



"City of Choice"

Planning and Zoning Commission
6:30pm - 9:30pm

Wednesday, April 9, 2025, 6:30 PM
Council Chambers
200 S. Main St.
Cibolo, Texas 78108

Est. Duration: 50 min

1. Call to Order

2. Roll call and Excused Absences

3. Invocation/Moment of Silence

4. Pledge of Allegiance

5. Citizens to be Heard

This is the only time during the Meeting that a citizen can address the Commission. It is the opportunity for visitors and guests to address the Commission on any issue to include agenda items. All visitors wishing to speak must fill out the Sign-In Roster prior to the start of the meeting. The Commission may not deliberate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, the Commission may present any factual response to items brought up by citizens. (Attorney General Opinion - JC-0169) (Limit of three minutes each.) All remarks shall

be addressed to the Commission as a body. Remarks may also be addressed to any individual member of the Commission so long as the remarks are (i) about matters of local public concern and (ii) not disruptive to the meeting or threatening to the member or any attendee including City staff. Any person violating this policy may be requested to leave the meeting, but no person may be requested to leave or forced to leave the meeting because of the viewpoint expressed. This meeting is livestreamed. If anyone would like to make comments on any matter regarding the City of Cibolo or on an agenda item and have this item read at this meeting, please email citysecretary@cibolotx.gov or telephone 210-566-6111 before 5:00 pm the date of the meeting.

6. Consent Agenda

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

6A. Approval of the minutes from the March 12, 2025, meeting.

7. Discussion/Action Items

7A. Discussion/Action regarding the Final Plat of Venado Crossing Unit 6.

7B. Discussion/Action regarding the Final Plat of Saddle Creek Ranch Unit 9B.

7C. Discussion/Action regarding the Preliminary Plat of Grace Valley Ranch Phase 4A.

7D. Discussion/Action regarding a Unified Development Code (UDC) amendment to Article 20, to update the Performance, Maintenance, and Warranty Bond requirements.

8. UDC, CIP, Master Plan and Staff Updates

8A. Staff Update

9. Subcommittee Updates

9A. P&Z Training Outline

10. Items for future agendas

11. Adjournment

This Notice of Meeting is posted and pursuant to the Texas Government Code 551.041 - .043 on the front bulletin board of the Cibolo Municipal Building, 200 South Main Street, Cibolo, Texas which is a place readily accessible to the public at all times and that said notice was posted on

Peggy Cimics, TRMC

City Secretary

Pursuant to Section 551.071, 551.072, 551.073, 551.074, 551.076, 551.077, 551.084 and 551.087 of the Texas Government Code, the City of Cibolo reserves the right to consult in closed session with the City Attorney regarding any item listed on this agenda. This agenda has been approved by the city's legal counsel and subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551. This has been added to the agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144.

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

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

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the ____day of _____2025.

Name and Title





Planning and Zoning Commission Staff Report

A. Approval of the minutes from the March 12, 2025, meeting.

Meeting	Agenda Group
Wednesday, April 9, 2025, 6:30 PM	Consent Agenda Item: 6A.
From	
Peggy Cimics, City Secretary	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[031225 PZ Minutes.pdf](#)



**PLANNING AND ZONING MEETING
CIBOLO MUNICIPAL BUILDING
200 S. Main Street
March 12, 2025
6:30 PM - 9:30 PM**

Minutes

1. **Call to Order** – Meeting was called to order by the Chairman Ms. Greve at 6:34 p.m.
2. **Roll call and Excused Absences** – Members Present: Ms. Greve, Mr. Sharp, Ms. Dodd, Ms. Garcia, Ms. Fishback, Mr. Thompson, Ms. Hubbard, Alt 1 Mr. Hinze, and Alt 2 Ms. Weimer.
3. **Invocation/Moment of Silence** – Ms. Hubbard gave the Invocation.
4. **Pledge of Allegiance** - All in attendance recited the Pledge of Allegiance.
5. **Oath of Office** – The City Secretary Ms. Cimics gave the Oath of Office to Mr. Sharp.
6. **Citizens to be Heard**

This is the only time during the Meeting that a citizen can address the Commission. It is an opportunity for visitors and guests to address the Commission on any issue to include agenda items. All visitors wishing to speak must fill out the Sign-In Roster prior to the start of the meeting. The Commission may not debate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, the Commission may present any factual response to items brought up by citizens. (Attorney General Opinion - JC-0169) (Limit of three minutes each.) All remarks shall be addressed to the Commission as a body. Remarks may also be addressed to any individual member of the Commission so long as the remarks are (i) about matters of local public concern and (ii) not disruptive to the meeting or threatening to the member or any attendee. 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 or telephone 210-566-6111 before 5:00 pm the date of the meeting.**

The City Secretary read three emails that were sent in for this item. All three emails were in favor of the rezoning of the property located south of the intersection of West Borgfeld Road and Dobie Boulevard from Single Family Residential (SF-2) to Community Retail/Service (C-2). All three individuals Ms. Carney, Ms. Dean, and Mr. Sturch all stated that the Burn Boot Camp that would go on to this property would make a great impact on the community. This business that would go into this property would bring a gym that Cibolo needs and allowing the Burn Boot Camp the opportunity to open its doors to even more of the community. They talk about the traffic and did not see that it would be a problem as the Burn Camp has the ability to flex the hours. The Burn Boot Camp and approving of this request Cibolo would be supporting a small business that invest in people and create positive change is what makes a city thrive.

7. Consent Agenda

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

- A. Approval of the minutes from the February 12, 2025, Meeting.

Ms. Garcia made the motion to approve the consent with minor changes. The motion was seconded by Ms. Hubbard. For: All; Against: None. The motion carried 7 to 0.

8. Public Hearing

- A. Conduct a Public Hearing regarding a request for a change in zoning from Low Density Single-Family Residential (SF-2) to Neighborhood Commercial (C-1) for certain real property located at 248 West Borgfeld Road, legally described as ABS: 216 SUR: A S LEWIS 4.0500 AC.

Ms. Greve opened the Public Hearing at 6:56 p.m. No individuals wish to speak, and Ms. Greve closed the Public Hearing at 6:56 p.m.

- B. Conduct a public hearing regarding a request for a change in zoning from Low Density Single-Family Residential (SF-2) to Community Retail/Service (C-2) for certain real property located south of the intersection of West Borgfeld Road and Dobie Boulevard, legally described as CIBOLO KINGDOM HALL, LOT 2, ACRES 5.2050.

Ms. Greve opened the Public Hearing at 7:01 p.m. Ms. Hartman spoke on this item. Ms. Hartman talked about the Business that is currently in Schertz and why they felt they needed a bigger property for the Burn Boot Camp. The Hartman's stated that they had walked the entire neighborhood to explain what the business would be. Everyone the Hartman's talked with all seem to be in favor of the business. Ms. Hartman did state that is was not just a gym but a place where families, singles, seniors, and young people could come and would feel welcome. Both her and her husband would answer any questions the commission had concerning this property and zoning request. Ms. Greve closed the public Hearing at 7:08 p.m.

- C. Conduct a public hearing regarding a Unified Development Code (UDC) amendment to Article 20, to update the Performance, Maintenance, and Warranty Bond requirements.

Ms. Greve opened the Public Hearing at 7:11 p.m.. No wish to speak on this item and Ms. Greve closed the Public Hearing at 7:11 p.m.

9. Discussion/Action Items

- A. Discussion/Action regarding the Final Plat of Cibolo Farms Unit 3.

Mr. Thompson made the motion to approve the Final Plat of Cibolo Farms Unit 3. The motion was seconded by Ms. Fishback. For: All; Against: None. The motion carried 7 to 0

- B. Discussion/Action regarding the Final Plat of Grace Valley Ranch Unit 3 Street Extension.

Ms. Fishback made the motion to deny the Final Plat of Grace Valley Ranch Unit 3 Street Extension due to pending comment. The motion was seconded by Ms. Hubbard. For: All; Against: None. The motion carried 7 to 0.

C. Discussion/Action regarding the Final Plat of Grace Valley Ranch Unit 3A.

Ms. Hubbard made the motion to deny the Final Plat of Grace Valley Ranch Unit 3A due to pending comments. The Motion was seconded by Ms. Fishback. Motion carried 7 to 0.

D. Discussion/Action regarding the Preliminary Plat of Grace Valley Ranch Unit 4A.

The applicant requested that this item be postponed until the April meeting.

E. Discussion/Action regarding a proposed Land Study of the Neill Tract Subdivision.

Ms. Greve made the motion to deny the proposed Land Study of the Neill Tract Subdivision based on the following finds:

1. The analysis is geared toward single-family and not multi-family
2. The easement information is inconsistent
3. The Land Study does not reflect the regulations in the City's Unified Development Code (UDC)
4. The Engineering Design Report is incomplete
5. The Lan Study does not depict or confirm required parkland dedication

The motion was seconded by Ms. Garcia. For: All; Against: None. The motion carried 7 to 0.

F. Discussion/Action regarding a request for a change in zoning from Low Density Single-Family Residential (SF-2) to Neighborhood Commercial (C-1) for certain real property located at 248 West Borgfeld Road, legally described as ABS: 216 SUR: A S LEWIS 4.0500 AC.

Ms. Fishback made the motion to approve a request for a change in zoning from Low Density Single-Family Residential (SF-2) to Neighborhood Commercial (C-1) for certain real property located at 248 West Borgfeld Road, legally described as ABS: 216 SUR: A S LEWIS 4.0500 AC. The motion was seconded by Mr. Thompson. For: Mr. Sharp, Ms. Dodd, Ms. Garcia, Ms. Greve, Ms. Fishback, and Mr. Thompson; Against: Ms. Hubbard. The motion carried 6 to 1.

