Cap-2 Maneuver	-	-	-	-	~ 35	-
Stage 1	-	-	-	-	282	-
Stage 2	-	-	-	-	275	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.2		\$ 391.8	
HCM LOS	F					
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	35	225	-	-	559	-
HCM Lane V/C Ratio	1.597	0.103	-	-	0.031	-
HCM Control Delay (s)	\$ 545.3	22.8	-	-	11.6	-
HCM Lane LOS	F	C	-	-	B	-
HCM 95th %tile Q(veh)	6.1	0.3	-	-	0.1	-
Notes						
~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon						

HCM 6th Roundabout
4: Venado Crossing & Deward

No Build 2032 PM

No Build 2032 PM






Intersection			
Intersection Delay, s/veh	3.1		
Intersection LOS	A		
Approach	EB	WB	SB
Entry Lanes	1	1	1
Conflicting Circle Lanes	1	1	1
Adj Approach Flow, veh/h	0	79	58
Demand Flow Rate, veh/h	0	81	59
Vehicles Circulating, veh/h	59	0	0
Vehicles Exiting, veh/h	0	59	81
Ped Vol Crossing Leg, #/h	0	0	0
Ped Cap Adj	1.000	1.000	1.000
Approach Delay, s/veh	0.0	3.1	3.0
Approach LOS	-	A	A
Lane	Left	Left	Left
Designated Moves	T	R	LR
Assumed Moves	T	R	LR
RT Channelized			
Lane Util	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976
Entry Flow, veh/h	0	81	59
Cap Entry Lane, veh/h	1299	1380	1380
Entry HV Adj Factor	1.000	0.975	0.983
Flow Entry, veh/h	0	79	58
Cap Entry, veh/h	1299	1346	1356
V/C Ratio	0.000	0.059	0.043
Control Delay, s/veh	2.8	3.1	3.0
LOS	A	A	A
95th %tile Queue, veh	0	0	0

Intersection						
Int Delay, s/veh	16.4					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	574	61	18	807	99	14
Future Vol, veh/h	574	61	18	807	99	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	400	-	0	100
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	75	50	92	83	63
Heavy Vehicles, %	3	50	8	2	15	20
Mvmt Flow	652	81	36	877	119	22
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	733	0	1642	693
Stage 1	-	-	-	-	693	-
Stage 2	-	-	-	-	949	-
Critical Hdwy	-	-	4.18	-	6.55	6.4
Critical Hdwy Stg 1	-	-	-	-	5.55	-
Critical Hdwy Stg 2	-	-	-	-	5.55	-
Follow-up Hdwy	-	-	2.272	-	3.635	3.48
Pot Cap-1 Maneuver	-	-	845	-	~ 102	414
Stage 1	-	-	-	-	473	-
Stage 2	-	-	-	-	356	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	845	-	~ 98	414
Mov Cap-2 Maneuver	-	-	-	-	~ 98	-
Stage 1	-	-	-	-	473	-
Stage 2	-	-	-	-	341	-
Approach	EB	WB		NB		
HCM Control Delay, s	0	0.4		205		
HCM LOS	F					
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	98	414	-	-	845	-
HCM Lane V/C Ratio	1.217	0.054	-	-	0.043	-
HCM Control Delay (s)	240.6	14.2	-	-	9.4	-
HCM Lane LOS	F	B	-	-	A	-
HCM 95th %tile Q(veh)	8.1	0.2	-	-	0.1	-
Notes						
~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon						

Intersection						
Int Delay, s/veh	5.5					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↓	↓
Traffic Vol, veh/h	14	24	19	14	41	41
Future Vol, veh/h	14	24	19	14	41	41
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	15	26	21	15	45	45
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	36	0	-	0	85	29
Stage 1	-	-	-	-	29	-
Stage 2	-	-	-	-	56	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1575	-	-	-	916	1046
Stage 1	-	-	-	-	994	-
Stage 2	-	-	-	-	967	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1575	-	-	-	907	1046
Mov Cap-2 Maneuver	-	-	-	-	907	-
Stage 1	-	-	-	-	984	-
Stage 2	-	-	-	-	967	-
Approach	EB	WB		SB		
HCM Control Delay, s	2.7	0		9.1		
HCM LOS				A		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1575	-	-	-	972	
HCM Lane V/C Ratio	0.01	-	-	-	0.092	
HCM Control Delay (s)	7.3	-	-	-	9.1	
HCM Lane LOS	A	-	-	-	A	
HCM 95th %tile Q(veh)	0	-	-	-	0.3	

Intersection						
Int Delay, s/veh	2.2					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑		↓	↑	↓	
Traffic Vol, veh/h	583	16	2	771	51	6
Future Vol, veh/h	583	16	2	771	51	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	400	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	92	50	92	85	65
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	663	17	4	838	60	9
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	680	0	1518	672
Stage 1	-	-	-	-	672	-
Stage 2	-	-	-	-	846	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	912	-	131	456
Stage 1	-	-	-	-	508	-
Stage 2	-	-	-	-	421	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	912	-	130	456
Mov Cap-2 Maneuver	-	-	-	-	130	-
Stage 1	-	-	-	-	508	-
Stage 2	-	-	-	-	419	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0		51.2	
HCM LOS					F	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	144	-	-	912	-	
HCM Lane V/C Ratio	0.481	-	-	0.004	-	
HCM Control Delay (s)	51.2	-	-	9	-	
HCM Lane LOS	F	-	-	A	-	
HCM 95th %tile Q(veh)	2.2	-	-	0	-	

Intersection			
Intersection Delay, s/veh	4.5		
Intersection LOS	A		
Approach	EB	WB	SB
Entry Lanes	1	1	1
Conflicting Circle Lanes	1	1	1
Adj Approach Flow, veh/h	0	179	86
Demand Flow Rate, veh/h	0	215	119
Vehicles Circulating, veh/h	119	0	0
Vehicles Exiting, veh/h	0	119	215
Ped Vol Crossing Leg, #/h	0	0	0
Ped Cap Adj	1.000	1.000	1.000
Approach Delay, s/veh	0.0	4.5	4.4
Approach LOS	-	A	A
Lane	Left	Left	Left
Designated Moves	T	R	LR
Assumed Moves	T	R	LR
RT Channelized			
Lane Util	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976
Entry Flow, veh/h	0	215	119
Cap Entry Lane, veh/h	1222	1380	1380
Entry HV Adj Factor	1.000	0.833	0.723
Flow Entry, veh/h	0	179	86
Cap Entry, veh/h	1222	1149	997
V/C Ratio	0.000	0.156	0.086
Control Delay, s/veh	2.9	4.5	4.4
LOS	A	A	A
95th %tile Queue, veh	0	1	0

Intersection						
Int Delay, s/veh	52.3					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	932	120	18	850	82	14
Future Vol, veh/h	932	120	18	850	82	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	400	-	0	100
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	47	58	82	68	43
Heavy Vehicles, %	3	50	2	3	4	2
Mvmt Flow	1047	255	31	1037	121	33
Major/Minor	Major1	Major2	Minor1			
Conflicting Flow All	0	0	1302	0	2274	1175
Stage 1	-	-	-	-	1175	-
Stage 2	-	-	-	-	1099	-
Critical Hdwy	-	-	4.12	-	6.44	6.22
Critical Hdwy Stg 1	-	-	-	-	5.44	-
Critical Hdwy Stg 2	-	-	-	-	5.44	-
Follow-up Hdwy	-	-	2.218	-	3.536	3.318
Pot Cap-1 Maneuver	-	-	532	-	~ 44	233
Stage 1	-	-	-	-	291	-
Stage 2	-	-	-	-	316	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	532	-	~ 41	233
Mov Cap-2 Maneuver	-	-	-	-	~ 41	-
Stage 1	-	-	-	-	291	-
Stage 2	-	-	-	-	298	-
Approach	EB	WB	NB			
HCM Control Delay, s	0	0.4	\$ 858.1			
HCM LOS	F					
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	41	233	-	-	532	-
HCM Lane V/C Ratio	2.941	0.14	-	-	0.058	-
HCM Control Delay (s)	\$ 1083.6	22.9	-	-	12.2	-
HCM Lane LOS	F	C	-	-	B	-
HCM 95th %tile Q(veh)	13.3	0.5	-	-	0.2	-
Notes						
~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon						

Intersection						
Int Delay, s/veh	4					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↓	↓
Traffic Vol, veh/h	47	43	24	47	27	27
Future Vol, veh/h	47	43	24	47	27	27
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	51	47	26	51	29	29
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	77	0	-	0	201	52
Stage 1	-	-	-	-	52	-
Stage 2	-	-	-	-	149	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1522	-	-	-	788	1016
Stage 1	-	-	-	-	970	-
Stage 2	-	-	-	-	879	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1522	-	-	-	761	1016
Mov Cap-2 Maneuver	-	-	-	-	761	-
Stage 1	-	-	-	-	937	-
Stage 2	-	-	-	-	879	-
Approach	EB	WB		SB		
HCM Control Delay, s	3.9	0		9.4		
HCM LOS	A					
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1522	-	-	-	870	
HCM Lane V/C Ratio	0.034	-	-	-	0.067	
HCM Control Delay (s)	7.4	-	-	-	9.4	
HCM Lane LOS	A	-	-	-	A	
HCM 95th %tile Q(veh)	0.1	-	-	-	0.2	

Intersection						
Int Delay, s/veh	4.8					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑		↓	↑	↓	
Traffic Vol, veh/h	887	54	6	845	32	4
Future Vol, veh/h	887	54	6	845	32	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	400	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	47	58	82	68	43
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	997	115	10	1030	47	9
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	1112	0	2105	1055
Stage 1	-	-	-	-	1055	-
Stage 2	-	-	-	-	1050	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	628	-	57	274
Stage 1	-	-	-	-	335	-
Stage 2	-	-	-	-	337	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	628	-	56	274
Mov Cap-2 Maneuver	-	-	-	-	56	-
Stage 1	-	-	-	-	335	-
Stage 2	-	-	-	-	332	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.1		186.1	
HCM LOS					F	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	64	-	-	628	-	
HCM Lane V/C Ratio	0.881	-	-	0.016	-	
HCM Control Delay (s)	186.1	-	-	10.8	-	
HCM Lane LOS	F	-	-	B	-	
HCM 95th %tile Q(veh)	4.1	-	-	0.1	-	

Intersection			
Intersection Delay, s/veh	3.6		
Intersection LOS	A		
Approach	EB	WB	SB
Entry Lanes	1	1	1
Conflicting Circle Lanes	1	1	1
Adj Approach Flow, veh/h	0	157	151
Demand Flow Rate, veh/h	0	162	154
Vehicles Circulating, veh/h	154	0	0
Vehicles Exiting, veh/h	0	154	162
Ped Vol Crossing Leg, #/h	0	0	0
Ped Cap Adj	1.000	1.000	1.000
Approach Delay, s/veh	0.0	3.6	3.6
Approach LOS	-	A	A
Lane	Left	Left	Left
Designated Moves	T	R	LR
Assumed Moves	T	R	LR
RT Channelized			
Lane Util	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976
Entry Flow, veh/h	0	162	154
Cap Entry Lane, veh/h	1179	1380	1380
Entry HV Adj Factor	1.000	0.969	0.981
Flow Entry, veh/h	0	157	151
Cap Entry, veh/h	1179	1337	1353
V/C Ratio	0.000	0.117	0.112
Control Delay, s/veh	3.1	3.6	3.6
LOS	A	A	A
95th %tile Queue, veh	0	0	0

HCM Signalized Intersection Capacity Analysis

1: Deward & FM 78

Phase 1 Build Out AM Mitigated

Phase 1 Build Out AM Mitigated

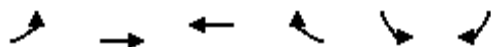
	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑	↑	↑	↑	↑
Traffic Volume (vph)	574	61	18	807	99	14
Future Volume (vph)	574	61	18	807	99	14
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.5	7.5	4.9	7.5	4.2	4.2
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	1.00	0.85	1.00	1.00	1.00	0.85
Flt Protected	1.00	1.00	0.95	1.00	0.95	1.00
Satd. Flow (prot)	1845	1077	1671	1863	1570	1346
Flt Permitted	1.00	1.00	0.32	1.00	0.95	1.00
Satd. Flow (perm)	1845	1077	555	1863	1570	1346
Peak-hour factor, PHF	0.88	0.75	0.50	0.92	0.83	0.63
Adj. Flow (vph)	652	81	36	877	119	22
RTOR Reduction (vph)	0	37	0	0	0	19
Lane Group Flow (vph)	652	44	36	877	119	3
Heavy Vehicles (%)	3%	50%	8%	2%	15%	20%
Turn Type	NA	Perm	D.P+P	NA	Prot	Perm
Protected Phases	6		5	2	3	
Permitted Phases		6	6			3
Actuated Green, G (s)	30.6	30.6	32.4	37.3	7.9	7.9
Effective Green, g (s)	30.6	30.6	32.4	37.3	7.9	7.9
Actuated g/C Ratio	0.54	0.54	0.57	0.66	0.14	0.14
Clearance Time (s)	7.5	7.5	4.9	7.5	4.2	4.2
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	992	579	351	1221	217	186
v/s Ratio Prot	0.35		0.00	c0.47	c0.08	
v/s Ratio Perm		0.04	0.06			0.00
v/c Ratio	0.66	0.08	0.10	0.72	0.55	0.02
Uniform Delay, d1	9.4	6.3	5.9	6.4	22.8	21.1
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	1.6	0.1	0.1	2.0	2.8	0.0
Delay (s)	11.0	6.4	6.0	8.4	25.7	21.2
Level of Service	B	A	A	A	C	C
Approach Delay (s)	10.5			8.3	25.0	
Approach LOS	B			A	C	
Intersection Summary						
HCM 2000 Control Delay			10.5		HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio			0.77			
Actuated Cycle Length (s)			56.9		Sum of lost time (s)	16.6
Intersection Capacity Utilization			57.7%		ICU Level of Service	B
Analysis Period (min)			15			
c Critical Lane Group						

HCM Unsignalized Intersection Capacity Analysis

2: Arizpe Rd & Site Access B

Phase 1 Build Out AM Mitigated

Phase 1 Build Out AM Mitigated



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↘	
Traffic Volume (veh/h)	14	24	19	14	41	41
Future Volume (Veh/h)	14	24	19	14	41	41
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	15	26	21	15	45	45
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	36				84	28
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	36				84	28
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	99				95	96
cM capacity (veh/h)	1575				908	1046
Direction, Lane #	EB 1	WB 1	SB 1			
Volume Total	41	36	90			
Volume Left	15	0	45			
Volume Right	0	15	45			
cSH	1575	1700	972			
Volume to Capacity	0.01	0.02	0.09			
Queue Length 95th (ft)	1	0	8			
Control Delay (s)	2.7	0.0	9.1			
Lane LOS	A		A			
Approach Delay (s)	2.7	0.0	9.1			
Approach LOS			A			
Intersection Summary						
Average Delay			5.6			
Intersection Capacity Utilization			20.2%	ICU Level of Service		A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

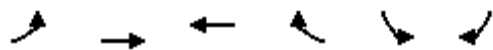
3: Site Access C & FM 78

Phase 1 Build Out AM Mitigated
Phase 1 Build Out AM Mitigated

	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↙	↑	↖	↗
Traffic Volume (veh/h)	583	16	2	771	51	6
Future Volume (Veh/h)	583	16	2	771	51	6
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.88	0.92	0.50	0.92	0.85	0.65
Hourly flow rate (vph)	662	17	4	838	60	9
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh						
Upstream signal (ft)	798					
pX, platoon unblocked			0.73		0.73	0.73
vC, conflicting volume			679		1508	662
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			368		1511	344
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			100		37	98
cM capacity (veh/h)			863		95	507
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1	NB 2
Volume Total	662	17	4	838	60	9
Volume Left	0	0	4	0	60	0
Volume Right	0	17	0	0	0	9
cSH	1700	1700	863	1700	95	507
Volume to Capacity	0.39	0.01	0.00	0.49	0.63	0.02
Queue Length 95th (ft)	0	0	0	0	75	1
Control Delay (s)	0.0	0.0	9.2	0.0	91.9	12.2
Lane LOS			A		F	B
Approach Delay (s)	0.0		0.0		81.6	
Approach LOS	F					
Intersection Summary						
Average Delay			3.6			
Intersection Capacity Utilization			50.6%		ICU Level of Service	
Analysis Period (min)			15		A	

HCM Unsignalized Intersection Capacity Analysis 4: Venado Crossing & Deward

Phase 1 Build Out AM Mitigated
Phase 1 Build Out AM Mitigated



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Right Turn Channelized						
Traffic Volume (veh/h)	0	0	0	113	79	0
Future Volume (veh/h)	0	0	0	113	79	0
Peak Hour Factor	0.92	0.92	0.92	0.63	0.92	0.66
Hourly flow rate (vph)	0	0	0	179	86	0
Approach Volume (veh/h)		0	179		86	
Crossing Volume (veh/h)		86	0		0	
High Capacity (veh/h)		1295	1385		1385	
High v/c (veh/h)		0.00	0.13		0.06	
Low Capacity (veh/h)		1079	1161		1161	
Low v/c (veh/h)		0.00	0.15		0.07	
Intersection Summary						
Maximum v/c High			0.13			
Maximum v/c Low			0.15			
Intersection Capacity Utilization			10.3%	ICU Level of Service		A

Intersection			
Intersection Delay, s/veh	5.6		
Intersection LOS	A		
Approach	EB	WB	SB
Entry Lanes	1	1	1
Conflicting Circle Lanes	1	1	1
Adj Approach Flow, veh/h	0	179	86
Demand Flow Rate, veh/h	0	215	119
Vehicles Circulating, veh/h	119	0	0
Vehicles Exiting, veh/h	0	119	215
Follow-Up Headway, s	3.186	3.186	3.186
Ped Vol Crossing Leg, #/h	0	0	0
Ped Cap Adj	1.000	1.000	1.000
Approach Delay, s/veh	0.0	5.7	5.5
Approach LOS	-	A	A
Lane	Left	Left	Left
Designated Moves	T	R	LR
Assumed Moves	T	R	LR
RT Channelized			
Lane Util	1.000	1.000	1.000
Critical Headway, s	5.193	5.193	5.193
Entry Flow, veh/h	0	215	119
Cap Entry Lane, veh/h	1003	1130	1130
Entry HV Adj Factor	1.000	0.833	0.723
Flow Entry, veh/h	0	179	86
Cap Entry, veh/h	1003	941	817
V/C Ratio	0.000	0.190	0.105
Control Delay, s/veh	3.6	5.7	5.5
LOS	A	A	A
95th %tile Queue, veh	0	1	0

HCM Signalized Intersection Capacity Analysis

1: Deward & FM 78

Phase 1 Build Out PM Mitigated

Phase 1 Build Out PM Mitigated

	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑	↑	↑	↑	↑
Traffic Volume (vph)	932	120	18	850	82	14
Future Volume (vph)	932	120	18	850	82	14
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.5	7.5	4.9	7.5	4.2	4.2
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	1.00	0.85	1.00	1.00	1.00	0.85
Flt Protected	1.00	1.00	0.95	1.00	0.95	1.00
Satd. Flow (prot)	1845	1077	1770	1845	1736	1583
Flt Permitted	1.00	1.00	0.12	1.00	0.95	1.00
Satd. Flow (perm)	1845	1077	229	1845	1736	1583
Peak-hour factor, PHF	0.89	0.47	0.58	0.82	0.68	0.43
Adj. Flow (vph)	1047	255	31	1037	121	33
RTOR Reduction (vph)	0	86	0	0	0	29
Lane Group Flow (vph)	1047	169	31	1037	121	4
Heavy Vehicles (%)	3%	50%	2%	3%	4%	2%
Turn Type	NA	Perm	D.P+P	NA	Prot	Perm
Protected Phases	6		5	2	3	
Permitted Phases		6	6			3
Actuated Green, G (s)	54.6	54.6	56.5	61.4	9.4	9.4
Effective Green, g (s)	54.6	54.6	56.5	61.4	9.4	9.4
Actuated g/C Ratio	0.66	0.66	0.68	0.74	0.11	0.11
Clearance Time (s)	7.5	7.5	4.9	7.5	4.2	4.2
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	1221	712	192	1373	197	180
v/s Ratio Prot	c0.57		0.00	c0.56	c0.07	
v/s Ratio Perm		0.16	0.11			0.00
v/c Ratio	0.86	0.24	0.16	0.76	0.61	0.02
Uniform Delay, d1	10.9	5.6	10.5	6.2	34.8	32.5
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	6.2	0.2	0.4	2.4	5.6	0.0
Delay (s)	17.1	5.8	10.9	8.6	40.4	32.5
Level of Service	B	A	B	A	D	C
Approach Delay (s)	14.8			8.6	38.7	
Approach LOS	B			A	D	
Intersection Summary						
HCM 2000 Control Delay			13.7		HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio			0.85			
Actuated Cycle Length (s)			82.5		Sum of lost time (s)	16.6
Intersection Capacity Utilization			63.8%		ICU Level of Service	B
Analysis Period (min)			15			
c Critical Lane Group						

HCM 6th TWSC
2: Arizpe Rd & Site Access B

Phase 1 Build Out PM Mitigated
Phase 1 Build Out PM Mitigated

Intersection						
Int Delay, s/veh	4					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↓	↓
Traffic Vol, veh/h	47	43	24	47	27	27
Future Vol, veh/h	47	43	24	47	27	27
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	51	47	26	51	29	29
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	77	0	-	0	201	52
Stage 1	-	-	-	-	52	-
Stage 2	-	-	-	-	149	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1522	-	-	-	788	1016
Stage 1	-	-	-	-	970	-
Stage 2	-	-	-	-	879	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1522	-	-	-	761	1016
Mov Cap-2 Maneuver	-	-	-	-	761	-
Stage 1	-	-	-	-	937	-
Stage 2	-	-	-	-	879	-
Approach	EB	WB		SB		
HCM Control Delay, s	3.9	0		9.4		
HCM LOS	A					
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1522	-	-	-	870	
HCM Lane V/C Ratio	0.034	-	-	-	0.067	
HCM Control Delay (s)	7.4	-	-	-	9.4	
HCM Lane LOS	A	-	-	-	A	
HCM 95th %tile Q(veh)	0.1	-	-	-	0.2	

