



"City of Choice"

City Council Meeting
6:30pm - 10:00pm

Tuesday, October 29, 2024, 6:30 PM
200 S. Main St.
Cibolo, Texas 78108

Est. Duration: 2 hr 35 min

**** Revised ****

1. Call to Order

As the presiding officer over this meeting, one of my duties is to maintain an appropriate and professional atmosphere to conduct the business of the city. Statements made during the meeting, no matter to whom they are directed, must be made with the utmost respect and dignity of others. It has become apparent that when anyone during a meeting speaks in a manner other than with dignity and respect of others it distracts from and interferes with the Council's efforts to conduct city business in an efficient and effective manner. Such conduct during our meetings, will be admonished, called "out of order", and the speaker will lose the floor. Any repeated conduct by a City Councilmember at the same meeting will result in that person losing the eligibility to be recognized to speak beyond one minute per any item on the agenda, other than to make a motion, second a motion or participate in a voice vote on any item.

2. Roll Call and Excused Absences

2A. Excused Absence

3. Invocation

4. Pledge of Allegiance

5. Proclamations

5A. Proclamation for National First Responders Day

6. Citizens to be Heard

This is the only time during the Council Meeting that a citizen can address the City Council. It is the opportunity for visitors and guests to address the City Council on any issue to include agenda items. All visitors wishing to speak must fill out the Sign-In Roster prior to the start of the meeting. City Council may not deliberate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, City Council may present any factual response to items brought up by citizens. (Attorney General Opinion - JC-0169) (Limit of three minutes each.) All remarks shall be addressed to the Council as a body. Remarks may also be addressed to any individual member of the Council so long as the remarks are (i) about matters of local public concern and (ii) not disruptive to the meeting or threatening to the member or any attendee. Any person violating this policy may be requested to leave the meeting, but no person may be requested to leave or forced to leave the meeting because of the viewpoint expressed. This meeting is livestreamed. If anyone would like to make comments on any matter regarding the City of Cibolo or on an agenda item and have this item read at this meeting, please email pcimics@cibolotx.gov and vchapman@cibolotx.gov or telephone 210-566-6111 before 5:00 pm the date of the meeting.

7. Public Hearing

7A. Conduct a public hearing regarding a Conditional Use Permit (CUP) request to allow an Accessory Living Quarters use in a Manufactured Home District (MH-1) for certain real property located at 432 Tolle Road, legally described as RABY ESTATES LOT 1, 1.93 AC. (Mr. Spencer)

7B. Conduct a public hearing regarding a Comprehensive Sign Program application for certain real property located at 112 Rodeo Way, legally described as CIBOLO VALLEY RANCH #1 BLOCK 6, LOT 62R, 0.59 AC. (Mr. Spencer)

7C. Conduct a public hearing regarding a Conditional Use Permit (CUP) request to allow Local Convenience Store with Fuel Sales (larger than 5,000 square feet) use in a General Commercial District (C-4) for certain real property located at 12880 IH-10, legally described as ABS: 134 SUR: JOSE FLORES 11.26 AC. (Mr. Spencer)

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.)

8A. Approval of the minutes of the Regular City Council Meeting held on October 15, 2024.

9. Staff Update

9A. Administration

- a. CIP Updates
- b. RFP, RFQs, and RFBs
- c. Recap of the October 19th Town Hall

9B. Fire Department

10. Ordinances

10A. Approval/Disapproval of an Ordinance of the City of Cibolo amending the Sign Ordinance to remove the requirement for residential event signs to receive a no-fee permit. (Mr. Reed)

11. Resolutions

11A. Approval/Disapproval of a Resolution of the City of Cibolo authorizing the submission of a grant application to the Motor Vehicle Crimes Prevention Authority (MVCPA) for the FY 25 SB 224 Catalytic Converter Grant Program and agreeing to designate an official to administer the grant. (Chief Andres)

11B. Approval/Disapproval of a Resolution of the City of Cibolo relating to establishing the City's intention to reimburse itself for prior expenditures from Tax-Exempt Bonds to be issued. (Ms. Miranda)

12. Discussion/Action

12A. Discussion/Action for the Purchase of two new Lawn Mowers and authorizing the City Manager to Execute Purchase Order from Hustler Turf for two (2) 104" Kawasaki Mowers in the amount of Fifty-Four Thousand Nine Hundred Ninety-Eight Dollars and Twenty Cents (\$54,998.20). (Mr. Parsons/Mr. Howard)

12B. Discussion/Action of a Right of Way (ROW) License Agreement with Google Fiber to bring a high-speed fiber network to Cibolo and authorize the City Manager to execute the Agreement. (Mr. Beekman/Mr. Huggins)

12C. Discussion/Action regarding the Final Plat of Homestead Cibolo Unit 1 Subdivision. (Mr. Spencer)

12D. Discussion/Action regarding the Final Plat of Homestead Cibolo Unit 2 Subdivision. (Mr. Spencer)

12E. Discussion/Action on the final FY24 Annual Report and the final FY25-FY27 Council Strategic Plan revision, including the public posting of these documents on the City's website . (Mr. Reed/Mr. Morris)

12F. Discussion/Action to authorize the City Manager to execute purchase order for Replacement Water Meters and Transponders as needed for ongoing water system maintenance with HydroPro Solutions, LLC., in the amount not to exceed Sixty-Five Thousand Dollars (\$65,000). (Mr. Hubbard/Mr. Parsons)

12G. Discussion/Action for the Purchase of Water Meters for New Water Service Inventory and authorizing the City Manager to execute Purchase Order for water meters from HydroPro Solutions, LLC., in an amount not to exceed One Hundred Thousand Dollars. (\$100,000). (Mr. Hubbard/Mr. Parsons)

12H. Discussion/Action to authorize the City Manager to execute a Contract with T Construction, LLC, for the FM 78 Water Main Extension in the amount of Three Hundred Twenty-Nine Thousand, One Hundred Sixty-Two Dollars and Zero Cents (\$329,162.00). (Mr. Gomez)

12I. Discussion/Action to authorize the City Manager to execute a contract with PMGR Development Group Corporation for the Animal Care Facility site work in the amount of Three Hundred Thirty-Three Thousand, Six Hundred Eighty-Seven Dollars and Twenty-Seven Cents (\$333,687.27). (Mr. Gomez)

12J. Discussion/Action to waive all waivable confidentialities, including the attorney-client communications and attorney work-product privilege, applicable to the content of the Palm Field Subdivision and the 4164 Lower Seguin Rd Conditional Use Permit (CUP) Investigation. (Councilman Hicks)

12K. Discussion on a temporary Traffic Control Measure on Green Valley Road at Elaine Schlather Drive. (Councilwoman Sanchez-Stephens)

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

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

12N. Discussion 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 and Section 551.087 Economic Development to discuss the following:

13A. Project SPUR (Ms. Ellis)

13B. Code of Conduct (Councilwoman Sanchez-Stephens)

13C. The duties of the City Manager, and the evaluation process and timeline for the City Manager/City Attorney/City Secretary (Councilman Benson/Councilman Hicks)

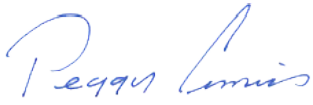
14. Open Session

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

15. Adjournment

15A. 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 committees, commissions, boards and corporations may attend this meeting.

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

I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the City Hall bulletin board on the ____ day of _____ 2024.

Name and Title

Date Posted: October 26, 2024



City Council Regular Meeting Staff Report

A. Proclamation for National First Responders Day

Meeting	Agenda Group
Tuesday, October 29, 2024, 6:30 PM	Proclamations Item: 5A.
From	
Peggy Cimics	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[National First Responders Day 2024.pdf](#)



***Proclamation by the Mayor of the City of Cibolo designating
October 28, 2024, as National First Responders Day***

Whereas, first responders, both men and women, career and volunteer, from 911 dispatchers, law enforcement officers, firefighters, emergency medical services personnel, search and rescue teams, rescue pilots and divers, emergency management professionals, and members of other organizations in the public safety sector, come together to protect and aid the public in the event of an emergency; and

Whereas, first responders risk their life and safety every day in the performance of their duties to protect our citizens; and

Whereas, at a moment's notice, first responders are quick to respond to dangerous and unnerving situations that threaten our Commonwealth; and

Whereas, first responders must be ready to provide lifesaving services to the people of Cibolo 24 hours a day, seven days a week throughout the year; and

Whereas, first responders undergo significant education, specialized training, and personal sacrifice to contribute their excellent and necessary skills for the public good; and

Whereas, we recognize the integral role first responders play in our community and the benefits derived from their hard work, commitment, sacrifice, and unhesitating dedication; and

NOW, THEREFORE, I, MARK ALLEN, MAYOR OF CIBOLO, TEXAS, on behalf the Cibolo City Council , staff, and all citizens, do hereby proclaim October 28, 2024, as **NATIONAL FIRST RESPONDERS DAY** in Cibolo, Texas, and urge all residents to show appreciation to all of our first responders for everything they do to keep our community safe.

IN TESTIMONY WHEREOF, I have signed my name officially and caused the Seal of The City of Cibolo to be affixed at Cibolo on this the 29th day of October 2024.

Mark Allen, Mayor
City of Cibolo



City Council Regular Meeting Staff Report

A. Conduct a public hearing regarding a Conditional Use Permit (CUP) request to allow an Accessory Living Quarters use in a Manufactured Home District (MH-1) for certain real property located at 432 Tolle Road, legally described as RABY ESTATES LOT 1, 1.93 AC. (Mr. Spencer)

Meeting	Agenda Group
Tuesday, October 29, 2024, 6:30 PM	Public Hearing Item: 7A.
From	
Lindsey Walker, Planner I	

CITY COUNCIL ACTION: Conduct 2nd Public Hearing

PLANNING & ZONING COMMISSION RECOMMENDATION: Approval with staff recommended conditions by 7-0 vote

PROPERTY INFORMATION:

- Project Name: CUP-24-07
- Owners: Gerardo Padilla Barajas
- Representative: Gerardo Padilla Barajas
- Location/Area: 432 Tolle Road, 1.93 acres
- Location: Tolle Road, north of Ayala Lane
- Council District: 7
- Future Land Use: Estate Residential
- Existing Zoning: Manufactured Home Residential (MH-1)
- Requested Zoning: Conditional Use Permit (CUP)
- Proposed Use: Accessory Living Quarters

FINDINGS:

A zoning request is specifically about land use, not the future engineering of the land itself, and should meet criteria per UDC Article 4.3.1.5. Decisions regarding future engineering of the land occur with the platting process, where the property's design is known. The applicant property is located within the Manufactured Home Residential (MH-1) zoning district. All immediate neighboring properties are within the SF-2 zoning district, with properties further north and south within Cibolo's ETJ. The applicant is requesting a Conditional Use Permit for Accessory Living Quarters, which would apply to their existing one-bedroom, one-bathroom structure that does not have a kitchen. This would allow them to place a new manufactured home on the property.

The applicant's property was annexed by the City in 2010 by Ordinance No. 959 and later platted in 2013 with an erroneous note that incorrectly stated the property was outside of Cibolo City Limits. This error led the applicant to believe that permits from the City were not required for the existing structure. As a result of this confusion, the applicant placed a one-bedroom, one-bathroom structure in 2013 without a permit. When applying for a new home years later, the applicant believed the existing structure had become a legal nonconforming use.

The applicant subsequently requested a CUP in 2023 to allow manufactured home residential use in the SF-2 zoning district. This request was denied by City Council on November 13, 2023, with the Council directing the applicant to pursue a zone change to MH-1, which was approved in January 2024. Throughout multiple rounds of meetings and public hearings attended by the applicant, staff repeatedly stated that only one dwelling unit would be permitted on the property. However, the applicant did not clarify their intent to retain the existing structure while adding a new manufactured home, and this miscommunication only came to light when they began applying for permits.

PUBLIC NOTICE:

Notice was published within the local newspaper (Seguin Gazette) on September 22, 2024, and the [City Website](#). Individual letters were sent by mail to 11 property owners within 200' of the site. To date, staff has received zero (0) in favor of and zero (0) in opposition. Public Hearings were scheduled on October 9, 2024, (Planning & Zoning Commission) and on October 29, 2024, (City Council). Approval/Disapproval of the zoning ordinance is tentatively scheduled for the November 12, 2024, City Council meeting.

STAFF CONCLUSIONS:

Staff recommends, should Council approve the CUP for Manufactured Home Residential (MH-1) use for property located at 432 Tolle Road, that it be subject to the following conditions:

1. Building & Fire Codes – Applicant must comply with all Building and Fire Code requirements.
2. Permits & Inspections – All required building permits and Certificate of Occupancy must be obtained. All permit applications submitted for this property are subject to the requirements of the Code.
3. Accessory Living Quarters – Only one accessory living quarter is allowed under this conditional use permit
4. Additional Uses – No other conditional uses are allowed under this conditional use permit.
5. MH-1 Regulations – All regulations of the Manufactured Home Zoning District, other than those amended by the Conditional Use Permit, apply to the Property.
6. Review fees – All fees associated with the review and processing of the application must be paid in full.

CITY COUNCIL ACTION:

1. **Approve** the requested CUP for an Accessory Living Quarters use for property located at 1.93 acres, located at 432 Tolle Road, legally described as RABY ESTATES LOT 1, 1.93 AC.
2. **Approve** the requested CUP for an Accessory Living Quarters use for property located at 1.93 acres, located at 432 Tolle Road, legally described as RABY ESTATES LOT 1, 1.93 AC, *with any additional conditions City Council may require.*
3. **Deny** the requested CUP for an Accessory Living Quarters use, *with findings.*

STAFF ANALYSIS:

Unified Development Code (UDC) Section 4.3.2 – Conditional Use Permit Approval Considerations

A CUP is intended to provide some flexibility to traditional zoning by offering a mechanism to balance specific site constraints and development plans with the larger interest of the community and the integrity of the UDC. An application for a CUP follows the same process as a Zoning Map Amendment Process (rezoning). The Permit, if granted, may include conditions placed upon the development of the property. The Planning & Zoning Commission and City Council shall consider the following, at a minimum, in conjunction with its deliberations for approval or denial of the application and the establishment of conditions: (*for reference, [UDC](#) and [Comprehensive/Master Plan](#)*)

A. Consistency with the Comprehensive Master Plan;

PlaceType: Estate Residential (pg. 40)

Land Use Considerations:

- Primary Land Uses: Single-Family Detached Homes, Cluster Development, Parks and Open Space
- Secondary Land Uses: Civic and Institutional
- Indicators and Assumptions: Lot size (range) ½ to 2 acres

Example Locations:

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

STAFF FINDING: The Comprehensive Master Plan calls out this parcel as Estate Residential. Appropriate land use types include detached single-family residences, which the applicant will comply. Accessory living quarters are not uncommon in this place type, with some properties within the example locations containing similar accessory structures. Therefore, this amendment is consistent with the Comprehensive Master Plan.

B. Conformance with applicable regulation in this UDC and standards established by the UDC;

PlaceType: Estate Residential (pg. 40)

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

STAFF FINDING: The Zoning Map Amendment will promote the health, safety, or general welfare of the City and the safe and orderly development of the City as it complies with the intent of the Comprehensive Master Plan.

C. Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk, scale, setbacks and open spaces, landscaping and site development, and access/circulation.

UDC Section 14.9 Manufactured Home Residential

- a. Intent - The Manufactured Home District is established to provide a single-family residential zoning district most appropriate to an established neighborhood that contains predominantly manufactured home residences. This district allows for HUD-Code manufactured homes, modular homes, or other site-built homes on individual lots and provides for a diversity of housing options. Maximum density is limited to 5.5 dwelling units per acre.
- b. Permitted uses - manufactured/modular homes.
- c. Specific uses - subject to Site Plan approval, private recreational amenities.

Lot Area	Lot Width	Front Setback	Rear Setback	Side Setback	Max Impervious Coverage	Maximum Height
6,600 sq ft	75'	25'	20'	10'	40%	35'

STAFF FINDING: The UDC provides lot design guidelines within the MH-1 Zoning District that are designed in scale for compatibility with surrounding mix of residential areas.

It is important to note that the standard of 5.5 units per acre is a measure of the allowed density in this zoning district and not indicative of the number of dwelling units allowed on any individual lot. MH-1 is a single-family zoning district comparable to the SF-6 zoning district which also allows 5.5 units per acre.

D. Potential unfavorable impacts on existing or permitted uses on abutting sites, the extent that such impacts exceed those which reasonably may result from use of the site by a permitted use;

UDC Section 13.1 Uses allowed by right and with a Conditional Use Permit (CUP).

MH-1 uses allowed by right	MH-1 allowed with CUP
Greenhouse*	Accessory Living Quarters
Home Occupation*	Accessory Residential Units, Residential District
Manufactured Modular Housing	Condominium Residential
Single-family Residential	Group Residential
Manufactured Home Residential	Patio Home

Manufactured Modular Housing	Day Care Services (Family)*
Assembly	Day Care Services (Group)*
Community Recreation	Day Care Services (General Commercial)*
Park and Recreation Services	Life Care Services*
Primary Educational Facilities	Nursery School*
Safety Services	Concrete/Asphalt Batching Plant (Temporary)
Secondary Educational Facilities	

*Subject to supplemental use regulations of UDC Article 6.

STAFF FINDING: The use is suitable for the zoning district and the surrounding districts provided the CUP is approved.

E. Modifications to the site plan which would result in increased compatibility or would mitigate potentially unfavorable impacts or would be necessary to conform to applicable regulations and standards and to protect the public health, safety, morals and general welfare.

STAFF FINDING: The addition of the accessory building conforms with all applicable regulations as well as the intent of the Comprehensive Master Plan.

F. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use.

STAFF FINDING: Staff do not foresee a substantial increase to traffic as a result of granting the CUP for the Accessory Living Quarters use.

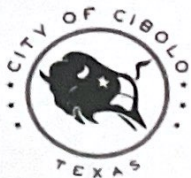
Attachments

[Application](#)

[Site Plan](#)

[Accessory Residential Dwelling Unit Analysis](#)

[Property Map](#)



City of Cibolo

Planning Department
201 Loop 539 W/P.O. Box 826
Cibolo, TX 78108
Phone: (210) 658 - 9900

UNIVERSAL APPLICATION - CONDITIONAL USE PERMIT

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: Conditional Use Permit for Accessory Living Quarters

Total Acres: 1.93 Survey Name: Jeronimo Leal Survey 85 Abstract No.: 210

Project Location (address): 432 Tolle Rd Cibolo, TX 78108

Current Zoning: MH-1 Overlay: None Old Town FM 78

Proposed Zoning: MH-1 # of Lots: _____ # of Units: _____

Please Choose One: Single-Family Multi-Family Commercial Industrial
 Other _____

Current Use: _____ Total Proposed Square Footage: _____

Proposed Use: _____ (Commercial/Industrial only)

Applicant Information:

Property Owner Name: Gerardo Padilla Barajas

Address: 432 Tolle Rd City: Cibolo

State: TX Zip Code: 78108 Phone: (210) 812-1767

Email: nataliapadillainiguez@gmail.com Fax: _____

*Applicant (if different than Owner):

* Letter of Authorization required

Address: _____ City: _____

State: _____ Zip Code: _____ Phone: _____

Email: _____ Fax: _____

Representative:

Address: _____ City: _____

State: _____ Zip Code: _____ Phone: _____

Email: _____ Fax: _____

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

Gerardo Padilla Barajas
Owner or Representative's Signature

Gerardo Padilla Barajas
Typed / Printed Name

State of Texas

County of Guadalupe

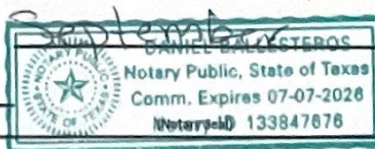
Before me, Daniel Ballesteros, on this day personally appeared

Gerardo Padilla Barajas, to be the person(s) who is/are subscribed to the
Name of Notary Public
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 18th day of September

[Signature]
Notary Public Signature



City of Cibolo
Use Only

Total Fees

Payment Method

Submittal Date

Accepted by

Case Number

To whom may concern,

The purpose of this conditional use permit is to seek approval for an existing accessory unit (Accessory Living Quarters) on my property. The unit, a one-bedroom, one-bathroom structure, was built on the property in 2013. To our understanding, the structure had been grandfathered into the city of Cibolo. The advice given by Guadalupe County when the structure was built, was that the property was not located within the City of Cibolo, and that there would be no need to obtain permitting through the City of Cibolo. Furthermore, the property's plat, dated May 8, 2013, explicitly states that the property "does not lie within the City of Cibolo." As a result, we were unaware of the need to apply for additional permitting for the existing structure.

In September 2023, we applied for a conditional use permit with the purpose of placing a manufactured home on our property. We attended the public hearing, and the City Council recommended that the property be rezoned from SF-2 to MH-1. The rezoning was finalized in January 2024.

After going through that process, we were under the impression that we had satisfied the necessary requirements to place the manufactured home on the property, so we proceeded to purchase the home, pay for the septic system, and pay for the house pad. A couple of days before transporting the home onto our land, so that the septic system could be installed, my daughter decided to go to the permitting department to make sure we weren't missing anything from the City of Cibolo. It was then that we were informed of the need to apply for an additional placement permit to place the manufactured home on the property. We submitted the placement permit application, and it was through this process that we were informed that we would need to apply for an additional conditional use permit for the existing one-bedroom, one-bathroom structure, in order for it to be recognized as an Accessory Living Quarters.

The project number for the manufactured home placement application we submitted is #2024-2091. It is currently pending approval, due to the fact that we need to obtain this conditional use permit for the existing structure.

We greatly appreciate your time and consideration of our request. We are committed to maintaining the character and integrity of our neighborhood, as well as following zoning regulations and ensuring this structure is in harmony with the surrounding area. We kindly ask for your approval and look forward to working together to make this possible. Please do not hesitate to reach out if there is any additional information you may need.

Respectfully,

Gerardo Padilla

SURVEY NOTES

- DATE OF FIELD SURVEY: January 15, 2013
- BASIS OF BEARINGS: Texas State Plane Coordinate System, NAD 1983, South Central Zone (4204). Vertical Datum is NAVD 1988
- REFERENCES:
 - R1 - Volume 1148, Page 626, DRGCT, Warranty Deed
 - R2 - Volume 350, Page 495, DRGCT, ROW Easement for Transmission Line
 - R3 - Volume 695, Page 588, DRGCT, Water Easement
- No portion of this property lies within the 100 year flood zone according to the Flood Insurance Rate Map for Guadalupe County, Texas on Community Panel No. 48167029200, with effective date November 7, 2007, as prepared by the Federal Emergency Management Agency (FEMA).

SUBDIVISION NOTES

- This plat was prepared/revised on May 7, 2013.
- This property does not lie within the City of Cibola.
- This property does not lie within the ETJ of the City of Cibola.
- This property does not lie within the Edwards Aquifer Recharge Zone.
- This property lies within the Schertz-Cibola-Universal City ISD.
- This property is served by the following utilities:
 - Electric - Guadalupe Valley Electric Coop
 - Telephone/Cable - Time Warner Cable
 - Water - Green Valley Special Utility District
 - Sewer - None
- Drainage easements designated within this lot shall be owned and maintained by the lot owner, and shall remain free of any obstructions.
- There are no structures on the subject property.
- 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.
- All set monuments are 1/2" iron rods, unless otherwise noted.
- To the best of our knowledge there are no environmentally sensitive areas related to wetlands, endangered or otherwise listed species. An environmental study was not conducted within the plotted area.
- Selling a portion of the property by metes and bounds is a violation of city ordinances and state law, and is subject to fines/for withholding of utilities and building permits.
- 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 of codes.
- The City of Cibola will not construct, reconstruct, or maintain any private road constructed within this subdivision. The City of Cibola will only accept public streets for maintenance which have been constructed within adequate Right-of-Way. In accordance with the standards and procedures for public improvements acceptance in its ordinances.
- The City of Cibola reserves the right to rename streets and/or change house numbers due to incompatibility with existing name layout, emergency vehicle response, and mail delivery.

LEGEND

- Found 1/2" rebar with plastic cap "KSC RPLS 5960"
- Found 1/2" rebar with no identification (unless otherwise noted)
- TxDOT aluminum cap ROW marker
- Set 1/2" rebar with plastic cap "TDLANDMARK SURVEYING"
- Calculated Point
- Record Dimensions
- DRGCT - Deed Records, Guadalupe County, Texas
- OPRGCT - Official Public Records, Guadalupe County, Texas

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: TEXAS LANDMARK SURVEYING, INC.

R. J. R. Roll 5/8/2013
ROBERT S. ROLL, RPLS #8062
REGISTERED PROFESSIONAL LAND SURVEYOR
FIRM #10164600
JOB #11301093

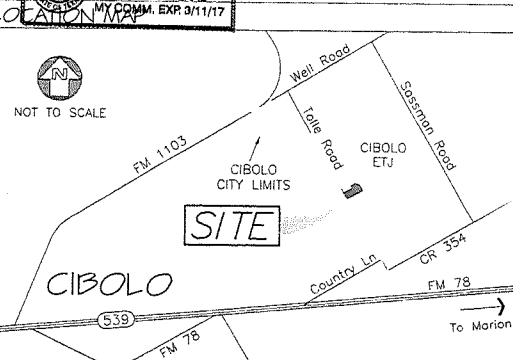


26254 IH 10 West, Suite 105, Boerne, TX 78006
www.LandmarkSurveying.net (830) 428-1290

STATE OF TEXAS
COUNTY OF BEXAR

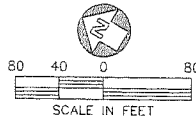
SWORN TO AND SUBSCRIBED BEFORE ME THIS 8th DAY OF May, 2013

Reed Greene
REED GREENE
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXPR 3/11/17



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 easements and appurtenances, 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. 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 alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alterations. Upon entering in and upon said Easement, the District will endeavor to restore the land surface to a useable condition but it is not obligated to restore it to a pre-existing condition.



HARRY M. HUNT
5,000 Acres
3158/112 DRGCT

DONNA S. RABY
Remainder of 23,000 Acres
1148/626 DRGCT

HARRY M. HUNT
5,000 Acres
3158/112 DRGCT

HARRY M. HUNT
5,000 Acres
31445/950 DRGCT

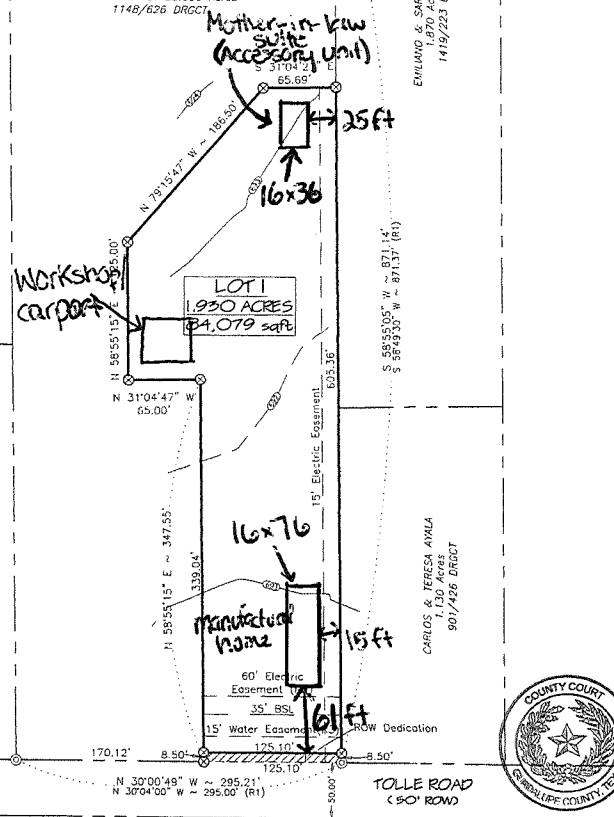
DAVID K. & CARLA V. LEE
8,000 Acres
1482/943 DRGCT

SANDRA M. WHISTON
2110/372 DRGCT

SEARL A & CASSANDRA R. WATSON
1,500 Acres
2745/356 DRGCT

CHARLES R. PINSON
22,300 Acres
1220/117 DRGCT

JERONIMO LEAL
SURVEY 85
ABSTRACT 210



MINOR PLAT OF RABY ESTATES SUBDIVISION

BEING 1.954 acres out of the Jeronimo Leal Survey No. 85, Abstract No. 210, Guadalupe County, Texas, said 1.954 acres being out of the DONNA S. RABY 23,000 acre tract recorded in Volume 1148, Page 626, Deed Records of Guadalupe County, Texas

- BEINGING AT A FOUND 1/2" REBAR WITH NO IDENTIFICATION FOR THE SOUTHWEST CORNER OF THIS TRACT, THE SOUTHWEST CORNER OF SAID RABY 23,000 ACRE TRACT, LOCATED ON THE NORTH ROW OF TOLLE ROAD (50' ROW) FROM WHICH A FOUND 1/2" REBAR FOR THE SOUTHWEST CORNER OF THE CARLOS & TERESA AYALA 1.130 ACRE TRACT, RECORDED IN VOLUME 801, PAGE 426, DRGCT, BEARS NORTH 30° 00' 49" WEST FOR 206.21 FEET (NORTH 30° 04' 00" WEST FOR 209.50 FEET, R1) FOR REFERENCE.
- THENCE NORTH 30° 00' 49" WEST FOR 125.10 FEET (NORTH 30° 04' 00" WEST, R1) ALONG THE SOUTH BOUNDARY LINE OF THIS TRACT, THE SOUTH BOUNDARY LINE OF SAID RABY 23,000 ACRE TRACT, THE NORTH ROW OF SAID TOLLE ROAD, TO A SET 1/2" REBAR WITH PLASTIC CAP STAMPED "TDLANDMARK SURVEYING" FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE THROUGH THE INTERIOR OF SAID RABY 23,000 ACRE TRACT, THE FOLLOWING FIVE (5) BEARINGS AND DISTANCES:
- NORTH 58° 55' 15" EAST FOR 347.55 FEET TO A SET 1/2" REBAR WITH A PLASTIC CAP STAMPED "TDLANDMARK SURVEYING" FOR AN INTERIOR CORNER OF THIS TRACT;
 - NORTH 31° 04' 21" EAST FOR 85.00 FEET TO A SET 1/2" REBAR WITH A PLASTIC CAP STAMPED "TDLANDMARK SURVEYING" FOR AN ANGLE POINT OF THIS TRACT;
 - NORTH 58° 55' 15" EAST FOR 125.00 FEET TO A SET 1/2" REBAR WITH A PLASTIC CAP STAMPED "TDLANDMARK SURVEYING" FOR AN ANGLE POINT OF THIS TRACT;
 - NORTH 79° 15' 47" WEST FOR 186.50 FEET TO A SET 1/2" REBAR WITH A PLASTIC CAP STAMPED "TDLANDMARK SURVEYING" FOR AN ANGLE POINT OF THIS TRACT;
 - SOUTH 31° 04' 21" EAST FOR 85.00 FEET TO A SET 1/2" REBAR WITH A PLASTIC CAP STAMPED "TDLANDMARK SURVEYING" FOR THE INTERIOR CORNER OF THIS TRACT LOCATED ON THE NORTHWEST BOUNDARY LINE OF THE EMILIANO & SARA GUZMÁN 1.870 ACRE TRACT RECORDED IN VOLUME 1419, PAGE 223, DRGCT.
- THENCE SOUTH 58° 55' 05" WEST FOR 613.86 FEET (SOUTH 58° 49' 30" WEST, R1) ALONG THE SOUTHWEST BOUNDARY LINE OF THIS TRACT, THE NORTH WEST BOUNDARY LINES OF SAID GUZMÁN 1.870 ACRE TRACT AND SAID AYALA 1.130 ACRE TRACT, TO THE POINT OF BEGINNING AND CONTAINING 1.954 ACRES OF LAND.

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, CERTAIN AREAS IDENTIFIED AS PRIVATE FOREVER ALL SHELTERS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Donna S. Raby
DONNA S. RABY
1.970 Acres
NEW BRUNSWICK, TEXAS 77131

STATE OF TEXAS
COUNTY OF GUADALUPE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DONNA S. RABY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT 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 13th DAY OF May, 2013

Reed Greene
REED GREENE
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF CIBOLA, HEREBY CERTIFY THAT THE SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

DATED THIS 15th DAY OF May, A.D. 2013

Joseph H. Kiel
JOSEPH H. KIEL, JR.
CITY ENGINEER
P.O. BOX 210339
TX 78796-8339

GREEN VALLEY SPECIAL UTILITY DISTRICT CERTIFICATE

THIS LAND DEVELOPMENT PLAT HAS BEEN SUBMITTED TO AND APPROVED BY GREEN VALLEY SPECIAL UTILITY DISTRICT FOR EASEMENTS. UPON REQUEST OF THE CUSTOMER AND PAYMENT OF THE REQUIRED FEES, THE DISTRICT WILL PROVIDE DOMESTIC WATER SERVICE TO EACH LOT IN THIS SUBDIVISION, BY AGREEMENT WITH THE DEVELOPER.

Reed Greene
AGENT FOR GREEN VALLEY SPECIAL UTILITY DISTRICT

GUADALUPE VALLEY ELECTRIC COOP, INC. CERTIFICATE

THIS SUBDIVISION PLAT OF RABY ESTATES SUBDIVISION HAS BEEN SUBMITTED AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.

THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLA CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT THE TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF SCHEDULED BUILDING PERMIT APPLICATION AT THE THEN CURRENT FEE.

Reed Greene
AGENT FOR CIBOLA CREEK MUNICIPAL AUTHORITY.

THIS PLAT OF RABY ESTATES SUBDIVISION HAS BEEN SUBMITTED TO THE CITY OF CIBOLA, TEXAS, AND HAVING BEEN REVIEWED BY THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS 15th DAY OF May, A.D. 2013.

BY: *Joseph H. Kiel, Jr.*
DIRECTOR - CITY OF CIBOLA

UTILITY EASEMENT NOTE:
ALL UTILITY EASEMENTS ARE FOR THE CONTINGENT, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), REPAIRING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.

STATE OF TEXAS
COUNTY OF GUADALUPE

B-010497

I, TERESA KIEL COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE 17 DAY OF May, A.D. 2013 AT 2:56 P.M. AND DULY RECORDED THE 17 DAY OF May, A.D. 2013 AT 2:56 P.M. IN THE MAP AND PLAT RECORDS OF Guadalupe COUNTY, TEXAS IN VOLUME 8 PAGE 118 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 17 DAY OF May, A.D. 2013 COUNTY CLERK, Guadalupe COUNTY, TEXAS

Courtney Casco DEPUTY PAGE 1 OF 1

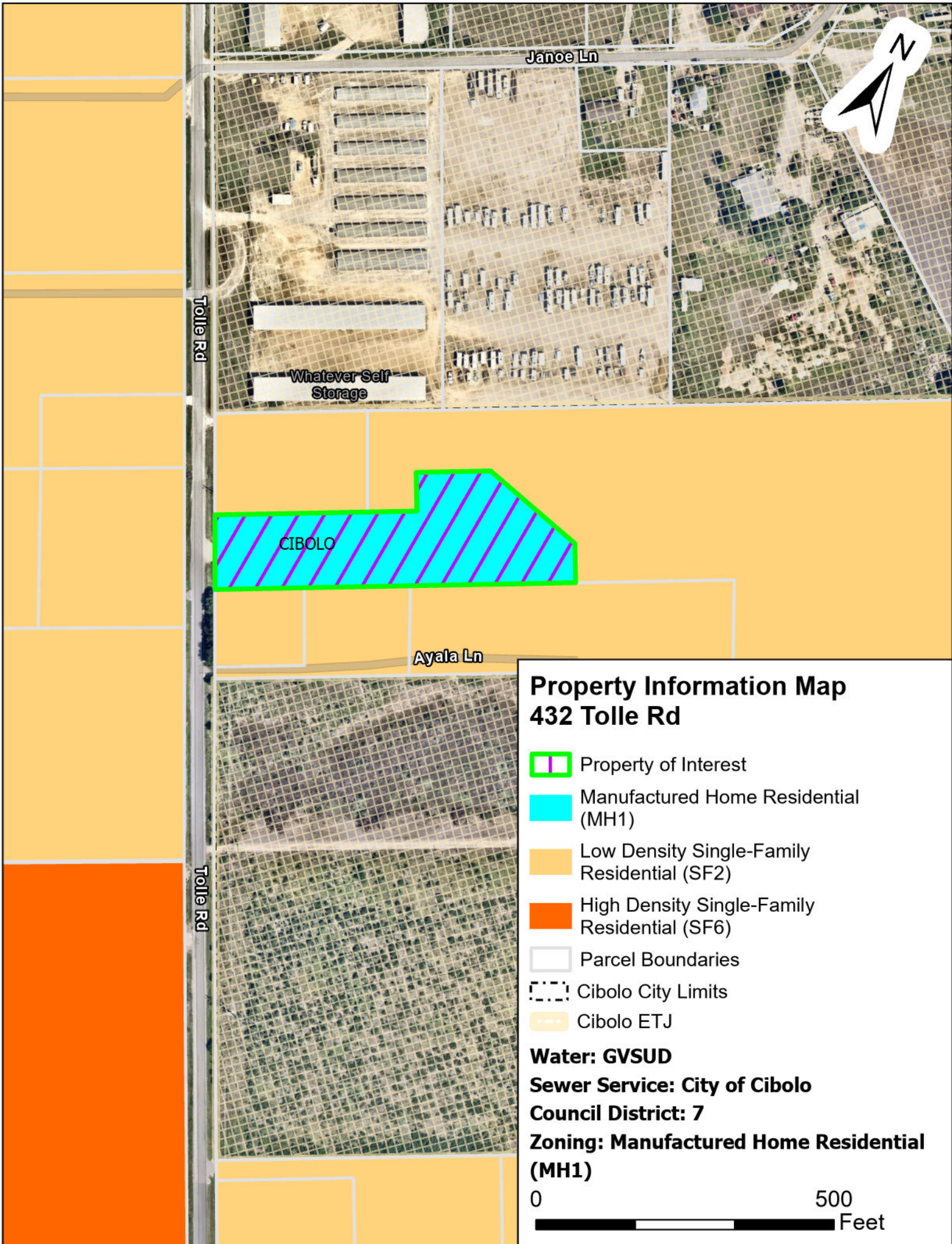
Key Differences

Accessory Living Quarters

- Commonly referred to as “Guest House”
- No size restriction based on primary structure
- May not have kitchen facilities
- May not be rented or permanently habited
- Additional parking not required

Accessory Dwelling Unit

- Commonly referred to as “Mother-in-Law Flat”
- May not exceed 33% the size of the primary structure
- May have kitchen facilities
- Can be permanently habited, but must be “owner-occupied”
- Additional parking requirement

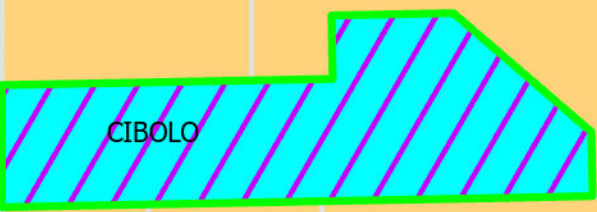


Janoe Ln



Tolle Rd

Whatever Self Storage



CIBOLO

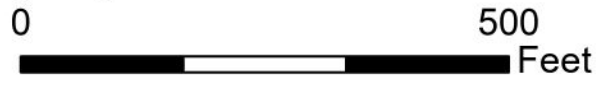
Ayala Ln

Tolle Rd

**Property Information Map
432 Tolle Rd**

-  Property of Interest
-  Manufactured Home Residential (MH1)
-  Low Density Single-Family Residential (SF2)
-  High Density Single-Family Residential (SF6)
-  Parcel Boundaries
-  Cibolo City Limits
-  Cibolo ETJ

Water: GVSUD
Sewer Service: City of Cibolo
Council District: 7
Zoning: Manufactured Home Residential (MH1)





City Council Regular Meeting Staff Report

B. Conduct a public hearing regarding a Comprehensive Sign Program application for certain real property located at 112 Rodeo Way, legally described as CIBOLO VALLEY RANCH #1 BLOCK 6, LOT 62R, 0.59 AC. (Mr. Spencer)

Meeting	Agenda Group
Tuesday, October 29, 2024, 6:30 PM	Public Hearing Item: 7B.
From	
Lindsey Walker, Planner I	

CITY COUNCIL ACTION: Conduct 2nd Public Hearing

PLANNING & ZONING COMMISSION RECOMMENDATION: Approval with condition to omit Sign A by 5-2 vote

PROPERTY INFORMATION:

Project Name: SGP-24-03
 Owners: TMB RE, LLC
 Representative: Cesley Genter, Aetna Sign Group
 Location/Area: 112 Rodeo Way, 0.59 acres
 Location: Intersection of Rodeo Way and FM 1103
 Council District: 7
 Zoning: Neighborhood Commercial (C-1)

FINDINGS:

The applicant property is located within the Cibolo Valley Ranch commercial subdivision, also known as Steele Plaza. North of the applicant property is the Cibolo Valley Ranch residential subdivision, zoned High Density Single-Family Residential (SF-6). South is Steele High School, zoned Public Facilities - Institution (PF-I). Across Rodeo Way, to the west of the applicant property, is a shopping center also located within the Cibolo Valley Ranch commercial subdivision and Neighborhood Commercial (C-1) zoning district. The applicant is requesting a Sign Program to allow additional wall signs, for which the combined total square footage would exceed the maximum allowable square footage for a single commercial building fronting a Major Arterial Street type. Two wall signs, totaling 79 square feet, were permitted in May 2024. The applicant is requesting additional signage on the façades facing Rodeo Way and internally toward the shopping center but still visible from FM 1103, doubling the current square footage. Additionally, the applicant is requesting to increase the aggregate square footage of the poster enclosure signs from the allowed 48 to 49.95 square feet.

This request was initially processed as a Sign Variance due to miscommunication regarding the number of signs being requested. The Planning and Zoning Commission recommended denial for the variance at the August 14, 2024, meeting. The applicant withdrew their application prior to the subsequent City Council meeting to apply for the Sign Program, which would allow them to request more signage. At the Planning and Zoning Meeting on October 9, 2024, the Commission recommended approval of the Sign Program, with the condition that Sign A be omitted from the sign package.

It is important to note that staff, in coordination with the City Attorney's Office, is currently working to amend the Sign Ordinance, as the regulations for wall signs are particularly stringent. Under the proposed amendments, square footage would be calculated per façade visible from the right-of-way, rather than based on the total maximum allowed square footage, eliminating the need for a Sign Program. The proposed 59 square foot sign (Sign B) would be permitted based on the square footage allowed for the visible façade. However, the 20 square foot sign (Sign A) would require further review, as it faces both the right-of-way and nearby residential properties.

Code of Ordinances Chapter 58 Signs, Section 58-14 allows for "Comprehensive Sign Program"

The use of comprehensive sign program is designed for integrated commercial and industrial developments that generally have multiple uses, multiple shared points of access, or that may be a part of a large scale development, such as a shopping mall or industrial park that is identifiable by a single development name, or by a school or hospital that may have multiple buildings and/or special signage needs; to allow site or development project signage that is appropriate to the character of the development in order to adequately identify the development in a form so as to provide a good visual environment, promote traffic safety, and minimize sign clutter in a form that is appropriate to the development and consistent with the purpose and intent of these sign requirements.

PUBLIC NOTICE:

Notice was published within the local newspaper (Seguin Gazette) on September 22, 2024, and the [City Website](#). Individual letters were sent by mail to eight (8) property owners within 200' of the site. To date, staff has received two (2) in favor of and zero (0) in opposition. Public Hearings were scheduled for October 9, 2024, (Planning and Zoning Commission) and on October 29, 2024, (City Council). Approval/Disapproval of the Comprehensive Sign Program is tentatively scheduled for the November 12, 2024, City Council meeting.

CITY COUNCIL ACTION:

1. **Approve** the requested Comprehensive Sign Program for certain real property located at 112 Rodeo Way, legally described as CIBOLO VALLEY RANCH #1 BLOCK 6 LOT 62R 0.59 AC.
2. **Approve** the requested Comprehensive Sign Program for certain real property located at 112 Rodeo Way, legally described as CIBOLO VALLEY RANCH #1 BLOCK 6 LOT 62R 0.59 AC, *with any additional conditions City Council may require.*
3. **Deny** the Comprehensive Sign Program application *with findings.*

Staff recommends, should Council approve the Sign Program, that it be subject to the following conditions:

1. Review fees – All fees associated with the review and processing of the application must be paid in full.

STAFF ANALYSIS:

Comprehensive sign programs shall be subject to review by the Planning and Zoning Commission and approval by the City Council. The Planning and Zoning Commission shall recommend that City Council approve, deny, or approve with conditions any sign program application if it finds by a preponderance of the presented evidence that approval or denial conforms to criteria listed section 58-14, items 3-7.

3. *Compatibility required.* The comprehensive sign program shall promote compatibility for all signs within the specific development. Architectural theme, materials, and color should be consistent with or complement the overall character of the development in which the signs are proposed to be located and the area surrounding the development in which the signs would be located.

STAFF FINDINGS: The proposed design of the signs is not in conflict with the surrounding area. It is compatible with the design of the building, which is standard for Scooter's coffee shops across the nation.

4. *Size and height.* Signs proposed under the comprehensive sign program shall be no larger than a maximum of 50 percent of the standards of the sign regulations unless the applicant can demonstrate a site-specific consideration, or considerations, why a deviation in excess of the 50 percent standard is justified.

Per Code of Ordinances Sec. 58-12 – *On-premises Signs*:

Sign Type	Max Sign Face Area (in sq. ft.)	Number of Signs
Major Arterial	80*	Per allowable sq. ft.
* May include additional square footage to signage of .005 times 1st floor square footage (excluding stairwells, bathrooms and food prep areas).		

STAFF FINDINGS: 83.32 square feet is allowed under the current ordinance. The two proposed signs and the previously approved sign have a combined total square footage of 79 square feet. The applicant is requesting an additional 79 square feet, which is greater than the allowed maximum 41.66 square feet permitted by the sign program.

Separately, Sec. 58-10 allows for poster enclosure signs not to exceed aggregated 48 square feet. The applicant is requesting an increase of 1.95 square feet to allow for six signs that are standard for Scooter’s coffee shops.

5. *Off-site signs.*

STAFF FINDINGS: This item is not applicable.

6. *Placement.* Signs proposed under the comprehensive sign program shall be placed appropriately in areas visible and readable. Review of location is considered by traffic movement of surrounding streets, traffic volumes and access points, MSHTO and engineering standards, visibility triangles, sign orientation and topographic features.

Code of Ordinances Sec. 58-5 states that wall signs must face a right-of-way (ROW), be it public or private.

STAFF FINDINGS: Of the proposed signage, the proposed 59 square foot facing internally would be visible from FM 1103. Staff drove along FM 1103 to confirm visibility of the façades and finds that this sign, if approved, would be appropriately placed.

The proposed 20 square foot sign would be placed on the façade facing Rodeo Way and the Cibolo Valley Ranch neighborhood. As Rodeo Way is the primary access point to Cibolo Valley Ranch, it is reasonable to assume that potential customers from the neighborhood will have seen the existing signage from FM 1103 upon entering their neighborhood, making this additional signage unnecessary. Additionally, given the angle of the building, the proposed additional illuminated signage would face residences in the Cibolo Valley Ranch Subdivision, potentially creating a nuisance for those residents.

7. *Integration.* All signs must be integrated with the design of the building and the site development, reflecting the architecture, building materials, and landscape elements of the project. The means of integrating freestanding signs with the architecture of the building may be achieved through replication of architectural embellishments, colors, building materials, texture, and other elements found in the building design. Integration shall also include the use of sign graphics that are consistent in terms of lettering style, colors, and method of attachment as used for wall-mounted signing found on the building.

STAFF FINDINGS: The proposed signs integrate well with the design and architecture of the building. Staff finds no issue with the design and method of mounting.

Attachments

[Application](#)

[Sign Package](#)

[Property Map](#)

[Response F.1](#)

[Response F.2](#)

[Applicant Presentation](#)



City of Cibolo
 Planning Department
 201 Loop 539 W/P.O. Box 826
 Cibolo, TX 78108
 Phone: (210) 658 - 9900

UNIVERSAL APPLICATION - MASTER SIGN PROGRAM

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: Scooter's Coffee
 Total Acres: _____ Survey Name: _____ Abstract No.: _____
 Project Location (address): 112 Rodeo Way Cibolo, TX

Current Zoning: C-1 Overlay: None Old Town FM 78
 Proposed Zoning: N/A # of Lots: 1 # of Units: _____
 Please Choose One: Single-Family Multi-Family Commercial Industrial
 Other _____
 Current Use: N/A Total Proposed Square Footage: _____
 Proposed Use: N/A (Commercial/Industrial only)

Applicant Information:

Property Owner Name: TMB RE LLC
 Address: 202 E. Locust City: San Antonio
 State: TX Zip Code: 78212 Phone: (210)863-2062
 Email: mekercheville@lawkb.net Fax: _____

*Applicant (if different than Owner): Aetna Sign Group
 * Letter of Authorization required
 Address: 2438 Freedom Dr. City: San Antonio
 State: TX Zip Code: 78217 Phone: (210)826-2800
 Email: cesley@aetnasign.com Fax: (210)477-2323

Representative: Larry Gottsman
 Address: 2438 Freedom Dr. City: San Antonio
 State: TX Zip Code: 78217 Phone: (210)826-2800
 Email: larry@aetnasign.com Fax: (210)477-2323

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


 Owner or Representative's Signature
 Charles L. Gottsman

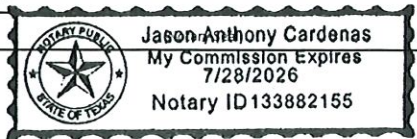
 Typed / Printed Name
 State of Texas
 County of Bexar
 Before me, Jason Cardenas , on this day personally appeared

 Name of Notary Public
 Charles L. Gottsman , 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 9th day of September , 2024


 Notary Public Signature

<i>City of Cibolo Use Only</i>
Total Fees
Payment Method
Submittal Date
Accepted by
Case Number



City of Cibolo
201 W Loop 539
Cibolo, TX

Re: Scooter's Coffee – 112 Rodeo Way

To whom it may concern,

Thank you for taking the time to review our Comprehensive Sign Program request for the building signage at the new Scooter's Coffee located at the intersection of FM 1103 and Rodeo Way.

Under the current code, building signage is allowed 80 square feet in total. This applies to the aggregate total for all proposed wall signs. We are requesting a total square footage of 207.95. 49.95 square feet of this is for 6 snap frames that will go on the building. These would not need a permit if they were under a total of 48 square feet. However, these are standard sizes per Scooter's corporate specifications.

The current letterset on the building is only visible from traffic heading East on FM 1103. The traffic count on FM 1103 is over 500,000 per month and Scooter's relies heavily on their on-premise signage in marketing their brand and products. With the upcoming expansion of FM 1103 into four lanes, we believe it is necessary to have signage on both sides of the building that face the ROW. Furthermore, a logo on the back of the building is the standard for Scooter's Coffee corporate. This would face Rodeo Way. The size and location of the proposed signage would not have an adverse impact on the adjacent properties and would fall within the usual standards of a Scooter's Coffee development.

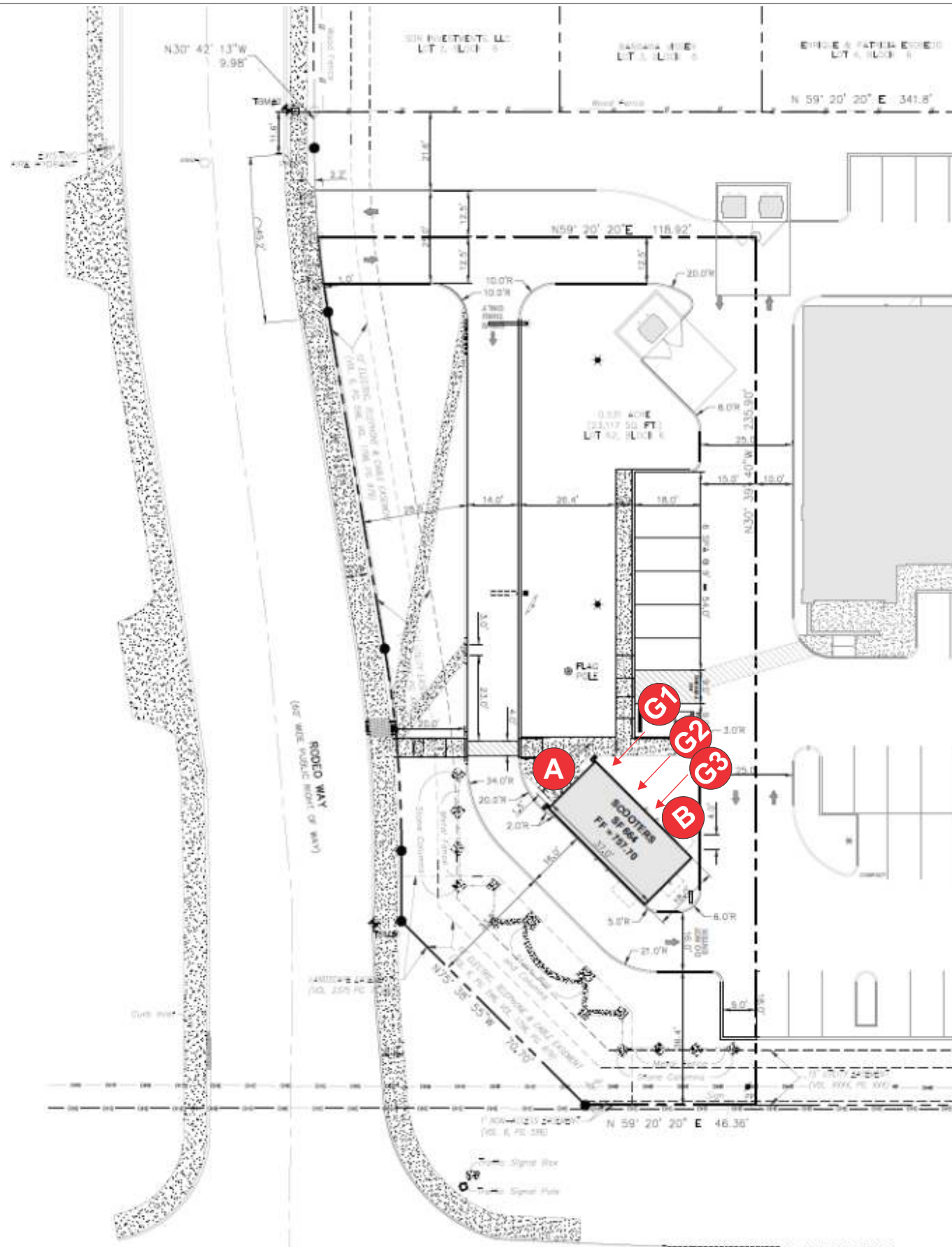
Lastly, the requested sign design is architecturally harmonious with the building and the surrounding structures in the area. The signage is also consistent with Scooter's corporate brand standards.

We appreciate your consideration and look forward to working with the City in developing an acceptable solution for our new Scooter's Coffee location.

Sincerely,

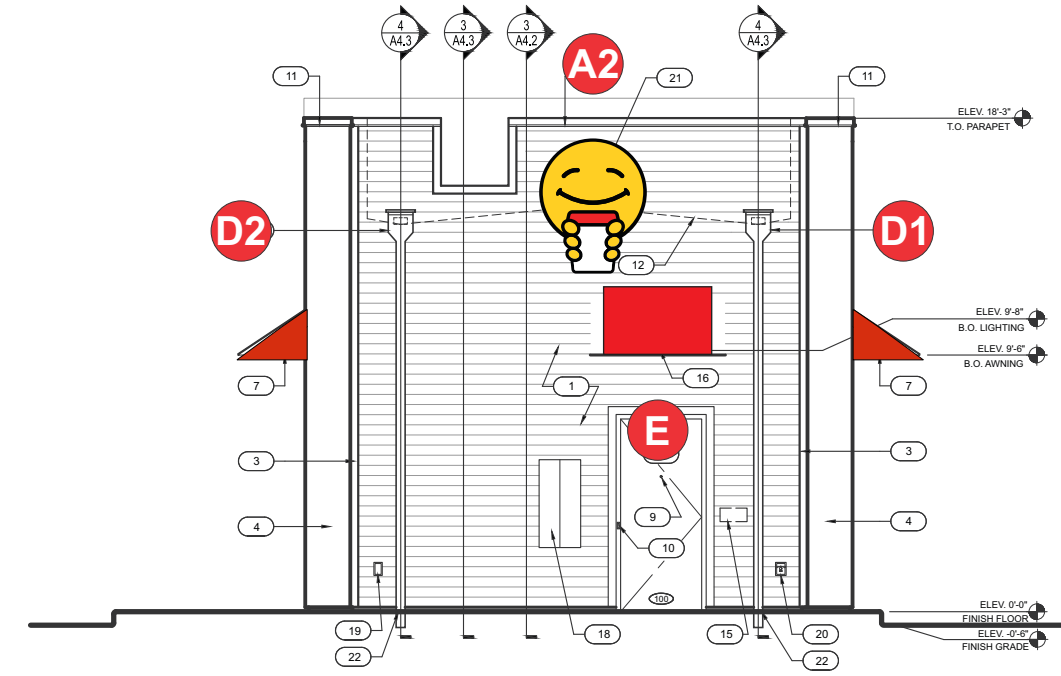
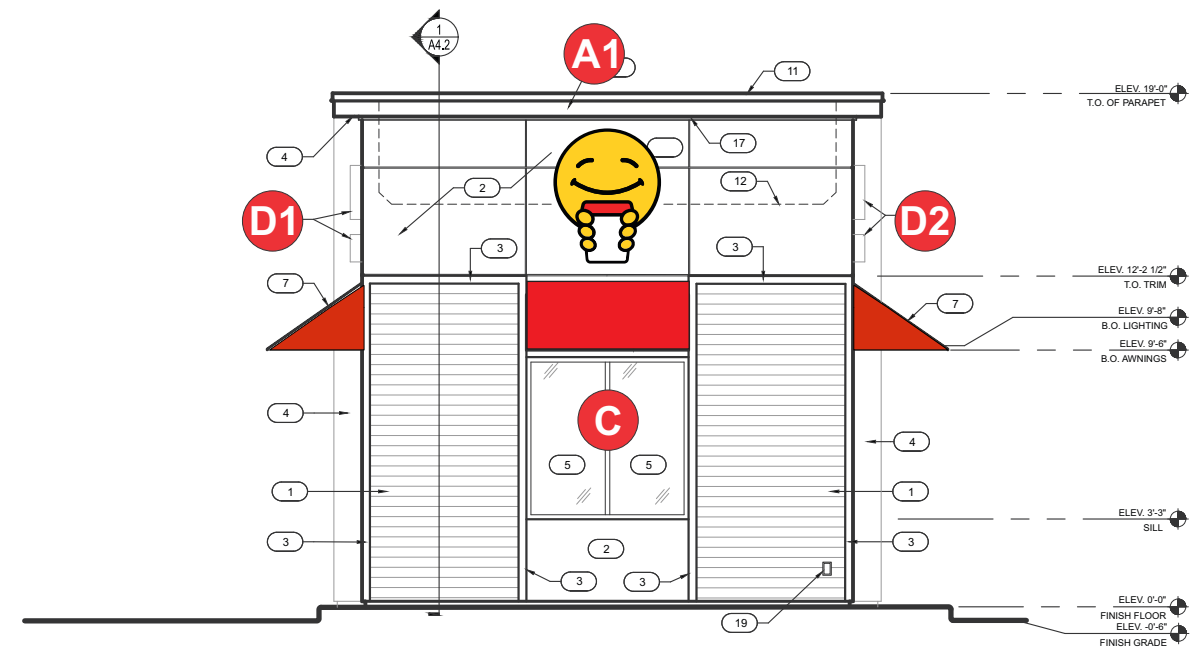
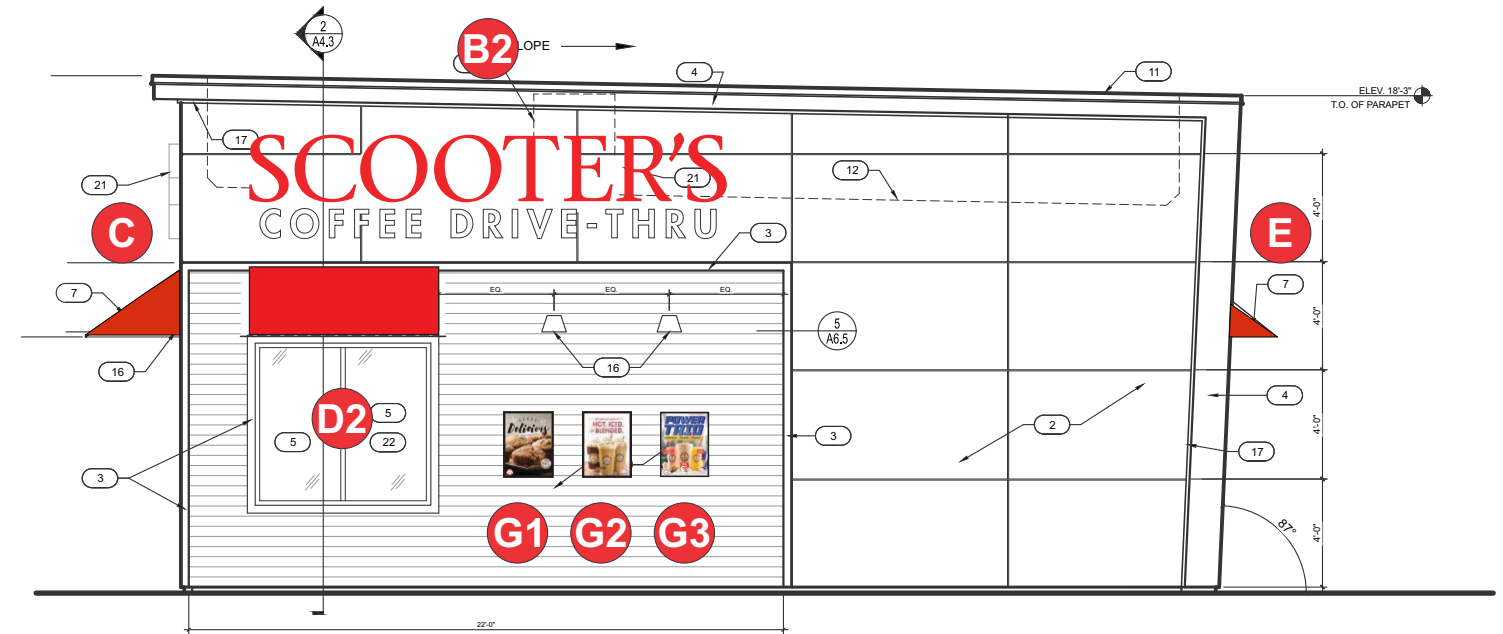
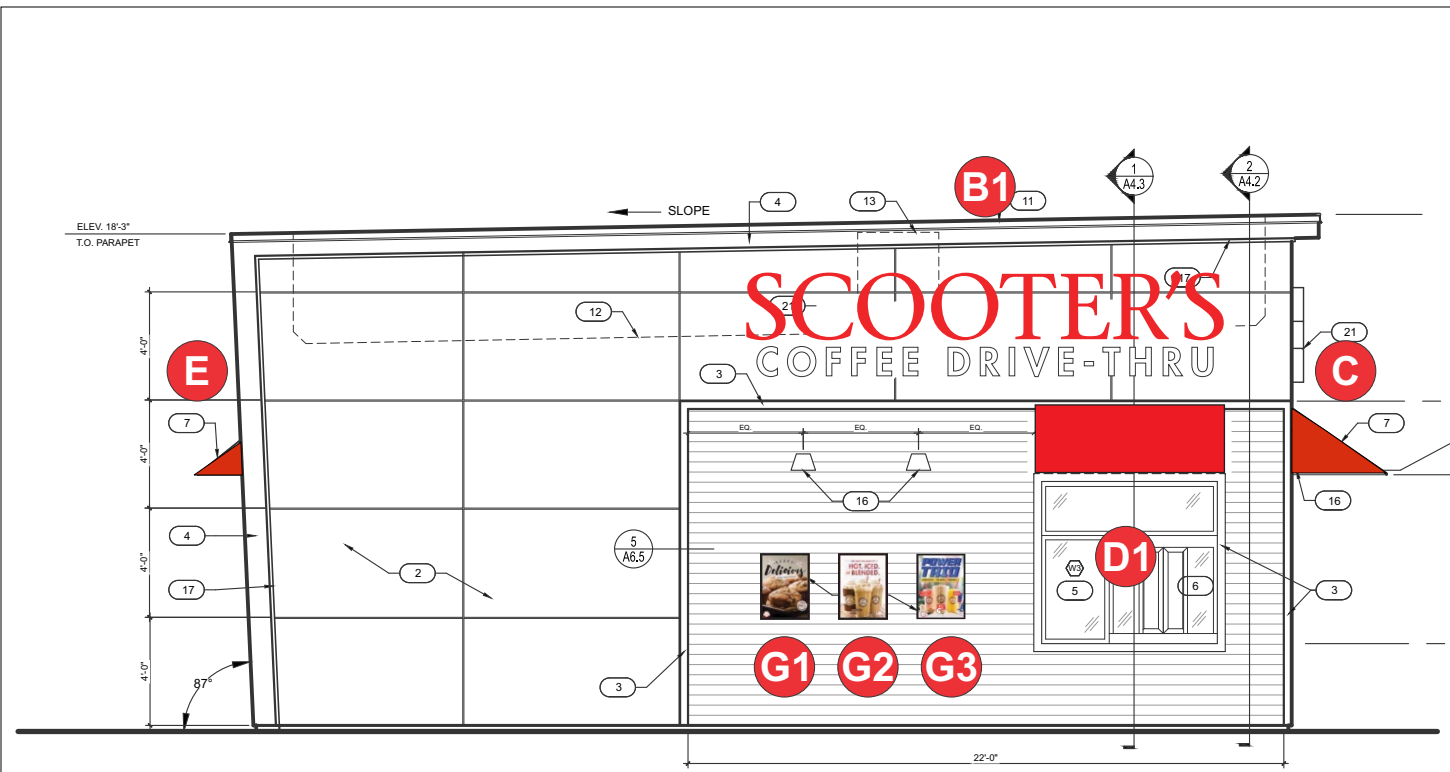
Charles Gottsman

SITE LAYOUT PLAN

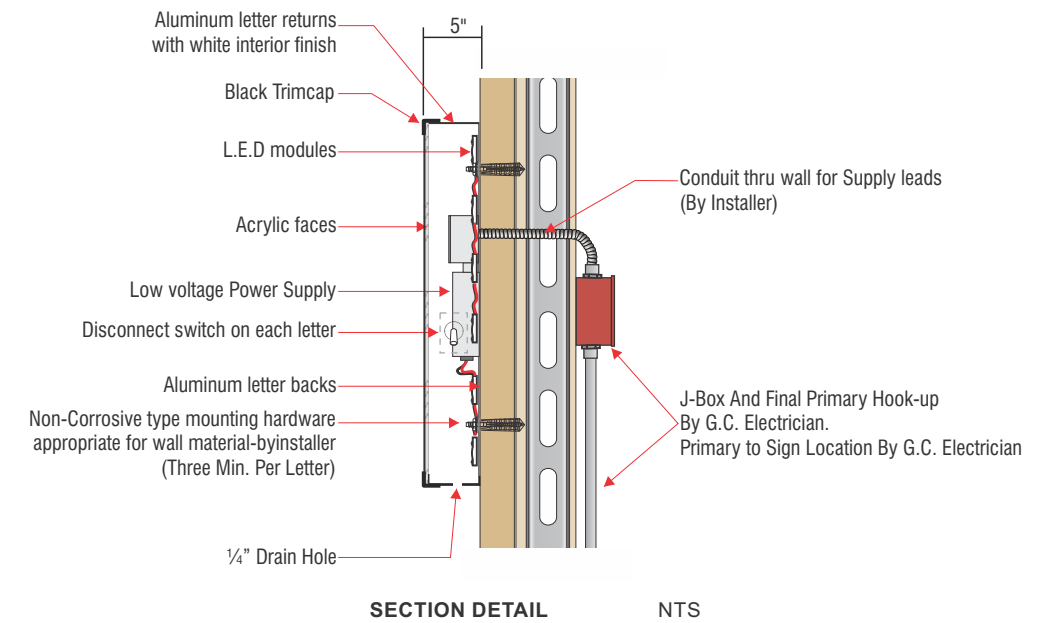
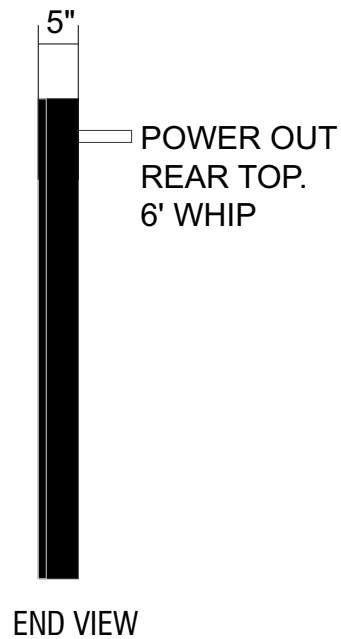
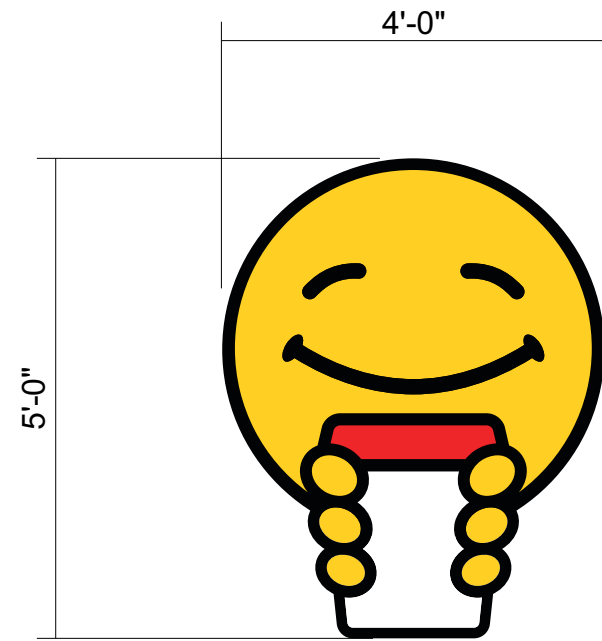


2438 FREEDOM DRIVE + SAN ANTONIO, TX 78217 + PH: 210.826.2800
 FAX: 210.477.2323 + WWW.AETNASIGN.COM + FOLLOW US ON

CLIENT: Scooter's Coffee	DRWG#: 7642.1	CITY: Cibolo, Texas	DESIGNER: Arnie V
ADDRESS: 112 Rodeo Way	SALES REP: Cesley G	DATE: 03-20-24	CLIENT APPROVAL:
COMPUTER FILE: art\drwg\misc\7642_scooter's coffee_rodeo way	TSC#18370	Unpublished Work. Aetna Sign Group, LTD. All rights reserved. This is an original drawing created by Aetna Sign Group, LTD. It is submitted for your personal use; however, it shall at all times remain the property of Aetna Sign Group, LTD. It may be used in connection with the project being planned for you by Aetna Sign Group, LTD., but not otherwise. © 2023 Aetna Sign Group, LTD.	
REVISION HISTORY:			



CLIENT: Scooter's Coffee	DRWG#: 7642.2	CITY: Cibolo, Texas	DESIGNER: Arnie V
ADDRESS: 112 Rodeo Way	SALES REP: Cesley G	DATE: 03-20-24	CLIENT APPROVAL:
COMPUTER FILE: art\drwg\misc\7642_scooter's coffee_ rodeo way		TSC#18370	
<p>Unpublished Work. Aetna Sign Group, LTD. All rights reserved. This is an original drawing created by Aetna Sign Group, LTD. It is submitted for your personal use; however, it shall at all times remain the property of Aetna Sign Group, LTD. It may be used in connection with the project being planned for you by Aetna Sign Group, LTD., but not otherwise. © 2023 Aetna Sign Group, LTD.</p>			



A INTERNALLY ILLUMINATED CHANNEL LOGO SCALE: 1/2" = 1'-0"

MFG. & INSTALL ONE (1) REQUIRED

20. SQ FT

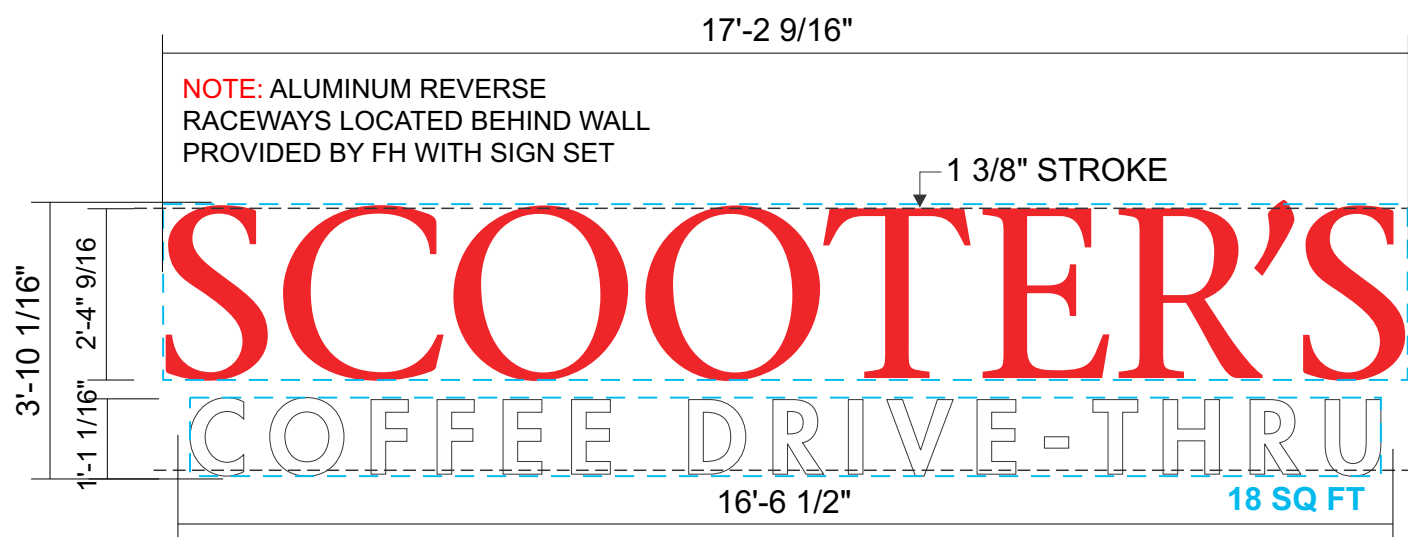
5" DEEP .050 PRE- FINISHED BLACK ALUM. RETURNS & BLACK TRIMCAP
.063 PRE-FINISHED WHITE ALUCABOND BACKS
3/16 WHITE ACRYLIC FACES W/ 3M VINYL APPLIED
INTERNALLY ILLUMINATED W/ WHITE LED'S
MOUNT TO FASCIA AS SHOWN WITH NON-CORROSIVE FASTNERS & HARDWARE

COLORS	
	WHITE ACRYLIC
	3M 3630-43 TOM. RED
	3M 3630-22 BLACK
	3M 3630-15 YELLOW



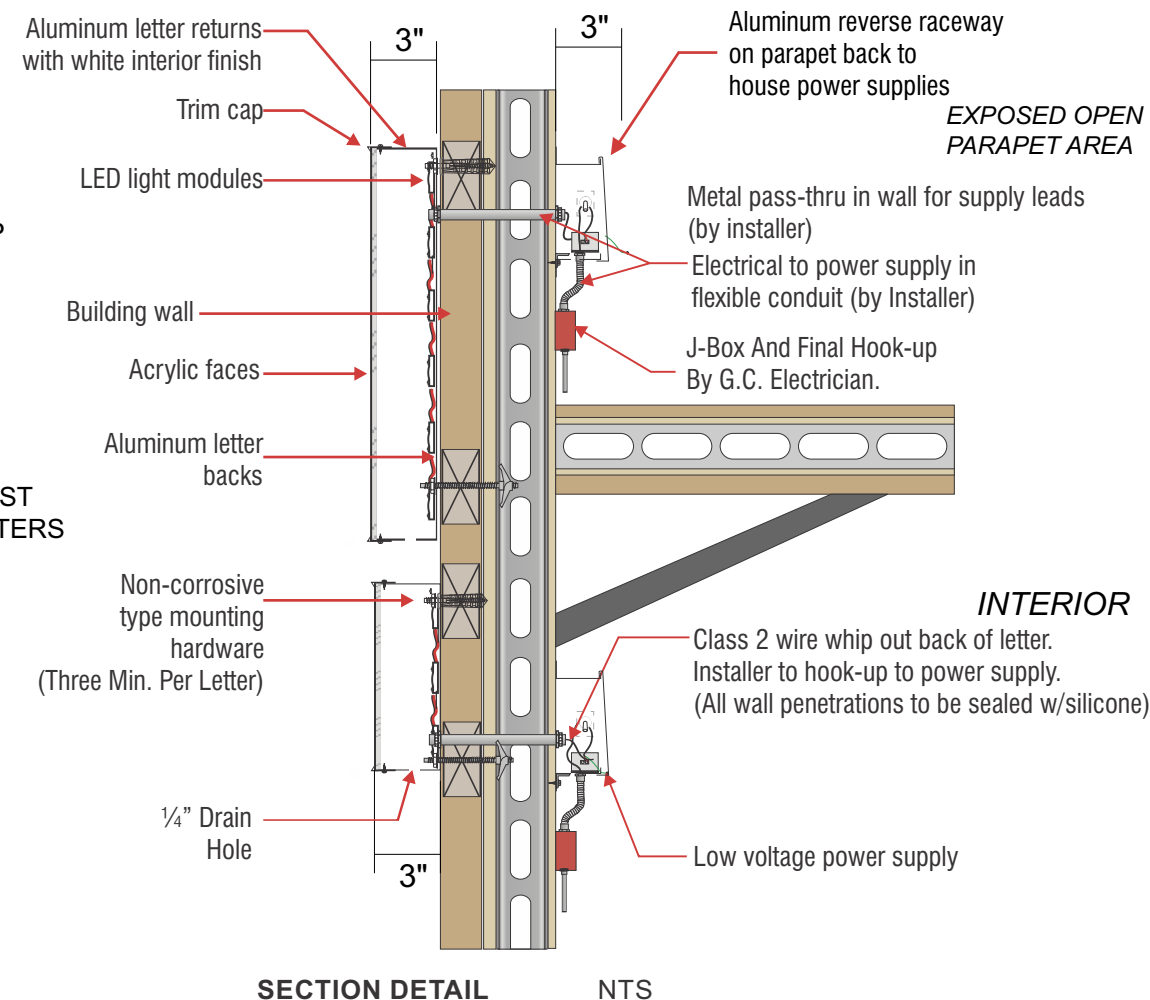
2438 FREEDOM DRIVE + SAN ANTONIO, TX 78217 + PH: 210.826.2800
FAX: 210.477.2323 + WWW.AETNASIGN.COM + FOLLOW US ON

CLIENT: Scooter's Coffee	DRWG#: 7642.3	CITY: Cibolo, Texas	DESIGNER: Arnie V
ADDRESS: 112 Rodeo Way	SALES REP: Cesley G	DATE: 03-20-24	CLIENT APPROVAL:
COMPUTER FILE: art\drwg\misc\7642_scooter's coffee_ rodeo way	TSC#18370	Unpublished Work. Aetna Sign Group, LTD. All rights reserved. This is an original drawing created by Aetna Sign Group, LTD. It is submitted for your personal use; however, it shall at all times remain the property of Aetna Sign Group, LTD. It may be used in connection with the project being planned for you by Aetna Sign Group, LTD., but not otherwise. © 2023 Aetna Sign Group, LTD.	