G. Discussion/Action regarding a request for a change in zoning from Low Density Single-Family Residential (SF-2) to Community Retail/Service (C-2) for certain real property located south of the intersection of West Borgfeld Road and Dobie Boulevard, legally described as CIBOLO KINGDOM HALL, LOT 2, ACRES 5.2050.

Mr. Thompson made the motion to approve a request for a change in zoning from Low Density Single-Family Residential (SF-2) to Community Retail/Service (C-2) for certain real property located south of the intersection of West Borgfeld Road and Dobie Boulevard, legally described as CIBOLO KINGDOM HALL, LOT 2, ACRES 5.2050. The motion was seconded by Ms. Fishback. For: Mr. Thompson, Ms. Fishback, and Ms. Dodd; Against: Mr. Sharp, Ms. Garcia, Ms. Greve, and Ms. Hubbard. The motion failed 3 to 4.

Ms. Greve made the motion to approve a request for a change in zoning from Low Density Single-Family Residential (SF-2) to (C-1) with a Conditional Use Permit (CUP) and add land use for a gym and fitness school. The motion was seconded by Ms. Hubbard. For: Ms. Greve,

Ms. Hubbard, Mr. Sharp, and Ms. Dodd; Against: Mr. Thompson, Ms. Fishback, and Ms. Garcia. The motion carried 4 to 3.

- H. Discussion/Action regarding a Unified Development Code (UDC) amendments to Article 20, to update the Performance, Maintenance, and Warranty Bond requirements.

Ms. Greve made a motion to postpone this item until the April meeting. The motion was seconded by Ms. Fishback. For: All; Against: None. The motion carried 7 to 0.

- I. Discussion/Action regarding the appointment of one (1) P&Z member to serve on the Capital Improvement Advisory Committee (CIAC) for a 3-Year Term.

Ms. Greve made the motion to nominate Ms. Garcia as the P&Z member to serve on the Capital Improvement Advisory Committee (CIAC) for a 3-Year Term. The motion was seconded by Ms. Fishback. For: All; Against: None. The motion carried 7 to 0.

- J. Discussion/Action regarding the appointment of two (2) P&Z members to serve on the Unified Development Code Advisory Committee (UDCAC).

Ms. Greve made the motion to nominate Mr. Thompson and Mr. Sharp as the P&Z members to serve on the Unified Development Code Advisory Committee (UDCAC). The motion was seconded by Ms. Fishback. For: All; Against: None. The motion carried 7 to 0.

10. **UDC, CIP, Master Plan and Staff Updates** – Items were in the P&Z packet.

11. **Subcommittee Updates** – This will be placed on the next meeting

12. **Items for Future Agendas** – Standards for application on plats.

13. **Adjournment** – Ms. Greve made the motion to adjourn the meeting at 9:30 p.m. The motion was seconded by Ms. Fishback. For: All; Against: none. The motion carried 7 to 0.

PASSED AND APPROVED THIS 9TH DAY OF April 2025.

Jennifer Greve
Chairman
Planning & Zoning Commission



Planning and Zoning Commission Staff Report

A. Discussion/Action regarding the Final Plat of Venado Crossing Unit 6.

Meeting	Agenda Group
Wednesday, April 9, 2025, 6:30 PM	Discussion/Action Items Item: 7A.
From	
Olivia Hall, Planner I	
Staff Contact(s)	
Olivia Hall,	

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

PROPERTY INFORMATION:

Project Name: PC-25-13-FP

Owner: HDC Venado Crossing, LLC

Representative: Wayne Flores, P.E.

Area: 23.44 acres

Location: South of FM 78 and immediately West of Meadowview Estates

Council District: 4

Zoning ([map](#)): Planned Unit Development (PUD)

Proposed Use: 76 Residential Lots, 3 drainage/open space lots

Utility Providers: Sewer – City of Cibolo, Water – GVSUD, and 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 the actual field measurement and staking of all identifiable point by a surveyor or engineer, with the subdivision location referenced to a survey corner, and with all boundaries, corners and curves of the land division sufficiently described so that they can be reproduced without additional references.

The Venado Crossing development is located Planned Unit Development (PUD) District. Unit 6 is directly south of Unit 5. This is the Final Plat establishing Unit 6, approximately 23 acres in size consisting of 76 residential, that are typically sixty feet by one hundred and twenty (60x120), and 3 drainage/open space lots. This plat dedicates lot 901, Block 12 (3.07 acres) and Lot 901, Block 13 (1.66 acres) as open space for drainage.

A Planned Unit Development (PUD) was approved for this development in 2014. A Land Study and Public Improvements Agreement (PIA) were approved in 2017.

STREETS/FUTURE THOROUGHFARE PLAN (FTPX):

This plat includes 3,120 linear feet of roadway. This plat establishes a portion of Victoria Falls, with Sixty feet right-of-way. Fifty feet of right-of-way dedicated to the planned streets of Eland Park, Veld Sunrise, and Oryx Valley.

UTILITIES:

Construction plans for the utility and roadway improvements have been approved. Water will be served by GVSUD, and new mains will be extended through Unit 6. A sanitary sewer main is proposed to extend to the existing manhole just upstream of the city-owned lift station. Sewer is provided by the City of Cibola. GVEC will serve as the electric provider.

DRAINAGE:

The drainage plan submitted was reviewed and approved in May of 2020. "Unit 6 will ultimately drain to a detention basin that was designed and constructed with Unit 2, which is located east of the Unit 6 site. The existing Unit 2 basin was sized to mitigate for the increased runoff from Unit 2, and Units 4-8."

PARKLAND:

This subdivision does not include parkland dedication. The minimum required parkland was dedicated within Unit 1.

STAFF RECOMMENDATION:

Outstanding plat comments include providing BSL on Lot 36, providing right-of-way dimensions for Hunters Lodge, and correcting minor errors, such as formatting and correcting the keynote legend.

Staff and the City Engineer reviewed the plat and associated documents. Per the attached memo, there are comments pending. Therefore, Staff recommends DENIAL of this Final Plat at this time.

Attachments

[Application](#)

[Narrative](#)

[Plat](#)

[City Engineer's Letter](#)

[Property Information 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: Venado Crossing Subdivision Unit 6

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

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

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

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

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

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

Proposed Use: SF Residential (Commercial/Industrial only)

Applicant Information:

Property Owner Name: HDC Venado Crossing, LLC

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

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

Email: bryan@hdc-group.com Fax:

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

* Letter of Authorization required

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

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

Email: wayne.flores@collierseng.com Fax:

Representative: Wayne Flores, P.E.

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

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

Email: wayne.flores@collierseng.com Fax:

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

Wayne Flores
Owner or Representative's Signature
WAYNE FLORES
Typed / Printed Name

State of TEXAS

County of COMAL

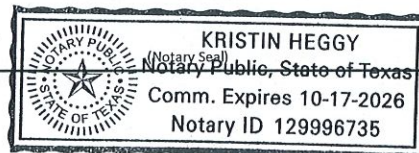
Before me, KRISTIN HEGGY, on this day personally appeared
Name of Notary Public

WAYNE FLORES, to be the person(s) who is/are subscribed to the
Name of signer(s)

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

Given under my hand and seal of office this 10 day of MARCH, 2025

Kristin Heggy
Notary Public Signature



City of Cibolo
Use Only

Total Fees

Payment Method

Submittal Date

Accepted by

Case Number

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

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



March 10, 2025

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

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

To Whom It May Concern,

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

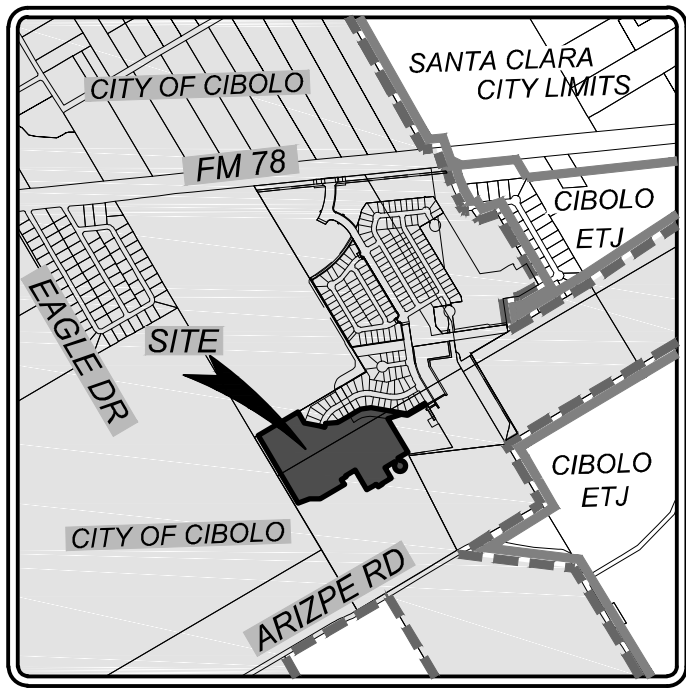
If you have any questions, please call our office.

Sincerely,

Colliers Engineering & Design, Inc.

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

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



LOCATION MAP
SCALE : 1" = 2000'

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

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.000158.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID 09)

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

DATED THIS _____ DAY OF _____, _____.

BY: _____
(MAYOR)

BY: _____
(CITY SECRETARY)

THIS PLAT OF VENADO CROSSING SUBDIVISION UNIT 6 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CIBOLO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, _____.