Intersection								
Int Delay, s/veh	3.7							
Movement	EBT	EBR	WBL	WBT	NBL	NBR		
Lane Configurations	↑	↗	↖	↑	↖	↗		
Traffic Vol, veh/h	887	54	6	845	32	4		
Future Vol, veh/h	887	54	6	845	32	4		
Conflicting Peds, #/hr	0	0	0	0	0	0		
Sign Control	Free	Free	Free	Free	Stop	Stop		
RT Channelized	-	None	-	None	-	None		
Storage Length	-	480	400	-	0	0		
Veh in Median Storage, #	0	-	-	0	0	-		
Grade, %	0	-	-	0	0	-		
Peak Hour Factor	89	47	58	82	68	43		
Heavy Vehicles, %	2	2	2	2	2	2		
Mvmt Flow	997	115	10	1030	47	9		
Major/Minor	Major1		Major2		Minor1			
Conflicting Flow All	0	0	1112	0	2047	997		
Stage 1	-	-	-	-	997	-		
Stage 2	-	-	-	-	1050	-		
Critical Hdwy	-	-	4.12	-	6.42	6.22		
Critical Hdwy Stg 1	-	-	-	-	5.42	-		
Critical Hdwy Stg 2	-	-	-	-	5.42	-		
Follow-up Hdwy	-	-	2.218	-	3.518	3.318		
Pot Cap-1 Maneuver	-	-	628	-	61	296		
Stage 1	-	-	-	-	357	-		
Stage 2	-	-	-	-	337	-		
Platoon blocked, %	-	-		-				
Mov Cap-1 Maneuver	-	-	628	-	60	296		
Mov Cap-2 Maneuver	-	-	-	-	60	-		
Stage 1	-	-	-	-	357	-		
Stage 2	-	-	-	-	332	-		
Approach	EB		WB		NB			
HCM Control Delay, s	0		0.1		144.8			
HCM LOS	F							
Minor Lane/Major Mvmt	NBLn1		NBLn2		EBT	EBR	WBL	WBT
Capacity (veh/h)	60		296		-	-	628	-
HCM Lane V/C Ratio	0.784		0.031		-	-	0.016	-
HCM Control Delay (s)	169.9		17.6		-	-	10.8	-
HCM Lane LOS	F		C		-	-	B	-
HCM 95th %tile Q(veh)	3.5		0.1		-	-	0.1	-

HCM 6th Roundabout
4: Venado Crossing & Deward

Phase 1 Build Out PM Mitigated

Phase 1 Build Out PM Mitigated

Intersection			
Intersection Delay, s/veh	3.6		
Intersection LOS	A		
Approach	EB	WB	SB
Entry Lanes	1	1	1
Conflicting Circle Lanes	1	1	1
Adj Approach Flow, veh/h	0	157	151
Demand Flow Rate, veh/h	0	162	154
Vehicles Circulating, veh/h	154	0	0
Vehicles Exiting, veh/h	0	154	162
Ped Vol Crossing Leg, #/h	0	0	0
Ped Cap Adj	1.000	1.000	1.000
Approach Delay, s/veh	0.0	3.6	3.6
Approach LOS	-	A	A
Lane	Left	Left	Left
Designated Moves	T	R	LR
Assumed Moves	T	R	LR
RT Channelized			
Lane Util	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976
Entry Flow, veh/h	0	162	154
Cap Entry Lane, veh/h	1179	1380	1380
Entry HV Adj Factor	1.000	0.969	0.981
Flow Entry, veh/h	0	157	151
Cap Entry, veh/h	1179	1337	1353
V/C Ratio	0.000	0.117	0.112
Control Delay, s/veh	3.1	3.6	3.6
LOS	A	A	A
95th %tile Queue, veh	0	0	0

HCM Signalized Intersection Capacity Analysis

1: Deward & FM 78

Phase 2 Build Out AM

Phase 2 Build Out AM

	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑	↑	↑	↑	↑
Traffic Volume (vph)	721	101	24	967	123	18
Future Volume (vph)	721	101	24	967	123	18
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.5	7.5	4.9	7.5	4.2	4.2
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	1.00	0.85	1.00	1.00	1.00	0.85
Flt Protected	1.00	1.00	0.95	1.00	0.95	1.00
Satd. Flow (prot)	1845	1077	1671	1863	1570	1346
Flt Permitted	1.00	1.00	0.18	1.00	0.95	1.00
Satd. Flow (perm)	1845	1077	318	1863	1570	1346
Peak-hour factor, PHF	0.88	0.75	0.50	0.92	0.83	0.63
Adj. Flow (vph)	819	135	48	1051	148	29
RTOR Reduction (vph)	0	62	0	0	0	25
Lane Group Flow (vph)	819	73	48	1051	148	4
Heavy Vehicles (%)	3%	50%	8%	2%	15%	20%
Turn Type	NA	Perm	D.P+P	NA	Prot	Perm
Protected Phases	6		5	2	3	
Permitted Phases		6	6			3
Actuated Green, G (s)	33.5	33.5	36.3	41.2	9.4	9.4
Effective Green, g (s)	33.5	33.5	36.3	41.2	9.4	9.4
Actuated g/C Ratio	0.54	0.54	0.58	0.66	0.15	0.15
Clearance Time (s)	7.5	7.5	4.9	7.5	4.2	4.2
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	992	579	246	1232	236	203
v/s Ratio Prot	0.44		0.01	c0.56	c0.09	
v/s Ratio Perm		0.07	0.10			0.00
v/c Ratio	0.83	0.13	0.20	0.85	0.63	0.02
Uniform Delay, d1	12.0	7.1	8.0	8.2	24.8	22.5
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	5.7	0.1	0.4	5.9	5.1	0.0
Delay (s)	17.7	7.2	8.4	14.1	29.9	22.6
Level of Service	B	A	A	B	C	C
Approach Delay (s)	16.2			13.9	28.7	
Approach LOS	B			B	C	
Intersection Summary						
HCM 2000 Control Delay			16.0		HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio			0.90			
Actuated Cycle Length (s)			62.3		Sum of lost time (s)	16.6
Intersection Capacity Utilization			67.5%		ICU Level of Service	C
Analysis Period (min)			15			
c Critical Lane Group						

Intersection						
Int Delay, s/veh	5.3					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↓	↓
Traffic Vol, veh/h	14	28	23	14	41	41
Future Vol, veh/h	14	28	23	14	41	41
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	15	30	25	15	45	45
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	40	0	-	0	93	33
Stage 1	-	-	-	-	33	-
Stage 2	-	-	-	-	60	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1570	-	-	-	907	1041
Stage 1	-	-	-	-	989	-
Stage 2	-	-	-	-	963	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1570	-	-	-	898	1041
Mov Cap-2 Maneuver	-	-	-	-	898	-
Stage 1	-	-	-	-	979	-
Stage 2	-	-	-	-	963	-
Approach	EB	WB		SB		
HCM Control Delay, s	2.4	0		9.1		
HCM LOS	A					
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1570	-	-	-	-	964
HCM Lane V/C Ratio	0.01	-	-	-	-	0.092
HCM Control Delay (s)	7.3	-	-	-	-	9.1
HCM Lane LOS	A	-	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	-	0.3

Intersection						
Int Delay, s/veh	10.7					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑	↑	↑	↑	↑
Traffic Vol, veh/h	681	68	6	905	83	9
Future Vol, veh/h	681	68	6	905	83	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	480	400	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	92	50	92	85	65
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	774	74	12	984	98	14
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	848	0	1782	774
Stage 1	-	-	-	-	774	-
Stage 2	-	-	-	-	1008	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	790	-	~ 90	398
Stage 1	-	-	-	-	455	-
Stage 2	-	-	-	-	353	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	790	-	~ 89	398
Mov Cap-2 Maneuver	-	-	-	-	~ 89	-
Stage 1	-	-	-	-	455	-
Stage 2	-	-	-	-	348	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.1		186	
HCM LOS					F	
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	89	398	-	-	790	-
HCM Lane V/C Ratio	1.097	0.035	-	-	0.015	-
HCM Control Delay (s)	210.3	14.4	-	-	9.6	-
HCM Lane LOS	F	B	-	-	A	-
HCM 95th %tile Q(veh)	6.6	0.1	-	-	0	-
Notes						
~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon						

HCM 6th Roundabout
4: Venado Crossing & Deward

Phase 2 Build Out AM
Phase 2 Build Out AM

Intersection			
Intersection Delay, s/veh	4.5		
Intersection LOS	A		
Approach	EB	WB	SB
Entry Lanes	1	1	1
Conflicting Circle Lanes	1	1	1
Adj Approach Flow, veh/h	25	189	154
Demand Flow Rate, veh/h	26	227	191
Vehicles Circulating, veh/h	132	25	0
Vehicles Exiting, veh/h	59	132	252
Ped Vol Crossing Leg, #/h	0	0	0
Ped Cap Adj	1.000	1.000	1.000
Approach Delay, s/veh	3.3	4.7	4.4
Approach LOS	A	A	A
Lane	Left	Left	Left
Designated Moves	LT	R	LR
Assumed Moves	LT	R	LR
RT Channelized			
Lane Util	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976
Entry Flow, veh/h	26	227	191
Cap Entry Lane, veh/h	1206	1345	1380
Entry HV Adj Factor	0.962	0.833	0.806
Flow Entry, veh/h	25	189	154
Cap Entry, veh/h	1160	1120	1113
V/C Ratio	0.022	0.169	0.138
Control Delay, s/veh	3.3	4.7	4.4
LOS	A	A	A
95th %tile Queue, veh	0	1	0

HCM Signalized Intersection Capacity Analysis

1: Deward & FM 78

Phase 2 Build Out PM

Phase 2 Build Out PM

	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑	↑	↑	↑	↑
Traffic Volume (vph)	1167	230	34	1108	171	59
Future Volume (vph)	1167	230	34	1108	171	59
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.5	7.5	4.9	7.5	4.2	4.2
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	1.00	0.85	1.00	1.00	1.00	0.85
Flt Protected	1.00	1.00	0.95	1.00	0.95	1.00
Satd. Flow (prot)	1845	1077	1770	1845	1736	1583
Flt Permitted	1.00	1.00	0.08	1.00	0.95	1.00
Satd. Flow (perm)	1845	1077	142	1845	1736	1583
Peak-hour factor, PHF	0.89	0.47	0.58	0.82	0.68	0.43
Adj. Flow (vph)	1311	489	59	1351	251	137
RTOR Reduction (vph)	0	200	0	0	0	109
Lane Group Flow (vph)	1311	289	59	1351	251	28
Heavy Vehicles (%)	3%	50%	2%	3%	4%	2%
Turn Type	NA	Perm	D.P+P	NA	Prot	Perm
Protected Phases	6		5	2	3	
Permitted Phases		6	6			3
Actuated Green, G (s)	52.6	52.6	56.2	61.1	16.3	16.3
Effective Green, g (s)	52.6	52.6	56.2	61.1	16.3	16.3
Actuated g/C Ratio	0.59	0.59	0.63	0.69	0.18	0.18
Clearance Time (s)	7.5	7.5	4.9	7.5	4.2	4.2
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	1089	635	155	1265	317	289
v/s Ratio Prot	c0.71		0.02	c0.73	c0.14	
v/s Ratio Perm		0.27	0.22			0.02
v/c Ratio	1.20	0.45	0.38	1.07	0.79	0.10
Uniform Delay, d1	18.2	10.2	20.0	14.0	34.8	30.3
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	100.6	0.5	1.6	45.6	12.7	0.1
Delay (s)	118.9	10.7	21.5	59.6	47.4	30.4
Level of Service	F	B	C	E	D	C
Approach Delay (s)	89.5			58.0	41.4	
Approach LOS	F			E	D	
Intersection Summary						
HCM 2000 Control Delay			72.0		HCM 2000 Level of Service	E
HCM 2000 Volume to Capacity ratio			1.14			
Actuated Cycle Length (s)			89.1		Sum of lost time (s)	16.6
Intersection Capacity Utilization			80.6%		ICU Level of Service	D
Analysis Period (min)			15			
c Critical Lane Group						

Intersection						
Int Delay, s/veh	3.8					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↓	↓
Traffic Vol, veh/h	47	50	28	47	27	27
Future Vol, veh/h	47	50	28	47	27	27
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	51	54	30	51	29	29
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	81	0	-	0	212	56
Stage 1	-	-	-	-	56	-
Stage 2	-	-	-	-	156	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1517	-	-	-	776	1011
Stage 1	-	-	-	-	967	-
Stage 2	-	-	-	-	872	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1517	-	-	-	749	1011
Mov Cap-2 Maneuver	-	-	-	-	749	-
Stage 1	-	-	-	-	933	-
Stage 2	-	-	-	-	872	-
Approach	EB	WB		SB		
HCM Control Delay, s	3.6	0		9.5		
HCM LOS	A					
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1517	-	-	-	-	860
HCM Lane V/C Ratio	0.034	-	-	-	-	0.068
HCM Control Delay (s)	7.5	-	-	-	-	9.5
HCM Lane LOS	A	-	-	-	-	A
HCM 95th %tile Q(veh)	0.1	-	-	-	-	0.2

Intersection						
Int Delay, s/veh	216.7					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↖	↑	↖	↗
Traffic Vol, veh/h	991	216	21	994	161	66
Future Vol, veh/h	991	216	21	994	161	66
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	480	400	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	47	58	82	68	43
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1113	460	36	1212	237	153
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	1573	0	2397	1113
Stage 1	-	-	-	-	1113	-
Stage 2	-	-	-	-	1284	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	419	-	~ 37	254
Stage 1	-	-	-	-	314	-
Stage 2	-	-	-	-	260	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	419	-	~ 34	254
Mov Cap-2 Maneuver	-	-	-	-	~ 34	-
Stage 1	-	-	-	-	314	-
Stage 2	-	-	-	-	238	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.4		\$ 1782.5	
HCM LOS	F					
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	34	254	-	-	419	-
HCM Lane V/C Ratio	6.964	0.604	-	-	0.086	-
HCM Control Delay (s)	\$ 2912.9	38.7	-	-	14.4	-
HCM Lane LOS	F	E	-	-	B	-
HCM 95th %tile Q(veh)	28.5	3.6	-	-	0.3	-
Notes						
~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon						

Intersection			
Intersection Delay, s/veh	4.4		
Intersection LOS	A		
Approach	EB	WB	SB
Entry Lanes	1	1	1
Conflicting Circle Lanes	1	1	1
Adj Approach Flow, veh/h	98	169	323
Demand Flow Rate, veh/h	100	174	329
Vehicles Circulating, veh/h	163	100	0
Vehicles Exiting, veh/h	166	163	274
Ped Vol Crossing Leg, #/h	0	0	0
Ped Cap Adj	1.000	1.000	1.000
Approach Delay, s/veh	3.9	4.2	4.7
Approach LOS	A	A	A
Lane	Left	Left	Left
Designated Moves	LT	R	LR
Assumed Moves	LT	R	LR
RT Channelized			
Lane Util	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976
Entry Flow, veh/h	100	174	329
Cap Entry Lane, veh/h	1169	1246	1380
Entry HV Adj Factor	0.980	0.971	0.982
Flow Entry, veh/h	98	169	323
Cap Entry, veh/h	1145	1210	1355
V/C Ratio	0.086	0.140	0.238
Control Delay, s/veh	3.9	4.2	4.7
LOS	A	A	A
95th %tile Queue, veh	0	0	1

HCM Signalized Intersection Capacity Analysis

1: Deward & FM 78

Phase 2 Build Out Mitigated AM

Phase 2 Build Out Mitigated AM

	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑	↑	↑	↑	↑
Traffic Volume (vph)	721	101	24	967	123	18
Future Volume (vph)	721	101	24	967	123	18
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.5	7.5	4.9	7.5	4.2	4.2
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	1.00	0.85	1.00	1.00	1.00	0.85
Flt Protected	1.00	1.00	0.95	1.00	0.95	1.00
Satd. Flow (prot)	1845	1077	1671	1863	1570	1346
Flt Permitted	1.00	1.00	0.19	1.00	0.95	1.00
Satd. Flow (perm)	1845	1077	339	1863	1570	1346
Peak-hour factor, PHF	0.88	0.75	0.50	0.92	0.83	0.63
Adj. Flow (vph)	819	135	48	1051	148	29
RTOR Reduction (vph)	0	59	0	0	0	24
Lane Group Flow (vph)	819	76	48	1051	148	5
Heavy Vehicles (%)	3%	50%	8%	2%	15%	20%
Turn Type	NA	Perm	D.P+P	NA	Prot	Perm
Protected Phases	6		5	2	3	
Permitted Phases		6	6			3
Actuated Green, G (s)	40.8	40.8	43.6	48.5	12.1	12.1
Effective Green, g (s)	40.8	40.8	43.6	48.5	12.1	12.1
Actuated g/C Ratio	0.56	0.56	0.60	0.67	0.17	0.17
Clearance Time (s)	7.5	7.5	4.9	7.5	4.2	4.2
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	1041	607	256	1249	262	225
v/s Ratio Prot	0.44		0.01	c0.56	c0.09	
v/s Ratio Perm		0.07	0.11			0.00
v/c Ratio	0.79	0.13	0.19	0.84	0.56	0.02
Uniform Delay, d1	12.3	7.4	8.5	9.0	27.7	25.2
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	4.0	0.1	0.4	5.3	2.8	0.0
Delay (s)	16.3	7.5	8.9	14.3	30.5	25.2
Level of Service	B	A	A	B	C	C
Approach Delay (s)	15.1			14.1	29.6	
Approach LOS	B			B	C	
Intersection Summary						
HCM 2000 Control Delay			15.7		HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio			0.85			
Actuated Cycle Length (s)			72.3		Sum of lost time (s)	16.6
Intersection Capacity Utilization			67.5%		ICU Level of Service	C
Analysis Period (min)			15			
c Critical Lane Group						

Intersection						
Int Delay, s/veh	5.3					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↓	↓
Traffic Vol, veh/h	14	28	23	14	41	41
Future Vol, veh/h	14	28	23	14	41	41
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	15	30	25	15	45	45
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	40	0	-	0	93	33
Stage 1	-	-	-	-	33	-
Stage 2	-	-	-	-	60	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1570	-	-	-	907	1041
Stage 1	-	-	-	-	989	-
Stage 2	-	-	-	-	963	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1570	-	-	-	898	1041
Mov Cap-2 Maneuver	-	-	-	-	898	-
Stage 1	-	-	-	-	979	-
Stage 2	-	-	-	-	963	-
Approach	EB	WB		SB		
HCM Control Delay, s	2.4	0		9.1		
HCM LOS	A					
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1570	-	-	-	964	
HCM Lane V/C Ratio	0.01	-	-	-	0.092	
HCM Control Delay (s)	7.3	-	-	-	9.1	
HCM Lane LOS	A	-	-	-	A	
HCM 95th %tile Q(veh)	0	-	-	-	0.3	

HCM Signalized Intersection Capacity Analysis

3: Site Access C & FM 78

Phase 2 Build Out Mitigated AM
Phase 2 Build Out Mitigated AM

	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↙	↑	↙	↗
Traffic Volume (vph)	681	68	6	905	83	9
Future Volume (vph)	681	68	6	905	83	9
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.5	7.5	4.9	7.5	4.2	4.2
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	1.00	0.85	1.00	1.00	1.00	0.85
Flt Protected	1.00	1.00	0.95	1.00	0.95	1.00
Satd. Flow (prot)	1863	1583	1770	1863	1770	1583
Flt Permitted	1.00	1.00	0.22	1.00	0.95	1.00
Satd. Flow (perm)	1863	1583	401	1863	1770	1583
Peak-hour factor, PHF	0.88	0.92	0.50	0.92	0.85	0.65
Adj. Flow (vph)	774	74	12	984	98	14
RTOR Reduction (vph)	0	33	0	0	0	12
Lane Group Flow (vph)	774	41	12	984	98	2
Turn Type	NA	Perm	D.P+P	NA	Prot	Perm
Protected Phases	6		5	2	3	
Permitted Phases		6	6			3
Actuated Green, G (s)	38.9	38.9	44.6	49.5	9.4	9.4
Effective Green, g (s)	38.9	38.9	44.6	49.5	9.4	9.4
Actuated g/C Ratio	0.55	0.55	0.63	0.70	0.13	0.13
Clearance Time (s)	7.5	7.5	4.9	7.5	4.2	4.2
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	1026	872	363	1306	235	210
v/s Ratio Prot	0.42		0.00	c0.53	c0.06	
v/s Ratio Perm		0.03	0.02			0.00
v/c Ratio	0.75	0.05	0.03	0.75	0.42	0.01
Uniform Delay, d1	12.2	7.3	6.8	6.7	28.1	26.6
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	3.2	0.0	0.0	2.5	1.2	0.0
Delay (s)	15.4	7.3	6.8	9.2	29.3	26.6
Level of Service	B	A	A	A	C	C
Approach Delay (s)	14.7			9.2	28.9	
Approach LOS	B			A	C	
Intersection Summary						
HCM 2000 Control Delay			12.7	HCM 2000 Level of Service		B
HCM 2000 Volume to Capacity ratio			0.76			
Actuated Cycle Length (s)			70.6	Sum of lost time (s)		16.6
Intersection Capacity Utilization			62.4%	ICU Level of Service		B
Analysis Period (min)			15			
c Critical Lane Group						













Intersection			
Intersection Delay, s/veh 4.5			
Intersection LOS A			
Approach	EB	WB	SB
Entry Lanes	1	1	1
Conflicting Circle Lanes	1	1	1
Adj Approach Flow, veh/h	25	189	154
Demand Flow Rate, veh/h	26	227	191
Vehicles Circulating, veh/h	132	25	0
Vehicles Exiting, veh/h	59	132	252
Ped Vol Crossing Leg, #/h	0	0	0
Ped Cap Adj	1.000	1.000	1.000
Approach Delay, s/veh	3.3	4.7	4.4
Approach LOS	A	A	A
Lane	Left	Left	Left
Designated Moves	LT	R	LR
Assumed Moves	LT	R	LR
RT Channelized			
Lane Util	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976
Entry Flow, veh/h	26	227	191
Cap Entry Lane, veh/h	1206	1345	1380
Entry HV Adj Factor	0.962	0.833	0.806
Flow Entry, veh/h	25	189	154
Cap Entry, veh/h	1160	1120	1113
V/C Ratio	0.022	0.169	0.138
Control Delay, s/veh	3.3	4.7	4.4
LOS	A	A	A
95th %tile Queue, veh	0	1	0