MFG NOTE: POWER TO BE OUT TOP OF "SCOOTER'S" LETTERS

MFG NOTE: POWER TO BE OUT LOWEST POINT OF "COFFEE DRIVE-THRU" LETTERS



B FACE-LIT CHANNEL LETTERS SCALE: 3/8" = 1'-0"

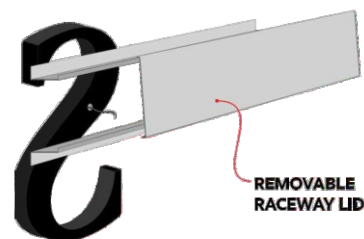
59 SQ FT

MFG. & INSTALL ONE (1) SET REQUIRED

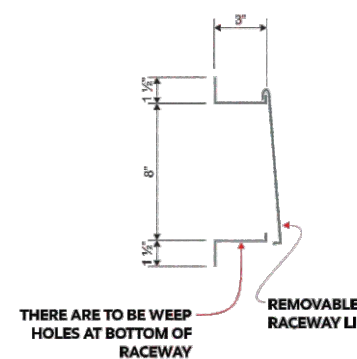
SCOOTERS - 3" DEEP .040 PRE-FINISHED BLK. ALUM. RETURNS
 .060 WHITE ALUM. BACKS
 3/16" WHITE ACRYLIC FACES W/ 3M VINYL APPLIED
 1" BLACK JEWELITE TRIMCAP
 RED LED MUDULES

COFFEE - 3" DEEP .040 PRE-FINISHED BLK. ALUM. RETURNS
 3/16" WHITE ACRYLIC FACES
 1" BLACK JEWELITE TRIMCAP
 WHITE LED MODULES

INSTALL MOUNTED TO FASCIA AS SHOWN W/ NON- CORROSIVE HARDWARE
 ALUM. REVERSE RACEWAYS BEHIND WALL



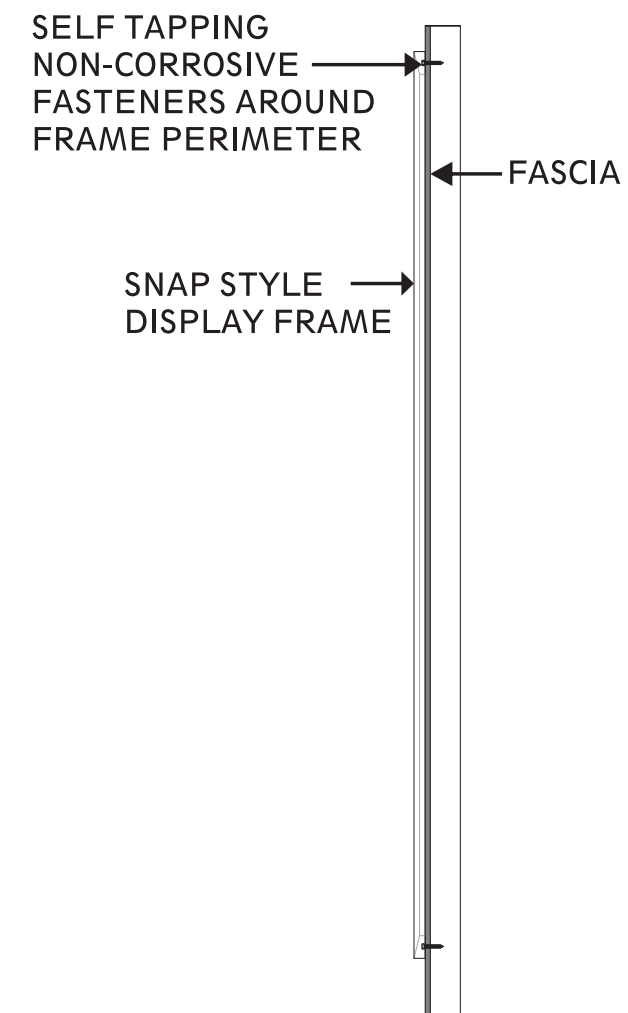
NOTE: INVERTED RACEWAY TO BE SEALED BY ROOFER AFTER INSTALLATION.



COLORS	
	WHITE ACRYLIC
	3M 230-43 TOM. RED
	3M 230-22 BLACK



CLIENT: Scooter's Coffee	DRWG#: 7642.4	CITY: Cibolo, Texas	DESIGNER: Arnie V
ADDRESS: 112 Rodeo Way	SALES REP: Cesley G	DATE: 03-20-24	CLIENT APPROVAL:
COMPUTER FILE: art\drwg\misc\7642_scooter's coffee_rodeo way	TSC#18370	Unpublished Work. Aetna Sign Group, LTD. All rights reserved. This is an original drawing created by Aetna Sign Group, LTD. It is submitted for your personal use; however, it shall at all times remain the property of Aetna Sign Group, LTD. It may be used in connection with the project being planned for you by Aetna Sign Group, LTD., but not otherwise. © 2023 Aetna Sign Group, LTD.	



SIDE VIEW NTS

G SNAP FRAMES SCALE: 1/2" = 1'-0"

GC TO INSTALL THREE (3) TOTAL - ONE (1) OF EACH

INSTALL CUSTOMER PROVIDED SIGN PANELS
TO BE MOUNTED IN CUSTOMER SPECIFIED LOCATION
W/ NON-CORROSIVE FASTNERS

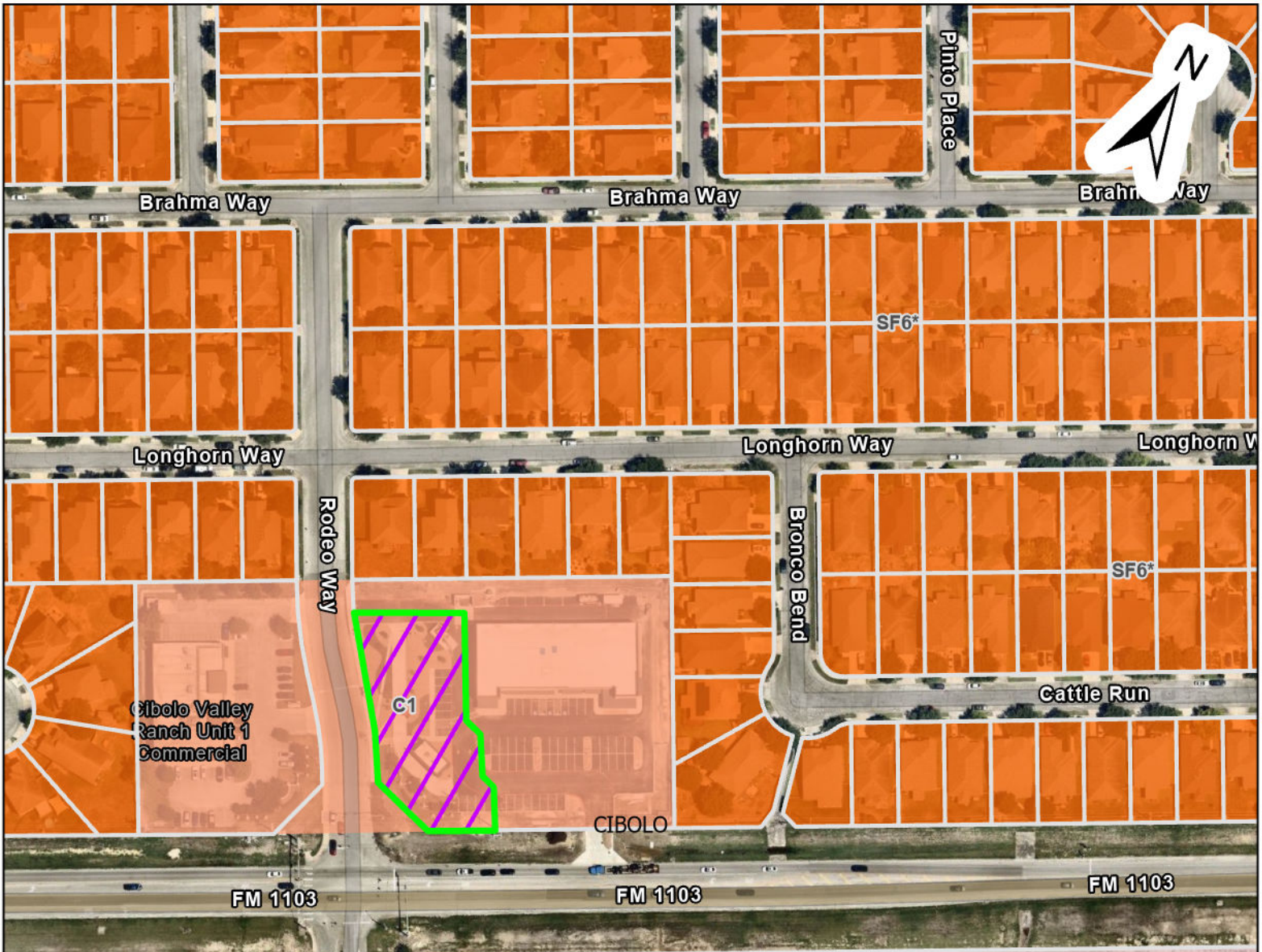


CLIENT: Scooter's Coffee	DRWG#: 7642.8	CITY: Cibolo, Texas	DESIGNER: Arnie V
ADDRESS: 112 Rodeo Way	SALES REP: Cesley G	DATE: 03-20-24	CLIENT APPROVAL:
COMPUTER FILE: art\drwg\misc\7642_scooter's coffee_ rodeo way	TSC#18370	Unpublished Work. Aetna Sign Group, LTD. All rights reserved. This is an original drawing created by Aetna Sign Group, LTD. It is submitted for your personal use; however, it shall at all times remain the property of Aetna Sign Group, LTD. It may be used in connection with the project being planned for you by Aetna Sign Group, LTD., but not otherwise. © 2023 Aetna Sign Group, LTD.	



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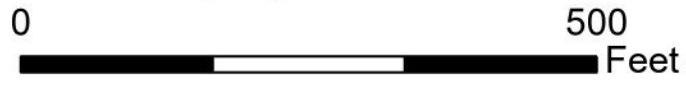
CLIENT:	Scooter's Coffee	DRWG#:	7642.4	CITY:	Cibolo, Texas	DESIGNER:	Arnie V
ADDRESS:	112 Rodeo Way	SALES REP:	Cesley G	DATE:	03-20-24	CLIENT APPROVAL:	
COMPUTER FILE:	art\drwg\misc\7642_scooter's coffee_ rodeo way		TSC#	18370			
REVISION HISTORY:	Unpublished Work. Aetna Sign Group, LTD. All rights reserved. This is an original drawing created by Aetna Sign Group, LTD. It is submitted for your personal use; however, it shall at all times remain the property of Aetna Sign Group, LTD. It may be used in connection with the project being planned for you by Aetna Sign Group, LTD., but not otherwise. © 2023 Aetna Sign Group, LTD.						



Property Information Map 112 Rodeo Way

-  Property of Interest
-  Parcel Boundaries
-  Cibolo City Limits
-  Neighborhood Commercial (C1)
-  High Density Single-Family Residential (SF6)
-  Public Facility (PF) - Institution

Water Service: City of Cibolo
Sewer Service: City of Cibolo
Council District: 7
Zoning: High Density Single-Family Residential (SF6)





Notice of Petition



September 18, 2024

Dear Property Owner,

County tax records indicate that you own property within 200 feet of a property subject to an application to the City of Cibolo's Comprehensive Sign Program. In accordance with the City of Cibolo's Part II – Code of Ordinances: Chapter 58 Signs, you have been sent this official Notice of Petition to inform you of this request.

This notice does not directly pertain to your property.

The purpose of this letter is to make you aware of a Comprehensive Sign Program request near your property and provide you an opportunity to voice your opinion. Your opinion matters.

In accordance with Code of Ordinances, the Planning and Zoning Commission will hold a public hearing on **Wednesday, October 9, 2024 at 6:30 p.m.** at the **Council Chambers of the City Hall located at 200 South Main Street**, Cibolo, Texas, and the City Council will hold a public hearing on **Tuesday, October 29, 2024 at 6:30 p.m.** at the **Council Chambers of the City Hall located at 200 South Main Street**, Cibolo, Texas.

The application for the Comprehensive Sign Program for certain real property located at 112 Rodeo Way, legally described as CIBOLO VALLEY RANCH #1 BLOCK 6, LOT 62R, 0.59 AC.

Applicant/Owner: Marlise Kercheville, TMB RE, LLC

Sincerely,
Lindsey Walker, CNU-A
Planner I
lwalker@cibolotx.gov

REPLY NOTICE (SGP-24-03)

Name (please print): ILONA HARBERSON
Address (In relation to Map Exhibit): 204 Longhorn Way, Cibolo TX 78108

You or your representatives may attend either or both public hearings. In order to officially register your support or opposition to the Comprehensive Sign Program you must sign and return this form **prior to the scheduled public hearing** by one of the following options:

US MAIL:	City of Cibolo, Attn: Planning Department, 200 S Main Street, Cibolo, TX 78108
IN PERSON:	City Hall Annex: 201 W Loop 539, Cibolo, TX, 78108 (Mail NOT accepted at this address)
EMAIL:	Take a photo or scan it to planning@cibolotx.gov

In Favor Opposed

Comments:

Signature: Ilona Harberson Date: 9-24-2024

Name (please print): JOHN M. BRADLEY

Address (In relation to Map Exhibit): 113 RODEO WAY

You or your representatives may attend either or both public hearings. In order to officially register your support or opposition to the Comprehensive Sign Program you must sign and return this form **prior to the scheduled public hearing** by one of the following options:

US MAIL:	City of Cibolo, Attn: Planning Department, 200 S Main Street, Cibolo, TX 78108
IN PERSON:	City Hall Annex: 201 W Loop 539, Cibolo, TX, 78108 (Mail NOT accepted at this address)
EMAIL:	Take a photo or scan it to planning@cibolotx.gov

In Favor

Opposed

Comments:

Signature: John M. Bradley

Date: 10-3-2024

 (210) 658-9900

 www.cibolotx.gov

 200 S. Main Street Cibolo, Texas 78108



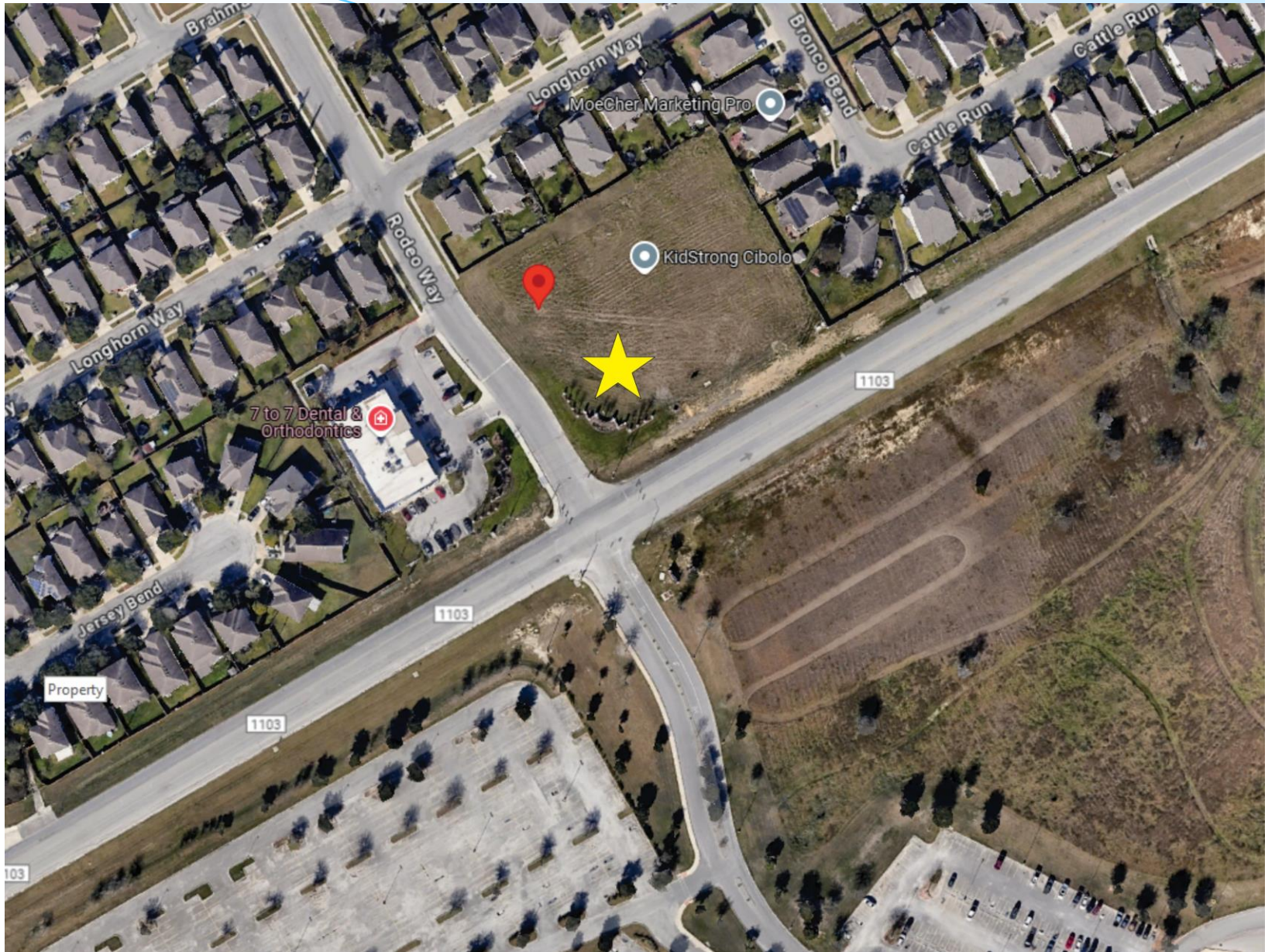
Comprehensive Sign Program

Scooter's Coffee

Cibolo, TX

Property

- 112 Rodeo Way
- .59 Acres
- Intersection of FM 1103 and Rodeo Way



Request

- **Two (2) additional wall mounted signs totaling 80 square feet.**
- **Three (3) additional non-lit snap frames totaling 49.95 square feet.**

Request

- **No signage visibility when traveling West on FM 1103.**
- **Traffic count is over 500,000 per month on FM 1103.**
- **Growing traffic count due to expansion of FM 1103.**
- **Similar advertising to surrounding businesses.**
- **Logo on back of building is part of Scooter's Corporate brand standards.**

View from FM 1103 traveling West Bound



View from Rodeo Way traveling South Bound



Proposed Renderings



Similar Advertising



Similar Advertising





City Council Regular Meeting Staff Report

C. Conduct a public hearing regarding a Conditional Use Permit (CUP) request to allow Local Convenience Store with Fuel Sales (larger than 5,000 square feet) use in a General Commercial District (C-4) for certain real property located at 12880 IH-10, legally described as ABS: 134 SUR: JOSE FLORES 11.26 AC. (Mr. Spencer)

Meeting	Agenda Group
Tuesday, October 29, 2024, 6:30 PM	Public Hearing Item: 7C.
From	
Grant Fore, Planner II	

CITY COUNCIL ACTION: Conduct 2nd Public Hearing

PLANNING & ZONING COMMISSION ACTION: Recommendation of approval with staff recommended conditions by a 7-0 vote

PROPERTY INFORMATION:

Project Name: CUP-24-06
 Owners: FalconREG
 Representative: Ziad Kaakouch, Z and Co LLC
 Location/Area: 12880 W IH-10
 Location: IH-10 and Zuehl Road
 Council District: 7
[Future Land Use:](#) Regional Activity Center
[Existing Zoning:](#) General Commercial (C-4)
 Requested Zoning: Conditional Use Permit (CUP)
 Proposed Use: Local Convenience Store with Fuel Sales (larger than 5, 000 square feet)

FINDINGS:

A zoning request is specifically about land use, not the future engineering of the land itself, and should meet criteria per UDC Article 4.3.1.5. Decisions regarding future engineering of the land occur with the platting process, where the property's design is known. The applicant property is located within the General Commercial (C-4) zoning district. Most of the neighboring properties are located in the C-4 zoning district. The neighboring property to the West is located outside City Limits in the Extra-Territorial Jurisdiction (ETJ), therefore, it is not zoned.

The applicant is requesting a Conditional Use Permit to develop a Local Convenience Store with Fuel Sales (larger than 5, 000 square feet) on the subject property. While a Local Convenience Store with Fuel Sales is permitted by right at C-4 property per UDC Article 13, UDC Section 6.3 Supplemental Use Requirements K. Fuel Sale Businesses (5) states:

K. Fuel Sale Businesses.

5. Stores exceeding 5,000 Square Feet: If a structure exceeds 5,000 square feet in size, a Conditional Use Permit (CUP) will be required.

The site plan provided includes a 9,350 square foot structure on the property. Therefore, a CUP is required. The applicant's letter of intent, which is attached to this staff report, states that the proposed use includes a fuel station, overnight parking, truck stop and a convenience store offering food and beverages.

PUBLIC NOTICE:

Notice was published within the local newspaper (Seguin Gazette) on September 22, 2024, and the City Website. Individual letters were sent by mail to 6 property owners within 200' of the site. To date, Staff has received one (1) in favor of and one (1) in opposition. Public Hearings were scheduled on October 9, 2024, (Planning & Zoning Commission) and on October 29, 2024, (City Council). Approval/Disapproval of the zoning ordinance is tentatively scheduled for the November 12, 2024, City Council meeting.

STAFF CONCLUSIONS:

Staff recommends, should Council approve the CUP for Local Convenience Store with Fuel Sales (larger than 5, 000 square feet) use for property located at 12880 W IH-10, that it be subject to the following conditions:

1. Building & Fire Codes – Applicant must comply with all Building and Fire Code requirements.
2. Permits & Inspections – All required building permits and Certificate of Occupancy must be obtained. All permit applications submitted for this property are subject to the requirements of the Code.
3. Additional Uses – No other conditional uses are allowed under this conditional use permit.
4. Recordation of Plat – A subdivision plat must be submitted for review and approval with the City of Cibolo and recorded upon completion.
5. TXDOT approval – The subject property is along TXDOT right-of-way. Applicant must obtain approval from TXDOT and include proof of approval with any development applications submitted to the City of Cibolo.
6. Landscaping – All regulations of UDC Article 17.L (1) regarding a required 20' landscape buffer along the property line of residentially used or zoned property must be met.
7. General Commercial (C-4) Regulations - All regulations of the General Commercial (C-4) Zoning District, other than those amended by the Conditional Use Permit, apply to the Property.
8. Alcohol Sales – Any alcohol sales are subject to Texas Alcoholic Beverage Commission rules and regulations.
9. Review fees - All fees associated with the review and processing of the application must be paid in full.
10. Supplemental Use Regulations – All regulations of UDC Article 6.3 Supplemental Use Regulations (K) Fuel Sales Business, other than those amended by the Conditional Use Permit, apply to the Property.

K. **Fuel Sale Businesses:** Property used for the purpose of the sale of fuels shall be developed in accordance with the following regulations:

1. **Distance from Right-of-Way:** Service stations may locate fuel pumps and pump islands beyond the setback, but in no case closer than fifteen (15') feet from any street right-of-way;
2. **Canopy Requirements:** Any canopy placed over the pump island may not extend closer than five (5') feet to the right-of-way;
3. **Pumps near Residential Zones:** Fuel pumps and pump islands may not be located closer than one hundred (100') feet to any residential zoning district;
4. **Pumps near Existing Residence:** Fuel pumps and pump islands may not be located closer than one hundred (100') feet to a property currently being developed and used for residential purposes within a zoning district that permits fuel sales.
5. **Stores exceeding 5,000 Square Feet:** If a structure exceeds 5,000 square feet in size, a Conditional Use Permit (CUP) will be required.

CITY COUNCIL:

1. **Approve** the requested CUP for a Local Convenience Store with Fuel Sales (larger than 5, 000 square feet) for property located at 12880 W IH-10, legally described as ABS: 134 SUR: JOSE FLORES 11.26AC.
2. **Approve** the requested CUP for a Local Convenience Store with Fuel Sales (larger than 5, 000 square feet) for property located at 12880 W IH-10, legally described as ABS: 134 SUR: JOSE FLORES 11.26AC, with conditions.
3. **Deny** the requested CUP for a Local Convenience Store with Fuel Sales (larger than 5, 000 square feet) for property located at 12880 W IH-10, legally described as ABS: 134 SUR: JOSE FLORES 11.26AC, with findings.

STAFF ANALYSIS:

Unified Development Code (UDC) Section 4.3.2 – Conditional Use Permit Approval Considerations

A CUP is intended to provide some flexibility to traditional zoning by offering a mechanism to balance specific site constraints and development plans with the larger interest of the community and the integrity of the UDC. An application for a CUP follows the same process as a Zoning Map Amendment Process (rezoning). The Permit, if granted, may include conditions placed upon the development of the property. The Planning & Zoning Commission and City Council shall consider the following, at a minimum, in conjunction with its deliberations for approval or denial of the application and the establishment of conditions: (for reference, [UDC](#) and [Comprehensive/Master Plan](#))

A. Consistency with the Comprehensive Master Plan;

Place Type: Regional Activity Center (pg. 44)

Land Use Considerations:

- Primary Land Uses: Community and regional-serving retail and commercial

- Secondary Land Uses: Civic and Institutional, Medical, Small-Scale Retail, Parks and Open Space, Office
- Indicators and Assumptions: Lot size (range) ½ to 2 acres

Example Locations:

- Cibolo Crossing Shopping Center
- Walmart
- HEB
- Shops at Cibolo Bend
- Chipotle/City Vet Complex

STAFF FINDING: The Comprehensive Master Plan calls out this parcel as Regional Activity Center, which provides consideration for land uses including community and regional serving retail and commercial, with examples such as the Cibolo Crossing and Shops at Cibolo Bend centers. Of note, it includes HEB as an example, which does have a fuel center.

B. Conformance with applicable regulation in this UDC and standards established by the UDC;

Place Type: Regional Activity Center (pg. 44)

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

STAFF FINDING: The Zoning Map Amendment will promote the health, safety, or general welfare of the City and the safe and orderly development of the City as it does comply with the intent of the Comprehensive Master Plan.

The intent of the Regional Activity Center place type emphasizes large scale development to attract regional traffic for shopping and retail needs, with uses such as big-box retailers along major thoroughfares (freeways and arterial roads) in addition to uses such as grocery stores and smaller uses such as offices and restaurants. Regional activity center uses can include other retail and services uses.

C. Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk, scale, setbacks and open spaces, landscaping and site development, and access/circulation.

UDC Section 14.15 General Commercial

a. Intent – The General Commercial district is established to provide for a broad range of commercial uses and activities in high visibility areas to serve the needs of the surrounding region. It is the most intensive commercial zoning district and generally situated along a highway or major roadway due to high traffic requirements..

b. Permitted uses – Commercial Uses

c. Specific uses - subject to Site Plan approval, retail, office, service and general commercial uses.

Lot Area	Lot Width	Front Setback	Rear Setback	Side Setback	Max Impervious Coverage	Maximum Height
-	70'	40'	35'	20'	80%	45'

STAFF FINDING: The UDC provides lot design guidelines within the C-4 zoning district that are designed in scale for compatibility with surrounding mix of residential areas.

In addition, UDC Section 6.3 Supplemental Use Requirements K. Fuel Sale Businesses states:

K. Fuel Sale Businesses. Property used for the purpose of the sale of fuels shall be developed in accordance with the following regulations:

1. Distance from Right-of-Way: Service stations may locate fuel pumps and pump islands beyond the setback, but in no case closer than fifteen (15') feet from any street right-of-way;
2. Canopy Requirements: Any canopy placed over the pump island may not extend closer than five (5') feet to the right-of-way;
3. Pumps near Residential Zones: Fuel pumps and pump islands may not be located closer than one hundred (100') feet to any residential zoning district;
4. Pumps near Existing Residence: Fuel pumps and pump islands may not be located closer than one hundred (100') feet to a property currently being developed and used for residential purposes within a zoning district that permits fuel sales.
5. Stores exceeding 5,000 Square Feet: If a structure exceeds 5,000 square feet in size, a Conditional Use Permit (CUP) will be required.

The proposed site plan included with the CUP submittal complies with 6.3.K.1 and 2. The subject property is not adjacent to any residentially zoned property. The proposed use requires a CUP in accordance with 6.3.K.5 as the structure indicated on the site plan is larger than 5, 000 square feet.

UDC Section 17.2.L.1 requires:

A non-residential or multi-family use adjacent to, or directly facing, a single-family zoning district shall provide a minimum twenty (20') foot landscape buffer adjacent to the property line of the **residential use or residentially zoned** property.

The Guadalupe County Appraisal District (GCAD) states that neighboring property 63308 has a residential structure on the property and neighboring property 63300 has a manufactured home structure on the property. Though these properties are zoned C-4 General Commercial, a 20' landscaping buffer will be required along the respective property lines of residentially used property.

D. Potential unfavorable impacts on existing or permitted uses on abutting sites, the extent that such impacts exceed those which reasonably may result from use of the site by a permitted use;

UDC Section 13.1 Uses allowed by right and with a Conditional Use Permit (CUP).

C-4 uses allowed by right	C-4 CUP required
Administrative and Business Offices	Concrete/Asphalt Batching Plant (Temporary)
Administrative Services	Flea Market; Outdoor Open-Air Sales
Amusement Center	Food Truck, Park
Artisan Sales	Pawn Shop
Artisan/ Culinary Classes (Specialty Classes)	Sexually Oriented Businesses
Automotive Washing	Truck Sales (Heavy Trucks) and RV Sales
Automotive; Minor Repairs/Service	Truck/Bus Repair
Big Box Store	Vehicle Storage
Building Maintenance Services	Warehousing and Distribution
Business or Trade School	<i>b.) General Warehousing and Distribution</i>
Business Services	Winery/Production Brewery
Business Support Services	Wrecker Business Associated with Auto Impounding and Storage
Clinic	
Club or Lodge	
College and University Facilities	
Community Treatment Facility *	
Consumer Repair Services	
Convalescent Services	
Cultural Services	
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	
Agricultural Sales and Services	
Automotive Rentals	
Automotive Service Station *	
Commercial Off-street Parking	
Communications Services	
Construction Sales and Services	
Equipment Repair Services	
Indoor Gun Range	
Kennels	
Laundry Services, Laundry Mat	
Maintenance and Service Facilities	
Paint Shop (Non-Retail)	
Portable Building Sales	
Research and Development Services	
Trailer/Mobile Home Display, Sales or Storage	
Transportation Terminal	

Truck/Trailer Rental and/or Leasing	
Warehousing and Distribution	
a.) <i>Convenience Storage</i>	
c.) <i>Limited Warehousing and Distribution</i>	

*Subject to supplemental use regulations of UDC Article 6.

STAFF FINDING: The use is suitable for the zoning district and the surrounding districts provided the CUP is approved. A CUP is required as the proposed structure on the site plan is larger than 5, 000 square feet.

E. Modifications to the site plan which would result in increased compatibility or would mitigate potentially unfavorable impacts or would be necessary to conform to applicable regulations and standards and to protect the public health, safety, morals and general welfare.

STAFF FINDING: The proposed Local Convenience Store with Fuel Sales (larger than 5, 000 square feet) is required to meet landscaping requirements for commercial property that is adjacent to residentially zoned or **used property** of maintaining a 20' landscape buffer between the properties.

Approximately 37 parking spaces are required per UDC Article 10. Sidewalks along Zuehl Road are required but are not required along the IH-10 frontage road.

F. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use.

STAFF FINDING: The subject property is not platted. Traffic impacts and any necessary improvements will be studied during the platting process. A Traffic Impact Analysis (TIA) will be required that will determine any impacts and required mitigation from the use.

STRATEGIC ECONOMIC DEVELOPMENT PLAN:

The recently approved Strategic Economic Development Plan provides suggestions about site analysis of different areas in the City. This property is in the I-10 Corridor area. The approved plan identifies the I-10 corridor as a suitable area for industrial development such as manufacturing facilities and logistic based operations given the large acreage sites in the area. The subject property was not classified as opportunity site by the consultant that developed this plan, RKG associates.

Attachments

[Application](#)

[Narrative](#)

[Site Plan](#)

[F.1 12880 IH-10](#)

[O. 1 2323 Bolton Road](#)



City of Cibolo
 Planning Department
 201 Loop 539 W/P.O. Box 826
 Cibolo, TX 78108
 Phone: (210) 658 - 9900

UNIVERSAL APPLICATION - CONDITIONAL USE PERMIT

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: Proposed Truck Stop Development

Total Acres: 11.26 Survey Name: Jose Flores

Abstract No.: 134

Project Location (address): 12880 West IH-10, Marion, TX 78124

Current Zoning: General Commercial

Overlay: None Old Town FM 78

Proposed Zoning: General Commercial

of Lots: 1 # of Units: _____

Please Choose One: Single-Family

Multi-Family

Commercial

Industrial

Other

Current Use: General Commercial

Total Proposed Square Footage: 9,350

Proposed Use: Truck Stop

(Commercial/Industrial only)

Applicant Information:

Property Owner Name: _____

FalconREG

Address: 2327 St. Emmanuel Street

City: Houston

State: TX

Zip Code: 77004

Phone: 832-372-8459

Email: sean@falconreg.com

Fax: _____

* Applicant (if different than Owner) : Ziad Kaakouch

* Letter of Authorization required

Address: 3400 Montrose Blvd. #2916

City: Houston

State: TX

Zip Code: 77006

Phone: 832-906-9916

Email: zkaakouch@zandcolle.com

Fax: _____

Representative: _____

Address: _____

City: _____

State: _____

Zip Code: _____

Phone: _____

Email: _____

Fax: _____

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

Owner or Representative's Signature

Ziad Kaakouch

Typed / Printed Name

State of Texas

County of Harris

Before me, Aimee Hebert

Name of Notary Public

Ziad Kaakouch

Name of signer(s)

, to be the person(s) who is/are subscribed to the

, on this day personally appeared

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

Given under my hand and seal of office this 5 day of

October 2024

Notary Public Signature



City of Cibolo
Use Only

Total Fees
Payment Method
Submittal Date
Accepted by
Case Number

Z&Co., LLC

September 9, 2024

City of Cibolo – Planning Department
201 Loop 539 W P.O. Box 826
Cibolo, TX 78108

Dear City of Cibolo – Planning Department,

On behalf of FalconREG, Z&Co., LLC is seeking a Conditional Use Permit (CUP) for the development of a truck stop located at 12880 W IH-10, Marion, TX 78124, currently zoned General Commercial. The proposed project will cater to commercial truck drivers by providing essential services, including fuel stations, overnight parking, restrooms, and a convenience store offering food and beverages. This truck stop will also include regular gasoline and diesel fueling stations for civilians.

This site has been selected based on its proximity to major highways, ensuring convenient access for long-haul truckers. The project has been designed with careful attention to local zoning codes and environmental considerations. This development is expected to serve as a valuable resource for the trucking industry while supporting the local economy through job creation and increased sales tax revenue. The truck stop will adhere to all safety and regulatory standards, ensuring compliance with local, state, and federal guidelines.

I respectfully request approval of this CUP to allow the proposed truck stop, which I believe aligns with the community's growth and development goals.

Sincerely,



Ziad Kaakouch, PE
Z&Co., LLC
President

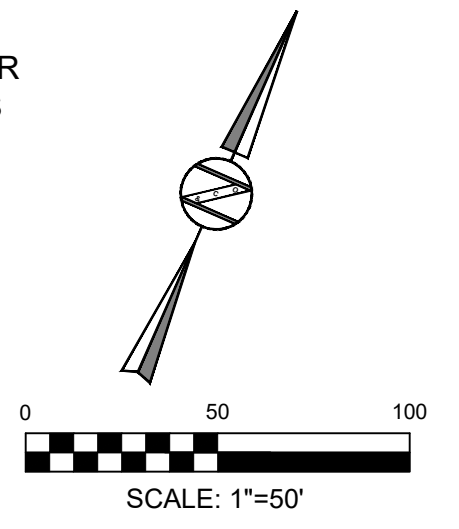
PARKING COUNT:

SEMI TRUCK 59
CAR: 39

(DOES NOT INCLUDE STACKING)

NOTE: I-10 AND ZUEHL ROAD ARE CURRENTLY UNDER CONSTRUCTION. THE BLUE LINWORK REPRESENTS THE PROPOSED IMPROVEMENTS BY TxDOT.

ZBIGNIEW & EDITH SLIWINSKI
CALLED 4.00 AC.
G.C.A.D. NO. 63300
CALLED 4.00 AC.
VOL. 4277, PG. 241
G.C.D.R.

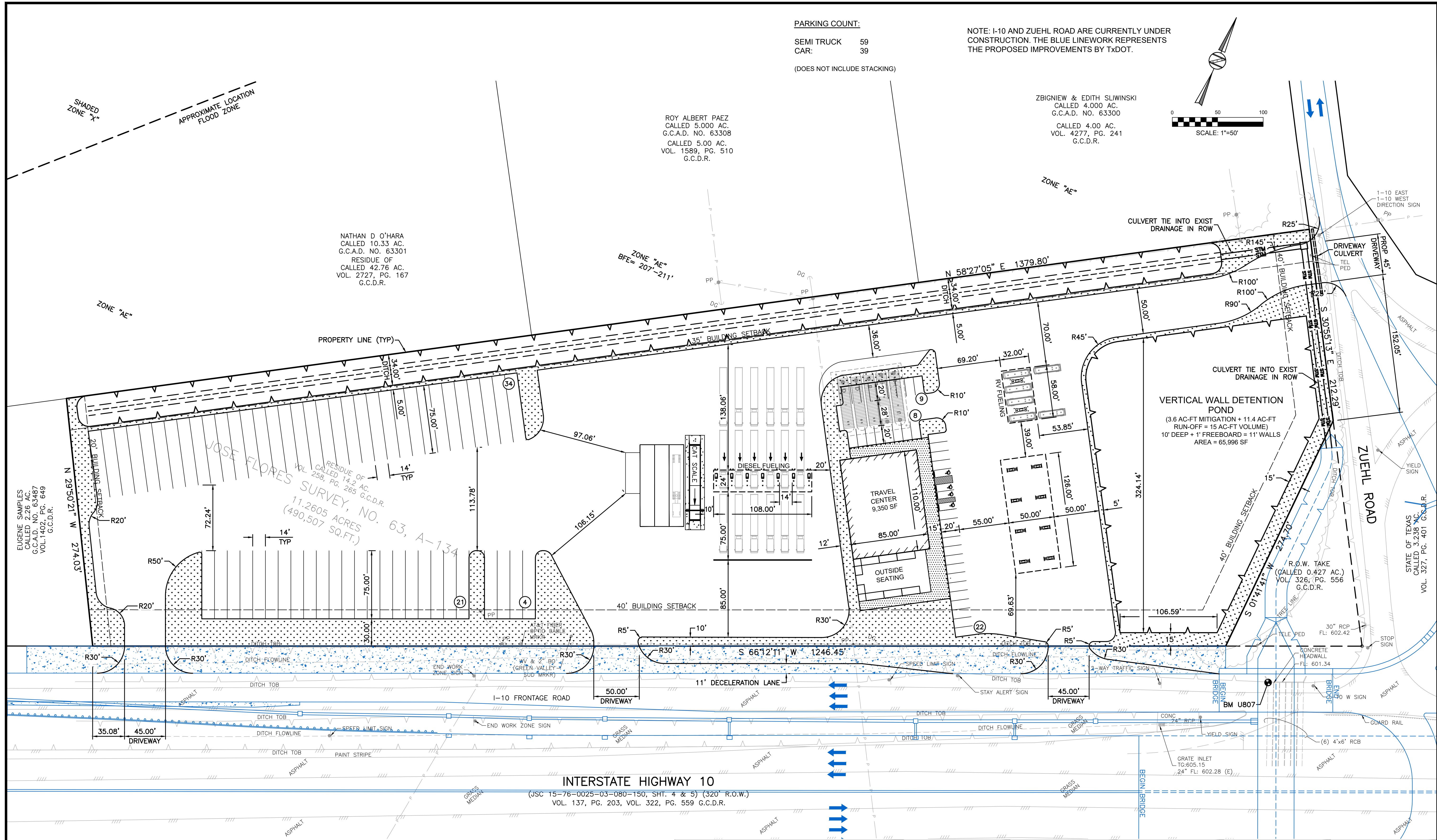


ROY ALBERT PAEZ
CALLED 5.00 AC.
G.C.A.D. NO. 63308
CALLED 5.00 AC.
VOL. 1589, PG. 510
G.C.D.R.

NATHAN D O'HARA
CALLED 10.33 AC.
G.C.A.D. NO. 63301
RESIDUE OF
CALLED 42.76 AC.
VOL. 2727, PG. 167
G.C.D.R.

JOSE FLORES SURVEY, NO. 63, A-134
RESIDUE OF
VOL. CALLED 14.2 AC.
258, PG. 265 G.C.D.R.
11.2605 ACRES
(490,507 SQ.FT.)

EUGENE SAMPLES
CALLED 2.26 AC.
G.C.A.D. NO. 63487
VOL. 1402, PG. 649
G.C.D.R.



INTERSTATE HIGHWAY 10
(JSC 15-76-0025-03-080-150, SHT. 4 & 5) (320' R.O.W.)
VOL. 137, PG. 203, VOL. 322, PG. 559 G.C.D.R.

	10018 GAGE DANIEL LN. CYPRESS, TX 77433 832-906-9916 TX FIRM #F-24276	CLIENT:	FalconREG	PROJECT NAME:	TRUCK STOP 12880 WEST IH-10 CIBOLO, TEXAS	DRAWING TITLE:	PRELIMINARY SITE PLAN OPTION 2	PROJECT NUMBER:	24.0036
		EXHIBIT ONLY	NOT TO BE USED FOR PERMITTING OR CONSTRUCTION	DATE:	AUGUST 2024	SCALE:	1"=50'	EXHIBIT No.	2

Z:\2024\24.0036 Falcon REG - I10 & Zuehl Rd\DWG\Exhibits\SITE\EXB SITE PLAN (OPT 2) 24.0036 v2.dwg Sep 09 2024



Notice of Conditional Use Permit Petition



September 18, 2024

Dear Property Owner,

In accordance with the Texas Local Government Code and the Unified Development Code, you are receiving this official Notice of Conditional Use Permit Petition.

The purpose of this letter is to make you aware of a Conditional Use Permit request for your property and provide you an opportunity to voice your opinion about the Conditional Use Permit. Your opinion matters.

In accordance with the Code of Ordinances, the Planning and Zoning Commission will hold a public hearing on **Wednesday, October 9, 2024 at 6:30 p.m.** at the **Council Chambers of the City Hall located at 200 South Main Street, Cibolo, Texas,** and the City Council will hold a public hearing on **Tuesday, October 29, 2024 at 6:30 p.m.** at the **Council Chambers of the City Hall located at 200 South Main Street, Cibolo, Texas.**

The Conditional Use Permit proposal is as follows:

The purpose of the meeting is to hear public testimony regarding a Conditional Use Permit (CUP) request to allow a Local Convenience Store with Fuel Sales (larger than 5,000 square feet) use in a General Commercial District (C-4) for certain real property located at 12880 IH-10, legally described as ABS: 134 SUR: JOSE FLORES 11.26 AC.

Applicant/Owner: Falcon REG

Sincerely,
Grant Fore
Planner II
gfore@cibolotx.gov

REPLY NOTICE (CUP-24-06)

Name (please print): Shahin Momin

Address (In relation to Map Exhibit): 12880 W IH-10, Marion, TX 78124


You or your representatives may attend either or both public hearings. In order to officially register your support or opposition to the Conditional Use Permit you must sign and return this form **prior to the scheduled public hearing** by one of the following options:

US MAIL:	City of Cibolo, Attn: Planning Department, 200 S Main Street, Cibolo, TX 78108
IN PERSON:	City Hall Annex: 201 W Loop 539, Cibolo, TX, 78108 (Mail NOT accepted at this address)
EMAIL:	Take a photo or scan it to planning@cibolotx.gov

In Favor

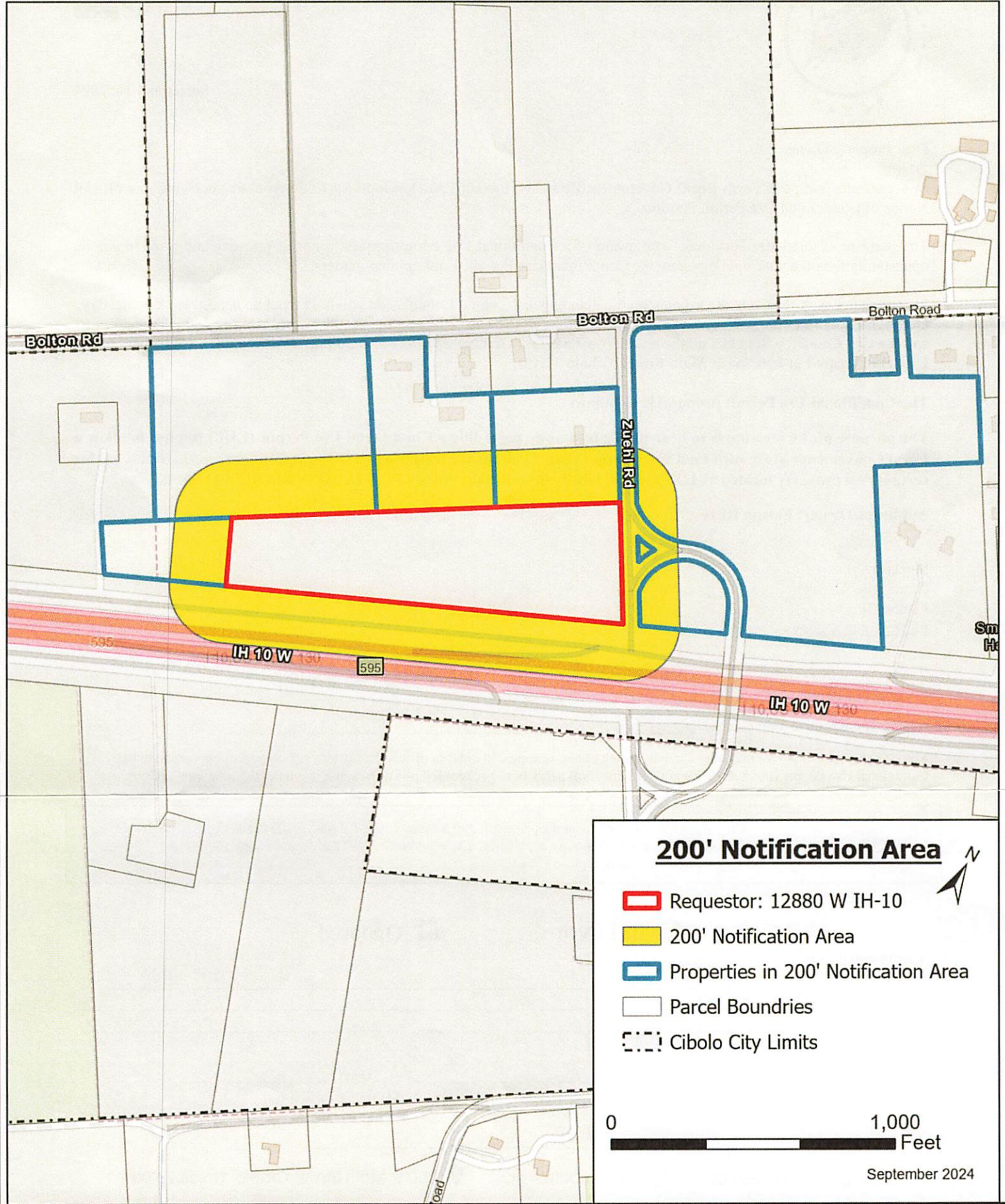
Opposed

Comments:

Signature: 

Date: 09/30/2024

12880 W IH-10





Notice of Conditional Use Permit Petition



September 18, 2024

Dear Property Owner,

In accordance with the Texas Local Government Code and the Unified Development Code, you are receiving this official Notice of Conditional Use Permit petition.

This notice does not directly pertain to your property.

The purpose of this letter is to make you aware of a Conditional Use Permit request near your property and provide you an opportunity to voice your opinion about the Conditional Use Permit. Your opinion matters.

In accordance with the Code of Ordinances, the Planning and Zoning Commission will hold a public hearing on **Wednesday, October 9, 2024 at 6:30 p.m.** at the **Council Chambers of the City Hall located at 200 South Main Street, Cibolo, Texas,** and the City Council will hold a public hearing on **Tuesday, October 29, 2024 at 6:30 p.m.** at the **Council Chambers of the City Hall located at 200 South Main Street, Cibolo, Texas.**

The Conditional Use Permit proposal is as follows:

The purpose of the meeting is to hear public testimony regarding a Conditional Use Permit (CUP) request to allow a Local Convenience Store with Fuel Sales (larger than 5,000 square feet) use in a General Commercial District (C-4) for certain real property located at 12880 IH-10, legally described as ABS: 134 SUR: JOSE FLORES 11.26 AC.

Applicant/Owner: Falcon REG

Sincerely,
Grant Fore
Planner II
gfore@cibolotx.gov

REPLY NOTICE (CLIP 24-06)

Name (please print): Albert & Estela Paetz
Address (In relation to Map Exhibit): 2323 Bolton Rd. Marion TX 78124

You or your representatives may attend either or both public hearings. In order to officially register your support or opposition to the Conditional Use Permit you must sign and return this form **prior to the scheduled public hearing** by one of the following options:

US MAIL: City of Cibolo, Attn: Planning Department, 200 S Main Street, Cibolo, TX 78108
IN PERSON: City Hall Annex: 201 W Loop 539, Cibolo, TX, 78108 (Mail NOT accepted at this address)
EMAIL: Take a photo or scan it to planning@cibolotx.gov

In Favor

Opposed

Comments:

Signature:

Estela Paetz

Date:

9-25-2024

(210) 658-9900

www.cibolotx.gov

200 S. Main Street Cibolo, Texas 78108



City Council Regular Meeting Staff Report

A. Approval of the minutes of the Regular City Council Meeting held on October 15, 2024.

Meeting	Agenda Group
Tuesday, October 29, 2024, 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

[101524 Council Minutes.pdf](#)



CIBOLO CITY COUNCIL
CIBOLO MUNICIPAL BUILDING
200 S. Main
Cibolo, Texas 78108
October 15, 2024
6:30 p.m. to 11:30 p.m.

MINUTES

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

As the presiding officer over this meeting, one of my duties is to maintain an appropriate and professional atmosphere to conduct the business of the city. Statements made during the meeting, no matter to whom they are directed, must be made with the utmost respect and dignity of others. It has become apparent that when anyone during a meeting speaks in a manner other than with dignity and respect of others it distracts from and interferes with the Council's efforts to conduct city business in an efficient and effective manner. Such conduct during our meetings, will be admonished, called "out of order", and the speaker will lose the floor. Any repeated conduct by a City Councilmember at the same meeting will result in that person losing the eligibility to be recognized to speak beyond one minute per any item on the agenda, other than to make a motion, second a motion or participate in a voice vote on any item.

2. Roll Call and Excused Absences – Members Present: Mayor Allen, Councilman Benson, Councilman Roberts (Left at 8:40 p.m.), Councilman Mahoney, Councilwoman Cunningham, Councilwoman Sanchez-Stephens, Councilman Hetzel, and Councilman Hicks.

3. Invocation – Councilman Hicks gave the Invocation.

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

5. Presentation of Awards/Recognitions

- A. Five-Year Service Award to Nicole Perez

- B. Five-Year Service Award to Mario Troncoso

Mr. Reed presented the Five-Year Service awards to both Ms. Perez and Chief Troncoso.

6. Proclamation

- A. Proclamation for Domestic Violence Awareness Month.

Councilwoman Cunningham read the proclamation. The proclamation was given to members of the Comal County Domestic Violence Center.

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

The following individuals spoke during this item.

Mr. Edwards and Ms. Shears presented a petition to Council on the road repair needed for Royal Troon Drive. They stated that the entrance to Royal Troon Drive is almost undrivable. The road is bucking, and manholes are protruding up to the point where you have to drive around them in order to not damage your vehicle. They were concerned about the safety of all individuals that have to drive in this area. Mr. Roberson spoke on the Lower Seguin Road Project, Phase 2. He stated that the project started August 8th and now they are saying it will be another 3 to 4 weeks. Mr. Roberson also stated that there is only a 4-man crew working on this project. In Phase 3, Haeckerville Road intersection – 3 weeks to complete a project that is approximately 150 feet. Road closed down during the day from 7am to 7pm. There is no entry or exits with five homes on this road. There is no mail service, trash pickup or emergency service to the homes in this area. Ms. Schaezler spoke in opposition of the CUP for the storage facility located on Old Wiederstein Road. She stated it would be an eye sore to the entrance into Cibolo. Ms. Schaezler was concerned about the wastewater runoff. She was also concerned about the lighting this type of development would cause for the Warbler Woods Bird Sanctuary. Mr. Sullivan spoke on an issue that occurred at Cibolofest. He spoke on a conflict that happened between Mr. Parsons the Assistant Public Works Director and his wife. He stated that he had to get in between his wife and Mr. Parson as he was afraid for his wife. Mr. Sullivan stated that there was poor planning for this year's Cibolofest. Ms. Sullivan stated that she is very unsettling. She stated that at Cibolofest they did not have her listed as a vendor. Mr. Howard the Parks Superintend was rude speaking with her and he walk away from her and Mr. Parsons approached her. Mr. Parsons scared her as he came towards her like a raging bull. Ms. Sullivan said that if she didn't raise her hand he would of knock her out. She stated he was unprofessional and races and does not belong in Cibolo. Mr. Wood represented the owner of the storage facility. He stated that he had sent information to the council on the storage facility that they would like to build in Cibolo. Mr. Wood stated he also spoke with the Fire Marshall. He said they are willing to work with the city for this storage facility to be built. Mr. Echols spokes and stated that he felt that the storage facility was appropriate for the site. Mr. McGlothlin stated that he was not interested in another storage facility especially at the entrance to Cibolo. Mr. West spoke in opposition of the storage facility. He stated that when this was first brought to council Councilwoman Sanchez-Stephens was against this facility but after talking with Councilman Hicks she changed her opinion. Mr. West also stated that the citizens do not want another storage facility. Mr. Wesley stated that he was glad to see the Youth Council was on the agenda for approval. The following items were received by email and read by the City Secretary's Office. Mr. Rivera spoke on the deteriorating condition of Royal Troon Drive which has become a significant concern for the residents in that area. He stated that that the road's current state of disrepair, including multiple sinkholes, uneven surfaces, and poor drainage. All these items pose a safety hazard and quality of life issues for the community. This road needs a complete reconstruction, similar to the remodeling done on Cibolo

Valley Drive. Mr. Rivera stated that Cibolo has demonstrated its commitment to infrastructure improvements, as seen with recent upgrades to Cibolo Valley Drive. He feels that Royal Troon Drive should be given similar priority. A comprehensive renovation will enhance both public safety and aesthetic values of the neighborhood. Mr. Dunbar spoke in opposition to the storage facility. He stated it would bring unwanted traffic into the neighborhood and also decrease property value and become an eye sore. Ms. Dunbar was in opposition of the storage facility. She stated that this would be a huge eye sore and felt this kind of development bring clientele that would make it unsafe in our neighborhood. Mr. Chance wrote he was against a storage facility on Old Wiederstein Road.

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 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 September 24, 2024.
- B. Approval of the July 2024 Check Register pending final acceptance of the City’s financial audit for the 23/24 fiscal year.
- C. Approval of July 2024 Revenue and Expense Report pending final acceptance of the City’s financial audit for the 23/24 fiscal year.
- D. Approval and authorizing the City Manager to execute a work order with Colliers Engineering to provide services for FY 25 in the amount of \$100,000.

Councilman Hicks made the motion to pull item 8D and approve item 8A, 8B, and 8C. The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 7 to 0. Item 8D was discussed and all questions Councilman Hicks had been answered. Councilman Hicks made the motion to approve item 8D. Motion was seconded by Councilwoman Sanchez-Stephens. For: All; Against: None. Motion carried 7 to 0.

9. Staff Update

A. Administration

- a. Reminder of Town Hall scheduled for October 19.
- b. Meet the Candidate Night at Noble Event Center – October 16 from 6pm to 8pm.
- c. CIP Updates
- d. RFP, RFQs and RFBs
- e. Cibolofest Recap

Mr. Reed reminded the council of the scheduled Town Hall for Oct 19th, and the Meet the Candidate Night scheduled for October 16th.

CIP project were briefed, and Mr. Reed sent a copy of the information to the Mayor and City Council.

RFP, RFQs, and RFBs – UDC Rewrite RFP Issuance was Oct. 12th with submittal deadline of November 11, 2024. Award of contract by council December 12th.

Old Town issuance October 15th with a submittal deadline of November 15th. Expected award of contract by council in January 2025.

- B. Police Department/Animal Services – Report in packet.

C. Information Services Department – Report in packet.

10. Resolutions

- A. Approval/Disapproval of a Resolution of the City of Cibolo assigning the City Attorney’s Office to represent Cibolo in the Special Project of filing the CCN Transfer of 3200 acres of Wastewater Utility Service Area with the Public Utility Commission.

Councilman Hicks made the motion to approve a Resolution of the City of Cibolo assigning the City Attorney’s Office to represent Cibolo in the Special Project of filing the CCN Transfer of 3200 acres of Wastewater Utility Service Area with the Public Utility Commission. The motion was seconded by Councilman Benson. For: All; Against: None. The motion carried 6 to 0.

- B. Approval/Disapproval of a Resolution of the City of Cibolo Nominating a candidate to the Guadalupe County Appraisal District for Election to the Board of Directors.

Mayor Allen moved this item up on the agenda. Councilman Hicks made the motion to approve a Resolution of the City of Cibolo Nominating Dick Hetzel as a candidate to the Guadalupe County Appraisal District for Election to the Board of Directors. The motion was seconded by Councilman Roberts. For: All; Against: None. The motion carried 7 to 0.

11. Ordinances

- A. Approval/Disapproval of an Ordinance for a Conditional Use Permit request to allow a Convenience Storage use for 7.38 acres out of 12.7630 acres tract of certain real property located at 221105 Old Wiederstein Road, legally described as ABS: 277 SUR: J N RICHARDSON 12.7630 AC.

Councilman Hicks made the motion to approve an Ordinance for a Conditional Use Permit request to allow a Convenience Storage use for 7.38 acres out of 12.7630 acres tract of certain real property located at 221105 Old Wiederstein Road, legally described as ABS: 277 SUR: J N RICHARDSON 12.7630 AC. The motion was seconded by Councilwoman Sanchez-Stephens. For: Councilman Hicks and Councilwoman Sanchez-Stephens; Against: Councilman Benson, Councilman Roberts, Councilman Mahoney, Councilwoman Cunningham, and Councilman Hetzel. Motion failed 2 to 5. Councilwoman Cunningham made the motion to table this item so the developer could come back with an architectural design of the building. Additional information also on the detention pond, emergency access to the property, and lighting of the property. The motion was seconded by Councilwoman Sanchez-Stephens. For: Councilman Benson, Councilman Mahoney, Councilwoman Cunningham, Councilwoman Sanchez-Stephens, Councilman Hetel, and Councilman Hicks; Against: Councilman Roberts. The motion carried 6 to 1.

- B. Approval/Disapproval of an Ordinance amending the Fiscal Year 2025 Fee Schedule.

Councilman Benson made the motion to approve an Ordinance amending the fiscal Year 2025 Fee Schedule with the amendment discussed at the meeting. The motion was seconded by Councilman Hicks. For: All; Against: None. The motion carried 6 to 0.

12. Discussion/Action

- A. Discussion/Action on the approval of the Cibolo Youth Advisory Council applicants.

Councilman Mahoney made the motion to approve the Cibolo Youth Advisory Council applicants. The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 6 to 0.

- B. Discussion/Action on authorizing the City Manager to negotiate a Professional Services Agreement with Freese and Nichols to complete the Cibolo South Sanitary Sewer Master Plan.

Councilman Hicks made the motion to approve authorizing the City Manager to negotiate a Professional Services Agreement with Freese and Nichols to complete the Cibolo South Sanitary Sewer Master Plan. The motion was seconded by Council Hetzel. For: All; Against: None. The motion carried 6 to 0.

- C. Discussion/Action on FY 25 CIP Road Projects and Public Works Equipment.

Councilwoman Sanchez-Stephens made the motion to approve the FY 25 CIP Road Projects and Public Works Equipment. The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 6 to 0.

- D. Discussion/Action to allow the City Manager to approve an Annual Price Agreement for Road Construction Materials with Brauntex Materials for In-House Public Works Projects.

Councilman Benson made the motion to allow the City Manager to approve an Annual Price Agreement for Road Construction Materials with Brauntex Materials for In-House Public Works Projects. The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 6 to 0.

- E. Discussion/Action to allow the City Manager to execute a contract with Presidio Contracting, LLC for the construction of the Trailhead Parking Lot for the Pond at HEB.

Councilman Hicks made the motion to allow the City Manager to execute a contract with Presidio Contracting, LLC for the construction of the Trailhead Parking Lot for the Pond at HEB. The motion was seconded by Councilman Benson. For: All; Against: None. The motion carried 6 to 0.

- F. Discussion/Action to allow the City Manager to approve a contract with JM Pipeline LLC for the Green Valley Rd Water Main Extension.

Councilman Benson made the motion to allow the City Manager to approve a contract with JM Pipeline LLC for the Green Valley Rd Water Main Extension. The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 6 to 0.

- G. Discussion/Action on Potential Modification to FY25 CIP Fire Fleet Replacement Plan.

This item was moved up on the agenda. Councilman Roberts made the motion to approve modification to FY25 CIP Fire Fleet Replacement Plan. The motion was seconded by Councilman Mahoney. For: All; Against: None. The motion carried 7 to 0.

- H. Discussion/Action and authorizing the City Manager to sign the Interlocal Agreement for Fire Protection Services with Guadalupe County and the City of Cibolo.

Councilman Benson made the motion to approve authorizing the City Manager to sign the Interlocal Agreement for Fire Protection Services with Guadalupe County and the City of Cibolo. The motion was seconded by Councilman Hicks. For: All; Against: None. The motion carried 6 to 0.

- I. Discussion/Feedback on adopting the 2021 International Fire Code with amendments.

Council gave direction to bring this back at as later date. If council has questions on the 2021 International Fire Code they need to send those questions to the City Manager. Once all the questions have been received and staff has time to look into each question this item will be placed back on the agenda.

- J. Discussion/Feedback on adopting the 2021 International Codes and the 2023 National Electric Code.

This item will also be brought back to council. When the item is placed back on the agenda council would like to know how the city will implement any possible changes.

- K. Discussion/Presentation/Feedback on a follow-up presentation related to school traffic and a possible amendment to the City's No Parking ordinance.

Mr. Huggins presentation did not show that this seem to be a problem at this time. If a problem does occur in the future it can be addressed at that time.

- L. Discussion/Feedback on the proposed updates to the FY25-27 Council Strategic Plan Implementation Matrix and Draft Annual Report.

Mr. Reed went over the FY25-27 Council Strategic Plan Implementation Matrix and Draft Annual Report. Councilwoman Cunningham would like to add for the city to take a look at the deep lots on major thoroughfares in the city.

- M. Discussion on the Palm Field Subdivision Investigation Report.

This item will be brought back to the next meeting as an action item. Council must

- N. Discussion on Park Valley Road and Haeckerville Road drainage from resident's complaints at the Council Meeting of September 24th.

Mr. Reed will be meeting with the residents on this project. A report of that meeting will be sent to the entire City Council on completion of the meeting.

- O. Discussion on the fees of open house and garage sale signs.