BY: _____
(CHAIR)

BY: _____
(VICE CHAIR)

STATE OF TEXAS §
COUNTY OF GUADALUPE §

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

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
COLLIERS ENGINEERING & DESIGN
3421 PAESANOS PKWY., SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-5444
FAX: 210-979-0499

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF GUADALUPE §

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

LICENSED PROFESSIONAL ENGINEER

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTES:

- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF CIBOLO AND GUADALUPE COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CIBOLO AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF CIBOLO IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEERS.
- ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF CIBOLO MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- ROUTINE MAINTENANCE OF WEEDS AND GRASS IN ALL EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, HOA, OR PROPERTY OWNER ASSOCIATION ON WHICH THE EASEMENT IS LOCATED IN ACCORDANCE WITH CITY OF CIBOLO CODE OF ORDINANCES PROVISIONS FOR HIGH WEEDS AND GRASS.
- A GEOTECHNICAL REPORT DEMONSTRATING COMPLIANCE WITH ALL RECOMMENDED PRACTICE FOR THE DESIGN OF RESIDENTIAL FOUNDATIONS, VERSION 1 STANDARDS OF THE TEXAS SECTION OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS, THE GEOTECHNICAL STANDARDS OF THE CITY OF CIBOLO UDC AND THE CITY OF CIBOLO BUILDING CODE, EACH OF WHICH AS MAY BE AMENDED, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- THE PROPERTY SHOWN HEREON LIES WITHIN THE CITY OF CIBOLO.
- THE PROPERTY SHOWN HEREON IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- THE PROPERTY SHOWN HEREON IS LOCATED INSIDE SCHERTZ-CIBOLO-UNIVERSAL CITY INDEPENDENT SCHOOL DISTRICT.
- ALL PROPOSED STREETS WILL BE DEDICATED TO THE PUBLIC AND MAINTAINED BY THE CITY OF CIBOLO.
- THE PROPERTY SHOWN HEREON WILL HAVE UTILITIES PROVIDED BY THE FOLLOWING:
WATER - GVUSD
SEWER - CITY OF CIBOLO
ELECTRICITY - G.V.E.C.

DRAINAGE AND FLOODWAY EASEMENT NOTE

THIS PLAT IS HEREBY ADOPTED BY THE OWNERS (CALLED "OWNERS") AND APPROVED BY THE CITY OF CIBOLO, (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEEES, SUCCESSORS, AND ASSIGNS: THE DRAINAGE AND FLOODWAY EASEMENT AS SHOWN AND DESCRIBED BY BEARINGS AND DISTANCES ON LOT 901, BLOCK 13, OF THE PLAT IS CALLED "DRAINAGE AND FLOODWAY EASEMENT." THE DRAINAGE AND FLOODWAY EASEMENT IS HEREBY RESERVED FOR THE PUBLIC'S USE FOREVER, BUT INCLUDING THE FOLLOWING COVENANTS WITH REGARD TO MAINTENANCE RESPONSIBILITIES. THE EXISTING CREEK OR CREEKS TRAVERSING THE DRAINAGE AND FLOODWAY EASEMENT WILL REMAIN AS AN OPEN CHANNEL AT ALL TIMES AND SHALL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND FLOODWAY EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID CREEK OR CREEKS OR FOR ANY DAMAGE OR INJURY TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER ALONG SAID CREEK, OR FOR THE CONTROL OF EROSION. NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND FLOODWAY EASEMENT. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO CHANNELIZE OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE, THEN IN SUCH EVENT, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE DRAINAGE AND FLOODWAY EASEMENT AT ANY POINT, OR POINTS, WITH ALL RIGHTS OF INGRESS AND EGRESS, TO INVESTIGATE, SURVEY, ERECT, CONSTRUCT, OR MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY BY THE CITY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE NATURAL DRAINAGE CHANNELS AND CREEKS TRAVERSING THE DRAINAGE AND FLOODWAY EASEMENT ADJACENT TO HIS PROPERTY CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY OF CIBOLO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE CHANNELS AND CREEKS THROUGH THE DRAINAGE AND FLOODWAY EASEMENT, AS IN THE CASE OF ALL NATURAL CHANNELS, ARE SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OR INJURIES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, NOR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE NATURAL DRAINAGE CHANNELS, AND THE OWNERS HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY FROM ANY SUCH DAMAGES AND INJURIES. BUILDING AREAS OUTSIDE THE DRAINAGE AND FLOODWAY EASEMENT LINE SHALL BE FILLED TO A MINIMUM ELEVATION AS SHOWN ON THE PLAT. THE MINIMUM FLOOR ELEVATION FOR EACH LOT SHALL BE AS SHOWN ON THE PLAT.

OWNER

GVEC NOTES:

- WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 5-FOOT WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
- GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
- ANY EASEMENT DESIGNATED AS A GVEC 20' X 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
- ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
- ALL LOTS ADJOINING UTILITY OR PRIVATE, CITY, COUNTY, OR STATE RIGHT OF WAY ARE SUBJECT TO A 5'X30' GUY WIRE EASEMENT ALONG SIDE AND REAL LOT LINES.
- ALL ELECTRIC EASEMENTS, FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE, INCLUDE RIGHTS OF INGRESS AND EGRESS ACROSS THE SUBDIVISION FOR THE PURPOSE OF INSTALLING, SERVICING, UPGRADING AND MAINTAINING THE ELECTRICAL FACILITIES AND SHALL REMAIN AT FINAL GRADE.
- ANY REQUEST TO SUBSEQUENTLY RELOCATE ANY PORTION OF THE ELECTRIC FACILITIES INSTALLED SHALL BE SUBJECT TO THE COOPERATIVE'S REASONABLE DISCRETION AND THE REQUESTING PARTY SHALL BEAR ALL COSTS ASSOCIATED WITH SUCH RELOCATION.
- THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRADE, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EXCAVATION BY OR ON BEHALF OF THE COOPERATIVE.

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

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

- NO PORTION OF THE PROPERTY EXCEPT SHOWN HEREON IS LOCATED WITHIN A 100-YEAR FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP GUADALUPE COUNTY, TEXAS COMMUNITY PANEL NUMBER 48187C 0230F AND 240F, REVISED NOVEMBER 2, 2007.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED ABOVE.
- THE CITY OF CIBOLO RESERVES THE RIGHT TO RENAME STREETS AND/OR CHANGE HOUSE NUMBER DUE TO INCOMPATIBILITY WITH EXISTING NAME LAYOUT, EMERGENCY VEHICLE RESPONSE, AND MAIL DELIVERY.
- LOTS IN THIS SUBDIVISION PLAT INCLUDE DRAINAGE EASEMENTS AND GREENBELTS. LOTS 904, BLOCK 12 & LOTS 904 & 905 BLOCK 13 ARE DELINEATED AS A DRAINAGE EASEMENT.
- THIS PLAT CONTAINS APPROXIMATELY 3,120 L.F. OF ROADWAY.
- AREAS WITHIN THIS PLAT ARE ZONED PLANNED UNIT DEVELOPMENT (PUD) PER ORDINANCE # 1118 AND AMENDING ORDINANCE # 1197.
- IN ACCORDANCE WITH THE CIBOLO UDC, APPROXIMATELY 11.77 ACRES OF PARKLAND DEDICATION IS REQUIRED FOR THE OVERALL VENADO CROSSING SUBDIVISION. LOT 901, BLOCK 12 WILL BE DEDICATED AS PARKLAND AREA. FUTURE UNITS WILL INCLUDE PARKLAND DEDICATION WITH LINEAR PARKS AND IMPROVEMENTS TO SATISFY THE TOTAL PARKLAND REQUIREMENTS.
- FIVE (5) BLOCKS WITH 76 RESIDENTIAL LOTS, THREE (3) OPEN SPACE, DRAINAGE LOTS (LOT 904 BLOCK 12 & LOTS 904 & 905 BLOCK 13).

DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

LEGEND

- S.I.R. = SET 1/4" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ▲ S.I.R. = SET 1/4" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT - OF - WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY TEXAS
- VOL. = VOLUME
- PG. = PAGE
- C.B. = COUNTY BLOCK
- 657 — = EXISTING CONTOURS

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

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

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 DEVELOPER.

AGENT GREEN VALLEY SPECIAL UTILITY DISTRICT

76 RESIDENTIAL LOTS
3 DRAINAGE EASEMENT LOTS

FINAL SUBDIVISION PLAT ESTABLISHING
VENADO CROSSING SUBDIVISION UNIT 6

STATE OF TEXAS
COUNTY OF GUADALUPE

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

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

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

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

Colliers
Engineering
& Design

STATE OF TEXAS §
COUNTY OF GUADALUPE §

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

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

DULY AUTHORIZED AGENT

STATE OF TEXAS §
COUNTY OF GUADALUPE §

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

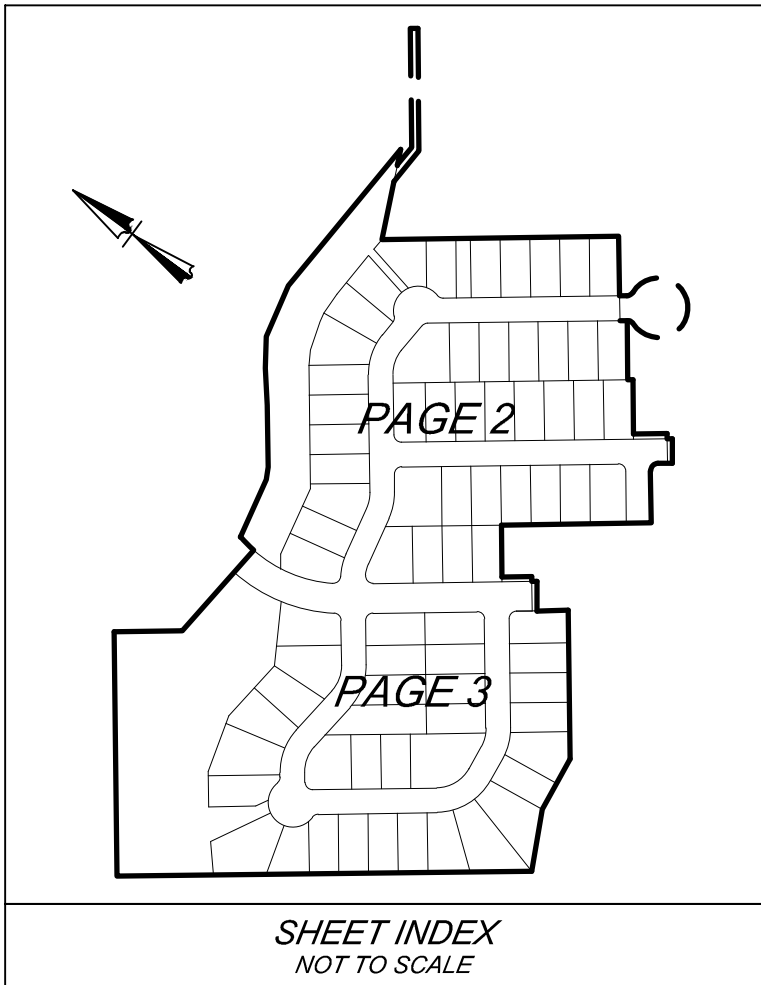
THIS _____ DAY OF _____, A.D. _____.