HCM Signalized Intersection Capacity Analysis

1: Deward & FM 78

Phase 2 Build Out Mitigated PM

Phase 2 Build Out Mitigated PM

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	1167	230	34	1108	171	59
Future Volume (vph)	1167	230	34	1108	171	59
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.5	7.5	4.9	7.5	4.2	4.2
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	1.00	0.85	1.00	1.00	1.00	0.85
Flt Protected	1.00	1.00	0.95	1.00	0.95	1.00
Satd. Flow (prot)	1845	1077	1770	1845	1736	1583
Flt Permitted	1.00	1.00	0.04	1.00	0.95	1.00
Satd. Flow (perm)	1845	1077	70	1845	1736	1583
Peak-hour factor, PHF	0.89	0.47	0.58	0.82	0.68	0.43
Adj. Flow (vph)	1311	489	59	1351	251	137
RTOR Reduction (vph)	0	139	0	0	0	66
Lane Group Flow (vph)	1311	350	59	1351	251	71
Heavy Vehicles (%)	3%	50%	2%	3%	4%	2%
Turn Type	NA	Perm	D.P+P	NA	Prot	Perm
Protected Phases	6		5	2	3	
Permitted Phases		6	6			3
Actuated Green, G (s)	106.6	106.6	110.6	115.5	21.8	21.8
Effective Green, g (s)	106.6	106.6	110.6	115.5	21.8	21.8
Actuated g/C Ratio	0.72	0.72	0.74	0.78	0.15	0.15
Clearance Time (s)	7.5	7.5	4.9	7.5	4.2	4.2
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	1319	770	97	1430	253	231
v/s Ratio Prot	c0.71		0.02	c0.73	c0.14	
v/s Ratio Perm		0.32	0.43			0.05
v/c Ratio	0.99	0.45	0.61	0.94	0.99	0.31
Uniform Delay, d1	20.9	8.9	41.6	14.1	63.5	56.9
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	23.2	0.4	10.3	12.8	54.2	0.8
Delay (s)	44.1	9.4	51.9	26.9	117.7	57.6
Level of Service	D	A	D	C	F	E
Approach Delay (s)	34.6			28.0	96.5	
Approach LOS	C			C	F	
Intersection Summary						
HCM 2000 Control Delay			38.7		HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio			1.01			
Actuated Cycle Length (s)			149.0		Sum of lost time (s)	16.6
Intersection Capacity Utilization			80.6%		ICU Level of Service	D
Analysis Period (min)			15			
c Critical Lane Group						

HCM 6th TWSC
2: Arizpe Rd & Site Access B

Phase 2 Build Out Mitigated PM
Phase 2 Build Out Mitigated PM

Intersection						
Int Delay, s/veh	3.8					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↓	↓
Traffic Vol, veh/h	47	50	28	47	27	27
Future Vol, veh/h	47	50	28	47	27	27
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	51	54	30	51	29	29
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	81	0	-	0	212	56
Stage 1	-	-	-	-	56	-
Stage 2	-	-	-	-	156	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1517	-	-	-	776	1011
Stage 1	-	-	-	-	967	-
Stage 2	-	-	-	-	872	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1517	-	-	-	749	1011
Mov Cap-2 Maneuver	-	-	-	-	749	-
Stage 1	-	-	-	-	933	-
Stage 2	-	-	-	-	872	-
Approach	EB	WB		SB		
HCM Control Delay, s	3.6	0		9.5		
HCM LOS	A					
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1517	-	-	-	860	
HCM Lane V/C Ratio	0.034	-	-	-	0.068	
HCM Control Delay (s)	7.5	-	-	-	9.5	
HCM Lane LOS	A	-	-	-	A	
HCM 95th %tile Q(veh)	0.1	-	-	-	0.2	

HCM Signalized Intersection Capacity Analysis

3: Site Access C & FM 78

Phase 2 Build Out Mitigated PM
Phase 2 Build Out Mitigated PM

	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↙	↑	↙	↗
Traffic Volume (vph)	991	216	21	994	161	66
Future Volume (vph)	991	216	21	994	161	66
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.5	7.5	4.9	7.5	4.2	4.2
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	1.00	0.85	1.00	1.00	1.00	0.85
Flt Protected	1.00	1.00	0.95	1.00	0.95	1.00
Satd. Flow (prot)	1863	1583	1770	1863	1770	1583
Flt Permitted	1.00	1.00	0.08	1.00	0.95	1.00
Satd. Flow (perm)	1863	1583	154	1863	1770	1583
Peak-hour factor, PHF	0.89	0.47	0.58	0.82	0.68	0.43
Adj. Flow (vph)	1113	460	36	1212	237	153
RTOR Reduction (vph)	0	151	0	0	0	129
Lane Group Flow (vph)	1113	309	36	1212	237	24
Turn Type	NA	Perm	D.P+P	NA	Prot	Perm
Protected Phases	6		5	2	3	
Permitted Phases		6	6			3
Actuated Green, G (s)	79.2	79.2	82.8	87.7	18.4	18.4
Effective Green, g (s)	79.2	79.2	82.8	87.7	18.4	18.4
Actuated g/C Ratio	0.67	0.67	0.70	0.74	0.16	0.16
Clearance Time (s)	7.5	7.5	4.9	7.5	4.2	4.2
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	1252	1064	157	1386	276	247
v/s Ratio Prot	0.60		0.01	c0.65	c0.13	
v/s Ratio Perm		0.20	0.15			0.02
v/c Ratio	0.89	0.29	0.23	0.87	0.86	0.10
Uniform Delay, d1	15.7	7.9	19.2	11.0	48.4	42.6
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	8.0	0.2	0.7	6.4	22.3	0.2
Delay (s)	23.7	8.0	19.9	17.5	70.7	42.8
Level of Service	C	A	B	B	E	D
Approach Delay (s)	19.1			17.5	59.8	
Approach LOS	B			B	E	
Intersection Summary						
HCM 2000 Control Delay			23.4	HCM 2000 Level of Service		C
HCM 2000 Volume to Capacity ratio			0.91			
Actuated Cycle Length (s)			117.8	Sum of lost time (s)		16.6
Intersection Capacity Utilization			71.0%	ICU Level of Service		C
Analysis Period (min)			15			
c Critical Lane Group						

HCM 6th Roundabout
4: Venado Crossing & Deward

Phase 2 Build Out Mitigated PM

Phase 2 Build Out Mitigated PM

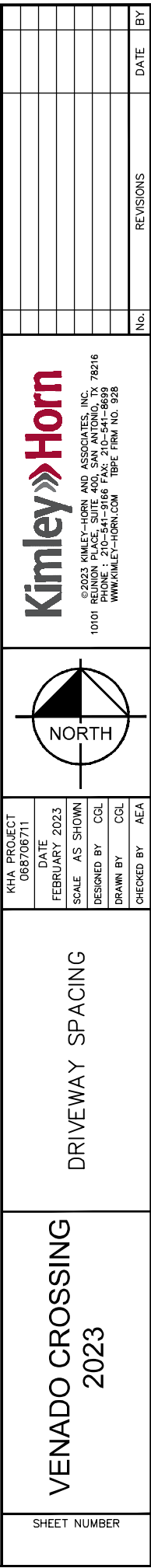
Intersection			
Intersection Delay, s/veh 4.4			
Intersection LOS A			
Approach	EB	WB	SB
Entry Lanes	1	1	1
Conflicting Circle Lanes	1	1	1
Adj Approach Flow, veh/h	98	169	323
Demand Flow Rate, veh/h	100	174	329
Vehicles Circulating, veh/h	163	100	0
Vehicles Exiting, veh/h	166	163	274
Ped Vol Crossing Leg, #/h	0	0	0
Ped Cap Adj	1.000	1.000	1.000
Approach Delay, s/veh	3.9	4.2	4.7
Approach LOS	A	A	A
Lane	Left	Left	Left
Designated Moves	LT	R	LR
Assumed Moves	LT	R	LR
RT Channelized			
Lane Util	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976
Entry Flow, veh/h	100	174	329
Cap Entry Lane, veh/h	1169	1246	1380
Entry HV Adj Factor	0.980	0.971	0.982
Flow Entry, veh/h	98	169	323
Cap Entry, veh/h	1145	1210	1355
V/C Ratio	0.086	0.140	0.238
Control Delay, s/veh	3.9	4.2	4.7
LOS	A	A	A
95th %tile Queue, veh	0	0	1

Appendix D: Driveway Spacing Exhibit



This aerial map illustrates a proposed multifamily development site, featuring several key annotations and layout details:

- Site Dimensions and Access:** The site is bounded by a 705' dimension on the left and a 453' dimension on the top right. It includes "PROJECTED ACCESS" points and a "PROJECTED ACCESS" label.
- Landscaping and Easements:** The site includes "20' LANDSCAPE BUFFER EASEMENT" and "EXISTING 10' WIDE PERMANENT TELEPHONE OPEN SPACE" areas.
- Commercial and Open Space:** A "COMMERCIAL (9.33 ACRES)" area is shown, along with "OPEN SPACE" and "COMMERCIAL (4.00 ACRES)" sections.
- Proposed Phase 1b Multifamily Units:** The development is divided into "UNIT 1 (60'x120' TYP. LOTS)", "UNIT 2 (60'x120' TYP. LOTS)", and "UNIT 3 (60'x120' TYP. LOTS)".
- Local Streets and Right-of-Way:** The site is bordered by "LOCAL ST. (50' R.O.W.)" and "LOCAL ST. (50' R.O.W.)" streets.
- Other Features:** The map also shows "EXISTING 15' WIDE WATERLINE EASEMENT", "EXISTING 10' WIDE PERMANENT TELEPHONE OPEN SPACE", and "EXISTING 15' WIDE WATERLINE EASEMENT" areas.



Appendix E: Signal Warrants



TRAFFIC SIGNAL WARRANT ANALYSIS (2011 TXMUTCD)

MAJOR STREET: FM 78 EB WB # OF APPROACH LANES: 1

MINOR STREET: DEWARD OVERLOOK NB SB # OF APPROACH LANES: 1

CITY, STATE: San Antonio, TX

COMMENTS: Existing 2023 movement volumes EB and WB considered one lane due to EBR and WBL small volumes.
The minor NB will be considered one lane and will exclude NBR because of the small volume count.

ISOLATED COMMUNITY WITH POPULATION LESS THAN 10,000 (Y OR N): N

85TH PERCENTILE SPEED OR POSTED SPEED LIMIT GREATER THAN 40 MPH ON MAJOR STREET (Y OR N): Y

			FM 78		Total	DEWARD OVERLOOK		Minor Street Heavy Leg
			EB Approach	WB Approach		NB Approach	SB Approach	
06:00 AM	TO	07:00 AM			0			0
07:00 AM	TO	08:00 AM	472	617	1089	19		19
08:00 AM	TO	09:00 AM	413	499	912	26		26
09:00 AM	TO	10:00 AM	362	363	725	17		17
10:00 AM	TO	11:00 AM	349	385	734	18		18
11:00 AM	TO	12:00 PM	418	387	805	21		21
12:00 PM	TO	01:00 PM	432	378	810	27		27
01:00 PM	TO	02:00 PM	411	419	830	19		19
02:00 PM	TO	03:00 PM	496	359	855	14		14
03:00 PM	TO	04:00 PM	601	528	1129	17		17
04:00 PM	TO	05:00 PM	670	658	1328	20		20
05:00 PM	TO	06:00 PM	752	679	1431	27		27
06:00 PM	TO	07:00 PM	535	463	998	24		24
07:00 PM	TO	08:00 PM			0			0
08:00 PM	TO	09:00 PM			0			0
09:00 PM	TO	10:00 PM			0			0

Warrant	Description	Warrant Met?
1	Eight-Hour Volume	Warrant NOT Met
2	Four-Hour Volume	Warrant NOT Met
3	Peak Hour Volume	Warrant NOT Met
4	Pedestrian Volume	Warrant NOT Met
5	School Crossing	N/A
6	Coordinated Signal System	N/A
7	Crash Experience	Warrant NOT Met
8	Roadway Network	Warrant NOT Met
9	Intersection Near a Grade Crossing	N/A

02/22/23

Kimley-Horn and Associates, Inc.

TRAFFIC SIGNAL WARRANT ANALYSIS (2011 TXMUTCD)

MAJOR STREET: FM 78 EB WB # OF APPROACH LANES: 1

MINOR STREET: DEWARD OVERLOOK NB SB # OF APPROACH LANES: 1

CITY, STATE: San Antonio, TX

COMMENTS: Existing 2023 movement volumes EB and WB considered one lane due to EBR and WBL small volumes.
The minor NB will be considered one lane and will exclude NBR because of the small volume count.

ISOLATED COMMUNITY WITH POPULATION LESS THAN 10,000 (Y OR N):

N
Y

85TH PERCENTILE SPEED OR POSTED SPEED LIMIT GREATER THAN 40 MPH ON MAJOR STREET (Y OR N):

			MAJOR ST TWO-WAY TRAFFIC	MINOR ST TRAFFIC HEAVY LEG	WARRANT 1 - Condition A, Part 1			WARRANT 1 - Condition B, Part 1			WARRANT 1 - Condition A, Part 2			WARRANT 1 - Condition B, Part 2			WARRANT 2 Four-Hour	WARRANT 3 Peak Hour
					MAIN LINE	SIDE STREET	BOTH MET	MAIN LINE	SIDE STREET	BOTH MET	MAIN LINE	SIDE STREET	BOTH MET	MAIN LINE	SIDE STREET	BOTH MET		
THRESHOLD VALUES					350	105		525	53		280	84		420	42			
06:00 AM	TO	07:00 AM	0	0														
07:00 AM	TO	08:00 AM	1,089	19	Y			Y			Y			Y				
08:00 AM	TO	09:00 AM	912	26	Y			Y			Y			Y				
09:00 AM	TO	10:00 AM	725	17	Y			Y			Y			Y				
10:00 AM	TO	11:00 AM	734	18	Y			Y			Y			Y				
11:00 AM	TO	12:00 PM	805	21	Y			Y			Y			Y				
12:00 PM	TO	01:00 PM	810	27	Y			Y			Y			Y				
01:00 PM	TO	02:00 PM	830	19	Y			Y			Y			Y				
02:00 PM	TO	03:00 PM	855	14	Y			Y			Y			Y				
03:00 PM	TO	04:00 PM	1,129	17	Y			Y			Y			Y				
04:00 PM	TO	05:00 PM	1,328	20	Y			Y			Y			Y				
05:00 PM	TO	06:00 PM	1,431	27	Y			Y			Y			Y				
06:00 PM	TO	07:00 PM	998	24	Y			Y			Y			Y				
07:00 PM	TO	08:00 PM	0	0														
08:00 PM	TO	09:00 PM	0	0														
09:00 PM	TO	10:00 PM	0	0														
			11,646	249	12	0	0	12	0	0	12	0	0	12	0	0	0	0
					8 HOURS NEEDED			8 HOURS NEEDED			8 HOURS NEEDED for both Condition A & B						4 HRS NEEDED	1 HR NEEDED
					NOT SATISFIED			NOT SATISFIED			NOT SATISFIED						NOT SATISFIED	NOT SATISFIED

02/22/23

Kimley-Horn and Associates, Inc.

TRAFFIC SIGNAL WARRANT ANALYSIS (2011 TXMUTCD)

MAJOR STREET: FM 78 EB WB # OF APPROACH LANES: 1

MINOR STREET: DEWARD OVERLOOK NB SB # OF APPROACH LANES: 1

CITY, STATE: San Antonio, TX

COMMENTS: 2028 build out warrant volumes are grown from 2023 existing. Peak hour trips for total P1 for EBR, WBL, and NBL are spread out across the 12 hour period

ISOLATED COMMUNITY WITH POPULATION LESS THAN 10,000 (Y OR N): N

85TH PERCENTILE SPEED OR POSTED SPEED LIMIT GREATER THAN 40 MPH ON MAJOR STREET (Y OR N): Y

			FM 78		Total	DEWARD OVERLOOK		Minor Street Heavy Leg
			EB Approach	WB Approach		NB Approach	SB Approach	
06:00 AM	TO	07:00 AM			0			0
07:00 AM	TO	08:00 AM	611	756	1367	135		135
08:00 AM	TO	09:00 AM	548	614	1161	127		127
09:00 AM	TO	10:00 AM	481	448	928	85		85
10:00 AM	TO	11:00 AM	475	476	951	84		84
11:00 AM	TO	12:00 PM	573	481	1054	83		83
12:00 PM	TO	01:00 PM	594	470	1065	97		97
01:00 PM	TO	02:00 PM	573	521	1094	90		90
02:00 PM	TO	03:00 PM	689	450	1138	86		86
03:00 PM	TO	04:00 PM	835	658	1493	91		91
04:00 PM	TO	05:00 PM	941	819	1761	107		107
05:00 PM	TO	06:00 PM	1035	844	1879	115		115
06:00 PM	TO	07:00 PM	753	579	1332	95		95
07:00 PM	TO	08:00 PM			0			0
08:00 PM	TO	09:00 PM			0			0
09:00 PM	TO	10:00 PM			0			0

Warrant	Description	Warrant Met?
1	Eight-Hour Volume	WARRANT MET
2	Four-Hour Volume	WARRANT MET
3	Peak Hour Volume	WARRANT MET
4	Pedestrian Volume	Warrant NOT Met
5	School Crossing	N/A
6	Coordinated Signal System	N/A
7	Crash Experience	Warrant NOT Met
8	Roadway Network	Warrant NOT Met
9	Intersection Near a Grade Crossing	N/A

02/22/23

Kimley-Horn and Associates, Inc.

TRAFFIC SIGNAL WARRANT ANALYSIS (2011 TXMUTCD)

MAJOR STREET: FM 78 EB WB # OF APPROACH LANES: 1

MINOR STREET: DEWARD OVERLOOK NB SB # OF APPROACH LANES: 1

CITY, STATE: San Antonio, TX

COMMENTS: 2028 build out warrant volumes are grown from 2023 existing. Peak hour trips for total P1 for EBR, WBL, and NBL are spread out across the 12 hour period

ISOLATED COMMUNITY WITH POPULATION LESS THAN 10,000 (Y OR N):

N
Y

85TH PERCENTILE SPEED OR POSTED SPEED LIMIT GREATER THAN 40 MPH ON MAJOR STREET (Y OR N):

			MAJOR ST TWO-WAY TRAFFIC	MINOR ST TRAFFIC HEAVY LEG	WARRANT 1 - Condition A, Part 1			WARRANT 1 - Condition B, Part 1			WARRANT 1 - Condition A, Part 2			WARRANT 1 - Condition B, Part 2			WARRANT 2 Four-Hour	WARRANT 3 Peak Hour
					MAIN LINE	SIDE STREET	BOTH MET	MAIN LINE	SIDE STREET	BOTH MET	MAIN LINE	SIDE STREET	BOTH MET	MAIN LINE	SIDE STREET	BOTH MET		
THRESHOLD VALUES					350	105		525	53		280	84		420	42			
06:00 AM	TO	07:00 AM	0	0														
07:00 AM	TO	08:00 AM	1,367	135	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
08:00 AM	TO	09:00 AM	1,161	127	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
09:00 AM	TO	10:00 AM	928	85	Y			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
10:00 AM	TO	11:00 AM	951	84	Y			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
11:00 AM	TO	12:00 PM	1,054	83	Y			Y	Y	Y	Y		Y	Y	Y	Y	Y	Y
12:00 PM	TO	01:00 PM	1,065	97	Y			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
01:00 PM	TO	02:00 PM	1,094	90	Y			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
02:00 PM	TO	03:00 PM	1,138	86	Y			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
03:00 PM	TO	04:00 PM	1,493	91	Y			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
04:00 PM	TO	05:00 PM	1,761	107	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
05:00 PM	TO	06:00 PM	1,879	115	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
06:00 PM	TO	07:00 PM	1,332	95	Y			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
07:00 PM	TO	08:00 PM	0	0														
08:00 PM	TO	09:00 PM	0	0														
09:00 PM	TO	10:00 PM	0	0														
			15,224	1,195	12	4	4	12	12	12	12	11	11	12	12	12	12	11
					8 HOURS NEEDED			8 HOURS NEEDED			8 HOURS NEEDED for both Condition A & B						4 HRS NEEDED	1 HR NEEDED
					NOT SATISFIED			SATISFIED			SATISFIED						SATISFIED	SATISFIED

02/22/23

Kimley-Horn and Associates, Inc.

TRAFFIC SIGNAL WARRANT ANALYSIS (2011 TXMUTCD)

MAJOR STREET: FM 78 EB WB # OF APPROACH LANES: 1

MINOR STREET: SITE ACCESS C NB SB # OF APPROACH LANES: 1

CITY, STATE: San Antonio, TX

COMMENTS: Site Access C: 2028 build out warrant volumes are grown from 2023 existing. Peak hour trips for total P1 for EBR, WBL, and T are spread out across the 12 hour period

ISOLATED COMMUNITY WITH POPULATION LESS THAN 10,000 (Y OR N): N

85TH PERCENTILE SPEED OR POSTED SPEED LIMIT GREATER THAN 40 MPH ON MAJOR STREET (Y OR N): Y

			FM 78		Total	ACCESS C		Minor Street Heavy Leg
			EB Approach	WB Approach		NB Approach	SB Approach	
06:00 AM	TO	07:00 AM			0			0
07:00 AM	TO	08:00 AM	568	747	1315	46		46
08:00 AM	TO	09:00 AM	476	611	1087	36		36
09:00 AM	TO	10:00 AM	422	446	868	21		21
10:00 AM	TO	11:00 AM	420	472	892	20		20
11:00 AM	TO	12:00 PM	472	473	945	20		20
12:00 PM	TO	01:00 PM	506	463	969	17		17
01:00 PM	TO	02:00 PM	491	879	1370	19		19
02:00 PM	TO	03:00 PM	618	448	1066	21		21
03:00 PM	TO	04:00 PM	713	647	1360	22		22
04:00 PM	TO	05:00 PM	830	814	1645	24		24
05:00 PM	TO	06:00 PM	936	842	1778	32		32
06:00 PM	TO	07:00 PM	654	572	1227	28		28
07:00 PM	TO	08:00 PM			0			0
08:00 PM	TO	09:00 PM			0			0
09:00 PM	TO	10:00 PM			0			0

Warrant	Description	Warrant Met?
1	Eight-Hour Volume	Warrant NOT Met
2	Four-Hour Volume	Warrant NOT Met
3	Peak Hour Volume	Warrant NOT Met
4	Pedestrian Volume	Warrant NOT Met
5	School Crossing	N/A
6	Coordinated Signal System	N/A
7	Crash Experience	Warrant NOT Met
8	Roadway Network	Warrant NOT Met
9	Intersection Near a Grade Crossing	N/A

02/22/23

Kimley-Horn and Associates, Inc.