Mr. Reed will provide information to council on this item by email.

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

Councilman Hicks attended the TML Conference and Commissioner's Court. Councilwoman Sanchez-Stephens attended the TML Conference. Councilwoman Cunningham attended an event at the school and the Townhall Meeting.

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

Council will email any request they would like on the October 29th agenda to staff by 8:30am Monday, October 21.

- R. Discussion 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.

Calendars for October and November were in the Council Packet.

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 and Section 551.086 Meeting Concerning Municipally Owned Utility to discuss the following:

- A. The deployment or implementation of critical infrastructure pertaining to the Municipal Water System.

This item was moved up on the agenda. Council convened into Executive Session to discuss the above item at 8:40 p.m.

14. Open Session

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

Council reconvened into Regular Session at 8:54 p.m. No action taken.

15. Adjournment

Councilman Mahoney made the motion to adjourn the meeting at 10:55 p.m. The motion was seconded by Councilman Hetzel. For: All; Against: None. The motion carried 6 to 0.

PASSED AND APPROVE THIS 29TH DAY OF OCTOBER 2024.

Mark Allen
Mayor

ATTEST:

Peggy Cimics, TRMC
City Secretary



City Council Regular Meeting Staff Report

B. Fire Department

Meeting	Agenda Group
Tuesday, October 29, 2024, 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

[September 24 \(2\).pdf](#)

Filters



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

Start Date
9/1/2024

Shift

- A
- B
- C

End Date
9/30/2024

Mutual Aid Type

- Aid Given
- Aid Received
- None

Date Level

- Day
- Week
- Month
- Quarter
- Year

415 Incidents Selected based on Filter Settings

Date Range Selected: 9/1/2024 - 9/30/2024

Report Date: October 8, 2024 14:20

Department Volume

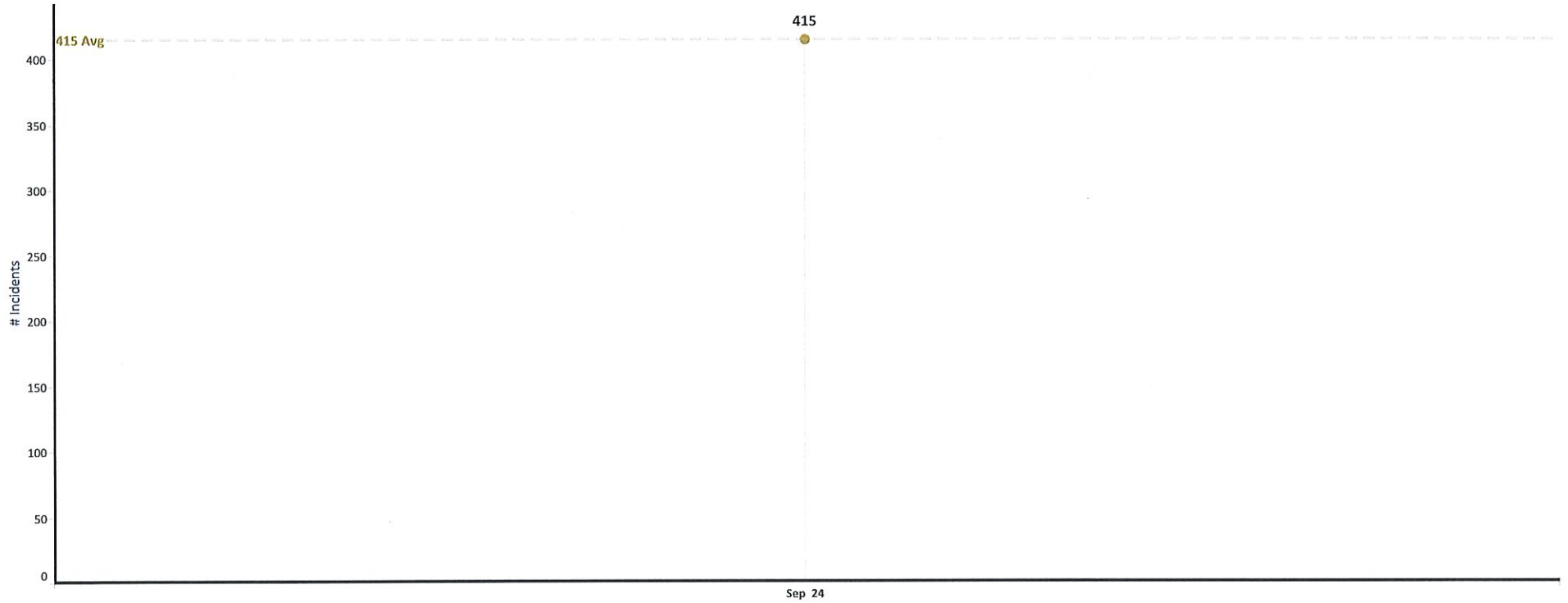
Cibolo Fire Department



Incident Measures per *Month*

415 Incidents	415 Average	415 Median	415 Minimum	415 Maximum
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Incidents per *Month*



Station Volume



Incidents per Station

Incidents per *Month*

Average

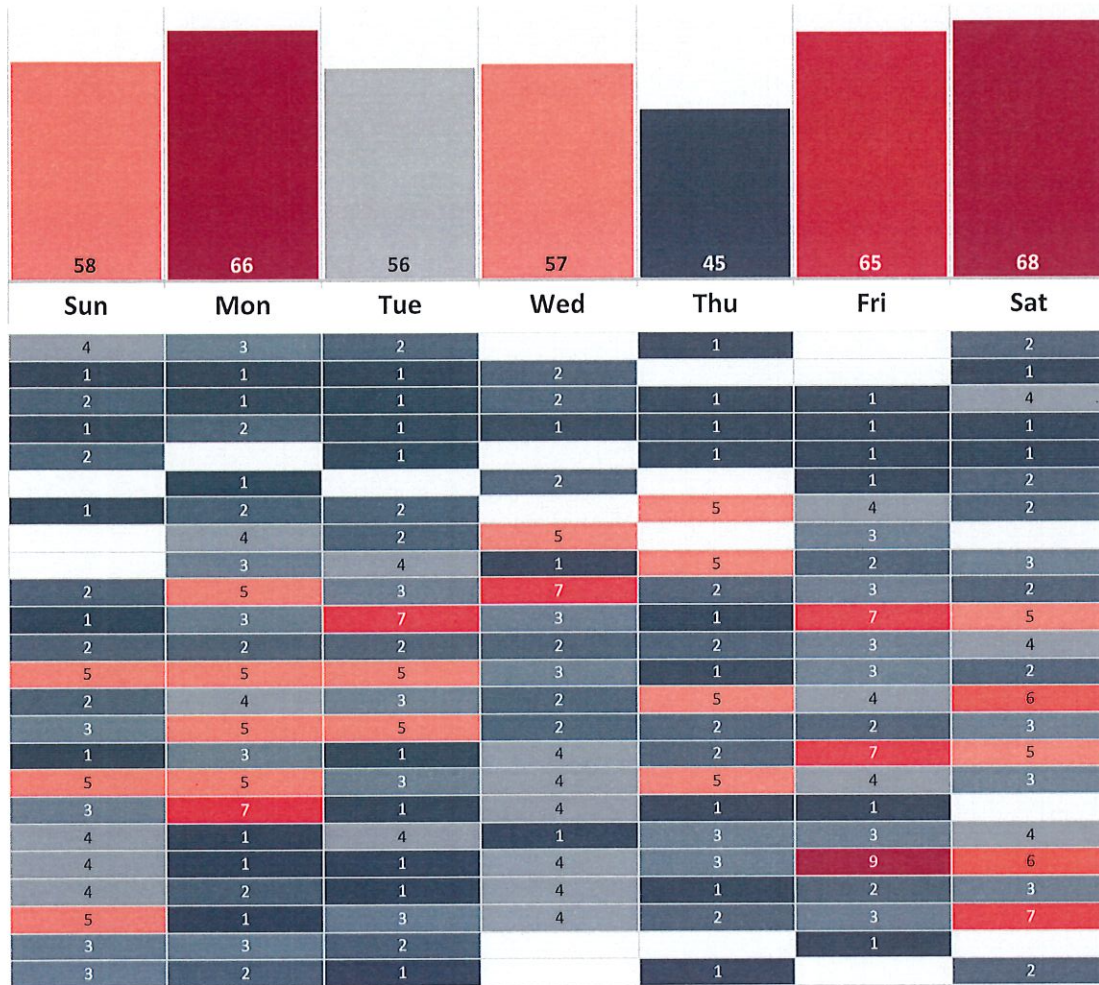
Median

Minimum

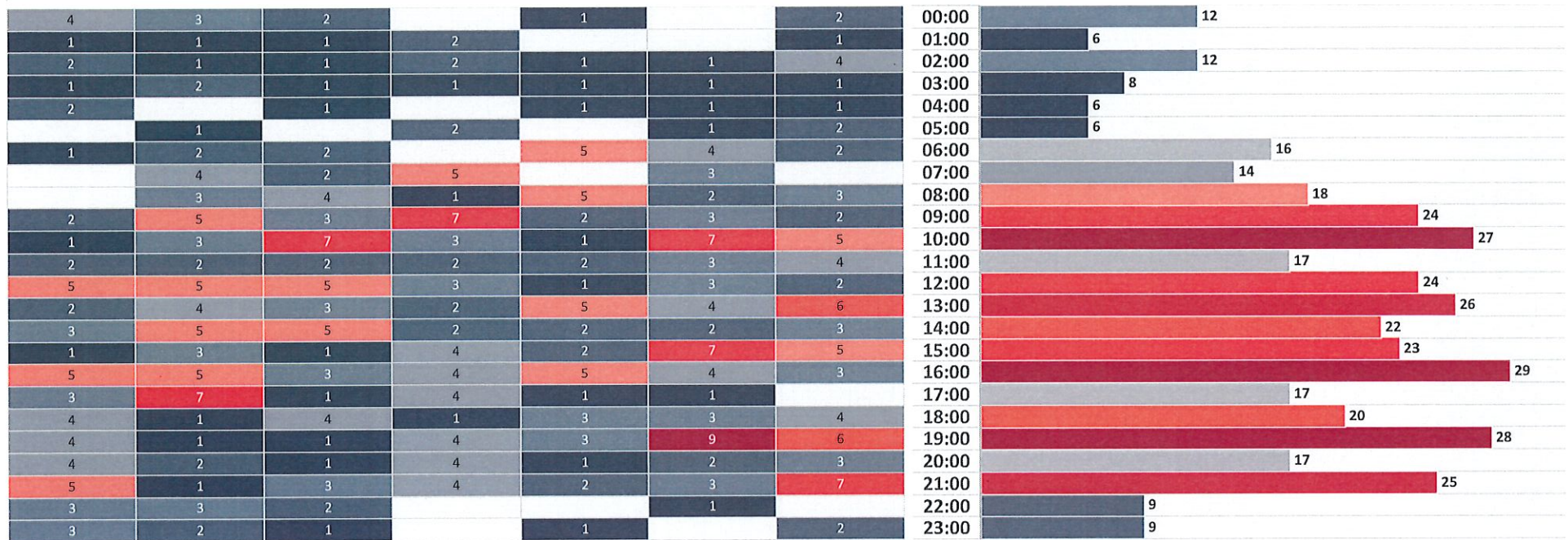
Maximum

Station	Incidents per Station	Percentage	Incidents per Month	Average	Median	Minimum	Maximum
ST1	184	44%	184	184	184	184	184
ST2	135	33%	135	135	135	135	135
ST3	96	23%	96	96	96	96	96

Department Incidents by Day & Hour

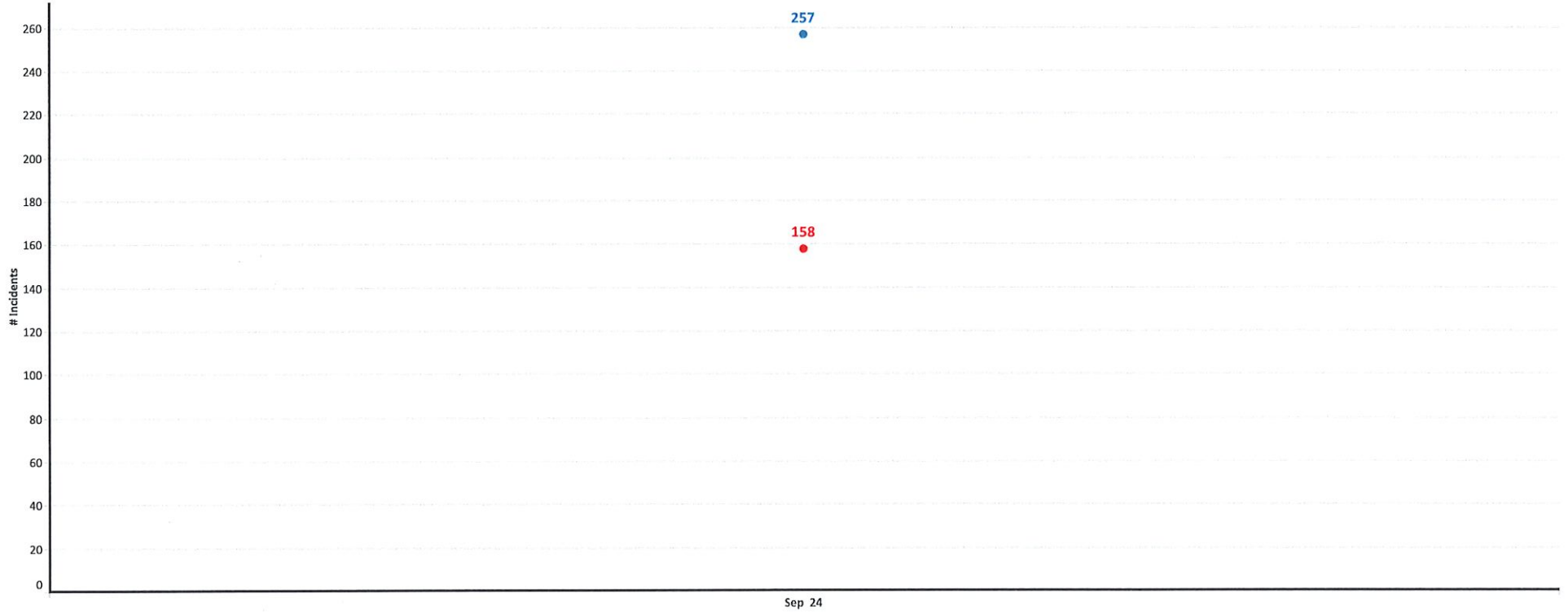


415 Incidents





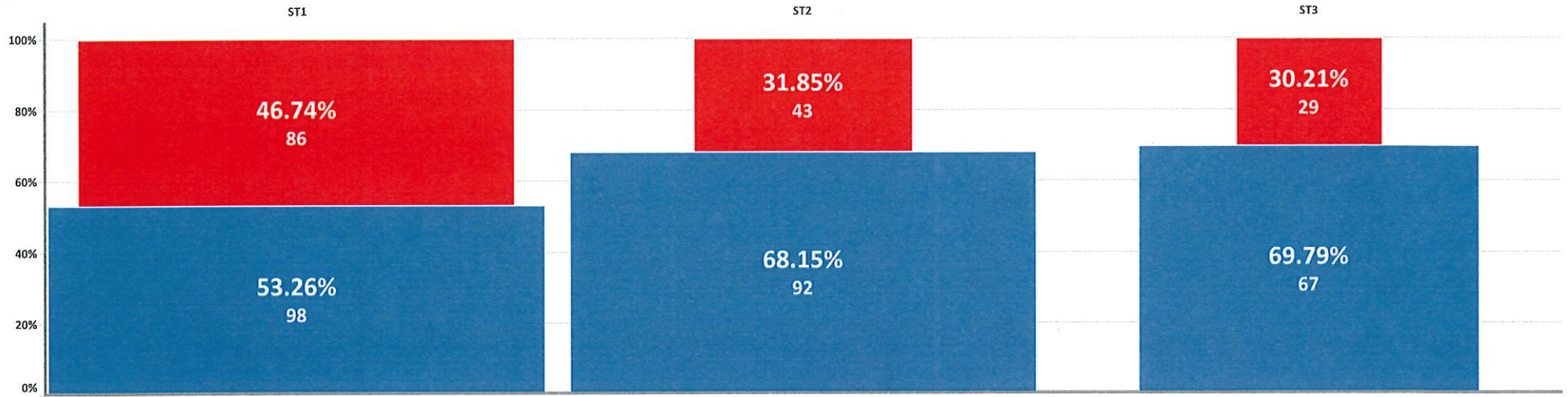
Fire / EMS Incidents by NFIRS Report Incident Type



Fire	38%
EMS	62%



Fire / EMS Incidents by NFIRS Report Incident Type



Bar WIDTH indicates number of incidents

Station % of Fire / EMS Incident Types per Month

		Sep 24
ST1	Fire	47%
	EMS	53%
ST2	Fire	32%
	EMS	68%
ST3	Fire	30%
	EMS	70%

Department Response Time

Incidents with valid Response Times

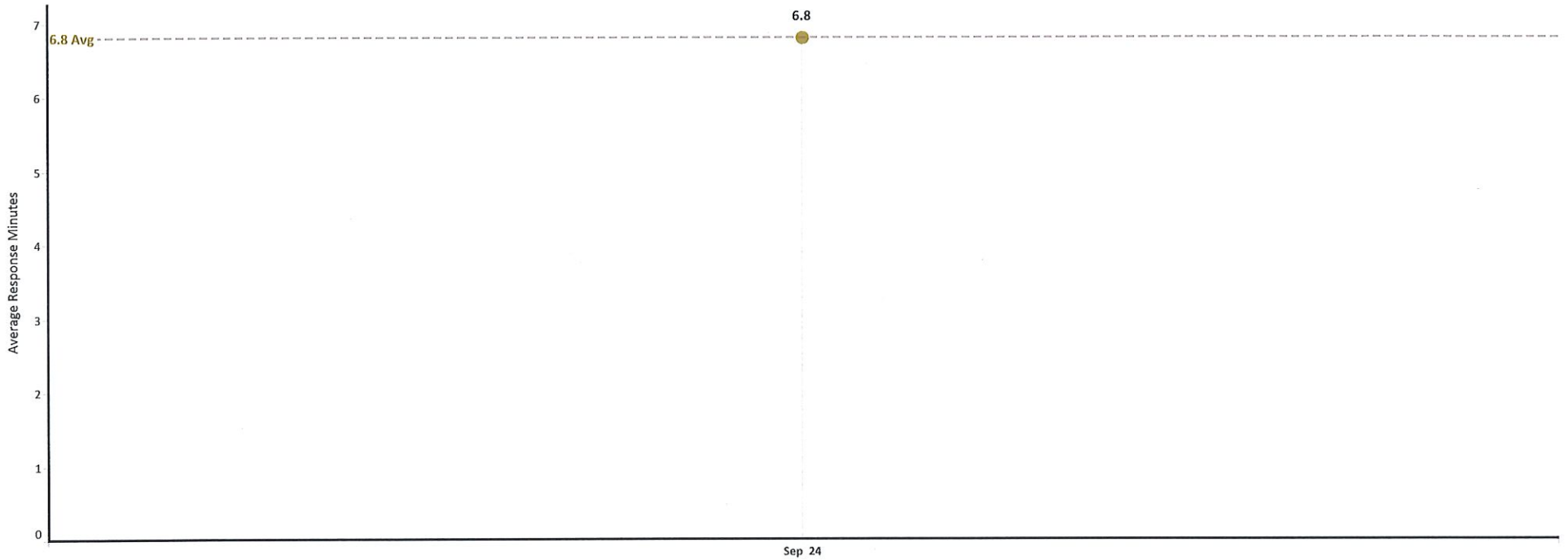
Cibolo Fire Department



Response Time Minutes

370 Incidents	6.8 Average	6.1 Median	11.5 90th Percentile	0.0 Minimum	61.7 Maximum
-------------------------	-----------------------	----------------------	--------------------------------	-----------------------	------------------------

Response Time - Average Minutes per *Month*



Station Response Time Minutes

Click to highlight a Station

Incidents with valid Response Times

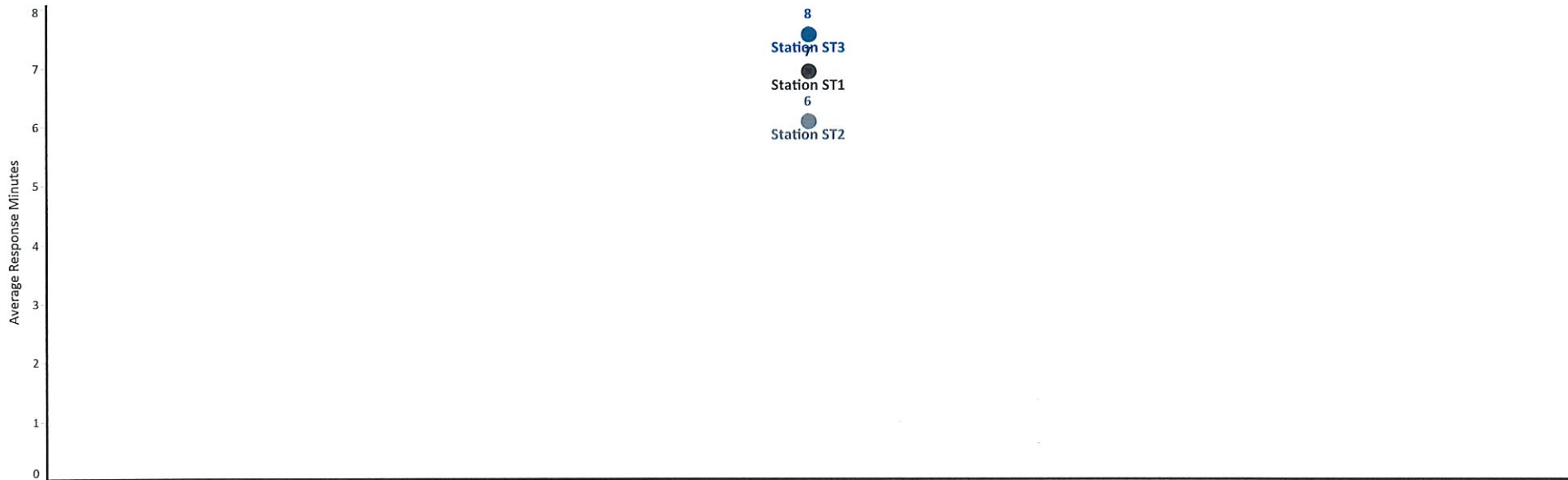
Cibolo Fire Department



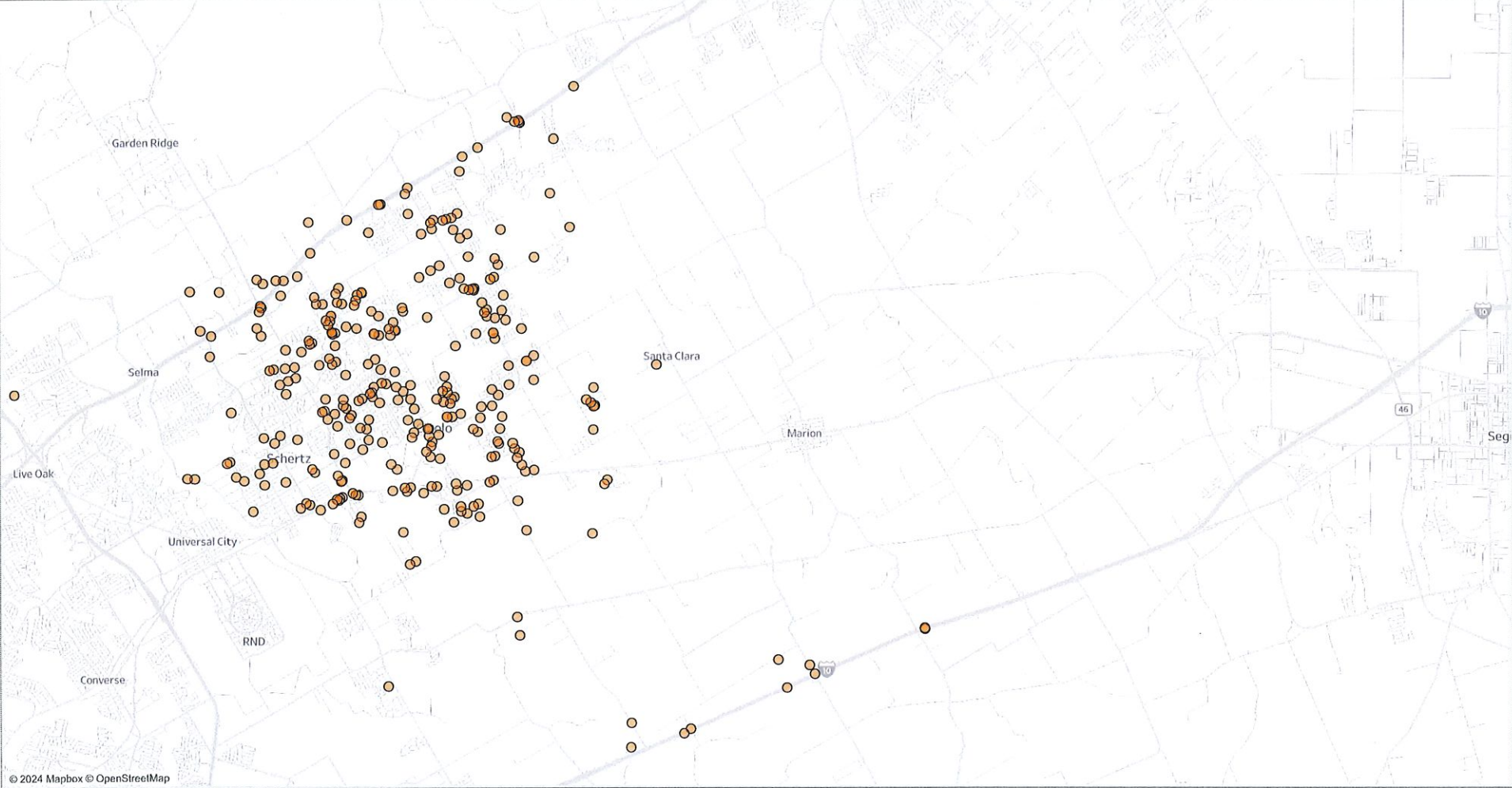
ST1
ST2
ST3

Station ..	Average	Median	90th Percentile	Minimum	Maximum	Incidents
ST1	6.9	6.1	11.7	0.0	61.7	162
ST2	6.1	5.8	8.8	0.1	17.9	124
ST3	7.6	6.9	12.4	1.3	19.0	84

Response Time Station - Average Minutes per *Month*



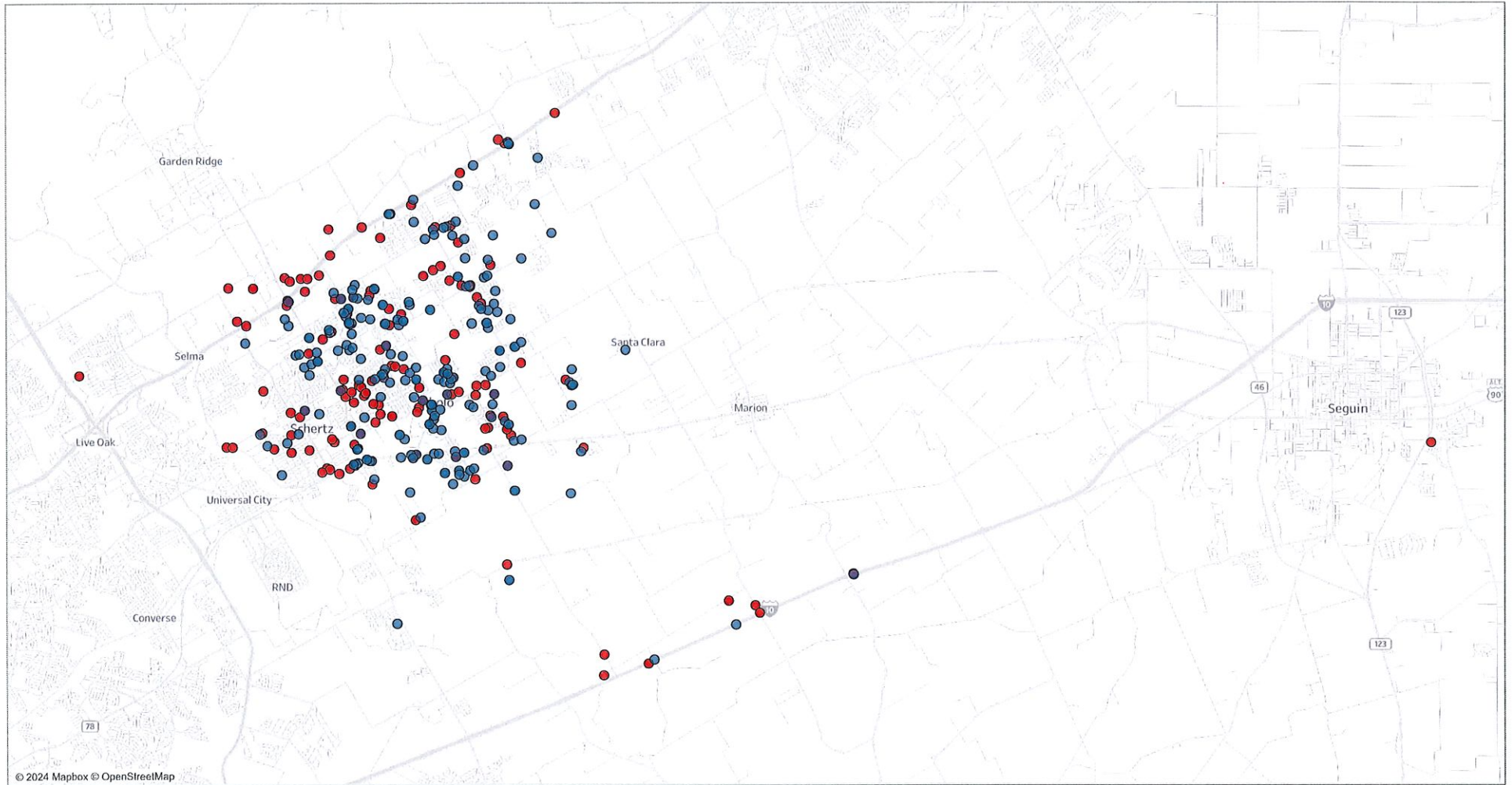
Incident Locations



Incident Locations by Type

Click to highlight Fire or EMS **Fire** **EMS**

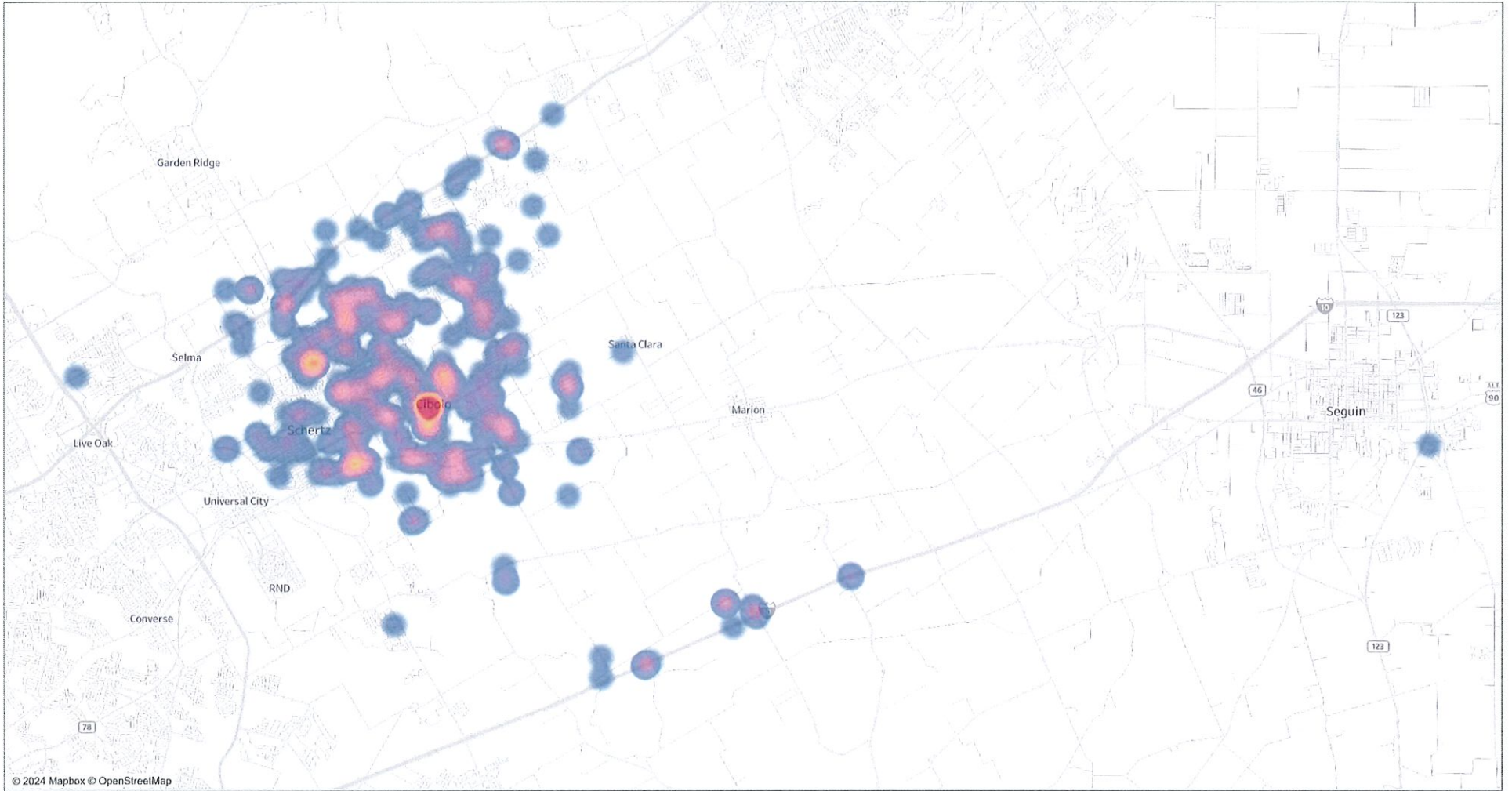
Cibolo Fire Department



Incident Location Heat Map



Cibolo Fire Department





City Council Regular Meeting Staff Report

A. Approval/Disapproval of an Ordinance of the City of Cibolo amending the Sign Ordinance to remove the requirement for residential event signs to receive a no-fee permit. (Mr. Reed)

Meeting	Agenda Group
Tuesday, October 29, 2024, 6:30 PM	Ordinances Item: 10A.

From
Kelsee Jordan Lee, Planning & Economic Development Director

PRIOR CITY COUNCIL ACTION:

At the October 15, 2024, City Council meeting, the City Attorney's Office and City Staff were directed to bring an ordinance for consideration that removes the requirement for garage sale and open house signs to have a no-fee permit.

BACKGROUND:

Chapter 58 of the Cibolo Code of Ordinances currently has the following definition and requirements for garage sale and open house signs which are considered Residential/nonresidential event signs.

Garage sale. Temporary residential event signs announcing the weekend selling of items at a residence, community hall, or social gathering place.

Off-site residential/nonresidential event signs. Signs giving directions to an occasional event at another location.

On-site residential/nonresidential event signs. A sign which is placed to advertise or mark the location of an occasional event on the same site.

Table #4: Summary of Regulations for Off-Site Signs

Type of Sign	Temporary or Permanent	Ground or Attached	Maximum Area per Zoning/Use (in square feet)	Number of Signs (per property)	Time Limitation/Sign
A. Political/ideological signs	Temporary	Ground	36	N/A	Signs shall not be in any moving element be more than 8 feet
B. Residential/nonresidential event signs	Temporary	Ground or attached	Residential: 10 Commercial: 16	Max. of 2	Sign to be removed the event to which required

STAFF RECOMMENDATION:

City Manager's Office supports the removal of the permit requirement for garage sale and open house signs. If approved, the City will communicate the change to homeowner associations, residents, and the general public that the permit is no longer needed as well as educate the stakeholders that there is a prohibition on placing signs in the City's rights-of-way and violations are subject to an automatic citation per the Council's latest approved bandit sign regulations.

FINANCIAL IMPACT:

Until FY25, there was a \$50 sign permit fee for permits. City Council voted to remove this fee for FY25.

MOTION(S):

1. I move to approve the ordinance amending the City of Cibolo Sign Ordinance to remove the requirement for residential event signs to receive a no-fee permit
2. I move to approve the ordinance amending the City of Cibolo Sign Ordinance to remove the requirement for residential event signs to receive a no-fee permit, with amendments
 - Please state into the record the requested amendment(s)
3. I move to disapprove the ordinance amending the City of Cibolo Sign Ordinance to remove the requirement for residential event signs to receive a no-fee permit
 - Please state into the record the reason for disapproval

Attachments

[Ord. Signs.pdf](#)



ORDINANCE NO: _____

AN ORDINANCE OF THE CITY OF CIBOLO, TEXAS, AMENDING CHAPTER 58 OF THE CITY OF CIBOLO CODE OF ORDINANCES; PROVIDING RULES AND REGULATIONS FOR SIGNAGE; PROVIDING FOR SAVINGS, REPEAL, SEVERABILITY, PUBLICATION, AND CODIFICATION; DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE WAS PASSED WAS CONDUCTED IN COMPLIANCE WITH 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 the Texas Local Government Code Chapter 216 authorizes the City to regulate signs; and

WHEREAS, the City Council finds that Chapter 58 of the City of Cibolo Code of Ordinances (“Chapter 58”) regulates the installation and maintenance of signs within the city and its extraterritorial jurisdiction; and

WHEREAS, the City Council finds that amending Chapter 58 will encourage economic development and enhance the fairness and efficiency of the city’s sign ordinance; and

WHEREAS, having duly considered this matter, in accordance with applicable state and local laws, the City Council desires to approve amendments to Chapter 58 of the City of Cibolo’s Code of Ordinances.

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

SECTION 1: Findings. The recitals are hereby found to be true and correct and are hereby incorporated as part of this Ordinance.

SECTION 2. Amendments. The Code of Ordinances of the City of Cibolo, Texas is hereby amended by deleting Row B of Table 1 in Section 58-10 and substituting therefore a new Row B as shown in **Exhibit A**.

SECTION 3. Amendments. The Code of Ordinances of the City of Cibolo, Texas is hereby amended by deleting Row B of Table 4 in Section 58-11 and substituting therefore a new Row B as shown in **Exhibit B**.

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 of not more than Five Hundred Dollars (\$500.00). Each occurrence of any violation of this Ordinance shall constitute a separate offense. Each day in 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, APPROVED, and ADOPTED on this ____ day of _____ 2024.

Mark Allen, Mayor

ATTEST:

APPROVED AS TO FORM:

Peggy Cimics, TRMC
City Secretary

Hyde Kelley LLP
City Attorney

**EXHIBIT A
CIBOLO CODE OR ORDINANCES**

...

CHAPTER 58 - SIGNS

...

Sec. 58-10. – Signs allowed without permit

...

Table 1: Summary of Regulations for Sign Exempt from Acquiring a Permit

...

B. Residential Signs	Temporary	Ground or Attached	10	Max. of 2	
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**EXHIBIT B
CIBOLO CODE OR ORDINANCES**

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CHAPTER 58 - SIGNS

...

Sec. 58-11. – Off-site signs.

...

Table 4 Summary of Regulations for Off-Site Signs

...

B. Nonresidential event signs	Temporary	Ground or Attached	16	Max. of 2	Sign to be removed within 2 days after the event to which they relate. Permit required.
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City Council Regular Meeting Staff Report

A. Approval/Disapproval of a Resolution of the City of Cibolo authorizing the submission of a grant application to the Motor Vehicle Crimes Prevention Authority (MVCPA) for the FY 25 SB 224 Catalytic Converter Grant Program and agreeing to designate an official to administer the grant. (Chief Andres)

Meeting	Agenda Group
Tuesday, October 29, 2024, 6:30 PM	Resolutions Item: 11A.
From	
Thedrick Andres, Chief of Police	

PRIOR CITY COUNCIL ACTION:

On March 12, 2024, the City Council received an update from Chief of Police Thedrick Andres regarding the need to enhance technology to assist in crime reduction in the City of Cibolo, including the funding to implement Automated License Recognition technology to improve its intelligence-led policing capabilities.

On April 23, 2024, the City Council authorized funding a two-year agreement with Flock Safety to install eleven Flock Safety Falcon Automated License Plate Recognition technology in various locations within the City of Cibolo at an annual cost of \$33,000.00. This was phase one of a three phase implementation project.

BACKGROUND:

Cibolo Police Department is seeking funding from the Motor Vehicle Crimes Prevention Authority (MVCPA) for the FY 25 SB 224 Catalytic Converter Grant Program to fund the expansion of the Flock Safety Automated License Reader (ALPR) Program to assist the police department in its endeavor to reduce crime.

In the first 60 days the Flock system has been instrumental in identifying suspect vehicles involved in several hit and run crashes, 2 incidents of mailbox damage and mail theft, and one arson case. For the month of September, the Flock system read over 920,000 vehicle license plates traversing the City of Cibolo.

Multiple cities in our region, including Schertz, Seguin, and New Braunfels, are utilizing the MVCPA grant to implement their own Flock Safety system. The Cibolo Police Department intends to use the funds from the MVCPA grant to further expand our Flock system and install additional Automated License Plate Reader cameras and add live feed video cameras in key areas of the city.

STAFF RECOMMENDATION:

The staff recommends approval of a Resolution authorizing the submission of a grant application for the Motor Vehicle Crime Prevention Authority (MVCPA) grant.

FINANCIAL IMPACT:

The Motor Vehicle Crime Prevention Authority requires a 20% cash match of awarded funds.

MOTION(S):

N/A

Attachments

[MVCPA Grant Resolution.pdf](#)

[MVCPA_FY2025_RFA-SB224_CatalyticConverterGrant_SecondSolicitation.pdf](#)

WHEREAS, the City of Cibolo Council has applied or wishes to apply to the Motor Vehicle Crimes Prevention Authority (MVCPA) for the FY 25 SB 224 Catalytic Converter Grant Program; and

WHEREAS, the Motor Vehicle Crimes Prevention Authority (MVCPA) has made funds available for law enforcement projects for the Catalytic Converter Grant during the 2024-25 fiscal year; and

WHEREAS, the increased funding source would benefit the City of Cibolo in its endeavor to reduce crime; and

WHEREAS, under the provisions of the Texas Transportation Code Chapter 1006 and Texas Administrative Code Title 43; Part 3; Chapter 57, entities are eligible to receive grants from the Motor Vehicle Crime Prevention Authority to provide financial support to law enforcement taskforces and agencies for economic motor vehicle theft, including catalytic converter theft; and

WHEREAS this grant program will assist this jurisdiction to combat catalytic converter theft as well as other motor vehicle related crime; and

WHEREAS, the City of Cibolo has agreed that in the event of loss or misuse of the grant funds, the City of Cibolo agrees and assures that the grant funds will be returned in full to the Motor Vehicle Crime Prevention Authority.

NOW THEREFORE, BE IT RESOLVED and ordered that Thedrick Andres, Sr, Chief of Police, is designated as the Authorized Official to apply for, accept, decline, modify, or cancel the grant application for the Motor Vehicle Crime Prevention Authority Grant Program and all other necessary documents to accept said grant; and

BE IT FURTHER RESOLVED that John Wells, Lieutenant, is designated as the Program Director and Anna Miranda, Finance Director, is designated as the Financial Officer for this grant.

Adopted this ____ day of _____, 2024.

Mark Allen
Mayor

MOTOR VEHICLE CRIME PREVENTION AUTHORITY



Fiscal Year 2025 Request for Applications, 2nd Solicitation – SB 224 Catalytic Converter Grant September 16, 2024

Notice of Request for Applications

The Motor Vehicle Crime Prevention Authority (MVCPA) has authorized the issuance of the Fiscal Year 2025 (FY 2025) **Request for Applications (RFA)**. Senate Bill 224 provides that, “The money deposited to the credit of the general revenue fund for coordinated regulatory and law enforcement activities intended to detect and prevent catalytic converter theft in this state... may be appropriated to the Authority for the activities required by this section.” To implement SB 224, the MVCPA is providing grants to local law enforcement taskforces and agencies to combat Catalytic Converter Theft. Eligible applicants may request funds for program operation by submission of an application consistent with the information, including the requirements and conditions stated in this RFA. This RFA is posted in the Texas Register for at least thirty (30) days prior to the due date for Applications.

All applications submitted will be for FY 2025. If awarded an FY 2025 SB 224 Catalytic Converter Grant, the MVCPA may provide a FY 2026 grant subject to availability of funding and grantees’ positive program performance. The MVCPA may use the same FY 2025 application and prorated budget values as originally submitted for the additional period. Any ongoing program (scope) changes or budget changes will be submitted by grantees through the grant adjustment process after the creation of the second-year grants.

Due Date

Grant Applications from eligible applicants must be completely submitted on-line at <https://MVCPA.tamu.edu> on or before **5:00 PM, November 12, 2024. First**

time applicants must establish an account and perform account setup steps prior to an application being able to be submitted.

The required Resolution and any optional supporting documents must be scanned and submitted as attachments to the application at <https://MVCPA.tamu.edu> on or before **5:00 PM, November 12, 2024.**

Applicable Authority and Rules

Motor Vehicle Crime Prevention Authority grant programs are governed by the following statutes, rules, standards, and guidelines:

- Texas Transportation Code Chapter 1006
(<https://statutes.capitol.texas.gov/Docs/TN/htm/TN.1006.htm>)
- Texas Administrative Code (TAC): Title 43; Part 3; Chapter 57
([https://texreg.sos.state.tx.us/public/readtac\\$ext.ViewTAC?tac_view=3&ti=43&pt=3](https://texreg.sos.state.tx.us/public/readtac$ext.ViewTAC?tac_view=3&ti=43&pt=3))
- Texas Grant Management Standards (TxGMS) as promulgated by the Texas Comptroller of Public Accounts
(<https://comptroller.texas.gov/purchasing/grant-management/>)
- The current Motor Vehicle Crime Prevention Authority Grant Administrative Manual and any subsequent adopted grantee instruction manuals
(https://www.txdmv.gov/sites/default/files/body-files/MVCPA_FY20_Grant_Admin_Manual.pdf)
- This Request for Applications issued on **September 16, 2024.**

Eligible Applicants.

Only Texas law enforcement agencies through their city or county are eligible to apply for the FY 2025 SB 224 Catalytic Converter Grant funding.

Application Category

New Grant – These are potentially annual grants subject to available legislative funding. A 20 % Cash Match is required for this application. Applicants meeting

the eligibility requirements may submit a new grant application to the priority established by the MVCPA in the FY 2025 RFA. New applicants shall email MVCPA at GrantsMVCPA@txdmv.gov from an official governmental agency email account to request an account and that access be established.

Grant Type

Reimbursement – This is a total program budget reimbursement grant. Applicants that are awarded grants will expend local (agency) funds and then will be reimbursed quarterly, subject to compliance with standard and special conditions as contained in the Statement of Grant Award (SGA), at the agreed rate for all allowable, reasonable, and necessary program costs incurred.

Grant Term

The FY 2025 grant cycle is a one (1) year funding cycle to begin on **Signing Date of Resolution by Authorized Official, 2024, and end August 31, 2025**. Subject to availability of funding and grantees' positive program performance the MVCPA may provide a FY 2026 grant using the same on-line application systems and prorated budget values as originally submitted. No obligations or expenses may be incurred or made outside of the grant period(s).

Method of Application

Grant Applications from eligible applicants shall be submitted on-line at <https://MVCPA.tamu.edu> **on or before 5:00 PM, November 12, 2024**. All forms will be completed on-line. The Resolution and all supporting documents must be submitted as attachments.

Resolution Required

A Resolution (Order or Ordinance) by the applicant governing body is required to make application for these funds. The resolution shall provide that the governing body applies for the funds for the purpose provided in statute (SB 224 and this RFA) and agrees to return the grant funds in the event of loss or misuse and

designate the officials that the governing body chooses as its agents to make uniform assurances and administer the grant if awarded.

Only the governing body that submits an application needs to adopt and submit a Resolution. Participating jurisdictions in multi-agency taskforces shall agree and commit to the grant through Interlocal Cooperation Contract or agreements as provided under Texas Local Government Code Chapter 362, Texas Government Code Chapter 791, and TxGMS.

In the event a governing body has delegated the application authority to a city manager, chief of police, sheriff or other official, then applicants must submit online a copy of the delegation order (documentation) along with the Resolution signed by the official. A sample Resolution is attached as Appendix A.

Program Category

To be eligible for consideration for funding, a law enforcement taskforce grant application must be designed to support one or more of the following MVCPA program categories (43 TAC §57.14):

Law Enforcement, Detection, and Apprehension - provide financial support to law enforcement agencies for catalytic converter theft and crime enforcement teams (referred to as taskforces). Taskforces will develop organized methods to combat catalytic converter theft through the enforcement of applicable law. This may include recovery of vehicles, clearance of cases, arrest of law violators, and disruption of organized motor vehicle crime. This category includes development of uniform programs to prevent stolen catalytic converters from entering Mexico or being removed from Texas through outbound seaports.

Prosecution/Adjudication/Conviction - provide financial support for taskforces to work with prosecutors and the judiciary to implement programs designed to reduce the incidence of catalytic converter theft.

Prevention, Anti-Theft Devices and Automobile Registration - provide financial support for taskforces to work with organizations and communities to reduce the incidence of catalytic converter theft. The application shall demonstrate how financial support will assist motor vehicle owners to reduce catalytic converter theft.

Reduction of the Sale of Stolen Vehicles or Parts - provide financial support for taskforces to work with businesses, organizations, and communities to reduce the sale of catalytic converters. Applicants will develop organized methods to combat the sale of stolen catalytic converters using any of the following: vehicle identification number (VIN) inspections; inspections of motor vehicle part and component distribution enterprises; parts labeling and etching methods; and means to detect the fraudulent sale of stolen catalytic converters.

Educational Programs and Marketing – provide financial support for taskforces to work with individuals, businesses, organizations, and communities to assist motor vehicle owners in detecting and preventing catalytic converter theft. Develop and provide specialized training or education program(s) to the public on detecting and preventing catalytic converter theft, law enforcement on interdiction and prosecution, and government officials on detecting and preventing catalytic converter theft in this state.

Priority Funding

The MVCPA enabling statute provides that “The authority shall allocate grant funds primarily based on the number of motor vehicles stolen in, or the motor vehicle burglary or theft rate across, and the number of fraud-related motor vehicle crimes committed in the state rather than based on geographic distribution.” (TTC Section 1006.151(c); SB 224). In addition, the following grant features will be given priority consideration in evaluating new grant applications:

Continuing Funded Programs in Compliance with MVCPA Grant Conditions

- Applications that provide for the continuation of existing programs that currently meet the program and fiscal reporting conditions of the MVCPA grant program. Applicants must provide the ongoing need and their progress and impactful performance toward detecting and preventing catalytic converter theft.

The applicant must describe the experience and qualifications of investigators used in the program and how utilization of grant inventory and resources for continued operation of these specialized investigative grant programs are useful for state and local governments.

Programs to Combat Organized Catalytic Converter Crime –

Applications for detecting and preventing catalytic converter theft enforcement teams that introduce, increase, or expand efforts to detect and prevent theft of catalytic converters by organized crime.

Border and Port Security – Applications that provide specific initiatives to identify and prevent stolen catalytic converters from crossing the border with Mexico using automatic license plate readers, training of local state and federal personnel in the identification of stolen vehicles, and bridge and port inspections.

Use of Technology – Applications that incorporate automatic license plate reader programs, surveillance equipment, and other uses of technology to increase the number of stolen catalytic converters recovered and the number of persons arrested for catalytic converter crimes.

Theft of Parts from a Motor Vehicle – Applications that incorporate a reasonable, objective plan to combat and prevent the theft of catalytic converters.

Dedicated Prosecutors – Applications that incorporate a dedicated prosecutor to increase the priority of catalytic converter theft prosecutions and decrease the number of repeat offenders through successful and timely prosecution efforts.

Supporting Documents

Documents that provide evidence of local support or commitment from other officials or agencies for the application may be submitted following the same instructions as the Resolution. Interagency agreements shall be submitted prior to payments being authorized if an award is made. MVCPA recommends that interagency agreements be completed after award determinations are made to ensure correct amounts are reflected in those agreements. All interagency agreements must meet the conditions and elements required in the TxGMS.

Supplanting Prohibited

Grant funds provided by the Authority under this RFA shall not be used to supplant federal, state, or local funds that otherwise would be available for the same purposes (43 Texas Administrative Code §57.9). Supplanting means the replacement of other funds with MVCPA grant funds. This shall include using existing resources already available to a program activity as cash match.

NICB – Applicants may enter into formal agreements with the National Insurance Crime Bureau (NICB) to work on grant funded activities. The amount of salary and other direct costs related to the work on grant activity provided by the NICB may be reported. Time certifications are required to be made by the employee for these positions as required by TXGMS.

In-Kind Match

Only include in-kind match if necessary for the local jurisdiction. In-kind match may be used to: 1) reflect the total level of jurisdictions' effort/costs to combat catalytic converter theft; 2) reflect how the grant program fits into jurisdictions' operation; 3) effectively operate a single program with multiple funding streams;

and/or 4) contributions from the applicant or third parties that are for grant funded activity. Costs in detail line items shall not be split between in-kind match and grant funding. For example, the entire salary of an officer shall be placed in one expense type rather than split between grant and in-kind.

Reporting and Webinar Attendance Requirements

Applicants that are awarded grants will be required to provide:

Quarterly Progress Reports - The MVCPA requires the submission of quarterly progress reports to demonstrate progress toward meeting goals and activities provided in the grant application. These include: 1) Monthly progress toward meeting statutorily required performance measures; 2) Monthly progress recorded on the *Goals, Strategies and Activities report*; and 3) Quarterly Summary and Success section. Grantees designated as Border/Port Security grants are required to complete additional sections required by the Texas Legislature.

Quarterly Financial Reports – Reports of actual expenses incurred are required to request funds. All expenditures must be in accordance with local policies and procedures and grant requirements. Grantees shall review all expenditures, ensure all applicable regulations are followed, and maintain documentation that is accurate and complete. All expenses must be supported by appropriate documentation.

Webinar Attendance: One grant financial representative from the applicant agency is required to attend a monthly session via teleconference or webinar that includes information on MVCPA grant administration.

One law enforcement officer is required to attend the information sharing and networking sessions on a monthly session via teleconference or webinar that includes law enforcement issues and other MVCPA issues critical to the successful operation of MVCPA taskforces.

Funding Requirements and Conditions:

State Funds Availability – All awards by the MVCPA are subject to availability of state funds.

Right of Refusal – The Authority reserves the right to reject any or all the applications submitted.

Awards – Publishing the RFA does not legally obligate the Authority to fund any programs.

Partial Funding – The Authority may choose to offer funds for all, or any portion of a program submitted in an application.

Substitution – The Authority may offer alternative funding sources, special conditions, or alternative program elements in response to submitted Applications.

Application Required – Registration for on-line access is required. The MVCPA is not responsible for applicants that cannot complete the registration and application process on time.

No Alternative Application Submission – Paper applications and requests for funding are not accepted in lieu of the on-line grant application process.

Review Criteria – Authority staff and any designated MVCPA Board member(s) will review each grant using subjective and objective tools and comparative analysis. The weight given to each section or combination of sections is at the sole discretion of the Authority.

Questions and Clarification – During the review period, the applicant may be contacted by Authority staff to answer questions or to seek clarification regarding information provided in the application. Failure to promptly respond will not disqualify an applicant, but information that is submitted after the review period may not be considered.

Final Selection – The Authority may select and award programs that best meet the statutory and legislative purposes of SB 224 and that reflect its current priorities. No appeal may be made regarding the Authority's decisions.

Changes in Application – If an applicant proposes changes to be made in the program type or participation of jurisdictions after an award is determined, then the Authority will review the changes and may make modifications (including the amount) or cancel the award as deemed appropriate by the Authority.

Delayed Start – An applicant that is awarded a grant and does not begin operations within 30 days of the issuance of the Statement of Grant Award is considered terminated.

Application instructions – the MVCPA will provide additional details and instructions in the on-line application system that are incorporated by reference as part of this RFA and which must be followed during the application and award process.

Program Income – is defined in the TxGMS. Current grantees carrying forward program income to future years will follow the new rules established by the Texas Comptroller and MVCPA Grant Administrative Manual.

TCOLE Certifications Required – All law enforcement agencies regulated by Chapter 1701, Occupations Code must certify that they are in compliance with the Texas Commission on Law Enforcement standards or provide a certification from the Texas Commission on Law Enforcement that states that the requesting agency is in the process of achieving compliance with said rules.

Selection Process:

Eligible applications will be reviewed. Grant award decisions by MVCPA are final and not subject to judicial review.

Applications that do not meet the stated requirements of this RFA and that are not eligible for review will be notified within ten (10) working days after the due date.

Application Workshop

Potential applicants are requested to attend the on-line “Motor Vehicle Crime Prevention Authority SB224 Catalytic Converter Grant Application Workshop” which has been scheduled for: Wednesday November 20, 2024 (1:30 PM to 3:00 PM). Join by using the following links:

THIS MEETING WILL BE HELD REMOTELY VIA MICROSOFT TEAMS MEETING

Join on your computer, mobile app or room device.

https://teams.microsoft.com/l/meetup-join/19%3ameeting_M2IwNjI4MWYtNTQxYy00YTM5LTlkMTUtYWU2YTY2YzUzZWx%40thread.v2/0?context=%7b%22Tid%22%3a%2272719f70-3533-46b3-9456-ec1235143768%22%2c%22Oid%22%3a%22a810f53f-9b01-49b0-9a51-e2652a0e7c64%22%7d

Meeting ID: 299 797 027 424

Passcode: 5nydFF

Download Teams (<https://www.microsoft.com/en-us/microsoft-teams/download-app>)

Join on the web (<https://www.microsoft.com/microsoft-teams/join-a-meeting>)

Or call in (audio only)

+1 737-787-8456,, 138752901# United States, Austin

Phone Conference ID: 138 752 901#

MVCPA Application Checklist

Each Applicant must:

- 1) Complete the on-line Application on or before **5:00 PM, November 12, 2024.**
- 2) Complete the Resolution with the city or county and attach with other supporting documents on or before **5:00 PM, November 12, 2024.**

2025 Blank City / County Resolution or Order or Ordinance

Motor Vehicle Crime Prevention Authority

2025 Blank City / County Resolution

FY 25 SB 224 Catalytic Converter Grant Program

WHEREAS, under the provisions of the Texas Transportation Code Chapter 1006 and Texas Administrative Code Title 43; Part 3; Chapter 57, entities are eligible to receive grants from the Motor Vehicle Crime Prevention Authority to provide financial support to law enforcement taskforces and agencies for economic motor vehicle theft, including catalytic converter theft; and

WHEREAS this grant program will assist this jurisdiction to combat catalytic converter theft; and

WHEREAS, [GOVERNMENTAL ENTITY] has agreed that in the event of loss or misuse of the grant funds, [GOVERNMENTAL ENTITY] agrees and assures that the grant funds will be returned in full to the Motor Vehicle Crime Prevention Authority.

NOW THEREFORE, BE IT RESOLVED and ordered that [NAME], [TITLE], is designated as the Authorized Official to apply for, accept, decline, modify, or cancel the grant application for the Motor Vehicle Crime Prevention Authority Grant Program and all other necessary documents to accept said grant; and

BE IT FURTHER RESOLVED that [Name] is designated as the Program Director and [Name] is designated as the Financial Officer for this grant.

Adopted this _____ day of _____, 2024.

NAME

TITLE: County Judge /Mayor/ City Manager



City Council Regular Meeting Staff Report

B. Approval/Disapproval of a Resolution of the City of Cibolo relating to establishing the City's intention to reimburse itself for prior expenditures from Tax-Exempt Bonds to be issued. (Ms. Miranda)

Meeting	Agenda Group
Tuesday, October 29, 2024, 6:30 PM	Resolutions Item: 11B.
From	
Anna Miranda, Finance Director	

PRIOR CITY COUNCIL ACTION:

City Council adopted the FY25 Budget on August 19, 2024. During the budget process, City Council gave direction on capital projects to be funded through debt issuance in FY25.

BACKGROUND:

CIP projects requiring debt funding for FY25 are as follows:

Description	Category	Represented in FY25 Budget	Council authorized 10/15
Fire Fleet - Brush truck	Fleet	\$ 500,000	\$ 0
Fire Fleet - acquire pumper to replace total loss unit	Fleet	0	500,000
Public Works fleet	Fleet	710,000	610,000
Deer Creek Blvd	Streets	1,626,000	2,222,800
Town Creek Rd - full reconstruction (including sidewalks)	Streets	1,356,910	1,911,910
Green Valley Road - mill and overlay	Streets	633,270	633,270
Green Valley Road - in depth reconstruction	Streets	499,500	441,700
Firebird Lane	Streets	1,834,680	1,319,500
Silver Wing	Streets	737,700	737,700

Park Improvements	Parks	750,000	750,000
FM1103-Knights Crossing contribution	Streets	300,000	300,000
FM 1103 Phase 2 -drainage contribution	Drainage	<u>2,000,000</u>	<u>2,000,000</u>
		\$10,948,060	\$11,426,880

STAFF RECOMMENDATION:

Staff recommends approval of the reimbursement resolution.

FINANCIAL IMPACT:

The reimbursement resolution authorizes the City to reimburse itself for funds spent on capital projects that will ultimately be financed with proceeds from debt obligations. This allows the City to begin work in anticipation of the bond funding.

MOTION(S):

I move to (approve or disapprove) a Resolution relating to establishing the City's intention to reimburse itself for the prior lawful expenditure of funds from tax-exempt bonds.

Attachments

[FY25 Reimbursement Resolution.pdf](#)

[Cibolo CO S2025 - TOE draft \(10-17-24\).pdf](#)



RESOLUTION NO. _____

A RESOLUTION ESTABLISHING THE CITY'S INTENTION TO REIMBURSE ITSELF FOR THE PRIOR LAWFUL EXPENDITURE OF FUNDS FOR CAPITAL EXPENDITURES FROM THE PROCEEDS OF ONE OR MORE SERIES OF TAX-EXEMPT OBLIGATIONS TO BE ISSUED BY THE CITY FOR AUTHORIZED PURPOSES; AUTHORIZING OTHER MATTERS INCIDENT AND RELATED THERETO; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council (the *Governing Body*) of the City of Cibolo, Texas (the *Issuer*) has entered into or will enter into various contracts pertaining to the expenditure of lawfully available funds of the Issuer to finance the costs associated with (i) making permanent public improvements for public purposes (the *Construction Costs*), (ii) the payment of various engineering costs, including design testing, design engineering, and construction inspection related to the Construction Costs (the *Engineering Costs*), (iii) the payment of various architectural costs, including preparation of plans and specifications and various other plans and drawings related to the Construction Costs (the *Architectural Costs*), and (iv) the payment of various administrative costs, including the fees of bond counsel, financial advisor, project manager, project consultant, other professionals, and bond printer (the *Administrative Costs* and, together with the Construction Costs, the Engineering Costs, and the Architectural Costs, which (collectively) constitute the costs of the Issuer's project[s] that are the subject of this Resolution, the *Project*); and

WHEREAS, the provisions of Section 1201.042, as amended, Texas Government Code (*Section 1201.042*) provide that the proceeds from the sale of obligations issued to finance the acquisition, construction, equipping, or furnishing of any project or facilities, such as the Project, may be used to reimburse the Issuer for costs attributable to such project or facilities paid or incurred before the date of issuance of such obligations; and

WHEREAS, the United States Department of Treasury (the *Department*) released Regulation Section 1.150-2 (the *Regulations*) which establishes when the proceeds of obligations are spent and therefore are no longer subject to various federal income tax restrictions contained in the Internal Revenue Code of 1986, as amended (the *Code*); and

WHEREAS, the Issuer intends to reimburse itself, within eighteen months from the later of the date of expenditure or the date the property financed is placed in service (but in no event more than three years after the original expenditures are paid), for the prior lawful capital expenditure of funds from the proceeds of one or more series of tax-exempt obligations (the

Obligations) that the Issuer currently contemplates issuing in the principal amount not to exceed \$11,500,000 to finance a portion of the costs of the Project; and

WHEREAS, under the Regulations, to fund such reimbursement with proceeds of the Obligations, the Issuer must declare its expectation ultimately to make such reimbursement before making the expenditures; and

WHEREAS, the Issuer hereby finds and determines that the reimbursement for the prior expenditure of funds of the Issuer is not inconsistent with the Issuer's budgetary and financial circumstances; and

WHEREAS, the Governing Body hereby finds and determines that the adoption of this Resolution is in the best interests of the residents of the Issuer; now, therefore,

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

SECTION 1: This Resolution is a declaration of intent to establish the Issuer's reasonable, official intent under section 1.150-2 of the Regulations and Section 1201.042 to reimburse itself from certain of the proceeds of the Obligations for any capital expenditures previously incurred (not more than 60 days prior to the date hereof) or to be incurred with respect to the Project from the Issuer's General Fund or other lawfully available funds of the Issuer.

SECTION 2: The Issuer intends to issue the Obligations and allocate within 30 days after the date of issuance of the Obligations the proceeds therefrom to reimburse the Issuer for prior lawful expenditures with respect to the Project in a manner to comply with the Regulations.

SECTION 3: The reimbursed expenditure will be a type properly chargeable to a capital account (or would be so chargeable with a proper election) under general federal income tax principles.

SECTION 4: The Issuer intends to otherwise comply, in addition to those matters addressed within this Resolution, with all the requirements contained in the Regulations.

SECTION 5: This Resolution may be relied upon by the appropriate officials at the Office of the Attorney General for the State of Texas and establishes compliance by the Issuer with the requirements of Texas law and the Regulations.

SECTION 6: With respect to the proceeds of the Obligations allocated to reimburse the Issuer for prior expenditures, the Issuer shall not employ an abusive device under Treasury Regulation Section 1.148-10, including using within one year of the reimbursement allocation, the funds corresponding to the proceeds of the Obligations in a manner that results in the creation of "replacement proceeds", as defined in Treasury Regulation Section 1.148-1, of the Obligations or another issue of tax-exempt obligations.

SECTION 7: The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Governing Body.

SECTION 8: All orders and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

SECTION 9: This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 10: If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Governing Body hereby declares that this Resolution would have been enacted without such invalid provision.

SECTION 11: It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, as amended, Texas Government Code.

SECTION 12: This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

[The remainder of this page intentionally left blank]

PASSED, ADOPTED AND APPROVED on the 29th day of October, 2024.

CITY OF CIBOLO, TEXAS

Mayor

ATTEST:

City Secretary

(CITY SEAL)

\$11,500,000*
City of Cibolo, Texas
Combination Tax and Limited Pledge Revenue
Certificates of Obligation, Series 2025
(Guadalupe County, Texas)

Timetable of Events

December 2024						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

January 2025						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

February 2025						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

March 2025						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

<u>Date</u>	<u>Event</u>
Tuesday, December 10, 2024	• City Council approves a Financing Plan and Notice of Intent Resolution for the issuance of the Obligations.
Thursday, December 12, 2024	• Request rating from S&P Global Ratings.
Wednesday, December 18, 2024	• First Publication of the Notice of Intent Resolution and City posts it on their website.
Wednesday, December 25, 2024	• Second Publication of the Notice of Intent Resolution.
Friday, January 3, 2025	• Send 1st Draft of Notice of Sale/Preliminary Official Statement (“NOS/POS”) to Bond Counsel.
Friday, January 10, 2025	• 1 st Draft of NOS/POS comments due from Bond Counsel.
Tuesday, January 14, 2025	• Send 2 nd Draft of the NOS/POS to all parties.
Wednesday, January 22, 2025	• 2 nd Draft of the NOS/POS comments due from all parties.
TBD	• Rating Agency Conference Call.
Friday, January 24, 2025	• Rating due from S&P.
Tuesday, January 28, 2025	• NOS/POS to distribution list and post on website. Order CUSIPs.
Tuesday, February 11, 2025	• Bids received for the Obligations; Execution of the Official Bid
Wednesday, February 19, 2025	• Send transcript to Texas Attorney General.
Wednesday, March 5, 2025	• Receive Texas Attorney General Preliminary Approval Letter.
Wednesday, March 12, 2025	• Closing. Delivery of the Obligations and Receipt of Proceeds.

**Preliminary, subject to change.*



City Council Regular Meeting Staff Report

A. Discussion/Action for the Purchase of two new Lawn Mowers and authorizing the City Manager to Execute Purchase Order from Hustler Turf for two (2) 104" Kawasaki Mowers in the amount of Fifty-Four Thousand Nine Hundred Ninety-Eight Dollars and Twenty Cents (\$54,998.20). (Mr. Parsons/Mr. Howard)

Meeting	Agenda Group
Tuesday, October 29, 2024, 6:30 PM	Discussion/Action Item: 12A.
From	
Jacob Parsons, Assistant Director Public Works	
Staff Contact(s)	
David Howard, Jacob Parsons,	

PRIOR CITY COUNCIL ACTION:

Adoption of the FY25 budget, which included the adoption of the Cibolo Public Works fleet acquisitions planned for FY25.

BACKGROUND:

We are adding two 104" mowers to our mowing fleet to add to our mowing fleet to increase our capacity to mow our parks and ball fields.

STAFF RECOMMENDATION:

Staff recommends approving the purchase of two Super 104 Kawasaki mowers

FINANCIAL IMPACT:

\$54,998.20

MOTION(S):

Motion to allow the City Manager to sign a Purchase Order for FIFTY-FOUR THOUSAND NINE HUNDRED NINETY-EIGHT DOLLARS AND TWENTY CENTS for the purchase of two 104" Kawasaki mowers from Hustler Turf.

Attachments

[104 Kawasaki Mowers.pdf](#)



New Purchase Order Request

Requestor: David Howard Date: 10/16/24

Short Description of purchase: Super 104 Kawasaki (38.5hp) 104" Mower

Name of Awarded Vendor: Dewinne Equipment

Account #: _____ Amount: \$ 54,998.20 Account #: _____ Amount: \$ _____

Account #: _____ Amount: \$ _____ Account #: _____ Amount: \$ _____

PO Total: \$ 54,998.20

Purchase less than or equal to \$3,000: Vendor required a PO

*Department Authorization Signature: _____

Purchase greater than \$3,000 but less than \$50,000:

- Completed Exemption Form, or
- Require 3 quotes (catalog, internet, written), including
 - Show proof of two Historically Underutilized Businesses (HUB) within Guadalupe county, or
 - Only one applicable Guadalupe HUB was identified and contacted, or
 - No applicable Guadalupe County HUBs was identified.

*Department Authorization Signature: _____

If amount is greater than \$15,000 and less than \$50,000: Requires City Manager approval *taken care of by Finance

Purchase greater than \$50,000:

Competitive Bids/Proposals are required or a completed Exemption Form, and
Requires City Council approval, and
Requires 1295 Form completed by the vendor online.

*Department Authorization Signature: _____

Attached Documents:

Quotes (Contract/Proposal/email/print screen from website) must contain the following:

- o Contain vendor name with logo, address, date.
- o Description of purchase (item numbers), Quantity, Price per item and total cost.

Historically Underutilized Businesses (HUB).

- o <https://mycpa.cpa.state.tx.us/tpasscmbsearch/index.jsp>

CO-OP noted on Quote if utilized in pricing (required) with contract.

Completed Exemption Form if qualified.

1295 form if contract requires council approval or is over \$1,000,000. Vendor completes form online at <https://www.ethics.state.tx.us/file>
W-9 if new vendor.

Once your Purchase Order is approved, you will be notified via email along with a copy of the PO.