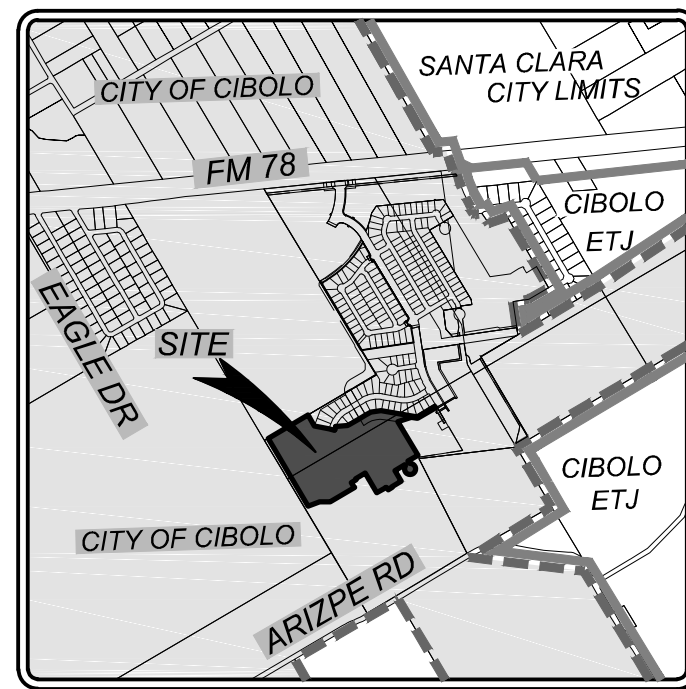
NOTARY PUBLIC STATE OF TEXAS

CERTIFICATE OF APPROVAL BY CITY ENGINEER

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

CITY ENGINEER, CITY OF CIBOLO



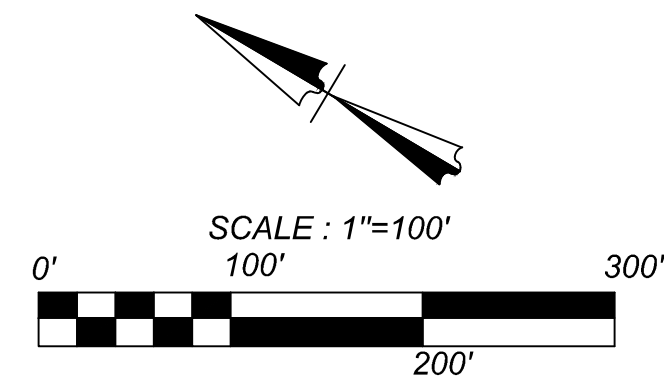


LOCATION MAP
SCALE : 1" = 2000'

KEYNOTES

- | | |
|---|--|
| ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT | ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VENADO CROSSING SUBDIVISION UNIT 5 DOC.# _____ O.P.R.) |
| ② 25' BUILDING SETBACK LINE | ② VARIABLE WIDTH DRAINAGE & INGRESS/EGRESS EASEMENT (VENADO CROSSING SUBDIVISION UNIT 2 DOC.# 202399009558 O.P.R.) |
| ③ 12.5' BUILDING SETBACK LINE | ③ 75' DRAINAGE EASEMENT (VENADO CROSSING SUBDIVISION UNIT 5 DOC.# _____ O.P.R.) |
| ④ 1' VEHICULAR NON-ACCESS EASEMENT | ④ VARIABLE WIDTH DRAINAGE EASEMENT (VENADO CROSSING SUBDIVISION UNIT 5 DOC.# _____ O.P.R.) |
| ⑤ 60' X 10' ELEC., GAS, TELE., CATV., WATER, SAN, SEWER & DRAINAGE EASEMENT, (TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.) | ⑤ 15' SANITARY EASEMENT (VENADO CROSSING SUBDIVISION UNIT 1 DOC.# 201999024583 O.P.R.) |
| ⑥ 50' X 10' ELEC., GAS, TELE., CATV., WATER, SAN, SEWER & DRAINAGE EASEMENT, (TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.) | ⑥ OFF-LOT 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VENADO CROSSING SUBDIVISION UNIT 1 DOC.# 201999024583 O.P.R.) |
| ⑦ VARIABLE WIDTH SANITARY SEWER EASEMENT | ⑦ VARIABLE WIDTH DRAINAGE EASEMENT (VENADO CROSSING SUBDIVISION UNIT 4) |
| ⑧ 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT | ⑧ VARIABLE WIDTH SANITARY SEWER EASEMENT (VENADO CROSSING SUBDIVISION UNIT 4) |
| ⑨ 30' DRAINAGE EASEMENT | ⑨ VARIABLE WIDTH SANITARY SEWER EASEMENT (DOC.# _____) |
| ⑩ VARIABLE WIDTH CLEAR VISION EASEMENT | |