TRAFFIC SIGNAL WARRANT ANALYSIS (2011 TXMUTCD)

MAJOR STREET: FM 78 EB WB # OF APPROACH LANES: 1

MINOR STREET: ACCESS C NB SB # OF APPROACH LANES: 1

CITY, STATE: San Antonio, TX

COMMENTS: Site Access C: 2028 build out warrant volumes are grown from 2023 existing. Peak hour trips for total P1 for EBR, WBL, and NBL are spread out across the 12 hour period

ISOLATED COMMUNITY WITH POPULATION LESS THAN 10,000 (Y OR N):

N
Y

85TH PERCENTILE SPEED OR POSTED SPEED LIMIT GREATER THAN 40 MPH ON MAJOR STREET (Y OR N):

			MAJOR ST TWO-WAY TRAFFIC	MINOR ST TRAFFIC HEAVY LEG	WARRANT 1 - Condition A, Part 1			WARRANT 1 - Condition B, Part 1			WARRANT 1 - Condition A, Part 2			WARRANT 1 - Condition B, Part 2			WARRANT 2 Four-Hour	WARRANT 3 Peak Hour
					MAIN LINE	SIDE STREET	BOTH MET	MAIN LINE	SIDE STREET	BOTH MET	MAIN LINE	SIDE STREET	BOTH MET	MAIN LINE	SIDE STREET	BOTH MET		
THRESHOLD VALUES					350	105		525	53		280	84		420	42			
06:00 AM	TO	07:00 AM	0	0														
07:00 AM	TO	08:00 AM	1,315	46	Y			Y			Y			Y	Y	Y		
08:00 AM	TO	09:00 AM	1,087	36	Y			Y			Y			Y				
09:00 AM	TO	10:00 AM	868	21	Y			Y			Y			Y				
10:00 AM	TO	11:00 AM	892	20	Y			Y			Y			Y				
11:00 AM	TO	12:00 PM	945	20	Y			Y			Y			Y				
12:00 PM	TO	01:00 PM	969	17	Y			Y			Y			Y				
01:00 PM	TO	02:00 PM	1,370	19	Y			Y			Y			Y				
02:00 PM	TO	03:00 PM	1,066	21	Y			Y			Y			Y				
03:00 PM	TO	04:00 PM	1,360	22	Y			Y			Y			Y				
04:00 PM	TO	05:00 PM	1,645	24	Y			Y			Y			Y				
05:00 PM	TO	06:00 PM	1,778	32	Y			Y			Y			Y				
06:00 PM	TO	07:00 PM	1,227	28	Y			Y			Y			Y				
07:00 PM	TO	08:00 PM	0	0														
08:00 PM	TO	09:00 PM	0	0														
09:00 PM	TO	10:00 PM	0	0														
			14,522	306	12	0	0	12	0	0	12	0	0	12	1	1	0	0
					8 HOURS NEEDED			8 HOURS NEEDED			8 HOURS NEEDED for both Condition A & B						4 HRS NEEDED	1 HR NEEDED
					NOT SATISFIED			NOT SATISFIED			NOT SATISFIED						NOT SATISFIED	NOT SATISFIED

02/22/23

Kimley-Horn and Associates, Inc.

TRAFFIC SIGNAL WARRANT ANALYSIS (2011 TXMUTCD)

MAJOR STREET: FM 78 EB WB # OF APPROACH LANES:

MINOR STREET: SITE ACCESS C NB SB # OF APPROACH LANES:

CITY, STATE: San Antonio, TX

COMMENTS: Site Acces C: 2032 build out warrant volumes are grown from 2023 existing. Peak hour trips for total P1 for EBR, WBL, and NB are spread out across the 12 hour period

ISOLATED COMMUNITY WITH POPULATION LESS THAN 10,000 (Y OR N):

85TH PERCENTILE SPEED OR POSTED SPEED LIMIT GREATER THAN 40 MPH ON MAJOR STREET (Y OR N):

			FM 78		Total	ACCESS C		Minor Street Heavy Leg
			EB Approach	WB Approach		NB Approach	SB Approach	
06:00 AM	TO	07:00 AM			0			0
07:00 AM	TO	08:00 AM	692	876	1568	230		230
08:00 AM	TO	09:00 AM	599	719	1318	180		180
09:00 AM	TO	10:00 AM	532	525	1057	104		104
10:00 AM	TO	11:00 AM	524	555	1079	101		101
11:00 AM	TO	12:00 PM	603	558	1161	101		101
12:00 PM	TO	01:00 PM	652	548	1200	88		88
01:00 PM	TO	02:00 PM	627	1033	1661	94		94
02:00 PM	TO	03:00 PM	798	531	1330	104		104
03:00 PM	TO	04:00 PM	927	766	1693	113		113
04:00 PM	TO	05:00 PM	1107	965	2072	120		120
05:00 PM	TO	06:00 PM	1248	999	2247	161		161
06:00 PM	TO	07:00 PM	896	681	1577	142		142
07:00 PM	TO	08:00 PM			0			0
08:00 PM	TO	09:00 PM			0			0
09:00 PM	TO	10:00 PM			0			0

Warrant	Description	Warrant Met?
1	Eight-Hour Volume	WARRANT MET
2	Four-Hour Volume	WARRANT MET
3	Peak Hour Volume	WARRANT MET
4	Pedestrian Volume	Warrant NOT Met
5	School Crossing	N/A
6	Coordinated Signal System	N/A
7	Crash Experience	Warrant NOT Met
8	Roadway Network	Warrant NOT Met
9	Intersection Near a Grade Crossing	N/A

02/22/23

Kimley-Horn and Associates, Inc.

TRAFFIC SIGNAL WARRANT ANALYSIS (2011 TXMUTCD)

MAJOR STREET: FM 78 EB WB # OF APPROACH LANES: 1

MINOR STREET: ACCESS C NB SB # OF APPROACH LANES: 1

CITY, STATE: San Antonio, TX

COMMENTS: Site Acces C: 2032 build out warrant volumes are grown from 2023 existing. Peak hour trips for total P1 for EBR, WBL, and NBL are spread out across the 12 hour period

ISOLATED COMMUNITY WITH POPULATION LESS THAN 10,000 (Y OR N): N
 85TH PERCENTILE SPEED OR POSTED SPEED LIMIT GREATER THAN 40 MPH ON MAJOR STREET (Y OR N): Y

			MAJOR ST TWO-WAY TRAFFIC	MINOR ST TRAFFIC HEAVY LEG	WARRANT 1 - Condition A, Part 1			WARRANT 1 - Condition B, Part 1			WARRANT 1 - Condition A, Part 2			WARRANT 1 - Condition B, Part 2			WARRANT 2 Four-Hour	WARRANT 3 Peak Hour
					MAIN LINE	SIDE STREET	BOTH MET	MAIN LINE	SIDE STREET	BOTH MET	MAIN LINE	SIDE STREET	BOTH MET	MAIN LINE	SIDE STREET	BOTH MET		
THRESHOLD VALUES					350	105		525	53		280	84		420	42			
06:00 AM	TO	07:00 AM	0	0														
07:00 AM	TO	08:00 AM	1,568	230	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
08:00 AM	TO	09:00 AM	1,318	180	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
09:00 AM	TO	10:00 AM	1,057	104	Y			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
10:00 AM	TO	11:00 AM	1,079	101	Y			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
11:00 AM	TO	12:00 PM	1,161	101	Y			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
12:00 PM	TO	01:00 PM	1,200	88	Y			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
01:00 PM	TO	02:00 PM	1,661	94	Y			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
02:00 PM	TO	03:00 PM	1,330	104	Y			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
03:00 PM	TO	04:00 PM	1,693	113	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
04:00 PM	TO	05:00 PM	2,072	120	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
05:00 PM	TO	06:00 PM	2,247	161	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
06:00 PM	TO	07:00 PM	1,577	142	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
07:00 PM	TO	08:00 PM	0	0														
08:00 PM	TO	09:00 PM	0	0														
09:00 PM	TO	10:00 PM	0	0														
			17,962	1,538	12	6	6	12	12	12	12	12	12	12	12	12	12	12
					8 HOURS NEEDED			8 HOURS NEEDED			8 HOURS NEEDED for both Condition A & B						4 HRS NEEDED	1 HR NEEDED
					NOT SATISFIED			SATISFIED			SATISFIED						SATISFIED	SATISFIED



City Council Regular Meeting Staff Report

B. Fire Department Incident Summary for May

Meeting	Agenda Group
Tuesday, June 24, 2025, 6:30 PM	Staff Update Item: 9B.
From	
Mario Troncoso, Fire Chief	
Staff Contact(s)	
Mario Troncoso,	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[May Incidents.pdf](#)

Filters



Filters apply to all sheets in the workbook. Return to this sheet to change filter settings.

Start Date
5/1/2025

End Date
5/31/2025

Date Level
☐ Day
☐ Week
☒ Month
☐ Quarter
☐ Year

City

- ☒ Cibolo
- ☒ CIBOLO
- ☒ LIVE OAK
- ☒ Schertz
- ☒ SCHERTZ
- ☒ SELMA

Shift

- ☒ A
- ☒ B
- ☒ C

Mutual Aid Type

- ☒ Automatic
- ☒ Mutual
- ☒ None

422 Incidents Selected based on Filter Settings

Date Range Selected: 5/1/2025 - 5/31/2025

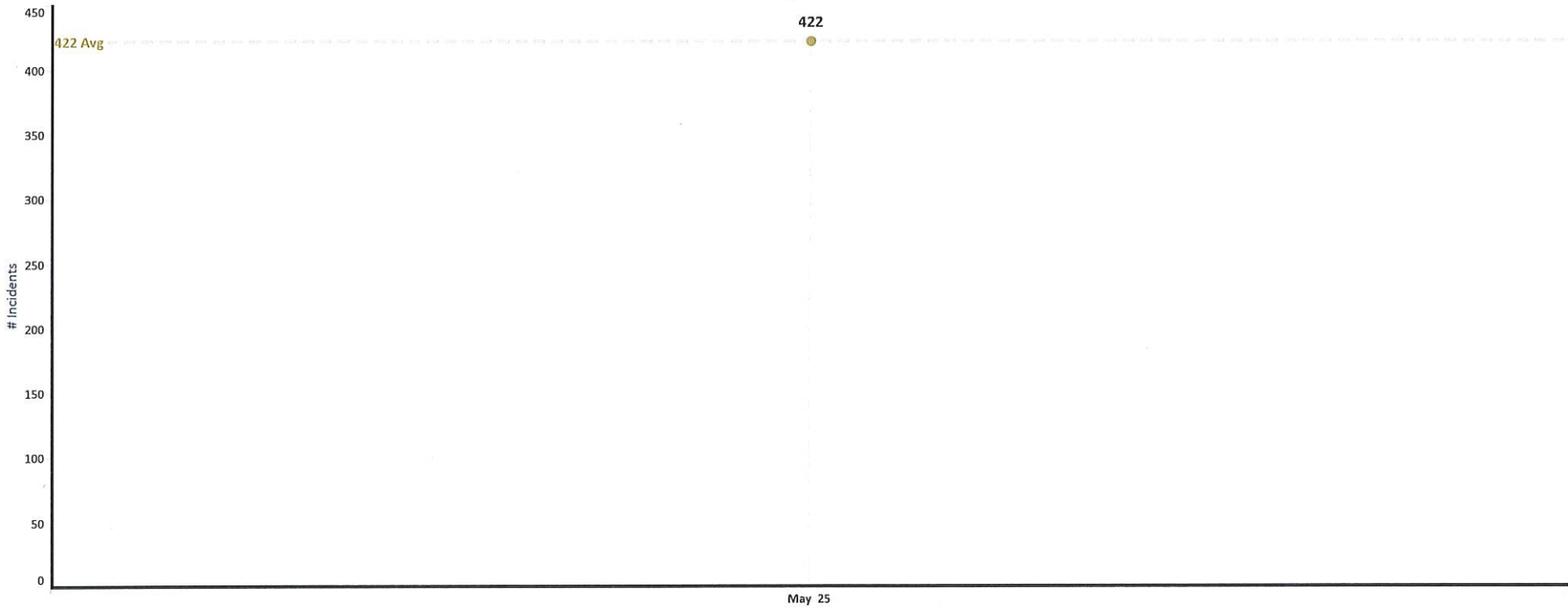
Report Date: June 13, 2025 11:44

Department Volume

Incident Measures per *Month*

422 Incidents	422 Average	422 Median	422 Minimum	422 Maximum
------------------	----------------	---------------	----------------	----------------

Incidents per *Month*



Station Volume

Cibolo Fire Department



Incidents per Station

Incidents per *Month*

Average

Median

Minimum

Maximum

ST1



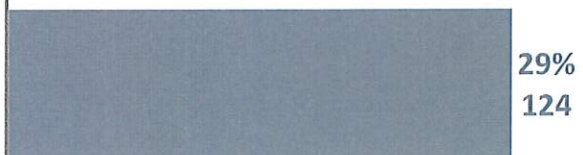
198

198

198

198

ST2



124

124

124

124

ST3



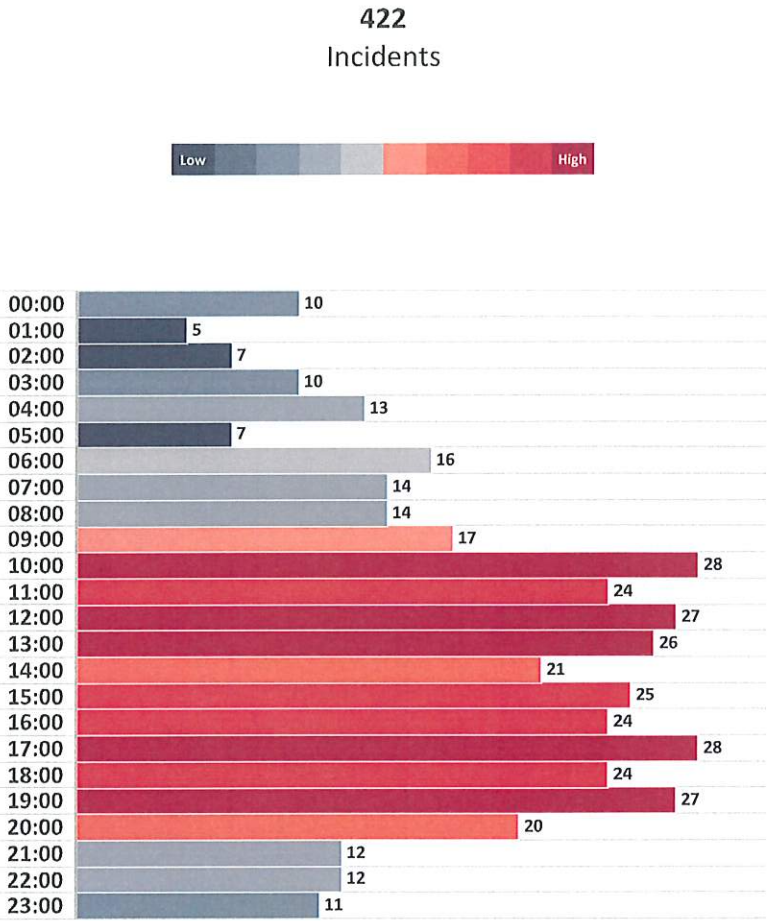
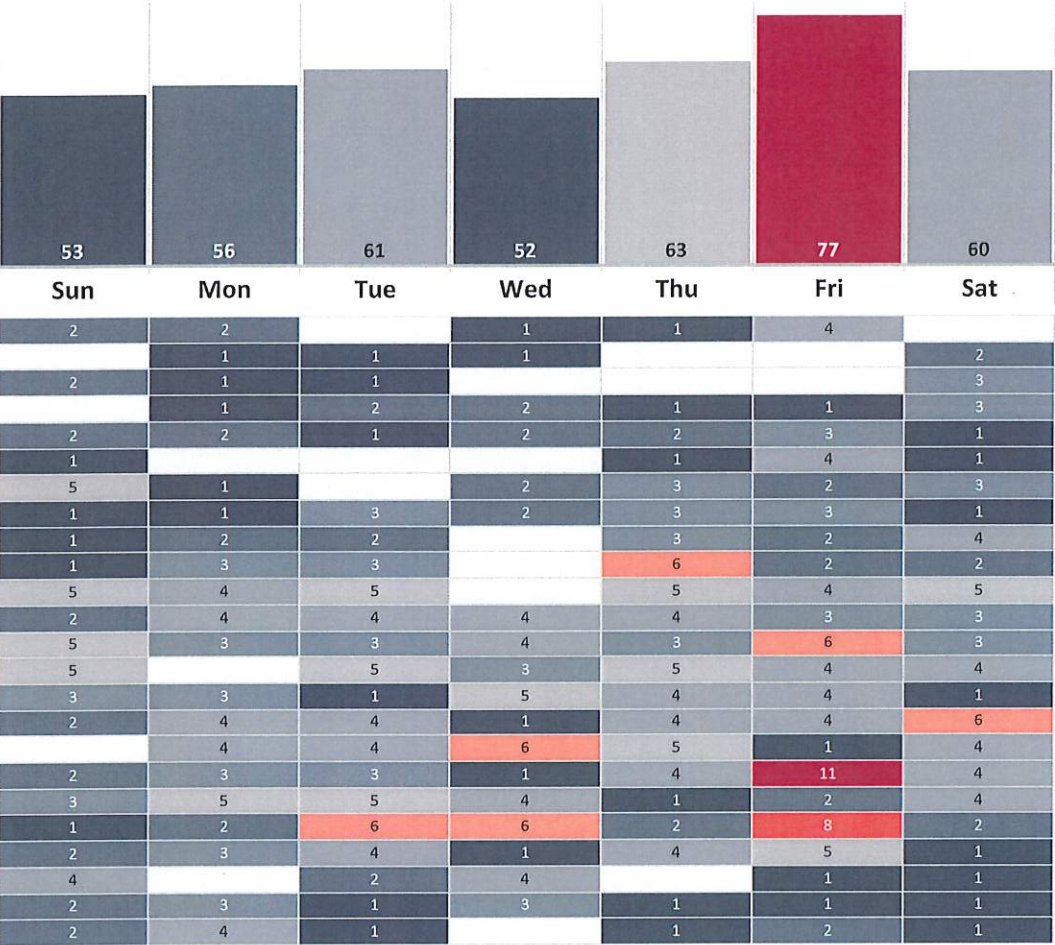
100