Re: Request for Quote - Lawn Mowers

From russfree19@aol.com <russfree19@aol.com>

Date Wed 10/2/2024 1:33 PM

To Howard, David <dhoward@cibolotx.gov>

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

Hi Mr. Howard,

But we do not supply lawnmowers but we do provide lawn maintenance. Thanks

Russell

On Tuesday, October 1, 2024 at 11:56:36 AM CDT, Howard, David <dhoward@cibolotx.gov> wrote:

Good Morning,

I hope this message finds you well. Your organization was listed on the job board as a potential vendor for the items detailed below. We are seeking to obtain a quote for these items by the close of business on October 1st.

(2) 104" Lawnmowers

(2) 72" Lawnmowers

Kindly let me know if you require any additional information. Thank you for your time and attention, and I look forward to your response.

Respectfully,

David L. Howard Jr., CPRP, AFO, CPSI

Parks Superintendent

City of Cibolo

108 Cibolo Dr.

Cibolo, TX 78108

Direct: (210)-427-0390

www.cibolotx.gov



Hustler Turf
 200 S. Ridge Road
 Hesston, KS 67602
 (620) 327-4911
 HustlerTurf.com



Contract

BuyBoard 706-23

DATE: 09/27/2024

QUOTE: 92724AB

Account:

AGENCY:

City of Cibolo
 200 South Main St.
 Cibolo, TX 78108
 (210) 658-9900

DEALER: 104225

Dewinne Equipment Company
 Ernie DeWinne
 San Antonio, TX 78250
 edwinne@sbcglobal.net
 11002 Bandera Road San Antonio, TX 78250

QTY.	PART #	DESCRIPTION	CURRENT	CONTRACT	TOTAL
			MSRP	PRICE	
2	944058	Super 104 Kawasaki FX1000 EFI (38.5hp) 104"	\$37,670.00	\$27,499.10	\$54,998.20
				Total	\$54,998.20

Terms & Instructions

Price is valid only when PO is made out to Hustler Turf Equipment, Inc.
 Please include a copy of your Tax Certification with PO

Email: outdoorgovtsales@sbdinc.com

Search For Vendors

Please Fill out a Survey

Search found 1 vendor. 1 are HUBs. Includes 1 inactive vendor.
 Search Criteria: SearchType=HUBs Only,Section1 Class Code=15,Section1 Item1=30,Section2 Class Code=15,Section2 Item1=30,Section3 Class Code=15,Section3 Item1=30,Location County=Goodhue

Results

open column width (A-Z)

Vendor ID	Company Name	Contact Person	Mailing Address	City	State	Zip	Country	Email	Phone	HUB Eligibility	HUB Gender	Small Business	CMEL Status	HUB Status
S27427238E	Extreme External Solutions LLC	Russell Ferraro	817 SPRINGTREE CUFF	Obits	TX	78108-1204	USA	rsf@extremesol.com	214 335-8871	EL	M	Yes	Inactive(?)	A-Active

New Search

Search For Vendors

myspa.state.tx.us

Listing
 System for Award Management (SAM)
 Enhanced Vendor List
 Vendor Performance Report Search

For detailed explanations of the various search and data output features (e.g., Search For, Single Vendor Search, Multiple Vendor Search, Business Category / Vendor Location Search, Search Fields For Output, Output Options), that may be used to create lists of potential vendors as well as website content information for a specific vendor, click [CLICK HERE](#) to view Search Tips.

SEARCH FOR
 COMEL Only | HUBs Only | COMEL OR COMEL | COM Vendors

Expanded 14

SINGLE VENDOR SEARCH

MULTIPLE VENDOR SEARCH

HUB Class Code: Selected 15S
 HUBs: Selected 15S
 Business: Selected 15S

Business Category / VENDOR LOCATION SEARCH

Business Category: Select
 County Location: Goodhue
 City Location: Ingres with
 Zip Code Location: Inact
 Highway District(s) Location:

SELECT FIELDS FOR OUTPUT
 OUTPUT OPTIONS

Search | Reset

Search For Vendors Please Fill out a Survey

Vendor Links

- 2024-2025 Shopping Search
- Request For Quote - RFP
- 2024-2025 Shopping Search
- Request For Quote - RFP
- 2024-2025 Shopping Search
- Request For Quote - RFP
- 2024-2025 Shopping Search
- Request For Quote - RFP
- 2024-2025 Shopping Search
- Request For Quote - RFP

Vendor Information

The Vendor is a vendor information used by State of New Hampshire to identify a listing for the vendor to receive bids based on the products or services they are provided to the State of New Hampshire. The Vendor is a vendor information used by State of New Hampshire to identify a listing for the vendor to receive bids based on the products or services they are provided to the State of New Hampshire. The Vendor is a vendor information used by State of New Hampshire to identify a listing for the vendor to receive bids based on the products or services they are provided to the State of New Hampshire.

SEARCH FOR:

SEARCH

SINGLE VENDOR SEARCH

MULTIPLE VENDOR SEARCH

BY STATE CATEGORY

SELECT FIELDS FOR OUTPUT

OUTPUT OPTIONS

State Comptroller of Public Accounts

2024-2025

- Home
- Vendor Info

FILE LIST

- Home and Search Page
- Vendor Info
- Public Information
- Request for Quote
- Request for Bid
- Request for Proposal
- Request for Statement of Work
- Request for Information
- Request for Quote
- Request for Bid
- Request for Proposal
- Request for Statement of Work

OTHER STATE WEBS

- Home
- Home and Search Page
- Vendor Info
- Public Information
- Request for Quote
- Request for Bid
- Request for Proposal
- Request for Statement of Work

Search For Vendors Please Fill out a Survey

Vendor Links

- 2024-2025 Shopping Search
- Request For Quote - RFP
- 2024-2025 Shopping Search
- Request For Quote - RFP
- 2024-2025 Shopping Search
- Request For Quote - RFP
- 2024-2025 Shopping Search
- Request For Quote - RFP
- 2024-2025 Shopping Search
- Request For Quote - RFP

Vendor Information

The Vendor is a vendor information used by State of New Hampshire to identify a listing for the vendor to receive bids based on the products or services they are provided to the State of New Hampshire. The Vendor is a vendor information used by State of New Hampshire to identify a listing for the vendor to receive bids based on the products or services they are provided to the State of New Hampshire. The Vendor is a vendor information used by State of New Hampshire to identify a listing for the vendor to receive bids based on the products or services they are provided to the State of New Hampshire.

SEARCH FOR:

SEARCH

SINGLE VENDOR SEARCH

MULTIPLE VENDOR SEARCH

BY STATE CATEGORY

SELECT FIELDS FOR OUTPUT

OUTPUT OPTIONS

State Comptroller of Public Accounts

2024-2025

- Home
- Vendor Info

FILE LIST

- Home and Search Page
- Vendor Info
- Public Information
- Request for Quote
- Request for Bid
- Request for Proposal
- Request for Statement of Work
- Request for Information
- Request for Quote
- Request for Bid
- Request for Proposal
- Request for Statement of Work

OTHER STATE WEBS

- Home
- Home and Search Page
- Vendor Info
- Public Information
- Request for Quote
- Request for Bid
- Request for Proposal
- Request for Statement of Work



Request for Quote - Lawn Mowers

Forward: David L. Howard
To: law@dlh.com

Good Morning,
I hope this message finds you well. Your organization was listed on the job board as a potential vendor for the items detailed below. We are seeking to obtain a quote for these items by the close of business on October 1st.
(1) 154" Lawnmowers
(2) 22" Lawnmowers
Kindly let me know if you require any additional information. Thank you for your time and attention, and I look forward to your response.

Respectfully,

David L. Howard Jr., CPSR, AFO, CPSI
Parks Superintendent
City of Cibola
108 Cibola Dr.
Cibola, TX 78108
Direct: (210)-427-0300
www.cibola.tx.gov



Strengths: Learning | Developer | Educator | Entrepreneur | Strategist

Reply Forward



NIGP Commodity Book Class 515

The National Institute of Governmental Purchasing (NIGP) Commodity Book has been prepared for the use of bidlers, vendors, and state agency personnel. The State of Texas has modified certain codes for information technology and related commodities and services as authorized information systems (AIS).

Print Headers All All Only Non AIS Only

Class Code	Item Code #	AIS	Description
515	30	No	Lean Mowers, Hand, Hand Type, Manual
515	35	No	Lean Mowers, Power, Heavy Duty, Full Type (See Class 620 For Highway Type)
515	40	No	Lean Mowers, Power, Heavy Duty, Hand Type (See Class 620 For Highway Type)
515	45	No	Lean Mowers, Power, Heavy Duty, Rotary Type, Including Self Propelled Types, (See Class 620 For Highway Type)
515	50	No	Lean Mowers, Power, Light Duty, Hand Type, Hand Use
515	55	No	Lean Mowers, Power, Light Duty, Rotary Type, Hand Use
515	56	No	Lean Mowers, Riding Type, Including Parts and Accessories

Revised January 2016
 NOTE: The official NIGP Commodity Book is copyrighted material to be used for reference purposes only and may not be reproduced without a license from Purchasing Holdings, Inc.

Search For Vendors

Please Fill out a Survey

- Related Links**
- CMBL/MCB Directory Search Type
 - Register For CMBL/MCB
 - NIGP Member Privilege Agreement Listing
 - System for Award Management (SAM)
 - Debarred Vendors List
 - Vendor Performance Report Search

Centralized Vendor Bidder List - NIGP Directory Search

The CMBL is a master database used by State of Texas purchasing entities to develop a mailing list for vendors to receive bids based on the products or services they are prepared to provide to the State of Texas. Manufacturers, suppliers, and other vendors wishing to furnish materials, equipment, supplies, and services to the state should register to the CMBL to receive a mailing opportunity. The information in the database is published in compliance with Texas Government Code §2-005.20 and §2-011.044 and Texas Administrative Code §25.107 and §25.203.

The CMBL/MCB Directory Search is automatically defaulted to "CMBL Only" to perform a search for vendors. Including Texas certified HUBs who have elected to register at the CMBL. Purchasing entities use NIGP Class and Item Codes within the "Multiple Vendor Search" feature to identify vendors who can provide the products or services they seek to purchase and to develop mailing lists of vendors to receive bids.

For detailed explanations of the various search and data output features (i.e., Search For, Single Vendor Search, Multiple Vendor Search, Business Category / Vendor Location Search, Search Fields For Output, Output Options), that may be used to create lists of potential vendors as well as retrieve detailed information on a specific vendor, click CMBL/MCB Directory Search Type.

SEARCH FOR
 CMBL Only HUBs Only CMBLs On CMBL CMBL vendors

SINGLE VENDOR SEARCH

MULTIPLE VENDOR SEARCH

NIGP Class Code	Item	Highway District
Selected: 515	30	
Selected: 515	35	
Selected: 515	40	

BUSINESS CATEGORY / VENDOR LOCATION SEARCH

Business Category:

County Location:

City Location:

Zip Code Location:

Highway District Location:

SELECT FIELDS FOR OUTPUT



City Council Regular Meeting Staff Report

B. Discussion/Action of a Right of Way (ROW) License Agreement with Google Fiber to bring a high-speed fiber network to Cibolo and authorize the City Manager to execute the Agreement. (Mr. Beekman/Mr. Huggins)

Meeting	Agenda Group
Tuesday, October 29, 2024, 6:30 PM	Discussion/Action Item: 12B.
From	
Bryan Huggins, Executive Director - Safety and Infrastructure	

PRIOR CITY COUNCIL ACTION:

At the August 27, 2024 City Council meeting, Council was provided information about the interest of Google Fiber, LLC, a wholly-owned subsidiary of Google, LLC, in constructing and operating a high speed fiber-to-the-home (FTTH) and to business network in the City of Cibolo, Texas.

BACKGROUND:

Google Fiber (GFiber) approached the City a few months ago about its interest to enter the City of Cibolo to construct and operate a high-speed fiber network to serve both residents and businesses. Staff has met to review its construction process and installation specifications. After reviewing this information and a draft right-of-way license agreement, Google Fiber submitted a Letter of Interest to officially request negotiations. Google Fiber has provided the letter of interest as well as information about how it entered the San Antonio market.

GFiber started about 15 years ago to disrupt the cable industry. They saw a lack of competition, investment in fiber upgrades. They started in Kansas City. The second city they invested in was Austin, Texas, and then they moved into suburbs, including Round Rock, Texas.

Shortly thereafter, GFiber moved to San Antonio. They started in the north and northeast of San Antonio. As they expanded their network, they have turned to the suburbs; they have executed ROW license agreements with Shavano Park, Leon Valley, Windcrest, and Bexar County (for unincorporated areas).

They have recently started to provide Internet service to small and medium businesses. GFiber is starting to provide 5 to 8 Gigabits of speeds in the San Antonio area. They are testing higher speeds, like 25 Gb, in some markets as well.

GFiber has worked closely with the City of San Antonio Public Works Department to install their fiber in existing streets and neighborhoods as well as those under construction or soon to be constructed. They have developed best practices to be a good partner, including during installation of their fiber. They have invited Cibolo staff to visit one of their sites in the San Antonio to see first-hand how they install their fiber and observe the minimal impact it has on current city streets.

STAFF RECOMMENDATION:

Staff recommends Council approve the license agreement with Google Fiber (Licensee) to allow the construction and operation a high speed fiber-to-the-home (FTTH) and to business network in the City of Cibolo, Texas.

FINANCIAL IMPACT:

There is no cost to the City for Google Fiber to construct and operate its fiber network. The ROW License agreement requires GFiber (Licensee) to pay the City a fee (“License Fee”) to compensate City for Licensee’s use and occupancy of Public ROW pursuant to the License. Licensee and City acknowledge and agree that the License Fee provides fair and reasonable compensation for Licensee’s use and occupancy of Public ROW and other City property as authorized. Section 5 of the ROW license Agreement provides (see attached ROW License Agreement for full details):

5. 1 License Fee. Licensee will pay City one percent (1%) (the “**Revenue Percentage**”) of Gross Revenues for a calendar quarter, remitted within forty five (45) days of the end of each calendar quarter, commencing on the first date on which Licensee receives any Gross Revenues (as defined below). The payment will be accompanied by a report showing the basis for the computation and such other relevant facts as may be required by City to determine the accuracy of the payment.

5.1.1 As used herein, “**Gross Revenues**” means all consideration of any kind or nature, including without limitation, cash, credits, property, and in-kind contributions (services or goods) received by Licensee from Customers for Broadband Internet Services that are provided to Customers through Network Facilities located at least in part in Public ROW.

MOTION(S):

Motion: I move to approve the Right of Way (ROW) license agreement with Google Fiber, LLC, for the construction and operation a high speed fiber-to-the-home (FTTH) and business network in the City of Cibolo, Texas, and authorize the City Manager to execute the agreement.

Attachments

[n122244 - City of Cibolo - Google Fiber - Global.pdf](#)

NON-EXCLUSIVE PUBLIC ROW LICENSE AGREEMENT

This Non-Exclusive Public ROW License Agreement (“**Agreement**”) is by and between **City of Cibolo**, a city organized and existing under the laws of the State of Texas (“**City**”), and **Google Fiber Texas, LLC**, a Texas limited liability company, and its direct parent, and its direct parent’s subsidiaries, successors, or assigns (“**Licensee**”).

RECITALS

- A. City has jurisdiction over the use of the public rights-of-way in City (“**Public ROW**”).
- B. Licensee desires, and City desires to permit Licensee, to install, maintain, operate, and control a fiber optic infrastructure network in Public ROW (“**Network**”) for the purpose of offering communications services (“**Services**”), including broadband Internet access service as defined in 47 C.F.R. § 8.1(b) (“**Broadband Internet Services**”) and Voice over Internet Protocol services, but excluding multichannel video programming services that would be subject to a video services franchise and telecommunications services as defined in 47 C.F.R. § 153(53), to residents and businesses in City (“**Customers**”).
- C. The Network consists of equipment and facilities that may include aerial or underground fiber optic cables, lines, wires, or strands; underground conduits, vaults, access manholes and handholes; electronic equipment; power generators; batteries; pedestals; boxes; cabinets; vaults; and other similar facilities (“**Network Facilities**”).

AGREEMENT

In consideration of the mutual promises made below, City and Licensee agree as follows:

1. Permission to Use and Occupy.

- 1.1. Permission to Use and Occupy Public ROW. City grants Licensee permission to use and occupy the Public ROW (the “**License**”) for the purpose of constructing, installing, repairing, maintaining, operating, and if necessary removing the Network and the related Network Facilities (the “**Work**”). This Agreement and the License do not authorize Licensee to use any property other than the Public ROW as agreed herein. Licensee’s use of any other City property, including poles and conduits, will be governed under a separate Agreement regarding that use.
- 1.2. Subject to State and Local Law. This Agreement and the License are subject to City’s valid authority under state and local laws as they exist now or may be amended from time-to-time, and subject to the conditions set forth in this Agreement. In the event of a material conflict between the terms of local law and this Agreement, the applicable provisions of this Agreement will prevail.
- 1.3. Subject to City’s Right to Use Public ROW. This Agreement and the License are subject and subordinate to City’s prior and continuing right to use the Public ROW, including constructing, installing, operating, maintaining, repairing, or removing sewers, water pipes, storm drains, gas pipes, utility poles, overhead and underground electric lines and related facilities, and other public utility and municipal uses.

- 1.4. Subject to Pre-Existing Property Interests. City's grant of the License is subject to all valid pre-existing easements, restrictions, conditions, covenants, encumbrances, claims of title or other property interests that may affect the Public ROW. Licensee will obtain at its own cost and expense any permission or rights as may be necessary to accommodate such pre-existing property interests.
- 1.5. No Grant of Property Interest. The License does not grant or convey any property interest.

1.6 Non-Exclusive. The License is not exclusive. City expressly reserves the right to grant licenses, permits, franchises, privileges or other rights to any other individual, corporation, partnership, limited liability company, trust, joint stock company, business trust, unincorporated association, joint venture, governmental authority or other entity of any nature whatsoever ("**Person**"), as well as the right in its own name as a City, to use Public ROW for similar or different purposes allowed Licensee under this Agreement.

2. Licensee's Obligations.

- 2.1. Individual Permits Required. Licensee will obtain City's approval of required individual encroachment, construction, and other necessary permits before placing its Network Facilities in the Public ROW or other property of City as authorized. Licensee will pay all lawful processing, field marking, engineering, and inspection fees associated with the issuance of individual permits by City.
- 2.2. Licensee's Sole Cost and Expense. Licensee will perform the Work at its sole cost and expense.
- 2.3. Compliance with Laws. Licensee will comply with all applicable laws and regulations when performing the Work. Licensee will place its Network Facilities in conformance with the required permits, plans, and drawings approved by City.
- 2.4. Reasonable Care. Licensee will exercise reasonable care when performing the Work and will use commonly accepted practices and equipment to minimize the risks of personal injury, property damage, soil erosion, and pollution of surface or groundwater.
- 2.5. No Nuisance. Licensee will maintain its Network Facilities in good and safe condition so that its Network Facilities do not cause a public nuisance.
- 2.6. Notice. Licensee will promptly notify City of any damage to any public property within or outside the Public ROW, not previously identified in City's approval of the specific work being performed, which occurs as a result of Licensee's Work.
- 2.7. Repair. Licensee will promptly repair any damage to the Public ROW, City property, or private property if such damage is directly caused by Licensee's Work and no other Person is responsible for the damage (e.g., where a Person other than Licensee fails to accurately or timely locate its underground facilities as required by applicable law). Licensee will repair the damaged property to a condition equal to or better than that which existed prior to the damage. Licensee's obligation under this Section 2.6 will be limited by, and consistent with, any applicable seasonal or other restrictions on construction or restoration work.

- 2.8. As-Built Drawings and Maps. Licensee will maintain accurate as-built drawings and maps of its Network Facilities located in City and will provide them to City upon reasonable request and on a mutually-agreed timetable (e.g., piecemeal following the closure of each permit, or all at once after all the Work is complete), subject to applicable confidentiality protections.
- 2.9. Network Design. Nothing in this Agreement requires Licensee to build to all areas of City, and Licensee retains the discretion to determine the scope, location, and timing of the design and construction of the Network.

3. City's Obligations.

- 3.1. Emergency Removal or Relocation by City. In the event of a public emergency that creates an imminent threat to the health, safety, or property of City or its residents, City may remove or relocate the applicable portions of the Network Facilities without prior notice to Licensee. City will, however, make best efforts to provide prior notice to Licensee before making an emergency removal or relocation. In any event, City will promptly provide to Licensee a written description of any emergency removals or relocations of Licensee's Network Facilities. Licensee will reimburse City for its actual, reasonable, and documented costs or expenses incurred for any such work performed by City, the direct cause of which was Licensee's construction, installation, operation, maintenance, repair, or removal of its Network Facilities. Licensee's obligation to reimburse City under this section will be separate from Licensee's obligation to pay the License Fee (as defined below).
- 3.2. Relocation to Accommodate Governmental Purposes. If Licensee's then-existing Network Facilities would interfere with City's planned use of the Public ROW or other City property for a legitimate governmental purpose, such as, but not limited to, the construction, installation, repair, maintenance, or operation of a new water, sewer, or storm drain line, or a public road, curb, gutter, sidewalk, park, or recreational facility, Licensee will, upon written notice from City, relocate its Network Facilities at Licensee's own expense to such other location or locations in the Public ROW as may be mutually agreed by the parties, taking into account the needs of the City's governmental purpose and Licensee's interest in maintaining the integrity and stability of its Network. Licensee will relocate its Network Facilities within a commercially reasonable period of time agreed to by the parties, taking into account the urgency of the need for relocation, the difficulty of the relocation, and other relevant facts and circumstances, except that City may not require Licensee to relocate or remove its Network Facilities with less than one hundred eighty (180) days' notice.
- 3.3. Relocation to Accommodate Non-Governmental Purposes. If Licensee's then-existing Network Facilities would interfere with (a) City's planned use of the Public ROW for a non-governmental (e.g., commercial) purpose, or (b) a third-party's use of the Public ROW, Licensee will not be required to relocate its Network Facilities.
- 3.4. Non-Discrimination. City will at all times treat Licensee in a non-discriminatory manner as compared to other non-incumbent holders of local or state franchise authority offering facilities-based broadband Internet access services.
- 3.5. Any agreements between City and Licensee that provide Licensee access to public infrastructure, poles, conduits, assets, and Public ROW will be available to other

network operators that offer broadband Internet access services, on rates, terms, and conditions that are as favorable as those City provides Licensee for the same access (recognizing that the equivalent consideration afforded by other service providers may be different from the License Fee).

- 3.6. Post-Removal Restoration of Public ROW. When removal or relocation is required under this Agreement, Licensee will, after the removal or relocation of the Network Facilities, at its own cost, repair and return the Public ROW in which the facilities were located to a safe and satisfactory condition in accordance with the construction-related conditions and specifications as established by City.

4. **Contractors and Subcontractors.**

- 4.1. Use of Contractors and Subcontractors. Licensee may retain contractors and subcontractors to perform the Work on Licensee's behalf.
- 4.2. Contractors to be Licensed. Licensee's contractors and subcontractors used for the Work will be properly licensed under applicable law.
- 4.3. Authorized Individuals. Licensee's contractors and subcontractors may submit individual permit applications to City on Licensee's behalf, so long as the permit applications are signed by individuals that Licensee has authorized to act on its behalf via a letter of authorization provided to City in the form attached as **Exhibit A** ("**Authorized Individuals**"). City will accept permit applications under this Agreement submitted and signed by Authorized Individuals, and will treat those applications as if they had been submitted by Licensee under this Agreement.

5. **License Fee.** Licensee will pay City a fee ("**License Fee**") to compensate City for Licensee's use and occupancy of Public ROW pursuant to the License. Licensee and City acknowledge and agree that the License Fee provides fair and reasonable compensation for Licensee's use and occupancy of Public ROW and other City property as authorized. The License Fee will begin accruing on the Effective Date (as defined herein) and will be calculated as set forth in Section 5.1.

- 5.1. License Fee. Licensee will pay City one percent (1%) (the "**Revenue Percentage**") of Gross Revenues for a calendar quarter, remitted within forty five (45) days of the end of each calendar quarter, commencing on the first date on which Licensee receives any Gross Revenues (as defined below). The payment will be accompanied by a report showing the basis for the computation and such other relevant facts as may be required by City to determine the accuracy of the payment.

- 5.1.1. As used herein, "**Gross Revenues**" means all consideration of any kind or nature, including without limitation, cash, credits, property, and in-kind contributions (services or goods) received by Licensee from Customers for Broadband Internet Services that are provided to Customers through Network Facilities located at least in part in Public ROW.

- 5.1.2. Gross Revenues do not include:

- (i) any revenue not actually received, even if billed, such as bad debt;

- (ii) refunds, rebates, or discounts made to Customers, or City;
- (iii) revenue received from the sale of Broadband Internet Services for resale in which the purchaser is required to collect and remit similar fees from the purchaser's customer;
- (iv) revenue derived from the provision of Broadband Internet Services to Customers where none of the Network Facilities used to provide such Broadband Internet Services are located in Public ROW;
- (v) any forgone revenue from Licensee's provision of Broadband Internet Services to Customers at no charge if required by state law;
- (vi) any revenue derived from advertising;
- (vii) any revenue derived from Services other than Broadband Internet Services, including without limitation, any revenue derived from rental of modems or other equipment used to provide or facilitate the provision of the Broadband Internet Services;
- (viii) any revenue derived from referral or marketing agreements with third party providers of online services which Licensee may make available to Customers;
- (ix) any tax of general applicability imposed upon Licensee or its Customers by City or by any state, federal, or any other governmental entity, and required to be collected by Licensee and remitted to the taxing entity (including but not limited to sales and use tax, gross receipts tax, excise tax, utility users tax, public service tax, communications taxes, and fees not imposed by this Agreement);
- (x) any forgone revenue from Licensee's provision, in Licensee's discretion, of free or reduced cost Broadband Internet Services to any Person, including without limitation employees of Licensee; provided, however, that any forgone revenue which Licensee chooses not to receive in exchange for trades, barter, services, or other items of value will be included in Gross Revenues; and
- (xi) sales of capital assets or sales of surplus equipment.

5.2. Pass Through. Licensee may identify and collect, as a separate item on the regular bill of any Customer whose Broadband Internet Services are provided by Network Facilities located at least in part in Public ROW, that Customer's pro rata amount of the License Fee.

5.3. Interest on Late Payments. Any payments that are due and payable under this Agreement that are not received within sixty (60) days from the specified due date will be assessed interest at an annual rate equal to the prevailing commercial prime interest rate in effect upon the due date.

5.4. **Change in Law.** Notwithstanding anything to the contrary herein, in the event of a change in applicable law that (i) prohibits collection by any City or franchising authority of any fee, including franchise fees, from any provider of video programming or communications services, including broadband Internet services, or (ii) reduces the percentage of revenue on which the fee, including franchise fee, paid by any provider of video programming or communications services is based to a percentage that is lower than the Revenue Percentage, then Licensee will have no obligation to pay the Licensee Fee or to pay a Licensee Fee based on the Revenue Percentage, as the case may be. In the case of a reduction in the percentage of revenue on which such fees may be based, the Revenue Percentage will be commensurately reduced.

6. **Defense and Indemnity.**

6.1. **Obligations.** Licensee will defend City, its officers, elected representatives, and employees, and indemnify them against any (a) settlement amounts approved by Licensee; and (b) damages and costs finally awarded against the indemnified party by a competent tribunal in any legal proceeding filed by a third party for property damage, personal injury, or death to the extent caused by the gross negligence or willful misconduct of Licensee or its contractors arising from this Agreement (“**Third Party Legal Proceeding**”).

6.2. **Exclusions.** Section 6 (Defense and Indemnity) will not apply to the extent the underlying allegation (a) arises from or is related to the negligence or willful misconduct of an indemnified party or (b) is made by City’s employee and covered under applicable workers’ compensation laws.

6.3. **Conditions.** Section 6.1 (Obligations) is conditioned on the following: (a) City must promptly notify Licensee in writing of the Third Party Legal Proceeding and any allegation(s) that preceded the Third Party Legal Proceeding no later than fifteen (15) days after City became aware of the Third Party Legal Proceeding; (b) City must reasonably cooperate in the defense at Licensee’s request; and (c) City must tender sole control of the indemnified portion of the Third Party Legal Proceeding to Licensee, subject to the following: (i) City may appoint its own non-controlling counsel, at its own expense; and (ii) any settlement requiring City to admit liability, pay money, or take (or refrain from taking) any action, will require City’s prior written consent, not to be unreasonably withheld, conditioned, or delayed.

7. **Limitation of Liability.** NEITHER PARTY WILL BE LIABLE FOR ANY INDIRECT, SPECIAL, INCIDENTAL, CONSEQUENTIAL, EXEMPLARY OR PUNITIVE DAMAGES IN CONNECTION WITH THIS AGREEMENT. THE PARTIES ACKNOWLEDGE THAT THIS LIMITATION WILL BE SUBJECT TO AND MAY BE LIMITED BY APPLICABLE LAW.

8. **Performance Bond.** Licensee will, promptly after the Effective Date, provide City with a performance bond in the amount of ten thousand dollars (\$10,000) naming City as obligee and guaranteeing Licensee’s faithful performance of its obligations under this Agreement. The performance bond will remain in full force during the Term of this Agreement.

9. **Insurance.**

9.1. Licensee will carry and maintain:

9.1.1. Commercial General Liability (CGL) insurance, with policy limits not less than \$2,000,000 in aggregate and \$2,000,000 for each occurrence covering bodily injury and property damage with the following features: (a) CGL primary insurance endorsement; and (b) CGL policy will include an endorsement which names City, its employees, and officers as additional insureds.

9.1.2. Workers' Compensation insurance with policy limits not less than the City's requirements.

9.2. All insurance certificates, endorsements, coverage verifications and other items required pursuant to this Agreement will be mailed directly to City's insurance compliance representative upon City's written request.

10. Term. This Agreement is effective on the later of (a) the date the last party to sign executes this Agreement and (b) the date on which any implementing ordinance becomes effective in accordance with its terms and state law ("**Effective Date**"). The Agreement will expire automatically on the twentieth anniversary of the Effective Date ("**Original Term**"), unless earlier terminated in accordance with the provisions herein. Thereafter, the Agreement will automatically renew for successive 5-year terms (each a "**Renewal Term**") unless a party provides at least six (6) months' prior written notice to the other party of its intent not to renew.

11. Termination.

11.1. Termination by City. City may terminate this Agreement if Licensee is in material breach of the Agreement, provided that City must first provide Licensee written notice of the breach and one hundred eighty (180) days to cure, unless the cure cannot reasonably be accomplished in that time period, in which case Licensee must identify the basis of its inability to timely cure and its expected timeline to cure, commence its efforts to cure within that time period, and the cure period will continue as long as such diligent efforts continue. Upon request, Licensee must provide City with updates on efforts being made to cure. No termination under this paragraph will be effective until the relevant cure period has expired.

11.2. Termination by Licensee. Licensee may terminate this Agreement for convenience upon one hundred eighty (180) days' written notice to City.

12. Assignment. Except as set forth below, neither party may assign or transfer its rights or obligations under this Agreement, in whole or part, to a third party, without the written consent of the other party. Any agreed upon assignee will take the place of the assigning party, and the assigning party will be released from all of its rights and obligations upon such assignment.

12.1. Notwithstanding the foregoing, Licensee may at any time, on written notice to City, assign this Agreement or any or all of its rights and obligations under this Agreement:

12.1.1. to any Affiliate (as defined below) of Licensee;

12.1.2. to any successor in interest of Licensee's business operations in City in connection with any merger, acquisition, or similar transaction if Licensee

determines after a reasonable investigation that the successor in interest has the resources and ability to fulfill the obligations of this Agreement; or

12.1.3. to any purchaser of all or substantially all of Licensee's Network Facilities in City if Licensee determines after a reasonable investigation that the purchaser has the resources and ability to fulfill the obligations of this Agreement.

12.2. Following any assignment of this Agreement to an Affiliate, Licensee will remain responsible for such Affiliate's performance under the terms of this Agreement. For purposes of this section, (a) "Affiliate" means any Person that now or in the future, directly or indirectly controls, is controlled with or by, or is under common control with Licensee; and (b) "control" means, with respect to: (i) a U.S. corporation, the ownership, directly or indirectly, of fifty percent (50%) or more of the voting power to elect directors thereof, or (ii) a non-U.S. corporation, if the voting power to elect directors thereof is less than fifty percent (50%), the maximum amount allowed by applicable law; and (iii) any other Person, fifty percent (50%) or more ownership interest in said Person, or the power to direct the management of such Person.

13. Notice. All notices related to this Agreement will be in writing and sent, if to Licensee to the email addresses set forth below, and if to City to the address set forth in City's signature block to this Agreement with copy to the email address set forth below. Email alone, even if responded to, shall not constitute sufficient notice to City. Notices are effective (a) when delivered in person, (b) upon confirmation of a receipt when transmitted by electronic mail, (c) on the next business day if transmitted by registered or certified mail, postage prepaid (with confirmation of delivery), (d) on the next business day if transmitted by overnight courier (with confirmation of delivery), or (e) three (3) days after the date of mailing, whichever is earlier.

Licensee's e-mail address for notice is googlefibernotices@google.com, with a copy to legal-notices@google.com.

City's e-mail address for copy of any notice is:

CMOAdmin@cibolotx.gov

Wayne Reed – City Manager – wreed@cibolotx.gov

Bryan Huggins – Executive Director - bhuggins@cibolotx.gov

Timothy Fousse – Public Works Director – tfousse@cibolotx.gov

George Hyde – City Attorney – Ghyde@txlocalgovlaw.com

14. General Provisions. This Agreement is governed by the laws of the state of Texas. Neither party will be liable for failure or delay in performance to the extent caused by circumstances beyond its reasonable control. This Agreement sets out all terms agreed between the parties and supersedes all previous or contemporaneous agreements between the parties relating to its subject matter. This Agreement, including any exhibits, constitutes the entire agreement between the parties related to this subject matter, and any change to its terms must be in writing and signed by the parties. The parties may execute this Agreement in counterparts, including facsimile, PDF, and other electronic copies, which taken together will constitute one instrument. Each party to this Agreement agrees that Licensee may use electronic signatures.

[Signature page follows]

Signed by authorized representatives of the parties on the dates written below.

Google Fiber Texas, LLC

City of Cibolo

(Authorized Signature)

(Authorized Signature)

(Name)

(Name)

(Title)

(Title)

Address:
1600 Amphitheatre Parkway
Mountain View, CA 94043

Address:

Date:

Date: _____



**EXHIBIT A
FORM OF LETTER OF AUTHORIZATION**

[LICENSEE LETTERHEAD]

[Date]

Via Email ([Email Address])

City of Cibolo

[Addressee]

[Address]

Re: [Amended] Letter of Authorization

Dear [Name],

In accordance with Section 4.3 of the Non-Exclusive Public ROW License Agreement dated [redacted] between the **City of Cibolo** and **Google Fiber Texas, LLC** (“**Google Fiber**”), Google Fiber hereby designates the following Authorized Individuals (as that term is defined in the Agreement), who may submit and sign permit applications and other submissions to the City on behalf of Google Fiber. [If applicable: This letter amends and supersedes the Letter of Authorization dated _____.]

[Insert name and title for each Authorized Individual, including any Authorized Individual previously named and whose authority continues. Strike through the names of any individuals who are no longer authorized, if any.]

1. Name, Title
2. Name, Title
3. Name, Title (previously authorized, authorization continues)
4. Name, Title (authorization withdrawn)

This authorization may be withdrawn or amended and superseded by a written amendment to this Letter of Authorization, which will be effective 24 hours after receipt by the City.

Kind regards,

[Name]

Manager, Google Fiber Texas, LLC





City Council Regular Meeting Staff Report

C. Discussion/Action regarding the Final Plat of Homestead Cibolo Unit 1 Subdivision. (Mr. Spencer)

Meeting	Agenda Group
Tuesday, October 29, 2024, 6:30 PM	Discussion/Action Item: 12C.

From
Grant Fore, Planner II

City Council Action: Approval/Disapproval of the above referenced petition

Planning & Zoning Commission Action: Recommendation of denial due to outstanding comments by a 7-0 vote

PROPERTY INFORMATION:

- Project Name:** PC-24-26-FP
- Owner:** ILF N-T/Matt Matthews
- Representative:** Malone/Wheeler, Inc./Jesse Malone, P.E.
- Area:** 19.90 acres
- Location:** Near intersection of Homestead Parkway and Sundown Parkway
- Council District:** 5
- Zoning (map):** PUD, Planned Unit Development
- Proposed Use:** 54 residential lots, 4 open space lots
- Utility Providers:** Water - GVSUD, Sewer - City of Cibolo/City of Schertz, Electricity - GVEC

FINDINGS/CURRENT ACTIVITY:

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

This Final Plat establishes Unit 1 of the Homestead Subdivision, with 54 residential lots, 4 open space lots and 3,343 linear feet of roadway.

The Preliminary Plat was approved in July of 2023. Construction plans were approved in April of this year for the public subdivision improvements.

The subject property is zoned under a PUD, Planned Unit Development, that was approved in August of 2014. A PIA, Public Improvements Agreement, was approved in November of 2014.

STREETS/FUTURE THOROUGHFARE PLAN (FTPX):

This plat includes the dedication of 3,343 linear feet of roadway. This plat establishes a portion of Sundown Parkway, with 70 feet of right-of-way required per the Public Improvements Agreement. This plat also establishes internal roads to serve the subdivision, including Chambers Cove, Morning Cloud, and Delta Point of which all include 50 feet of right-of-way.

UTILITIES:

The subject property is within the GVSUD's Water CCN and the City of Cibolo/Schertz Sewer CCN. Construction plans for all necessary public subdivision improvements were approved in April of this year.

DRAINAGE:

Drainage has not deviated from what was approved with the Preliminary Plat. According to the approved drainage plan, stormwater runoff from Unit 1 will be mitigated by three (3) detention ponds within the development. The post-development runoff for the ultimate developed condition and the interim condition (CU1) are equal to or less than pre-developed flows.

STAFF RECOMMENDATION:

Staff and the City Engineer reviewed the plat and associated documents. Per the review memo attached, all comments have been addressed from Engineering; however, there are outstanding comments that were issued by Planning staff. Therefore, staff recommends DENIAL of this Final Plat at this time.

Attachments

[Application](#)

[Plat](#)

[Planning Department comments](#)

[City Engineer Letter](#)

[Property Map](#)



City of Cibolo

Planning Department
 201 Loop 539 W/P.O. Box 826
 Cibolo, TX 78108
 Phone: (210) 658 - 9900

UNIVERSAL APPLICATION - FINAL PLAT

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

Project Name: Homestead Cibolo Unit 1

Total Acres: 19.90 Survey Name: See Legal Description (Survey NO. 257) Abstract No.: 471

Project Location (address): Homestead Subdivision adjacent to Homestead Parkway & Sundown Parkway

Current Zoning: PUD Overlay: None Old Town FM 78

Proposed Zoning: PUD # of Lots: 58 # of Units: _____

Please Choose One: Single-Family Multi-Family Commercial Industrial
 Other _____

Current Use: undeveloped Total Proposed Square Footage: _____

Proposed Use: Proposed Subdivision (Commercial/Industrial only)

Applicant Information:

Property Owner Name: ILF N-T Owner, LP / Point of Contact: Matt Mathews

Address: 500 Boylston Street, Suite 2010 City: Boston

State: MA Zip Code: MA, 02116 Phone: 617-221-8400

Email: contracts@freeholdcm.com Fax: _____

*Applicant (if different than Owner): _____

* Letter of Authorization required

Address: Same As Owner City: _____

State: _____ Zip Code: _____ Phone: _____

Email: _____ Fax: _____

Representative: Project Engineer: Malone / Wheeler, Inc. - Point of Contact: Jesse Malone, P.E.

Address: 5113 Southwest Parkway, Suite 260 City: Austin

State: Tx Zip Code: 78735 Phone: 512-899-0601

Email: jessem@malonewheeler.com Fax: _____

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

SEE ATTACHED

 Owner or Representative's Signature

 Typed / Printed Name

State of _____

County of _____

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

 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 _____ day of _____,

 Notary Public Signature

(Notary Seal)

<i>City of Cibolo Use Only</i>
Total Fees
Payment Method
Submittal Date
Accepted by
Case Number

FINAL SUBDIVISION PLAT OF HOMESTEAD CIBOLO UNIT 1

BEING 19.8981 ACRES OUT OF THE PEDRO SAN MIGUEL SURVEY NUMBER 256, ABSTRACT 227, GUADALUPE COUNTY, TEXAS. BEING A REMAINDER OF A CALLED 522.18 ACRES CONVEYED TO ILF N-T OWNER, LP., DESCRIBED IN DOCUMENT NUMBER 2014022581, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

LOT 903, BLOCK 27,
OPEN SPACE DRAINAGE EASEMENT
FINAL SUBDIVISION PLAT OF
HOMESTEAD SUBDIVISION UNIT 8
DOC. NO. 202399007666
O.P.R.G.C.T.

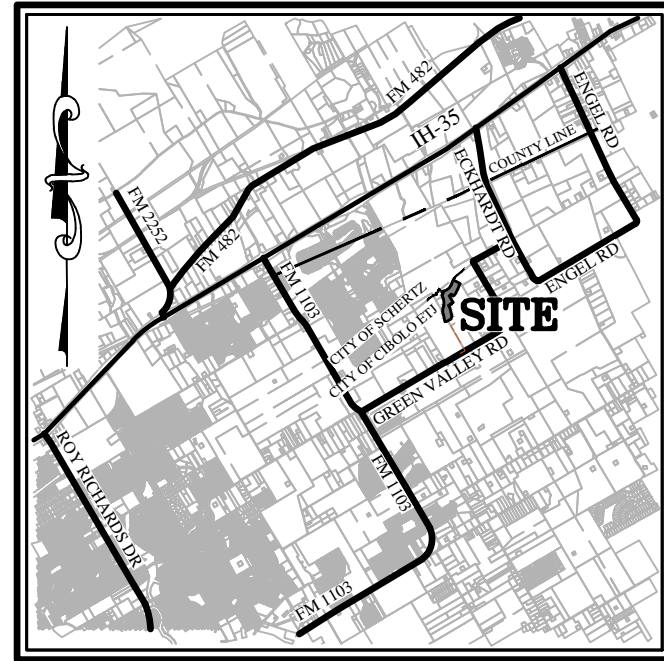
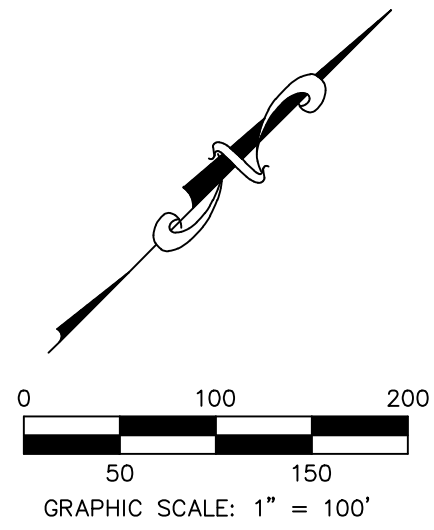
LOT 1001, BLOCK 27
LANDSCAPE AND
PEDESTRIAN ACCESS
EASEMENT

GRID N: 13,774,559.48
GRID E: 2,220,167.68

CITY OF
SHERTZ

CITY OF
CIBOLO

REMAINDER OF A
CALLED 522.18 ACRES
DOC. NO. 2014022581
O.P.R.G.C.T.
ZONING: PUD



VICINITY MAP
NOT TO SCALE

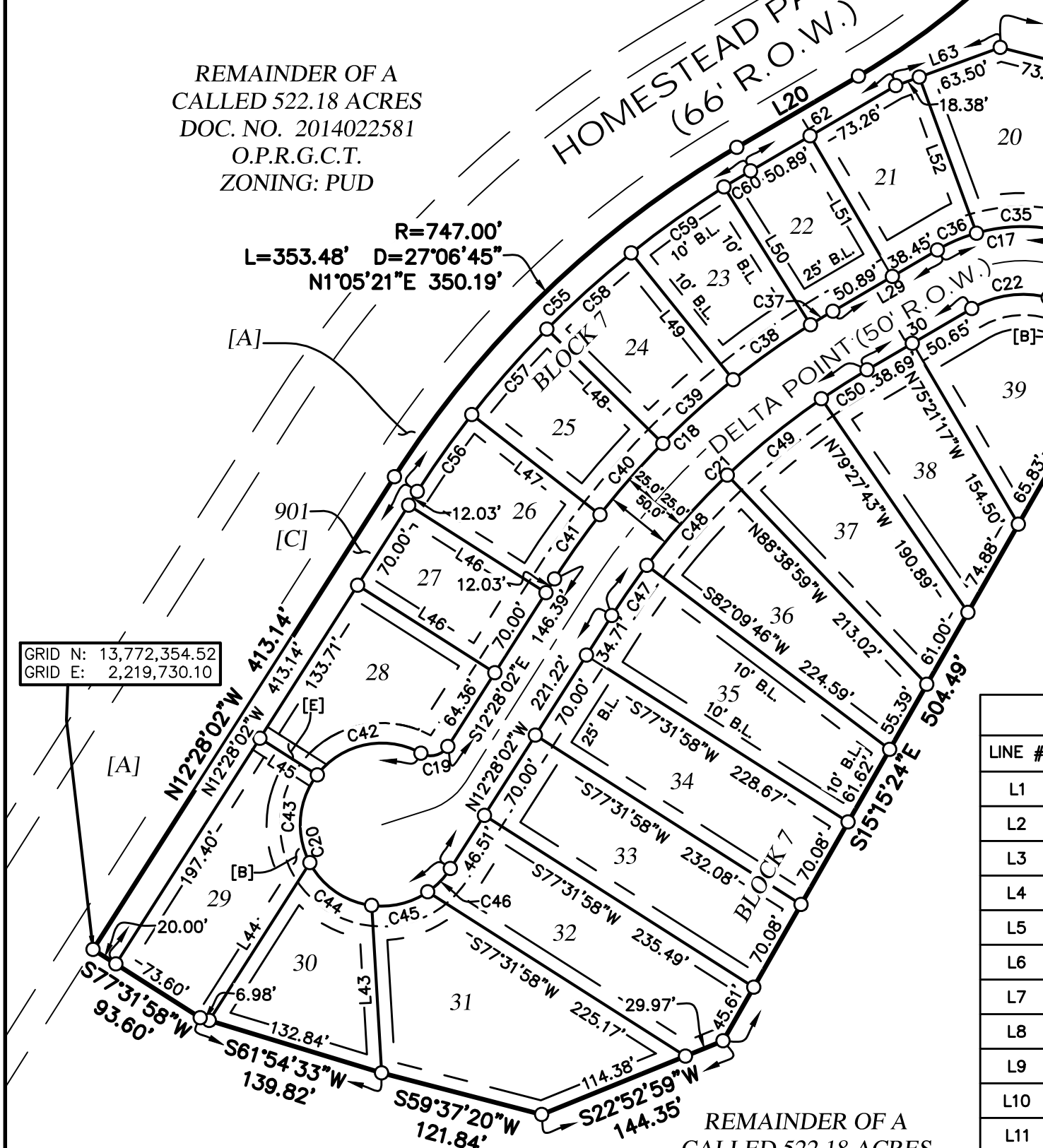
LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
	STREET CENTERLINE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS
[A]	REMAINDER OF A CALLED 522.18 ACRES DOC. NO. 2014022581, O.P.R.G.C.T. ZONING: PUD (PROPOSED UNIT 13 & 14)
[B]	15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT HEREBY DEDICATED
[C]	OPEN SPACE & DRAINAGE EASEMENT
[D]	20' WASTEWATER EASEMENT HEREBY DEDICATED
[E]	20' UTILITY EASEMENT HEREBY DEDICATED

PEDRO SAN MIGUEL
SURVEY NO. 256
ABSTRACT NO. 227

R=553.00'
L=380.58' D=39°25'55"
N5°04'14"W 373.12'

REMAINDER OF A
CALLED 522.18 ACRES
DOC. NO. 2014022581
O.P.R.G.C.T.
ZONING: PUD

R=747.00'
L=353.48' D=27°06'45"
N1°05'21"E 350.19'



GRID N: 13,772,354.52
GRID E: 2,219,730.10

REMAINDER OF A
CALLED 522.18 ACRES
DOC. NO. 2014022581
O.P.R.G.C.T.
ZONING: PUD

LOT TABLE SUMMARY:

RESIDENTIAL LOTS:	54
NON-RESIDENTIAL LOTS:	4
TOTAL LOTS:	58

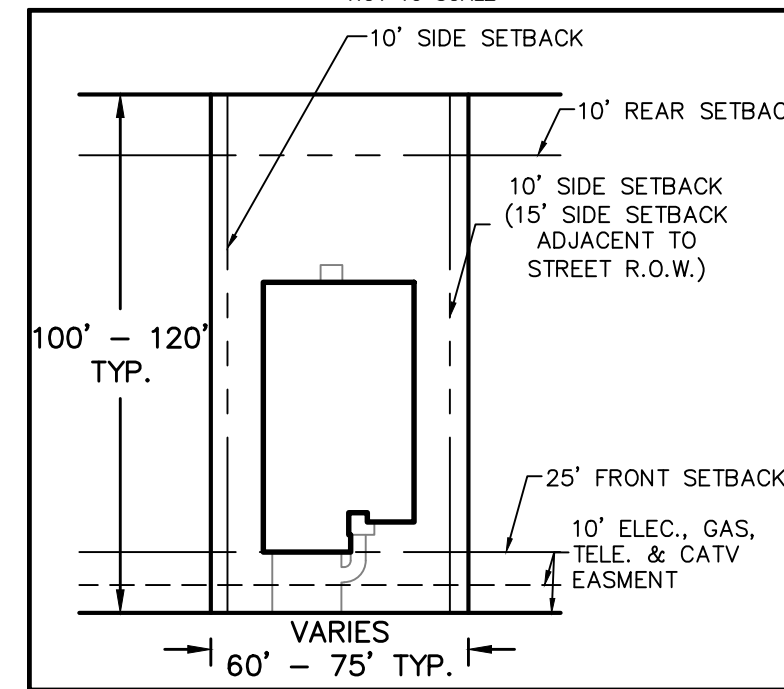
LINE #	DIRECTION	LENGTH
L1	N77°03'21"E	60.36'
L2	S66°56'52"E	1.00'
L3	S23°02'56"W	50.00'
L4	S66°57'04"E	70.00'
L5	S61°45'22"E	60.25'
L6	S32°39'15"W	59.93'
L7	S24°09'26"W	50.21'
L8	S24°39'23"W	34.78'
L9	S35°35'17"W	83.53'
L10	S43°12'38"W	74.30'
L11	S52°42'38"W	52.58'
L12	N30°41'15"W	102.32'
L13	S59°18'45"W	50.00'
L14	S59°18'45"W	105.00'
L15	S30°41'15"E	31.17'

LINE #	DIRECTION	LENGTH
L16	S59°18'45"W	50.00'
L17	S59°18'45"W	105.00'
L18	S30°41'15"E	97.04'
L19	S22°58'20"E	6.71'
L20	N14°38'43"E	104.00'
L21	N24°47'12"W	22.50'
L22	N72°36'57"E	31.85'
L23	N13°05'42"W	97.56'
L24	S81°11'39"W	49.64'
L25	N72°36'57"E	118.81'
L26	N59°44'37"E	17.82'
L27	N23°02'56"E	80.62'
L28	S66°57'04"E	106.00'
L29	S14°38'43"W	89.34'
L30	N14°38'43"E	89.34'

LINE #	DIRECTION	LENGTH
L31	N59°18'45"E	38.28'
L32	N59°18'45"E	85.00'
L33	N30°41'15"W	5.56'
L34	N23°02'56"E	131.74'
L35	S23°02'56"W	145.28'
L36	S23°02'56"W	138.93'
L37	S23°02'56"W	133.08'
L38	S47°15'27"E	120.34'
L39	S55°21'11"E	120.21'
L40	S63°26'55"E	120.00'
L41	S59°18'45"W	120.00'
L42	S66°57'04"E	120.00'
L43	N48°26'15"W	123.59'
L44	N12°28'02"W	137.89'
L45	S77°31'58"W	50.25'

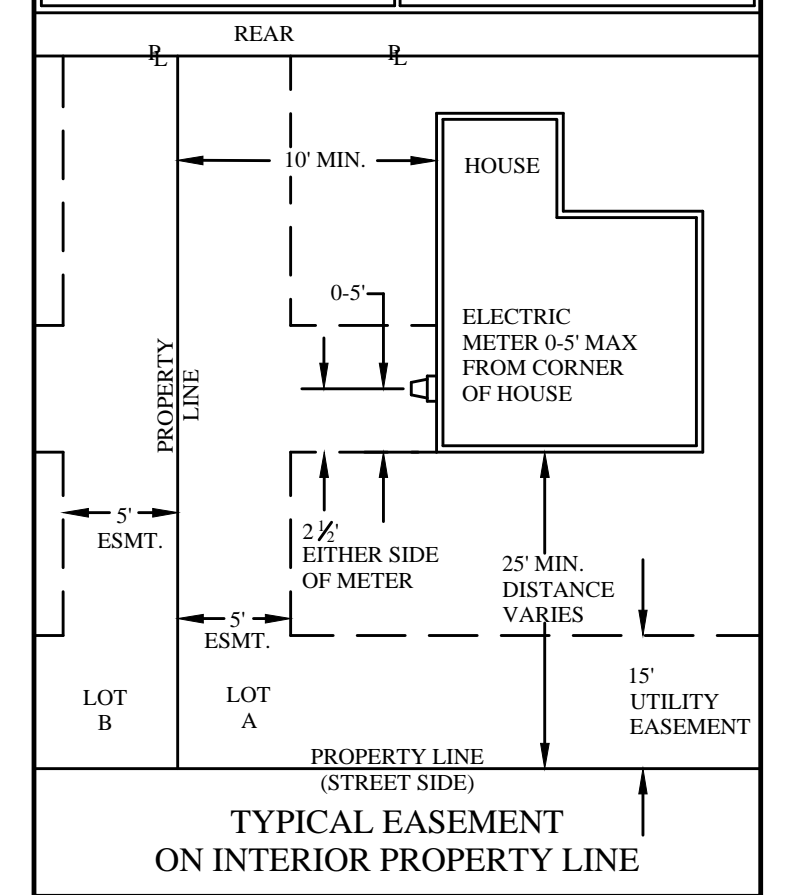
LINE #	DIRECTION	LENGTH
L46	N77°31'58"E	120.00'
L47	S83°00'29"W	120.00'
L48	S89°37'09"W	120.00'
L49	N83°46'11"W	120.00'
L50	N77°09'31"W	120.00'
L51	N75°21'17"W	120.00'
L52	N65°06'35"W	122.61'
L53	S30°41'15"E	120.15'
L54	S30°41'15"E	120.00'
L55	S59°18'45"W	140.88'
L56	S74°42'13"E	120.00'
L57	S30°53'21"E	120.00'
L58	S30°41'15"E	141.19'
L59	S30°41'15"E	120.27'
L60	S37°01'30"E	120.00'

LINE #	DIRECTION	LENGTH
L61	S52°58'52"E	120.00'
L62	N14°38'43"E	124.15'
L63	N24°53'25"E	81.88'
L64	N30°41'15"W	140.00'
L65	N48°29'33"W	68.27'
L66	N30°41'15"W	101.10'
L67	N06°09'31"W	73.02'
L68	N15°17'47"E	68.94'
L69	N37°12'13"E	69.67'
L70	N59°06'39"E	100.25'
L71	N77°22'09"E	68.37'
L72	N59°18'45"E	65.00'
L73	N58°17'30"E	63.89'
L74	N44°59'49"E	63.85'
L75	N29°39'11"E	59.15'



NOTE: G.V.E.C. WILL MAINTAIN 5' EASEMENT FOR SERVICE ENTRANCE TO DWELLING. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING.

G.V.E.C. SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARDS WITH THE METER LOCATIONS NOT BEING LOCATED WITHIN A FENCED AREA.



MALONE WHEELER
SINCE 1995

CIVIL ENGINEERING • DEVELOPMENT CONSULTING • PROJECT MANAGEMENT
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Austin, Texas 78735
Phone: (512) 899-0601 Fax: (512) 899-0655
Firm Registration No. F-786

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date: 9/5/2024
Project: 01462
Scale: 1" = 100'
Reviewer: FP
Tech: BAP
Field Crew: FH/CM
Survey Date: AUG. 2022
Sheet: 1 OF 3

LEGAL DESCRIPTION:

BEING 19.8981 ACRES OUT OF THE PEDRO SAN MIGUEL SURVEY NUMBER 256, ABSTRACT NUMBER 227, GUADALUPE COUNTY, TEXAS, BEING A REMAINDER OF A CALLED 522.18 ACRES CONVEYED TO ILF N-T OWNER, LP., DESCRIBED IN DOCUMENT NUMBER 2014022581, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

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

CITY ENGINEER, CITY OF CIBOLO

**STATE OF MASSACHUSETTS §
COUNTY OF SUFFOLK §**

I, (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE HOMESTEAD UNIT 1 OF CIBOLO, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR 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.

THIS THE ____ DAY OF _____, 20____

OWNER: NAME: ILF N-T OWNER, LP

TITLE: AS AUTHORIZED SIGNATORY OF ILF N-T GP, LLC, THE GENERAL PARTNER OF ILF N-T OWNER, LP
500 BOYLSTON STREET
BOSTON, MA 02116
PHONE: (617) 221-8400

**STATE OF MASSACHUSETTS §
COUNTY OF SUFFOLK §**

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____

NOTARY PUBLIC SUFFOLK COUNTY, MASSACHUSETTS

**STATE OF TEXAS §
COUNTY OF TRAVIS §**

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT. **PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT, FOR REVIEW PURPOSES ONLY.**

JESSE MALONE
REGISTERED PROFESSIONAL ENGINEER NO. 108734
MALONE/WHEELER, INC.
5113 SOUTHWEST PARKWAY, SUITE 260
AUSTIN, TEXAS 78735
PHONE: (512) 899-0601 FAX: (512) 899-0655

**STATE OF TEXAS §
COUNTY OF TRAVIS §**

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND. **PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT, FOR REVIEW PURPOSES ONLY.**

FERNANDO PEREZ
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 7041 - STATE OF TEXAS
4WARD LAND SURVEYING, LLC
4120 FREDRICH LANE, SUITE 200
AUSTIN, TEXAS 78744
PHONE: (512) 537-2384
TBPLS FIRM NO.10174300

THIS PLAT OF HOMESTEAD CIBOLO UNIT 1 HAS BEEN SUBMITTED AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. ON THE ____ DAY OF _____, 20____.

BY: _____
AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

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

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

THIS PLAT OF HOMESTEAD CIBOLO, UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF CIBOLO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

GENERAL NOTES:

- 1. BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83/CORS
- 2. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- 3. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID03)
- 4. THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.R.M. MAP NO. 48187C0230F OF GUADALUPE COUNTY, TEXAS, MAPS REVISED NOVEMBER 2, 2007. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF CIBOLO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
- 6. 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.
- 7. 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.
- 8. 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.
- 9. 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.
- 10. 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.
- 11. ROUTINE MAINTENANCE OF WEEDS AND GRASS IN ALL EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, HOA, OR PROPERTY OWNER ASSOCIATION ON WHICH THE EASEMENT IS LOCATED IN ACCORDANCE WITH THE CITY OF CIBOLO CODE OF ORDINANCES PROVISIONS FOR HIGH WEEDS AND GRASS.
- 12. 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.
- 13. ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS, ETC ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF CIBOLO.
- 14. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS SET AT TIME OF THE FINAL PLAT. THE APPROXIMATE TOTAL LINEAR FOOTAGE OF ROADWAY WITH THIS PLAT IS 3343 LINEAR FEET.
- 15. THERE ARE 5 BLOCKS, 54 DETACHED SINGLE FAMILY RESIDENTIAL LOTS, AND 4 OPEN SPACE/DRAINAGE UTILITY PROPOSED BY THIS PLAT.
- 16. PROPERTY BEING PLATTED IS CURRENTLY ZONED PUD (ORDINANCE 1107 AND 1108).
- 17. THE CITY OF CIBOLO RESERVES THE RIGHT TO RENAME STREETS AND/OR CHANGE HOUSE NUMBERS DUE TO INCOMPATIBILITY WITH EXISTING NAME AND/OR NUMBER LAYOUT, FOR EMERGENCY VEHICLE RESPONSE, AND MAIL DELIVERY.
- 18. THE HOMESTEAD SUBDIVISION IS SUBJECT TO A PUBLIC IMPROVEMENT AGREEMENT (PIA) WITH THE CITY OF CIBOLO, APPROVED ON NOVEMBER 19TH, 2014.
- 19. UTILITY SERVICED FOR THIS SITE ARE PROVIDED BY:
WATER: GREEN VALLEY SPECIAL UTILITY DISTRICT (GVSUD)
SANITARY SEWER: CITY OF CIBOLO/CITY OF SCHERTZ
ELECTRICITY: GUADALUPE VALLEY ELECTRIC COOPERATIVE (GVEC)
GAS: CENTER POINT
TELECOMMUNICATION: AT&T AND SPECTRUM
- 20. LOT 1001 IS INTENDED TO SUPPORT THE USAGE OF ADJOINING LOTS WITHIN THE CITY OF SCHERTZ. THESE USAGES INCLUDE BUT ARE NOT LIMITED TO: LANDSCAPE AREA, DRIVEWAY ACCESS, PEDESTRIAN ACCESS, UTILITY AND PUBLIC IMPROVEMENTS. THE USAGES OF THIS LOTS ARE TO BE DETERMINED AT THE TIME OF PLATTING.

G.V.E.C. 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.

GREEN VALLEY SPECIAL UTILITY DISTRICT CERTIFICATE

THIS LAND DEVELOPMENT PLAT HAS BEEN SUBMITTED TO AND APPROVED BY GREEN VALLEY SPECIAL UTILITY DISTRICT FOR EASEMENTS. UPON REQUEST OF THE CUSTOMER AND PAYMENT OF THE REQUIRED FEES, THE DISTRICT WILL PROVIDE DOMESTIC WATER SERVICE TO EACH LOT IN THIS SUBDIVISION, BY AGREEMENT WITH THE DEVELOPER.

AGENT GREEN VALLEY SPECIAL UTILITY DISTRICT

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 MARKED AS "WATERLINE EASEMENT" OR "UTILITY EASEMENT" WITH THE RIGHT TO ERRECT, CONSTRUCT, INSTALL, AND LAY AND THEREAFTER ACCESS AND USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, UPGRADE, PARALLEL AND REMOVE WATER OR WASTE-WATER TRANSMISSION, COLLECTION AND/OR DISTRIBUTION LINES AND APPURTENANCES AND ANY OTHER FACILITIES NECESSARY TO SERVE GRANTORS' PROPERTY, AS WELL AS THE GRANTEE'S CURRENT AND FUTURE SYSTEM-WIDE CUSTOMERS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS UNDER, OVER AND ACROSS GRANTOR'S ADJACENT LANDS AND IN ALL STREETS AND BYWAYS FOR THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED, INCLUDING 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 ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. UPON ENTERING IN AND UPON SAID EASEMENT, THE DISTRICT WILL ENDEAVOR TO RESTORE THE LAND SURFACE TO A USEABLE CONDITION BUT IS NOT OBLIGATED TO RESTORE IT TO A PRE-EXISTING CONDITION.

THIS PLAT OF HOMESTEAD CIBOLO, UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

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

BY: _____
MAYOR

BY: _____
CITY SECRETARY

**FINAL SUBDIVISION
PLAT OF
HOMESTEAD
CIBOLO UNIT 1**

ENGINEER:
MALONE/WHEELER, INC
5113 SOUTHWEST PARKWAY, SUITE 260
AUSTIN, TEXAS 78735
PHONE: (512) 899-0601
FAX: (512) 899-0655
FIRM REGISTRATION NO. F-786

SURVEYOR:
4WARD LAND SURVEYING, LLC
4120 FREDRICH LANE, SUITE 200
AUSTIN, TEXAS 78744
PHONE: (512) 537-2384
TBPLS FIRM NO. 10174300

MALONE★WHEELER
SINCE INC., 1995
CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT
5113 Southwest Pkwy, Suite 260
Austin, Texas 78735
Phone: (512) 899-0601 Fax: (512) 899-0655
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4WARD
Land Surveying
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PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	9/5/2024
Project:	01462
Scale:	1" = 100'
Reviewer:	FP
Tech:	BAP
Field Crew:	FH/CM
Survey Date:	AUG. 2022
Sheet:	2 OF 3

BLOCK 1 – AREA SUMMARY			
LOT	ACRES	SQ. FT.	LOT USE
LOT 35	0.2120	9,237	RESIDENTIAL
LOT 36	0.1873	8,160	RESIDENTIAL
LOT 37	0.1793	7,809	RESIDENTIAL
LOT 900	0.0492	2,142	NON-RESIDENTIAL
TOTAL	0.6278	27,348	

BLOCK 5 – AREA SUMMARY			
LOT	ACRES	SQ. FT.	LOT USE
LOT 43	0.2217	9,657	RESIDENTIAL
LOT 44	0.1800	7,842	RESIDENTIAL
LOT 45	0.1807	7,872	RESIDENTIAL
LOT 46	0.1653	7,200	RESIDENTIAL
LOT 47	0.1653	7,200	RESIDENTIAL
LOT 48	0.1821	7,932	RESIDENTIAL
LOT 900	0.1279	5,572	NON-RESIDENTIAL
TOTAL	1.2230	53,275	

BLOCK 6 – AREA SUMMARY			
LOT	ACRES	SQ. FT.	LOT USE
LOT 32	0.1871	8,151	RESIDENTIAL
LOT 33	0.1871	8,151	RESIDENTIAL
LOT 34	0.1871	8,151	RESIDENTIAL
LOT 35	0.1871	8,151	RESIDENTIAL
LOT 36	0.1871	8,151	RESIDENTIAL
LOT 37	0.1870	8,141	RESIDENTIAL
TOTAL	1.1225	48,896	

BLOCK 27 – AREA SUMMARY			
LOT	ACRES	SQ. FT.	LOT USE
LOT 1001	0.3878	16,891	NON-RESIDENTIAL
TOTAL	0.3878	16,891	

BLOCK 7 – AREA SUMMARY			
LOT	ACRES	SQ. FT.	LOT USE
LOT 1	0.1780	7,752	RESIDENTIAL
LOT 2	0.1653	7,200	RESIDENTIAL
LOT 3	0.1653	7,200	RESIDENTIAL
LOT 4	0.1653	7,200	RESIDENTIAL
LOT 5	0.1653	7,200	RESIDENTIAL
LOT 6	.2054	8,948	RESIDENTIAL
LOT 7	0.2247	9,786	RESIDENTIAL
LOT 8	0.1954	8,510	RESIDENTIAL
LOT 9	0.1791	7,800	RESIDENTIAL
LOT 10	0.1949	8,489	RESIDENTIAL
LOT 11	0.1956	8,521	RESIDENTIAL
LOT 12	0.2563	11,165	RESIDENTIAL
LOT 13	0.2605	11,349	RESIDENTIAL
LOT 14	0.1933	8,422	RESIDENTIAL
LOT 15	0.1946	8,478	RESIDENTIAL
LOT 16	0.1928	8,400	RESIDENTIAL
LOT 17	0.1928	8,400	RESIDENTIAL
LOT 18	0.2258	9,836	RESIDENTIAL
LOT 19	0.2259	9,840	RESIDENTIAL
LOT 20	0.2808	12,231	RESIDENTIAL

BLOCK 7 – CONTINUED			
LOT	ACRES	SQ. FT.	LOT USE
LOT 21	0.2236	9,742	RESIDENTIAL
LOT 22	0.1980	8,627	RESIDENTIAL
LOT 23	0.2120	9,235	RESIDENTIAL
LOT 24	0.2120	9,235	RESIDENTIAL
LOT 25	0.2120	9,235	RESIDENTIAL
LOT 26	0.2087	9,092	RESIDENTIAL
LOT 27	0.1928	8,400	RESIDENTIAL
LOT 28	0.2974	12,955	RESIDENTIAL
LOT 29	0.3343	14,561	RESIDENTIAL
LOT 30	0.2585	11,260	RESIDENTIAL
LOT 31	0.4906	21,372	RESIDENTIAL
LOT 32	0.3768	16,414	RESIDENTIAL
LOT 33	0.3757	16,365	RESIDENTIAL
LOT 34	0.3702	16,127	RESIDENTIAL
LOT 35	0.3677	16,016	RESIDENTIAL
LOT 36	0.3615	15,747	RESIDENTIAL
LOT 37	0.3403	14,821	RESIDENTIAL
LOT 38	0.2880	12,543	RESIDENTIAL
LOT 39	0.2955	12,873	RESIDENTIAL
LOT 900	2.4053	104,771	NON-RESIDENTIAL
TOTAL	12.0780	526,118	

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	15.00'	23.56'	90°00'00"	S68°02'56"W	21.21'
C2	15.00'	23.56'	90°00'00"	N75°41'15"W	21.21'
C3	15.00'	23.56'	90°00'00"	N75°41'15"W	21.21'
C4	14.00'	14.14'	57°51'14"	N08°25'46"E	13.54'
C5	156.00'	91.28'	33°31'28"	N20°35'39"E	89.98'
C6	565.00'	361.85'	36°41'41"	S41°23'47"W	355.70'
C7	484.00'	181.20'	21°27'02"	S70°28'08"W	180.15'
C8	516.00'	115.93'	12°52'20"	N66°10'47"E	115.68'
C9	635.00'	406.68'	36°41'41"	N41°23'47"E	399.77'
C10	15.00'	23.56'	90°00'00"	N68°02'56"E	21.21'
C11	15.00'	23.56'	90°00'00"	S21°57'04"E	21.21'
C12	350.00'	221.52'	36°15'49"	S41°10'50"W	217.84'
C13	15.00'	11.49'	43°54'13"	S81°15'51"W	11.21'
C14	60.00'	186.20'	177°48'26"	S14°18'45"W	119.98'
C15	15.00'	11.49'	43°54'13"	S52°38'22"E	11.21'
C16	15.00'	23.56'	90°00'00"	S14°18'45"W	21.21'
C17	125.00'	97.45'	44°40'02"	S36°58'44"W	95.00'
C18	607.00'	287.23'	27°06'45"	S01°05'21"W	284.56'
C19	15.00'	22.56'	86°10'39"	S30°37'18"W	20.49'
C20	60.00'	278.74'	266°10'40"	S59°22'43"E	87.64'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C21	557.00'	263.57'	27°06'45"	N01°05'21"E	261.12'
C22	75.00'	58.47'	44°40'02"	N36°58'44"E	57.00'
C23	35.00'	54.98'	90°00'00"	N14°18'45"E	49.50'
C24	15.00'	21.10'	80°36'43"	N09°37'06"E	19.41'
C25	400.00'	187.63'	26°52'32"	N36°29'12"E	185.91'
C26	15.00'	23.56'	90°00'00"	N21°57'04"W	21.21'
C27	350.00'	85.34'	13°58'12"	S30°02'02"W	85.13'
C28	350.00'	97.47'	15°57'22"	S44°59'49"W	97.16'
C29	350.00'	38.71'	6°20'15"	S56°08'37"W	38.69'
C30	60.00'	46.19'	44°06'19"	S81°09'48"W	45.05'
C31	60.00'	45.88'	43°48'52"	S37°12'13"W	44.77'
C32	60.00'	44.94'	42°54'35"	S06°09'31"E	43.89'
C33	60.00'	49.19'	46°58'40"	S51°06'08"E	47.83'
C34	125.00'	6.09'	2°47'21"	S57°55'04"W	6.08'
C35	125.00'	59.95'	27°28'42"	S42°47'03"W	59.38'
C36	125.00'	31.42'	14°23'59"	S21°50'43"W	31.33'
C37	607.00'	19.11'	1°48'14"	S13°44'36"W	19.11'
C38	607.00'	70.04'	6°36'40"	S09°32'09"W	70.00'
C39	607.00'	70.04'	6°36'40"	S02°55'29"W	70.00'
C40	607.00'	70.04'	6°36'40"	S03°41'11"E	70.00'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C41	607.00'	58.01'	5°28'31"	S09°43'46"E	57.98'
C42	60.00'	84.76'	80°56'18"	S33°14'28"W	77.88'
C43	60.00'	68.69'	65°35'40"	S40°01'30"E	65.00'
C44	60.00'	57.56'	54°58'07"	N79°41'36"E	55.38'
C45	60.00'	43.59'	41°37'31"	N31°23'47"E	42.64'
C46	60.00'	24.14'	23°03'05"	N00°56'31"W	23.98'
C47	557.00'	45.01'	4°37'48"	N10°09'08"W	45.00'
C48	557.00'	89.32'	9°11'16"	N03°14'36"W	89.22'
C49	557.00'	89.32'	9°11'16"	N05°56'39"E	89.22'
C50	557.00'	39.93'	4°06'26"	N12°35'30"E	39.92'
C51	400.00'	50.14'	7°10'55"	N46°20'01"E	50.11'
C52	400.00'	56.52'	8°05'44"	N38°41'41"E	56.47'
C53	400.00'	56.52'	8°05'44"	N30°35'57"E	56.47'
C54	400.00'	24.45'	3°30'09"	N24°48'01"E	24.45'
C55	727.00'	344.02'	27°06'45"	N01°05'21"E	340.82'
C56	727.00'	69.47'	5°28'31"	N09°43'46"W	69.45'
C57	727.00'	83.89'	6°36'40"	N03°41'11"W	83.84'
C58	727.00'	83.89'	6°36'40"	N02°55'29"E	83.84'
C59	727.00'	83.89'	6°36'40"	N09°32'09"E	83.84'
C60	727.00'	22.89'	1°48'14"	N13°44'36"E	22.89'

FINAL SUBDIVISION
PLAT OF
HOMESTEAD
CIBOLO UNIT 1

MALONE ★ WHEELER
SINCE INC., 1995
CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT
5113 Southwest Pkwy, Suite 260
Austin, Texas 78735
Phone: (512) 899-0601 Fax: (512) 899-0655
Firm Registration No. F-786

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	9/5/2024
Project:	01462
Scale:	1" = 100'
Reviewer:	FP
Tech:	BAP
Field Crew:	FH/CM
Survey Date:	AUG. 2022
Sheet:	3 OF 3

FINAL SUBDIVISION PLAT OF HOMESTEAD CIBOLO UNIT 1

BEING 19.8981 ACRES OUT OF THE PEDRO SAN MIGUEL SURVEY NUMBER 256, ABSTRACT 227, GUADALUPE COUNTY, TEXAS. BEING A REMAINDER OF A CALLED 522.18 ACRES CONVEYED TO ILF N-T OWNER, LP., DESCRIBED IN DOCUMENT NUMBER 2014022581, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

LOT 903, BLOCK 27,
OPEN SPACE DRAINAGE EASEMENT
FINAL SUBDIVISION PLAT OF
HOMESTEAD SUBDIVISION UNIT 8
DOC. NO. 202399007666
O.P.R.G.C.T.