REFER TO PAGE 3 OF 3 FOR
LINE AND CURVE TABLES



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

FINAL SUBDIVISION PLAT ESTABLISHING VENADO CROSSING SUBDIVISION UNIT 6

STATE OF TEXAS
COUNTY OF GUADALUPE

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

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

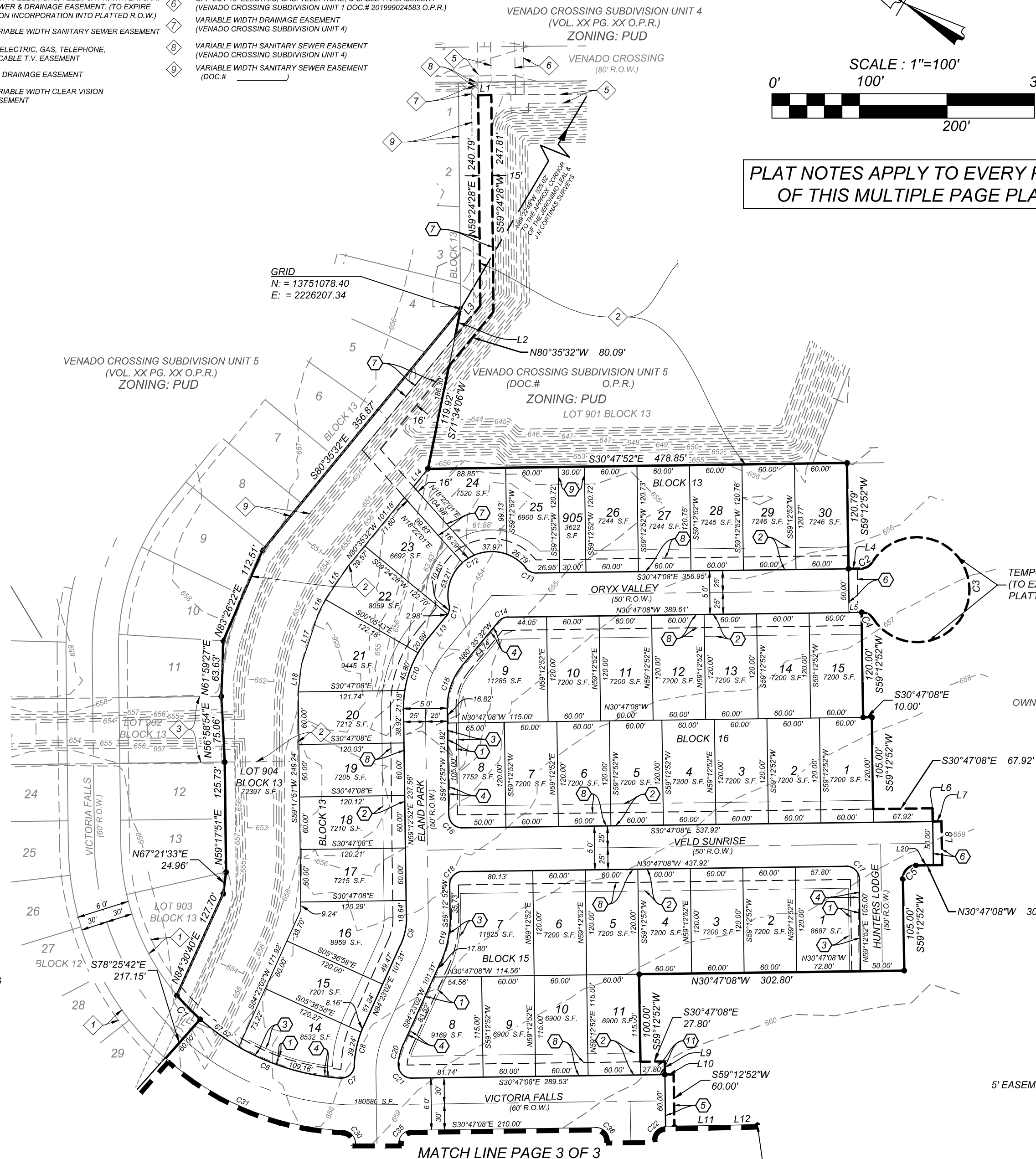
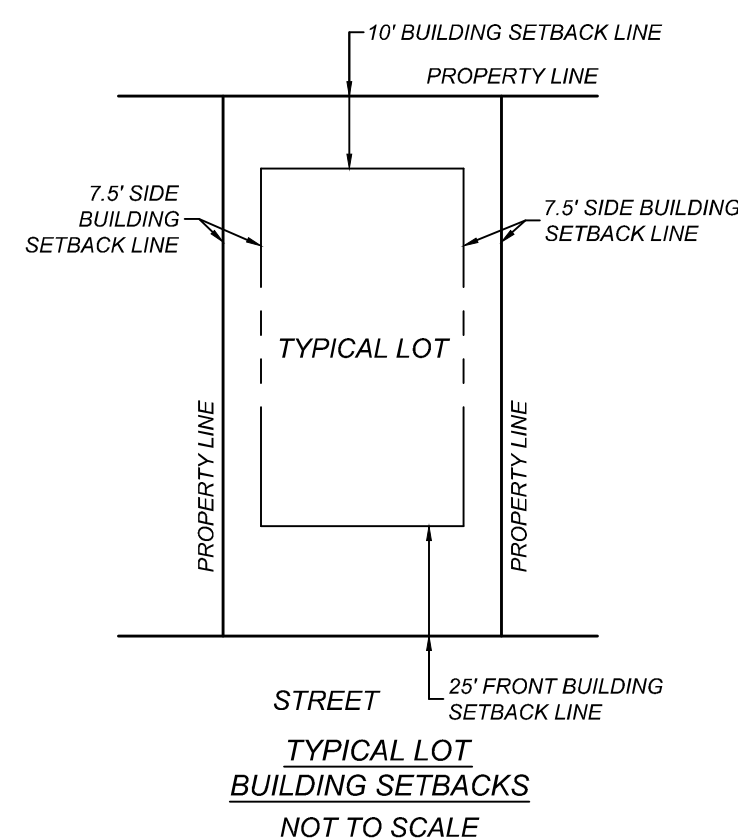
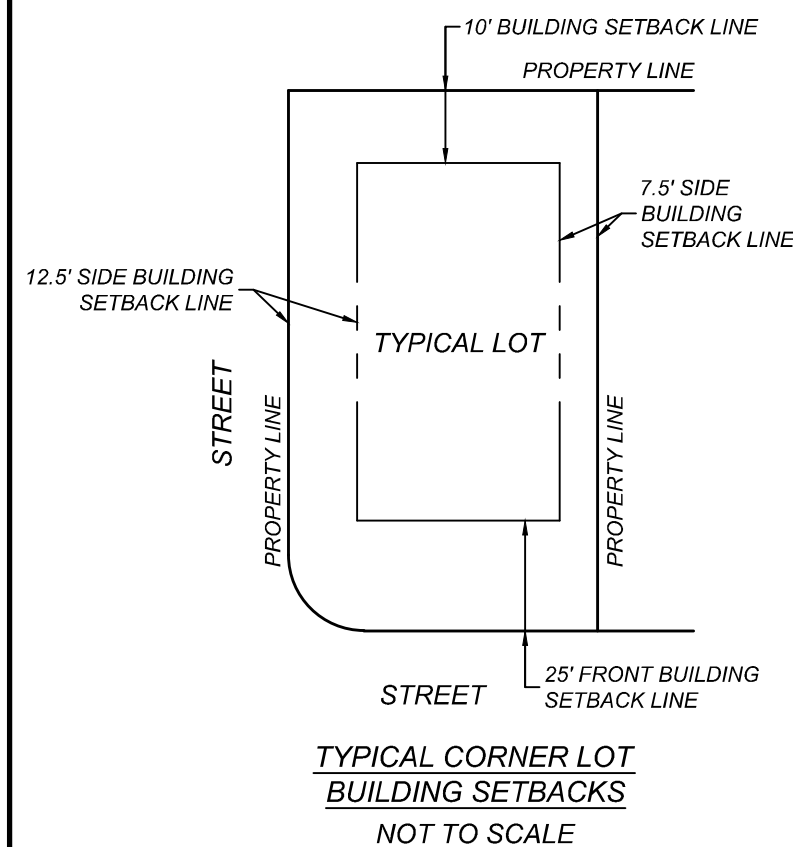
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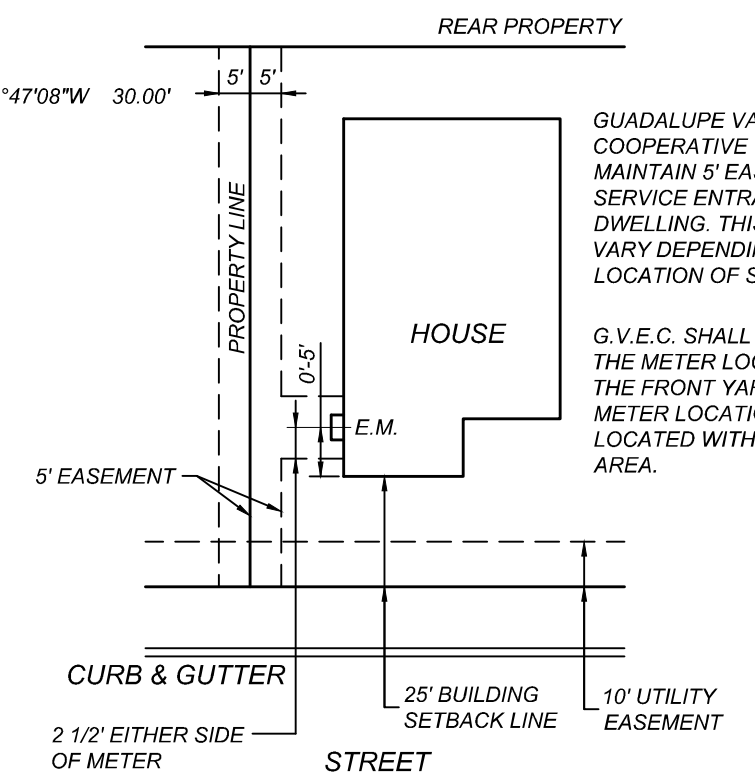
LEGEND

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ▲ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
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- VOL. = VOLUME
- PG. = PAGE
- C.B. = COUNTY BLOCK
- 657 — = CENTERLINE
- 657 — = EXISTING CONTOURS



TEMPORARY TURNAROUND
(TO EXPIRE UPON INCORPORATION INTO
PLATTED R.O.W. OF FUTURE UNITS)

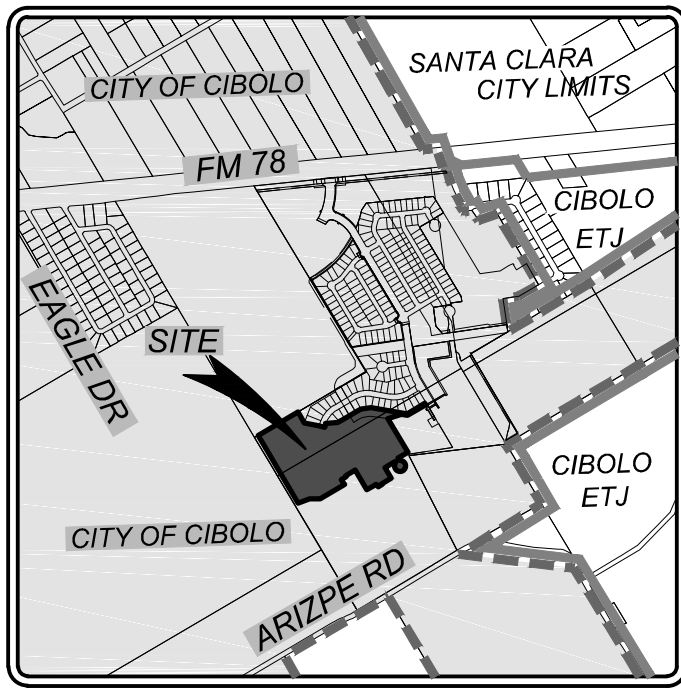
ZONING: PUD
UNPLATTED
REMAINDER OF 177.3 ACRES
(DOC. NO. 2017030298 O.P.R.)
OWNER: HDC VENADO CROSSING, LCC.