100

100

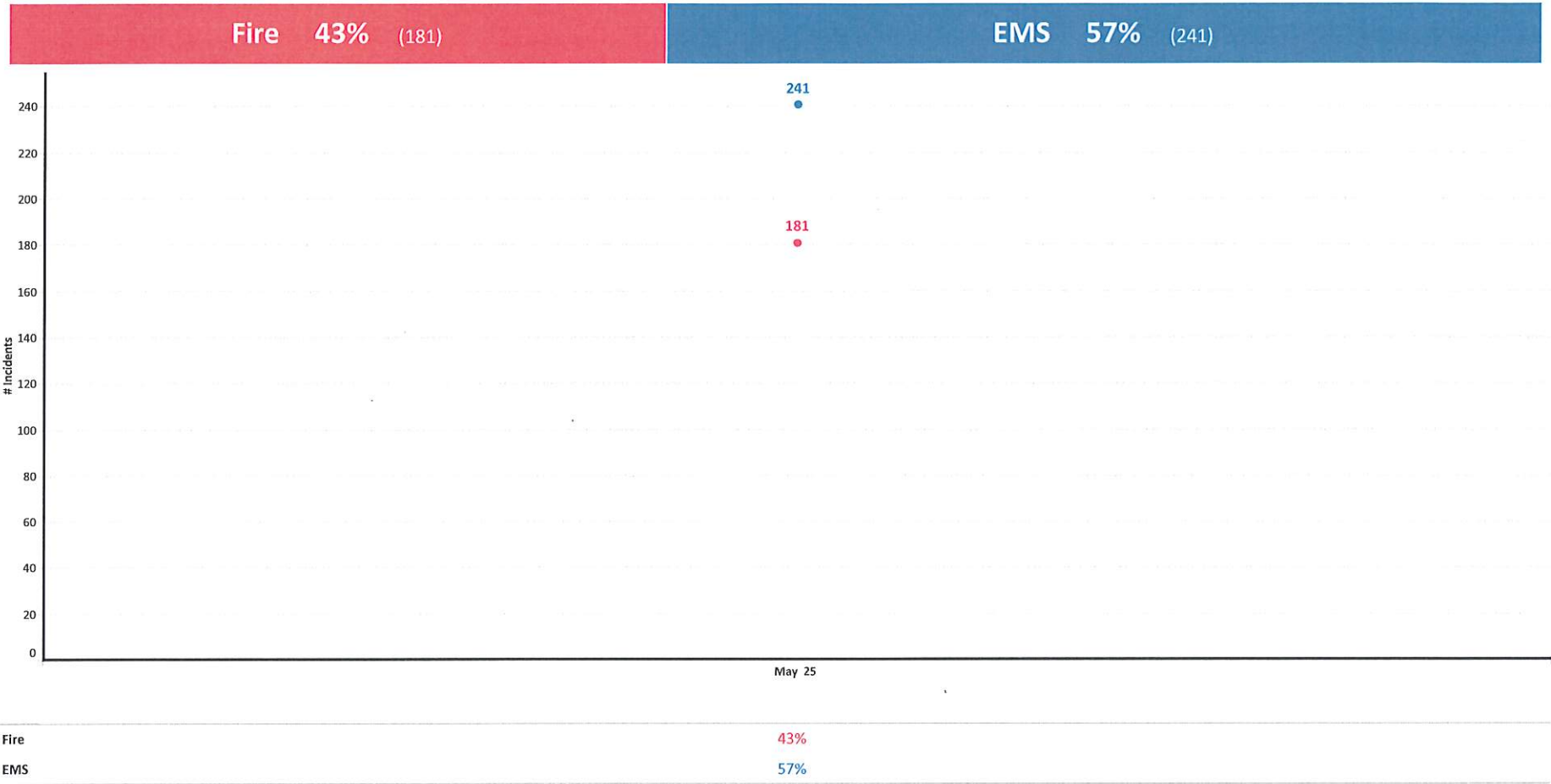
100

Department Incidents by Day & Hour





Fire / EMS Incidents by NFIRS Report Incident Type



Station Fire/EMS %

Click to highlight Fire or EMS

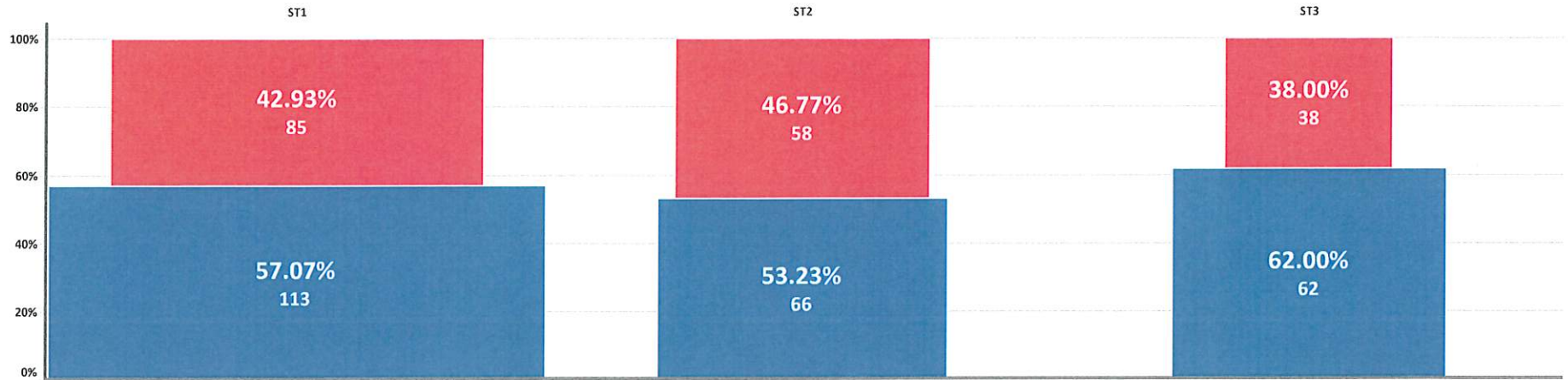
Fire

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

May 25

ST1	Fire	43%
	EMS	57%
ST2	Fire	47%
	EMS	53%
ST3	Fire	38%
	EMS	62%

Department Response Time

Incidents with valid Response Times

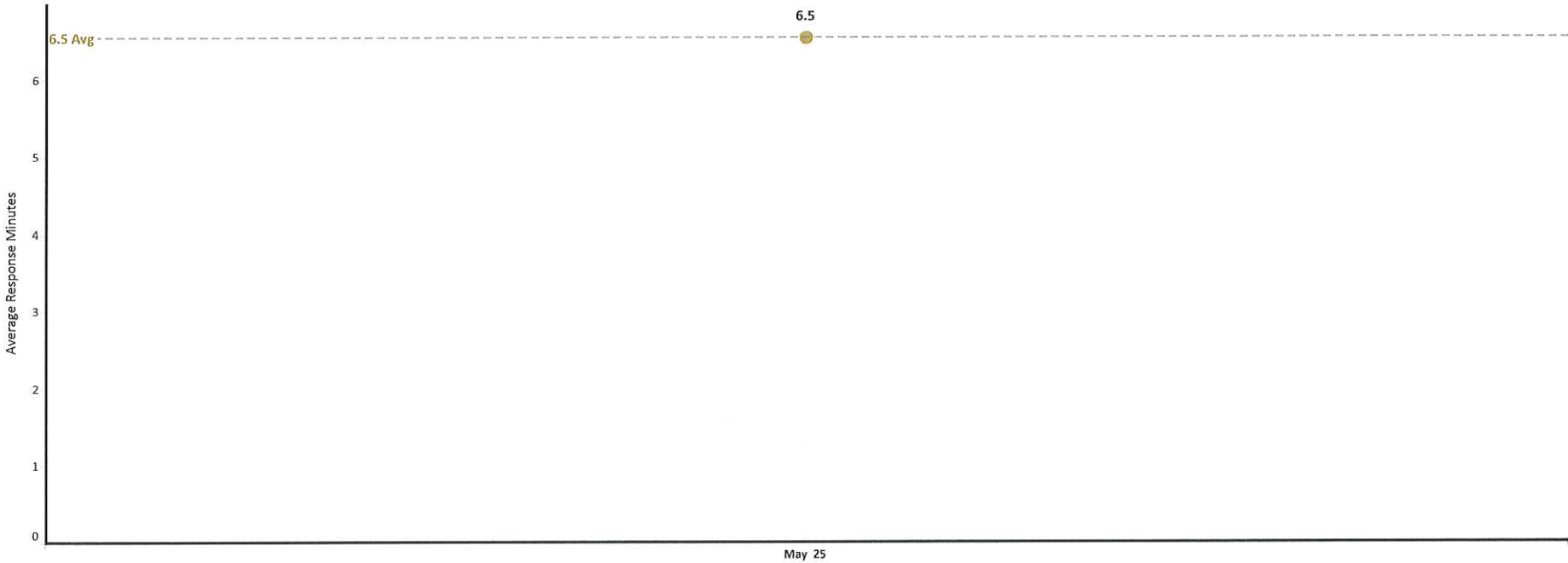
Cibolo Fire Department



Response Time Minutes

6.5 Average	5.8 Median	10.2 90th Percentile	0.1 Minimum	19.8 Maximum	384 Incidents
----------------	---------------	-------------------------	----------------	-----------------	------------------

Response Time - Average Minutes per *Month*



Station Response Time Minutes

Click to highlight a Station

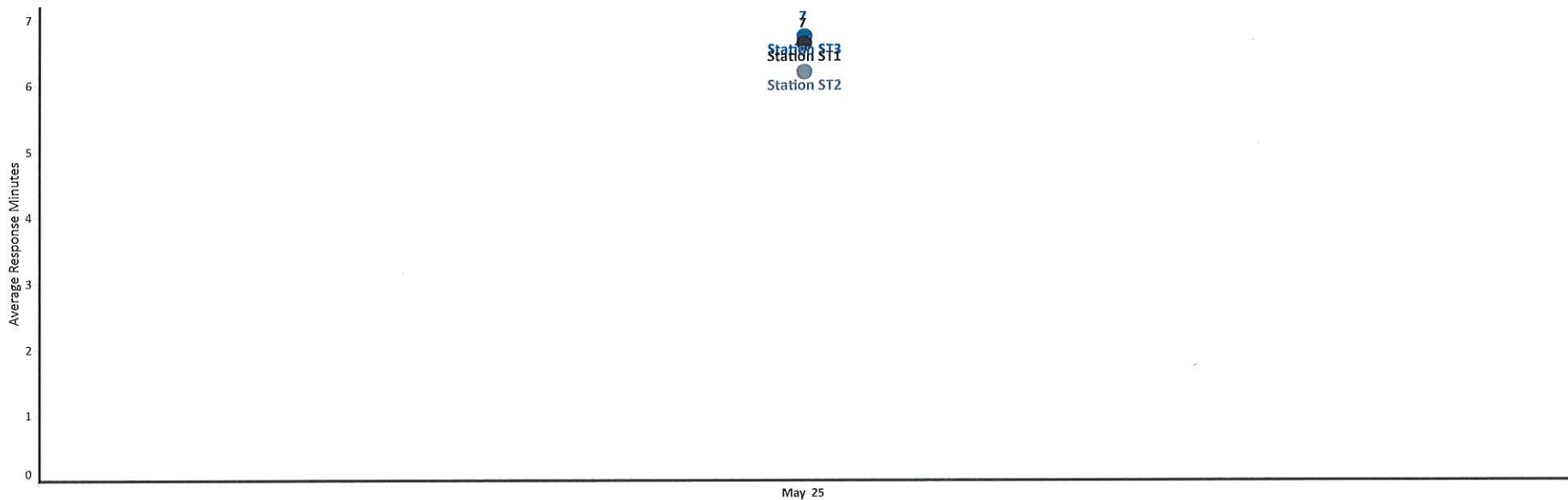
Incidents with
valid Response
Times

Cibolo Fire Department

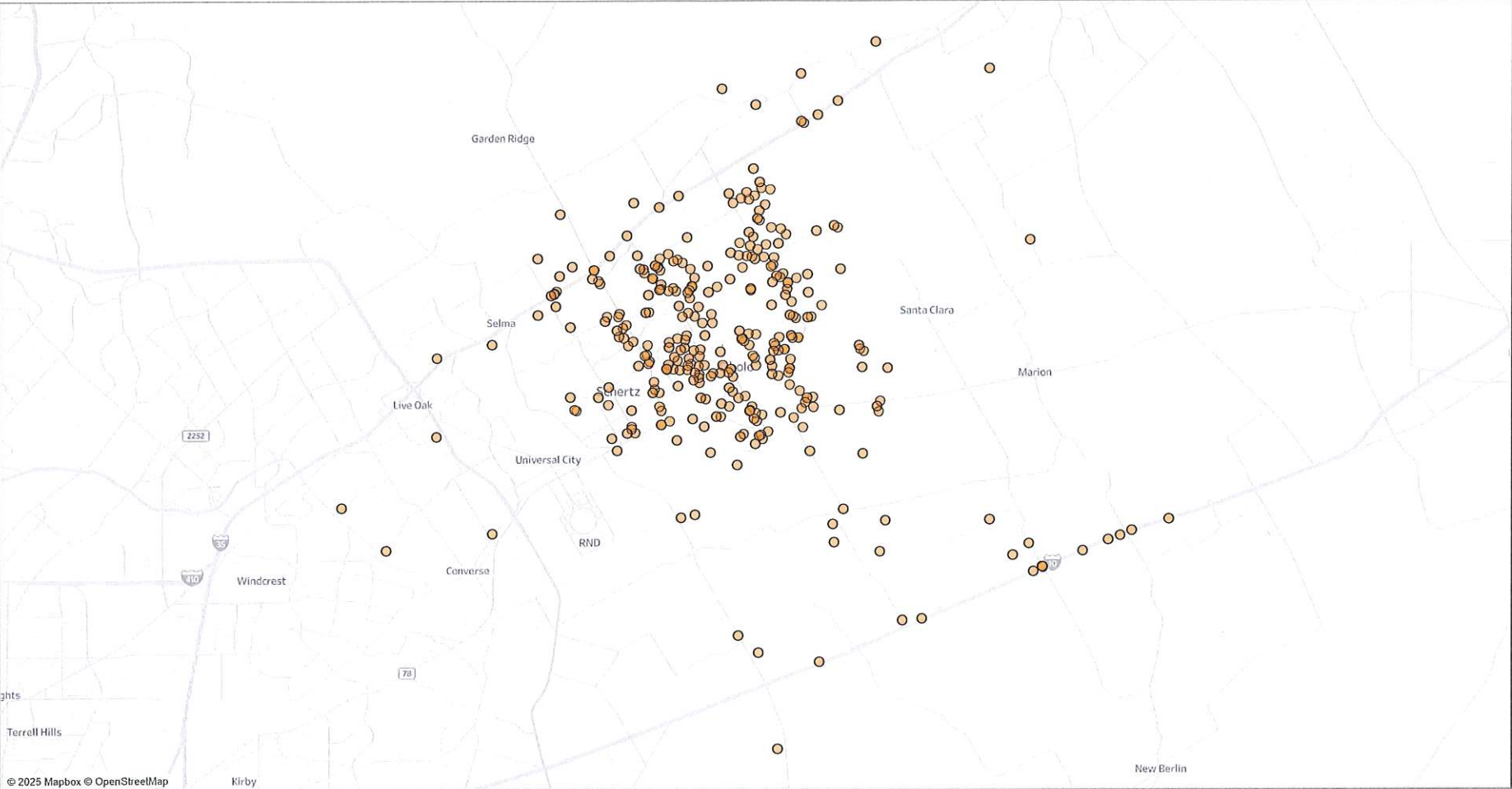


Station ..	Average	Median	90th Percentile	Minimum	Maximum	Incidents
ST1	6.6	5.9	10.3	0.1	18.9	183
ST2	6.2	5.8	9.4	0.1	15.2	111
ST3	6.7	5.7	12.1	1.0	19.8	90

Response Time Station - Average Minutes per *Month*



Incident Locations

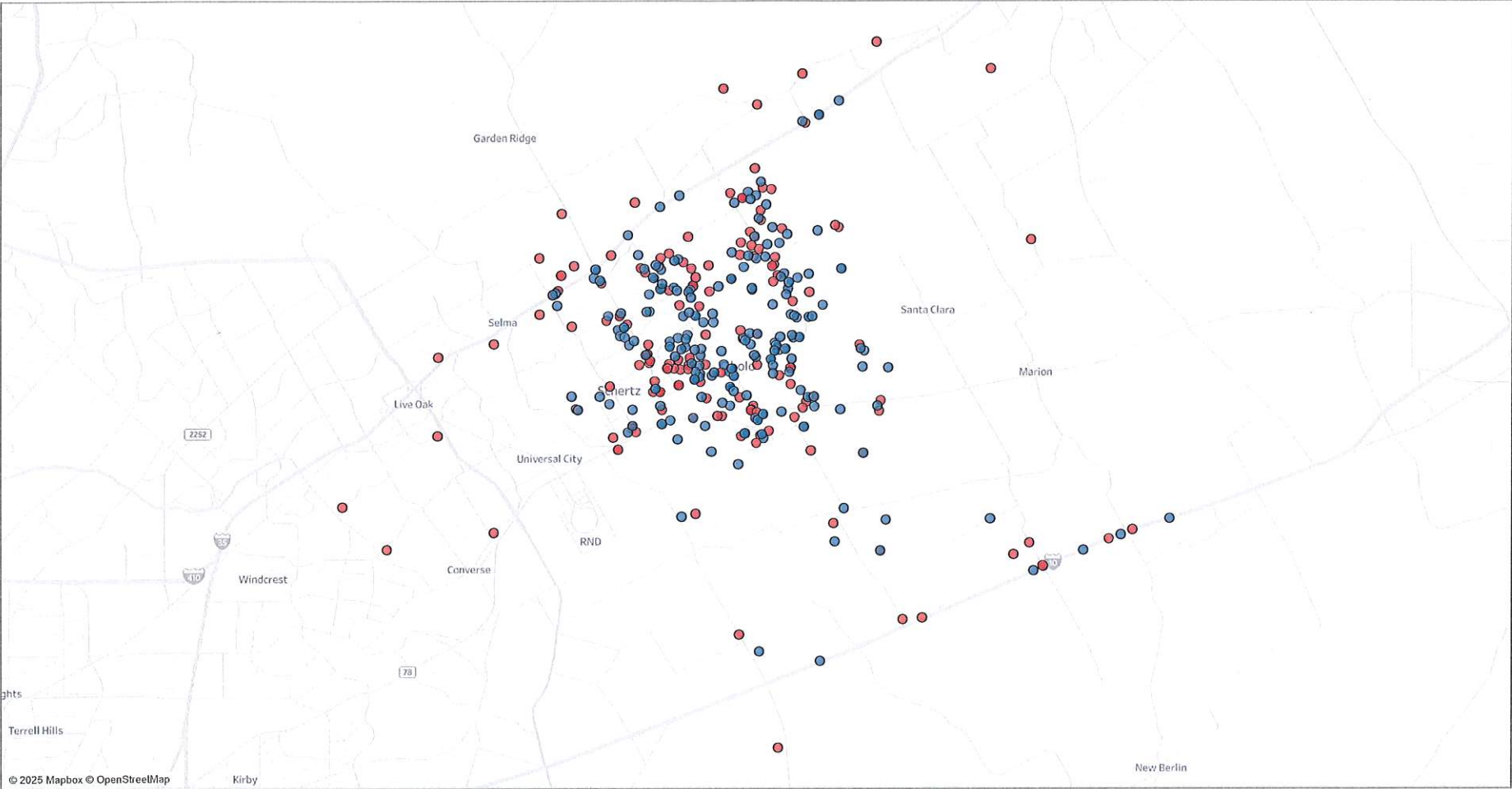


Incident Locations by Type

Click to highlight Fire or EMS

Fire

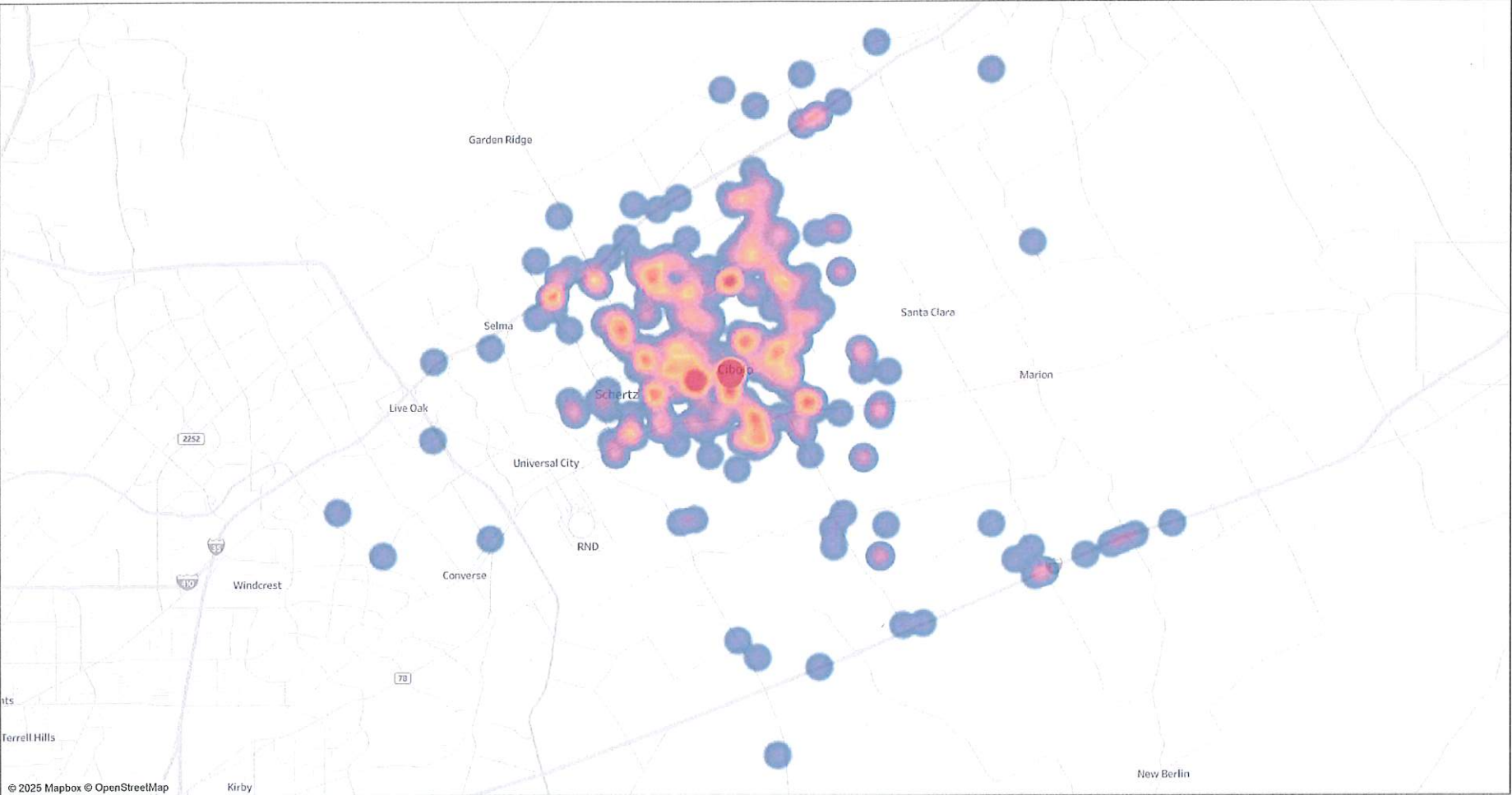
EMS



Incident Location Heat Map



Cibola Fire Department





City Council Regular Meeting Staff Report

A. Approval/Disapproval of an Ordinance granting a variance to Grampie's Pizzeria located at 121 Cibolo Commons, Suite 101, to allow for the sale of beer and wine within 300 feet of a public school. (Ms. Cimics)

Meeting	Agenda Group
Tuesday, June 24, 2025, 6:30 PM	Ordinances Item: 10A.
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

[Grampie's Pizzeria F.docx.pdf](#)

[Ltr from Aaron Grafft.pdf](#)

[Ltr #2 Grampies.pdf](#)



ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF CIBOLO, TEXAS GRANTING A VARIANCE TO GRAMPIE’S PIZZERIA LOCATED AT 121 CIBOLO COMMONS, SUITE 101, TO ALLOW FOR THE SALE OF BEER AND WINE WITHIN 300 FEET OF A CHURCH, PUBLIC SCHOOL OR PRIVATE SCHOOL; IMPOSING CONDITIONS ON SUCH VARIANCE; DECLARING COMPLIANCE WITH APPLICABLE STATE AND LOCAL LAWS; PROVIDING FOR SAVINGS, REPEAL, SEVERABILITY, 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, the City Council finds the City of Cibolo, Texas (the “City”) is a home-rule municipality with the authority to enact laws to protect the public, health, and safety of residents and visitors to the City; and

WHEREAS, Texas Alcoholic Beverage Code authorizes the City to enact regulations restricting the sale of alcohol within the City; and

WHEREAS, the City has adopted regulations regarding the sale of alcohol within the City, codified in Chapter 6 of the City’s Code of Ordinances; and

WHEREAS, Section 6-11 of the City’s Code of Ordinances (hereinafter, “Section 6-11”) prohibits the sale of alcoholic beverages within 300 feet of a church, public school or private school pursuant to authority granted in Section 109.33 of the Texas Alcoholic Beverages Code; and

WHEREAS, Aaron Grafft (hereinafter, the “Owner”) is the owner of Grampie’s Pizzeria (hereinafter, the “Business”) which is located at 121 Cibolo Commons, Suite 101, Cibolo, Texas 78108; and

WHEREAS, the Business is located within 300 feet of Byron P. Steele High School as measured in a direct line from the property line of the public school to the property line of the place of business, and in a direct line across intersections as required by the Texas Alcoholic Beverage Code § 109.33(b)(1); and

WHEREAS, the City Council finds that Owner has submitted a request for a variance on the City's alcoholic beverages prohibition in compliance with the requirements of Section 6-11; and

WHEREAS, the City Council finds that a public hearing was held for the purpose of providing all interested persons the opportunity to be heard concerning the proposed variance to allow for the sale of beer and wine within 300 feet of a church, public school, or private school, in accordance with state and local law; and

WHEREAS, the City Council finds that legal notice of the public hearing on the consideration of the requested variance was posted on the City's official website and published in the *Seguin Gazette*, a newspaper of general circulation in the City, in accordance with state and local law; and

WHEREAS, at least three-quarters of the total membership of City Council finds that 1) the proposed sale of alcoholic beverages would constitute no more than 30 percent of the establishment's annual gross revenues, 2) prior to the date of the public hearing an authorized representative of the affected public school provided the city manager with written confirmation that the affected school has no objection to the granting of the variance, 3) the granting of the variance will not have a negative effect on the health, safety, or welfare of the public, 4) on or before March 15 of the year following the granting of a variance, and every March 15 thereafter, the owner of the establishment for which the variance was granted shall submit to the city secretary all necessary documentation to verify that during the preceding calendar year no more than 30 percent of the establishment's annual gross revenue was generated by the sale of alcoholic beverages, and 5) violation of the conditions of the variance are punishable by criminal fines and any and all remedies available at law or equity including but not limited to revocation of the variance; and

WHEREAS, the City Council, having duly considered the request for variance, desires to approve the variance to allow for beer and wine sales within 300 feet of a church, public school or private school.

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 identified as Grampie's Pizzeria located at 121 Cibolo Commons, Suite 101, Cibolo, Texas.