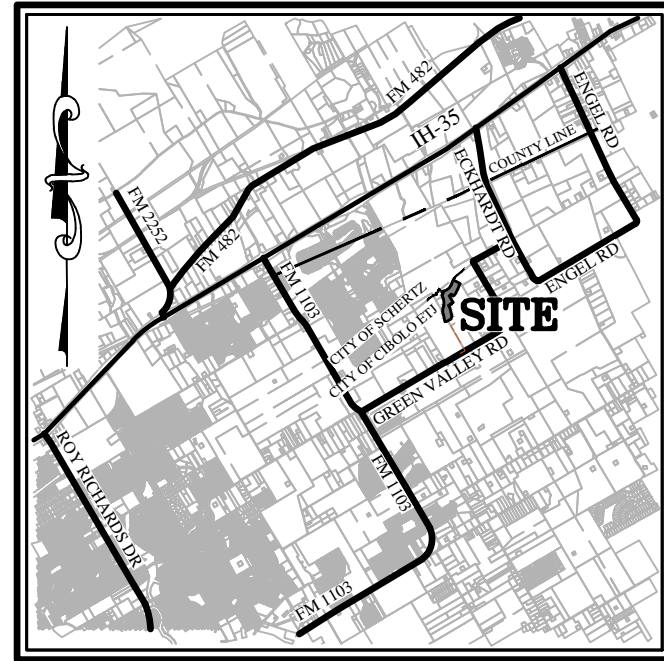
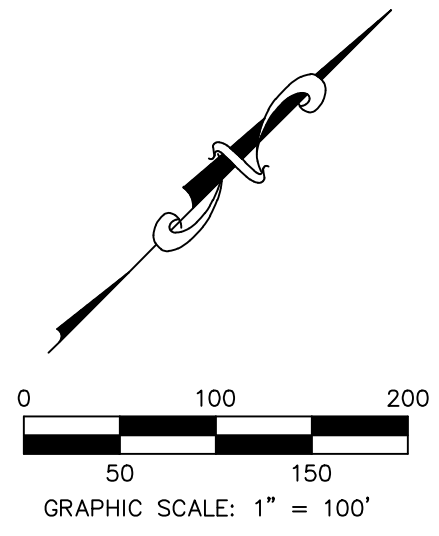
LOT 1001, BLOCK 27
LANDSCAPE AND
PEDESTRIAN ACCESS
EASEMENT

GRID N: 13,774,559.48
GRID E: 2,220,167.68

CITY OF
SHERTZ

CITY OF
CIBOLO

REMAINDER OF A
CALLED 522.18 ACRES
DOC. NO. 2014022581
O.P.R.G.C.T.
ZONING: PUD



VICINITY MAP
NOT TO SCALE

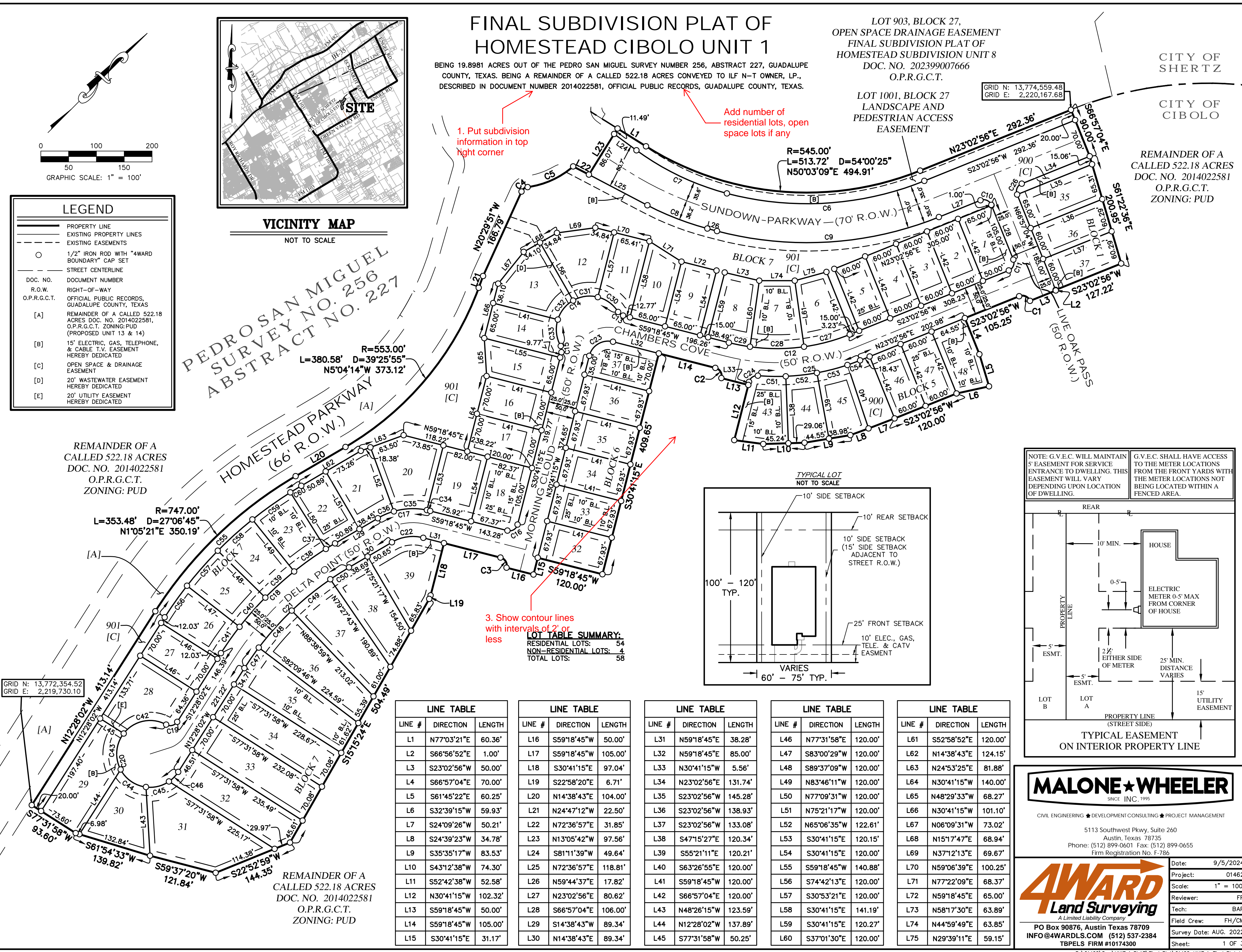
LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
	STREET CENTERLINE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS
[A]	REMAINDER OF A CALLED 522.18 ACRES DOC. NO. 2014022581, O.P.R.G.C.T. ZONING: PUD (PROPOSED UNIT 13 & 14)
[B]	15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT HEREBY DEDICATED
[C]	OPEN SPACE & DRAINAGE EASEMENT
[D]	20' WASTEWATER EASEMENT HEREBY DEDICATED
[E]	20' UTILITY EASEMENT HEREBY DEDICATED

PEDRO SAN MIGUEL
SURVEY NO. 256
ABSTRACT NO. 227

1. Put subdivision information in top right corner

Add number of residential lots, open space lots if any

3. Show contour lines with intervals of 2' or less

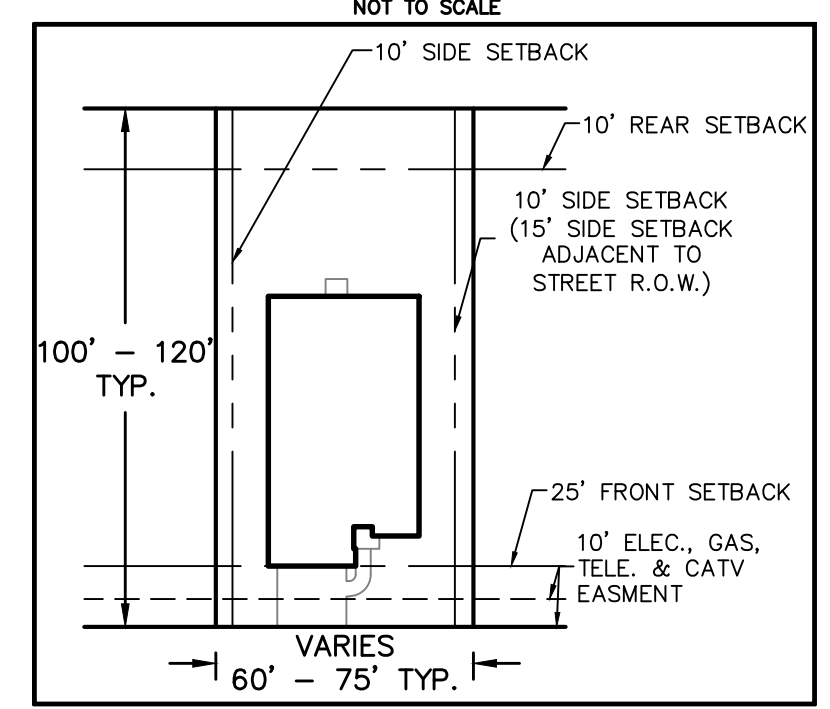


R=553.00'
L=380.58' D=39°25'55"
N5°04'14"W 373.12'

R=747.00'
L=353.48' D=27°06'45"
N1°05'21"E 350.19'

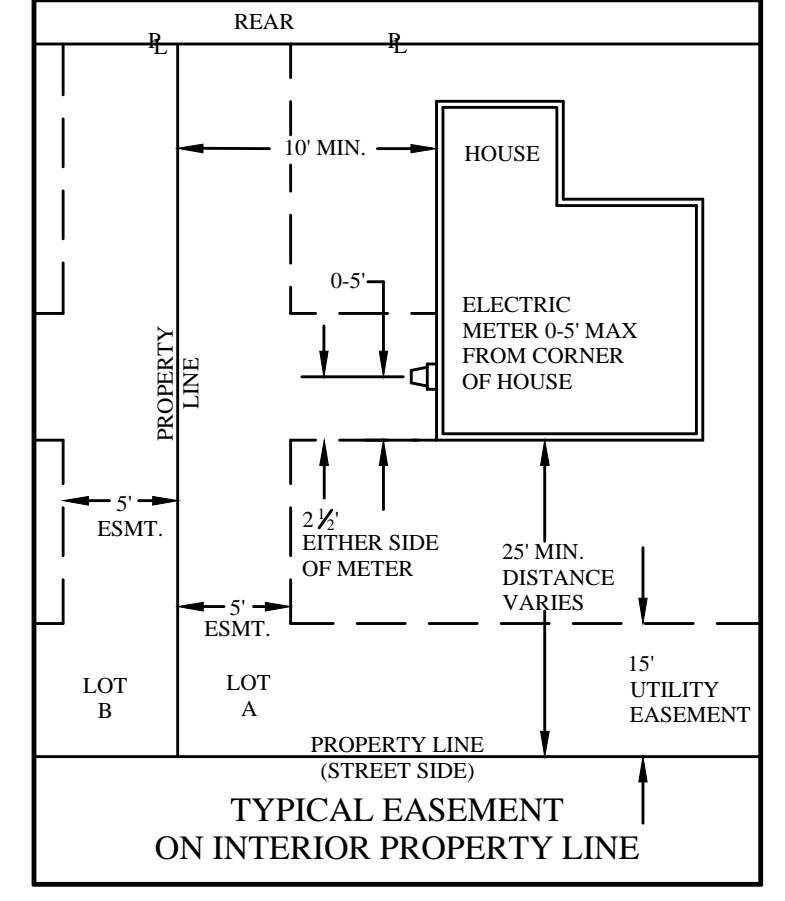
LOT TABLE SUMMARY:

RESIDENTIAL LOTS:	54
NON-RESIDENTIAL LOTS:	4
TOTAL LOTS:	58



NOTE: G.V.E.C. WILL MAINTAIN 5' EASEMENT FOR SERVICE ENTRANCE TO DWELLING. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING.

G.V.E.C. SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARDS WITH THE METER LOCATIONS NOT BEING LOCATED WITHIN A FENCED AREA.



LINE #	DIRECTION	LENGTH
L1	N77°03'21"E	60.36'
L2	S66°56'52"E	1.00'
L3	S23°02'56"W	50.00'
L4	S66°57'04"E	70.00'
L5	S61°45'22"E	60.25'
L6	S32°39'15"W	59.93'
L7	S24°09'26"W	50.21'
L8	S24°39'23"W	34.78'
L9	S35°35'17"W	83.53'
L10	S43°12'38"W	74.30'
L11	S52°42'38"W	52.58'
L12	N30°41'15"W	102.32'
L13	S59°18'45"W	50.00'
L14	S59°18'45"W	105.00'
L15	S30°41'15"E	31.17'

LINE #	DIRECTION	LENGTH
L16	S59°18'45"W	50.00'
L17	S59°18'45"W	105.00'
L18	S30°41'15"E	97.04'
L19	S22°58'20"E	6.71'
L20	N14°38'43"E	104.00'
L21	N24°47'12"W	22.50'
L22	N72°36'57"E	31.85'
L23	N13°05'42"W	97.56'
L24	S81°11'39"W	49.64'
L25	N72°36'57"E	118.81'
L26	N59°44'37"E	17.82'
L27	N23°02'56"E	80.62'
L28	S66°57'04"E	106.00'
L29	S14°38'43"W	89.34'
L30	N14°38'43"E	89.34'

LINE #	DIRECTION	LENGTH
L31	N59°18'45"E	38.28'
L32	N59°18'45"E	85.00'
L33	N30°41'15"W	5.56'
L34	N23°02'56"E	131.74'
L35	S23°02'56"W	145.28'
L36	S23°02'56"W	138.93'
L37	S23°02'56"W	133.08'
L38	S47°15'27"E	120.34'
L39	S55°21'11"E	120.21'
L40	S63°26'55"E	120.00'
L41	S59°18'45"W	120.00'
L42	S66°57'04"E	120.00'
L43	N48°26'15"W	123.59'
L44	N12°28'02"W	137.89'
L45	S77°31'58"W	50.25'

LINE #	DIRECTION	LENGTH
L46	N77°31'58"E	120.00'
L47	S83°00'29"W	120.00'
L48	S89°37'09"W	120.00'
L49	N83°46'11"W	120.00'
L50	N77°09'31"W	120.00'
L51	N75°21'17"W	120.00'
L52	N65°06'35"W	122.61'
L53	S30°41'15"E	120.15'
L54	S30°41'15"E	120.00'
L55	S59°18'45"W	140.88'
L56	S74°42'13"E	120.00'
L57	S30°53'21"E	120.00'
L58	S30°41'15"E	141.19'
L59	S30°41'15"E	120.27'
L60	S37°01'30"E	120.00'

LINE #	DIRECTION	LENGTH
L61	S52°58'52"E	120.00'
L62	N14°38'43"E	124.15'
L63	N24°53'25"E	81.88'
L64	N30°41'15"W	140.00'
L65	N48°29'33"W	68.27'
L66	N30°41'15"W	101.10'
L67	N06°09'31"W	73.02'
L68	N15°17'47"E	68.94'
L69	N37°12'13"E	69.67'
L70	N59°06'39"E	100.25'
L71	N77°22'09"E	68.37'
L72	N59°18'45"E	65.00'
L73	N58°17'30"E	63.89'
L74	N44°59'49"E	63.85'
L75	N29°39'11"E	59.15'

MALONE WHEELER
SINCE 1995

CIVIL ENGINEERING • DEVELOPMENT CONSULTING • PROJECT MANAGEMENT
5113 Southwest Pkwy, Suite 260
Austin, Texas 78735
Phone: (512) 899-0601 Fax: (512) 899-0655
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Date:	9/5/2024
Project:	01462
Scale:	1" = 100'
Reviewer:	FP
Tech:	BAP
Field Crew:	FH/CM
Survey Date:	AUG. 2022
Sheet:	1 OF 3

LEGAL DESCRIPTION:

BEING 19.8981 ACRES OUT OF THE PEDRO SAN MIGUEL SURVEY NUMBER 256, ABSTRACT NUMBER 227, GUADALUPE COUNTY, TEXAS, BEING A REMAINDER OF A CALLED 522.18 ACRES CONVEYED TO ILF N-T OWNER, LP., DESCRIBED IN DOCUMENT NUMBER 2014022581, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

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

CITY ENGINEER, CITY OF CIBOLO

**STATE OF MASSACHUSETTS §
COUNTY OF SUFFOLK §**

I, (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE HOMESTEAD UNIT 1 OF CIBOLO, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR 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.

THIS THE ____ DAY OF _____, 20____

OWNER: NAME: ILF N-T OWNER, LP

TITLE: AS AUTHORIZED SIGNATORY OF ILF N-T GP, LLC, THE GENERAL PARTNER OF ILF N-T OWNER, LP
500 BOYLSTON STREET
BOSTON, MA 02116
PHONE: (617) 221-8400

**STATE OF MASSACHUSETTS §
COUNTY OF SUFFOLK §**

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____

NOTARY PUBLIC SUFFOLK COUNTY, MASSACHUSETTS

**STATE OF TEXAS §
COUNTY OF TRAVIS §**

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT. **PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT, FOR REVIEW PURPOSES ONLY.**

JESSE MALONE
REGISTERED PROFESSIONAL ENGINEER NO. 108734
MALONE/WHEELER, INC.
5113 SOUTHWEST PARKWAY, SUITE 260
AUSTIN, TEXAS 78735
PHONE: (512) 899-0601 FAX: (512) 899-0655

**STATE OF TEXAS §
COUNTY OF TRAVIS §**

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND. **PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT, FOR REVIEW PURPOSES ONLY.**

FERNANDO PEREZ
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 7041 - STATE OF TEXAS
4WARD LAND SURVEYING, LLC
4120 FREDRICH LANE, SUITE 200
AUSTIN, TEXAS 78744
PHONE: (512) 537-2384
TBPLS FIRM NO.10174300

THIS PLAT OF HOMESTEAD CIBOLO UNIT 1 HAS BEEN SUBMITTED AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. ON THE ____ DAY OF _____, 20____

BY: _____
AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

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

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

THIS PLAT OF HOMESTEAD CIBOLO, UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF CIBOLO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

GENERAL NOTES:

- 1. BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83/CORS
- 2. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- 3. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID03)
- 4. THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.R.M. MAP NO. 48187C0230F OF GUADALUPE COUNTY, TEXAS, MAPS REVISED NOVEMBER 2, 2007. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF CIBOLO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
- 6. 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.
- 7. 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.
- 8. 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.
- 9. 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.
- 10. 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.
- 11. ROUTINE MAINTENANCE OF WEEDS AND GRASS IN ALL EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, HOA, OR PROPERTY OWNER ASSOCIATION ON WHICH THE EASEMENT IS LOCATED IN ACCORDANCE WITH THE CITY OF CIBOLO CODE OF ORDINANCES PROVISIONS FOR HIGH WEEDS AND GRASS.
- 12. 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.
- 13. ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS, ETC ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF CIBOLO.
- 14. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS SET AT TIME OF THE FINAL PLAT. THE APPROXIMATE TOTAL LINEAR FOOTAGE OF ROADWAY WITH THIS PLAT IS 3343 LINEAR FEET.
- 15. THERE ARE 5 BLOCKS, 54 DETACHED SINGLE FAMILY RESIDENTIAL LOTS, AND 4 OPEN SPACE/DRAINAGE UTILITY PROPOSED BY THIS PLAT.
- 16. PROPERTY BEING PLATTED IS CURRENTLY ZONED PUD (ORDINANCE 1107 AND 1108).
- 17. THE CITY OF CIBOLO RESERVES THE RIGHT TO RENAME STREETS AND/OR CHANGE HOUSE NUMBERS DUE TO INCOMPATIBILITY WITH EXISTING NAME AND/OR NUMBER LAYOUT, FOR EMERGENCY VEHICLE RESPONSE, AND MAIL DELIVERY.
- 18. THE HOMESTEAD SUBDIVISION IS SUBJECT TO A PUBLIC IMPROVEMENT AGREEMENT (PIA) WITH THE CITY OF CIBOLO, APPROVED ON NOVEMBER 19TH, 2014.
- 19. UTILITY SERVICED FOR THIS SITE ARE PROVIDED BY:
WATER: GREEN VALLEY SPECIAL UTILITY DISTRICT (GVSUD)
SANITARY SEWER: CITY OF CIBOLO/CITY OF SCHERTZ
ELECTRICITY: GUADALUPE VALLEY ELECTRIC COOPERATIVE (GVEC)
GAS: CENTER POINT
TELECOMMUNICATION: AT&T AND SPECTRUM
- 20. LOT 1001 IS INTENDED TO SUPPORT THE USAGE OF ADJOINING LOTS WITHIN THE CITY OF SCHERTZ. THESE USAGES INCLUDE BUT ARE NOT LIMITED TO: LANDSCAPE AREA, DRIVEWAY ACCESS, PEDESTRIAN ACCESS, UTILITY AND PUBLIC IMPROVEMENTS. THE USAGES OF THIS LOTS ARE TO BE DETERMINED AT THE TIME OF PLATTING.

G.V.E.C. 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.

GREEN VALLEY SPECIAL UTILITY DISTRICT CERTIFICATE

THIS LAND DEVELOPMENT PLAT HAS BEEN SUBMITTED TO AND APPROVED BY GREEN VALLEY SPECIAL UTILITY DISTRICT FOR EASEMENTS. UPON REQUEST OF THE CUSTOMER AND PAYMENT OF THE REQUIRED FEES, THE DISTRICT WILL PROVIDE DOMESTIC WATER SERVICE TO EACH LOT IN THIS SUBDIVISION, BY AGREEMENT WITH THE DEVELOPER.

AGENT GREEN VALLEY SPECIAL UTILITY DISTRICT

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 MARKED AS "WATERLINE EASEMENT" OR "UTILITY EASEMENT" WITH THE RIGHT TO ERRECT, CONSTRUCT, INSTALL, AND LAY AND THEREAFTER ACCESS AND USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, UPGRADE, PARALLEL AND REMOVE WATER OR WASTE-WATER TRANSMISSION, COLLECTION AND/OR DISTRIBUTION LINES AND APPURTENANCES AND ANY OTHER FACILITIES NECESSARY TO SERVE GRANTORS' PROPERTY, AS WELL AS THE GRANTEE'S CURRENT AND FUTURE SYSTEM-WIDE CUSTOMERS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS UNDER, OVER AND ACROSS GRANTOR'S ADJACENT LANDS AND IN ALL STREETS AND BYWAYS FOR THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED, INCLUDING 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 ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. UPON ENTERING IN AND UPON SAID EASEMENT, THE DISTRICT WILL ENDEAVOR TO RESTORE THE LAND SURFACE TO A USEABLE CONDITION BUT IS NOT OBLIGATED TO RESTORE IT TO A PRE-EXISTING CONDITION.

Add P&Z Commission signature block.
Please reference separate document for wording.

Engineer and surveyor signature need notarized

THIS PLAT OF HOMESTEAD CIBOLO, UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED THIS ____ DAY OF _____ A.D. 20____
BY: _____
MAYOR
BY: _____
CITY SECRETARY

2. Leave 3x4" space in lower right corner for County recording info

**FINAL SUBDIVISION
PLAT OF
HOMESTEAD
CIBOLO UNIT 1**

ENGINEER:
MALONE/WHEELER, INC
5113 SOUTHWEST PARKWAY, SUITE 260
AUSTIN, TEXAS 78735
PHONE: (512) 899-0601
FAX: (512) 899-0655
FIRM REGISTRATION NO. F-786

SURVEYOR:
4WARD LAND SURVEYING, LLC
4120 FREDRICH LANE, SUITE 200
AUSTIN, TEXAS 78744
PHONE: (512) 537-2384
TBPLS FIRM NO. 10174300

MALONE★WHEELER
SINCE INC., 1995
CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT
5113 Southwest Pkwy, Suite 260
Austin, Texas 78735
Phone: (512) 899-0601 Fax: (512) 899-0655
Firm Registration No. F-786

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	9/5/2024
Project:	01462
Scale:	1" = 100'
Reviewer:	FP
Tech:	BAP
Field Crew:	FH/CM
Survey Date:	AUG. 2022
Sheet:	2 OF 3

BLOCK 1 – AREA SUMMARY			
LOT	ACRES	SQ. FT.	LOT USE
LOT 35	0.2120	9,237	RESIDENTIAL
LOT 36	0.1873	8,160	RESIDENTIAL
LOT 37	0.1793	7,809	RESIDENTIAL
LOT 900	0.0492	2,142	NON-RESIDENTIAL
TOTAL	0.6278	27,348	

BLOCK 5 – AREA SUMMARY			
LOT	ACRES	SQ. FT.	LOT USE
LOT 43	0.2217	9,657	RESIDENTIAL
LOT 44	0.1800	7,842	RESIDENTIAL
LOT 45	0.1807	7,872	RESIDENTIAL
LOT 46	0.1653	7,200	RESIDENTIAL
LOT 47	0.1653	7,200	RESIDENTIAL
LOT 48	0.1821	7,932	RESIDENTIAL
LOT 900	0.1279	5,572	NON-RESIDENTIAL
TOTAL	1.2230	53,275	

BLOCK 6 – AREA SUMMARY			
LOT	ACRES	SQ. FT.	LOT USE
LOT 32	0.1871	8,151	RESIDENTIAL
LOT 33	0.1871	8,151	RESIDENTIAL
LOT 34	0.1871	8,151	RESIDENTIAL
LOT 35	0.1871	8,151	RESIDENTIAL
LOT 36	0.1871	8,151	RESIDENTIAL
LOT 37	0.1870	8,141	RESIDENTIAL
TOTAL	1.1225	48,896	

BLOCK 27 – AREA SUMMARY			
LOT	ACRES	SQ. FT.	LOT USE
LOT 1001	0.3878	16,891	NON-RESIDENTIAL
TOTAL	0.3878	16,891	

BLOCK 7 – AREA SUMMARY			
LOT	ACRES	SQ. FT.	LOT USE
LOT 1	0.1780	7,752	RESIDENTIAL
LOT 2	0.1653	7,200	RESIDENTIAL
LOT 3	0.1653	7,200	RESIDENTIAL
LOT 4	0.1653	7,200	RESIDENTIAL
LOT 5	0.1653	7,200	RESIDENTIAL
LOT 6	.2054	8,948	RESIDENTIAL
LOT 7	0.2247	9,786	RESIDENTIAL
LOT 8	0.1954	8,510	RESIDENTIAL
LOT 9	0.1791	7,800	RESIDENTIAL
LOT 10	0.1949	8,489	RESIDENTIAL
LOT 11	0.1956	8,521	RESIDENTIAL
LOT 12	0.2563	11,165	RESIDENTIAL
LOT 13	0.2605	11,349	RESIDENTIAL
LOT 14	0.1933	8,422	RESIDENTIAL
LOT 15	0.1946	8,478	RESIDENTIAL
LOT 16	0.1928	8,400	RESIDENTIAL
LOT 17	0.1928	8,400	RESIDENTIAL
LOT 18	0.2258	9,836	RESIDENTIAL
LOT 19	0.2259	9,840	RESIDENTIAL
LOT 20	0.2808	12,231	RESIDENTIAL

BLOCK 7 – CONTINUED			
LOT	ACRES	SQ. FT.	LOT USE
LOT 21	0.2236	9,742	RESIDENTIAL
LOT 22	0.1980	8,627	RESIDENTIAL
LOT 23	0.2120	9,235	RESIDENTIAL
LOT 24	0.2120	9,235	RESIDENTIAL
LOT 25	0.2120	9,235	RESIDENTIAL
LOT 26	0.2087	9,092	RESIDENTIAL
LOT 27	0.1928	8,400	RESIDENTIAL
LOT 28	0.2974	12,955	RESIDENTIAL
LOT 29	0.3343	14,561	RESIDENTIAL
LOT 30	0.2585	11,260	RESIDENTIAL
LOT 31	0.4906	21,372	RESIDENTIAL
LOT 32	0.3768	16,414	RESIDENTIAL
LOT 33	0.3757	16,365	RESIDENTIAL
LOT 34	0.3702	16,127	RESIDENTIAL
LOT 35	0.3677	16,016	RESIDENTIAL
LOT 36	0.3615	15,747	RESIDENTIAL
LOT 37	0.3403	14,821	RESIDENTIAL
LOT 38	0.2880	12,543	RESIDENTIAL
LOT 39	0.2955	12,873	RESIDENTIAL
LOT 900	2.4053	104,771	NON-RESIDENTIAL
TOTAL	12.0780	526,118	

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	15.00'	23.56'	90°00'00"	S68°02'56"W	21.21'
C2	15.00'	23.56'	90°00'00"	N75°41'15"W	21.21'
C3	15.00'	23.56'	90°00'00"	N75°41'15"W	21.21'
C4	14.00'	14.14'	57°51'14"	N08°25'46"E	13.54'
C5	156.00'	91.28'	33°31'28"	N20°35'39"E	89.98'
C6	565.00'	361.85'	36°41'41"	S41°23'47"W	355.70'
C7	484.00'	181.20'	21°27'02"	S70°28'08"W	180.15'
C8	516.00'	115.93'	12°52'20"	N66°10'47"E	115.68'
C9	635.00'	406.68'	36°41'41"	N41°23'47"E	399.77'
C10	15.00'	23.56'	90°00'00"	N68°02'56"E	21.21'
C11	15.00'	23.56'	90°00'00"	S21°57'04"E	21.21'
C12	350.00'	221.52'	36°15'49"	S41°10'50"W	217.84'
C13	15.00'	11.49'	43°54'13"	S81°15'51"W	11.21'
C14	60.00'	186.20'	177°48'26"	S14°18'45"W	119.98'
C15	15.00'	11.49'	43°54'13"	S52°38'22"E	11.21'
C16	15.00'	23.56'	90°00'00"	S14°18'45"W	21.21'
C17	125.00'	97.45'	44°40'02"	S36°58'44"W	95.00'
C18	607.00'	287.23'	27°06'45"	S01°05'21"W	284.56'
C19	15.00'	22.56'	86°10'39"	S30°37'18"W	20.49'
C20	60.00'	278.74'	266°10'40"	S59°22'43"E	87.64'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C21	557.00'	263.57'	27°06'45"	N01°05'21"E	261.12'
C22	75.00'	58.47'	44°40'02"	N36°58'44"E	57.00'
C23	35.00'	54.98'	90°00'00"	N14°18'45"E	49.50'
C24	15.00'	21.10'	80°36'43"	N09°37'06"E	19.41'
C25	400.00'	187.63'	26°52'32"	N36°29'12"E	185.91'
C26	15.00'	23.56'	90°00'00"	N21°57'04"W	21.21'
C27	350.00'	85.34'	13°58'12"	S30°02'02"W	85.13'
C28	350.00'	97.47'	15°57'22"	S44°59'49"W	97.16'
C29	350.00'	38.71'	6°20'15"	S56°08'37"W	38.69'
C30	60.00'	46.19'	44°06'19"	S81°09'48"W	45.05'
C31	60.00'	45.88'	43°48'52"	S37°12'13"W	44.77'
C32	60.00'	44.94'	42°54'35"	S06°09'31"E	43.89'
C33	60.00'	49.19'	46°58'40"	S51°06'08"E	47.83'
C34	125.00'	6.09'	2°47'21"	S57°55'04"W	6.08'
C35	125.00'	59.95'	27°28'42"	S42°47'03"W	59.38'
C36	125.00'	31.42'	14°23'59"	S21°50'43"W	31.33'
C37	607.00'	19.11'	1°48'14"	S13°44'36"W	19.11'
C38	607.00'	70.04'	6°36'40"	S09°32'09"W	70.00'
C39	607.00'	70.04'	6°36'40"	S02°55'29"W	70.00'
C40	607.00'	70.04'	6°36'40"	S03°41'11"E	70.00'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C41	607.00'	58.01'	5°28'31"	S09°43'46"E	57.98'
C42	60.00'	84.76'	80°56'18"	S33°14'28"W	77.88'
C43	60.00'	68.69'	65°35'40"	S40°01'30"E	65.00'
C44	60.00'	57.56'	54°58'07"	N79°41'36"E	55.38'
C45	60.00'	43.59'	41°37'31"	N31°23'47"E	42.64'
C46	60.00'	24.14'	23°03'05"	N00°56'31"W	23.98'
C47	557.00'	45.01'	4°37'48"	N10°09'08"W	45.00'
C48	557.00'	89.32'	9°11'16"	N03°14'36"W	89.22'
C49	557.00'	89.32'	9°11'16"	N05°56'39"E	89.22'
C50	557.00'	39.93'	4°06'26"	N12°35'30"E	39.92'
C51	400.00'	50.14'	7°10'55"	N46°20'01"E	50.11'
C52	400.00'	56.52'	8°05'44"	N38°41'41"E	56.47'
C53	400.00'	56.52'	8°05'44"	N30°35'57"E	56.47'
C54	400.00'	24.45'	3°30'09"	N24°48'01"E	24.45'
C55	727.00'	344.02'	27°06'45"	N01°05'21"E	340.82'
C56	727.00'	69.47'	5°28'31"	N09°43'46"W	69.45'
C57	727.00'	83.89'	6°36'40"	N03°41'11"W	83.84'
C58	727.00'	83.89'	6°36'40"	N02°55'29"E	83.84'
C59	727.00'	83.89'	6°36'40"	N09°32'09"E	83.84'
C60	727.00'	22.89'	1°48'14"	N13°44'36"E	22.89'

FINAL SUBDIVISION
PLAT OF
HOMESTEAD
CIBOLO UNIT 1

MALONE ★ WHEELER
SINCE INC., 1995
CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT
5113 Southwest Pkwy, Suite 260
Austin, Texas 78735
Phone: (512) 899-0601 Fax: (512) 899-0655
Firm Registration No. F-786

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	9/5/2024
Project:	01462
Scale:	1" = 100'
Reviewer:	FP
Tech:	BAP
Field Crew:	FH/CM
Survey Date:	AUG. 2022
Sheet:	3 OF 3

September 27, 2024

City of Cibolo
Attn: Grant Fore
200 S. Main Street
Cibolo, Texas 78108

On behalf of the:



Re: Final Plat Review
Homestead Cibolo Unit 1 (PC-24-26-FP)

Mr. Fore,

KFW Engineers has completed its review of the referenced subdivision. We find that the development is in conformance with the City of Cibolo Unified Development Code and flood ordinances. We have no further comments.

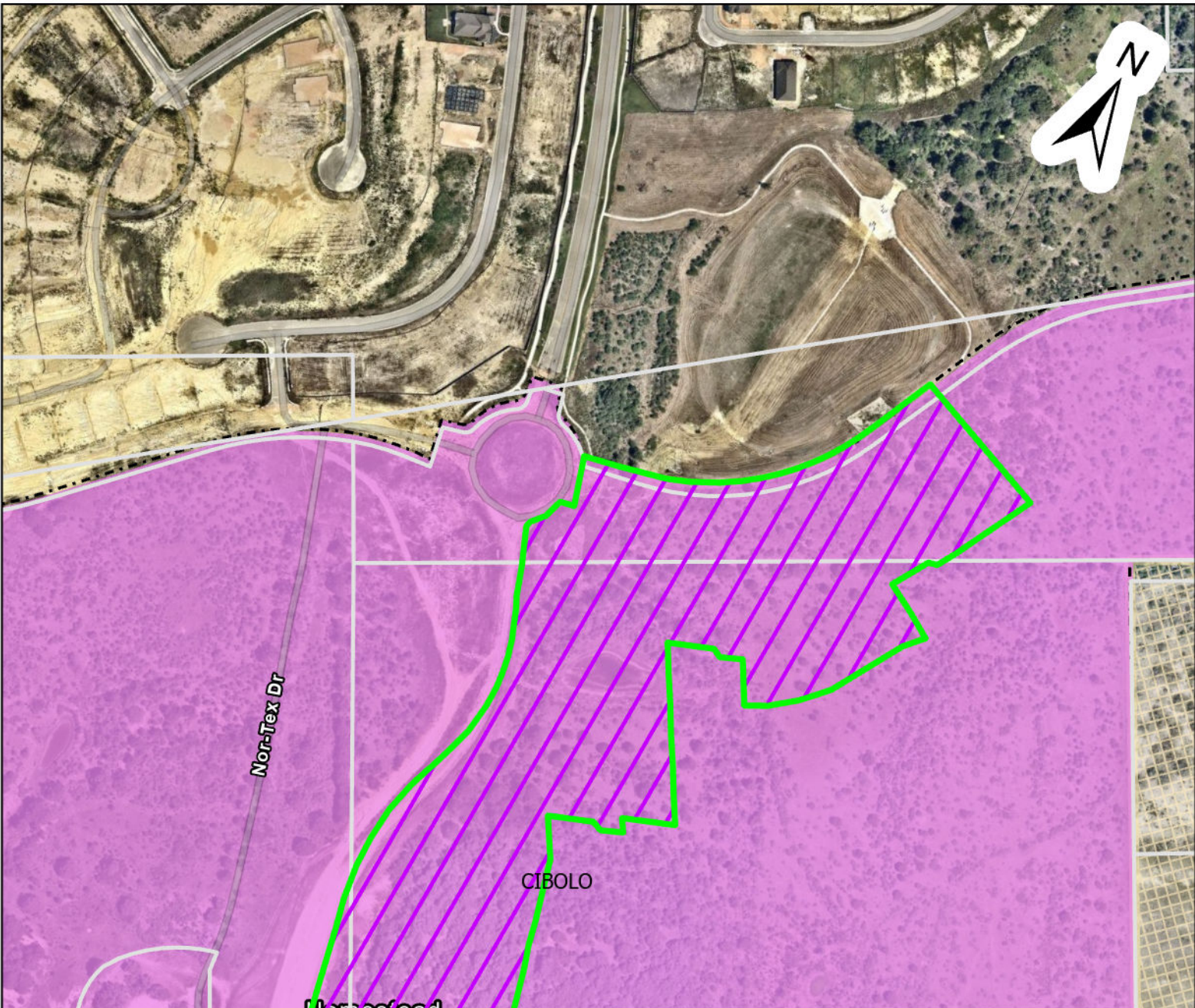
Our review of the subdivision does not relieve or release the Engineer of Record or Surveyor of Record from complying with any and all the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If you require additional information, please contact our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

Sincerely,



A handwritten signature in blue ink, appearing to read "Andy Carruth", with a long, sweeping underline.

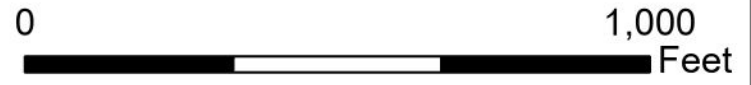
Andy Carruth, P.E.
Plan Reviewer for the City of Cibolo



Property Information Map Homestead Cibolo Unit 1

-  Property of Interest
-  Parcel Boundaries
-  Cibolo City Limits
-  Cibolo ETJ
-  Planned Unit Development (PUD)

Water Service: GVSUD
Sewer Service: City of Cibolo
Council District: 5
Zoning: Planned Unit Development (PUD)





City Council Regular Meeting Staff Report

D. Discussion/Action regarding the Final Plat of Homestead Cibolo Unit 2 Subdivision. (Mr. Spencer)

Meeting	Agenda Group
Tuesday, October 29, 2024, 6:30 PM	Discussion/Action Item: 12D.
From	
Grant Fore, Planner II	

City Council Action: Approval/Disapproval of the above referenced petition

Planning & Zoning Commission Action: Recommendation of denial due to outstanding review comments by a vote of 7-0

PROPERTY INFORMATION:

Project Name: PC-24-28-FP
Owner: ILF N-T/Matt Matthews
Representative: Malone/Wheeler, Inc./Jesse Malone, P.E.
Area: 21.32 acres
Location: Near intersection of Homestead Parkway and Sundown Parkway
Council District: 5
Zoning ([map](#)): PUD, Planned Unit Development
Proposed Use: 66 residential lots, 6 open space lots
Utility Providers: Water - GVSUD, Sewer - City of Cibolo/City of Schertz, Electricity - GVEC

FINDINGS/CURRENT ACTIVITY:

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

This Final Plat establishes Unit 2 of the Homestead subdivision, with 66 residential lots, six (6) open space lots and 4,125 linear feet of roadway.

The Preliminary Plat was approved in August of 2023. Construction plans were approved in July of this year for the subdivision public improvements.

The subject property is zoned under a Planned Unit Development (PUD), that was approved in August of 2014. A Public Improvements Agreement (PIA), was approved in November of 2014.

STREETS/FUTURE THOROUGHFARE PLAN (FTPX):

This plat includes the dedication of 4,125 linear feet of roadway. This plat establishes a portion of Sundown Parkway with a connection to existing Green Valley Road, with 70 feet of right-of-way required per the Public Improvements Agreement.

This plat also establishes internal roads to serve the subdivision, including Pastoral Path, Rusk Creek and Bovine Pass with 50 feet of right-of-way dedicated.

UTILITIES:

The subject property is within the GVSUD's Water CCN and the City of Cibolo/Schertz Sewer CCN. Construction plans for all necessary public subdivision improvements were approved in July of this year.

DRAINAGE:

Drainage has not deviated from what was approved with the Preliminary Plat. According to the approved drainage plan, stormwater runoff from Unit 2 will be mitigated by three (3) detention ponds within the development. The post-development runoff for the ultimate developed condition is accounted for by the construction of the ponds.

STAFF RECOMMENDATION:

Staff and the City Engineer reviewed the plat and associated documents. Per the review memo attached, all Engineering comments have been resolved. However, there are comments outstanding that were issued by the Planning department staff. Therefore, staff recommends DENIAL of this Final Plat at this time.

Attachments

[Application](#)

[Plat](#)

[Planning Department comments](#)

[City Engineer Letter](#)

[Property Map](#)



City of Cibolo
 Planning Department
 201 Loop 539 W/P.O. Box 826
 Cibolo, TX 78108
 Phone: (210) 658 - 9900

UNIVERSAL APPLICATION - FINAL PLAT

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

Project Name: Homestead Cibolo Unit 2
 Total Acres: 21.32 Survey Name: See Legal Description (Survey No. 256) Abstract No.: 227
 Project Location (address): Homestead Subdivision adjacent to Homestead Parkway & Sundown Parkway

Current Zoning: PUD Overlay: None Old Town FM 78
 Proposed Zoning: PUD # of Lots: 66 # of Units: _____
 Please Choose One: Single-Family Multi-Family Commercial Industrial
 Other _____
 Current Use: undeveloped Total Proposed Square Footage: _____
 Proposed Use: Proposed Subdivision (Commercial/Industrial only)

Applicant Information:

Property Owner Name: ILF N-T Owner, LP / Point of Contact: Matt Mathews
 Address: 500 Boylston Street, Suite 2010 City: Boston
 State: MA Zip Code: MA, 02116 Phone: 617-221-8400
 Email: contracts@freeholdcm.com Fax: _____

*Applicant (if different than Owner): _____
 * Letter of Authorization required
 Address: Same As Owner City: _____
 State: _____ Zip Code: _____ Phone: _____
 Email: _____ Fax: _____

Representative: Project Engineer: Malone / Wheeler, Inc. - Point of Contact: Jesse Malone, P.E.
 Address: 5113 Southwest Parkway, Suite 260 City: Austin
 State: Tx Zip Code: 78735 Phone: 512-899-0601
 Email: jessem@malonewheeler.com Fax: _____

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

SEE ATTACHED

Owner or Representative's Signature

Typed / Printed Name

State of _____

County of _____

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

_____, to be the person(s) who is/are subscribed to the
 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 _____ day of _____,

Notary Public Signature

(Notary Seal)

**City of Cibolo
 Use Only**

Total Fees

Payment Method

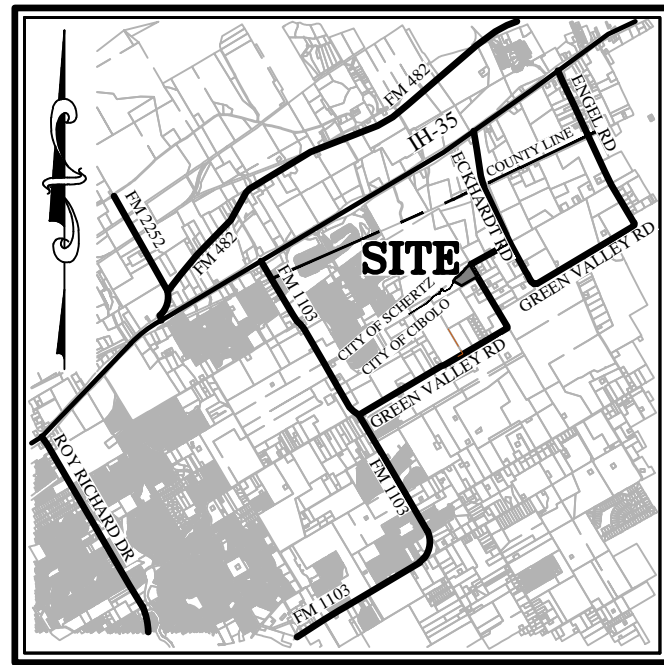
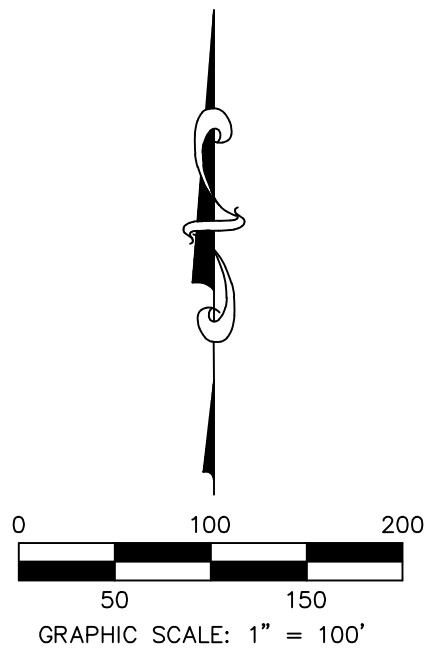
Submittal Date

Accepted by

Case Number

FINAL SUBDIVISION PLAT OF HOMESTEAD CIBOLO UNIT 2

BEING 21.3192 ACRES OUT OF THE PEDRO SAN MIGUEL SURVEY NUMBER 256, ABSTRACT NUMBER 227, GUADALUPE COUNTY, TEXAS. BEING A REMAINDER OF A CALLED 522.18 ACRES CONVEYED TO ILF N-T OWNER, LP., DESCRIBED IN DOCUMENT NUMBER 2014022581, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.



VICINITY MAP

NOT TO SCALE

LEGEND

	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
	1/2" IRON ROD FOUND (UNLESS NOTED)
	IRON ROD WITH "KWA" CAP FOUND (UNLESS NOTED)
	STREET CENTERLINE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS
[A]	CALLED 22 ACRES (2ND TRACT AS DESCRIBED IN VOL. 31, PG. 92-93, O.P.R.G.C.T.) OWNER: RUBY F. SCHWAB DOC. NO. 2013026499, O.P.R.G.C.T. ZONING: PUD
[B]	REMAINDER OF A CALLED 26 ACRES (3RD TRACT AS DESCRIBED IN VOL. 31, PG. 92-93, O.P.R.G.C.T.) OWNER: RUBY F. SCHWAB DOC. NO. 2013026499, O.P.R.G.C.T. ZONING: PUD
[C]	CALLED 9.994 ACRES OWNER: MARK S. DEGUTIS AND RENE C. DEGUTIS VOL. 1003, PG. 662 O.P.R.G.C.T. ZONING: PUD
[D]	ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT HEREBY DEDICATED
[E]	OPEN SPACE & DRAINAGE EASEMENT
[F]	(50' R.O.W.)
(.....)	RECORD INFORMATION PER DEED DOC. NO. 2014022581
{.....}	RECORD INFORMATION FOR ADJACENT PROPERTIES

PEDRO SAN MIGUEL
SURVEY NO. 256
ABSTRACT NO. 227

REMAINDER OF A
CALLED 522.18 ACRES
DOC. NO. 2014022581
O.P.R.G.C.T.
ZONING: PDD

CALLED 1.834 ACRES
VERONICA GAIL COOK F/K/A
VERONICA G. IRLE (50%)
WALLACE P. IRLE, JR. (50%)
DOC. NO. 201999003292
O.P.R.G.C.T.

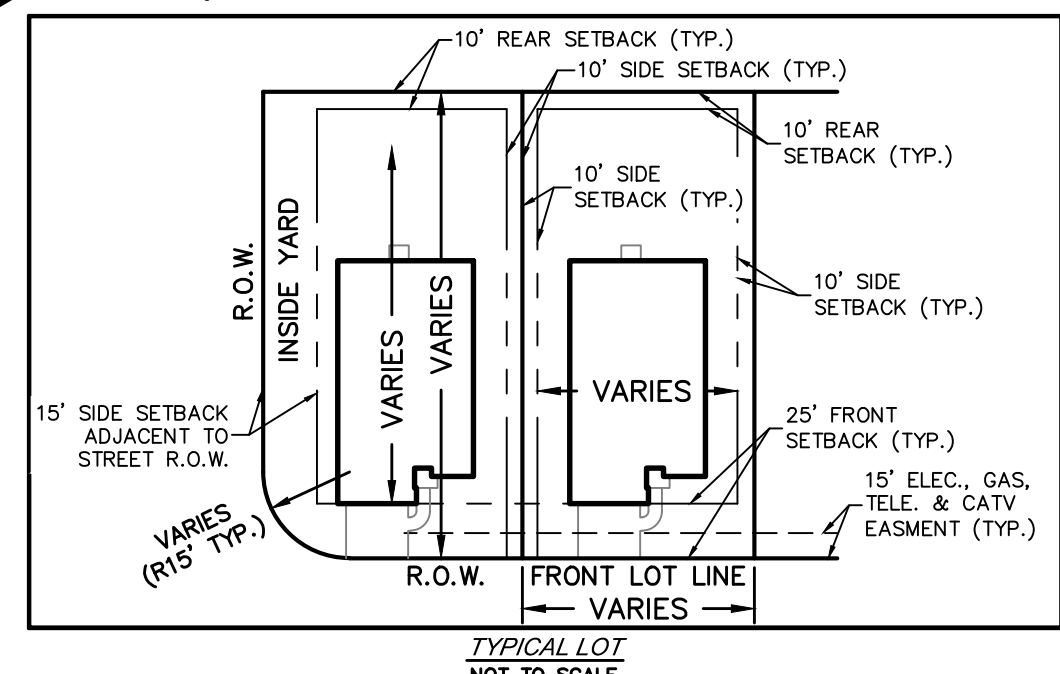
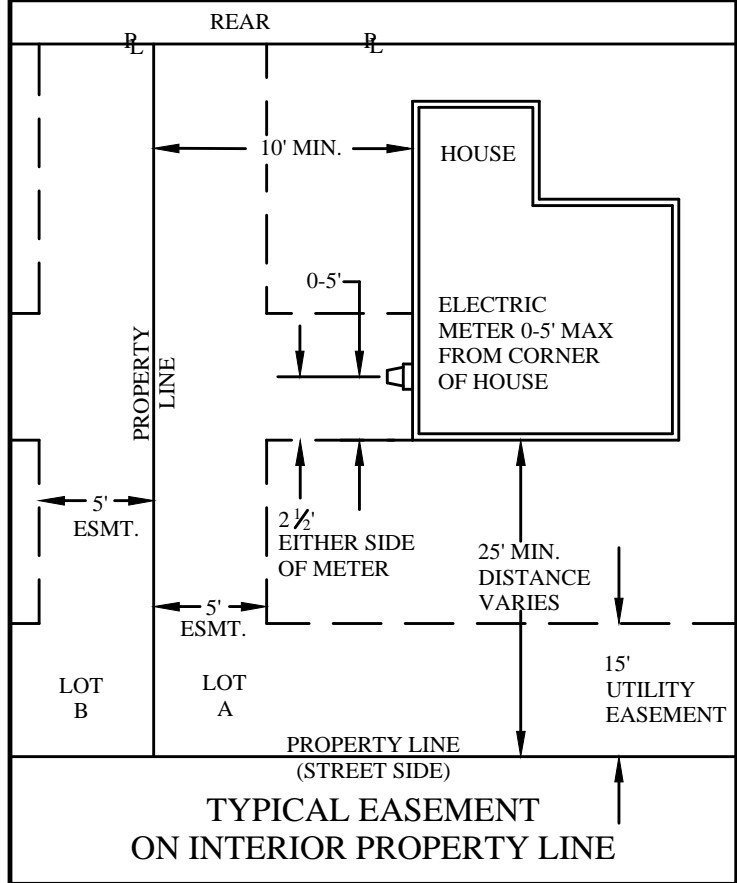
APPROXIMATE C. OF
GREEN VALLEY RD
23 R.O.W.
DEDICATION

CALLED 1.045 ACRES
MICHAEL WAYNE IRLE
DOC. NO. 201899010048
O.P.R.G.C.T.

CALLED 1.000 ACRES
STANLEY M. PAPE AND
DEBORAH KAY PAPE
DOC. NO. 2003021709
O.P.R.G.C.T.

NOTE: G.V.E.C. WILL MAINTAIN 5' EASEMENT FOR SERVICE ENTRANCE TO DWELLING. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING.

G.V.E.C. SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARDS WITH THE METER LOCATIONS NOT BEING LOCATED WITHIN A FENCED AREA.



REMAINDER OF A
CALLED 522.18 ACRES
DOC. NO. 2014022581
O.P.R.G.C.T.
ZONING: R-1
(PROPOSED UNIT 8)

HOMESTEAD
CIBOLO UNIT 1
DOC. NO. 2014022581
O.P.R.G.C.T.
ZONING: PDD

REMAINDER OF A
CALLED 522.18 ACRES
DOC. NO. 2014022581
O.P.R.G.C.T.
ZONING: PUD

CALLED 14.346 ACRES
GERALDINE H KIERUM
VOL. 4257, PG. 85
O.P.R.G.C.T.
AS DESCRIBED IN
VOL. 481, PG. 98
O.P.R.G.C.T.

GRID N: 13,774,854.20
GRID E: 2,221,637.39

GRID N: 13,774,559.48
GRID E: 2,220,167.68

MALONE WHEELER

CIVIL ENGINEERING • DEVELOPMENT CONSULTING • PROJECT MANAGEMENT

5113 Southwest Pkwy, Suite 260
Austin, Texas 78735
Phone: (512) 899-0601 Fax: (512) 899-0655
Firm Registration No. F-786



PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	9/5/2024
Project:	01462
Scale:	1" = 100'
Reviewer:	FP
Tech:	BAP
Field Crew:	FH/CM
Survey Date:	AUG. 2022
Sheet:	1 OF 3

LEGAL DESCRIPTION:

BEING 21.3192 ACRES OUT OF THE PEDRO SAN MIGUEL SURVEY NO. 256, ABSTRACT NO. 227, GUADALUPE COUNTY, TEXAS, BEING A REMAINDER OF A CALLED 522.18 ACRES CONVEYED TO ILF N-T OWNER, LP., DESCRIBED IN DOCUMENT NUMBER 2014022581, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

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

CITY ENGINEER, CITY OF CIBOLO

**STATE OF MASSACHUSETTS §
COUNTY OF SUFFOLK §**

I, (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS HOMESTEAD CIBOLO UNIT 2 OF CIBOLO, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR 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.

THIS THE ____ DAY OF _____, 20____

OWNER: NAME: ILF N-T OWNER, LP

TITLE: AS AUTHORIZED SIGNATORY OF ILF N-T GP, LLC, THE GENERAL PARTNER OF ILF N-T OWNER, LP
500 BOYLSTON STREET
BOSTON, MA 02116
PHONE: (617) 221-8400

**STATE OF MASSACHUSETTS §
COUNTY OF SUFFOLK §**

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____

NOTARY PUBLIC SUFFOLK COUNTY, MASSACHUSETTS

**STATE OF TEXAS §
COUNTY OF TRAVIS §**

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT. **PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. FOR REVIEW PURPOSES ONLY.**

JESSE MALONE
REGISTERED PROFESSIONAL ENGINEER NO. 108734
MALONE/WHEELER, INC.
5113 SOUTHWEST PARKWAY, SUITE 260
AUSTIN, TEXAS 78735
PHONE: (512) 899-0601 FAX: (512) 899-0655

**STATE OF TEXAS §
COUNTY OF TRAVIS §**

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND. **PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. FOR REVIEW PURPOSES ONLY.**

FERNANDO PEREZ
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 7041 - STATE OF TEXAS
4WARD LAND SURVEYING, LLC
4120 FREDRICH LANE, SUITE 200
AUSTIN, TEXAS 78744
PHONE: (512) 537-2384
TBPLS FIRM NO. 10174300

THIS PLAT OF HOMESTEAD CIBOLO UNIT 2 HAS BEEN SUBMITTED AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. ON THE ____ DAY OF _____, 20____.

BY: _____
AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

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

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

THIS PLAT OF HOMESTEAD CIBOLO UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CIBOLO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____
CHAIR

BY: _____
VICE CHAIR

GENERAL NOTES:

- 1. BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83/CORS
- 2. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- 3. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID03)
- 4. THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.R.M. MAP NO. 48187C0230F OF GUADALUPE COUNTY, TEXAS, MAPS REVISED NOVEMBER 2, 2007. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF CIBOLO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
- 6. 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.
- 7. 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.
- 8. 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.
- 9. 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.
- 10. 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.
- 11. ROUTINE MAINTENANCE OF WEEDS AND GRASS IN ALL EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, HOA, OR PROPERTY OWNER ASSOCIATION ON WHICH THE EASEMENT IS LOCATED IN ACCORDANCE WITH THE CITY OF CIBOLO CODE OF ORDINANCES PROVISIONS FOR HIGH WEEDS AND GRASS.
- 12. 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.
- 13. ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS, ETC ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF CIBOLO.
- 14. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS SET AT TIME OF THE FINAL PLAT. THE APPROXIMATE TOTAL LINEAR FOOTAGE OF ROADWAY WITH THIS PLAT IS 4125 LINEAR FEET.
- 15. THERE ARE 4 BLOCKS, 66 DETACHED SINGLE FAMILY RESIDENTIAL LOTS, AND 6 OPEN SPACE/DRAINAGE UTILITY PROPOSED BY THIS PLAT.
- 16. PROPERTY BEING PLATTED IS CURRENTLY ZONED PUD (ORDINANCE 1107 AND 1108).
- 17. THE CITY OF CIBOLO RESERVES THE RIGHT TO RENAME STREETS AND/OR CHANGE HOUSE NUMBERS DUE TO INCOMPATIBILITY WITH EXISTING NAME AND/OR NUMBER LAYOUT, FOR EMERGENCY VEHICLE RESPONSE, AND MAIL DELIVERY.
- 18. THE HOMESTEAD SUBDIVISION IS SUBJECT TO A PUBLIC IMPROVEMENT AGREEMENT (PIA) WITH THE CITY OF CIBOLO, APPROVED ON NOVEMBER 19TH, 2014.
- 19. UTILITY SERVICED FOR THIS SITE ARE PROVIDED BY:
WATER: GREEN VALLEY SPECIAL UTILITY DISTRICT (GVSUD)
SANITARY SEWER: CITY OF CIBOLO/CITY OF SCHERTZ
ELECTRICITY: GUADALUPE VALLEY ELECTRIC COOPERATIVE (GVEC)
GAS: CENTER POINT
TELECOMMUNICATION: AT&T AND SPECTRUM
- 20. LOT 1002 IS INTENDED TO SUPPORT THE USAGE OF ADJOINING LOTS WITHIN THE CITY OF SCHERTZ. THESE USAGES INCLUDE BUT ARE NOT LIMITED TO: LANDSCAPE AREA, DRIVEWAY ACCESS, PEDESTRIAN ACCESS, UTILITY AND PUBLIC IMPROVEMENTS. THE USAGE OF THIS LOT IS TO BE DETERMINED AT THE TIME OF PLATTING.

THIS PLAT OF HOMESTEAD CIBOLO UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

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

BY: _____
MAYOR

BY: _____
CITY SECRETARY

ENGINEER:

MALONE/WHEELER, INC
5113 SOUTHWEST PARKWAY, SUITE 260
AUSTIN, TEXAS 78735
PHONE: (512) 899-0601
FAX: (512) 899-0655
FIRM REGISTRATION NO. F-786

SURVEYOR:

4WARD LAND SURVEYING, LLC
4120 FREDRICH LANE, SUITE 200
AUSTIN, TEXAS 78744
PHONE: (512) 537-2384
TBPLS FIRM NO. 10174300

G.V.E.C. 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.

GREEN VALLEY SPECIAL UTILITY DISTRICT CERTIFICATE

THIS LAND DEVELOPMENT PLAT HAS BEEN SUBMITTED TO AND APPROVED BY GREEN VALLEY SPECIAL UTILITY DISTRICT FOR EASEMENTS. UPON REQUEST OF THE CUSTOMER AND PAYMENT OF THE REQUIRED FEES, THE DISTRICT WILL PROVIDE DOMESTIC WATER SERVICE TO EACH LOT IN THIS SUBDIVISION, BY AGREEMENT WITH THE DEVELOPER.

AGENT GREEN VALLEY SPECIAL UTILITY DISTRICT

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 MARKED AS "WATERLINE EASEMENT" OR "UTILITY EASEMENT" WITH THE RIGHT TO ERRECT, CONSTRUCT, INSTALL, AND LAY AND THEREAFTER ACCESS AND USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, UPGRADE, PARALLEL AND REMOVE WATER OR WASTE-WATER TRANSMISSION, COLLECTION AND/OR DISTRIBUTION LINES AND APPURTENANCES AND ANY OTHER FACILITIES NECESSARY TO SERVE GRANTORS' PROPERTY, AS WELL AS THE GRANTEE'S CURRENT AND FUTURE SYSTEM-WIDE CUSTOMERS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS UNDER, OVER AND ACROSS GRANTOR'S ADJACENT LANDS AND IN ALL STREETS AND BYWAYS FOR THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED, INCLUDING 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 ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. UPON ENTERING IN AND UPON SAID EASEMENT, THE DISTRICT WILL ENDEAVOR TO RESTORE THE LAND SURFACE TO A USEABLE CONDITION BUT IS NOT OBLIGATED TO RESTORE IT TO A PRE-EXISTING CONDITION.