TYPICAL INTERIOR EASEMENT
ALONG PROPERTY LINE

PREPARED: MARCH, 2025

PAGE 2 OF 3



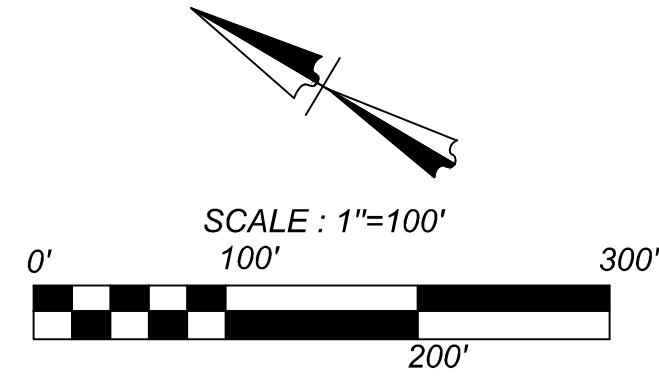
LOCATION MAP
SCALE : 1" = 2000'

KEYNOTES

- 1 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 2 25' BUILDING SETBACK LINE
- 3 12.5' BUILDING SETBACK LINE
- 4 1' VEHICULAR NON-ACCESS EASEMENT
- 5 60" X 10 ELEC. GAS, TELE. CATV, WATER, SAN, SEWER & DRAINAGE EASEMENT, (TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.)
- 6 50' X 10 ELEC. GAS, TELE. CATV, WATER, SAN, SEWER & DRAINAGE EASEMENT, (TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.)
- 7 VARIABLE WIDTH SANITARY SEWER EASEMENT
- 8 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 9 30' DRAINAGE EASEMENT
- 10 VARIABLE WIDTH CLEAR VISION EASEMENT
- 1 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VENADO CROSSING SUBDIVISION UNIT 5 DOC.# _____ O.P.R.)
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- 3 75' DRAINAGE EASEMENT (VENADO CROSSING SUBDIVISION UNIT 5 DOC.# _____ O.P.R.)
- 4 VARIABLE WIDTH DRAINAGE EASEMENT (VENADO CROSSING SUBDIVISION UNIT 5 DOC.# _____ O.P.R.)
- 5 15' SANITARY EASEMENT (VENADO CROSSING SUBDIVISION UNIT 1 DOC.# 201999024583 O.P.R.)
- 6 OFF-LOT 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VENADO CROSSING SUBDIVISION UNIT 1 DOC.# 201999024583 O.P.R.)
- 7 VARIABLE WIDTH DRAINAGE EASEMENT (VENADO CROSSING SUBDIVISION UNIT 4)
- 8 VARIABLE WIDTH SANITARY SEWER EASEMENT (VENADO CROSSING SUBDIVISION UNIT 4)
- 9 VARIABLE WIDTH SANITARY SEWER EASEMENT (DOC.# _____)

LEGEND

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
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- 657 --- = EXISTING CONTOURS



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

76 RESIDENTIAL LOTS 3 DRAINAGE EASEMENT LOTS

FINAL SUBDIVISION PLAT ESTABLISHING
VENADO CROSSING SUBDIVISION UNIT 6

STATE OF TEXAS
COUNTY OF GUADALUPE

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

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

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Phone: 830.220.6042

COLLIERS ENGINEERING & DESIGN, INC.
TBP Firm#: F-14909 TBP Firm#: 10194550

GRID
N: = 13751092.06
E: = 2225073.24

VENADO CROSSING SUBDIVISION UNIT 5
(VOL. XX PG. XX O.P.R.)
ZONING: PUD

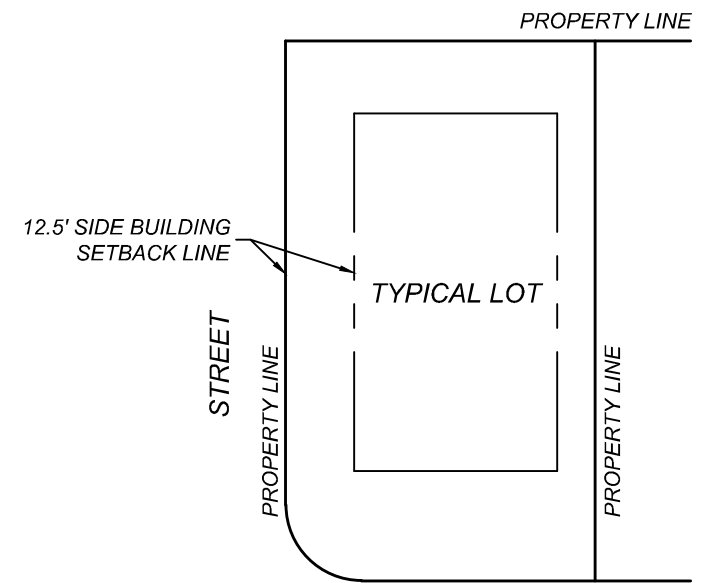
MATCH LINE PAGE 2 OF 3

78.976 ACRES
CIBOLO SOUTH SERIES 79.027
(DOC. NO. 2016003258 O.P.R.)
ZONING: C3

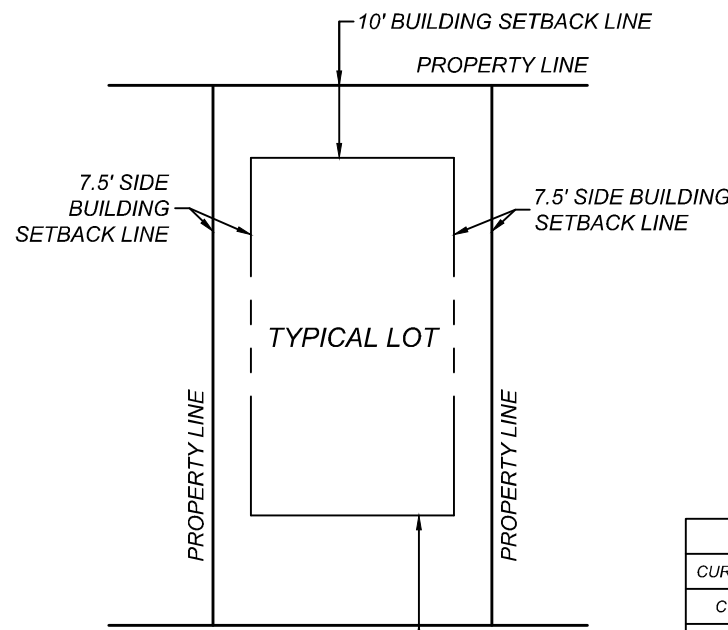
LOT 904
BLOCK 12
133579 S.F.

226.523 ACRES
TRACT 1
CIBOLO SOUTH SERIES 226.523
(DOC.# 2016001362 O.P.R.)

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



STREET
TYPICAL CORNER LOT
BUILDING SETBACKS
NOT TO SCALE

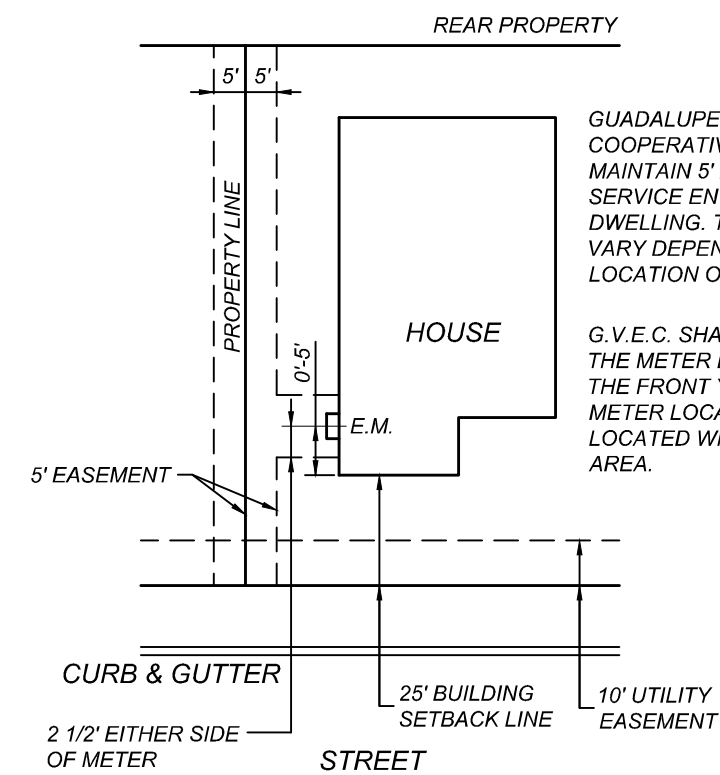


STREET
TYPICAL LOT
BUILDING SETBACKS
NOT TO SCALE

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING
C1	38.07'	270.00'	19.07'	8°04'44"	38.04' N15°36'41"E
C2	15.12'	15.00'	8.28'	57°46'09"	14.49' S59°40'13"E
C3	309.49'	60.00'	37.83'	295°32'17"	64.00' S59°12'52"W
C4	15.12'	15.00'	8.28'	57°46'09"	14.49' N1°54'04"W
C5	23.64'	14.83'	15.17'	91°18'01"	21.21' N75°47'08"W
C6	176.68'	270.00'	91.63'	37°29'30"	173.54' S7°10'27"E
C7	23.93'	15.00'	15.38'	91°25'27"	21.48' S71°37'55"E
C8	47.40'	125.00'	23.99'	21°43'41"	47.12' N73°31'12"E
C9	32.95'	75.00'	16.74'	25°10'11"	32.68' N71°47'57"E
C10	87.69'	125.00'	45.74'	40°11'36"	85.90' N79°18'40"E
C11	13.62'	15.00'	7.32'	52°01'12"	13.16' N73°23'52"E
C12	134.26'	50.00'	215.26'	153°50'49"	97.41' S55°41'20"E
C13	13.62'	15.00'	7.32'	52°01'12"	13.16' S4°46'32"E
C14	13.04'	15.00'	6.96'	49°48'24"	12.63' N55°41'20"W
C15	52.61'	75.00'	27.44'	40°11'36"	51.54' S79°18'40"W
C16	23.56'	15.00'	15.00'	90°00'00"	21.21' S14°12'52"W
C17	23.56'	15.00'	15.00'	90°00'00"	21.21' N14°12'52"E
C18	23.56'	15.00'	15.00'	90°00'00"	21.21' N75°47'08"W
C19	54.91'	125.00'	27.91'	25°10'11"	54.47' S71°47'57"W
C20	23.57'	75.00'	11.88'	18°00'11"	23.47' S75°22'57"W

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

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00'	S30°35'32"E
L2	32.12'	S71°34'06"W
L3	45.53'	S80°35'32"E
L4	14.44'	S30°47'08"E
L5	14.44'	N30°47'08"W
L6	15.00'	S59°12'52"W
L7	10.00'	S30°47'08"E
L8	50.00'	S59°12'52"W
L9	15.00'	S59°12'52"W
L10	10.00'	S30°47'08"E
L11	62.38'	S30°47'08"E
L12	32.63'	S32°11'57"E
L13	32.08'	S80°35'32"E
L14	26.15'	N80°35'32"W
L15	46.43'	N85°47'07"W
L16	18.90'	S86°37'24"W
L17	60.00'	S78°10'15"W
L18	31.87'	S66°48'32"W
L20	20.00'	N30°47'08"W
L21	10.00'	N30°47'08"W
L22	38.29'	N49°00'58"W
L23	20.52'	N59°12'52"E
L24	31.85'	N49°00'58"W



TYPICAL INTERIOR EASEMENT
ALONG PROPERTY LINE

PREPARED: MARCH, 2025

PAGE 3 OF 3

March 25, 2025

On behalf of the:

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



Re: Final Plat Review
Venado Crossing Unit 6 (PC-25-13-FP)

Ms. Walker,

Colliers Engineering & Design has completed its review of the referenced subdivision and has the following comments:

General Note –

1. Please include as part of your resubmittal a comment response letter addressing all comments.
2. Updated drainage report was provided, please include as part of your next submittal a comment response letter addressing previous drainage comments so the review can continue.
3. Provide recording information for existing easements and adjacent subdivision, Venado Crossing Subdivision Unit 5, when available.