SECTION 3. Variance Granted. A variance to allow for the sale of beer and wine within 300 feet of Byron P. Steele High School is hereby granted to Owner. Such variance is subject to all applicable federal, state or local laws or regulations, including the alcohol beverages regulations set forth in the Texas Alcoholic Beverages Code and the City's Code of Ordinances, and on the following condition:

- a. On or before March 15 of the year following the granting of the variance, and every March 15 thereafter, Owner shall submit to the city secretary all necessary documentation to verify

that during the preceding calendar year no more than 30 percent of the Business's annual gross revenue was generated by the sale of alcohol beverages.

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. ***If approved by Council the ordinance would have to be re-written as they did not meet item 2 required for approval of the variance.

SECTION 5. 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 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. 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 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. Violation of any condition of this Ordinance may result in revocation of the variance. 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 11. Effective Date. This Ordinance will become effective within the corporate city limits of the City of Cibolo upon the required newspaper publication.

PASSED, APPROVED, and ADOPTED on this the 10th day of June 2025.

Mark Allen
Mayor

ATTEST:

Peggy Cimics, TRMC
City Secretary

Aaron Grafft

Grampie's Pizzeria

121 Cibolo Commons, Ste 101

Cibolo, TX 78108

akgraffl@grampiespizza.com

210.265.5701

02/11/2025

City Council of Cibolo, TX

200 South Main Street

Cibolo, TX 78108

Subject: Request for Variance – Beer and Wine Sales at Grampie's Pizzeria

Dear Members of the City Council,

I am writing to formally request a variance regarding the current regulations that restrict beer and wine sales for businesses in close proximity to schools. At Grampie's Pizzeria, we take great pride in being a family-friendly establishment that has served this community with quality food and hospitality. In light of ongoing economic challenges, we are seeking to introduce a limited beer and wine menu as an additional avenue of revenue while remaining fully committed to maintaining a safe and welcoming environment for all our patrons.

We understand the concerns that come with alcohol sales near schools, and we want to assure the council that our business model does not align with those of late-night establishments. Our latest closing time is 9:00 PM, and we have no intention of operating with late-night hours. Our goal is simply to offer an enhanced dining experience for our adult customers, similar to many other family-oriented restaurants in the area. Additionally, we expect food sales to continue making up at least 95% of our overall revenue, reinforcing our identity as a restaurant first and foremost.

Grampie's Pizzeria has always been dedicated to upholding community values, and we would implement all necessary safeguards to ensure responsible beer and wine service. This includes strict ID verification, staff training in responsible beverage service, and policies that prioritize a family-friendly atmosphere.

We respectfully ask the council to consider this variance as a means to support a local business that has been longing to support its community. Like many small businesses, we are navigating

difficult economic conditions, and this adjustment would provide us with an opportunity to sustain operations and continue serving our neighbors.

Thank you for your time and consideration. I would be happy to meet with the council or provide any additional information needed to address any concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Grafft". The signature is fluid and cursive, with a long horizontal stroke at the end.

Aaron Grafft

Grampie's Pizzeria

Cimics, Peggy

From: Aaron and Kristen Grafft <akgrafft@grampiespizza.com>
Sent: Tuesday, May 13, 2025 1:26 PM
To: Cimics, Peggy
Subject: Grampies Pizzeria Application for Variance

You don't often get email from akgrafft@grampiespizza.com. [Learn why this is important](#)

ALERT: This message originated outside of the Cibolo network. BE CAUTIOUS, think before you click.

Hello Peggy,

I'm writing to let you know that we would like to pull our application; therefore pulling us off the agenda for tonight's vote. This is due to the information given to us about the timeline of meeting all the necessary criteria. Now that we've met that criteria we would like begin this process immediately, as of tomorrow and we are requesting that we re-submit the newspaper notices as required, immediately, and to set forth new dates for a new public hearing and counsel meeting vote. If at possible we would greatly appreciate it if this could be expedited as much as possible. All cooperation and assistance is appreciated with this matter. Thank you very much.

--

Thank you,
Aaron and Kristen Grafft
Grampie's Pizzeria
121 Cibolo Commons
Suite 101
Cibolo, TX 78108



City Council Regular Meeting Staff Report

B. Approval/Disapproval of amending ordinance 1265 and updating of the City of Cibolo Tax Abatement Policy of Guidelines and Criteria for governing tax abatement incentives within the city limits of Cibolo and its ETJ. (Mr. Hardin)

Meeting	Agenda Group
Tuesday, June 24, 2025, 6:30 PM	Ordinances Item: 10B.
From	
Clancy Hardin, Economic Development Manager	

PRIOR CITY COUNCIL ACTION:

Cibolo City Council approved ordinance 1265 which established City of Cibolo Tax Abatement Policy of Guidelines and Criteria for governing tax abatement incentives by 7-0 vote during the May 14, 2019 regular meeting.

BACKGROUND:

The ordinance and attached guidelines provide the criteria and framework on how the City of Cibolo considers tax abatement for economic development projects. By state law the ordinance must sunset every two years. Staff worked with the City of Cibolo and the Cibolo Economic Development Corporation legal to review the ordinance and guidelines to bring this forward to amend the ordinance to reestablish it. Attached to this agenda item is a draft of the ordinance and also guidelines & criteria for tax abatement.

STAFF RECOMMENDATION:

Staff recommends approval of the ordinance which will allow for continuation of the abatement policy and guidelines for economic development until the next sunset date.

FINANCIAL IMPACT:

N/A

MOTION(S):

A sample motion is below:

"I move to approve 11C to amend of ordinance 1265 and update the City of Cibolo Tax Abatement Policy of Guidelines and Criteria for governing tax abatement incentives with the city limits of Cibolo and its ETJ."

Attachments

[Cibolo Tax Abatement Ordinance Ammendment.6.2025.pdf](#)

[Cibolo Abatement Guidlines.6.2025.pdf](#)

[ORD 1265 05_14_2019.pdf](#)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS AMENDING ORDINANCE 1265 AND UPDATING THE TAX ABATEMENT POLICY OF GUIDELINES AND CRITERIA FOR GOVERNING TAX ABATEMENT INCENTIVES PURSUANT TO CHAPTER 312 OF THE TEXAS TAX CODE WITHIN THE CITY LIMITS OF CIBOLO AND ITS EXTRATERRITORIAL JURISDICTION; AND SETTING AN EFFECTIVE DATE.

WHEREAS, the City of Cibolo, Texas (“City”) wishes to support promotion of economic development programs within its jurisdictional limits; and

WHEREAS, Chapter 312.002(a) of the Texas Tax Code requires the City, as a prerequisite to granting and executing any tax abatement agreement, to publicly declare its intent to elect to participate in tax abatement; and

WHEREAS, the City Council of the City of Cibolo adopted Ordinance 1265 on May 14, 2019, to include in its Economic Development Incentives Program provisions for granting tax abatements according to Chapter 312 of the Texas Tax Code; and

WHEREAS, the City Council of the City of Cibolo has reviewed the Tax Abatement Policy of Guidelines and Criteria and now wishes to amend such policy:

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

SECTION 1. The City Council hereby publicly elects to continue to participate in tax abatement and amends The Tax Abatement Policy of Guidelines and Criteria, attached hereto as Exhibit A for granting tax abatements within the City of Cibolo, Texas and its extraterritorial jurisdiction and the Guidelines and Criteria hereby adopted pursuant to Section 312.002 (a) of the Texas Tax Code.

SECTION 2. INCORPORATION OF RECITALS. The City hereby finds that the statements set forth in the recitals of this Ordinance are true and correct, and the City hereby incorporates such recitals as findings of fact.

SECTION 3. SEVERABILITY. If any provision of this Ordinance or the application thereof to any circumstance shall be held to be invalid, the remainder of this Ordinance and the application thereof to other circumstances shall nevertheless be valid, and this governing body hereby declares that this Ordinance would have been enacted without such invalid provision.

SECTION 4. EFFECTIVE DATE. This Ordinance will become effective immediately following adoption by the City Council of the City of Cibolo.

PASSED, APPROVED, AND ADOPTED THIS ____ DAY OF JUNE, 2025.

CITY OF CIBOLO

ATTEST:

Ped 259610 V3

Mark Allen, Mayor

Peggy Cimics, City Secretary

CIBOLO, TEXAS GUIDELINES AND CRITERIA FOR TAX ABATEMENT

PROGRAM GOALS:

The City of Cibolo is committed to the promotion and development of new business and seeks to offer programs that will attract investment into the City thereby improving the quality of life for its citizens. In an effort to enhance the City's tax base and expand the local economy, the City will give consideration to tax abatements of real property and personal property for certain new construction and building renovations located within a designated reinvestment zone or along the Interstate 10 business development corridor.

Section 1 DEFINITIONS

- (a) “*Abatement*” means the full or partial exemption from ad valorem taxes of eligible properties in a reinvestment zone designated as such for economic development purposes in accordance with Chapter 312 of the Texas Tax Code.
- (b) “*Eligible Jurisdiction*” means the City of Cibolo, Guadalupe County, Texas and any other local taxing jurisdictions eligible to abate taxes according to Texas law, the majority of which is located in the City of Cibolo that levies ad valorem taxes and provides services to a reinvestment zone designated by the City Council.
- (c) “*Agreement*” means a contractual agreement between a property owner and/or lessee and the City of Cibolo for the purpose of providing a tax abatement.
- (d) “*Base Year Value*” means the assessed value of eligible property in a designated reinvestment zone on January 1 preceding the execution of an abatement Agreement plus the agreed upon value of eligible property improvements made after January 1 but before the execution of the Agreement.
- (e) “*Deferred Maintenance*” means the improvements necessary for continued operations, which do not improve productivity or alter the process technology.
- (f) “*Distribution Center Facility*” means buildings and structures, including machinery and equipment, used or to be used primarily to receive, store, service or distribute goods or materials owned by the facility operator where a majority of the goods or services are distributed to points at least fifty (50) miles from its location in the City of Cibolo.
- (g) “*Expansion*” means the addition of buildings, structures, machinery or equipment for purposes of increasing production capacity.
- (h) “*Facility*” means property improvements completed or in the process of construction which together comprise an integral whole.

(i) “*Manufacturing Facility*” means buildings and structures, including machinery and equipment, the primary purpose of which is or will be the manufacture of tangible goods or materials or the processing of such goods or materials by physical or chemical change.

(j) “*Modernization*” means the replacement and upgrading of existing facilities which increases the productive input or output, updates the technology or substantially lowers the unit cost of the operation. Modernization may result from the construction, alteration or installation of buildings, structures, fixed machinery or equipment. It shall not be for the purpose of reconditioning, refurbishing or repairing.

(k) “*New Facility*” means a property previously undeveloped, which is placed into service by means other than or in conjunction with expansion or modernization.

(l) “*Other Basic Industry*” means buildings and structures including fixed machinery and equipment not elsewhere described, used or to be used for the production of products or services, which serve a market primarily outside the City of Cibolo.

(m) “*Regional Entertainment Facility*” means buildings and structures, including machinery and equipment, used or to be used to provide entertainment through admission of the general public where majority of users reside at least fifty (50) miles from its location in the City of Cibolo.

(n) “*Research Facility*” means buildings and structures, including machinery and equipment, used or to be used primarily for research or experimentation to improve or develop new tangible goods or materials or to improve or develop the production processes thereto.

(o) “*Regional Service Facility*” means building and structures, including machinery and equipment, used or to be used to service goods where a majority of the goods being serviced originate at least fifty (50) miles from the facility’s location in the City of Cibolo.

(p) “*Commercial Facility*” means buildings and structures for service related industries and certain retail establishments as deemed appropriate by the City Council where a minimum of twenty-five (25) new jobs and/or payroll exceeding five hundred thousand dollars (\$500,000) and investment of two million dollars (\$2,000,000) or more in new buildings will be made.

(q) “*Economic Development*” means participation in or support of an organized program or entity which, for the purpose of its mission, engages in activities designed to encourage employment opportunities, development commercial and manufacturing business/industry to locate and/or expand in the City of Cibolo, thus expanding and diversifying the tax base as well as increasing the economic strength and stability of the City of Cibolo.

(r) “*Reinvestment Zone*” means an area designated as such for the purpose of a tax abatement as authorized by the City in accordance with Chapter 312 of the Texas Tax Code.

Section 2 GENERAL CRITERIA

(a) Any present or potential owner of taxable property in the City of Cibolo may request the creation of a reinvestment zone and/or a tax abatement by filling a written request with the City Manager.

(b) All applications must meet the following general criteria before being considered for tax abatement:

1. The project expands the local tax base.
2. The project creates permanent full time employment opportunities.
3. The project would not otherwise be developed without an abatement.
4. The project makes a contribution to enhancing further economic development.
5. The project has not been started and no construction by the applicant has commenced at the time the application is received or at the time that an Abatement Agreement is approved.
6. The project must meet the following criteria:
 - a. There would be no substantial adverse effect on the provision of government services or tax base;
 - b. The applicant has sufficient financial capacity;
 - c. Planned or potential use of the property would not create adverse impacts to adjacent properties;
 - d. Comply with the laws of the United States, State of Texas, ordinances of the City of Cibolo, Texas or orders of Guadalupe County; and,
 - e. The improvement project is not financed with tax increment bonds.

(c) Economic Qualification. In order to be eligible for designation as a reinvestment zone or to qualify for tax abatement, the planned improvement:

1. Must be reasonably expected to increase the value of the property in the amount of \$1,000,000 or more;
2. Must create employment for at least twenty-five (25) additional people (meaning a net gain of twenty-five [25] full time employees) on a full-time (forty [40] hours per week equivalent) basis in the City of Cibolo for the duration of the abatement period.

Section 3 ABATEMENT AUTHORIZED

(a) Authorized Facility. A facility may be eligible for an abatement if it is a Manufacturing Facility, Research Facility, Distribution Center Facility, Regional Service Facility, Regional Entertainment Facility, approved Commercial Facility, Other Basic Industry, or any other new Facility that is located within a reinvestment zone established by the City, meets the minimum investment, and is approved by the City Council.

(b) Creation of New Value. An abatement may only be granted for the additional value of eligible property improvements made subsequent to and specified in an abatement agreement between the City of Cibolo and the property owner or lessee, subject to such limitations as the City of Cibolo may require.

(c) New and Existing Facilities. An abatement may be granted for new facilities and improvements to existing facilities for purposes of modernization or expansion.

(d) Eligible Abatement Property. An abatement for property located within a reinvestment zone of the City, may be extended to the value of buildings, structures, fixed machinery and equipment, inventories, site improvements, including office space and related fixed improvements necessary to the operation and administration of the facility.

(e) Ineligible Property. The following types of property shall be fully taxable and ineligible for abatement: any forms of movable personal property (not including inventories), vehicles, vessels, single-family housing, deferred maintenance investments, property owned or used by any political subdivisions or by any organizations owned, operated or directed by a political subdivision of the State of Texas.

(f) Owned/Leased Facilities. If a leased facility is granted an abatement, the Agreement shall be executed with the Property Owner/Lessor and the Lessee. Publicly owned land leased to private entities shall be eligible for an abatement if otherwise qualified.

(g) Value and Term of Abatement. Subject to deferring the commencement of the abatement for a period of up to three years during which a facility is under construction, an abatement shall be granted effective with the January 1 valuation date immediately following the date of execution of the Agreement. Guidelines for abatements granted are as follows:

Investment	Year	Maximum Abatement
\$1,000,000 - \$2,000,000	1	80%
Application Fee - \$1,500	2	50%
	3-4	25%
\$2,000,001 - \$4,000,000	1-2	90%
Application Fee - \$2,000	3	60%
	4	50%
	5	25%
\$4,000,001 - \$10,000,000	1-2	100%
Application Fee - \$3,000	3-4	75%
	5-6	50%
	7	25% or as negotiated
\$10,000,001 and up	negotiable up to 10	Negotiable
Application Fee - \$4,000		

(h) Notwithstanding any other provision of the guidelines and criteria outlined in this policy, the City of Cibolo shall have the authority to negotiate with an applicant regarding the terms, length of years, and percentage of an abatement provided to a Property Owner or Lessee in an Agreement.

(i) Taxability. From the execution of the abatement agreement to the end of the abatement period, taxes shall be payable as follows:

1. The value of ineligible property as provided in Section 3(e) shall be fully taxable;

2. The base year value of existing eligible property as determined each year shall be fully taxable; and
3. The additional value of new eligible property shall be abated in the amount described in Section 3(g).

Section 4 APPLICATION

(a) Any present or potential owner of taxable property in the City of Cibolo may request a tax abatement and/or creation of a reinvestment zone by submitting a written request to the City of Cibolo. The application shall be filed with the City Manager and the City Manager shall inform each member of the governing body of such written request.

(b) The written request shall consist of a general description of the proposed use and the general nature and extent of the modernization, expansion, or new improvements which will be a part of the facility; a map and property description; and, a time schedule for undertaking and completing the planned improvements. In the case of modernizing, a statement of the assessed value of the facility separately stated for real and personal property shall be given for the tax year immediately preceding the application. The application form shall require such financial and other information as the City of Cibolo deems appropriate for evaluating the financial capacity and other factors of the applicant.

(c) The written application must be accompanied by the required application fee to assist the City in covering its legal costs in preparing the necessary abatement documents.

(d) Upon receipt of a written request for creation of a reinvestment zone or an application for an abatement, the City Manager, or his or her designee, together with the City's Economic Development Department, shall consider the feasibility and the impact of the proposed tax abatement. The review of feasibility shall include, but not be limited to, an estimate of the economic effect of the abatement of taxes, the benefit to the eligible jurisdictions, and the property to be covered by such an abatement.

Section 5 AGREEMENT

(a) After a public hearing in accordance with Chapter 312, the City Council of the City of Cibolo shall approve the application and authorize the negotiation and execution of a mutually acceptable agreement with the owner of the property and/or lessee as required, which shall include:

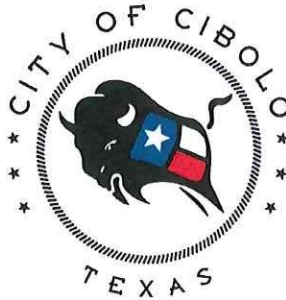
1. The base year amount;
2. The proposed investment;
3. The percent of value to be abated each year;
4. The commencement date and the termination date of the abatement;
5. The proposed use of the facility including the nature of construction, time schedule,

map of the proposed improvements, property description, and improvement list as provided in the Application;

6. Contractual obligations in the event of default, violation of terms or conditions, delinquent taxes, recapture, administration and assignment;
7. The amount of the proposed investment and average number of jobs to be created or retained for the period of an abatement; and
8. A provision that the Property Owner or Lessee shall annually provide any information necessary for the City's evaluation of the Property Owner's or Lessee's compliance with the terms and conditions of the tax abatement agreement.

Section 6 SUNSET PROVISION

These guidelines and Criteria are effective upon the date of their adoption and will remain in force for two (2) years.



"City of Choice"

ORDINANCE NO. 1265

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS ADOPTING A TAX ABATEMENT POLICY OF GUIDELINES AND CRITERIA FOR GOVERNING TAX ABATEMENT INCENTIVES PURSUANT TO CHAPTER 312 OF THE TEXAS TAX CODE WITHIN THE CITY LIMITS OF CIBOLO AND ITS EXTRATERRITORIAL JURISDICTION; AND SETTING AN EFFECTIVE DATE.

WHEREAS, the City of Cibolo, Texas ("City") wishes to support promotion of economic development programs within its jurisdictional limits; and

WHEREAS, Chapter 312.002(a) of the Texas Tax Code requires the City, as a prerequisite to granting and executing any tax abatement agreement, to publicly declare its intent to elect to participate in tax abatement; and

WHEREAS, the City Council of the City of Cibolo desires to include in its Economic Development Incentives Program provisions for granting tax abatements according to Chapter 312 of the Texas Tax Code;

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

SECTION 1. The City Council hereby publicly elects to participate in tax abatement and adopts The Tax Abatement, attached hereto as Exhibit A for granting tax abatements within the City of Cibolo, Texas and its extraterritorial jurisdiction and the Guidelines and Criteria hereby adopted pursuant to Section 312.002 (a) of the Texas Tax Code.

SECTION 2. INCORPORATION OF RECITALS. The City hereby finds that the statements set forth in the recitals of this Ordinance are true and correct, and the City hereby incorporates such recitals as findings of fact.

SECTION 3. SEVERABILITY. If any provision of this Ordinance or the application thereof to any circumstance shall be held to be invalid, the remainder of this Ordinance and the application thereof to other circumstances shall nevertheless be valid, and this governing body hereby declares that this Ordinance would have been enacted without such invalid provision.

SECTION 4. EFFECTIVE DATE. This Ordinance will become effective immediately following adoption by the City Council of the City of Cibolo.

PASSED, APPROVED, AND ADOPTED THIS 14th DAY OF MAY, 2019.

CITY OF CIBOLO

ATTEST:



Stosh Boyle, Mayor



Peggy Cimics, City Secretary



**CIBOLO, TEXAS GUIDELINES
AND CRITERIA FOR TAX
ABATEMENT**

PROGRAM GOALS:

The City of Cibolo is committed to the promotion and development of new business and seeks to offer programs that will attract investment into the City thereby improving the quality of life for its citizens. In an effort to enhance the City's tax base and expand the local economy, the City will give consideration to tax abatements of real property and personal property for certain new construction and building renovations located within a designated reinvestment zone or along the Interstate 10 business development corridor.

Section 1 DEFINITIONS

(a) "*Abatement*" means the full or partial exemption from ad valorem taxes of eligible properties in a reinvestment zone designated as such for economic development purposes in accordance with Chapter 312 of the Texas Tax Code.

(b) "*Eligible Jurisdiction*" means the City of Cibolo, Guadalupe County, Texas and any other local taxing jurisdictions eligible to abate taxes according to Texas law, the majority of which is located in the City of Cibolo that levies ad valorem taxes and provides services to a reinvestment zone designated by the City Council.

(c) "*Agreement*" means a contractual agreement between a property owner and/or lessee and the City of Cibolo for the purpose of providing a tax abatement.

(d) "*Base Year Value*" means the assessed value of eligible property in a designated reinvestment zone on January 1 preceding the execution of an abatement Agreement plus the agreed upon value of eligible property improvements made after January 1 but before the execution of the Agreement.

(e) "*Deferred Maintenance*" means the improvements necessary for continued operations, which do not improve productivity or alter the process technology.

(f) "*Distribution Center Facility*" means buildings and structures, including machinery and equipment, used or to be used primarily to receive, store, service or distribute goods or materials owned by the facility operator where a majority of the goods or services are distributed to points at least fifty (50) miles from its location in the City of Cibolo.

(g) "*Expansion*" means the addition of buildings, structures, machinery or equipment for purposes of increasing production capacity.

(h) "*Facility*" means property improvements completed or in the process of construction which together comprise an integral whole.

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(k) “*New Facility*” means a property previously undeveloped, which is placed into service by means other than or in conjunction with expansion or modernization.