**FINAL SUBDIVISION
PLAT OF
HOMESTEAD
CIBOLO UNIT 2**

MALONE★WHEELER SINCE INC., 1995 CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT	4WARD Land Surveying A Limited Liability Company	Date: 9/5/2024
		Project: 01462
5113 Southwest Pkwy, Suite 260 Austin, Texas 78735 Phone: (512) 899-0601 Fax: (512) 899-0655 Firm Registration No. F-786	PO Box 90876, Austin Texas 78709 INFO@4WARDLS.COM (512) 537-2384 TBPELS FIRM #10174300	Scale: 1" = 100'
		Reviewer: FP
		Tech: BAP
		Field Crew: FH/CM
		Survey Date: AUG. 2022
		Sheet: 2 OF 3

BLOCK 1 – AREA SUMMARY

LOT	ACRES	SQ. FT.
LOT 1	0.1802	7,851
LOT 2	0.1852	8,069
LOT 3	0.1827	7,958
LOT 4	0.2587	11,270
LOT 5	0.4280	18,643
LOT 6	0.2675	11,652
LOT 7	0.2174	9,468
LOT 8	0.1989	8,665
LOT 9	0.1989	8,665
LOT 10	0.1989	8,665
LOT 11	0.1989	8,665
LOT 12	0.1953	8,506
LOT 13	0.2078	9,052
LOT 14	0.3240	14,112
LOT 15	0.2694	11,734
LOT 16	0.1653	7,200
LOT 17	0.1653	7,200
LOT 18	0.1653	7,200
LOT 19	0.1653	7,200
LOT 20	0.1653	7,200

BLOCK 1 – CONTINUED

LOT 21	0.1653	7,200
LOT 22	0.1653	7,200
LOT 23	0.1653	7,200
LOT 24	0.1653	7,200
LOT 25	0.1653	7,200
LOT 26	0.1741	7,586
LOT 27	0.2050	8,929
LOT 28	0.2640	11,498
LOT 29	0.2421	10,547
LOT 30	0.2027	8,831
LOT 31	0.1936	8,434
LOT 32	0.1912	8,329
LOT 33	0.2051	8,935
LOT 34	0.2269	9,884
LOT 901	0.0558	2,430
LOT 902	0.5819	25,349
LOT 903	0.0310	1,350
TOTAL	7.7383	337,079

BLOCK 2 – AREA SUMMARY

LOT	ACRES	SQ. FT.
LOT 1	0.2066	8,999
LOT 2	0.1957	8,525
LOT 3	0.1848	8,050
LOT 4	0.1739	7,576
LOT 5	0.2199	9,579
LOT 6	0.2052	8,939
LOT 7	0.2283	9,944
LOT 8	0.1800	7,840
LOT 9	0.1990	8,666
LOT 10	0.2218	9,660
LOT 11	0.2384	10,385
LOT 12	0.1684	7,334
LOT 13	0.2006	8,736
LOT 14	0.1676	7,301
LOT 15	0.1664	7,249
LOT 16	0.1653	7,200
LOT 17	0.1773	7,725
LOT 900	0.2427	10,576
TOTAL	3.5419	154,284

BLOCK 3 – AREA SUMMARY

LOT	ACRES	SQ. FT.
LOT 1	0.2556	11,136
LOT 2	0.2395	10,432
LOT 3	0.2395	10,432
LOT 4	0.2292	9,983
LOT 5	0.2968	12,932
LOT 6	0.1780	7,752
LOT 7	0.1666	7,255
LOT 8	0.2699	11,758
LOT 9	0.3812	16,609
LOT 10	0.2774	12,084
LOT 11	0.1857	8,090
LOT 12	0.1850	8,058
LOT 13	0.1664	7,247
LOT 14	0.1656	7,214
LOT 15	0.1828	7,962
LOT 900	0.0823	3,583
TOTAL	3.5015	152,527

BLOCK 27 – AREA SUMMARY

LOT	ACRES	SQ. FT.
LOT 1002	0.5591	24,356
TOTAL	0.5591	24,356

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	565.00'	150.42'	15°15'13"	N30°40'33"E	149.97'
C2	15.00'	23.53'	89°52'40"	N83°14'29"E	21.19'
C3	225.00'	268.79'	68°26'51"	S86°02'37"E	253.09'
C4	15.00'	12.44'	47°31'18"	N83°29'37"E	12.09'
C5	60.00'	193.31'	184°35'34"	N14°57'29"E	119.90'
C6	15.00'	12.44'	47°31'18"	N53°34'39"W	12.09'
C7	15.00'	12.29'	46°56'17"	N06°20'51"W	11.95'
C8	60.00'	201.37'	192°17'47"	N79°01'36"W	119.31'
C9	15.00'	11.95'	45°38'32"	S27°38'46"W	11.64'
C10	475.00'	113.40'	13°40'41"	S43°37'42"W	113.13'
C11	15.00'	24.07'	91°55'29"	S82°45'05"W	21.57'
C12	15.00'	23.06'	88°04'31"	N07°14'55"W	20.85'
C13	465.00'	189.86'	23°23'39"	N48°29'11"E	188.55'
C14	15.00'	23.56'	90°00'08"	S74°48'56"E	21.21'
C15	15.00'	25.78'	98°29'14"	N02°34'34"W	22.72'
C16	565.00'	43.05'	4°21'57"	N48°51'01"E	43.04'
C17	635.00'	157.87'	14°14'39"	N43°54'41"E	157.46'
C18	15.00'	24.07'	91°55'29"	N82°45'05"E	21.57'
C19	15.00'	23.06'	88°04'31"	S07°14'55"E	20.85'
C20	476.50'	53.06'	6°22'48"	S39°58'45"W	53.03'

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C21	15.00'	13.17'	50°19'24"	S68°19'51"W	12.76'
C22	60.00'	178.16'	170°07'57"	S08°25'35"W	119.56'
C23	15.00'	12.14'	46°22'22"	S53°27'13"E	11.81'
C24	15.00'	23.56'	90°00'00"	S14°43'58"W	21.21'
C25	175.00'	209.06'	68°26'51"	N86°02'37"W	196.85'
C26	15.00'	23.56'	90°00'00"	N75°16'02"W	21.21'
C27	25.00'	33.41'	76°33'53"	N08°00'54"E	30.98'
C28	526.50'	87.37'	9°30'30"	N41°32'36"E	87.27'
C29	425.00'	109.77'	14°47'56"	N44°11'19"E	109.47'
C30	25.00'	43.02'	98°35'43"	S79°06'51"E	37.91'
C31	25.00'	39.07'	89°32'57"	S14°57'29"W	35.22'
C32	225.00'	32.87'	8°22'14"	S56°00'18"E	32.84'
C33	225.00'	54.00'	13°45'04"	S67°03'57"E	53.87'
C34	225.00'	54.00'	13°45'04"	S80°49'00"E	53.87'
C35	225.00'	54.00'	13°45'04"	N85°25'56"E	53.87'
C36	225.00'	54.00'	13°45'04"	N71°40'52"E	53.87'
C37	225.00'	19.92'	5°04'23"	N62°16'09"E	19.92'
C38	60.00'	79.47'	75°53'31"	N69°18'31"E	73.79'
C39	60.00'	43.29'	41°20'05"	N10°41'43"E	42.35'
C40	60.00'	53.52'	51°06'31"	N35°31'35"W	51.76'

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C41	60.00'	17.03'	16°15'28"	N69°12'34"W	16.97'
C42	60.00'	40.11'	38°17'57"	N02°01'42"W	39.36'
C43	60.00'	43.29'	41°20'05"	N41°50'43"W	42.35'
C44	60.00'	43.29'	41°20'05"	N83°10'47"W	42.35'
C45	60.00'	48.81'	46°36'39"	S52°50'51"W	47.48'
C46	60.00'	25.88'	24°43'01"	S17°11'01"W	25.68'
C47	475.00'	27.20'	3°16'53"	S48°49'36"W	27.20'
C48	475.00'	57.03'	6°52'47"	S43°44'46"W	57.00'
C49	475.00'	29.16'	3°31'02"	S38°32'52"W	29.15'
C50	465.00'	121.90'	15°01'14"	N44°17'58"E	121.55'
C51	465.00'	67.96'	8°22'26"	N55°59'47"E	67.90'
C52	15.00'	2.02'	7°42'21"	N47°58'01"W	2.02'
C53	15.00'	23.77'	90°46'53"	N01°16'36"E	21.36'
C54	635.00'	45.37'	4°05'38"	N48°59'11"E	45.36'
C55	635.00'	60.02'	5°24'57"	N44°13'54"E	60.00'
C56	635.00'	52.47'	4°44'04"	N39°09'23"E	52.46'
C57	476.50'	32.87'	3°57'08"	S38°45'55"W	32.86'
C58	476.50'	20.19'	2°25'40"	S41°57'19"W	20.19'
C59	60.00'	48.17'	45°59'52"	S70°29'37"W	46.89'
C60	60.00'	43.29'	41°20'05"	S26°49'38"W	42.35'

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C61	60.00'	60.80'	58°03'48"	S22°52'18"E	58.24'
C62	60.00'	25.90'	24°44'12"	S64°16'18"E	25.70'
C63	175.00'	156.44'	51°13'06"	S85°20'31"W	151.28'
C64	175.00'	52.62'	17°13'45"	N60°26'04"W	52.43'
C65	526.50'	84.61'	9°12'28"	N41°41'37"E	84.52'
C66	526.50'	2.76'	0°18'02"	N36°56'22"E	2.76'
C67	425.00'	9.72'	1°18'39"	N37°26'40"E	9.72'
C68	425.00'	63.09'	8°30'17"	N42°21'08"E	63.03'
C69	425.00'	36.96'	4°59'00"	N49°05'47"E	36.95'
C70	550.00'	56.91'	5°55'43"	S48°04'09"W	56.88'
C71	550.00'	161.43'	16°48'59"	S31°27'26"W	160.85'
C72	855.00'	75.93'	5°05'17"	S57°38'22"W	75.90'
C73	535.00'	158.37'	16°57'38"	S45°16'10"W	157.79'
C74	565.00'	140.46'	14°14'39"	S43°54'41"W	140.10'
C75	635.00'	310.15'	27°59'04"	S37°02'28"W	307.07'
C76	855.00'	273.17'	18°18'22"	S45°56'32"W	272.01'

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N66°57'04"W	90.00'
L2	N23°02'56"E	0.99'
L3	N60°11'00"E	60.66'
L4	N23°02'56"E	0.99'
L5	S36°47'21"W	19.65'
L6	N51°17'10"W	90.29'
L7	N36°47'21"E	188.57'
L8	N60°11'00"E	38.54'
L9	N36°47'21"E	121.08'
L10	S51°17'10"E	90.29'
L11	N49°41'37"W	121.36'
L12	N42°48'51"W	130.17'

LINE TABLE

LINE #	DIRECTION	LENGTH
L13	N42°51'27"W	125.28'
L14	N13°50'50"W	155.84'
L15	N27°29'15"E	154.64'
L16	N68°49'20"E	122.70'
L17	N60°11'00"E	144.42'
L18	N60°11'00"E	144.41'
L19	N60°11'00"E	128.77'
L20	N80°01'40"E	131.42'
L21	S58°38'15"E	116.89'
L22	S29°49'00"E	120.00'
L23	S30°16'02"E	120.00'
L24	S25°11'39"E	121.36'

LINE TABLE

LINE #	DIRECTION	LENGTH
L25	S11°26'36"E	139.50'
L26	N02°18'28"E	165.22'
L27	N16°03'31"E	133.41'
L28	N29°48'35"E	124.94'
L29	N38°10'49"E	133.77'
L30	N38°10'49"E	143.87'
L31	N38°10'49"E	153.97'
L32	S23°02'56"W	2.46'
L33	S30°16'02"E	108.32'
L34	N59°43'58"E	120.00'
L35	N59°43'58"E	126.59'
L36	N73°57'12"E	154.05'

LINE TABLE

LINE #	DIRECTION	LENGTH
L37	S42°30'19"E	109.63'
L38	S49°15'31"E	129.35'
L39	S53°12'39"E	122.40'
L40	S53°12'39"E	120.24'
L41	N59°43'58"E	137.53'
L42	S51°17'10"E	105.86'
L43	S53°12'39"E	136.16'
L44	S53°12'39"E	148.08'
L45	S30°16'02"E	135.00'
L46	S30°16'02"E	130.22'
L47	S30°16'02"E	138.13'
L48	S30°16'02"E	146.03'

LINE TABLE

LINE #	DIRECTION	LENGTH
L49	N60°11'00"E	120.00'
L50	N60°34'36"E	120.07'
L51	N60°11'00"E	125.00'
L52	S29°49'00"E	131.07'
L53	N29°49'00"W	111.77'
L54	N34°34'49"W	60.21'
L55	N29°48'51"W	85.00'
L56	S23°02'56"W	0.99'
L57	N75°31'07"W	74.80'

FINAL SUBDIVISION PLAT OF HOMESTEAD CIBOLO UNIT 2

MALONE★WHEELER
SINCE INC., 1995
CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT
5113 Southwest Pkwy, Suite 260
Austin, Texas 78735
Phone: (512) 899-0601 Fax: (512) 899-0655
Firm Registration No. F-786

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	9/5/2024
Project:	01462
Scale:	1" = 100'
Reviewer:	FP
Tech:	BAP
Field Crew:	FH/CM
Survey Date:	AUG. 2022
Sheet:	3 OF 3

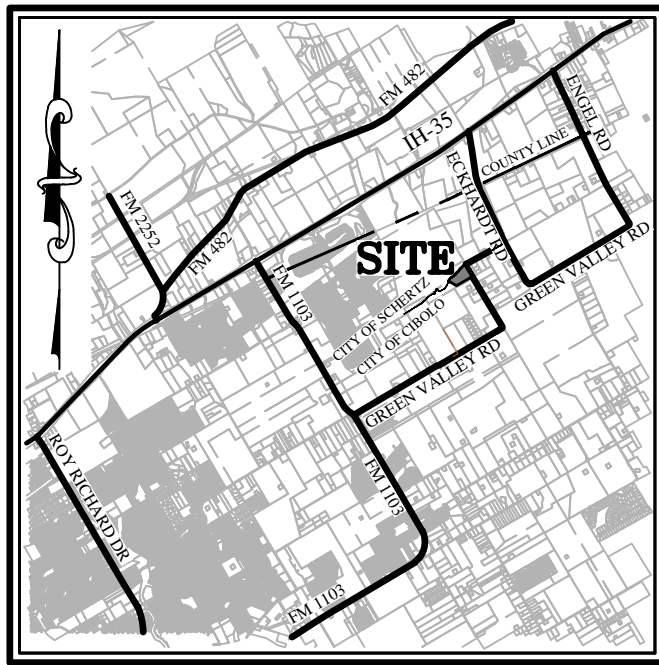
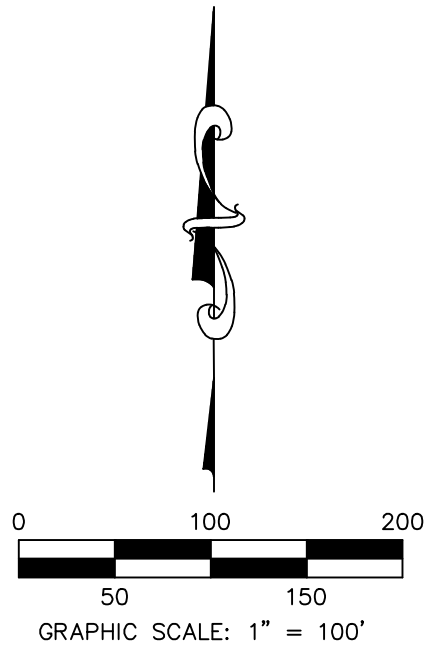
FINAL SUBDIVISION PLAT OF HOMESTEAD CIBOLO UNIT 2

BEING 21.3192 ACRES OUT OF THE PEDRO SAN MIGUEL SURVEY NUMBER 256, ABSTRACT NUMBER 227, GUADALUPE COUNTY, TEXAS. BEING A REMAINDER OF A CALLED 522.18 ACRES CONVEYED TO ILF N-T OWNER, LP., DESCRIBED IN DOCUMENT NUMBER 2014022581, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

Shift to upper right hand corner

Add number of residential lots, number of open space lots if any

Show contours of 2' intervals or less



VICINITY MAP

NOT TO SCALE

LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
	1/2" IRON ROD FOUND (UNLESS NOTED)
	IRON ROD WITH "KWA" CAP FOUND (UNLESS NOTED)
	STREET CENTERLINE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS
[A]	CALLED 22 ACRES (2ND TRACT AS DESCRIBED IN VOL. 31, PG. 92-93, O.P.R.G.C.T.) OWNER: RUBY F. SCHWAB DOC. NO. 2013026499, O.P.R.G.C.T. ZONING: PUD
[B]	REMAINDER OF A CALLED 26 ACRES (3RD TRACT AS DESCRIBED IN VOL. 31, PG. 92-93, O.P.R.G.C.T.) OWNER: RUBY F. SCHWAB DOC. NO. 2013026499, O.P.R.G.C.T. ZONING: PUD
[C]	CALLED 9.994 ACRES OWNER: MARK S. DEGUTIS AND RENEE C. DEGUTIS VOL. 1003, PG. 662 O.P.R.G.C.T. ZONING: PUD
[D]	ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT HEREBY DEDICATED
[E]	OPEN SPACE & DRAINAGE EASEMENT
[F]	(50' R.O.W.)
(.....)	RECORD INFORMATION PER DEED DOC. NO. 2014022581
{.....}	RECORD INFORMATION FOR ADJACENT PROPERTIES

PEDRO SAN MIGUEL
SURVEY NO. 256
ABSTRACT NO. 227

REMAINDER OF A
CALLED 522.18 ACRES
DOC. NO. 2014022581
O.P.R.G.C.T.
ZONING: PDD

LOT 1002, BLOCK 27
LANDSCAPE AND
PEDESTRIAN ACCESS
EASEMENT

R=545.00'
L=135.49' D=14°14'39"
N43°54'41"E 135.14'

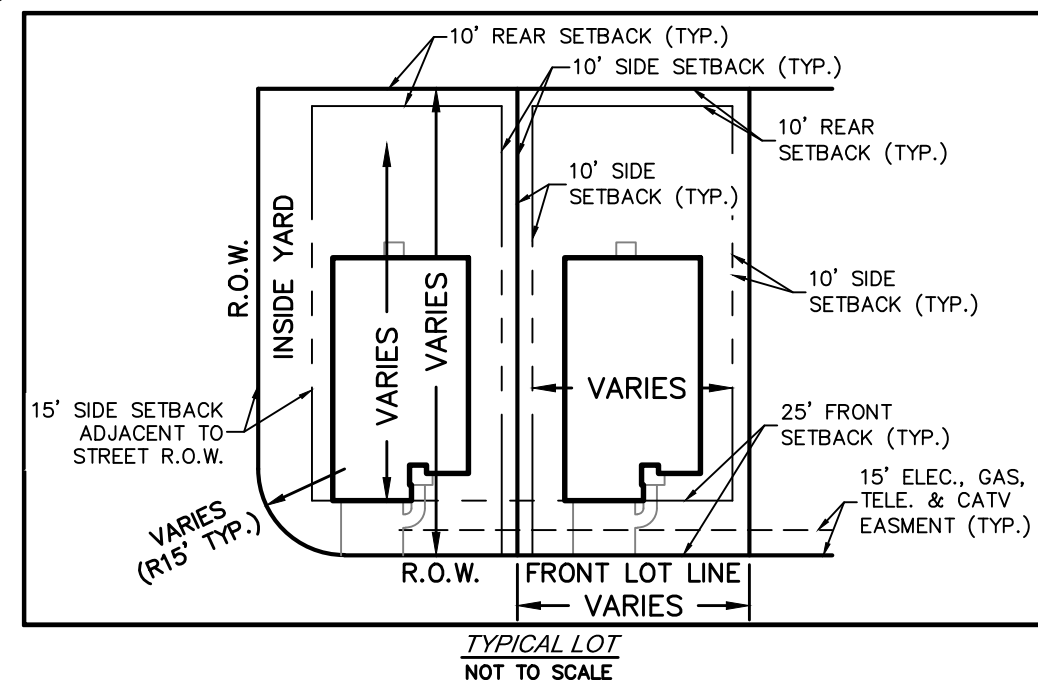
GRID N: 13,774,854.20
GRID E: 2,221,637.39

REMAINDER OF A
CALLED 522.18 ACRES
DOC. NO. 2014022581
O.P.R.G.C.T.
ZONING: R-1
(PROPOSED UNIT 8)

HOMESTEAD
CIBOLO UNIT 1
DOC. NO. 2014022581
O.P.R.G.C.T.
ZONING: PDD

REMAINDER OF A
CALLED 522.18 ACRES
DOC. NO. 2014022581
O.P.R.G.C.T.
ZONING: PUD

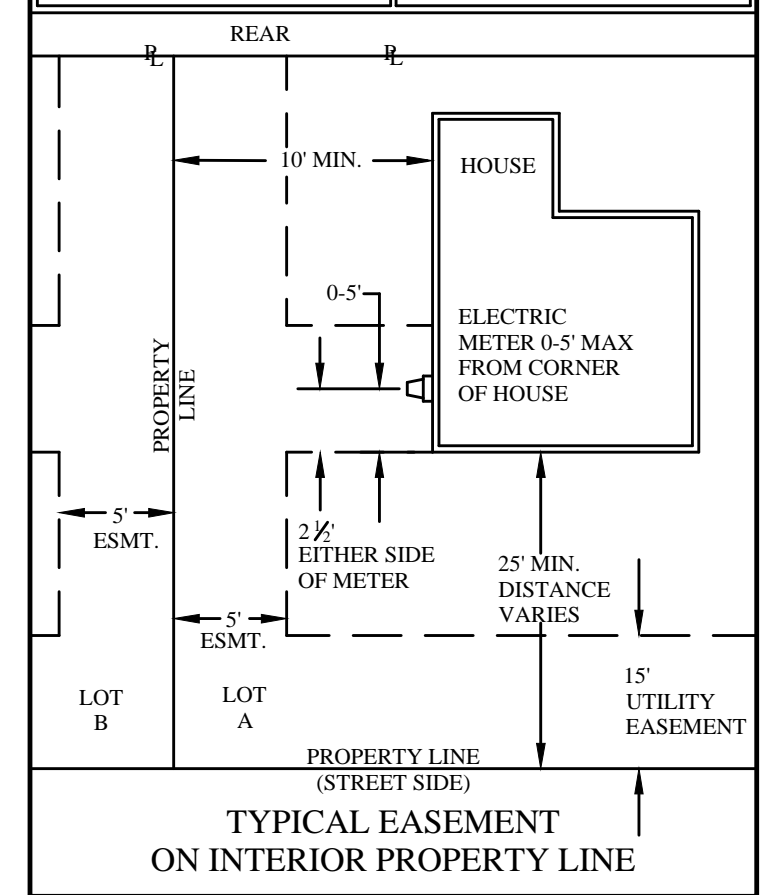
CALLED 14.346 ACRES
GERALDINE H KIERUM
VOL. 4257, PG. 85
O.P.R.G.C.T.
AS DESCRIBED IN
VOL. 481, PG. 98
O.P.R.G.C.T.



TYPICAL LOT
NOT TO SCALE

NOTE: G.V.E.C. WILL MAINTAIN 5' EASEMENT FOR SERVICE ENTRANCE TO DWELLING. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING.

G.V.E.C. SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARDS WITH THE METER LOCATIONS NOT BEING LOCATED WITHIN A FENCED AREA.



MALONE WHEELER

CIVIL ENGINEERING • DEVELOPMENT CONSULTING • PROJECT MANAGEMENT

5113 Southwest Pkwy, Suite 260
Austin, Texas 78735
Phone: (512) 899-0601 Fax: (512) 899-0655
Firm Registration No. F-786

PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	9/5/2024
Project:	01462
Scale:	1" = 100'
Reviewer:	FP
Tech:	BAP
Field Crew:	FH/CM
Survey Date:	AUG. 2022
Sheet:	1 OF 3

LEGAL DESCRIPTION:

BEING 21.3192 ACRES OUT OF THE PEDRO SAN MIGUEL SURVEY NO. 256, ABSTRACT NO. 227, GUADALUPE COUNTY, TEXAS, BEING A REMAINDER OF A CALLED 522.18 ACRES CONVEYED TO ILF N-T OWNER, LP., DESCRIBED IN DOCUMENT NUMBER 2014022581, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

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

CITY ENGINEER, CITY OF CIBOLO

**STATE OF MASSACHUSETTS §
COUNTY OF SUFFOLK §**

I, (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS HOMESTEAD CIBOLO UNIT 2 OF CIBOLO, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR 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.

THIS THE ____ DAY OF _____, 20____

OWNER: NAME: ILF N-T OWNER, LP

TITLE: AS AUTHORIZED SIGNATORY OF ILF N-T GP, LLC, THE GENERAL PARTNER OF ILF N-T OWNER, LP
500 BOYLSTON STREET
BOSTON, MA 02116
PHONE: (617) 221-8400

**STATE OF MASSACHUSETTS §
COUNTY OF SUFFOLK §**

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____

NOTARY PUBLIC SUFFOLK COUNTY, MASSACHUSETTS

**STATE OF TEXAS §
COUNTY OF TRAVIS §**

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. FOR REVIEW PURPOSES ONLY.

JESSE MALONE
REGISTERED PROFESSIONAL ENGINEER NO. 108734
MALONE/WHEELER, INC.
5113 SOUTHWEST PARKWAY, SUITE 260
AUSTIN, TEXAS 78735
PHONE: (512) 899-0601 FAX: (512) 899-0655

**STATE OF TEXAS §
COUNTY OF TRAVIS §**

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. FOR REVIEW PURPOSES ONLY.

FERNANDO PEREZ
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 7041 - STATE OF TEXAS
4WARD LAND SURVEYING, LLC
4120 FREDRICH LANE, SUITE 200
AUSTIN, TEXAS 78744
PHONE: (512) 537-2384
TBPLS FIRM NO. 10174300

THIS PLAT OF HOMESTEAD CIBOLO UNIT 2 HAS BEEN SUBMITTED AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. ON THE ____ DAY OF _____, 20____.

BY: _____
AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

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

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

THIS PLAT OF HOMESTEAD CIBOLO UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CIBOLO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____
CHAIR

BY: _____
VICE CHAIR

GENERAL NOTES:

- 1. BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83/CORS
- 2. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- 3. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID03)
- 4. THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.R.M. MAP NO. 48187C0230F OF GUADALUPE COUNTY, TEXAS, MAPS REVISED NOVEMBER 2, 2007. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF CIBOLO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
- 6. 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.
- 7. 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.
- 8. 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.
- 9. 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.
- 10. 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.
- 11. ROUTINE MAINTENANCE OF WEEDS AND GRASS IN ALL EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, HOA, OR PROPERTY OWNER ASSOCIATION ON WHICH THE EASEMENT IS LOCATED IN ACCORDANCE WITH THE CITY OF CIBOLO CODE OF ORDINANCES PROVISIONS FOR HIGH WEEDS AND GRASS.
- 12. 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.
- 13. ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS, ETC ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF CIBOLO.
- 14. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS SET AT TIME OF THE FINAL PLAT. THE APPROXIMATE TOTAL LINEAR FOOTAGE OF ROADWAY WITH THIS PLAT IS 4125 LINEAR FEET.
- 15. THERE ARE 4 BLOCKS, 66 DETACHED SINGLE FAMILY RESIDENTIAL LOTS, AND 6 OPEN SPACE/DRAINAGE UTILITY PROPOSED BY THIS PLAT.
- 16. PROPERTY BEING PLATTED IS CURRENTLY ZONED PUD (ORDINANCE 1107 AND 1108).
- 17. THE CITY OF CIBOLO RESERVES THE RIGHT TO RENAME STREETS AND/OR CHANGE HOUSE NUMBERS DUE TO INCOMPATIBILITY WITH EXISTING NAME AND/OR NUMBER LAYOUT, FOR EMERGENCY VEHICLE RESPONSE, AND MAIL DELIVERY.
- 18. THE HOMESTEAD SUBDIVISION IS SUBJECT TO A PUBLIC IMPROVEMENT AGREEMENT (PIA) WITH THE CITY OF CIBOLO, APPROVED ON NOVEMBER 19TH, 2014.
- 19. UTILITY SERVICED FOR THIS SITE ARE PROVIDED BY:
WATER: GREEN VALLEY SPECIAL UTILITY DISTRICT (GVSD)
SANITARY SEWER: CITY OF CIBOLO/CITY OF SCHERTZ
ELECTRICITY: GUADALUPE VALLEY ELECTRIC COOPERATIVE (GVEC)
GAS: CENTER POINT
TELECOMMUNICATION: AT&T AND SPECTRUM
- 20. LOT 1002 IS INTENDED TO SUPPORT THE USAGE OF ADJOINING LOTS WITHIN THE CITY OF SCHERTZ. THESE USAGES INCLUDE BUT ARE NOT LIMITED TO: LANDSCAPE AREA, DRIVEWAY ACCESS, PEDESTRIAN ACCESS, UTILITY AND PUBLIC IMPROVEMENTS. THE USAGE OF THIS LOT IS TO BE DETERMINED AT THE TIME OF PLATTING.

THIS PLAT OF HOMESTEAD CIBOLO UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

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

BY: _____
MAYOR

BY: _____
CITY SECRETARY

Engineer and Surveyors signature require notary

County requires 3x4" space in lower right hand corner of recording stamp

G.V.E.C. 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.

GREEN VALLEY SPECIAL UTILITY DISTRICT CERTIFICATE

THIS LAND DEVELOPMENT PLAT HAS BEEN SUBMITTED TO AND APPROVED BY GREEN VALLEY SPECIAL UTILITY DISTRICT FOR EASEMENTS. UPON REQUEST OF THE CUSTOMER AND PAYMENT OF THE REQUIRED FEES, THE DISTRICT WILL PROVIDE DOMESTIC WATER SERVICE TO EACH LOT IN THIS SUBDIVISION, BY AGREEMENT WITH THE DEVELOPER.

____AGENT GREEN VALLEY SPECIAL UTILITY DISTRICT

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 MARKED AS "WATERLINE EASEMENT" OR "UTILITY EASEMENT" WITH THE RIGHT TO ERRECT, CONSTRUCT, INSTALL, AND LAY AND THEREAFTER ACCESS AND USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, UPGRADE, PARALLEL AND REMOVE WATER OR WASTE-WATER TRANSMISSION, COLLECTION AND/OR DISTRIBUTION LINES AND APPURTENANCES AND ANY OTHER FACILITIES NECESSARY TO SERVE GRANTORS' PROPERTY, AS WELL AS THE GRANTEE'S CURRENT AND FUTURE SYSTEM-WIDE CUSTOMERS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS UNDER, OVER AND ACROSS GRANTOR'S ADJACENT LANDS AND IN ALL STREETS AND BYWAYS FOR THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED, INCLUDING 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 ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. UPON ENTERING IN AND UPON SAID EASEMENT, THE DISTRICT WILL ENDEAVOR TO RESTORE THE LAND SURFACE TO A USEABLE CONDITION BUT IS NOT OBLIGATED TO RESTORE IT TO A PRE-EXISTING CONDITION.

**FINAL SUBDIVISION
PLAT OF
HOMESTEAD
CIBOLO UNIT 2**

ENGINEER:
MALONE/WHEELER, INC
5113 SOUTHWEST PARKWAY, SUITE 260
AUSTIN, TEXAS 78735
PHONE: (512) 899-0601
FAX: (512) 899-0655
FIRM REGISTRATION NO. F-786

SURVEYOR:
4WARD LAND SURVEYING, LLC
4120 FREDRICH LANE, SUITE 200
AUSTIN, TEXAS 78744
PHONE: (512) 537-2384
TBPLS FIRM NO. 10174300

MALONE★WHEELER
SINCE INC., 1995
CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT
5113 Southwest Pkwy, Suite 260
Austin, Texas 78735
Phone: (512) 899-0601 Fax: (512) 899-0655
Firm Registration No. F-786

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	9/5/2024
Project:	01462
Scale:	1" = 100'
Reviewer:	FP
Tech:	BAP
Field Crew:	FH/CM
Survey Date:	AUG. 2022
Sheet:	2 OF 3

BLOCK 1 - AREA SUMMARY		
LOT	ACRES	SQ. FT.
LOT 1	0.1802	7,851
LOT 2	0.1852	8,069
LOT 3	0.1827	7,958
LOT 4	0.2587	11,270
LOT 5	0.4280	18,643
LOT 6	0.2675	11,652
LOT 7	0.2174	9,468
LOT 8	0.1989	8,665
LOT 9	0.1989	8,665
LOT 10	0.1989	8,665
LOT 11	0.1989	8,665
LOT 12	0.1953	8,506
LOT 13	0.2078	9,052
LOT 14	0.3240	14,112
LOT 15	0.2694	11,734
LOT 16	0.1653	7,200
LOT 17	0.1653	7,200
LOT 18	0.1653	7,200
LOT 19	0.1653	7,200
LOT 20	0.1653	7,200

BLOCK 1 - CONTINUED		
LOT	ACRES	SQ. FT.
LOT 21	0.1653	7,200
LOT 22	0.1653	7,200
LOT 23	0.1653	7,200
LOT 24	0.1653	7,200
LOT 25	0.1653	7,200
LOT 26	0.1741	7,586
LOT 27	0.2050	8,929
LOT 28	0.2640	11,498
LOT 29	0.2421	10,547
LOT 30	0.2027	8,831
LOT 31	0.1936	8,434
LOT 32	0.1912	8,329
LOT 33	0.2051	8,935
LOT 34	0.2269	9,884
LOT 901	0.0558	2,430
LOT 902	0.5819	25,349
LOT 903	0.0310	1,350
TOTAL	7.7383	337,079

BLOCK 2 - AREA SUMMARY		
LOT	ACRES	SQ. FT.
LOT 1	0.2066	8,999
LOT 2	0.1957	8,525
LOT 3	0.1848	8,050
LOT 4	0.1739	7,576
LOT 5	0.2199	9,579
LOT 6	0.2052	8,939
LOT 7	0.2283	9,944
LOT 8	0.1800	7,840
LOT 9	0.1990	8,666
LOT 10	0.2218	9,660
LOT 11	0.2384	10,385
LOT 12	0.1684	7,334
LOT 13	0.2006	8,736
LOT 14	0.1676	7,301
LOT 15	0.1664	7,249
LOT 16	0.1653	7,200
LOT 17	0.1773	7,725
LOT 900	0.2427	10,576
TOTAL	3.5419	154,284

BLOCK 3 - AREA SUMMARY		
LOT	ACRES	SQ. FT.
LOT 1	0.2556	11,136
LOT 2	0.2395	10,432
LOT 3	0.2395	10,432
LOT 4	0.2292	9,983
LOT 5	0.2968	12,932
LOT 6	0.1780	7,752
LOT 7	0.1666	7,255
LOT 8	0.2699	11,758
LOT 9	0.3812	16,609
LOT 10	0.2774	12,084
LOT 11	0.1857	8,090
LOT 12	0.1850	8,058
LOT 13	0.1664	7,247
LOT 14	0.1656	7,214
LOT 15	0.1828	7,962
LOT 900	0.0823	3,583
TOTAL	3.5015	152,527

BLOCK 27 - AREA SUMMARY		
LOT	ACRES	SQ. FT.
LOT 1002	0.5591	24,356
TOTAL	0.5591	24,356

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	565.00'	150.42'	15°15'13"	N30°40'33"E	149.97'
C2	15.00'	23.53'	89°52'40"	N83°14'29"E	21.19'
C3	225.00'	268.79'	68°26'51"	S86°02'37"E	253.09'
C4	15.00'	12.44'	47°31'18"	N83°29'37"E	12.09'
C5	60.00'	193.31'	184°35'34"	N14°57'29"E	119.90'
C6	15.00'	12.44'	47°31'18"	N53°34'39"W	12.09'
C7	15.00'	12.29'	46°56'17"	N06°20'51"W	11.95'
C8	60.00'	201.37'	192°17'47"	N79°01'36"W	119.31'
C9	15.00'	11.95'	45°38'32"	S27°38'46"W	11.64'
C10	475.00'	113.40'	13°40'41"	S43°37'42"W	113.13'
C11	15.00'	24.07'	91°55'29"	S82°45'05"W	21.57'
C12	15.00'	23.06'	88°04'31"	N07°14'55"W	20.85'
C13	465.00'	189.86'	23°23'39"	N48°29'11"E	188.55'
C14	15.00'	23.56'	90°00'08"	S74°48'56"E	21.21'
C15	15.00'	25.78'	98°29'14"	N02°34'34"W	22.72'
C16	565.00'	43.05'	4°21'57"	N48°51'01"E	43.04'
C17	635.00'	157.87'	14°14'39"	N43°54'41"E	157.46'
C18	15.00'	24.07'	91°55'29"	N82°45'05"E	21.57'
C19	15.00'	23.06'	88°04'31"	S07°14'55"E	20.85'
C20	476.50'	53.06'	6°22'48"	S39°58'45"W	53.03'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C21	15.00'	13.17'	50°19'24"	S68°19'51"W	12.76'
C22	60.00'	178.16'	170°07'57"	S08°25'35"W	119.56'
C23	15.00'	12.14'	46°22'22"	S53°27'13"E	11.81'
C24	15.00'	23.56'	90°00'00"	S14°43'58"W	21.21'
C25	175.00'	209.06'	68°26'51"	N86°02'37"W	196.85'
C26	15.00'	23.56'	90°00'00"	N75°16'02"W	21.21'
C27	25.00'	33.41'	76°33'53"	N08°00'54"E	30.98'
C28	526.50'	87.37'	9°30'30"	N41°32'36"E	87.27'
C29	425.00'	109.77'	14°47'56"	N44°11'19"E	109.47'
C30	25.00'	43.02'	98°35'43"	S79°06'51"E	37.91'
C31	25.00'	39.07'	89°32'57"	S14°57'29"W	35.22'
C32	225.00'	32.87'	8°22'14"	S56°00'18"E	32.84'
C33	225.00'	54.00'	13°45'04"	S67°03'57"E	53.87'
C34	225.00'	54.00'	13°45'04"	S80°49'00"E	53.87'
C35	225.00'	54.00'	13°45'04"	N85°25'56"E	53.87'
C36	225.00'	54.00'	13°45'04"	N71°40'52"E	53.87'
C37	225.00'	19.92'	5°04'23"	N62°16'09"E	19.92'
C38	60.00'	79.47'	75°53'31"	N69°18'31"E	73.79'
C39	60.00'	43.29'	41°20'05"	N10°41'43"E	42.35'
C40	60.00'	53.52'	51°06'31"	N35°31'35"W	51.76'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C41	60.00'	17.03'	16°15'28"	N69°12'34"W	16.97'
C42	60.00'	40.11'	38°17'57"	N02°01'42"W	39.36'
C43	60.00'	43.29'	41°20'05"	N41°50'43"W	42.35'
C44	60.00'	43.29'	41°20'05"	N83°10'47"W	42.35'
C45	60.00'	48.81'	46°36'39"	S52°50'51"W	47.48'
C46	60.00'	25.88'	24°43'01"	S17°11'01"W	25.68'
C47	475.00'	27.20'	3°16'53"	S48°49'36"W	27.20'
C48	475.00'	57.03'	6°52'47"	S43°44'46"W	57.00'
C49	475.00'	29.16'	3°31'02"	S38°32'52"W	29.15'
C50	465.00'	121.90'	15°01'14"	N44°17'58"E	121.55'
C51	465.00'	67.96'	8°22'26"	N55°59'47"E	67.90'
C52	15.00'	2.02'	7°42'21"	N47°58'01"W	2.02'
C53	15.00'	23.77'	90°46'53"	N01°16'36"E	21.36'
C54	635.00'	45.37'	4°05'38"	N48°59'11"E	45.36'
C55	635.00'	60.02'	5°24'57"	N44°13'54"E	60.00'
C56	635.00'	52.47'	4°44'04"	N39°09'23"E	52.46'
C57	476.50'	32.87'	3°57'08"	S38°45'55"W	32.86'
C58	476.50'	20.19'	2°25'40"	S41°57'19"W	20.19'
C59	60.00'	48.17'	45°59'52"	S70°29'37"W	46.89'
C60	60.00'	43.29'	41°20'05"	S26°49'38"W	42.35'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C61	60.00'	60.80'	58°03'48"	S22°52'18"E	58.24'
C62	60.00'	25.90'	24°44'12"	S64°16'18"E	25.70'
C63	175.00'	156.44'	51°13'06"	S85°20'31"W	151.28'
C64	175.00'	52.62'	17°13'45"	N60°26'04"W	52.43'
C65	526.50'	84.61'	9°12'28"	N41°41'37"E	84.52'
C66	526.50'	2.76'	0°18'02"	N36°56'22"E	2.76'
C67	425.00'	9.72'	1°18'39"	N37°26'40"E	9.72'
C68	425.00'	63.09'	8°30'17"	N42°21'08"E	63.03'
C69	425.00'	36.96'	4°59'00"	N49°05'47"E	36.95'
C70	550.00'	56.91'	5°55'43"	S48°04'09"W	56.88'
C71	550.00'	161.43'	16°48'59"	S31°27'26"W	160.85'
C72	855.00'	75.93'	5°05'17"	S57°38'22"W	75.90'
C73	535.00'	158.37'	16°57'38"	S45°16'10"W	157.79'
C74	565.00'	140.46'	14°14'39"	S43°54'41"W	140.10'
C75	635.00'	310.15'	27°59'04"	S37°02'28"W	307.07'
C76	855.00'	273.17'	18°18'22"	S45°56'32"W	272.01'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N66°57'04"W	90.00'
L2	N23°02'56"E	0.99'
L3	N60°11'00"E	60.66'
L4	N23°02'56"E	0.99'
L5	S36°47'21"W	19.65'
L6	N51°17'10"W	90.29'
L7	N36°47'21"E	188.57'
L8	N60°11'00"E	38.54'
L9	N36°47'21"E	121.08'
L10	S51°17'10"E	90.29'
L11	N49°41'37"W	121.36'
L12	N42°48'51"W	130.17'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L13	N42°51'27"W	125.28'
L14	N13°50'50"W	155.84'
L15	N27°29'15"E	154.64'
L16	N68°49'20"E	122.70'
L17	N60°11'00"E	144.42'
L18	N60°11'00"E	144.41'
L19	N60°11'00"E	128.77'
L20	N80°01'40"E	131.42'
L21	S58°38'15"E	116.89'
L22	S29°49'00"E	120.00'
L23	S30°16'02"E	120.00'
L24	S25°11'39"E	121.36'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L25	S11°26'36"E	139.50'
L26	N02°18'28"E	165.22'
L27	N16°03'31"E	133.41'
L28	N29°48'35"E	124.94'
L29	N38°10'49"E	133.77'
L30	N38°10'49"E	143.87'
L31	N38°10'49"E	153.97'
L32	S23°02'56"W	2.46'
L33	S30°16'02"E	108.32'
L34	N59°43'58"E	120.00'
L35	N59°43'58"E	126.59'
L36	N73°57'12"E	154.05'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L37	S42°30'19"E	109.63'
L38	S49°15'31"E	129.35'
L39	S53°12'39"E	122.40'
L40	S53°12'39"E	120.24'
L41	N59°43'58"E	137.53'
L42	S51°17'10"E	105.86'
L43	S53°12'39"E	136.16'
L44	S53°12'39"E	148.08'
L45	S30°16'02"E	135.00'
L46	S30°16'02"E	130.22'
L47	S30°16'02"E	138.13'
L48	S30°16'02"E	146.03'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L49	N60°11'00"E	120.00'
L50	N60°34'36"E	120.07'
L51	N60°11'00"E	125.00'
L52	S29°49'00"E	131.07'
L53	N29°49'00"W	111.77'
L54	N34°34'49"W	60.21'
L55	N29°48'51"W	85.00'
L56	S23°02'56"W	0.99'
L57	N75°31'07"W	74.80'

FINAL SUBDIVISION
PLAT OF
HOMESTEAD
CIBOLO UNIT 2

MALONE★WHEELER
SINCE INC., 1995
CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT
5113 Southwest Pkwy, Suite 260
Austin, Texas 78735
Phone: (512) 899-0601 Fax: (512) 899-0655
Firm Registration No. F-786

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	9/5/2024
Project:	01462
Scale:	1" = 100'
Reviewer:	FP
Tech:	BAP
Field Crew:	FH/CM
Survey Date:	AUG. 2022
Sheet:	3 OF 3

October 9, 2024

City of Cibolo
Attn: Grant Fore
200 S. Main Street
Cibolo, Texas 78108

On behalf of the:



Re: Final Plat Review
Homestead Cibolo Unit 2 (PC-24-28-FP)

Mr. Fore,

KFW Engineers has completed its review of the referenced subdivision. We find that the development is in conformance with the City of Cibolo Unified Development Code and flood ordinances. We have no further comments.

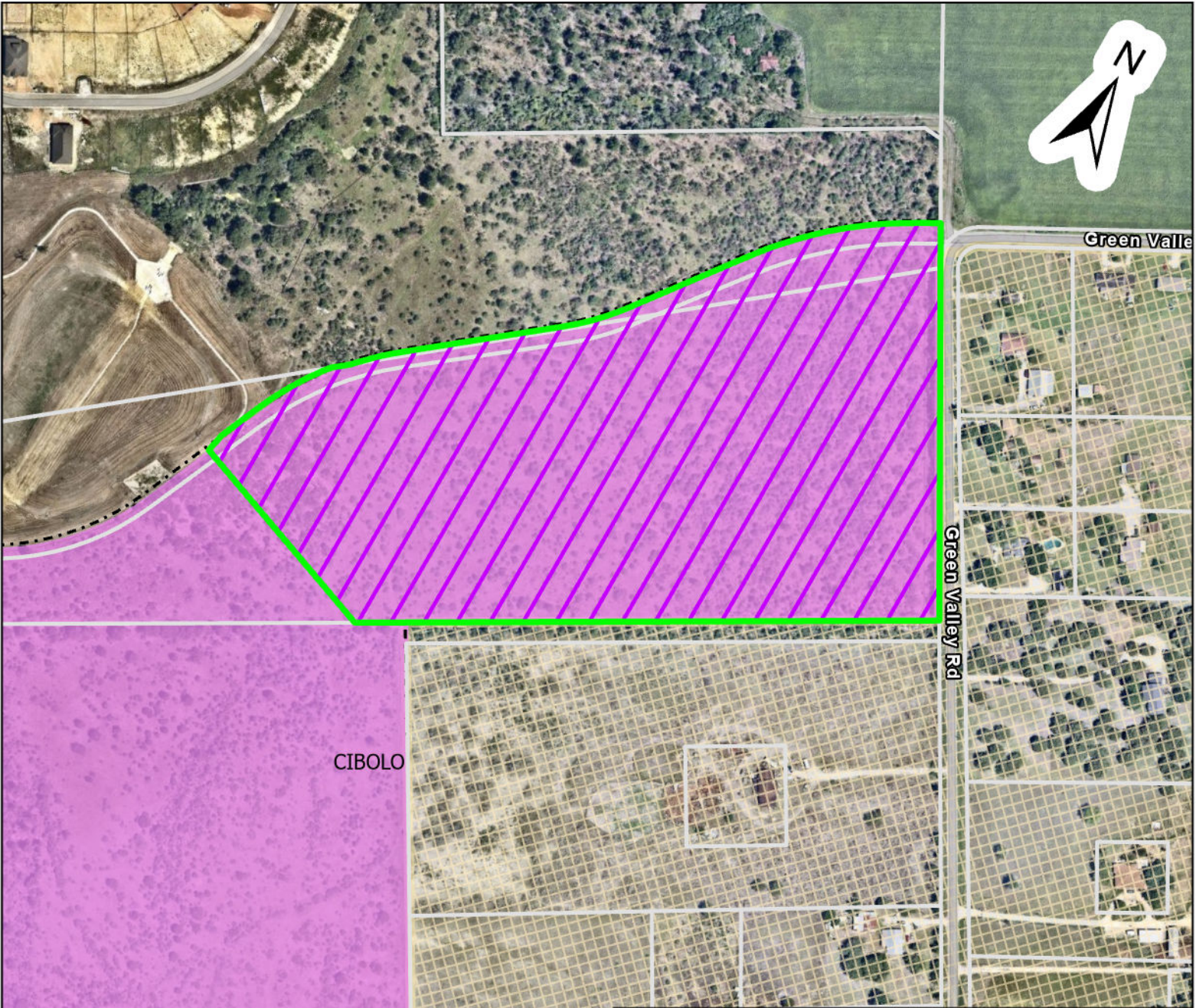
Our review of the subdivision does not relieve or release the Engineer of Record or Surveyor of Record from complying with any and all the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If you require additional information, please contact our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

Sincerely,



A handwritten signature in blue ink, appearing to read "Andy Carruth".

Andy Carruth, P.E.
Plan Reviewer for the City of Cibolo



CIBOLO

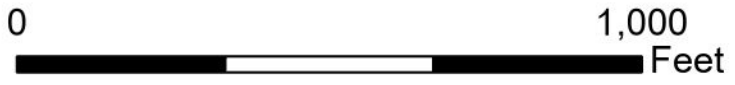
Green Valley Rd

Green Valle

Property Information Map Homestead Cibolo Unit 2

-  Property of Interest
-  Parcel Boundaries
-  Cibolo City Limits
-  Cibolo ETJ
-  Planned Unit Development (PUD)

Water Service: GVSUD
Sewer Service: City of Cibolo
Council District: 5
Zoning: Planned Unit Development (PUD)





City Council Regular Meeting Staff Report

E. Discussion/Action on the final FY24 Annual Report and the final FY25-FY27 Council Strategic Plan revision, including the public posting of these documents on the City's website . (Mr. Reed/Mr. Morris)

Meeting	Agenda Group
Tuesday, October 29, 2024, 6:30 PM	Discussion/Action Item: 12E.
From	
Dustin Morris, Sr. Performance Analyst	

PRIOR CITY COUNCIL ACTION:

These draft items (the Annual Report and updates to the Council Strategic Plan) have been presented to Council at the September 24, 2024, meeting, and the October 15, 2024, meeting for Council feedback.

Aside from some changes made to the Annual Report to reflect updated actions from both Council and Staff, there were only 2 additional proposed changes from Council’s direction made to the FY23-FY27 Council Strategic Plan as part of this revision. Those being:

1. "Evaluate deeper lots along major thoroughfares to identify desirable land development patterns." and,
2. "Ensure landowners are informed of discussions."

Both of these additions have been added to Strategic Goal #1 Economic Development. They are highlighted in **Orange** to indicate that they are new additions.

BACKGROUND:

As part of the annual review process for the Council's Strategic Plan and the 2nd Annual Report, the City Council previously approved the FY23-27 Council Strategic Plan Implementation Matrix (including staff’s recommend changes) and the FY23 Annual Report during the September 12th, 2023, City Council meeting.

STAFF RECOMMENDATION:

To approve both documents in their final form.

FINANCIAL IMPACT:

N/A

MOTION(S):

Staff is seeking Council’s approval of both documents, as well as approval to publicly post them on the City’s website.

Motion: I move to approve the FY24 Annual Report and the final FY25-FY27 Council Strategic Plan.

Attachments

[2024.10.29 CC Coversheet - Strategic Plan and Annual Report.pdf](#)

[City of Cibolo - FY2024 Annual Report.pdf](#)

[FY2025-2027 Strategic Plan Revision.pdf](#)



City of Cibolo, Texas
City Council Regular Meeting
October 29, 2024

SUBJECT:

Discussion/Action on the final FY24 Annual Report and the final FY25-FY27 Council Strategic Plan Revision

SUMMARY:

As part of the annual review process for the Council's Strategic Plan and the 2nd Annual Report, the City Council previously approved the FY23-27 Council Strategic Plan Implementation Matrix (including staff's recommend changes) and the FY23 Annual Report during the September 12th, 2023, City Council meeting.

These draft items (the Annual Report and updates to the Council Strategic Plan) have been presented to Council at the September 24, 2024, meeting, and the October 15, 2024, meeting for Council feedback.

Aside from some changes made to the Annual Report to reflect updated actions from both Council and Staff, there were only 2 additional proposed changes from Council's direction made to the FY23-FY27 Council Strategic Plan as part of this revision. Those being:

1. "Evaluate deeper lots along major thoroughfares to identify desirable land development patterns." and,
2. "Ensure landowners are informed of discussions."

Both of these additions have been added to Strategic Goal #1 Economic Development. They are highlighted in **Orange** to indicate that they are new additions.

Staff is seeking Council's approval of both documents, as well as approval to publicly post them on the City's website.

SUBMITTED BY:

Dustin Morris, Senior Performance Analyst

ATTACHMENTS:

PDFs:

City of Cibolo FY23-27 Strategic Plan.pdf
FY2024 Annual Report.pdf



FY2024 ANNUAL REPORT




The Cibolo City Council's Vision is...

"A community that is proud of our historic roots, responsive to residents, and innovating for our future."

CONNECT WITH US

 www.cibolotx.gov

 (210) 658-9900

 200 S Main St, Cibolo, TX 78108

ABOUT THIS REPORT

Strategic Plan Originally Approved by City Council on September 13, 2022

Council revised the Number of Core Strategies from 5 to 6 on May 23, 2023

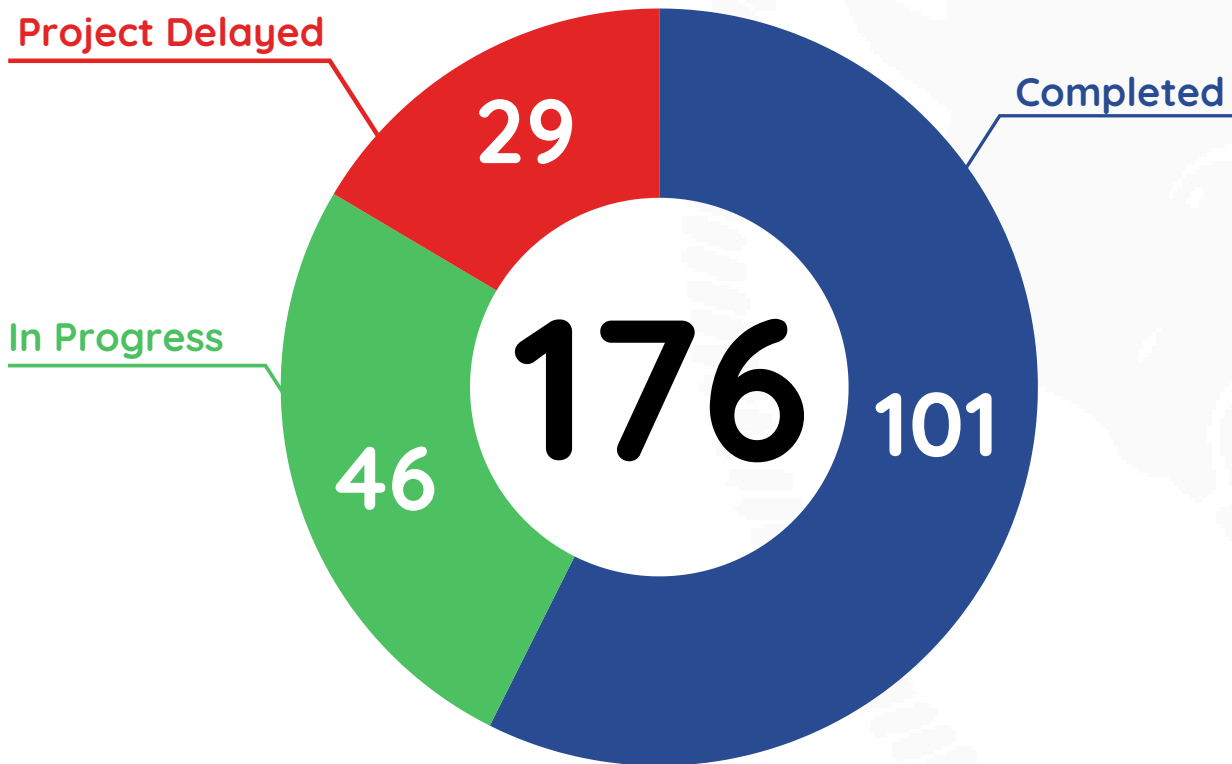
Annual Report published on October 29, 2024

Vision Inspired, Mission Focused, Values Driven, and Performance Based

FY24 IN REVIEW



Cibolo wins the 2024 Program Excellence Award for Strategic Leadership & Governance for a community with a population between 10,000-49,999 from the International City/County Management Association (ICMA). The City of Cibolo was the only community of this size to be awarded. Thanks to the City Council's guidance and partnership with City staff, Cibolo is honored to receive this prestigious award and to be recognized. Read more by [clicking here](#).



In FY2024, **176** total goals were identified – **101** goals were '**Completed**', **46** goals are '**In Progress**' with completion in future fiscal years, and **29** goals were identified as '**Project Delayed**', including projects not yet funded.

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INTRODUCTION & COUNCIL

The City of Cibolo's FY2024 Annual Report is a crucial supporting document to the City Council's FY2024-FY2027 Strategic Plan. Over the past year, dedicated City staff have worked tirelessly to achieve the goals and objectives identified by the City Council. From infrastructure development to public safety initiatives, the Annual Report highlights the key actions taken by staff to ensure that the City's strategic goals are met. By showcasing the progress made in various areas of the City, the Annual Report provides a clear picture and transparency of how the City's Departments are contributing to the overall success of the strategic plan. The report serves as an important tool that will help the City Council and the Public review the previous year's activities, identify areas of success and potential improvements, and guide the implementation of future policies and programs that will propel Cibolo to achieving its Vision. In FY2024, **176** total goals were identified – **101** goals were 'Completed', **46** goals are 'In Progress' with completion in future fiscal years, and **29** goals were identified as 'Project Delayed', including projects not yet funded.



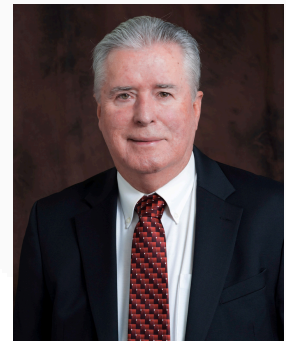
Mark Allen
Mayor



T.G. Benson
District 1



Randy Roberts
District 2



Robert Mahoney
District 3



Katie Cunningham
District 4



Norma Sanchez-Stephens
District 5



Dick Hetzel
District 6



Joel Hicks
District 7

EXECUTIVE TEAM



Wayne Reed
City Manager



Peggy Cimics
City Secretary



Thedrick Andres
Police Chief



Mario Troncoso
Fire Chief



Bryan Huggins
Safety & Infrastructure



Kelsee Jordan Lee
Planning & Economic
Development



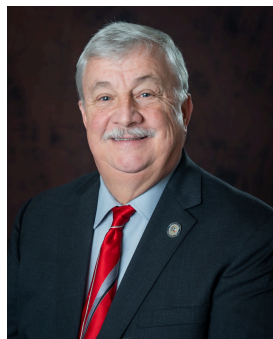
Anna Miranda
Finance



Tracy Beekman
Information Services



Veronica Sanchez
People & Performance



Timothy Fousse
Public Works & Capital
Improvement Projects



Matt Hanson
Chief Building Official



Nicole Perez
Executive Assistant,
City Manager

STRATEGIC GOALS



#1. ECONOMIC DEVELOPMENT

Guiding Principle: The City of Cibolo will promote a strong and diverse economy that strengthens the local sales tax and property tax base while also contributing to a high quality of Life.



#2. INFRASTRUCTURE

Guiding Principle: The City of Cibolo will proactively work towards addressing and anticipating both current and future infrastructure needs in all aspects - utilities, roads, transportation, and more.



#3. PARTNERSHIPS & RELATIONSHIPS

Guiding Principle: The City of Cibolo will strive to foster and develop both current and new relationships with community partners, residents, and employees.



#4. QUALITY OF LIFE

Guiding Principle: The City of Cibolo will strive to create and sustain safe and well-kept neighborhoods and parks, while also providing recreational activities for all-ages to create memorable experiences.



#5. FINANCIAL INTEGRITY

Guiding Principle: The City of Cibolo will manage its finances in a transparent, accountable, and responsible manner; building public trust and ensuring that its financial resources are used to the best advantage of its citizens.



#6. ORGANIZATIONAL EXCELLENCE

Guiding Principle: The City of Cibolo will strive to be the best it can be by constantly seeking ways to improve its processes, service delivery, and outcomes to our customers.

ECONOMIC DEVELOPMENT



Initiative 1.1 Institute forward thinking business, land use, development, and public safety strategies to promote community growth and development

Initiative 1.2 Promote attractive well planned major throughfares

Initiative 1.3 Aggressive recruitment of targeted industries

Initiative 1.4 Promote and preserve historic downtown

Overview

INITIATIVE 1.1

Initiative 1.1 Institute forward thinking business, land use, development, and public safety strategies to promote community growth and development

1.1.1	Update the Comp Plan's FLUM to reflect a balance Cibolo's tax base to include increased revenue through sales tax	Completed
1.1.2	Create a Fiscal Impact Model that is custom tailored to Cibolo to calculate the revenues produced versus cost to serve from a project to understand how land development will contribute to sustaining City's LOS; also to calculate build-out.	Project Delayed
1.1.3	Update FM 78 Corridor Plan	Project Delayed
1.1.4	Achieve 50% revenue increase from sales tax over next 3 years by attracting quality retail businesses	In Progress
1.1.5	Conduct an E.D.C. Strategic Plan	Completed
1.1.7	Seek grants and assistance to explore options to bring broadband service to parts of city that are in need	Completed

Under Initiative 1.1, 6 identified goals were in FY2024. Out of those 6 goals, 3 are considered 'Completed', 1 is considered 'In Progress' with anticipated completion in FY2025 or future fiscal years, and 2 are considered as 'Project Delayed'.

1.1.1.....**Completed**

With the approval and adoption of the new Comp Plan and its included Future Land Use Map (FLUM), both City Council and City Staff have a better idea of what areas to target/market for additional commercial and industrial growth.

1.1.2.....**Project Delayed**

On August 27, 2024, the City Council decided to not move forward with the Fiscal Impact Model, denying the award of the contract. This has been delayed until FY2026 for budget consideration.

1.1.3.....**Project Delayed**

This project is considered delayed due to funding not being allocated for this item in FY2024 and FY2025. Staff will be submitting again for FY2026 consideration.

1.1.4.....**In Progress**

With year 2 of this 3-year goal almost concluded, the City welcomed 46 new businesses and there have been 3 expansions/remodels of current businesses. For more information about all things business in Cibolo, please visit the Cibolo Economic Development landing page by [clicking here](#). Sales tax collection has increased from FY23's \$6.8M to FY24's estimated \$7.3M, showing a ~7.8% increase. In the region and across the state, the current economy has experienced high inflation and rising costs, resulting in a flattening of revenues year-over-year.

1.1.5.....**Completed**

The Cibolo Economic Development Corporation (CEDC) has officially published its Strategic Plan and can be viewed by [clicking here](#). The plan was approved by the CEDC Board of Directors on May 16th, 2024, and the City Council approved it on July 23rd, 2024.

1.1.7.....**Completed**

On October 29, 2024, the City Council approved a Right-of-Way (ROW) license agreement with Google Fiber. This company has committed to bring high-speed broadband service to both residences and businesses at no cost to the City. Cibolo is the first suburb in the North East area of the San Antonio region to enter into an agreement with Google Fiber, making this a true game changer for the progress made in the community.

Overview

INITIATIVE 1.2

Initiative 1.2 Promote attractive well planned major throughfares

1.2.2	Promote growth near I-10 by investing in roadway improvements to support industrial/manufacturing	In Progress
1.2.3	Promote growth near I-10 by designing a Public Safety Facility for fire and police presence	Completed
1.2.5	Develop an incentive agreement package to assist with development	In Progress
1.2.6	Update Thoroughfare Plan with FLUM and initiate ROW acquisition/reservations in phases to connect I-10 to FM78	Completed

Under Initiative 1.2, 4 identified goals were in FY2024. Out of those 4 goals, 2 are considered 'Completed' and 2 are considered 'In Progress' with anticipated completion in FY2025 or future fiscal years.

1.2.2.....In Progress

Refer to Initiative 2.3 for updates to roads, specifically Bolton Rd. around the I-10 corridor.

1.2.3.....Completed

Construction documents for the Public Safety Facility were 90% complete by 08/23/2024 and 100% complete by October 2024. This item is currently on track and will conclude in FY2025. Goal 1.2.4 pertains to the actual construction of the facility and will be tracked after the November 2024 ballot proposition is voted on by Cibolo voters.

1.2.5.....In Progress

Staff drafted the first round of the incentive policy and received feedback from the CEDC and the City Council. In FY2025, Staff will work to incorporate all comments for final approval.

1.2.6.....Completed

Refer to goal 1.1.1 under Initiative 1.1

Overview

INITIATIVE 1.3

Initiative 1.3 Aggressive recruitment of targeted industries

1.3.2	Attract the City's first Hotel/Motel by promoting the EDC Property & Cibolo Crossing Sites	In Progress
1.3.4	Conduct Retail Study to identify opportunities to attract new retail sectors and strategy to target retailers to attract them to Cibolo	In Progress
1.3.5	Develop a Retail Recruitment Strategy for FY 23-24 that includes regular outreach to targeted retailers	In Progress
1.3.6	Create a formalized incentive policy and application	In Progress

Under Initiative 1.3, 4 identified goals were in FY2024. Out of those 4 goals, all 4 are considered 'In Progress' with anticipated completion in FY2025 or future fiscal years.

1.3.2.....In Progress

The City authorized Collier's Engineering to conduct a hotel market feasibility study and the findings were shared with Council in August. From the report, the consultant found that there is not sufficient demand for a hotel along the FM-78 Corridor at this time. The City will continue to promote the I-35 and FM-78 Corridors for its first hotel.

1.3.4.....In Progress

Staff drafted the RFP with an anticipated release in August of 2024. In FY2025, staff will work with the chosen consultant to create a retail plan.

1.3.5.....In Progress

Staff has established regular participation in retail recruitment events 3x per year. including speaking at a panel at a retail conference about Cibolo. Goal 1.1.4 links to the EDC Annual Report that details the growth of the retail sector in Cibolo.

1.3.6.....In Progress

Refer to goal 1.2.5 under Initiative 1.2.

Overview

INITIATIVE 1.4

Initiative 1.4 Promote and preserve historic downtown

1.4.1	Develop a strategy for a safe pedestrian walkway across R.R. downtown by engaging UPRR and TxDOT for right-of-way entry for a public project	In Progress
1.4.5	Create “Main Street” program w/ focus on small business growth/support	Project Delayed
1.4.6	Review and present on the Downtown “CORE” Plan	In Progress
1.4.7	Amend Downtown CORE Plan at Council direction and revise UDC	In Progress

Under Initiative 1.4, 4 identified goals were in FY2024. Out of those 4 goals, 3 are considered ‘**In Progress**’ with anticipated completion in FY2025 or future fiscal years, 1 is considered ‘**Project Delayed**’.

1.4.1.....**In Progress**

This item is currently in progress as meetings between City staff, TxDOT staff, and UPRR representatives have occurred and are on-going. The pace of this goal is dependent on UPRR’s actions to finalize an agreement.

1.4.5.....**Project Delayed**

This item is currently delayed due to a program freeze from the State of Texas. While Staff cannot currently apply to be a Main Street City due to the freeze, Staff has researched and presented on the Texas Main Street Program to City Council and drafted application documents. In FY2025, Staff will apply if the freeze is lifted.

1.4.6.....**In Progress**

Staff presented to the City Council in July on the background of the 2014 plan and objectives of the new plan, including the drafting and release of the RFP - anticipated award of contract by December 2024. Will continue into FY2025.

1.4.7.....**In Progress**

Refer to goal 1.4.6 above.

INFRASTRUCTURE



Initiative 2.1 Be intentional with infrastructure investment to promote economic development, responsible growth, and public safety

Initiative 2.2 Gain Control of utility service areas within our growth area

Initiative 2.3 Execute on the City's funded Capital Improvement Projects

Overview

INITIATIVE 2.1

Initiative 2.1 Be intentional with infrastructure investment to promote economic development, responsible growth, and public safety

2.1.1	Create a master information technology strategic plan to incorporate in to master plan or as a standalone strategic plan	In Progress
2.1.2	Create a CIP practice during annual budget process to look at infrastructure coordination over multiple years (2-3)	In Progress
2.1.3	Create a meeting schedule between City Staff and utility providers to ensure coordination is taking place with development	In Progress
2.1.5	Continually market benefits of street maintenance tax to the public through various communication channels	Completed
2.1.6	Explore Right-of-Way (ROW) permit program and staff resources required to implement	Project Delayed
2.1.7	Advocate with Guadalupe County for it to share back the lateral road tax based on the tax revenue generated from Cibolo properties	Completed
2.1.9	Present on the City's Pavement Management Plan Report City of Cibolo (dated 6/27/2019) annually during budget workshops	Completed
2.1.11	Create a communication plan to promote the Public Safety Facility to ensure citizens understand what is being asked on the November 2024 ballot	Completed
2.1.12	Create a communication plan to promote the Animal Services Facility to ensure citizens understand what is being asked on the November 2024 ballot	Completed
2.1.13	Remain active on AAMPO, TAC, & NEP as well as working with County on Lateral Road tax with the goal to improve FM78	Completed

2.1.14	Bring road maintenance funds to at least \$1M annually in 3 years (FY23, FY24, FY25)	In Progress
2.1.15	Develop an annual street maintenance program including presentation to Council and RFBs	Completed
2.1.16	City staff to work with San Antonio River Authority as FEMA's Cooperating Technical Partner to obtain latest floodplain mapping to learn of flood risk	Completed
2.1.17	Provide opportunity through public workshops for residents to give input on updated floodplain maps to understand local flooding events and document this data in a local data repository; evaluate local flooding accounts to develop possible solutions to reduce potential risks	Project Delayed

Under Initiative 2.1, 14 identified goals were in FY2024. Out of those 14 goals, 8 are considered 'Completed,' 4 are considered 'In Progress' with anticipated completion in FY2025 or future fiscal years, and 2 are considered 'Project Delayed'.

2.1.1.....In Progress

The City entered into an agreement with Sciens in July to create an IT Master Plan. This project is expected to be completed by Summer 2025.

2.1.2.....In Progress

Now a standard way of doing business. Will reoccur during each budget cycle.

2.1.3.....In Progress

Now a standard way of doing business.

2.1.5.....Completed

With the street maintenance tax continuing through the voter's approval in the 2023 election, Staff in the Communication and Public Works Departments have published multiple project updates and overviews on road improvements made utilizing this tax source through social media and the printed InCibolo magazine.

2.1.6.....Project Delayed

Project is delayed until FY2025.

2.1.7.....Completed

With the advocacy efforts of Council and Staff, the County contributed a little over \$1.7M towards the reconstruction of Dean Road, Bolton Road, and Lower Seguin Road in FY2024.

2.1.9.....Completed

A presentation on street maintenance and proposed projects was made to the City Council.

2.1.11.....Completed

Staff have prepared a communications plan for both the Public Service Facility and the Animal Services Facility ballot items for the November 2024 election. Council approved the placement of both propositions on the November Ballot. There is also a dedicated webpage for these initiatives located that can be found by [clicking here](#).

2.1.12.....Completed

Refer to goal 2.1.11 above.

2.1.13.....Completed

Members of Council and Staff have remained engaged with the partnering organizations to ensure advocacy of improvements needed for FM78. This will continue as a normal business practice going forward.

2.1.14.....In Progress

The Street Maintenance Fund currently sees revenues over \$1M year-to-year. The FY2025 beginning fund balance is expected to be approx. \$952,000.

2.1.15.....Completed

Completed for this fiscal year. See Goal 2.1.9 above. Will reoccur in future fiscal years during the budget process.

2.1.16.....Completed

The City Engineer obtained the latest floodplain maps from the San Antonio River Authority (SARA).

2.1.17.....Project Delayed

Funds were not available in FY24 to initiate this project. Funds have been allocated to start Phase I in the FY25 budget.

Overview

INITIATIVE 2.2

Initiative 2.2 Gain Control of utility service areas within our growth area

2.2.1	Create a quarterly or semi-annual meeting schedule with other utility providers to strengthen partnerships	Completed
2.2.2	Engage GVSUD on wastewater CCN through participation in on-going litigation meetings	Completed
2.2.3	Explore CCN for Wastewater	Completed
2.2.4	Discuss options for dual-certification of CCN – Water and Sewer with GVSUD	Completed
2.2.5	Decide on City’s commitment to financially contribute to the CCMA Woman Hollering Creek WWTP by Dec 2023 (FY24 Budget)	Completed
2.2.6	Decision on CVLGC water projects. Explore SSLGC partnership on water resources	In Progress
2.2.7	Engage GVSUD to build working relationship through recurring meetings with staff presence	Completed
2.2.8	Explore options to expand broadband internet service	Completed
2.2.9	Coordinate with broadband providers to locate WCP (5G) facilities	In Progress
2.2.10	Present options to expand broadband internet service to the City Council	Completed
2.2.11	To remain compliant with TCEQ reserve requirements, develop a plan to replace the Crystal Clear SUD leased water. (741 acre feet)	In Progress
2.2.12	Continue to work on developing long term water sources and determine if CVLGC will remain as our primary project	In Progress

2.2.13	As a Public Water System, continue to maintain our system to retain our rating as a Superior Water System and develop adequate water resources to remain in compliance with TCEQ regulations related to water reserve requirements	Completed
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Under Initiative 2.2, 13 identified goals were in FY2024. Out of those 13 goals, 9 are considered ‘Completed,’ and 4 are considered ‘In Progress’ with anticipated completion in FY2025 or future fiscal years.

2.2.1.....Completed

In FY2024, Staff created a regular meeting schedule with the following utility providers: GVSUD, GVEC, CRWA, and others. This has become a standard practice in the way Cibolo conducts business.

2.2.2.....Completed

Litigation has resolved with the City Council and GVSUD’s Board’s approval of the Comprehensive Settlement Agreement in March 2024.

2.2.3.....Completed

Litigation with GVSUD has concluded as described above in 2.2.2. The City Attorney’s Office will be filing the transfer with the Public Utility Commission (PUC).

2.2.4.....Completed

Litigation with GVSUD has concluded as described above in 2.2.2. No further discussions are planned because the City is focused on designing infrastructure for 5 square miles and initiating construction in 2025 or 2026.

2.2.5.....Completed

Commitment has been made and bond payments have been included in the FY2025 budget.

2.2.6.....In Progress

The City continues to explore options for expanding its raw water portfolio with CVLGC, SSLGC, and other water agencies to secure water for future growth within the City’s water CCN.

2.2.7.....Completed

The relationship between the city and GVSUD has improved substantially since the end of the litigation. A long-awaited settlement was reached between both parties in March 2024, with the City recognizing 5 square miles of wastewater CCN that was previously covered by GVSUD. The City leadership is holding reoccurring meetings to discuss and coordinate on infrastructure and future growth.

2.2.8.....Completed

Refer to goal 1.1.7 under Initiative 1.1.

2.2.9.....**In Progress**

At the time of writing, Staff has only collected information from AT&T but is still working on the collection from the other service providers.

2.2.10.....**Completed**

See Goal 1.1.7. Google Fiber will expand into Cibolo to increase competition.

2.2.11.....**In Progress**

The City is continuing to explore a short-term (5-10 year) solution and expects a solution in late 2024.

2.2.12.....**In Progress**

This is an on-going process.

2.2.13.....**Completed**

Tri-annual TCEQ inspection was completed in July 2024. TCEQ confirmed the City's rating as a Superior Water System for the next 3 years. Next inspection will occur in 2027.

Overview

INITIATIVE 2.3

Initiative 2.3 Execute on the City's funded Capital Improvement Projects

2.3.1	12" Water Main - G.V.R Mesa Western to Town Crk Rd (Construction)	In Progress
2.3.2	12" Water Main - Haeckerville Rd South to Arizpe Rd (Design)	In Progress
2.3.3	Sewer Trunk Line Venado L.S. West to H'ville Area (Design)	In Progress
2.3.4	12" Water Main - H'ville Rd - Arizpe to Lower Seguin (Design)	In Progress
2.3.5	Dean Rd	Completed
2.3.6	Bolton Rd	Completed
2.3.7	5 Other Roads - Design Only	Completed
2.3.8	Schlather Park - Restrooms	Project Delayed
2.3.9	Deer Creek Automatic Low Water Crossing Gates	Project Delayed
2.3.10	Lower Seguin Rd	In Progress
2.3.11	Fire - Loose Equipment	Completed
2.3.12	Fire Fleet - Engine/Pumper	Completed
2.3.13	Fire Fleet - Ladder Truck	Completed
2.3.14	Public Works Fleet	Completed
2.3.15	Police Fleet	Completed

2.3.16	Warbler Woods Preservation	In Progress
2.3.17	15" Wastewater Gravity Main - Tolle Rd. (Design)	Completed
2.3.18	Fiber to City Facilities	In Progress

Under Initiative 2.3, 18 identified goals were in FY2024. Out of those 18 goals, 9 are considered **‘Completed,’** 7 are considered **‘In Progress’** with anticipated completion in FY2025 or future fiscal years, and 2 are considered **‘Project Delayed’.**

2.3.1.....In Progress

This project was advertised for bids for this 12" water main in August 2024. An award of contract for construction is expected to be approved in late 2024. Construction to start in 2025.

2.3.2.....In Progress

The City Council approved a work order with ESP Associates on August 8, 2024, to proceed with the design of this 12" water main. It is expected to complete design in 2025 with construction to follow.

2.3.3.....In Progress

The City Council approved a work order with Colliers Engineering & Design on August 27, 2024, to commence with the design of this sewer trunk line. It is expected to complete design in 2025 with construction to follow.

2.3.4.....In Progress

The City Council approved a work order with ESP Associates on August 27, 2024, to commence design of this 12" water main. It is expected to complete design in 2025 with construction to follow.

2.3.5.....Completed

This CIP project is completed. The City is monitoring the new rural road and will address any pavement issues during Fall 2024.

2.3.6.....Completed

This CIP project is completed. The City is monitoring the new rural road and will address any pavement issues during Fall 2024.

2.3.7.....Completed

This CIP project is completed. A Request for Bids (RFB) was approved in August. Construction is expected to begin in late 2024 on the first road and all roads to under construction in 2025.