Sheet 2 of 3 –


1. Keynote 4 appears to be not used, verify and update accordingly.
2. This appears to be a 20x20 Electric, Gas, Telephone, & Cable T.V. Easement (Venado Crossing Subdivision Unit 5 keynote #6).
3. This appears to be a 10' Electric, Gas, Telephone, & Cable T.V. Easement (Venado Crossing Subdivision Unit 5 keynote #1).
4. Add all line types used in viewport to legend.
5. Missing centerline symbol, verify if used and update accordingly.
6. Provide interior angles of intersecting tangents on all the street intersections (No intersections less than 85°).
7. Provide ROW dimensions for Hunters Lodge.
8. What does this square footage indicate? Reference marked up plat.
9. Keynote 2 existing easement's recording information conflicts with Venado Crossing Subdivision Unit 5 keynote #5 (UNIT 1 DOC.# 201999024583 O.P.R.), verify and update accordingly.

Sheet 3 of 3 –

1. Provide zoning per the City of Cibolo.
2. No gaps in numbering of line table, update accordingly.
3. Limits of Lot 904 have changed. Update SF to reflect updated area.
4. Show BSL on Lot 36 Block 12.

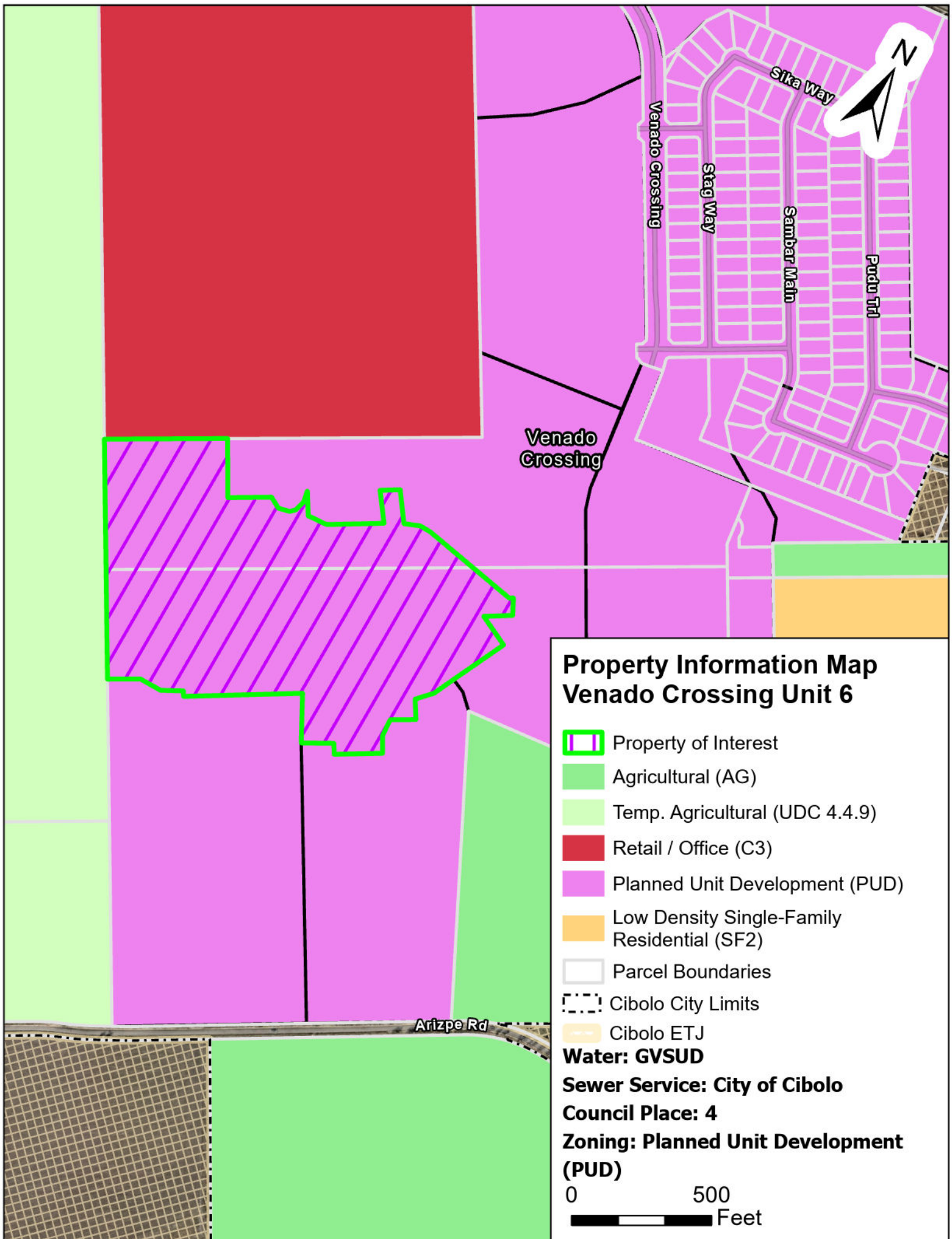
Our review of the project does not relieve or release the Engineer of Record or Surveyor of Record from complying with any and all the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If you require additional information, please contact our office.

Sincerely,



Andy Carruth, P.E.

Plan Reviewer for the City of Cibolo





Planning and Zoning Commission Staff Report

B. Discussion/Action regarding the Final Plat of Saddle Creek Ranch Unit 9B.

Meeting	Agenda Group
Wednesday, April 9, 2025, 6:30 PM	Discussion/Action Items Item: 7B.
From	
Lindsey Walker, Planner I	
Staff Contact(s)	
Lindsey Walker,	

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

PROPERTY INFORMATION:

Project Name: PC-25-14-FP

Owner: 5GB-1 LLC

Representative: Christopher Garza, Bluesite Engineering, LLC

Area: 8.623 acres

Location: Near Intersection of Coy Lane and FM 1103

Council Place: 3

Zoning ([map](#)): SF-6 High Density Single-Family Residential (2013 UDC SF-3)

Proposed Use: 36 residential lots, one (1) open space lot

Utility Providers: Water – GVSUD, Sewer – City of Cibolo, 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 9B of the Saddle Creek Ranch subdivision, 36 lots of roughly 60 feet by 110 feet in size.

The Preliminary Plat was approved on November 16, 2021. Construction plans were approved in November of 2022 to commence the construction of subdivision improvements. The original design of Unit 9 was a one phase subdivision of 82 lots and 19.3558 acres in size. The Planning and Zoning Commission recommended approval of the Final Plat and City Council approved the Final Plat in August of 2023. The Final Plat has not been recorded.

In March of 2024, the applicant notified the Planning Department that the existing GVSUD water line along Coy Lane was located outside of the utility easement and conflicted with 12 proposed lots included in the original design of Unit 9. As a result, the applicant requested to divide Unit 9 into (2) two Units, Unit 9A and Unit 9B. The applicant submitted a minor amendment to the Land Study reflecting the new phasing of Unit 9 for review in March of 2024 and it was approved by staff and the City Engineer. The Final Plat for Unit 9A was approved by the Planning and Zoning Commission and City Council in September 2024. This Final Plat submitted is specific to the second of the two proposed phases in Unit 9, Unit 9B.

STREETS/FUTURE THOROUGHFARE PLAN (FTPX):

This plat includes dedication of roadway including streets of Saddle Park, Saddle Park, and Cowboy Peak. According to a plat note, there is roughly 1,336 linear feet of roadway included with this Plat.

UTILITIES:

The subject property is within the GVSUD's Water CCN. Sanitary sewer is serviced by the City with an eight (8) inch main through Unit 7. GVSUD provided a Letter of Certification approving the proposed Unit 9A plat with the following included on their LOC concerning the 16-inch GVSUD water main:

"The 16-inch GVSUD water main installed in proposed Saddle Creek Unit 9-B shall be tested and accepted with Unit 9-A as it is a GVSUD transmission main. The existing GVSUD water main and easement within Unit 9-B as shown on the attached plat, Block 29, Rear Lots 11-20, is not accurately delineated for the actual location of the easement and associated water main, relative to the proposed lot lines."

An updated LOC has not been provided.

DRAINAGE:

Drainage has not deviated from what was approved with the Preliminary Plat in August of 2021 and with the original Final Plat in August of 2023. The total proposed onsite peak runoff was previously considered in the design of a detention pond that has been approved, platted, and constructed as part of Unit 5.

PARKLAND:

The required Parkland was previously dedicated in other Units of this development.

STAFF RECOMMENDATION:

At the time of the posting of the agenda, construction plans are under review. The City Engineer has recommended conditional approval, pending the approval of the construction plans. Review of these plans are scheduled to be completed by April 11, 2025.