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(q) “*Economic Development*” means participation in or support of an organized program or entity which, for the purpose of its mission, engages in activities designed to encourage employment opportunities, development commercial and manufacturing business/industry to locate and/or expand in the City of Cibolo, thus expanding and diversifying the tax base as well as increasing the economic strength and stability of the City of Cibolo.

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Section 2 GENERAL CRITERIA

(a) Any present or potential owner of taxable property in the City of Cibolo may request the creation of a reinvestment zone and/or a tax abatement by filling a written request with the City Manager.

(b) All applications must meet the following general criteria before being considered for tax abatement:

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5. The project has not been started and no construction by the applicant has commenced at the time the application is received or at the time that an Abatement Agreement is approved.
6. The project must meet the following criteria:
 - a. There would be no substantial adverse effect on the provision of government services or tax base;
 - b. The applicant has sufficient financial capacity;
 - c. Planned or potential use of the property would not create adverse impacts to adjacent properties;
 - d. Comply with the laws of the United States, State of Texas, ordinances of the City of Cibolo, Texas or orders of Guadalupe County; and,
 - e. The improvement project is not financed with tax increment bonds.

(c) Economic Qualification. In order to be eligible for designation as a reinvestment zone or to qualify for tax abatement, the planned improvement:

1. Must be reasonably expected to increase the value of the property in the amount of \$1,000,000 or more;
2. Must create employment for at least twenty-five (25) additional people (meaning a net gain of twenty-five [25] full time employees) on a full-time (forty [40] hours per week equivalent) basis in the City of Cibolo for the duration of the abatement period.

Section 3 ABATEMENT AUTHORIZED

(a) Authorized Facility. A facility may be eligible for an abatement if it is a Manufacturing Facility, Research Facility, Distribution Center Facility, Regional Service Facility, Regional Entertainment Facility, approved Commercial Facility, Other Basic Industry, or any other new Facility that is located within a reinvestment zone established by the City , meets the minimum investment, and is approved by the City Council.

(b) Creation of New Value. An abatement may only be granted for the additional value of eligible property improvements made subsequent to and specified in an abatement agreement between the City of Cibolo and the property owner or lessee, subject to such limitations as the City of Cibolo may require.

(c) New and Existing Facilities. An abatement may be granted for new facilities and improvements to existing facilities for purposes of modernization or expansion.

(d) Eligible Abatement Property. An abatement for property located within a reinvestment zone of the City, may be extended to the value of buildings, structures, fixed machinery and equipment, inventories, site improvements, including office space and related fixed improvements necessary to the operation and administration of the facility.

(e) Ineligible Property. The following types of property shall be fully taxable and ineligible for abatement: any forms of movable personal property (not including inventories), vehicles, vessels, single-family housing, deferred maintenance investments, property owned or used by any political subdivisions or by any organizations owned, operated or directed by a political subdivision of the State of Texas.

(f) Owned/Leased Facilities. If a leased facility is granted an abatement, the Agreement shall be executed with the Property Owner/Lessor and the Lessee. Publicly owned land leased to private entities shall be eligible for an abatement if otherwise qualified.

(g) Value and Term of Abatement. Subject to deferring the commencement of the abatement for a period of up to three years during which a facility is under construction, an abatement shall be granted effective with the January 1 valuation date immediately following the date of execution of the Agreement. Guidelines for abatements granted are as follows:

Investment	Year	Maximum Abatement
\$1,000,000 - \$2,000,000	1	80%
Application Fee - \$1,500	2	50%
	3-4	25%
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Application Fee - \$2,000	3	60%
	4	50%
	5	25%
\$4,000,001 - \$10,000,000	1-2	100%
Application Fee - \$3,000	3-4	75%
	5-6	50%
	7	25% or as negotiated
\$10,000,001 and up	negotiable up to 10	Negotiable
Application Fee - \$4,000		

(h) Notwithstanding any other provision of the guidelines and criteria outlined in this policy, the City of Cibolo shall have the authority to negotiate with an applicant regarding the terms, length of years, and percentage of an abatement provided to a Property Owner or Lessee in an Agreement.

(i) Taxability. From the execution of the abatement agreement to the end of the abatement period, taxes shall be payable as follows:

1. The value of ineligible property as provided in Section 3(e) shall be fully taxable;
2. The base year value of existing eligible property as determined each year shall be fully taxable; and
3. The additional value of new eligible property shall be abated in the amount described in Section 3(g).

Section 4 APPLICATION

(a) Any present or potential owner of taxable property in the City of Cibolo may request a tax abatement and/or creation of a reinvestment zone by submitting a written request to the City of Cibolo. The application shall be filed with the City Manager and the City Manager shall inform each member of the governing body of such written request.

(b) The written request shall consist of a general description of the proposed use and the general nature and extent of the modernization, expansion, or new improvements which will be a part of the facility; a map and property description; and, a time schedule for undertaking and completing the planned improvements. In the case of modernizing, a statement of the assessed value of the facility separately stated for real and personal property shall be given for the tax year immediately preceding the application. The application form shall require such financial and other information as the City of Cibolo deems appropriate for evaluating the financial capacity and other factors of the applicant.

(c) The written application must be accompanied by the required application fee to assist the City in covering its legal costs in preparing the necessary abatement documents.

(d) Upon receipt of a written request for creation of a reinvestment zone or an application for an abatement, the City Manager, or his or her designee, together with the City's Economic Development Director, shall consider the feasibility and the impact of the proposed tax abatement. The review of feasibility shall include, but not be limited to, an estimate of the economic effect of the abatement of taxes, the benefit to the eligible jurisdictions, and the property to be covered by such an abatement.

Section 5 AGREEMENT

(a) After a public hearing in accordance with Chapter 312, the City Council of the City of Cibolo shall approve the application and authorize the negotiation and execution of a mutually acceptable agreement with the owner of the property and/or lessee as required, which shall include:

1. The base year amount;
2. The proposed investment;
3. The percent of value to be abated each year;

4. The commencement date and the termination date of the abatement;
5. The proposed use of the facility including the nature of construction, time schedule, map of the proposed improvements, property description, and improvement list as provided in the Application;
6. Contractual obligations in the event of default, violation of terms or conditions, delinquent taxes, recapture, administration and assignment;
7. The amount of the proposed investment and average number of jobs to be created or retained for the period of an abatement; and
8. A provision that the Property Owner or Lessee shall annually provide any information necessary for the City's evaluation of the Property Owner's or Lessee's compliance with the terms and conditions of the tax abatement agreement.

Section 6 SUNSET PROVISION

These guidelines and Criteria are effective upon the date of their adoption and will remain in force for two (2) years.



City Council Regular Meeting Staff Report

A. Approval/Disapproval of a Resolution of the City of Cibolo, Texas, authorizing the submission of a grant application to the U.S. Department of Transportation's Safe Streets and Roads for All (SS4A) demonstration grant program and committing to a 20% local match requirement. (Mr. Gomez)

Meeting	Agenda Group
Tuesday, June 24, 2025, 6:30 PM	Resolution Item: 11A.
From	
Julio Gomez, Public Works Director	

BACKGROUND:

The City's Public Works Department is preparing to submit an application for a grant opportunity focused on traffic signal infrastructure improvements. The City's current traffic signal system is significantly outdated, and replacement parts for the existing equipment are no longer manufactured, presenting ongoing maintenance and reliability challenges.

This grant opportunity will enable the City to pursue a demonstration project to install a modernized traffic signal system. The upgraded system will provide staff with remote access and real-time visibility into signal operations, allowing for faster response to malfunctions and improved traffic flow management.

In addition to enhancing operational efficiency, the proposed improvements will also incorporate advanced pedestrian mobility features at two key intersections: Borgfeld Road at Cibolo Valley Drive and Borgfeld Road at Dietz Road. These enhancements aim to improve pedestrian safety and accessibility in these high-traffic areas.

Securing this grant would represent a significant step forward in modernizing the City's transportation infrastructure and aligning with long-term mobility and safety goals.

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

This grant would require a 20% local match for the cost of the project. The project cost is \$60,000, and the 20% local match for that cost would be \$12,000.

MOTION(S):

Motion to approve/disapprove a resolution supporting the submission for the U.S. Department of Transportation's Safe Streets and Roads for All (SS4A) grant.

Attachments

[City_of_Cibolo_SS4A_Demonstration_Grant_Resolution_625.pdf](#)

CITY OF CIBOLO

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS,
AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE U.S. DEPARTMENT
OF TRANSPORTATION'S SAFE STREETS AND ROADS FOR ALL (SS4A) DEMONSTRATION
GRANT PROGRAM AND COMMITTING TO A 20% LOCAL MATCH REQUIREMENT.

WHEREAS, the U.S. Department of Transportation (USDOT) offers funding opportunities under the Safe Streets and Roads for All (SS4A) program to support demonstration activities that improve roadway safety and prevent fatalities and serious injuries; and

WHEREAS, the City of Cibolo recognizes the importance of innovative safety improvements and wishes to pursue a Demonstration Grant under the FY2025 SS4A funding cycle; and

WHEREAS, the proposed project will implement low-cost, high-impact strategies—such as temporary safety installations, quick-build pedestrian enhancements, or pilot traffic-calming treatments—to improve safety in high-risk corridors and evaluate long-term feasibility; and

WHEREAS, the City of Cibolo agrees to meet the non-federal cost share requirement set by USDOT and to contribute a minimum of twenty percent (20%) of the total eligible project cost as the local match.

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

SECTION 1. The City Council authorizes the submission of a grant application for the FY2025 SS4A Demonstration Grant program to the U.S. Department of Transportation.

SECTION 2. The City Council commits to providing a minimum local match of twenty percent (20%) of the total project cost, as described in the application budget.

SECTION 3. The City Manager or their designee is hereby authorized to act as the City's official representative in all matters related to the application, funding agreement, and project execution.

PASSED AND APPROVED this ___ day of _____, 2025 by the City Council of the City of Cibolo, Texas.

Mayor

ATTEST:

City Secretary



City Council Regular Meeting Staff Report

A. Discussion/Action on a master gardener for the Ron Pedde Community Garden. (Councilwoman D. Roberts)

Meeting	Agenda Group
Tuesday, June 24, 2025, 6:30 PM	Discussion/Action Item: 12A.
From	
Peggy Cimics, City Secretary	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

This item is intended to provide an opportunity for the City Council to hear from a member of the Guadalupe County Master Gardeners (GCMG) association. The GCMG is a voluntary service organization which supports the Texas A&M AgriLife Extension Service by providing horticultural education. This organization is interested in developing a partnership with the City concerning the Ron Pedde Community Garden.

The Mission of the Guadalupe County Master Gardeners (GCMG) association is to "assist the Texas A&M AgriLife Extension Service in providing unbiased, high quality, relevant horticultural education and service to the people of Guadalupe County and the state of Texas through outreach, teaching and demonstration projects. Protect and conserve the natural resources of the state by teaching safe, effective and sustainable horticultural practices that promote the development of healthy gardens, landscapes and communities. Develop a strong Master Gardener organization in Guadalupe County through education and volunteer commitments."

The website can be found here - [Home - Guadalupe County Master Gardeners](#). A goal of this website is to provide gardening information to the public and inform readers about the Master Gardener program and events.

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A



City Council Regular Meeting Staff Report

B. Discussion/Action on the Strategic Partnership Grant Program Applications for Funding. (Mr. Huggins)

Meeting	Agenda Group
Tuesday, June 24, 2025, 6:30 PM	Discussion/Action Item: 12B.
From	
Bryan Huggins, Executive Director - Safety and Infrastructure	

PRIOR CITY COUNCIL ACTION:

At the May 27, 2025 City Council Meeting, the Council was provided fourteen (14) applications submitted by various community groups to review.

BACKGROUND:

In FY25, we received a total of fourteen (14) applications for grant funding. There are a variety of organizations requesting funding from the City Council to support their endeavors. There are four (4) organizations that are not considered official non-profit organizations with 501 (c) 3 status that have requested funding for their projects, and those organizations explain in their applications how they will serve Cibolo residents. The other ten (10) organizations have 501(c)3 status.

The fourteen (14) organizations requested funding for a combined total of SEVENTY FIVE THOUSAND THREE HUNDRED SIXTY TWO DOLLARS AND ZERO CENTS (\$75,362). The Strategic Grant Partnership program budget for FY25 is TWELVE THOUSAND DOLLARS (\$12,000). The Council will need to come to a consensus on which organizations to fund and how much funding will be distributed to each organization chosen.

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

The City Council budgeted a total of TWELVE THOUSAND DOLLARS (\$12,000) to fund the Strategic Grant Partnership program in FY25.

MOTION(S):

The City Council can make motions to allocate funds to specific organizations that applied for the FY25 Strategic Partnership Grants up to a total of \$12,000.



City Council Regular Meeting Staff Report

C. Discussion/Action on Parks & Recreation Commission proposal to establish a New FY26 City Event: "2026 Cibolo Community Fitness Challenge & Move with the Mayor" Campaign. (Mr. Howard/Ms. Lambert)

Meeting	Agenda Group
Tuesday, June 24, 2025, 6:30 PM	Discussion/Action Item: 12C.
From	
Julio Gomez, Public Works Director	
Staff Contact(s)	
David Howard, Julio Gomez,	

BACKGROUND:

The Parks & Recreation Commission is proposing the launch of a new community wellness initiative in May 2026, aligned with National Fitness Month. This initiative is the result of ongoing collaboration between staff and the Parks and Recreation Commission that is aimed at building on the success of previous wellness events and introducing a sustainable, signature fitness program for the City of Cibolo.

The City Charter defines the purpose of this appointed body under Section 2-191. - Purpose.

The purpose of the *parks and recreation* commission shall be to recommend to the city council the establishment of a systemized program of *parks, recreation, and* playgrounds, to be made available to residents *and* visitors of the city. The commission shall advise city council on matters pertaining to *parks and recreation* facilities including neighborhood, regional *parks*, community gardens *and* greenbelts.

The proposed 2026 Cibolo Community Fitness Challenge & Move with the Mayor Campaign is intended to promote health, wellness, and community engagement through a variety of accessible and inclusive activities. The initiative is designed to encourage active lifestyles for residents of all ages, strengthen community partnerships with schools, local businesses, and wellness organizations, and establish a recurring event that supports the City's broader goals of public health and quality of life.

If supported by City Council, staff will explore sponsorship opportunities and strategic partnerships to support program delivery, increase participation, and offset event costs. This includes pursuing collaboration with the National Forum for Heart Disease & Stroke Prevention through their *Move with the Mayor* campaign, which promotes heart-healthy habits and encourages civic leaders to champion active living in their communities.

FINANCIAL IMPACT:

The total requested funding for the 2026 Cibolo Community Fitness Challenge & Move with the Mayor Campaign is **\$4,000**, which will be allocated as follows:

- **Promotional Materials & Signage:** \$800
- **Participant Incentives** (T-shirts, bottles, journals): \$1,200

- **Instructor & Speaker Stipends:** \$1,000
- **Equipment Rental & Event Supplies:** \$500
- **Outreach Campaign Support:** \$500

Total Request: \$4,000

This funding request can be further discussed and considered during a future City Council budget workshop. It will be the intent to offset the above costs by finding sponsors, which will cover some or all of the event costs.

MOTION:

The City Council can make a motion to direct City staff to continue to work with the Parks and Recreation Commission on this event.

Attachments

[P&R Fitness Challenge Proposal.pdf](#)

Submitted by:

Cibolo Parks & Recreation Commission

Events Committee:

Shari Daniels

Emma Hubbard

Tammi Lambert

To: Councilmembers

Project Title:

2026 Cibolo Community Fitness Challenge & Move with the Mayor Campaign

Funding Request:\$4,000

Type of Request:

- ☒ New Program
- ☒ Expansion of an Existing Program
- ☒ New Collaboration

Project Summary

The 2026 Cibolo Community Fitness Challenge is a dynamic, month-long initiative in celebration of National Fitness Month (May), promoting physical activity, heart health, and long-term wellness habits across the City of Cibolo. In tandem, the city will participate in the national Move with the Mayor campaign—a leadership-driven effort to reduce chronic disease through active engagement.

This initiative builds on the success of past wellness events and expands to a citywide celebration of health and movement. Residents of all ages and fitness levels will be invited to participate in a wide variety of activities hosted in local parks, supported by neighborhood associations, local fitness professionals, schools, and small businesses.

Program Goals

- Promote active lifestyles through weekly, themed fitness events and neighborhood-based movement challenges.
 - Encourage consistent park usage and raise awareness of Cibolo's green spaces.
 - Strengthen public-private partnerships with fitness studios, wellness organizations, and small businesses.
 - Launch Cibolo's participation in the Move with the Mayor campaign, establishing the Mayor's leadership in citywide health efforts.
 - Build a sustainable framework for an annual, inclusive wellness campaign.
-

Target Audience

- Cibolo residents of all ages and backgrounds
- Families, seniors, and youth

The program is designed to remove barriers and provide inclusive and accessible options, regardless of income, ability, or fitness level.

Key Components

1. Cibolo Community Fitness Challenge

A point-based fitness challenge throughout May, encouraging residents to:

- Participate in classes, workouts, and health-related activities
- Log water intake, healthy meals, and exercise minutes
- Visit multiple parks and post photos tagging @CiboloParks

Incentives: T-shirts, water bottles, recognition awards, and discounts at local businesses for participation.

2. Move with the Mayor

Cibolo joins the national movement that brings mayors and residents together to promote heart health through walking and local engagement. The Mayor will lead at least one walk and promote participation across the city.

3. Weekly Themed Fitness Events

Each week will feature a theme and corresponding public events held at different parks.

☒ **Week 1:**

Get Moving Week

 Niemietz Park

 Saturday, May 2 –

Activities: Zumba, Dance Fitness, Cardio, Low/High-Impact Aerobics

☒ **Week 2:**

Strength & Conditioning Week

 Schlather Park

 Saturday, May 9 – Cardiovascular Endurance

Activities: Resistance Training, Boot Camp, Flexibility, Obstacle Course (Kids)

☒ **Week 3:**

Mind & Body Wellness Week

 Cibolo Multi-Use Pavilion


 Saturday, May 16 - Yoga

Activities: Yoga, Guided Meditation, Breathwork, Stretching Sessions

☒ **Week 4:**

CrossFit & Agility Week

 Veterans Park


 Saturday, May 23

Activities: High Intensity Interval Training

☒ **Week 5:**

Family & Fun Fitness Week

 Al Rich Park

 Saturday, May 30

Activities: Obstacle Course, Relay Races, Family Fun Run

Use of Funds

(Total Requested: \$4,000)

Category	Estimated Cost
Promotional Materials & Signage	\$800
Participant Incentives (T-shirts, bottles, journals)	\$1,200
Instructor & Speaker Stipends	\$1,000
Equipment Rental & Event Supplies	\$500
Outreach Campaign Support	\$500

Total

\$4,000

Expected Outcomes

- Reach 500+ participants through live events and online engagement
 - 20% increase in park and trail usage during May 2025
 - Launch of Move with the Mayor as an annual city event
 - Creation of sustainable community partnerships
 - Collection of community feedback and participation data to shape future programs
-

Strategic Plan Alignment

Quality of Life – Strategies 4.1 & 4.2

- 4.1: Promote active lifestyles for all ages by offering diverse recreation
- 4.2: Enhance neighborhoods with safe, engaging, and inclusive programming

Partnerships & Relationships – Strategy 3.1

- 3.1: Cultivate relationships with local organizations, schools, and businesses

This initiative thrives on collaboration—connecting residents, fitness professionals, and city leadership to foster a unified wellness culture.

Sustainability

The 2026 Cibolo Community Fitness Challenge is designed to become a signature annual event, growing in scope and visibility each year. With scalable engagement strategies and a

replicable event model, it has strong potential for regional recognition and recurring sponsorship.

Joining Move with the Mayor® – A Step-by-Step Guide for the City of Cibolo

Move with the Mayor® (MWTM) is a national initiative led by the National Forum for Heart Disease & Stroke Prevention. It encourages mayors to use their leadership platforms to promote physical activity, prevent chronic diseases, and build healthier communities. Over 200 cities across the country have participated.

Step 1: Official Enrollment

- The City of Cibolo, through the Mayor's Office or Parks & Recreation Commission, can enroll by completing a simple sign-up form on the National Forum's website:

<https://www.nationalforum.org/mwtm/>

- There is no cost to join.
- Once enrolled, the city receives a toolkit, branding guidelines, and access to campaign materials, templates, and technical support.

What Happens After You Join?

Use the Free Resources

- Access ready-to-use flyers, social media templates, and talking points.
- Get national-level data and stats to help frame your message around heart health and preventable disease.



Public Commitment from the Mayor

- Schedule a public announcement or proclamation during the kickoff event of the Cibolo Community Fitness Challenge.
 - Share a message from the Mayor about the importance of daily physical activity.
 - Sign the Move with the Mayor Pledge and challenge other city leaders to do the same.
-

Ideas for Cibolo's Implementation

1. Mayor-Led Walks

- Host one or more Mayor's Walks in May—perhaps every Saturday morning at a different park.
- Invite schools, senior groups, HOAs, and youth sports teams to walk with the Mayor.
- Brand it: "Step into Wellness: Walk with Mayor [Name]"

2. Social Media Engagement

- Weekly videos or live streams of the Mayor engaging in wellness activities.
- Promote a #MoveWithTheMayorCibolo hashtag for participants to share their progress.
- Feature stories of local residents who overcame health challenges through movement.

3. Wellness Challenges & School Partnerships

- Invite Cibolo ISD schools to host their own Move with the Mayor week and log steps or exercise minutes.
- Recognize a "Healthiest School" or "Most Active Class" during an end-of-month celebration.

4. Community Fitness Days

- Organize pop-up fitness sessions in partnership with local gyms and trainers, co-hosted by the Mayor.

- Ideas include walking clubs, community yoga, or “Walk & Talk with the Mayor” events where residents can give feedback while getting active.
-

Benefits to the City of Cibolo

- National Recognition for civic leadership in health.
 - Visibility in press releases, newsletters, and webinars by the National Forum.
 - Opportunity to apply for small grants and awards offered to MWTM cities.
 - Builds trust and approachability between residents and local leadership.
 - Enhances the city’s reputation as an inclusive and wellness-minded municipality.
-

How Residents Can Join In

- Visit the City’s website to register for the Fitness Challenge.
- Follow @CiboloParks and @CityOfCibolo on social media for weekly activities.
- Attend Mayor-led walks and events throughout the month.
- Use the hashtag #MoveWithTheMayorCibolo when posting photos or videos of fitness activities.
- Log participation for a chance to win giveaways, t-shirts, and community recognition.

Conclusion

The Cibolo Community Fitness Challenge & Move with the Mayor Campaign is more than a fitness event—it’s a community-building movement. This initiative aligns with the City’s values of health, inclusion, and collaboration, and offers a visible, measurable way to demonstrate leadership in wellness.