2.3.8.....Project Delayed

Project is delayed until FY2025.

2.3.9.....Project Delayed

Project is delayed until FY2025.

2.3.10.....In Progress

This project is currently under construction and is scheduled to be completed by end of 2024. The road is being built in two phases. Phase I was completed in August 2023, Phase II began in August 2024, and is expected to finish in November 2024.

2.3.11.....Completed

This project is 100% Complete. The ladder truck was delivered in December 2023 and put into service in January 2024 with the equipment from this CIP Project.

2.3.12.....Completed

The Engine/Pumper Purchase order was issued on January 10, 2024. On Order, The current lead time for the pumper is 18-24 months for delivery

2.3.13.....Completed

The Ladder Purchase order was issued on January 10, 2024. On Order, The current lead time for the pumper is 24-30 months for delivery.

2.3.14.....Completed

FY2024 fleet has been delivered. Public Works has already started working on ordering FY2025 fleet.

2.3.15.....Completed

In FY24, 16 vehicles were ordered, and 14 of those vehicles were received. The police department received 12 Ford Interceptor units that were ordered and delivered to replace an aging police vehicle fleet. The police vehicles are awaiting technology assets to be installed, and vehicles will be placed in service. 2 unmarked vehicles have been received and are in service. 2 other vehicles are still on backorder. The police department will decommission 14 vehicles to be auctioned to offset the cost of the new vehicles.

2.3.16.....In Progress

The City continues to work with the Green Space Alliance (GSA) on the acquisition of an easement to preserve the roughly 100 acres nature preserve. When GSA is ready to acquire the easement, the City is prepared to contribute toward this preservation of open space. Project is delayed until FY2025.

2.3.17.....**Completed**

The consultant, LAN, has completed the design and plans have been sent to TCEQ for compliance review. TCEQ has approved the design and plans and this will be bid with the Tolle Rd. project in FY25.

2.3.18.....**In Progress**

At the time of writing, 95% of this project is completed. City Council approved a change order on August 27, 2024, to cover cost for final portion of this project. Final work will be done in FY2025.



PARTNERSHIPS & RELATIONSHIPS



Initiative 3.1 Build strong connections and relationships with community partners, residents, and employees

Initiative 3.2 Lead efforts to advocate for legislations to promote Cibolo's interest

Initiative 3.3 Be prepared to engage partner agencies when at the table

Overview

INITIATIVE 3.1

Initiative 3.1 Build strong connections and relationships with community partners, residents, and employees

3.1.2	Create a communication standard for Council covering existing standards and how they can share that with developers	Completed
3.1.4	Create and maintain an annual meeting plan for Planning Staff to collaborate/share ideas with other Planning Departments in the area	Completed
3.1.7	Create and maintain an annual meeting plan for the Guadalupe County Mayors, Judge, and Commissioners (Pct. 3 & 4) meetings	Completed
3.1.9	Create and maintain an annual meeting plan to engage local non-profits and religious organizations to increase community participation	Completed
3.1.10	Create and maintain an annual regional calendar that is shared with Council that includes events in other cities nearby	Completed
3.1.11	Create and maintain an annual meeting plan with SCUCISD	Completed
3.1.12	Create and maintain an annual meeting plan for the City Manager to meet with other city managers in our area	Completed
3.1.13	Create and maintain an annual meeting plan for the City Manager to meet with our local Chambers of Commerce	Completed
3.1.14	Create and maintain an annual meeting plan for the City Manager and appropriate staff to meet with utility providers that service Cibolo	Completed
3.1.15	Create and maintain a current HOA contact list to host annual town halls with topics important to HOAs	Completed
3.1.16	Create and maintain an annual meeting plan with State Reps and other state-level organizations/groups	Completed

3.1.17	Implement a college-level internship program annually	Project Delayed
3.1.18	Host an annual Volunteer recognition event to celebrate our citizens that serve on a volunteer body	Completed
3.1.20	Create and maintain an annual Years of Service recognition program for employees	Completed
3.1.21	Host an annual recognition/appreciation event for all employees	Completed

Under Initiative 3.1, 15 identified goals were in FY2024. Out of those 15 goals, 14 are considered **‘Completed,’** and 1 is considered **‘Project Delayed’.**

3.1.2.....Completed

A Commercial preferred standards guide has been completed and is shared with applicants in pre-development meeting notes. There is consideration for the creation of a residential guide as time and resources allow in FY2025.

3.1.4.....Completed

Cibolo Planning staff members have reached out to Schertz and Seguin planning and development departments to meet. A meeting has already been held with the Schertz planning department, and a meeting is being coordinated with the Seguin planning department. This will continue as a normal business process in future years.

3.1.7.....Completed

This has become a standard practice in the way Cibolo conducts business. City Council participates with Guadalupe County Judge to attend the County’s Mayors meeting.

3.1.9.....Completed

This has become a standard practice in the way Cibolo conducts business. The Police and Fire Departments regularly engage with local non-profits and religious organizations as part of their community engagement initiatives.

3.1.10.....Completed

A Regional Calendar has been created and shared by the City Secretary’s Office.

3.1.11.....Completed

This has become a standard practice in the way Cibolo conducts business. There are scheduled monthly meetings with SCUCISD that alternate between the City and their location.

3.1.12.....**Completed**

This has become a standard practice in the way Cibolo conducts business. There are scheduled monthly meetings with the surrounding cities that alternate between Cibolo and their locations.

3.1.13.....**Completed**

This has become a standard practice in the way Cibolo conducts business. There are quarterly meetings between the City Manager’s Office and The Schertz-Cibolo-Selma Chamber that include the City Managers from the other two cities.

3.1.14.....**Completed**

There are quarterly meetings between the City Manager’s Office, Public Works, Planning, and the utility providers that serve our area.

3.1.15.....**Completed**

The police department maintains an updated HOA contact list, which has been used to communicate with stakeholders about events like the HOA Knowledge Series. The HOA list is published on the City’s website and can be found by [clicking here](#).

3.1.16.....**Completed**

This is an on-going process and will be repeated annually.

3.1.17.....**Project Delayed**

Due to unforeseen budget constraints, this year’s internship program was cancelled. This will start again in FY2025 if funds are available.

3.1.18.....**Completed**

The City Secretary’s Office held the second volunteer event in April. Staff will continue this event in FY2025.

3.1.20.....**Completed**

20 employees have been recognized in FY2024 and have 3 more by the end of the fiscal year.

3.1.21.....**Completed**

Staff hosted an Annual Awards event on December 7, 2023, and recognized 11 employees and 3 teams for a Team of the Year award. **Employees of the Year:** Nathan Rodriguez, Landon Johnston, Peter McDonald, Andrew Gonsolin, Brian Nipper, Steven Schauer, Austin (AJ) Zitkus, Maria (Lourdes) Torres, Valerie Chapman, Thomas Vanerhoof, and Leili Samuelson. **Teams of the Year:** Finance, Information Services, Police Lieutenants

Overview

INITIATIVE 3.2

Initiative 3.2 Lead efforts to advocate for legislation that promotes Cibolo’s interests

3.2.1	Create and maintain a list of staff members that can serve as support staff for Council; review annually	Completed
3.2.2	Create and maintain an annual action plan for TML items in the coming year to share with Council and staff	Completed
3.2.3	City Attorney is required to provide an annual update regarding new laws that impact municipal authority for development	Completed

Under Initiative 3.2, 3 identified goals were in FY2024. Out of those 3 goals, all 3 are considered ‘Completed’.

3.2.1.....Completed

This is an on-going process and will be repeated annually.

3.2.2.....Completed

This is an on-going process and will be repeated annually. A resolution will be presented to the City Council in Fall 2024 to seek legislative priorities for the 89th Texas Legislative Session.

3.2.3.....Completed

This is an on-going process and will be repeated annually.

Overview

INITIATIVE 3.3

Initiative 3.3 Be prepared to engage partner agencies when at the table

3.3.2	Apply for grants to seek funding for new public safety facilities and other city facilities	Completed
3.3.3	Explore/Develop an appropriate method of communication with developers building in non-annexed areas to encourage annexation annually	Completed
3.3.5	Engage the County on reallocating lateral-road tax revenue to consider road improvements within the City and the ETJ	Completed

Under Initiative 3.3, 3 identified goals were in FY2024. Out of those 3 goals, all 3 are considered 'Completed'.

3.3.2.....Completed

There were no grant opportunities for a Public Safety Facility in FY2024. In FY2023, the City attempted to partner with Guadalupe County to apply for a DHS Emergency Operations Center Grant through Congressman Cuellar's office to fund a joint EOC in Cibolo. After legal review, it was determined that the funding would be limited to a county-owned facility, and Cibolo would not be able to participate. The Police Department has been actively working with the City Grant Writer to search for applicable grants. No qualifying grants were released to fund emergency operations facilities in FY2024. The Police Department discussed the interest with the county in partnering to build a Public Safety facility on I-10 that will support police, fire, and EMS services; however, the county was not interested in the proposal. The City Council recently approved calling for a special election in November 2024 to ask voters to support a new Public Safety Facility and Animal Services Facility. This may require a tax rate increase if these bond initiatives are approved.

3.3.3.....Completed

This is now considered a way of doing business and will continue for future years.

3.3.5.....Completed

Refer to goal 2.1.7 under Initiative 2.1.

QUALITY OF LIFE



Initiative 4.1 Promote active lifestyles for all ages by providing opportunities to recreate

Initiative 4.2 Create and sustain safe and well-kept neighborhoods that residents love to call home

Initiative 4.3 Support youth activities

Initiative 4.4 Provide unique outdoor experiences “Memorable experiences”

Initiative 4.5 Update the Parks & Recreation Master Plan

Overview

INITIATIVE 4.1

Initiative 4.1 Promote active lifestyles for all ages by providing opportunities to recreate

4.1.1	Explore development of new sports fields for events by conducting a feasibility study to identify resources and impact for the City	Project Delayed
4.1.2	Develop a trail system that connects neighborhoods and commercial areas	Project Delayed
4.1.3	Explore the possibility of utility easements for hike and bike trail connectivity throughout the City	Project Delayed
4.1.6	Explore incorporating designs and costs for on-street shared use paths to be considered in future Thoroughfare Master Plan updates	Project Delayed
4.1.8	Develop marketing initiatives that strengthen the image of Cibolo being a "City of Choice" in relation to recreation opportunities	Completed
4.1.10	Monitor the utilization of the existing Senior Program and provide annual updates to Council with a presentation	In Progress
4.1.11	Explore opportunities to provide a larger facility	Completed
4.1.12	Adopt/Update City standards for public park improvements and minimum amenities	Project Delayed

Under Initiative 4.1, 8 identified goals were in FY2024. Out of those 8 goals, 2 are considered 'Completed', 1 is considered 'In Progress' with anticipated completion in FY2025 or future fiscal years, and 5 are considered 'Project Delayed'.

4.1.1.....**Project Delayed**

Project is delayed until FY2025.

4.1.2.....**Project Delayed**

The City has continued to work with TxDOT on an Advanced Funding Agreement (AFA) for the Town Creek Regional Trail project. Due to delays by TxDOT, this project is considered delayed.

4.1.3.....**Project Delayed**

Project is delayed until FY2025. This will be explored as part of a new Parks, Open Space, and Trails Master Plan, which has not been funded.

4.1.6.....**Project Delayed**

Project is delayed until FY2025. This will be explored as part of a new Parks, Open Space, and Trails Master Plan, which has not been funded.

4.1.8.....**Completed**

This is now considered a way of doing business and will continue for future years.

4.1.10.....**In Progress**

This is an on-going process.

4.1.11.....**Completed**

The City purchased the Noble Group Event Center in August 2024. The City Council will explore the relocation of the Senior Program to this new facility in 2025 - the program will remain at the Grange Hall until then. City Managers Office will evaluate the relocation of city services to this new facility in FY2025.

4.1.12.....**Project Delayed**

Project is delayed until FY2025.

Overview

INITIATIVE 4.2

Initiative 4.2 Create and sustain safe and well-kept neighborhoods that residents love to call home

4.2.1	Create a 'Quality Development Standards' document that can be shared with all developers to help communicate the City's vision	Completed
4.2.2	Increase shifts from four (4) patrol offices plus sergeant to (5) patrols officers plus sergeant to provide extra coverage for neighborhoods	Completed
4.2.3	Promote/Encourage the creation of Neighborhood Watch Programs through educational presentations	Completed
4.2.4	Evaluate park impact fees for park dedication fee changed to developer in lieu of land dedication	Project Delayed
4.2.5	Create a schedule to update, maintain and enhance GIS products posted on City website (such as the Current Developments Map)	Completed
4.2.6	Conduct annual sidewalk inventory and create a funding plan that prioritizes repairs and filling gaps	In Progress
4.2.7	Increase promotion of SeeClickFix for citizens to help build better relationships with quality City-to-citizen service delivery times	Completed
4.2.8	Develop a neighborhood parks range of features so that as local parks develop, the features complement, rather than duplicate one another	Project Delayed
4.2.9	Conduct a study on City's Fire ISO and identify recommendations on how to improve Fire ISO	In Progress

Under Initiative 4.2, 9 identified goals were worked on in some capacity in FY2024. Out of those 9 goals, 5 are considered 'Completed', 2 are considered 'In-Progress' with anticipated completion in FY2025 or future fiscal years, and 2 are considered as 'Project Delayed'.

4.2.1.....Completed

Refer to goal 3.1.2 under Initiative 3.1

4.2.2.....**Completed**

The Police Department requested 5 full-time positions in the Patrol Division for FY2025 to implement a geographic policing model in the city. The City Council explored options for a tax increase after City staff presented revenues and expenditures that showed there were insufficient funds to add the 5 FTEs. Ultimately, the City Council approved a proposition to ask the voters to approve a tax rate increase to cover the cost to move our current sworn officers (and uniformed firefighters) to a 100% market competitive pay. It was decided to evaluate this need again in the FY26 budget.

4.2.3.....**Completed**

Staff has hosted/attended 12 HOA meetings since June 2023. Staff continues to work on a process with the HOA boards to share when the meetings are happening. In addition to the HOA meetings, the City has hosted 41 community events since June 2023, where Staff has disseminated different types of safety information regarding HOAs/Neighborhood Watch, 9 PM routine, etc.).

4.2.4.....**Project Delayed**

This will be explored as part of a new Parks, Open Space, and Trails Master Plan, which has not been funded.

4.2.5.....**Completed**

This is now considered a way of doing business and will continue for future years.

4.2.6.....**In Progress**

This is an on-going process.

4.2.7.....**Completed**

Through the use of social media and printed newsletters, Staff have continued to promote SeeClickFix and the benefits of the community utilizing this tool.

4.2.8.....**Project Delayed**

This will be explored as part of a new Parks, Open Space, and Trails Master Plan, which has not been funded.

4.2.9.....**In Progress**

The Fire Department secured Mike Pietsch, P.E. Consulting Services, Inc., in December 2023 and has evaluated key components related to ISO ratings, including **1)** Fire Department; Staffing and Equipment **2)** Water Supply; Hydrant type and location with needed fire flow **3)** Emergency Communications System; Adequate CAD system, Facilities for dispatching fire companies/engines and **4)** Community Risk Reduction; Community outreach programs, Fire prevention enforcement. The initial phase was completed on February 2, 2024. A presentation was given to the City Council at the April 23rd Council meeting where the report revealed that the community had made improvements within the City to raise the ISO rating from the last evaluation on May 31, 2016, which went into effect on February 2, 2017, with an ISO Rating of 03/3X. The consultant found that the City of Cibolo's total earned credits would move to an ISO Class 2/2X. The next phase will start late August. This phase will be with the Texas Department of Insurance ISO representative, who will review all the documents associated with the evaluation.

Overview

INITIATIVE 4.3

Initiative 4.3 Support youth activities

4.3.1	Promote a youth sports association by engaging local groups to evaluate interest and incorporate findings into the P&R Master Plan	Project Delayed
4.3.2	Exploring funding for Phase II of the Youth Sports Complex	Project Delayed
4.3.3	Provide Council with a semi-annual report on field usage by YMCA	Completed
4.3.4	Schedule an annual presentation from the YMCA to Council	Completed
4.3.5	Track usage of playing fields in City Parks and MEC and report on an annual basis and identify best practices that are supporting the aim to maximize use of city parks	Project Delayed
4.3.7	Execute agreement with Relentless Sports for multi-year arrangement for the use of the Multi-Event Center	Project Delayed

Under Initiative 4.3, 6 identified goals were worked on in some capacity in FY2024. Out of those 6 goals, 2 are considered 'Completed', and 4 are considered as 'Project Delayed'.

4.3.1.....Project Delayed

This will be explored as part of a new Parks, Open Space, and Trails Master Plan, which has not been funded.

4.3.2.....Project Delayed

The City Council will need to evaluate additional investments in parks during the FY26 budget process.

4.3.3.....Completed

The YMCA provided its annual report at the September 24, 2024, Council meeting.

4.3.4.....Completed

See Goal 4.3.3.

4.3.5.....**Project Delayed**

Project is delayed until FY2025.

4.3.7.....**Project Delayed**

Project is delayed until FY2025.



Overview

INITIATIVE 4.4

Initiative 4.4 Provide unique outdoor experiences - “Memorable Experiences”

4.4.1	Update Downtown Master Plan to create clear vision for the heart and soul of our community	In Progress
4.4.2	Continue Cibolo Summer Nights, Market Days, Holiday Parade, Cibolofest and other complementary special events on an annual basis	Completed
4.4.3	Explore acquisition of Warbler Woods property for park land and preservation of the nature preserve in partnership with Green Space Alliance and the property owner	Completed
4.4.4	Design and construct Council identified improvements in existing city parks per 5-year CIP	Project Delayed
4.4.5	Complete design and initiate construction of the Town Creek Trail from FM 1103 to the Community Center	In Progress

Under Initiative 4.4, 5 identified goals were worked on in some capacity in FY2024. Out of those 5 goals, 2 are considered ‘**Completed**’, 2 are considered ‘**In-Progress**’ with anticipated completion in FY2025 or future fiscal years, and 1 is considered as ‘**Project Delayed**’.

4.4.1.....**In Progress**

Refer to goal 1.4.6 under Initiative 1.4.

4.4.2.....**Completed**

This is now considered a way of doing business and will continue for future years.

4.4.3.....**Completed**

This item is completed as the City acquired the Warbler Woods property in December 2023.

4.4.4.....**Project Delayed**

The City Council will explore park improvements in 2025.

4.4.5.....**In Progress**

This is an on-going process.

Overview

INITIATIVE 4.5

Initiative 4.5 Update the Parks & Recreation Master Plan

4.5.1	Update the Parks & Recreation (P&R) Master Plan to include the linear park/trail system	Project Delayed
4.5.2	Identify and explore current/new recreation trends and consider updating the P&R Master Plan to include findings	Project Delayed
4.5.3	Update the Thoroughfare Master Plan (T.M.P.) for on-street bike lanes while coordinating with the P&R Master Plan when funding is available	Project Delayed

Under Initiative 4.5, 3 identified goals were worked on in some capacity in FY2024. Out of those 3 goals, all 3 are considered as **Project Delayed**.

4.5.1.....Project Delayed

The City Council has not funded this Master Plan in the FY25 budget.

4.5.2.....Project Delayed

The City Council has not funded this Master Plan in the FY25 budget.

4.5.3.....Project Delayed

The City Council has not funded this Master Plan in the FY25 budget. The City Council approved the update to the Comprehensive Plan, including the T.M.P., on September 10, 2024.

FINANCIAL INTEGRITY



Initiative 5.1 Foster fiscal health through disciplined long-term planning, cost control, efficiency, increased revenue, & innovative funding solutions

Initiative 5.2 Develop 5-Year Forecasts and maintain CIP funding sources

Initiative 5.3 Develop Financing strategies aligned with customer service delivery expectations

Initiative 5.4 Implement Procurement Functions

Overview

INITIATIVE 5.1

Initiative 5.1 Foster fiscal health through disciplined long-term planning, cost control, efficiency, transparency, increased revenue, & innovative funding solutions

5.1.1	Ensure a balanced budget is achieved through the annual budget process by managing expenses within revenues	Completed
5.1.2	Create city facility master plan to provide long term facility needs as City grows and maintain annually	In Progress
5.1.5	Achieve TX state comptroller awards for transparency annually	Completed
5.1.7	Maintain market pay to be competitive in workforce to attract and retain top talent	In Progress
5.1.8	Annually review official City financial policies	Completed
5.1.9	Provide total rewards statement to every employee on annual basis	In Progress

Under Initiative 5.1, 6 identified goals were worked on in some capacity in FY2024. Out of those 6 goals, 3 are considered 'Completed', 2 are considered 'In-Progress' with anticipated completion in FY2025 or future fiscal years, and 1 is considered as 'Project Delayed'.

5.1.1.....Completed

The City maintained the General Fund's 28% fund balance in a slowing economy and brought 4 budget amendments before City Council. The CMO facilitated and coordinated 7 budget workshops for the FY24 end-of-year and the FY25 budgets.

5.1.2.....In Progress

A presentation was provided to Council in March on the Facility Master Plan program. The City acquired the Noble Group Event Center in August to expand available office space for City employees and programs. Staff will continue exploring grants to fund a facility master plan in the next budget.

5.1.5.....Completed

Staff continued to maintain Comptroller recognition for Traditional Finances for FY2024.

5.1.7.....**In Progress**

Market study has been completed for Public Safety personnel. Proposed market adjustments were presented to council during the FY2025 budget workshops. At its August 19, 2024, Council meeting, City Council approved a special election for the November 2024 ballot for a Public Safety tax increase. This tax increase to \$0.4990 is above the Voter Approval Tax Rate (VATR), which requires voter approval. If approved, this tax rate will generate approximately \$780,000 to support market adjustments to Police and Fire sworn/uniformed positions. If not approved, the City Council did approve market adjustments for essential personnel in Public Works, whose pay was behind market, effective October 1, 2024. The City will conduct a market compensation study for all other staff positions during FY25 and propose adjustments during the FY26 budget season.

5.1.8.....**Completed**

This is a recurring item; approved purchasing policy in January. Staff will bring investment policy for review in the fall.

5.1.9.....**In Progress**

The City hired a new benefits broker which is providing the necessary software to generate Total Rewards Statements for employees. The first statement will be generated in January 2025.

Overview

INITIATIVE 5.2

Initiative 5.2 Develop 5-Year Forecasts and maintain CIP funding sources

5.2.1	Develop a 5-year financial plan and update annually during the budget process	Project Delayed
5.2.2	Develop 5-year CIP projections and update annually during the budget process	Completed
5.2.3	Provide a CIP scope of work, timeline, and outcomes to Council Sub-committee as required	Completed
5.2.4	Strengthen CIP by creating procurement templates, dashboard, master schedule, and communication of future projects forms and contracts, and ensure timely execution from time of funding and update annually as needed	Completed
5.2.5	Complete project development, including costs, before bonds are issued	Completed
5.2.6	Initiate Capital Improvement Projects within 12 months of debt issuance	Completed

Under Initiative 5.2, 6 identified goals were worked on in some capacity in FY2024. Out of those 6 goals, 5 are considered '**Completed**', and 1 is considered as '**Project Delayed**'.

5.2.1.....**Project Delayed**

At this time, the financial plan has not been updated.

5.2.2.....**Completed**

A 5-Year CIP projection has been developed and will be updated with each annual budget process.

5.2.3.....**Completed**

This is now considered a way of doing business and will continue for future years.

5.2.4.....**Completed**

This is now considered a way of doing business and will continue for future years.

5.2.5.....**Completed**

The CIP manager has improved cost calculations going into FY2025 bond issuance.

5.2.6.....**Completed**

All new projects are starting within the 12-month time period.



Overview

INITIATIVE 5.3

Initiative 5.3 Develop Financing strategies aligned with customer service delivery expectations

5.3.1	Update All Impact Fee Studies	Project Delayed
5.3.2	Address sales tax base - sales tax audit	Project Delayed
5.3.3	Develop a sustainable and equitable Water Rate	Completed
5.3.4	Develop a sustainable and equitable Wastewater Rate	Completed
5.3.5	Evaluate and Develop Capital Replacement Funding (Vehicles/Equipment, Facilities, Infrastructure)	Completed

Under Initiative 5.3, 5 identified goals were worked on in some capacity in FY2024. Out of those 5 goals, 3 are considered '**Completed**', and 2 are considered as '**Project Delayed**'.

5.3.1.....**Project Delayed**

Project is delayed until FY2025.

5.3.2.....**Project Delayed**

Project is delayed until FY2025.

5.3.3.....**Completed**

Proposed rate increases and adjustments have been presented to Council for FY2025.

5.3.4.....**Completed**

Proposed rate increases and adjustments have been presented to Council for FY2025.

5.3.5.....**Completed**

Fleet replacements were presented to Council for FY2025.

Overview

INITIATIVE 5.4

Initiative 5.4 Develop and implement improved internal policies and procedures

5.4.2	Establish Procurement Policy to include purchases, credit card purchases, employee reimbursables, etc.	Completed
5.4.3	Implement Purchase Order Process in OpenGov and create Citywide SOP	In Progress
5.4.4	Formalize process for contracts execution and compliance	Completed

Under Initiative 5.4, 3 identified goals were worked on in some capacity in FY2024. Out of those 3 goals, 2 are considered '**Completed**' and 1 is considered '**In-Progress**' with anticipated completion in FY2025 or future fiscal years.

5.4.2.....**Completed**
City-wide training completed on new policy in March. Established using Bonfire for an electronic bidding/proposal process in the last year.

5.4.3.....**In Progress**
Currently in implementation with OpenGov on new electronic process.

5.4.4.....**Completed**
The City's Procurement Manager is now using doc-u-sign, obtaining electronic signatures and maintaining a database of contract terms.

OPERATIONAL EXCELLENCE



- Initiative 6.1** Govern openly to build and sustain trust through citizen inclusion and involvement
- Initiative 6.2** Cibolo communicates its goals, successes, and challenges to the community and serves as a leader and champion for the community
- Initiative 6.3** High quality services are responsive to citizens' needs, readily accessible, courteously delivered, and professionally managed
- Initiative 6.4** Commitment to the pursuit of continuous improvement for the benefit of the organization and the community we serve

Overview

INITIATIVE 6.1

Initiative 6.1 Govern openly to build and sustain trust through citizen inclusion and involvement

6.1.1	Create an annual UDC work program using UDC Advisory, P&Z, and Council direction on Committee	In Progress
6.1.2	Update Comprehensive Plan	Completed
6.1.3	Update Parks and Recreation Master Plan after Comprehensive Plan	Project Delayed
6.1.4	Update UDC after Comprehensive Plan	In Progress
6.1.5	Update the DCM	In Progress
6.1.6	Fund Update Water/Wastewater Master Plan after City resolves litigation with GVSUD	In Progress
6.1.7	Update the Pavement Management Plan Report from June 2019	In Progress
6.1.8	Continue CIP Staff Committee to coordinate on project development and management	Completed
6.1.9	Provide calendar of community engagement opportunities on City Website	Completed
6.1.10	Implement a Public Input survey for citizen engagement	Completed
6.1.12	Have developers Complete and builders provide renderings for development projects	Completed
6.1.15	Conduct in-person Town Hall meetings twice annually and test virtual town halls	Completed
6.1.16	Annually review official City personnel policies	Project Delayed

Under Initiative 6.1, 13 identified goals were worked on in some capacity in FY2024. Out of those 13 goals, 6 are considered 'Completed', 5 are considered 'In Progress' with anticipated completion in FY2025 or future fiscal years, and 2 are considered as 'Project Delayed' for FY2026.

6.1.1.....In Progress

This is an on-going process.

6.1.2.....Completed

Council was presented with the updated Comprehensive Plan as part of their September 10th, 2024 City Council Meeting. The plan was approved and adopted to be tracked for progress starting in FY2025.

6.1.3.....Project Delayed

Project is delayed until FY2025.

6.1.4.....In Progress

Internal staff meetings have been conducted to identify inefficiencies in the current UDC. Rewrite objectives drafted for FY2025. In the next fiscal year, Staff will work with the City Attorney's Office and Council on further refining objectives, establishing the UDC committee, and working through any proposed updates.

6.1.5.....In Progress

This is an on-going process.

6.1.6.....In Progress

This is an on-going process.

6.1.7.....In Progress

This is an on-going process.

6.1.8.....Completed

This item is completed.

6.1.9.....Completed

Completed. This will be maintained annually.

6.1.10.....Completed

Completed and has been used for a few community surveys. Will continue to leverage this tool for future fiscal years.

6.1.12.....**Completed**
Conceptual renderings are requested before CUPs or variances are taken to the City Council for consideration.

6.1.15.....**Completed**
Completed. This will be maintained annually.

6.1.16.....**Project Delayed**
A review of the personnel policies is planned to occur during FY2025 under the new People & Performance (PPD) Director.



Overview

INITIATIVE 6.2

Initiative 6.2 Cibolo communicates its goals, successes, and challenges to the community and serves as a leader and champion for the community

6.2.1	Create digital newsletter content calendar	Completed
6.2.2	Create annual EDC report	Completed
6.2.3	Conduct townhall meetings with opportunities for Utilize Public Input tool through digital options (such as the City's website)	Completed
6.2.4	Utilize Everbridge option for Town Hall notice to Citizens	In Progress
6.2.5	Hold Town Hall meetings with elected officials	In Progress
6.2.7	Continue posting after Council presentations, proclamations, service awards, etc...	Completed
6.2.8	Develop videos of Public Works staff completing projects	Completed

Under Initiative 6.2, 7 identified goals were worked on in some capacity in FY2024. Out of those 7 goals, 5 are considered 'Completed', 2 are considered 'In-Progress' with anticipated completion in FY2025 or future fiscal years.

6.2.1.....Completed

Completed. This will be maintained annually.

6.2.2.....Completed

Completed. This will be maintained annually. You can view the current EDC report by [clicking here](#).

6.2.3.....Completed

Completed. This will be maintained annually.

6.2.4.....In Progress

Will be completed with the first Town Hall of FY2025.

6.2.5.....**In Progress**

This is an on-going process.

6.2.7.....**Completed**

Completed. This will be maintained annually.

6.2.8.....**Completed**

Completed. This will be maintained annually.



Overview

INITIATIVE 6.3

Initiative 6.3 High quality services are responsive to citizens’ needs, readily accessible, courteously delivered, and professionally managed

6.3.1	Provide Bond and CIP updates to the public with a dedicated webpage, social media blasts and newsletter articles	Completed
6.3.2	Re-establish Council Orientations and ensure there is representation from all departments	Completed
6.3.3	Create and maintain all committee orientations	Completed
6.3.4	Maintain existing GIS Development map and website, add CIP tracker	Completed
6.3.6	Increase video presence on new website and social media accounts	Completed
6.3.7	Continue to execute Organizational Excellence through Vision Inspired, Mission Focused, Values Driven, and Performance Based strategy Hire, retain, and develop top talent and hold employees accountable to the Departmental Business Plans	Completed
6.3.10	Conduct staffing analysis to determine LOS to meet Council and community expectations	Project Delayed
6.3.13	Collect data regularly over the telework policy and make routine presentations to Council	Completed

Under Initiative 6.3, 8 identified goals were worked on in some capacity in FY2024. Out of those 8 goals, 7 are considered ‘**Completed**’, and 1 is considered as ‘**Project Delayed**’.

6.3.1.....**Completed**
Completed. This will be maintained annually.

6.3.2.....**Completed**
Completed. This will be maintained annually.

6.3.3.....**Completed**

Completed. This will be maintained annually.

6.3.4.....**Completed**

Completed. This will be maintained annually.

6.3.6.....**Completed**

Completed. This will be maintained annually.

6.3.7.....**Completed**

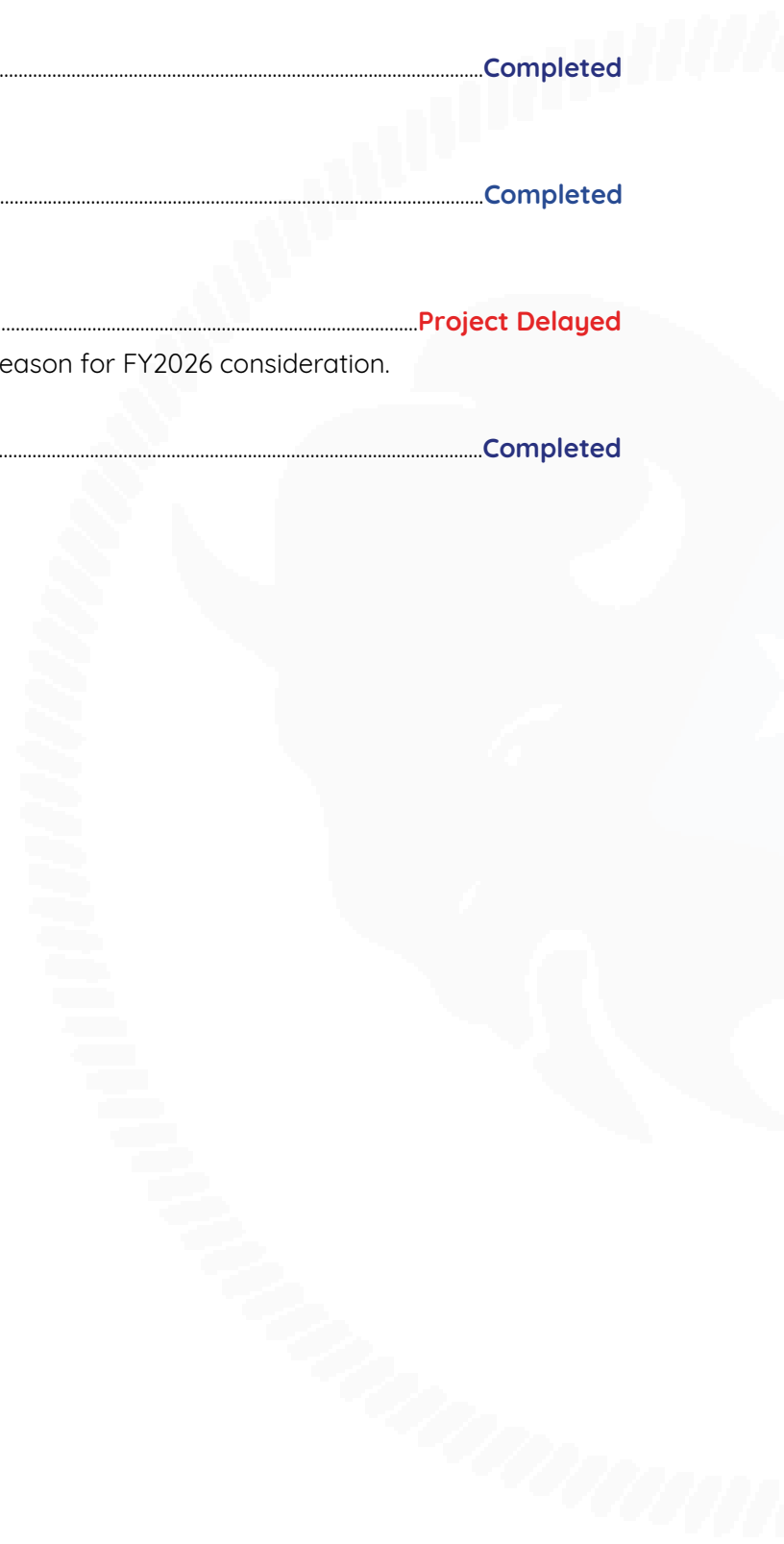
Completed. This will be maintained annually.

6.3.10.....**Project Delayed**

This goal has been delayed till the FY2025 budget season for FY2026 consideration.

6.3.13.....**Completed**

Completed. This will be maintained annually.



Overview

INITIATIVE 6.4

Initiative 6.4 Commitment to the pursuit of continuous improvement for the benefit of the organization and the community we serve

6.4.1	(Building Inspections) Develop and implement the 'Codes and Coffee' program to foster communication and collaboration between contractors, developers, and Building Department staff to address process questions, permit software issues, and code-related queries	Completed
6.4.2	(City Manager's Office) Implement a development and policy review committee (DPRC) to provide a forum for technical staff to meet with executive leadership early in the process of developing policies, processes, initiatives, and development to enhance communication, improve execution, better coordination, and ensure alignment with the Council Strategic Plan	Completed
6.4.3	(City Secretary's Office) Develop and implement a shared digital calendar for the Multi Event Center that communicates upcoming reservations with the appropriate members of staff, while also communicating up-to-date availability to potential interested parties of the public	Completed
6.4.4	(Economic Development) Develop and implement a digital application process for the Economic Development Corporation's Business Improvement Grant	Completed
6.4.5	(Finance) Develop and implement a digital workflow through OpenGov to improve the approval process of Accounts Payable items and contracts resulting in a reduced processing time	In Progress
6.4.6	(Fire) Work towards reducing response times to emergency calls to improve the chances of saving lives and property of our community and the surrounding areas	Completed
6.4.7	(Information Services) Lower the average wait time of IT service request tickets to improve customer service delivery by researching new external programs and what options are available with the current software	In Progress

6.4.8	(Communications) Enhance stakeholder engagement and brand reputation through integrated multichannel communication and increased public transparency on social media	Completed
6.4.9	(People & Performance) Using ADP's talent acquisition software, develop and implement a recruitment workflow to hire top candidates seamlessly, while maximizing recruiting efficiency and decreasing time-to-hire waiting periods.	Completed
6.4.10	(Performance Management Program) Through the use of Lean Process Improvement training opportunities and workshops, work with at least six (6) service areas to improve one (1) of their processes and document the results	In Progress
6.4.11	(Planning) Develop and implement a redesigned pre-development process to improve on customer service delivery	Completed
6.4.12	(Police) Enhance the reporting on police activity in the community and officer performance within the organization by researching record management software that will reduce customer waiting times, optimize staff time, and provide more transparency to the public	In Progress
6.4.13	(Public Works) Develop and implement a new digital workflow for SeeClickFix to better address citizen concerns in a more timely and consistent manner	In Progress

Under Initiative 6.4, 13 identified goals were worked on in some capacity in FY2024. Out of those 13 goals, 8 are considered 'Completed' and 5 are considered 'In-Progress' with anticipated completion in FY2025 or future fiscal years.

6.4.1.....Completed

In FY 24, B & B Inspections will complete their first full year using the new permitting software, which has enabled us to effectively track performance and all contractual metrics. Building Services has not only met but exceeded building review and inspection turnaround times, along with their self-imposed permit technician KPIs. So far this year, reviewers, inspectors, and permit technicians have achieved a success rate of over 99% across all metrics. Beginning in FY25, Building Services is privileged to serve Cibolo additionally by assuming all aspects of City health inspections. This consolidation of responsibilities and systems provides the opportunity to simplify and streamline processes, making them more efficient than ever before.

6.4.2.....Completed

The DPRC was created in June 2024 with monthly meetings scheduled to build a robust forum for continuous improvement of city development.

6.4.3.....Completed

Staff created a Multi-Event Calendar, and it is shared to the Parks Department; the YMCA is also given a calendar.

6.4.4.....Completed

Staff worked with Information Services (IS) to transfer all components of the Business Improvement Grant (BIG) application to an online form for ease of filing out by applicants, received first digital submissions through new platform.

6.4.5.....In Progress

Staff is currently implementing a process with OpenGov to streamline the requisition/purchase order process with a digital workflow and audit trail. Will work on Accounts Payable as well for this.

6.4.6.....Completed

The City and its response times are within the National Fire Protection Association Standards. The increased traffic and travel distance to the south of the city has been challenging. The average response time for each station for the last quarter is as follows. Fire Station 1 - 6.3 Minutes, Fire Station 2 - 5.9 Minutes, Fire Station 3 - 6.1 Minutes (**Last Year was Fire Station 1 - 6.8 Minutes, Fire Station 2 - 5.8 Minutes, Fire Station 3- 6.5 Minutes**)

6.4.7.....In Progress

Currently in progress with a live date of August 6th.

6.4.8.....Completed

Completed. This will be maintained annually.

6.4.9.....Completed

Staff have posted a total of 48 requisitions in FY2024 thus far: 41 have closed, 7 are active. We have had a total of 46 employees depart (to date - to include David Canales) since 10/1/2023. Positions were posted for a total of 2459/49 = 50.18 average from the day the position is posted and someone comes in on their first day.

6.4.10.....In Progress

The Senior Performance Analyst became Black Belt certified in Lean Process Improvement from the Denver Peak Academy. Training/certifications will begin in FY2025.

6.4.11.....Completed

Implemented a complete online submission process, created Technical Review Committees so that projects are reviewed prior to the pre-development meeting, consistent notes templates, and more timely meeting minutes sent out.

6.4.12.....**In Progress**

The Police Department (PD) needs a modern law enforcement records management system to improve operational effectiveness. To address this need, the PD met with the vendors from 365 Labs on November 8, 2023, received a demonstration of the functions of their Records Management System, and estimated the cost of bringing this technology to Cibolo. Chief Andres provided a presentation to the City Council on the State of the Department and the need to purchase a new records management system. After getting direction to acquire additional quotes, the PD met with the vendors from Tyler Technologies on January 17, 2024, received a demonstration of the functions of their Records Management System, and estimated the cost of bringing this technology to Cibolo. The City Council recently approved the City Manager to enter an Inter-local Purchase Agreement with the City of Schertz to piggyback off their recent purchase of a law enforcement records management system. The PD is working with the City Attorney’s Office to review a contract with Tyler Technologies to potentially purchase a law enforcement records management system.

6.4.13.....**In Progress**

This is an on-going effort with estimated completion in FY2025.



FY23-27 STRATEGIC PLAN

Revised for FY25-FY27




The Cibolo City Council's Vision is...

"A community that is proud of our historic roots, responsive to residents, and innovating for our future."

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 www.cibolotx.gov

 (210) 658-9900

 200 S Main St, Cibolo, TX 78108

ABOUT THIS PLAN

Strategic Plan Originally Approved by City Council on September 13, 2022

Council revised the Number of Core Strategies from 5 to 6 on May 23, 2023

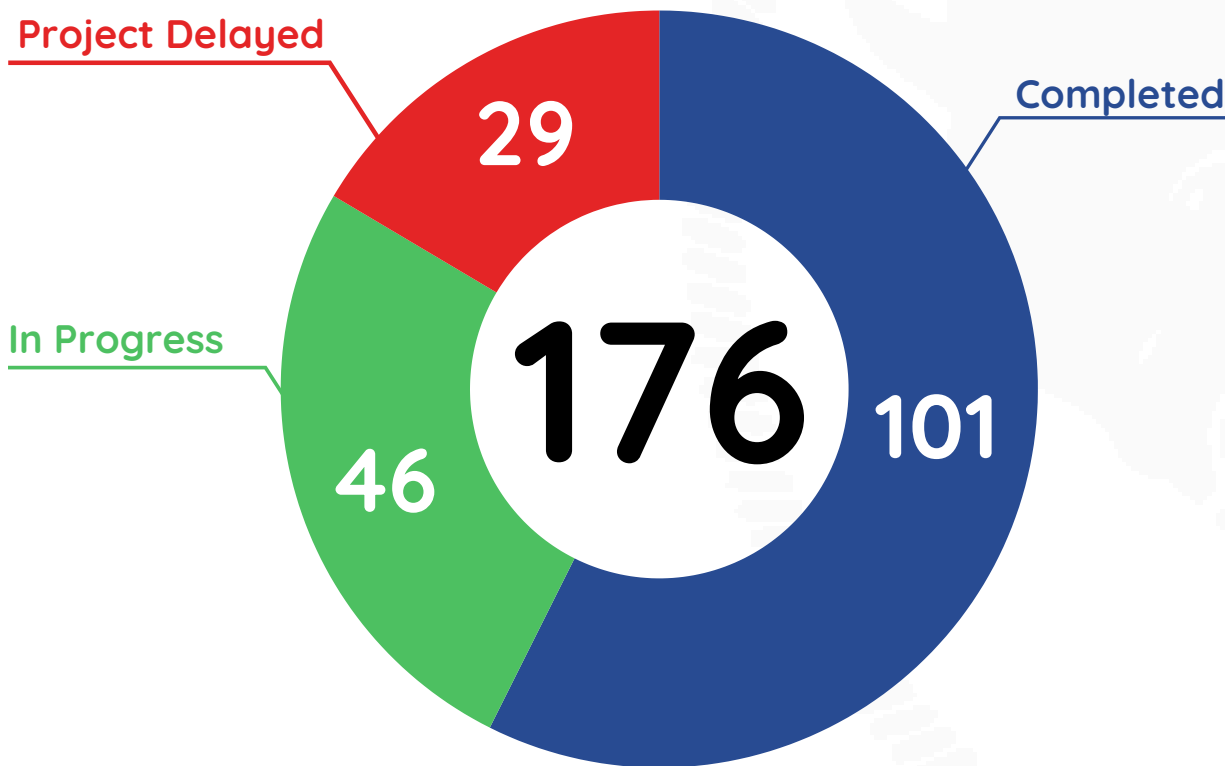
FY23-27 Strategic Plan Update published on October 29, 2024

Vision Inspired, Mission Focused, Values Driven, and Performance Based

FY24 IN REVIEW



Cibolo wins the 2024 Program Excellence Award for Strategic Leadership & Governance for a community with a population between 10,000-49,999 from the International City/County Management Association (ICMA). The City of Cibolo was the only community of this size to be awarded. Thanks to the City Council's guidance and partnership with City staff, Cibolo is honored to receive this prestigious award and to be recognized. Read more by [clicking here](#).



In FY2024, **176** total goals were identified – **101** goals were '**Completed**', **46** goals are '**In Progress**' with completion in future fiscal years, and **29** goals were identified as '**Project Delayed**', including projects not yet funded.

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HISTORY & COUNCIL

The City of Cibolo’s City Council developed its second ever Strategic Plan in 2023, beginning at its strategic planning workshop on March 17, 2023, and over the course of the next seven months. Wayne Reed, ICMA-CM, City Manager, facilitated the strategic planning workshop and subsequent updates and feedback sessions to compile this plan. City Council adopted its FY2024 – FY2027 Strategic Plan on October 10, 2023. Council revised the Number of Core Strategies from 5 to 6 on May 23, 2023



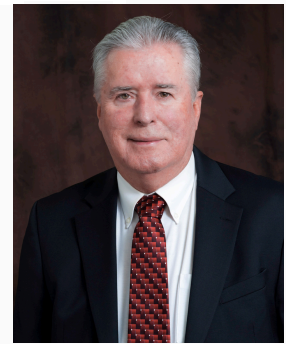
Mark Allen
Mayor



T.G. Benson
District 1



Randy Roberts
District 2



Robert Mahoney
District 3



Katie Cunningham
District 4



Norma Sanchez-Stephens
District 5



Dick Hetzel
District 6



Joel Hicks
District 7

EXECUTIVE TEAM



Wayne Reed
City Manager



Peggy Cimics
City Secretary



Thedrick Andres
Police Chief



Mario Troncoso
Fire Chief



Bryan Huggins
Safety & Infrastructure



Kelsee Jordan Lee
Planning & Economic
Development



Anna Miranda
Finance



Tracy Beekman
Information Services



Veronica Sanchez
People & Performance



Timothy Fousse
Public Works & Capital
Improvement Projects



Matt Hanson
Chief Building Official



Nicole Perez
Executive Assistant,
City Manager

PREFACE

by Wayne Reed, City Manager, ICMA-CM

Creating an Organization of Excellence:

It has been a privilege to work with Mayor Allen and the City Council members in 2023 to develop the City of Cibolo's second City Council Strategic Plan. This is a critical resource for Cibolo to become an organization of excellence that delivers world class services to its residents and businesses. This Strategic Plan will serve as a guide for Fiscal Years 2024 - 2027. It will be updated annually by the City Council with a rolling three-year horizon; an Action Plan is located at the end for tracking progress. Based upon reports from the executive staff in January and February, each annual update will include an identification of work performed and accomplishments regarding Goals and Actions.

To achieve the Council's Vision for the community, Cibolo as an organization must transition from a reactive governance approach to an intentional, strategic model of governance, if it is to maximize the opportunities and mitigate the threats to its quality of life and the public's health and safety. Our mantra is to be **Vision Inspired, Mission Focused, Values Driven, and Performance Based**. The Council's Strategic Plan is a critical step on this journey.

Pivotal Moment:

Cibolo is at a pivotal point in its history. At the beginning of this century, there were 3,035 people in 1,092 households residing in the City of Cibolo. A short twenty (20) years later, the U.S. Census found the community had grown by more than nine-fold to 32,276 residents and 9,106 households. Economic forecasts project our community and region will continue to experience strong growth over the next two decades and beyond. Cibolo is posed to grow with available land area for residential and nonresidential development along with its continued investment in infrastructure and resources needed to create high quality neighborhoods, commercial centers, parks and recreational amenities, and primary employment businesses. The organization must approach the future with a different approach if it wants to improve the outcomes and shed some of its past practices that led to less-than-optimal results.

Strategic Thinking:

The Strategic Plan can be a very effective "tool in the toolbox" for the City Council. It illustrates Council's desire to use strategic thinking to view and make sense of the environment (both internally and externally) that influences and surrounds the community. City Council's intention to use this plan to guide its decision-making reaffirms its commitment to develop a new approach to governance as our community leaders' approach the future with confidence so that its decisions and actions today will produce the best possible results over the next three years and beyond. The City Council understands

the environments at the local, state, and national levels are ever changing and will require the organization to be flexible in its execution and to constantly survey the environment to make sure their strategies, initiatives, and goals maintain their long-term Vision.

Team Cibolo:

The success of the City Council's Strategic Plan will be measured by the ownership from Team Cibolo. Achieving the Council's aspirations will be a day-to-day process involving a lot of hard work. Successfully using the plan will require establishing clear roles and expectations, making strategic planning a way of doing business, tracking performance, communicating progress, revisiting the plan annually, and holding one another accountable. I am confident this Strategic Plan will provide you with the insight into the City Council's Vision, Strategies, and Goals. I am looking forward to seeing the team overcome obstacles that hinder our progress and celebrating the successes we will achieve together.

Introduction:

This plan is intended to communicate the long-term vision of the Cibolo City Council and how it plans to allocate the organization's limited resources in a realistic and practical manner to proactively improve the community and better serve its residents, businesses, and various stakeholders, while it goes about fulfilling its everyday business. The journey to organizational and operational excellence requires everyone to be rowing in the same direction, willing to make incremental improvements, and committed to being accountable to Team Cibolo.

This document includes a comprehensive overview of the steps taken to build the strategic plan. It walks through the process in detail and shows how each session was built on the last and through every step consensus was reached. A summary of the Cibolo City Council strategic plan and the process to achieve these goals follows.

This plan is to be used in numerous ways to help the City Council and City staff be proactive and intention in their governance. It is a communication, budgetary, and an accountability tool.

The development of this strategic plan evolved over seven months and required multiple work sessions at different Council meetings as explained in the following sections. In addition to the work by Mayor Allen and the Council members to develop the Vision, Strategies and Goals, the Cibolo executive staff played an important role by asking clarifying questions about goals and adding Actions to execute on Council's work. This plan includes an execution ("action") plan.

Strategic Plan Framework:

This strategic plan is inspired by the Council Vision Statement and is organized by **6 Core Strategies**. Each Strategy has multiple **Strategic Initiatives** with **Goals** and supporting **Actions** under each Goal, all promoting the Vision statement. Here is an explanation of the levels:

STRATEGY: A plan of action or an approach designed to use resources in most effective and efficient way to achieve the City Council’s Vision.

Strategy (an Initiative) is about making choices; it’s about deliberately setting a course for the future of the organization. It recognizes that investing resources in other initiatives should be tempered or run the risk of overreaching, exhausting the capacity of the organization to be effective at execution.

Strategy (an Initiative) is about moving an organization from where it is today to where it wants to be in the future.

GOAL: A desired result that an organization plans and commits to achieve a Strategy. It is the aim toward which effort is directed. Endeavor to reach a goal within a finite time by setting deadlines.

ACTION: An action is Specific, Measurable, Attainable, and Realistic. It is an accomplishment of a Goal over a period of time. Actions are assigned to individuals and/or groups to accomplish.

FY2024 Strategic Planning Workshop Summary:

The Cibolo City Council met on March 16, 2024, to conduct a strategic planning session. Led by the City Manager and facilitated by the Executive Staff, the workshop engaged Council in conversations over the following topics:

- Performance Management Program (PMP) Evolution
- Strategic Plan Accomplishments for FY2024 Actions Items (Green Card Exercise)
- Alignment on Council’s Strategic Plan
- Problem Space to Solution Space Breakout Sessions
 - Facilities
 - Fire ISO
 - Stormwater Management
- Plus/Delta Exercise

- Items not addressed:
 - SWOT Analysis
 - Council Conversation



Figure 1: Strategic Planning Workshop held on March 16, 2024.

Workshop Overview:

The City Council’s Strategic Planning Workshop was facilitated using a consensus building methodology to build agreement through a collective participation process (Figure 2). When consensus is reached, all participants feel their ideas, insights, and perspectives have been honored, and the consensus includes their ideas. This methodology was used during all subsequent input sessions over the next several months.

Inclusive Participation:

We will invite and sustain the participation of all members of this group.

Collaboration and Teamwork:

Teamwork and collaboration are necessary to complete this challenge in an effective and efficient way.

Individual and Group Creativity:

We will bring out the best in each person and encourage group creativity by soliciting ideas from one another.

Action and Ownership:

We want to position all of you to take actions on the decisions owned and supported by this group. Group ownership of decisions moves the group towards action!

Reflection and Learning:

We want to confirm individual and group resolve and allow for full appreciation of the value and importance of consensus and collective action.

Figure 2: Facilitative Consensus Building from Technology of Participation (ToP)

Importance of Strategic Planning:

At the beginning of the workshop, City Manager, Wayne Reed, led Council through a background discussion on the importance of strategic planning and their role in leading the organization and the community through the plan they create through two main questions, 1) ‘Why are we here?’ and 2) ‘What is the purpose of a Strategic Plan?’.

“Why are we here?”

- The Strategic Management Workshop reinforces Council’s Vision, Strategies, and Goals.
- Council can respond to and take advantage of the constantly changing environment to ensure Cibola moves the needle towards its aspiration, its VISION.
- Strategic thinking deliberately sets aside time to think strategically to lead our community. It creates a space that is conducive to thinking strategically. It is also to use the Strategic Plan to create how we do business.
- It is to foster positive, productive, and professional working relationships between City Council members and City Staff.

“What is the purpose of a Strategic Plan?”

- It shapes and guides what an organization is, who it serves, what it does, and why it does certain activities...focus on the future.
- It is an organizational management activity that helps identify Council’s priorities and aligns them with the budget process.
- It allows Staff to focus energy and resources across the year to implement the identified ACTIONS.
- It prepares the organization for the future and sets expectations on the outcomes.
- **It is the Guiding North Star, providing stability and more certainty in the face of challenges (elections, state laws, staff, economy, etc.).**

Lastly, as part of the introduction, Wanye Reed asked the attending members of the City Council and staff to provide any additional thoughts or comments for either of the two questions posed. The following responses were collected:

From Council:

- It provides updates from staff to show Council that staff is accomplishing Council’s priorities. A guide; not wandering.
- Avoids expensive mistakes; being fiscally responsible.
- Looks to the future, what we [Council] strive for, and creates a documented feedback loop.

From staff:

- Helps show staff is in alignment with Council.
- Prioritizes what we [staff] are doing day-to-day, and to remain focused on Council’s priorities.

Performance Management Program (PMP) Evolution:

The morning started with an informal conversation between the Mayor, Council members, and City staff. The conversation covered the following topics:

- What has the first real year of the PMP program produced?
- What are the expectations and deliverables for this program for the upcoming year?

With participation from the Senior Performance Analyst, Mr. Dustin Morris, the City Manager provided Council with a short slideshow that ran through a mock quarterly PMP meeting, as well as some data and demographics provided from departments through the use of their KPI Data Collection forms.

In addition to the short presentation, Council was also provided some data figures collected from the Residential Survey and were shown how these figures directly correlate to action items or the larger core strategies within the Council’s Strategic Plan. Utilizing these data figures allowed Council to understand how to directly address citizen concerns within future iterations of strategic planning.

Strategic Plan Accomplishments for FY2024 Actions Items (Green Card Exercise):

Following the Council Conversations around Performance Management, Council was briefed on the accomplishments made by staff towards the current Strategic Plan. The conversation covered the following topic through a Green Card Exercise (Figure 3):

- Update on Strategic Initiatives and Goals - Review What has been Accomplished and What Remains a Work in Progress

To read more about the accomplishments made towards FY2024 goals, please read the FY2024 Strategic Plan Annual Report located on the City’s website.

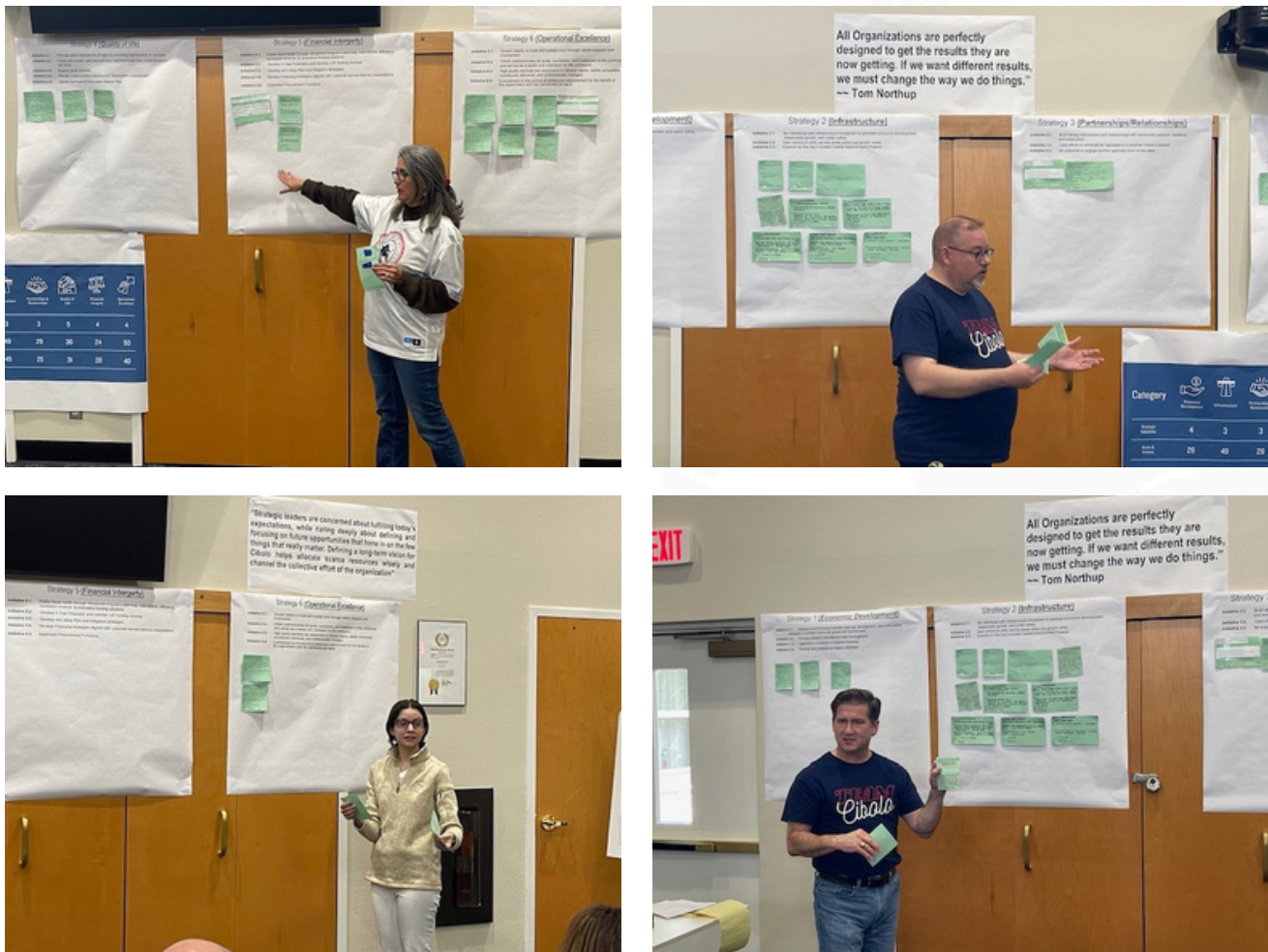


Figure 3: Green Card Exercise led by members of the Executive Staff covering accomplishments on FY2024 goals.

Alignment on Council’s Strategic Plan:

In addition to the Green Card exercise, Council was provided an opportunity to review the current Strategic Plan to ensure that the core strategies were still relevant and that it encompassed the key themes and concepts the elected body wanted to pursue for the remainder of the FY2024 year.

Problem Space to Solution Space Breakout Sessions:

New for this year’s workshop, Council participated in 3 interactive breakout sessions led by members of the Executive Team covering the following topics (**Figure 4**):

- [City] Facilities - led by Executive Director Bryan Huggins
- Fire ISO - led by Fire Chief Mario Troncoso
- Stormwater Management - led by City Engineer Chris Otto

In these breakout sessions, staff led Council through 4 key questions for each of the topics: 1) What is the nature of the problem? 2) Where is our greatest impact? 3) What options do we have? 4) What works? [Please click here to view the products from all 3 breakout sessions.](#)

The first two questions help identify the ‘Problem Space’, while the last two help identify the ‘Solution Space’. The goal for these sessions was to help illustrate to Council the thought process that staff goes through when identifying problems that affect the organization, while simultaneously brainstorming potential solutions that the organization can utilize and solutions that are already in-place and working. There were also opportunities during each session for Council to provide their thoughts/ideas on any gaps in the ideation process that staff may not have considered.

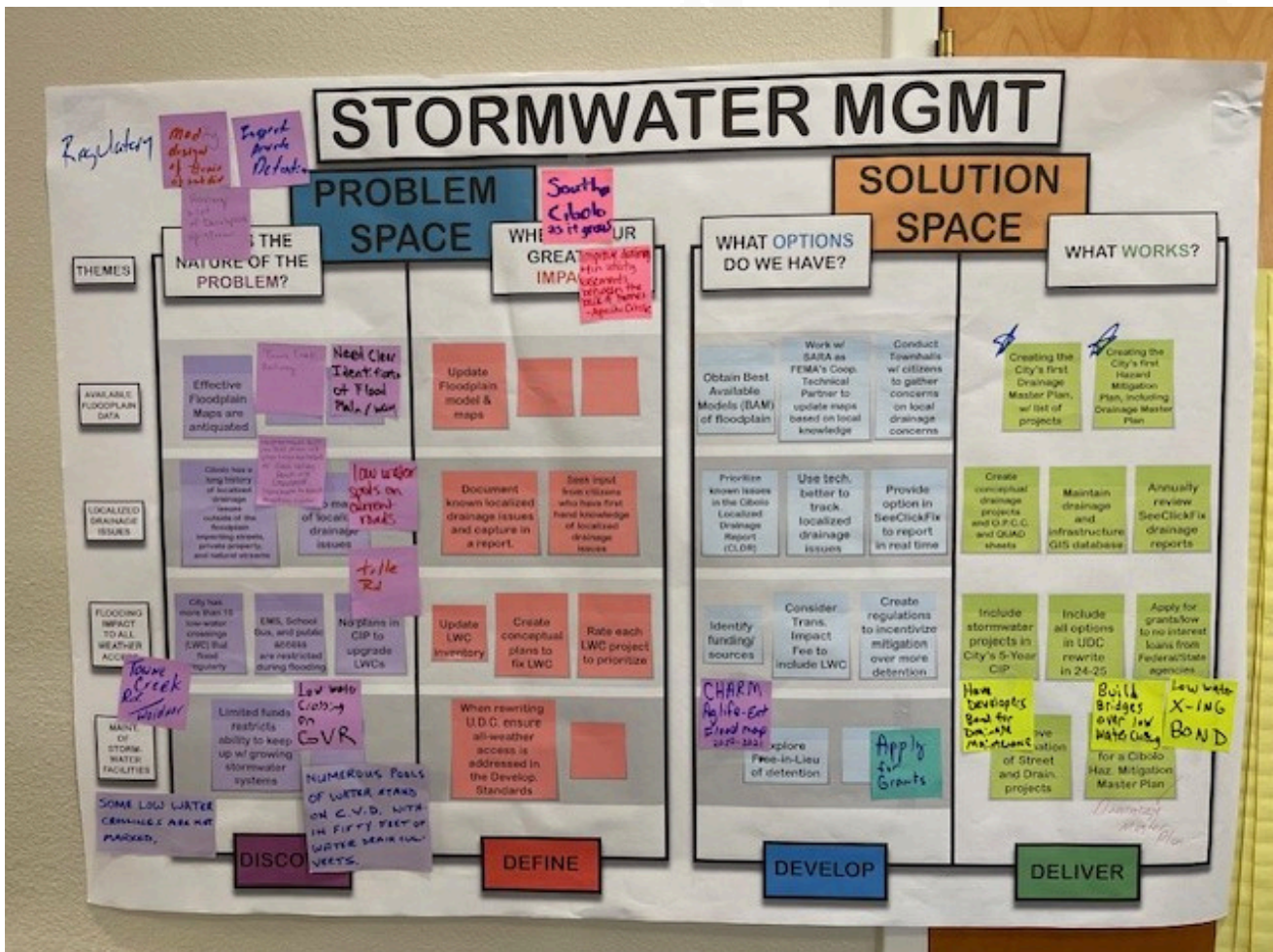


Figure 4: An example of one of the Problem Space to Solution Space breakout sessions

Plus/Delta Exercise:

Lastly, the Council participated in a Plus/Delta exercise to solicit feedback on how staff could improve future Strategic Management Workshops. The following feedback was provided (**Figures 5 & 6**):

PLUS - Questions to Consider

- What worked well today?
- What provided value to help you focus on the future?
- What can we build on?

PLUS - Example Feedback from Council

- Identified ways to expand capacity without adding more workspace.
- Dept. Head discussion about goals
- Extra time
- Interaction with Staff and Council on strategies
- Needs/Wants for future growth
- Problem to solution space sequence
- Tying in Resident Survey with Goals and Initiatives
- Hearing about the importance of a Strategic Plan from Staff

Figure 5: The ‘Plus’ portion of the exercise

DELTA - Questions to Consider

- What can be done better or differently to help you focus on the future?

DELTA - Example Feedback from Council

- Needed more time [strategizing] with Directors
- More time with Department Heads
- Very little focus on roads
- Too much focus on things we can’t currently afford
- No discussion on growing revenue
- More time with staff

Figure 6: The ‘Delta’ portion of the exercise

For more information on all products from the Strategic Management Workshop held on March 16, 2024, please visit the City’s website or by [clicking here](#).

STRATEGIC GOALS



#1. ECONOMIC DEVELOPMENT

Guiding Principle: The City of Cibolo will promote a strong and diverse economy that strengthens the local sales tax and property tax base while also contributing to a high quality of Life.



#2. INFRASTRUCTURE

Guiding Principle: The City of Cibolo will proactively work towards addressing and anticipating both current and future infrastructure needs in all aspects - utilities, roads, transportation, and more.



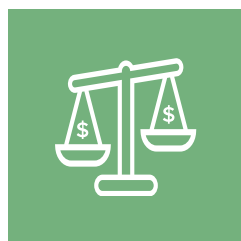
#3. PARTNERSHIPS & RELATIONSHIPS

Guiding Principle: The City of Cibolo will strive to foster and develop both current and new relationships with community partners, residents, and employees.



#4. QUALITY OF LIFE

Guiding Principle: The City of Cibolo will strive to create and sustain safe and well-kept neighborhoods and parks, while also providing recreational activities for all-ages to create memorable experiences.



#5. FINANCIAL INTEGRITY

Guiding Principle: The City of Cibolo will manage its finances in a transparent, accountable, and responsible manner; building public trust and ensuring that its financial resources are used to the best advantage of its citizens.



#6. ORGANIZATIONAL EXCELLENCE

Guiding Principle: The City of Cibolo will strive to be the best it can be by constantly seeking ways to improve its processes, service delivery, and outcomes to our customers.

ECONOMIC DEVELOPMENT



Initiative 1.1 Institute forward thinking business, land use, development, and public safety strategies to promote community growth and development

Initiative 1.2 Promote attractive well planned major throughfares

Initiative 1.3 Aggressive recruitment of targeted industries

Initiative 1.4 Promote and preserve historic downtown

Strategic Goal #1

ECONOMIC DEVELOPMENT

1.1	Institute forward thinking business, land use, development, and public safety strategies to promote community growth and development	'23	'24	'25	'26	'27
1.1.1	Update the Comp Plan's FLUM to reflect a balance Cibolo's tax base to include increased revenue through sales tax	In Progress	Completed	Not Applicable	Not Applicable	Not Applicable
1.1.2	Create a Fiscal Impact Model that is custom tailored to Cibolo to calculate the revenues produced versus cost to serve from a project to understand how land development will contribute to sustaining City's LOS; also to calculate build-out.	Funds Requested	Cancelled	Cancelled	Project Planned	Not Applicable
1.1.3	Update FM 78 Corridor Plan	Cancelled	Cancelled	Cancelled	Funds Requested	Project Planned
1.1.4	Achieve 50% revenue increase from sales tax over next 3 years by attracting quality retail businesses	In Progress	In Progress	Project Planned	Not Applicable	Not Applicable
1.1.5	Conduct an E.D.C. Strategic Plan	In Progress	Completed	Not Applicable	Not Applicable	Not Applicable
1.1.6	Explore improving access to broadband internet service by engaging local providers	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
1.1.7	Seek grants and assistance to explore options to bring broadband service to parts of city that are in need	Completed	Completed	Not Applicable	Not Applicable	Not Applicable
1.1.8	City Economic Development staff to facilitate with the EDC Board and City Council the development of the first-year work plan (one-year strategy) of the Strategic Economic Development Plan (adopted 7/23/24) and a more refined work plan for next 2-5 years.	Not Applicable	Not Applicable	Project Planned	Not Applicable	Not Applicable
1.1.9	Align roles of current staffing positions with existing programs and develop a plan on how to grow economic development activities following the recommendations in the Strategic Economic Development Plan (see Pages 7-15 and 7-16) and as identified in the implementation matrix.	Not Applicable	Not Applicable	Project Planned	Not Applicable	Not Applicable
1.1.10	Evaluate deeper lots along major thoroughfares to identify desirable land development patterns	Not Applicable	Not Applicable	On-Going	On-Going	On-Going
1.1.11	In reference to 1.1.10, Ensure landowners are informed of discussions	Not Applicable	Not Applicable	On-Going	On-Going	On-Going

 New Project

 Project Planned

 Funds Requested

 Funds Budgeted

 In Progress

 Completed

 Cancelled

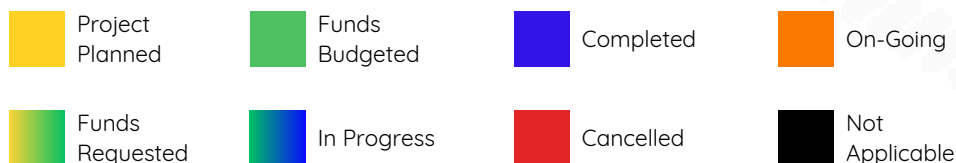
 On-Going

 Not Applicable

1.2	Promote attractive well planned major thoroughfares	'23	'24	'25	'26	'27
1.2.1	Promote growth near I-10 by coordinating with utility providers in the area to plan for adequate infrastructure to support future growth needs	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
1.2.2	Promote growth near I-10 by investing in roadway improvements to support industrial/manufacturing	Completed	In Progress	On-Going	On-Going	On-Going
1.2.3	Promote growth near I-10 by designing a Public Safety Facility for fire and police presence	In Progress	Completed	Project Planned	Not Applicable	Not Applicable
1.2.4	Promote growth near I-10 by constructing a Public Safety Facility for fire and police presence	Not Applicable	Not Applicable	Project Planned	Not Applicable	Not Applicable
1.2.5	Develop an incentive agreement package to assist with development	Not Applicable	In Progress	Project Planned	Not Applicable	Not Applicable
1.2.6	Update Thoroughfare Plan with FLUM and initiate ROW acquisition/reservations in phases to connect I-10 to FM78	In Progress	Completed	Not Applicable	Not Applicable	Not Applicable

1.3	Aggressive recruitment of targeted industries	'23	'24	'25	'26	'27
1.3.1	Prepare a recruitment plan to bring industry to IH-10; including IT companies	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
1.3.2	Attract the City's first Hotel/Motel by promoting the EDC Property & Cibolo Crossing Sites	In Progress	In Progress	On-Going	On-Going	On-Going
1.3.3	Explore a Hospital District and what components would go into establishing one	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
1.3.4	Conduct Retail Study to identify opportunities to attract new retail sectors and strategy to target retailers to attract them to Cibolo	Funds Requested	In Progress	Project Planned	Not Applicable	Not Applicable
1.3.5	Develop a Retail Recruitment Strategy for FY 23-24 that includes regular outreach to targeted retailers	Not Applicable	In Progress	Project Planned	Not Applicable	Not Applicable
1.3.6	Create a formalized incentive policy and application	Not Applicable	In Progress	Project Planned	Not Applicable	Not Applicable

1.4	Promote and preserve historic downtown	'23	'24	'25	'26	'27
1.4.1	Develop a strategy for a safe pedestrian walkway across R.R. downtown by engaging UPRR and TxDOT for right-of-way entry for a public project	In Progress	In Progress	Project Planned	Not Applicable	Not Applicable
1.4.2	Explore options to enhance the pond near H-E-B; provide options to Council for consideration (and include in Parks and Rec. Master Plan)	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
1.4.3	Create a communications calendar to engage with stakeholders annually; including Cibolo Magazine (newsletter)	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
1.4.4	Create a communications calendar to update Council on ED activities monthly	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
1.4.5	Create "Main Street" program w/ focus on small business growth/support	In Progress	Cancelled	Project Planned	Not Applicable	Not Applicable
1.4.6	Review and present on the Downtown "CORE" Plan	Funds Requested	In Progress	Project Planned	Not Applicable	Not Applicable
1.4.7	Amend Downtown CORE Plan at Council direction and revise UDC	Funds Requested	In Progress	Project Planned	Not Applicable	Not Applicable



INFRASTRUCTURE



Initiative 2.1 Be intentional with infrastructure investment to promote economic development, responsible growth, and public safety

Initiative 2.2 Gain Control of utility service areas within our growth area

Initiative 2.3 Execute on the City's funded Capital Improvement Projects

Strategic Goal #2

INFRASTRUCTURE

2.1	Be intentional with infrastructure investment to promote economic development, responsible growth, and public safety	'23	'24	'25	'26	'27
2.1.1	Create a master information technology strategic plan to incorporate in to master plan or as a standalone strategic plan	Not Applicable	In Progress	Funds Requested	Not Applicable	Not Applicable
2.1.2	Create a CIP practice during annual budget process to look at infrastructure coordination over multiple years (2-3)	Completed	In Progress	On-Going	On-Going	On-Going
2.1.3	Create a meeting schedule between City Staff and utility providers to ensure coordination is taking place with development	Completed	In Progress	On-Going	On-Going	On-Going
2.1.4	Reauthorize street maintenance tax in November 2022	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
2.1.5	Continually market benefits of street maintenance tax to the public through various communication channels	Completed	Completed	On-Going	On-Going	On-Going
2.1.6	Explore Right-of-Way (ROW) permit program and staff resources required to implement	Cancelled	Cancelled	Project Planned	Not Applicable	Not Applicable
2.1.7	Advocate with Guadalupe County for it to share back the lateral road tax based on the tax revenue generated from Cibolo properties	Completed	Completed	On-Going	On-Going	On-Going
2.1.8	Conduct a feasibility study for ambulance service to understand the steps, requirements, and costs associated with implementing a new ambulatory service, including a comparison analysis to cost and level of service of current arrangement with Schertz EMS	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
2.1.9	Present on the City's Pavement Management Plan Report City of Cibolo (dated 6/27/2019) annually during budget workshops	Completed	Completed	On-Going	On-Going	On-Going
2.1.10	Hire a consultant to complete an update to the DCM	Not Applicable	Completed	Not Applicable	Not Applicable	Not Applicable
2.1.11	Create a communication plan to promote the Public Safety Facility to ensure citizens understand what is being asked on the November 2024 ballot	Not Applicable	Completed	Not Applicable	Not Applicable	Not Applicable
2.1.12	Create a communication plan to promote the Animal Services Facility to ensure citizens understand what is being asked on the November 2024 ballot	Not Applicable	Completed	Not Applicable	Not Applicable	Not Applicable
2.1.13	Remain active on AAMPO, TAC, & NEP as well as working with County on Lateral Road tax with the goal to improve FM78	Completed	Completed	On-Going	On-Going	On-Going
2.1.14	Bring road maintenance funds to at least \$1M annually in 3 years (FY23, FY24, FY25)	In Progress	In Progress	On-Going	Not Applicable	Not Applicable
2.1.15	Develop an annual street maintenance program including presentation to Council and RFBs	Completed	Completed	On-Going	On-Going	On-Going



2.1	Be intentional with infrastructure investment to promote economic development, responsible growth, and public safety	'23	'24	'25	'26	'27
2.1.16	City staff to work with San Antonio River Authority as FEMA's Cooperating Technical Partner to obtain latest floodplain mapping to learn of flood risk		In Progress	Project Planned		
2.1.17	Provide opportunity through public workshops for residents to give input on updated floodplain maps to understand local flooding events and document this data in a local data repository; evaluate local flooding accounts to develop possible solutions to reduce potential risks		Cancelled	Project Planned		
2.1.18	Fund and conduct a formal Master Drainage Study using local knowledge and resident accounts collected to develop a plan to reduce flood risks.			Project Planned		

2.2	Gain control of utility service areas within our growth area	'23	'24	'25	'26	'27
2.2.1	Create a quarterly or semi-annual meeting schedule with other utility providers to strengthen partnerships	Completed	Completed	On-Going	On-Going	On-Going
2.2.2	Engage GVSUD on wastewater CCN through participation in on-going litigation meetings	Completed	Completed			
2.2.3	Explore CCN for Wastewater	Completed	Completed	Project Planned		
2.2.4	Discuss options for dual-certification of CCN – Water and Sewer with GVSUD	Completed	Completed	Project Planned		
2.2.5	Decide on City's commitment to financially contribute to the CCMA Woman Hollering Creek WWTP by Dec 2023 (FY24 Budget)	Completed	Completed			
2.2.6	Decision on CVLGC water projects. Explore SSLGC partnership on water resources	Completed	In Progress	Project Planned		
2.2.7	Engage GVSUD to build working relationship through recurring meetings with staff presence	Completed	Completed			
2.2.8	Explore options to expand broadband internet service	Completed	Completed	On-Going	On-Going	On-Going
2.2.9	Coordinate with broadband providers to locate WCP (5G) facilities	Completed	In Progress	On-Going	On-Going	On-Going
2.2.10	Present options to expand broadband internet service to the City Council	Completed	Completed	On-Going	On-Going	On-Going
2.2.11	To remain compliant with TCEQ reserve requirements, develop a plan to replace the Crystal Clear SUD leased water. (741-acre feet)		In Progress	Project Planned		
2.2.12	Continue to work on developing long term water sources and determine if CVLGC will remain as our primary project	Completed	In Progress	On-Going	On-Going	On-Going
2.2.13	As a Public Water System, continue to maintain our system to retain our rating as a Superior Water System and develop adequate water resources to remain in compliance with TCEQ regulations related to water reserve requirements	Completed	Completed	On-Going	On-Going	On-Going



2.3	Execute on the City's funded Capital Improvement Projects	'23	'24	'25	'26	'27
2.3.1	12" Water Main - G.V.R Mesa Western to Town Creek Rd (Design)		In Progress	Funds Requested		
2.3.2	12" Water Main - Haeckerville Rd South to Arizpe Rd (Design)		In Progress	Funds Requested		
2.3.3	Sewer Trunk Line Venado L.S. West to Haeckerville Area (Design)		In Progress	Funds Requested		
2.3.4	12" Water Main - Haeckerville Rd - Arizpe to Lower Seguin (Design)		In Progress	Funds Requested		
2.3.5	Dean Rd		Completed			
2.3.6	Bolton Rd		Completed			
2.3.7	5 Other Roads - Design Only		Completed			
2.3.8	Schlather Park - Restrooms		Cancelled	Funds Requested		
2.3.9	Deer Creek Automatic Low Water Crossing Gates		Cancelled	Funds Requested		
2.3.10	Lower Seguin Rd		In Progress	Funds Requested		
2.3.11	Loose Equipment - Fire		Completed			
2.3.12	Fire Fleet - Engine/Pumper		Completed			
2.3.13	Fire Fleet - Ladder Truck		Completed			
2.3.14	Public Works Fleet		Completed			
2.3.15	Police Fleet		Completed			
2.3.16	Warbler Woods Preservation		In Progress	Funds Requested		
2.3.17	15" Wastewater Gravity Main		Completed	Funds Requested		
2.3.18	Fiber to City Facilities		In Progress	Funds Requested		
2.3.19	Animal Services Facility (existing) - Improvements to the office and the kennels			Funds Requested		
2.3.20	Town Creek Trail Parking Lot (Construction)			Funds Requested		
2.3.21	FM 78 Water Main Extension (Construction)			Funds Requested		
2.3.22	Deer Creek Drainage Channel Improvements (Construction)			Funds Requested		
2.3.23	Green Valley Road Low Water Crossing (Construction)			Funds Requested		
2.3.24	Tolle Road (Design and Right-of-Way Acquisition)			Funds Requested		
2.3.25	Deer Creek, Town Creek, Fire Bird Run, Silver Wing, and two other portions of Green Valley Road (Construction)			Funds Requested		
2.3.26	Wastewater CCN Infrastructure (Design)			Funds Requested		

 New Project

 Project Planned

 Funds Requested

 Funds Budgeted

 In Progress

 Completed

 Cancelled

 On-Going

 Not Applicable

PARTNERSHIPS & RELATIONSHIPS



Initiative 3.1 Build strong connections and relationships with community partners, residents, and employees

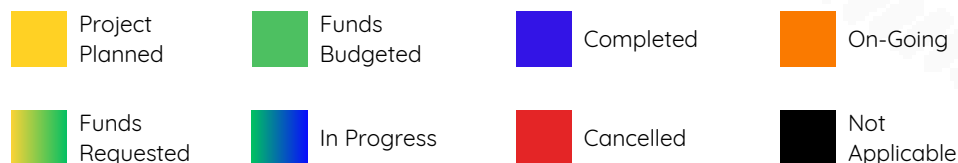
Initiative 3.2 Lead efforts to advocate for legislations to promote Cibolo's interest

Initiative 3.3 Be prepared to engage partner agencies when at the table

Strategic Goal #3

PARTNERSHIPS & RELATIONSHIPS

3.1	Build strong connections and relationships with community partners, residents, and employees	'23	'24	'25	'26	'27
3.1.1	Create a monthly schedule for developer meetings with staff to share 3-6-month projections to help with demand forecasting	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
3.1.2	Create a communication standard for Council covering existing standards and how they can share that with developers	Cancelled	Completed	Not Applicable	Not Applicable	Not Applicable
3.1.3	Create a master developers contact list and maintain with updates annually	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
3.1.4	Create and maintain an annual meeting plan for Planning Staff to collaborate/share ideas with other Planning Departments in the area	Funds Requested	Completed	Not Applicable	Not Applicable	Not Applicable
3.1.5	Create and maintain an annual meeting plan with the VFW, VA, and other veteran's group as appropriate	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
3.1.6	Develop a transitional workforce program for local veterans to include training opportunities	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
3.1.7	Create and maintain an annual meeting plan for the Guadalupe County Mayors, Judge, and Commissioners (Pct. 3 & 4) meetings	Completed	Completed	On-Going	On-Going	On-Going
3.1.8	Create and maintain an annual meeting plan for Economic Development staff to meet with local/regional development organizations/groups	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
3.1.9	Create and maintain an annual meeting plan to engage local non-profits and religious organizations to increase community participation	Completed	Completed	On-Going	On-Going	On-Going
3.1.10	Create and maintain an annual regional calendar that is shared with Council that includes events in other cities nearby	Completed	Completed	On-Going	On-Going	On-Going
3.1.11	Create and maintain an annual meeting plan with SCUCISD	Completed	Completed	On-Going	On-Going	On-Going
3.1.12	Create and maintain an annual meeting plan for the City Manager to meet with other city managers in our area	Completed	Completed	On-Going	On-Going	On-Going
3.1.13	Create and maintain an annual meeting plan for the City Manager to meet with our local Chambers of Commerce	Completed	Completed	On-Going	On-Going	On-Going
3.1.14	Create and maintain an annual meeting plan for the City Manager and appropriate staff to meet with utility providers that service Cibolo	Completed	Completed	On-Going	On-Going	On-Going



3.1	Build strong connections and relationships with community partners, residents, and employees	'23	'24	'25	'26	'27
3.1.15	Create and maintain a current HOA contact list to host annual town halls with topics important to HOAs	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
3.1.16	Create and maintain an annual meeting plan with State Reps and other state-level organizations/groups	Completed	Completed	On-Going	On-Going	On-Going
3.1.17	Implement a college-level internship program annually	Completed	Cancelled	On-Going	On-Going	On-Going
3.1.18	Host an annual Volunteer recognition event to celebrate our citizens that serve on a volunteer body	Completed	Completed	On-Going	On-Going	On-Going
3.1.19	Implement a City Manager's recognition program to recognize employees on-the-spot	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
3.1.20	Create and maintain an annual Years of Service recognition program for employees	Completed	Completed	On-Going	On-Going	On-Going
3.1.20	Host an annual recognition/appreciation event for all employees	Completed	Completed	On-Going	On-Going	On-Going

3.2	Lead efforts to advocate for legislation that promotes Cibolo's interests	'23	'24	'25	'26	'27
3.2.1	Create and maintain a list of staff members that can serve as support staff for Council; review annually	Completed	Completed	On-Going	On-Going	On-Going
3.2.2	Create and maintain an annual action plan for TML items in the coming year to share with Council and staff	Completed	Completed	On-Going	On-Going	On-Going
3.2.3	City Attorney is required to provide an annual update regarding new laws that impact municipal authority for development	Completed	Completed	On-Going	On-Going	On-Going

3.3	Be prepared to engage partner agencies when at the table	'23	'24	'25	'26	'27
3.3.1	Explore a County/City joint facility off of IH-10, e.g. Fire Station #4 and Police Annex	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
3.3.2	Apply for grants to seek funding for new public safety facilities and other city facilities	Completed	Completed	On-Going	On-Going	On-Going
3.3.3	Explore/Develop an appropriate method of communication with developers building in non-annexed areas to encourage annexation annually	Not Applicable	Completed	Not Applicable	Not Applicable	Not Applicable
3.3.4	Create a communication plan to engage with neighboring cities to coordinate/cooperate on infrastructure projects and events	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
3.3.5	Engage the County on reallocating lateral-road tax revenue to consider road improvements within the City and the ETJ	Completed	Completed	On-Going	On-Going	On-Going



QUALITY OF LIFE



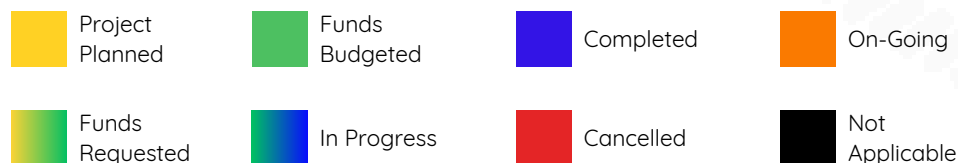
- Initiative 4.1** Promote active lifestyles for all ages by providing opportunities to recreate
- Initiative 4.2** Create and sustain safe and well-kept neighborhoods that residents love to call home
- Initiative 4.3** Support youth activities
- Initiative 4.4** Provide unique outdoor experiences “Memorable experiences”
- Initiative 4.5** Update the Parks & Recreation Master Plan

Strategic Goal #4

QUALITY OF LIFE

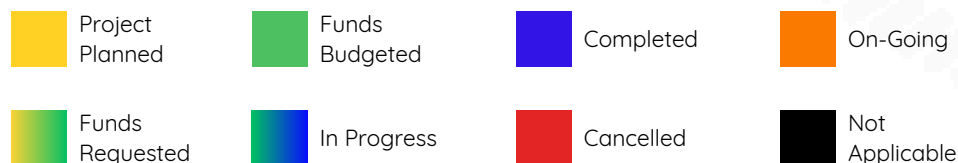
4.1	Promote active lifestyles for all ages by providing opportunities to recreate	'23	'24	'25	'26	'27
4.1.1	Explore development of new sports fields for events by conducting a feasibility study to identify resources and impact for the City		Cancelled	Project Planned		
4.1.2	Develop a trail system that connects neighborhoods and commercial areas	Funds Requested	Cancelled	On-Going	On-Going	On-Going
4.1.3	Explore the possibility of utility easements for hike and bike trail connectivity throughout the City		Cancelled	Project Planned		
4.1.4	Develop a Grants Program Master Plan to identify funding opportunities that support the development of parks/trail systems	Completed				
4.1.5	Explore personnel policies that can support work-life balance and compare to other local comparable agencies	Completed				
4.1.6	Explore incorporating designs and costs for on-street shared use paths to be considered in future Thoroughfare Master Plan updates		Cancelled	Project Planned		
4.1.7	Recruit bike friendly companies	Completed				
4.1.8	Develop marketing initiatives that strengthen the image of Cibolo being a "City of Choice" in relation to recreation opportunities	Funds Requested	Completed			
4.1.9	Ensure all current/new public facilities comply with ADA requirements to create a safe and fair environment for the public	Completed				
4.1.10	Monitor the utilization of the existing Senior Program and provide annual updates to Council with a presentation	Completed	In Progress	On-Going	On-Going	On-Going
4.1.11	Explore opportunities to provide a larger facility	Completed	Completed	On-Going	On-Going	On-Going
4.1.12	Adopt/Update City standards for public park improvements and minimum amenities		Cancelled	Project Planned		

4.2	Create and sustain safe and well-kept neighborhoods that residents love to call home	'23	'24	'25	'26	'27
4.2.1	Create a 'Quality Development Standards' document that can be shared with all developers to help communicate the City's vision	Funds Requested	Completed			
4.2.2	Increase shifts from four (4) patrol offices plus sergeant to (5) patrols officers plus sergeant to provide extra coverage for neighborhoods		Completed			



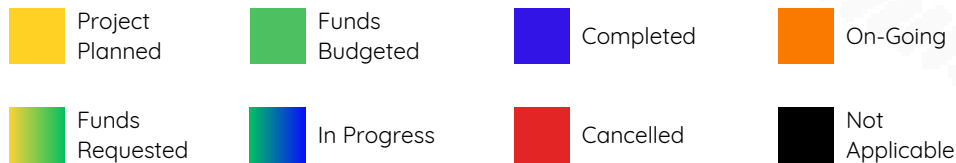
4.2	Create and sustain safe and well-kept neighborhoods that residents love to call home	'23	'24	'25	'26	'27
4.2.3	Promote/Encourage the creation of Neighborhood Watch Programs through educational presentations	Completed	Completed	Not Applicable	Not Applicable	Not Applicable
4.2.4	Evaluate park impact fees for park dedication fee changed to developer in lieu of land dedication	Not Applicable	Cancelled	Project Planned	Not Applicable	Not Applicable
4.2.5	Create a schedule to update, maintain and enhance GIS products posted on City website (such as the Current Developments Map)	Completed	Completed	On-Going	On-Going	On-Going
4.2.6	Conduct annual sidewalk inventory and create a funding plan that prioritizes repairs and filling gaps	Cancelled	In Progress	On-Going	On-Going	On-Going
4.2.7	Increase promotion of SeeClickFix for citizens to help build better relationships with quality City-to-citizen service delivery times	Completed	Completed	On-Going	On-Going	On-Going
4.2.8	Develop a neighborhood parks range of features so that as local parks develop, the features complement, rather than duplicate one another	Completed	Cancelled	On-Going	On-Going	On-Going
4.2.9	Conduct a study on City's Fire ISO and identify recommendations on how to improve Fire ISO	Not Applicable	In Progress	Project Planned	Not Applicable	Not Applicable

4.3	Support youth activities	'23	'24	'25	'26	'27
4.3.1	Promote a youth sports association by engaging local groups to evaluate interest and incorporate findings into the P&R Master Plan	Completed	Cancelled	Project Planned	Not Applicable	Not Applicable
4.3.2	Exploring funding for Phase II of the Youth Sports Complex	Not Applicable	Cancelled	Project Planned	Not Applicable	Not Applicable
4.3.3	Provide Council with a semi-annual report on field usage by YMCA	Completed	Completed	On-Going	On-Going	On-Going
4.3.4	Schedule an annual presentation from the YMCA to Council	Completed	Completed	On-Going	On-Going	On-Going
4.3.5	Track usage of playing fields in City Parks and MEC and report on an annual basis and identify best practices that are supporting the aim to maximize use of city parks	Completed	Cancelled	On-Going	On-Going	On-Going
4.3.6	Make online parks reservation portal available to customers on the new website	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
4.3.7	Execute agreement with Relentless Sports for multi-year arrangement for the use of the Multi-Event Center	Not Applicable	Cancelled	Project Planned	Not Applicable	Not Applicable



4.4	Provide unique outdoor experiences - “Memorable Experiences”	‘23	‘24	‘25	‘26	‘27
4.4.1	Update Downtown Master Plan to create clear vision for the heart and soul of our community					
4.4.2	Continue Cibolo Summer Nights, Market Days, Holiday Parade, Cibolofest and other complementary special events on an annual basis					
4.4.3	Explore acquisition of Warbler Woods property for park land and preservation of the nature preserve in partnership with Green Space Alliance and the property owner					
4.4.4	Design and construct Council identified improvements in existing city parks per 5-year CIP					
4.4.5	Complete design and initiate construction of the Town Creek Trail from FM 1103 to the Community Center					

4.5	Update the Parks & Recreation Master Plan	‘23	‘24	‘25	‘26	‘27
4.5.1	Update the Parks & Recreation (P&R) Master Plan to include the linear park/trail system					
4.5.2	Identify and explore current/new recreation trends and consider updating the P&R Master Plan to include findings					
4.5.3	Update the Thoroughfare Master Plan for on-street bike lanes while coordinating with the P&R Master Plan when funding is available					



FINANCIAL INTEGRITY



Initiative 5.1 Foster fiscal health through disciplined long-term planning, cost control, efficiency, increased revenue, & innovative funding solutions

Initiative 5.2 Develop 5-Year Forecasts and maintain CIP funding sources

Initiative 5.3 Develop Financing strategies aligned with customer service delivery expectations

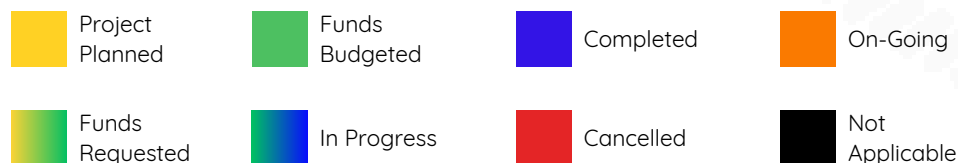
Initiative 5.4 Implement Procurement Functions

Strategic Goal #5

FINANCIAL INTEGRITY

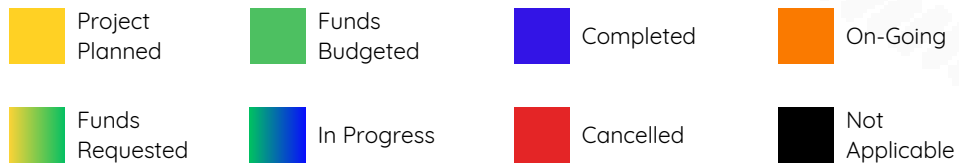
5.1	Foster fiscal health through disciplined long-term planning, cost control, efficiency, transparency, increased revenue, & innovative funding solutions	'23	'24	'25	'26	'27
5.1.1	Ensure a balanced budget is achieved through the annual budget process by managing expenses within revenues	Completed	Completed	On-Going	On-Going	On-Going
5.1.2	Create city facility master plan to provide long term facility needs as City grows and maintain annually	Not Applicable	In Progress	On-Going	On-Going	On-Going
5.1.3	Collect quotes for a new contract for printed newsletter	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
5.1.4	Implement fiscal transparency tool included with Open Gov	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
5.1.5	Achieve TX state comptroller awards for transparency annually	Completed	Completed	On-Going	On-Going	On-Going
5.1.6	Utilize PEG Funds and create production studio and PEG channel	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
5.1.7	Maintain market pay to be competitive in workforce to attract and retain top talent	Completed	In Progress	On-Going	On-Going	On-Going
5.1.8	Annually review official City financial policies	Completed	Completed	On-Going	On-Going	On-Going
5.1.9	Provide total rewards statement to every employee on annual basis	Cancelled	In Progress	On-Going	On-Going	On-Going

5.2	Develop 5-Year Forecasts and maintain CIP funding sources	'23	'24	'25	'26	'27
5.2.1	Develop a 5-year financial plan and update annually during the budget process	Funds Requested	Cancelled	On-Going	On-Going	On-Going
5.2.2	Develop 5-year CIP projections and update annually during the budget process	Completed	Completed	On-Going	On-Going	On-Going
5.2.3	Provide a CIP scope of work, timeline, and outcomes to Council Subcommittee as required	Completed	Completed	On-Going	On-Going	On-Going
5.2.4	Strengthen CIP by creating procurement templates, dashboard, master schedule, and communication of future projects forms and contracts, and ensure timely execution from time of funding and update annually as needed	Completed	Completed	On-Going	On-Going	On-Going
5.2.5	Complete project development, including costs, before bonds are issued	Completed	Completed	On-Going	On-Going	On-Going
5.2.6	Initiate Capital Improvement Projects within 12 months of debt issuance	Completed	Completed	On-Going	On-Going	On-Going

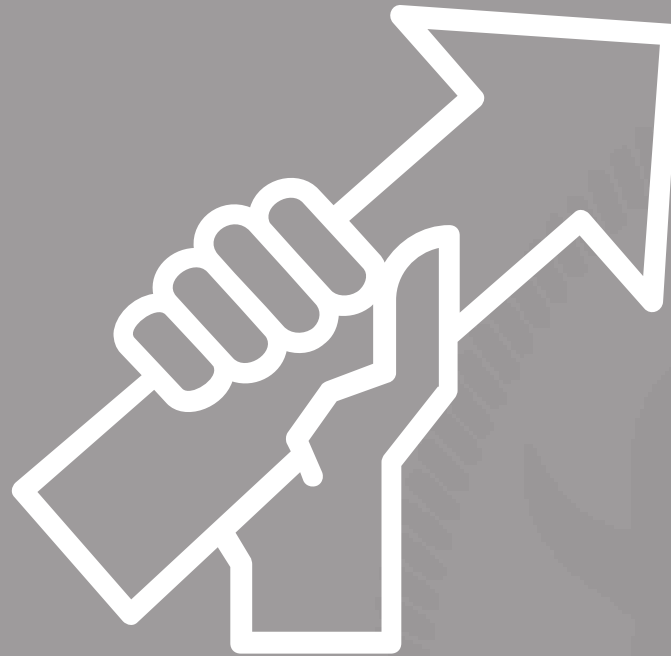


5.3	Develop financing strategies aligned with customer service delivery expectations	'23	'24	'25	'26	'27
5.3.1	Update All Impact Fee Studies		Cancelled	Project Planned		
5.3.2	Address sales tax base - sales tax audit		Cancelled	Funds Requested		
5.3.3	Develop a sustainable and equitable Water Rate		Completed			
5.3.4	Develop a sustainable and equitable Wastewater Rate		Completed			
5.3.5	Evaluate and Develop Capital Replacement Funding (Vehicles/Equipment, Facilities, Infrastructure)		Completed			

5.4	Develop and implement improved internal policies and procedures	'23	'24	'25	'26	'27
5.4.1	Hire Procurement Specialist	Completed				
5.4.2	Establish Procurement Policy to include purchases, credit card purchases, employee reimbursables, etc.	Funds Requested	Completed			
5.4.3	Implement Purchase Order Process in OpenGov and create Citywide SOP		Funds Requested	Project Planned		
5.4.4	Formalize process for contracts execution and compliance	Funds Requested	Completed			



OPERATIONAL EXCELLENCE

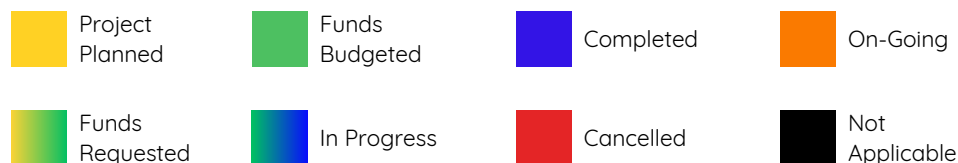


- Initiative 6.1** Govern openly to build and sustain trust through citizen inclusion and involvement
- Initiative 6.2** Cibolo communicates its goals, successes, and challenges to the community and serves as a leader and champion for the community
- Initiative 6.3** High quality services are responsive to citizens' needs, readily accessible, courteously delivered, and professionally managed
- Initiative 6.4** Commitment to the pursuit of continuous improvement for the benefit of the organization and the community we serve

Strategic Goal #6

OPERATIONAL EXCELLENCE

6.1	Govern openly to build and sustain trust through citizen inclusion and involvement	'23	'24	'25	'26	'27
6.1.1	Create an annual UDC work program using UDC Advisory, P&Z, and Council direction on Committee	Green	Blue	Yellow	Black	Black
6.1.2	Update Comprehensive Plan	Green	Blue	Black	Black	Black
6.1.3	Update Parks and Recreation Master Plan after Comprehensive Plan	Black	Red	Yellow	Black	Black
6.1.4	Update UDC after Comprehensive Plan	Black	Blue	Yellow	Black	Black
6.1.5	Update the DCM	Black	Blue	Yellow	Black	Black
6.1.6	Fund Update Water/Wastewater Master Plan after City resolves litigation with GVSUD	Black	Blue	Yellow	Black	Black
6.1.7	Update the Pavement Management Plan Report from June 2019	Black	Blue	Yellow	Black	Black
6.1.8	Continue CIP Staff Committee to coordinate on project development and management	Blue	Blue	Orange	Orange	Orange
6.1.9	Provide calendar of community engagement opportunities on City Website	Blue	Blue	Orange	Orange	Orange
6.1.10	Implement a Public Input survey for citizen engagement	Blue	Blue	Black	Black	Black
6.1.11	Ensure that there is a requirement in RFP or RFBs for CIP projects to include renderings	Blue	Black	Black	Black	Black
6.1.12	Have developers and builders provide renderings for development projects	Blue	Black	Black	Black	Black
6.1.13	Enhance GIS products and maps on City Website	Blue	Blue	Black	Black	Black
6.1.14	Implement new website (Revize) and survey tools to provide greater accessibility for citizens to provide feedback	Blue	Black	Black	Black	Black
6.1.15	Conduct in-person Town Hall meetings twice annually and test virtual town halls	Blue	Blue	Orange	Orange	Orange
6.1.16	Annually review official City personnel policies	Blue	Red	Orange	Orange	Orange



6.2	Cibolo communicates its goals, successes, and challenges to the community and serves as a leader and champion for the community	'23	'24	'25	'26	'27
6.2.1	Create digital newsletter content calendar	Completed	Completed	Not Applicable	Not Applicable	Not Applicable
6.2.2	Create annual EDC report	Completed	Completed	On-Going	On-Going	On-Going
6.2.3	Conduct townhall meetings with opportunities for Utilize Public Input tool through digital options (such as the City's website)	Completed	Completed	On-Going	On-Going	On-Going
6.2.4	Utilize Everbridge option for Town Hall notice to Citizens	Not Applicable	In Progress	Project Planned	Not Applicable	Not Applicable
6.2.5	Hold Town Hall meetings with elected officials	Completed	In Progress	On-Going	On-Going	On-Going
6.2.6	Create a "Council Action" recap video series for citizens by the Mayor	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
6.2.7	Continue posting after Council presentations, proclamations, service awards, etc...	Completed	Completed	On-Going	On-Going	On-Going
6.2.8	Develop videos of Public Works staff completing projects	Completed	Completed	On-Going	On-Going	On-Going

6.3	High quality services are responsive to citizens' needs, readily accessible, courteously delivered, and professionally managed	'23	'24	'25	'26	'27
6.3.1	Provide Bond and CIP updates to the public with a dedicated webpage, social media blasts and newsletter articles	Completed	Completed	On-Going	On-Going	On-Going
6.3.2	Re-establish Council Orientations and ensure there is representation from all departments	Completed	Completed	On-Going	On-Going	On-Going
6.3.3	Create and maintain all committee orientations	Completed	Completed	On-Going	On-Going	On-Going
6.3.4	Maintain existing GIS Development map and website, add CIP tracker	Completed	Completed	On-Going	On-Going	On-Going
6.3.5	Mandatory staff training on SeeClickFix for each department	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
6.3.6	Increase video presence on new website and social media accounts	Completed	Completed	On-Going	On-Going	On-Going
6.3.7	Continue to execute Organizational Excellence through Vision Inspired, Mission Focused, Values Driven, and Performance Based strategy Hire, retain, and develop top talent and hold employees accountable to the Departmental Business Plans	Completed	Completed	On-Going	On-Going	On-Going
6.3.8	Implement a performance management program built off of department/service area missions and strategic goals	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
6.3.9	Revamp recruiting process to reduce vacancy times and employee turnover	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
6.3.10	Conduct staffing analysis to determine LOS to meet Council and community expectations	Not Applicable	Cancelled	Project Planned	Not Applicable	Not Applicable
6.3.11	Revamp Building Services Department	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable



6.3	High quality services are responsive to citizens' needs, readily accessible, courteously delivered, and professionally managed	'23	'24	'25	'26	'27
6.3.12	Explore telecommuting & flex work policy by presenting a proposed policy and management structure to Council	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
6.3.13	Collect data regularly over the telework policy and make routine presentations to Council	Not Applicable	Completed	On-Going	On-Going	On-Going

6.4	Commitment to the pursuit of continuous improvement for the benefit of the organization and the community we serve	'23	'24	'25	'26	'27
6.4.1	(Building Inspections) Develop and implement the 'Codes and Coffee' program to foster communication and collaboration between contractors, developers, and Building Department staff to address process questions, permit software issues, and code-related queries	Not Applicable	Completed	Not Applicable	Not Applicable	Not Applicable
6.4.2	(City Manager's Office) Implement a development and policy review committee (DPRC) to provide a forum for technical staff to meet with executive leadership early in the process of developing policies, processes, initiatives, and development to enhance communication, improve execution, better coordination, and ensure alignment with the Council Strategic Plan	Not Applicable	Completed	Not Applicable	Not Applicable	Not Applicable
6.4.3	(City Secretary's Office) Develop and implement a shared digital calendar for the Multi Event Center that communicates upcoming reservations with the appropriate members of staff, while also communicating up-to-date availability to potential interested parties of the public	Not Applicable	Completed	Not Applicable	Not Applicable	Not Applicable
6.4.4	(Economic Development) Develop and implement a digital application process for the Economic Development Corporation's Business Improvement Grant	Not Applicable	Completed	Not Applicable	Not Applicable	Not Applicable
6.4.5	(Finance) Develop and implement a digital workflow through OpenGov to improve the approval process of Accounts Payable items and contracts resulting in a reduced processing time	Not Applicable	In Progress	Project Planned	Not Applicable	Not Applicable
6.4.6	(Fire) Work towards reducing response times to emergency calls to improve the chances of saving lives and property of our community and the surrounding areas	Not Applicable	Completed	Not Applicable	Not Applicable	Not Applicable
6.4.7	(Information Services) Lower the average wait time of IT service request tickets to improve customer service delivery by researching new external programs and what options are available with the current software	Not Applicable	In Progress	Project Planned	Not Applicable	Not Applicable
6.4.8	(Communications) Enhance stakeholder engagement and brand reputation through integrated multichannel communication and increased public transparency on social media	Not Applicable	Completed	Not Applicable	Not Applicable	Not Applicable
6.4.9	(People & Performance) Using ADP's talent acquisition software, develop and implement a recruitment workflow to hire top candidates seamlessly, while maximizing recruiting efficiency and decreasing time-to-hire waiting periods.	Not Applicable	Completed	Not Applicable	Not Applicable	Not Applicable



6.4	Commitment to the pursuit of continuous improvement for the benefit of the organization and the community we serve - One project per service area each fiscal year	'23	'24	'25	'26	'27
6.4.10	(Performance Management Program) Through the use of Lean Process Improvement training opportunities and workshops, work with at least six (6) service areas to improve one (1) of their processes and document the results		In Progress	Project Planned		
6.4.11	(Planning) Develop and implement a redesigned pre-development process to improve on customer service delivery		Completed			
6.4.12	(Police) Enhance the reporting on police activity in the community and office performance within the organization by researching record management software that will reduce customer waiting times, optimize staff time, and provide more transparency to the public		In Progress	Project Planned		
6.4.13	(Public Works) Develop and implement a new digital workflow for SeeClickFix to better address citizen concerns in a more timely and consistent manner		In Progress	Project Planned		





City Council Regular Meeting Staff Report

F. Discussion/Action to authorize the City Manager to execute purchase order for Replacement Water Meters and Transponders as needed for ongoing water system maintenance with HydroPro Solutions, LLC., in the amount not to exceed Sixty-Five Thousand Dollars (\$65,000). (Mr. Hubbard/Mr. Parsons)

Meeting	Agenda Group
Tuesday, October 29, 2024, 6:30 PM	Discussion/Action Item: 12F.
From	
Chris Hubbard, Utilities Superintendent	
Staff Contact(s)	
Chris Hubbard, Jacob Parsons,	

PRIOR CITY COUNCIL ACTION:

The City Council has already approved the funding for the replacement water meters and transponders in the FY 25 budget.

BACKGROUND:

Master Meter is a sole source manufacturer of the Master Meter Radio and Metering equipment that the City of Cibolo utilizes within our water system. HydroPro Solutions, LLC is Master Meter’s Sole Source Distributor of their patented Water Metering Technology in our region.

STAFF RECOMMENDATION:

The need to purchase new water meters and transponders are directly related to the ongoing maintenance of our existing water meter infrastructure. Meters and transponders are replaced when they fail to operate as required to accurately meter water used by our customers. Staff recommends City Council authorizes the City Manager to execute purchase orders in an amount not to exceed SIXTY-FIVE THOUSAND DOLLARS (\$65,000) to purchase new water meters and transponders from HydroPro Solutions, LLC.

FINANCIAL IMPACT:

\$65,000

MOTION(S):

Motion to authorize the City Manager to execute purchase orders to purchase water meters and transponders as needed for ongoing water system maintenance with HydroPro Solutions, LLC., in an amount not to exceed SIXTY-FIVE THOUSAND DOLLARS. (\$65,000).



City Council Regular Meeting Staff Report

G. Discussion/Action for the Purchase of Water Meters for New Water Service Inventory and authorizing the City Manager to execute Purchase Order for water meters from HydroPro Solutions, LLC., in an amount not to exceed One Hundred Thousand Dollars. (\$100,000). (Mr. Hubbard/Mr. Parsons)

Meeting	Agenda Group
Tuesday, October 29, 2024, 6:30 PM	Discussion/Action Item: 12G.
From	
Chris Hubbard, Utilities Superintendent	
Staff Contact(s)	
Chris Hubbard, Jacob Parsons,	

PRIOR CITY COUNCIL ACTION:

Last year the City Council approved \$140,000 for water meters for our new service inventory.

BACKGROUND:

Master Meter is a sole source manufacturer of the Master Meter Radio and Metering equipment that the City of Cibolo utilizes within our water system. HydroPro Solutions, LLC is Master Meter’s Sole Source Distributor of their patented Water Metering Technology in our region. The City has been seeing new services steady out in the amount of new home construction within our water service area and subsequently we are leveling out the amount of water meters we are projecting for these homes.

STAFF RECOMMENDATION:

The need to purchase new water meters is directly related to the ongoing new home construction and commercial development activities within our water service area. We have 4 large residential developments building new homes (Bella Rosa, Steele Creek, Mesa Western and The Reserve at Buffalo Crossing) as well as multiple commercial developments. Lead times on water meter deliveries are now running 4 to 6 weeks. Staff recommends City Council authorize the City Manager to execute purchase orders in an amount not to exceed ONE HUNDRED THOUSAND DOLLARS (\$100,000) to purchase new water meters from HydroPro Solutions.

FINANCIAL IMPACT:

\$100,000

MOTION(S):

Motion to authorize the City Manager to execute purchase orders to purchase water meters as needed for new construction inventory with HydroPro Solutions, LLC., in an amount not to exceed ONE HUNDRED THOUSAND DOLLARS. (\$100,000).

Attachments

[Letter Master Meter.pdf](#)



101 REGENCY PARKWAY
MANSFIELD, TX 76063
817-842-8000
FAX 817-842-8100

Mr. Christopher Hubbard
City of Cibolo
P.O. Box 826
Cibolo, TX. 78108

October 21, 2024

Dear Mr. Hubbard

This letter is to inform you that Master Meter is the Sole Source Manufacturer of the Master Meter Radio and Metering equipment that the City of Cibolo has selected. This equipment is manufactured and operates using the following US Patent(s): 8,157,160 and 7,775,160 and 8,448,845 respectively. As the Sole Source manufacturing entity, no other product is available with this exclusive patented technology.

Additionally, HydroPro Solutions, LLC is Master Meter's Sole Source Distributor of this patented Metering Technology. Master Meter has partnered with HydroPro Solutions as Master Meter's exclusive Premier AMR/AMI Distributor, which means HydroPro Solutions is the Sole Source Provider and support group of this patented technology servicing the City of Cibolo Texas.

Best regards,

Ronnie Veach
Vice President
Master Meter, Inc.

cc: Greg Broyles
Ric Oconnor
Neal Farmer
Chris Phillips



City Council Regular Meeting Staff Report

H. Discussion/Action to authorize the City Manager to execute a Contract with T Construction, LLC, for the FM 78 Water Main Extension in the amount of Three Hundred Twenty-Nine Thousand, One Hundred Sixty-Two Dollars and Zero Cents (\$329,162.00). (Mr. Gomez)

Meeting	Agenda Group
Tuesday, October 29, 2024, 6:30 PM	Discussion/Action Item: 12H.
From	
Julio Gomez, CIP Manager	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

The project consists of the construction of approximately 1,200 Linear Feet of 12" water main extension. The project limits are from the Jalisco's Restaurant property to the West of the Shady Meadows RV Park, connecting the existing water main infrastructure. The overall scope of the project is to extend and connect the existing 12" Water Main along FM 78.

STAFF RECOMMENDATION:

Staffs recommends City Council authorize the City Manager to execute this contract with the lowest qualified bidder, T Construction, LLC, to begin construction on the 12" Water Main Extension along FM 78.

FINANCIAL IMPACT:

This project will be funded through the American Rescue Plan Act (ARPA)

MOTION(S):

I authorize the City Manager to execute a contract with T Construction, LLC for the FM 78 Water Main Extension in the amount of THREE HUNDRED TWENTY-NINE THOUSAND, ONE HUNDRED SIXTY-TWO DOLLARS AND ZERO CENTS (\$329,162.00).

Attachments

[FM 78 Water Main Letter of Recommendation.pdf](#)

[FM 78 Water Main Bid Table.pdf](#)

RECOMMENDATION OF AWARD

October 17, 2024

City of Cibolo
200 S Main Street
Cibolo, Texas 78108
Attn: Julio Gomez

Re: FM 78 Water Main Project

Dear Mr. Gomez,

The FM 78 Water Main Project was publicly advertised, and bids were received. There were six (6) bids submitted and the apparent qualified low bidder, meeting all project requirements, was T Construction, LLC, with a base bid of \$329,162.00

Our offices reviewed the attached bid tabulation and ARPA requirements. We are recommending the contract be awarded to T Construction LLC for a final contract value of \$329,162.00.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES, INC.

A handwritten signature in blue ink, appearing to read 'Mark Miller', is written over the typed name.

Mark Miller, PE

		C.C. Carlton Industries, LTD			D&D Contractors, Inc.			Pronto Sandblasting & Coating & Oil Field Services CO. INC			R.L. Jones LP		T CONSTRUCTION LLC		V.K. Knowlton Construction & Utilities, INC.	
		Total Cost	\$ 381,197.0		\$ 580,425.4040999999		\$ 265,734.0		\$ 342,938.0		\$ 329,162.0		\$ 336,565.0			
		Selected @	0		0		0		0		0		0			
		Selected (\$)	\$ 0		\$ 0		\$ 0		\$ 0		\$ 0		\$ 0			
#	Items	Lowest	Unit	Quantity	UnitPrice	TotalCost	UnitPrice	TotalCost	UnitPrice	TotalCost	UnitPrice	TotalCost	UnitPrice	TotalCost		
0	No Basket (15)															
#0-1	Mobilization (Spec No. SAWS 100)	\$ 20,000.0	LS	1	\$ 24,200.0	\$ 24,200.0	\$ 69,238.73	\$ 69,238.73	\$ 23,100.0	\$ 23,100.0	\$ 20,000.0	\$ 20,000.0	\$ 25,000.0	\$ 25,000.0	\$ 55,700.0	\$ 55,700.0
#0-2	Temporary Erosion, Sedimentation and Water Pollution Prevention (SWPP) (\$	\$ 100	LS	1	\$ 10,500.0	\$ 10,500.0	\$ 10,146.1	\$ 10,146.1	\$ 7,000.0	\$ 7,000.0	\$ 100	\$ 100	\$ 4,500.0	\$ 4,500.0	\$ 19,300.0	\$ 19,300.0
#0-3	Preparing ROW (Spec No. SAWS 101)	\$ 5,000.0	LS	1	\$ 9,200.0	\$ 9,200.0	\$ 37,229.78	\$ 37,229.78	\$ 11,500.0	\$ 11,500.0	\$ 5,000.0	\$ 5,000.0	\$ 15,000.0	\$ 15,000.0	\$ 46,400.0	\$ 46,400.0
#0-4	12" C-909 PVC Water Pipe (Spec No. SAWS 818)	\$ 103,969	LF	1298	\$ 145	\$ 188,210.0	\$ 195.64	\$ 253,940.7199999999	\$ 90	\$ 116,820.0	\$ 145	\$ 188,210.0	\$ 120	\$ 155,760.0	\$ 80.1	\$ 103,969.7999999999
#0-5	6" C-909 PVC Water Pipe (Spec No. SAWS 818)	\$ 1,002.5	LF	25	\$ 125	\$ 3,125.0	\$ 342.06	\$ 8,551.5	\$ 40	\$ 1,500.0	\$ 60	\$ 1,500.0	\$ 75	\$ 1,875.0	\$ 40.1	\$ 1,002.5
#0-6	24" Steel Casing Pipe (Spec No. SAWS 856)	\$ 3,600.0	LF	24	\$ 400	\$ 9,600.0	\$ 1,136.00	\$ 27,265.92	\$ 750	\$ 18,000.0	\$ 175	\$ 4,200.0	\$ 150	\$ 3,600.0	\$ 226	\$ 5,424.0
#0-7	Trench Excavation Safety Protection (Spec No. SAWS 856)	\$ 394.2	LF	1314	\$ 1.314	\$ 1,314.0	\$ 5.57	\$ 7,318.980000000000	\$ 1	\$ 1,314.0	\$ 7	\$ 9,198.0	\$ 3.5	\$ 4,599.0	\$ 0.3	\$ 394.2
#0-8	12" Gate Valve (Spec No. SAWS 828)	\$ 16,000.0	EA	4	\$ 4,750.0	\$ 19,000.0	\$ 7,591.31	\$ 30,365.52	\$ 4,000.0	\$ 16,000.0	\$ 5,500.0	\$ 22,000.0	\$ 6,000.0	\$ 24,000.0	\$ 4,020.0	\$ 16,080.0
#0-9	Fire Hydrant Assembly (Spec No. SAWS 834)	\$ 24,000.0	EA	4	\$ 9,500.0	\$ 38,000.0	\$ 11,342.1	\$ 45,369.24	\$ 6,000.0	\$ 24,000.0	\$ 10,000.0	\$ 40,000.0	\$ 8,500.0	\$ 34,000.0	\$ 6,800.0	\$ 27,260.0
#0-10	Ductile Iron Fittings (Spec No. SAWS 836)	\$ 2,553.0	TON	1.11	\$ 2,300.0	\$ 2,553.0	\$ 15,012.1	\$ 16,663.6641	\$ 10,000.0	\$ 11,100.000000000002	\$ 8,000.0	\$ 8,800.0	\$ 5,800.0	\$ 6,438.000000000001	\$ 6,800.0	\$ 7,548.000000000001
#0-11	Remove and Salvage Fire Hydrant (Spec No. SAWS 834)	\$ 1,500.0	EA	3	\$ 1,750.0	\$ 5,250.0	\$ 3,128.95	\$ 9,386.97	\$ 500	\$ 1,500.0	\$ 1,500.0	\$ 4,500.0	\$ 2,800.0	\$ 8,400.0	\$ 4,060.0	\$ 12,180.0
#0-12	2" Water Service Short Side (Spec No. SAWS 834)	\$ 7,380.0	EA	3	\$ 3,850.0	\$ 11,550.0	\$ 3,074.5	\$ 9,223.5	\$ 2,500.0	\$ 7,500.0	\$ 3,500.0	\$ 10,500.0	\$ 2,700.0	\$ 8,100.0	\$ 2,460.0	\$ 7,380.0
#0-13	2" Meter Boxes & Lids (Spec No. SAWS 833)	\$ 900	EA	3	\$ 365	\$ 1,095.0	\$ 1,439.25	\$ 4,317.75	\$ 700	\$ 2,100.0	\$ 300	\$ 900	\$ 3,500.0	\$ 7,500.0	\$ 430	\$ 1,290.0
#0-14	Tie-into Existing Water Line (Spec No. SAWS 840)	\$ 4,800.0	EA	2	\$ 8,500.0	\$ 17,000.0	\$ 7,049.95	\$ 14,099.88	\$ 2,400.0	\$ 4,800.0	\$ 7,500.0	\$ 15,000.0	\$ 3,200.0	\$ 6,400.0	\$ 3,060.0	\$ 6,120.0
#0-15	Concrete Pavement Replacement (Spec No. COSA 511)	\$ 1,800.0	SY	20	\$ 240	\$ 4,800.0	\$ 437.55	\$ 8,751.0	\$ 120	\$ 2,400.0	\$ 90	\$ 1,800.0	\$ 250	\$ 5,000.0	\$ 231	\$ 4,620.0
#0-16	Asphalt Pavement Replacement (Spec No. COSA 511)	\$ 4,125.0	SY	55	\$ 250	\$ 13,750.0	\$ 87.42	\$ 4,808.1	\$ 100	\$ 5,500.0	\$ 75	\$ 3,375.0	\$ 78	\$ 4,290.0	\$ 165	\$ 9,075.0
#0-17	Concrete Sidewalk Replacement (Spec No. COSA 502)	\$ 5,232.5	SY	65	\$ 150	\$ 9,750.0	\$ 175.75	\$ 11,423.75	\$ 100	\$ 6,500.0	\$ 85	\$ 5,525.0	\$ 120	\$ 7,800.0	\$ 80.5	\$ 5,232.5
#0-18	Curb Repair (Spec No. COSA 500)	\$ 900	LF	30	\$ 130	\$ 3,900.0	\$ 129.61	\$ 3,888.3	\$ 50	\$ 1,500.0	\$ 30	\$ 900	\$ 110	\$ 3,300.0	\$ 46.3	\$ 1,389.0
#0-19	Sod Replacement (Spec No. COSA 516)	\$ 600	SY	600	\$ 14	\$ 8,400.0	\$ 14.06	\$ 8,436.0	\$ 6	\$ 3,600.0	\$ 1	\$ 600	\$ 6	\$ 3,600.0	\$ 12.5	\$ 7,500.0

			C.C. Carlton Industries, LTD		D&D Contractors, Inc.		Pronto Sandblasting & Coating & Oil Field Services CO. INC		R.L. Jones LP		T CONSTRUCTION LLC		V.K. Knowlton Construction & Utilities, INC.		
			Total Cost	\$381,197.00		\$580,425.40		\$265,734.00		\$342,938.00		\$329,162.00		\$336,565.00	
ITEMS	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST
SAWS 100	Mobilization	LS	1	\$24,200.00	\$24,200.00	\$69,238.73	\$69,238.73	\$23,100.00	\$23,100.00	\$20,000.00	\$20,000.00	\$25,000.00	\$25,000.00	\$55,700.00	\$55,700.00
COSA 540	Temporary Erosion, Sedimentation and Water Pollution Prevention	LS	1	\$10,500.00	\$10,500.00	\$10,146.10	\$10,146.10	\$7,000.00	\$7,000.00	\$100	\$100	\$4,500.00	\$4,500.00	\$19,300.00	\$19,300.00
SAWS 101	Preparing ROW	LS	1	\$9,200.00	\$9,200.00	\$37,229.78	\$37,229.78	\$11,500.00	\$11,500.00	\$5,000.00	\$5,000.00	\$15,000.00	\$15,000.00	\$46,400.00	\$46,400.00
SAWS 818	12" C-909 PVC Water Pipe	LF	1298	\$145	\$188,210.00	\$195.64	\$253,940.72	\$90	\$116,820.00	\$145	\$188,210.00	\$120	\$155,760.00	\$80.10	\$103,969.80
SAWS 818	6" C-909 PVC Water Pipe	LF	25	\$125	\$3,125.00	\$342.06	\$8,551.50	\$60	\$1,500.00	\$60	\$1,500.00	\$75	\$1,875.00	\$40.10	\$1,002.50
SAWS 856	24" Steel Casing Pipe	LF	24	\$400	\$9,600.00	\$1,136.08	\$27,265.92	\$750	\$18,000.00	\$175	\$4,200.00	\$150	\$3,600.00	\$226	\$5,424.00
SAWS 856	Trench Excavation Safety Protection	LF	1314	\$1	\$1,314.00	\$5.57	\$7,318.98	\$1	\$1,314.00	\$7	\$9,198.00	\$3.50	\$4,599.00	\$0.30	\$394.20
SAWS 828	12" Gate Valve	EA	4	\$4,750.00	\$19,000.00	\$7,591.38	\$30,365.52	\$4,000.00	\$16,000.00	\$5,500.00	\$22,000.00	\$6,000.00	\$24,000.00	\$4,020.00	\$16,080.00
SAWS 834	Fire Hydrant Assembly	EA	4	\$9,500.00	\$38,000.00	\$11,342.31	\$45,369.24	\$6,000.00	\$24,000.00	\$10,000.00	\$40,000.00	\$8,500.00	\$34,000.00	\$6,490.00	\$25,960.00
SAWS 836	Ductile Iron Fittings	TON	1.11	\$2,300.00	\$2,553.00	\$15,012.31	\$16,663.66	\$10,000.00	\$11,100.00	\$8,000.00	\$8,880.00	\$5,800.00	\$6,438.00	\$6,800.00	\$7,548.00
SAWS 834	Remove and Salvage Fire Hydrant	EA	3	\$1,750.00	\$5,250.00	\$3,128.99	\$9,386.97	\$500	\$1,500.00	\$1,500.00	\$4,500.00	\$2,800.00	\$8,400.00	\$4,060.00	\$12,180.00
SAWS 824	2" Water Service Short Side	EA	3	\$3,850.00	\$11,550.00	\$3,074.50	\$9,223.50	\$2,500.00	\$7,500.00	\$3,500.00	\$10,500.00	\$2,700.00	\$8,100.00	\$2,460.00	\$7,380.00
SAWS 833	2" Meter Boxes & Lids	EA	3	\$365	\$1,095.00	\$1,439.25	\$4,317.75	\$700	\$2,100.00	\$300	\$900	\$2,500.00	\$7,500.00	\$430	\$1,290.00
SAWS 840	Tie-into Existing Water Line	EA	2	\$8,500.00	\$17,000.00	\$7,049.94	\$14,099.88	\$2,400.00	\$4,800.00	\$7,500.00	\$15,000.00	\$3,200.00	\$6,400.00	\$3,060.00	\$6,120.00
COSA 511	Concrete Pavement Replacement	SY	20	\$240	\$4,800.00	\$437.55	\$8,751.00	\$120	\$2,400.00	\$90	\$1,800.00	\$250	\$5,000.00	\$231	\$4,620.00
COSA 511	Asphalt Pavement Replacement	SY	55	\$250	\$13,750.00	\$87.42	\$4,808.10	\$100	\$5,500.00	\$75	\$4,125.00	\$78	\$4,290.00	\$165	\$9,075.00
COSA 502	Concrete Sidewalk Replacement	SY	65	\$150	\$9,750.00	\$175.75	\$11,423.75	\$100	\$6,500.00	\$85	\$5,525.00	\$120	\$7,800.00	\$80.50	\$5,232.50
COSA 500	Curb Repair	LF	30	\$130	\$3,900.00	\$129.61	\$3,888.30	\$50	\$1,500.00	\$30	\$900	\$110	\$3,300.00	\$46.30	\$1,389.00
COSA 516	Sod Replacement	SY	600	\$14	\$8,400.00	\$14.06	\$8,436.00	\$6	\$3,600.00	\$1	\$600	\$6	\$3,600.00	\$12.50	\$7,500.00



City Council Regular Meeting Staff Report

I. Discussion/Action to authorize the City Manager to execute a contract with PMGR Development Group Corporation for the Animal Care Facility site work in the amount of Three Hundred Thirty-Three Thousand, Six Hundred Eighty-Seven Dollars and Twenty-Seven Cents (\$333,687.27). (Mr. Gomez)

Meeting	Agenda Group
Tuesday, October 29, 2024, 6:30 PM	Discussion/Action Item: 12I.
From	
Julio Gomez, CIP Manager	

PRIOR CITY COUNCIL ACTION:

As part of the City of Cibolo's American Rescue Plan Act (ARPA) Projects, the Animal Care Facility was approved to replace the existing modular building with a new modular building and portable kennels.

BACKGROUND:

In order to prepare for the arrival of the new infrastructure the City of Cibolo advertised an ITB for the site work required at the Animal Care Facility.

On September 27th, 2024, bids were received and opened at City Hall for Animal Care Facility. There was a total of three bids received with bid amounts ranging from \$333,687.27 to \$473,662.15, with PMGR Development Group Corporation being the lowest responsible bidder.

STAFF RECOMMENDATION:

Staff recommends City Council authorize the City Manager to execute the contract with PMGR Development Group Corporation to complete the site work at the Animal Care Facility

FINANCIAL IMPACT:

This project will be funded by the American Rescue Plan Act (ARPA).

MOTION(S):

I authorize the City Manager to execute a contract with PMGR Development Group Corporation for the Animal Care Facility site work in the amount of THREE HUNDRED THIRTY-THREE THOUSAND, SIX HUNDRED EIGHTY-SEVEN DOLLARS AND TWENTY-SEVEN CENTS (\$333,687.27).

Attachments

[Animal Care Facility Site Work_Letter of Recommendation.pdf](#)

[Animal Care Facility Expansion Design_Bid Table.pdf](#)

October 14, 2024

City of Cibolo
Attn: Julio Gomez, MBA
CIP Manager
200 S. Main Street
Cibolo, Texas 78108

Re: City of Cibolo – Animal Shelter Expansion Design
Contract Award Recommendation – PMGR Development Group Corporation

Mr. Gomez,

On September 27th, 2024, at 2:00 PM, bids were received and opened at City Hall for Animal Shelter Expansion. There was a total of three bids received with bid amounts ranging from \$333,687.27 to \$473,662.15 for the Base Bid. PMGR Development Group Corporation was the low bidder.

The estimated budget for the Base Bid was \$289,683.95. PMGR Development Group Corporation's bid was for \$333,687.27 for the Base Bid, which resulted in a difference of \$44,003.32 (15.19% above the estimated budget).

CED has reviewed the lowest bid for the above referenced project. CED believes the low bidder meets the requirements stated in the contract documents and unit prices appear to be balanced and in-line with expectations. Based on this information, CED Engineers recommends awarding the Base Bid for the Cibolo Animal Expansion Design to PMGR Development Group Corporation in the amount of \$333,687.27.

If you have questions or require additional information, please contact our office.

Sincerely,
Colliers Engineering and Design



Jose H. Carmona, Jr., P.E.
Department Manager

ITEM	DESCRIPTION	UNIT	Total Cost		CGC General Contractors, Inc.		D&D Contractors, Inc.		PMGR Development Group Corporation.	
			QUANTITY		\$435,212.35		\$473,662.15		\$333,687.27	
					UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST
COSA 102	Mobilization	LS	1	\$59,800.00	\$59,800.00	\$53,139.39	\$53,139.39	\$ 30,093.07	\$ 30,093.07	
CoSA 100.2	Insurance & Bond	LS	1	\$8,050.00	\$8,050.00	\$11,808.76	\$11,808.76	\$ 12,394.23	\$ 12,394.23	
COSA 103.3	Demolish and remove existing sidewalk & Pavement	SF	1037	\$13.80	\$14,310.60	\$1.87	\$1,939.19	\$ 6.19	\$ 6,419.59	
COSA 103.1	Demolish and remove existing curb	LF	29	\$13.80	\$400.20	\$17.07	\$495.03	\$ 12.38	\$ 359.05	
COSA 500.1	6" Curb	LF	455	\$14.95	\$6,802.25	\$17.69	\$8,048.95	\$ 37.14	\$ 16,900.17	
SAWS 848	6" Sanitary Sewer pvc	LF	187	\$55.20	\$10,322.40	\$66.21	\$12,381.27	\$ 60.91	\$ 11,390.59	
SAWS 854	6" Sanitary Sewer Cleanout	EA	6	\$166.75	\$1,000.50	\$1,274.91	\$7,649.46	\$ 165.08	\$ 990.49	
SAWS 824	2" Water	LF	126	\$97.75	\$12,316.50	\$109.99	\$13,858.74	\$ 83.52	\$ 10,523.92	
COSA 234.1	Building Road Base Foundation (24' x 60' Bldg.)	LS	1	\$69,000.00	\$69,000.00	\$46,859.13	\$46,859.13	\$ 5,348.63	\$ 5,348.63	
COSA 234.1	Concrete Base Foundation (Kennel)	LS	1	\$63,250.00	\$63,250.00	\$29,521.88	\$29,521.88	\$ 4,754.33	\$ 4,754.33	
COSA 502.1	Sidewalk	SY	145	\$21.85	\$3,168.25	\$83.86	\$12,159.70	\$ 78.00	\$ 11,310.12	
COSA 502.1	Sidewalk Ramps	EA	3	\$2,530.00	\$7,590.00	\$2,137.99	\$6,413.97	\$ 928.58	\$ 2,785.74	
COSA 209.1	Concrete Paving	SY	950	\$21.85	\$20,757.50	\$123.39	\$117,220.50	\$ 89.14	\$ 84,686.58	
COSA 108.1	6" Lime Stabilized Subgrade	SY	950	\$11.50	\$10,925.00	\$4.73	\$4,493.50	\$ 44.57	\$ 42,343.29	
COSA 108.1	12" Lime Stabilized Subgrade for Building Foundation	SY	203	\$11.50	\$2,334.50	\$5.32	\$1,079.96	\$ 89.14	\$ 18,096.18	
COSA 108.2	Lime Treatment @ 6%	TON	28	\$517.50	\$14,490.00	\$342.46	\$9,588.88	\$ 185.72	\$ 5,200.05	
SAWS 804	Excavation	CY	275	\$51.75	\$14,231.25	\$31.05	\$8,538.75	\$ 30.95	\$ 8,511.99	
COSA 307	Concrete Wheel stop	EA	9	\$122.10	\$1,098.90	\$100.38	\$903.42	\$ 278.57	\$ 2,507.17	
SAWS 869	Handicap Parking Sign	EA	2	\$287.50	\$575.00	\$218.91	\$437.82	\$ 185.72	\$ 371.43	
COSA 535.2	Parking Stripes	LF	360	\$8.05	\$2,898.00	\$1.22	\$439.20	\$ 2.17	\$ 780.01	
COSA 535	Handicap Parking Symbol	EA	2	\$165	\$330	\$218.91	\$437.82	\$ 185.72	\$ 371.43	
SAWS 824	Hose Bib	EA	2	\$172.50	\$345.00	\$523.33	\$1,046.66	\$ 495.24	\$ 990.49	
COSA 507	Fence	LF	395	\$66.70	\$26,346.50	\$222	\$87,690.00	\$ 41.53	\$ 16,404.93	
COSA 507	Remove Fence	LF	305	\$9.20	\$2,806.00	\$5.16	\$1,573.80	\$ 6.19	\$ 1,888.11	
COSA 535	Handicap Crosshatch Striping	EA	1	\$172.50	\$172.50	\$437.81	\$437.81	\$ 185.72	\$ 185.72	
COSA 540.6.9	Erosion Control	LS	1	\$8,050.00	\$8,050.00	\$4,611.32	\$4,611.32	\$ 6,989.84	\$ 6,989.84	
COSA 618.1	2" pvc SCH 40 Electrical Conduit	LF	94	\$247.25	\$23,241.50	\$7.95	\$747.30	\$ 77.86	\$ 7,318.46	
COSA 618.1	2" pvc SCH 40 Communications Conduit	LF	134	\$115	\$15,410.00	\$7.95	\$1,065.30	\$ 61.91	\$ 8,295.32	
COSA 618.4	2" Electrical Bore	LF	40	\$69	\$2,760.00	\$177.13	\$7,085.20	\$ 177.98	\$ 7,119.12	
SAWS 869	Project Sign	LS	1	\$1,725.00	\$1,725.00	\$437.81	\$437.81	\$ 1,238.11	\$ 1,238.11	
COSA 520.1	Hydromulch Seeding	LS	1	\$2,875.00	\$2,875.00	\$2,657.63	\$2,657.63	\$ 3,095.27	\$ 3,095.27	
SUP 1	Gate with Fire Access Box	LS	1	\$27,830.00	\$27,830.00	\$18,894.00	\$18,894.00	\$ 4,023.85	\$ 4,023.85	



City Council Regular Meeting Staff Report

J. Discussion/Action to waive all waivable confidentialities, including the attorney-client communications and attorney work-product privilege, applicable to the content of the Palm Field Subdivision and the 4164 Lower Seguin Rd Conditional Use Permit (CUP) Investigation. (Councilman Hicks)

Meeting	Agenda Group
Tuesday, October 29, 2024, 6:30 PM	Discussion/Action Item: 12J.
From	
Peggy Cimics, City Secretary	

PRIOR CITY COUNCIL ACTION:

At the City Council’s executive session on August 22, 2023, City Council was presented findings from an internal investigation into the Conditional Use Permit (CUP) for 4164 Lower Seguin Road and the Palm Field Subdivision. This information was considered attorney-client confidential information.

BACKGROUND:

The City received a citizen's complaint regarding compliance with the City's land use regulations regarding an adjacent property located at 4164 Lower Seguin Road. The subject property was one of three lots in the Palm Field Subdivision, which was administratively approved in June 2021 and recorded on July 1, 2021. The property owner of 4164 Lower Seguin Road made inquiries in 2022 about the process to place a manufactured home on the lot; this owner submitted a conditional use permit (CUP) application to the City in January 2023 subsequent to the placement of a manufactured home on the lot. City Council approved the CUP on February 28, 2023. Because the circumstances require the application of the City's land use regulations to the facts and circumstances presented, staff was directed to collect information for the City Attorney's use in providing legal advice to the City Council regarding the Conditional Use Permit (CUP) for 4164 Lower Seguin Road and the Palm Field Subdivision. Subsequently, the adjacent property owner filed litigation against the City in March 2023, which was resolved in June 2024 in the City's favor.

At the request of City Council in April 2023, the City Manager directed an investigation into the Conditional Use Permit (CUP) for 4164 Lower Seguin Road and the Palm Field Subdivision, provided all of the information to the City Attorney for his use, and provided the same to the City Council in the closed executive session on August 22, 2023.

Release of Attorney-client Protected Information to the Public. On October 15, 2024, City Council directed staff to return with an item to allow it to vote on waiving all waivable confidentialities, including the attorney-client communications and attorney work-product privilege, applicable to the content of the Palm Field Subdivision and the 4164 Lower Seguin Rd Conditional Use Permit (CUP) Investigation.

George Hyde, City Attorney, has provided his legal opinion about the process for the City Council to waive the confidential nature of attorney-client information, which would then make the information regarding the investigation into the Conditional Use Permit (CUP) for 4164 Lower Seguin Road and the Palm Field Subdivision available to public access and review. In short, only the governing body of the City may waive the attorney-client privilege protecting confidential information from release.

In the event any Councilmember desires to make confidential information, protected by the attorney-client communication privilege (and is not subject some other basis for confidentiality), available to the public, the entire Council must take action to waive the privilege related to that information.

The City of Cibolo City Charter further requires a two-thirds vote of the entire membership of the City Council to waive the privilege. See Cibolo City Charter Section 2-42(a)(1-3). The City Charter declares "The City Council shall be composed of a 'Mayor' and seven (7) 'Council members' Cibolo City Charter Sec. 3.01(1). Regardless of the number of Councilmembers attending the meeting, ***the two-thirds requirement will require six (6) of the seven (7) Councilmembers, who are eligible to vote to waive the privilege, allowing confidential attorney-client information, not otherwise confidential, to be released to the public.***

MOTION(S):

MOTION (to release confidential information - two-thirds requirement to approve): I move to waive the release of all confidential information applicable to the content of the Palm Field Subdivision and the 4164 Lower Seguin Rd Conditional Use Permit (CUP) Investigation.

MOTION (to prohibit release of confidential information - simple majority to approve): I move to prohibit the release of all confidential information applicable to the content of the Palm Field Subdivision and the 4164 Lower Seguin Rd Conditional Use Permit (CUP) Investigation.



City Council Regular Meeting Staff Report

N. Discussion 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, October 29, 2024, 6:30 PM	Discussion/Action Item: 12N.
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

[Oct Nov 2024.pdf](#)

October





2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2 Parks Meeting 6:30pm	3	4	5
6	7	8	9 P&Z Meeting 6:30pm	10	11	12 Cibolofest 10-10
13	14 Town Hall 6pm-8pm	15 City Council 6:30pm	16 Meet the Candidate- Noble Group 6:30pm- 8:30pm	17 EDC Meeting 6:30pm	18	19 Town Hall 10am-12pm
20	21	22	23	24 Historic Meeting 6:30pm	25	26 Shred Day 8-12
27	28 Candlelight Vigil- Domestic Violence-Flag Pole City Hall 6pm Animal Advisory 6:30pm	29 City Council 6:30pm	30	31		

November



2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 Non-Hazardous Waste Drop Off 8am-5pm	2 Non-Hazardous Waste Drop Off 8am-5pm Hazardous Waste Drop Off 8am-2pm
3 Non-Hazardous Waste Drop Off 8am-5pm	4	5 Election Day Go Vote! Today	6 Parks Meeting 6:30pm	7	8 Non-Hazardous Waste Drop Off 8am-5pm	9 Non-Hazardous Waste Drop Off 8am-5pm
10 Non-Hazardous Waste Drop Off 8am-5pm	11 City Offices Closed VETERANS DAY  — Honoring All Who Served — ★ ★ ★	12 City Council 6:30pm	13 P&Z Meeting 6:30pm	14 Historic Meeting 6:30pm	15	16
17	18	19	20	21 EDC Meeting 6:30pm	22	23
24	25	26	27	28 City Offices Closed 	29 City Offices Closed 	30