We respectfully request funding support in the amount of \$4,000 to help launch this exciting, impactful, and community-centered program in May 2025.



City Council Regular Meeting Staff Report

D. Discussion/Action to allow the City Manager to execute a work order with Kimley-Horn for the Master Planning Services for Veterans and Niemietz Park in the amount of \$83,500. (Mr. Gomez)

Meeting	Agenda Group
Tuesday, June 24, 2025, 6:30 PM	Discussion/Action Item: 12D.
From	
Julio Gomez, Public Works Director	

PRIOR CITY COUNCIL ACTION:

As part of the FY23–FY27 Five-Year Capital Improvement Program (CIP), City Council approved annual Parks funding of \$750,000 for fiscal years 2023 through 2026, and \$500,000 for fiscal year 2027

BACKGROUND:

On August 1, 2023, the City of Cibolo submitted an application for the Local Park Grant Program through the Texas Parks and Wildlife Department. This grant would have provided the City with \$1.5 million in funding for the Tolle Nature Preserve, requiring a 50% local match. Accordingly, \$750,000 was allocated in the FY24 budget.

In January 2024, the City was notified that it was not selected for the grant. The funding has remained allocated in the CIP pending City Council direction on its use.

During the April 5, 2025, Council Strategic Workshop, City staff provided Council with an update on park conditions, preliminary cost estimates for improvements and renovations, and a breakdown of allocated funding by fiscal year.

Mr. Reed asked Council how they would like to utilize the previously allocated funding and which parks should be prioritized for improvements. City Council provided direction to begin renovations and improvements at Veterans Park and Niemietz Park.

City staff met with three consultants under current Master Service Agreements with the City. Following these meetings, staff selected Kimley-Horn to lead the improvements at Veterans and Niemietz Parks.

STAFF RECOMMENDATION:

Staff recommends that City Council authorize the City Manager to execute a work order with Kimley-Horn for master planning services for Veterans Park and Niemietz Park.

FINANCIAL IMPACT:

The consultant services will be funded through the Parks funds allocated in the FY24–25 Capital Improvement Program (CIP) in the amount of EIGHTY THREE THOUSAND FIVE HUNDRED DOLLARS (\$83,500).

Attachments

[Cibolo Veterans and Niemietz Park Phase I Proposal 6-12 MSA.pdf](#)

June 12, 2025

Julio Gomez, MBA
Director of Public Works
108 Cibolo Dr
Cibolo, TX 78108

Via Email: jgomez@cibolotx.gov

Re: Exhibit B - City of Cibolo – Veterans and Niemietz Park Master Planning Services

Dear Mr. Gomez:

Kimley-Horn and Associates, Inc. (“Kimley-Horn” or “Consultant”) is pleased to submit this letter agreement (the “Agreement”) to The City of Cibolo (“Client” or “City”) for providing a Master Plan for Improvements at Veterans and Niemietz Park.

Project Understanding

The City intends to enter an Agreement with Kimley-Horn to provide a master plan for improvements at Veterans and Niemietz Park located in Cibolo, Texas. Veterans Park is approximately 3.5 acres, located at 3864 Cibolo Valley Drive and Niemietz Park is approximately 13 acres located at 618 FM 78. Improvements for each park will be identified through public input and stakeholder engagement via in-person interviews, online surveys and public input meetings. Improvements may include new playgrounds, sport courts, trails, site lighting, restroom locations, shade pavilions, landscaping and parking.

Scope of Services

Kimley-Horn will provide the services specifically set forth below.

Task 1 Coordination and Design Management

The Consultant will serve as the lead design consultants and project design team manager. The Consultant will perform the following tasks:

- A) Review of the survey work.
- B) Assignment of design team responsibilities.
- C) Invoicing and Project Reports
- D) Perform initial due diligence to determine utility services and Owner requirements.
- E) Review applicable development and design requirements applicable to the project.
- F) Direct the Consultants design team during the design phase.

Task 2 Data Collection

Prior to beginning this task, the City will furnish the Consultant any existing information on the site including topographic/boundary surveys, geotechnical reports, as-built plans, data and maps from prior projects including the overall Parks and Recreation Master Plan and plat with utility easements and locations shown. This task includes a one-day in-person visit from the Consultant and the City.

A project meeting will be held between the Consultant and the City to determine needs and goals for the project site. Information from both the site visit and meeting will be documented.

A site inventory analysis map will be created based on information gathered during the site visit. A visual inspection of the following items will be documented:

- a. Topography
- b. Access to the Site and Circulation
- c. Surrounding land use
- d. Vegetation
- e. Existing land uses

An Opportunity and Constraints Map will be developed using the data collected to help guide future planning discussions with the City and stakeholder groups.

*Meetings: One (1) In-Person meeting and One (1) Site Visit (per site)
One (1) Internet meeting (if needed)*

*Deliverables: One (1) 24"x36" Site Inventory Map (electronic document);
One (1) 24"x36" Opportunity and Constraints Map (electronic document)*

Task 3 Public Meetings and Programming

The Consultant will lead a community workshop in conjunction with Parks Board meeting, attend two public events and hold separate stakeholder meetings (youth athletic groups, City maintenance staff, parks staff), if necessary, to analyze needs and determine objectives. The Consultant will provide a presentation that will include images and/or video presentations with commentary on the existing park features and other park features that could be considered for this project; and an open-forum question-and-answer session to discuss concerns and needs of those individuals and groups attending the meeting.

Additionally, an online survey will be developed to gather input from the community.

A matrix of programming priorities will be developed and discussed to prioritize programming and facility features. The Consultant will use the results of the interviews, public workshop, and survey to develop programming options and a needs profile.

*Meetings: One (1) Community Input Meeting;
Two (2) Public Event Input Meetings;
Up to Four (4) Hours of Stakeholder Meetings;
One (1) Internet Meeting with City Staff to Discuss Findings*

Deliverables: One (1) Prioritized Programming Matrix

Task 4 Conceptual Master Plan

The Consultant will provide one conceptual master plan per site overlaid on an aerial indicating improvements that were identified from the Task 3 meeting with the Client and public/stakeholder groups. Each plan will illustrate ways to organize the spaces in a functional arrangement. Based on results of the meeting and programming session – the conceptual plans that will be developed could address the following:

- A. Playground.
- B. Sport Courts
- C. Pedestrian/Sidewalk Improvements and Alignments
- D. Lighting
- E. Shade Structures/Pavilions
- F. Restroom Facility Locations
- G. Vehicular Access and Parking

The conceptual plans will be color rendered and photos and/or sketches will be provided to illustrate the proposed features and layout.

An Opinion of Probable Cost will be developed for the concept plan. Because the Consultant does not control the cost of labor, materials, equipment, or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to opinions as to the costs of construction and materials, shall be made on the basis of its experience and represent its judgment as an experienced and qualified professional, familiar with the industry. The Consultant cannot and does not guarantee that proposals, bids, or actual costs will not vary from its opinions of cost.

The Consultant will present the conceptual master plans to the City for review and receive comments.

*Deliverables: Two (2) 24"x36" Rendered Conceptual Master Plans (.pdf)
One (1) Opinion of Probable Cost per Master Plan (two total)*

*Meetings: One (1) In-Person Meeting with City Staff
One (1) internet meeting (if needed)*

Task 5 Boundary, Improvements, Topographic and Trees Survey

The Consultant will prepare a boundary, improvements, topographic and Tree survey for Veterans and Niemietz Park to be used for site planning and civil engineering design purposes. The survey is to be used in-house and will not be issued as a stand-alone survey document. The survey will consist of:

- A) Locating existing monumentation, property lines, platted lot lines, street rights-of-way, easements, and any encroachments or protrusions of visible improvements.
- B) Setting missing property corners.

- C) All existing substantial features and improvements will be located. This includes buildings, parking areas, driveways, sidewalks, top of curb and gutter, islands, light poles, and drainage structures.
- D) Observed locations of existing utilities including electric and communications lines, water, wastewater, storm drains, gas, and franchise utility facility appurtenances as well as inverts, flow lines, and pipe sizes where accessible. Texas 811 markings of subsurface utilities that are in place at the time our field work will also be located. This part of the proposal does not include subsurface utility engineering such as designation by electronic means, potholing or excavating.
- E) Topographic information at an even grid will be provided with details of features and contour lines representing the surface of the existing ground at one-foot intervals. Benchmarks will be set on site and tied to the North American Vertical Datum of 1988.
- F) Tree survey of the properties showing all Significant Trees per the City of San Antonio's Tree Survey guidelines. The tree species shown on the survey will reflect field identifications made by survey crew personnel. This fee does not reflect effort by an arborist or other expert consultant should make the final determination of tree types and conditions.

TBPLS Firm Number: San Antonio: 10193973

Task 6 Parks Interactive Map

The Consultant will create an interactive map highlighting planned parks and recreation summer activities and descriptions, an overall park map with indicating individual park amenities and rental information.

The City will provide the Consultant a list of activities and information to include in the map.

Meetings: Up to three (3) internet meetings (if needed)

Deliverables: One (1) Interactive Parks Map (electronic document);

Services Not Included

Any other services, including but not limited to the following, are not included in this Agreement:

- Franchise Utility Coordination
- Traffic Impact Studies or Signal Design
- Preparation of Traffic control plans
- Revisions due to changes in regulations
- Construction Documents, of any kind
- Archaeological Survey
- Off-Site Easement Descriptions, other than noted
- Detailed Labor/Materials Cost Estimates (As Prepared by an Estimating Service)
- Record Drawing Survey
- Wetlands Permitting / Delineation
- Environmental Impact Statement
- Specialty Audio/Visual or Food Service Consultant Services

Information Provided By City

We shall be entitled to rely on the completeness and accuracy of all information as requested in the scope of services above provided by the City or the City's consultants or representatives. Requested information may include:

- Record Construction Drawings and As-Built Drawings showing location of existing buried utilities
- Copies of Title Reports, if available
- Right of entry and access to all properties

Schedule

We will provide our services as expeditiously as practicable with the goal of meeting the following schedule:

Task 1-6	Data Collection, Public Meetings, Master Planning	5 Months
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Fee and Expenses

Kimley-Horn will perform the services in Tasks 1-6 for the total lump sum fee below (inclusive of expenses).

Task 1	Coordination and Design Management	\$2,500
Task 2	Data Collection	\$9,500
Task 3	Public Input and Programming	\$17,500
Task 4	Conceptual Master Plan	\$17,500
Task 5	Topographic and Boundary Survey	\$31,000
Task 6	Parks Interactive Map	\$ 5,500

Total Lump Sum Fee (Tasks 1-6)	\$ 83,500
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Lump sum fees will be invoiced monthly based upon the overall percentage of services performed. Payment will be due within 30 days of your receipt of the invoice and should include the invoice number and Kimley-Horn project number.

Closure

In addition to the matters set forth herein, our Agreement shall include and be subject to, and only to, the Standard Form of Agreement Master Professional Services Contract #23-160-09-F dated July 31, 2023 and executed by the City on 8/1/2023.

We appreciate the opportunity to provide these services to you. Please contact me if you have any questions.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to be 'AP' with a long horizontal stroke extending to the right.

Austin Powers

Associate

City of Cibolo, Texas

SIGNED: _____

PRINTED NAME: _____

TITLE: _____

DATE: _____

A handwritten signature in blue ink, appearing to be 'Sean Mason'.

Sean Mason, P.E.

Associate



City Council Regular Meeting Staff Report

E. Discussion/Action on the No Smoking Ordinance. (Councilwoman Sanchez-Stephens)

Meeting	Agenda Group
Tuesday, June 24, 2025, 6:30 PM	Discussion/Action Item: 12E.
From	
Peggy Cimics, City Secretary	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

The City Council Ordinance Sub-committee has reviewed the existing ordinance on this topic and is recommending changes to two definitions found in Article II of Chapter 34 of the City of Cibolo's Code of Ordinances, which regulates Public Smoking within the city limits.

The proposed ordinance clarifies definitions regarding "Electronic Smoking Device" and "Smoking or smoking." As tracked in the attached draft ordinance, these definitions would be revised as follows:

Electronic Smoking Device (ESD) means any product containing or delivering nicotine or any other substance intended for human consumption that can be used by a person in any manner for the purpose of inhaling vapor or aerosol from the product. The term includes any such device, whether manufactured, distributed, marketed, or sold as an e-cigarette, e-cigar, e-pipe, e-hookah, dab rig or vape pen, or under any other product name or descriptor

Smoke or smoking means and includes the carrying or holding of a lighted pipe, cigar or cigarette of any kind, or any other lighted smoking equipment or device, and the lighting, emitting or exhaling the smoke of a pipe, cigar or cigarette of any kind. Smoking includes the use of an electronic smoking device which creates an aerosol or vapor, in any manner or in any form, or the use of any oral smoking device for the purpose of circumventing the prohibition of smoking in this Chapter.

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[Ord Non-smoking Amendment 2025-06-24.pdf](#)



ORDINANCE NO: _____

AN ORDINANCE OF THE CITY OF CIBOLO, TEXAS, AMENDING CHAPTER 34 OF THE CIBOLO CODE OF ORDINANCES; PROVIDING A DEFINITION OF ELECTRONIC SMOKING DEVICE; PROVIDING A DEFINITION OF SMOKE OR SMOKING; PROVIDING FOR SAVINGS; REPEAL; SEVERABILITY; PUBLICATION AND CODIFICATION; DECLARING THAT THE MEETING AT WHICH THIS ORDINANCE WAS ADOPTED WAS CONDUCTED 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 with the authority to enact laws to protect the public, health, and safety of residents and visitors to the City; and

WHEREAS, the City Council finds that Article II of Chapter 34 regulates Public Smoking within the City limits of the City of Cibolo; and

WHEREAS, the City Council finds it beneficial to update the laws and regulations applicable to Public Smoking generally and to smoke or smoking, specifically;

WHEREAS, the City Council finds that Article II of Chapter 34 regulates public health and safety, the protection of which is in the best interest of the citizens of the City of Cibolo, and the regulation of which is within the authority of the City of Cibolo; and

WHEREAS, upon approval, the City Council directs the City Manager and City Secretary to take such actions as are necessary and appropriate to effectuate this ordinance.

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 are hereto and incorporates them herein as findings of fact as if recited verbatim.

SECTION 2. Amendments. The Code of Ordinances of the City of Cibolo, Texas is amended by adding definitions to Chapter 34 Health and Sanitation, Article II Public Smoking, Section 34-56, as set forth in **Attachment A** attached hereto.

SECTION 3. Public Purpose. The City Council finds that the action taken, evidenced by this ordinance, complies with all applicable rules and regulations set forth in the Code of Ordinances of the City of Cibolo and all other applicable law and effectuates a public purpose of the City of Cibolo.

SECTION 4. 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 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. 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 7. 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 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 not to exceed \$2,000.00. Each day on which any violation of this Ordinance occurs shall constitute a separate offense.

SECTION 10. Effective Date. This Ordinance will become effective within the corporate city limits of the City of Cibolo upon the required newspaper publication.

PASSED AND APPROVED this _____ day of _____, 2025.

Mark Allen, Mayor

ATTEST:

Peggy Cimics, TRMC, City Secretary

APPROVED AS TO FORM:

DENTON NAVARRO RODRIGUEZ BERNAL
SANTEE & ZECH, PC, City Attorney

EXHIBIT A

CIBOLO CODE OR ORDINANCES

. . .

CHAPTER 34 – HEALTH AND SAFETY

. . .

ARTICLE II. – PUBLIC SMOKING

. . .

Sec. 34-56. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Bar means any commercial establishment that derives 65 percent or more of its annual gross sales receipts from the sale of alcoholic beverages as defined by the Texas Alcoholic Beverage Code (Tex. Alcoholic Beverage Code [§ 1.01](#) et seq.) and has a valid on-premises consumption license issued by the Texas Alcoholic Beverage Commission or a portion of a commercial/food establishment that is physically separated from the rest of the establishment by an impermeable barrier exclusive of appropriate openings for ingress and egress and that portion of the establishment is independently ventilated and that portion of the establishment derives 65 percent or more of its annual gross sales receipts from the sale of alcoholic beverages as defined by the Texas Alcoholic Beverage Code (Tex. Alcoholic Beverage Code [§ 1.01](#) et seq.) and has a valid on-premises consumption license issued by the Texas Alcoholic Beverage Commission.

Director means the director of the department designated by the city manager to enforce and administer this article or the director's designated representative.

Electronic Smoking Device (ESD) means any product containing or delivering nicotine or any other substance intended for human consumption that can be used by a person in any manner for the purpose of inhaling vapor or aerosol from the product. The term includes any such device, whether manufactured, distributed, marketed, or sold as an e-cigarette, e-cigar, e-pipe, e-hookah, dab rig or vape pen, or under any other product name or descriptor.

Employee means any person who is employed by any employer for direct or indirect monetary wages or profit, or is in a position that would lead one to believe that such person is so employed.

Employer means any person, partnership, corporation, association or other entity that employs one or more persons.

Enclosed means closed in by a roof and walls with appropriate openings for ingress and egress.

Food establishment means any operation engaged in the preparation or sale of prepared ready-to-eat food, if such operation accounts for more than 51 percent of annual gross sales

receipts. For the purpose of this definition, the term "food establishment" does not include an outdoor patio.

Governmental entity means a municipality, county, school district, or appraisal district.

Health care facility means any hospital or institution that provides medical or surgical services for patients.

Independently ventilated means that the heating, ventilation and air conditioning system for a bar area does not allow for the mixing of air from the bar area to a public area or public place served by the same ventilation system or another ventilation system.

Movie theater means any establishment engaged in the business of exhibiting motion pictures to the public.

Outdoors means any area that is not enclosed.

Private club means any building, premises or portion thereof which is wholly owned or leased by a nonprofit corporation organized under section 501(c)(3) of the United States Internal Revenue Code, as amended.

Public place means any enclosed area that is open to or is used by the general public, or that is a place of employment and includes, but is not limited to, retail stores, grocery stores, offices, professional, commercial or financial establishment, food establishments, movie theaters, public and private institutions of education, health care facilities, nursing and convalescent homes, residential treatment facilities, buildings owned or occupied by political subdivisions and public restrooms. For the purpose of this definition, the term "public place" does not include a private residence, bar, tobacco shop, hotel and motel rooms that are rented to guests, private clubs or outdoors.

Smoke or *smoking* means and includes the carrying or holding of a lighted pipe, cigar or cigarette of any kind, or any other lighted smoking equipment or device, and the lighting, emitting or exhaling the smoke of a pipe, cigar or cigarette of any kind. *Smoking includes the use of an electronic smoking device which creates an aerosol or vapor, in any manner or in any form, or the use of any oral smoking device for the purpose of circumventing the prohibition of smoking in this Chapter.*

Tobacco means any tobacco, cigarette, cigar, pipe tobacco, smokeless tobacco, snuff or any other form of tobacco, which may be utilized for smoking, chewing, inhalation or other means of ingestion or absorption.

Tobacco shop means any commercial establishment that derives 51 percent of its annual gross receipts from the sale of tobacco and tobacco accessories.



City Council Regular Meeting Staff Report

F. Discussion/Action on Council Policies. (Councilwoman D. Roberts)

Meeting	Agenda Group
Tuesday, June 24, 2025, 6:30 PM	Discussion/Action Item: 12F.
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



City Council Regular Meeting Staff Report

G. Discussion/Presentation on the Tyler Technologies Records Management System (RMS) status. (Chief Andres)

Meeting	Agenda Group
Tuesday, June 24, 2025, 6:30 PM	Discussion/Action Item: 12G.
From	
Thedrick Andres, Chief of Police	

PRIOR CITY COUNCIL ACTION:

On August 27, 2025, the City Council approved funding for a contract with Tyler Technologies for a Law Enforcement Records Management System for the Cibolo Police Department.

On July 23, 2024, the City Council received a presentation from me regarding an enhanced Law Enforcement Records Management System (RMS) with Tyler Technologies. During this meeting, the City Council approved the City Manager's signing of an Interlocal Purchase Agreement with the City of Schertz and the City of Cibolo regarding a competitive procurement process for a new RMS with Tyler Technologies.

BACKGROUND:

Tyler Technologies has sent certified trainers to the Cibolo Police Department to train our sworn and professional staff members to utilize the new RMS system. The system will allow officers to complete reports on smartphones, tablets, Mobile Data Terminals, laptops, or desktops at the station. CPD staff members have already received specialized training in documenting reports in the field, records management entry, and data entry into the property and evidence module.

Tyler Technologies implementation timeline and "go-live" with the law enforcement records management system is listed below:

- System Administrator Training – May 15-16 (Tyler and CBPD)
- Train the Trainer on LE Mobile Module – June 3, 4, 5 (Tyler & CBPD staff **on-site**)
- Train the End Users on RMS – June 10, 11, 12 (Tyler & CBPD staff **on-site**)
- Discuss and plan management of "go-live" – tentatively June 19 (Tyler & CBPD staff **on-site**)
- **On-site support and "go-live" with Records Management System – July 22, 23, 24**

STAFF RECOMMENDATION:

The staff providing update on the Tyler Technologies for a Law Enforcement Records Management System for the Cibolo Police Department.

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A



City Council Regular Meeting Staff Report

J. 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, June 24, 2025, 6:30 PM	Discussion/Action Item: 12J.
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

[June July 2025.pdf](#)

June



2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3 Charter Review 6:30pm	4 Parks Meeting 6:30pm	5 Old Town Open House 3pm-5pm Cibola Council/Schertz Council/ CCMA Joint Meeting 6:30pm	6 Old Town Open House 3pm-5pm	7
8	9 Charter Review 6:30pm	10 Special Council Meeting 6:00pm Council Meeting 6:30pm	11 Municipal Court P&Z Meeting 6:30pm	12 NEP Luncheon 11:30am EDC Meeting 6:30pm	13 Flag Day Ceremony	14 
15	16	17 Budget Workshop #1 6:30pm	18	19 City Offices Closed 	20	21
22	23 Charter Review 6:30pm	24 Council Meeting 6:30pm	25 Municipal Court	26 Historic Meeting 6:30pm	27	28
29	30 Charter Review 6:30pm					

July



2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2 Parks Meeting 6:30pm	3	City Offices Closed 4 	5
6	7	8 City Council Meeting 6:30pm	9 Municipal Court P&Z Meeting 6:30pm	10 NEP 11:30am Historic Meeting 6:30pm	11	12 Attorney Interviews 9am
13	14	15 Council Budget Workshop 6:30pm	16	17 EDC Meeting 6:30pm	18	19 First Day to file for a place on the Ballot
20	21	22 City Council Meeting 6:30pm	23 Municipal Court	24	25	26
27	28 Animal Shelter Meeting 6:30pm	29	30	31		