Additional pending comments are the review and LOC from GVSUD.

Staff and the City Engineer reviewed the Plat and associated documents. Per the attached memo, there are comments pending. Therefore, Staff recommends DENIAL of this Final Plat.

Attachments

[Application](#)

[Plat](#)

[City Engineer's Letter](#)

[Property Information Map](#)

Cibolo
Final Plat Application

Online Request #: 2672084

Project #: PC-25-14-FP

Submitted by:
Christopher Garza
cgarza@bluesiteengineering.com
(512) 538-8374

Location: **Coy Lane**

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

Contact Information

Applicant's Contact Information

Title: First Name: **Christopher** Last Name: **Garza** Suffix:

Business Name: **Bluesite Engineering LLC**

Mailing Address: **13750 San Pedro Ave.**

City: **San Antonio** State: **TX** Zip: **78232**

Email Address: **cgarza@bluesiteengineering.com**

Cell Phone: Work Phone: Home Phone: **(512) 538-8374**

Property Owner's Contact Information

Title: First Name: _ Last Name: Suffix:

Business Name:

Mailing Address:

City: State: _ Zip:

Email Address:

Cell Phone: Work Phone: Home Phone:



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

Representative's Contact Information

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

Application Questionnaire (* denotes required question)

Final Plat

Project Name * Saddle Creek Unit 9B

Total Acres * 8.62

Survey Name * F DE LA GARZA

Abstract No. * G A0143

Current Zoning * SF6

Proposed Zoning * SF6

Overlay * None

of Lots * 36



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

of Units *

36

Work Type *

Single-Family

Specify *

Total Proposed Square Footage *

Total Proposed Square Footage *

Current Use *

Single-Family

Proposed Use *

Single-Family

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

Christopher Garza

Acknowledgement *

I, the undersigned, do hereby acknowledge that the information contained in this application is true, accurate, and complete. I further acknowledge that I am the owner of the property described herein and that I am the person who has the authority to execute this application. (I am the owner of the property described herein and I am the person who has the authority to execute this application.)

Enter Signature: *

Christopher Garza



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

Documents Uploaded

The following documents are attached to the Application.

Copy of a Final Tree Survey	tree letter.pdf
Copy of the Final Plat Encompassing All Land Owned by the Subdivider	250306_saddle_u9b_plat.pdf
Copy of the Final Traffic Impact Analysis Report	tia saddle creek ranch , 2020.pdf
Copy of the Final Utility and Final Storm Water Management Report	1.0.pdf gvec- saddle creek unit 9- approved for construction- 8-18-2023.pdf saddle creek ranch unit 9b- signed loc.pdf saddle creek ranch unit 9b-signed generic loc.pdf saddle creek u9b - swmp.pdf saddle creek 98_2502226.zip
Narrative of Application Request	250224_engineering summary.pdf
Project Applicable LOC Approvals	saddle creek ranch unit 9b- signed loc.pdf saddle creek ranch unit 9b-signed generic loc.pdf gvec- saddle creek unit 9- approved for construction- 8-18-2023.pdf
Proof of Tax Certification	tax certs.pdf
Signed Deposit Agreement	cd deposit agreement_signed.pdf



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

Signed Notarized Authorization Form

fp access_signed.pdf

Statement of the intent of the developer to provide parkland dedication in accordance with the requirements of this UDC or to pay fees in lieu of parkland dedication.

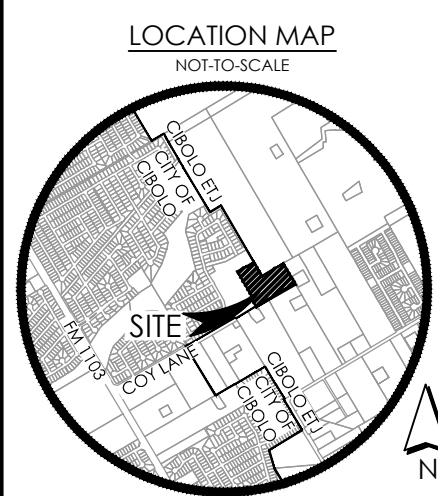
statement of intent_signed.pdf



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

Printed 3/27/2025

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WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 5-FOOT-WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.

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

ANY EASEMENT DESIGNATED AS A GVEC 20' X 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.

ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, UPGRADE, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES AND SHALL REMAIN AT FINAL GRADE.

ALL LOTS ADJOINING UTILITY LOT OR PRIVATE, CITY, COUNTY, OR STATE RIGHT OF WAY ARE SUBJECT TO A 5'X 30' GUY WIRE EASEMENT ALONG SIDE AND REAR LOT LINES.

ALL ELECTRIC EASEMENTS, FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE, INCLUDE RIGHTS OF INGRESS AND EGRESS ACROSS THE SUBDIVISION FOR THE PURPOSE OF INSTALLING, SERVING, UPGRADING, AND MAINTAINING THE ELECTRICAL FACILITIES AND SHALL REMAIN AT FINAL GRADE.

ANY REQUEST TO SUBSEQUENTLY RELOCATE ANY PORTION OF THE ELECTRIC FACILITIES INSTALLED SHALL BE SUBJECT TO THE COOPERATIVE'S REASONABLE DISCRETION AND THE REQUESTING PARTY SHALL BEAR ALL COSTS ASSOCIATED WITH SUCH RELOCATION.

THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRADE, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EXCAVATION BY OR ON BEHALF OF THE COOPERATIVE.

THIS SUBDIVISION PLAT OF SADDLE CREEK RANCH SUBDIVISION UNIT 9B HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

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

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY.

STATE OF TEXAS
COUNTY OF GUADALUPE

WHEREAS, 508-1, L.L.C., ACTING BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND LOCATED IN THE F.D.E.LA GARZA NO.253, ABSTRACT 143 CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN VOLUME 4192, PAGE 801 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING 8.623 ACRES OF LAND, INCLUSIVE OF 0.223 ACRE R.O.W. DEDICATION, OUT OF 60.2012 ACRE TRACT OF LAND, DESCRIBED IN VOLUME 8192, PAGE 801, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF GUADALUPE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___DAY OF ____, A.D.____

NOTARY PUBLIC GUADALUPE COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

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

REGISTERED PUBLIC SURVEYOR

SWORN TO & SUBSCRIBED BEFORE ME THIS THE ___DAY OF __A.D. __

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

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

REGISTERED PROFESSIONAL ENGINEER

SWORN TO & SUBSCRIBED BEFORE ME THIS THE ___DAY OF __A.D. __

NOTARY PUBLIC, STATE OF TEXAS

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 ASSIGNEES, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY OVER AND ACROSS THOSE AREAS MARKED AS "WATERLINE EASEMENT" AND IN ALL STREETS AND BYWAYS, SUCH PIPELINES, SERVICE LINES, WATER METERS AND OTHER WATER SYSTEM APPURTENANCES AS IT REQUIRES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES, SHRUBS, GRASSES, PAVEMENTS, FENCES, STRUCTURES, IMPROVEMENTS, OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE FACILITY OR THE ACCESS THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. NO OTHER UTILITY LINES MAY BE LOCATED WITHIN 36" PARALLEL TO WATER LINES.

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

THIS 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.

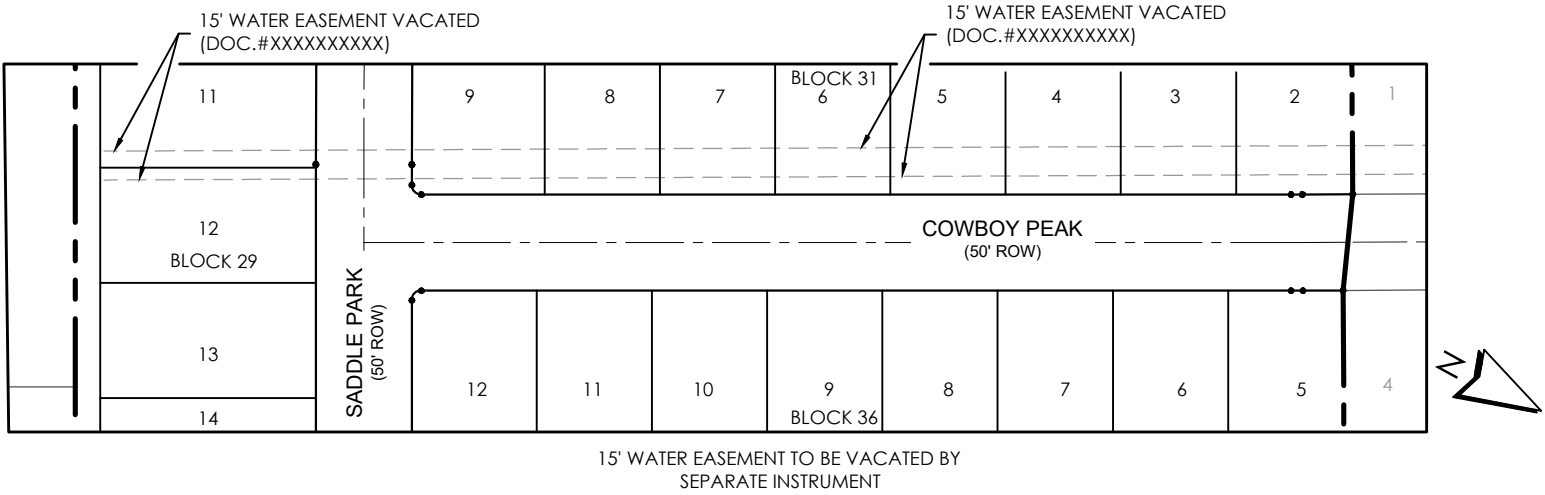
AGENT FOR GREEN VALLEY SPECIAL UTILITY DISTRICT.

NOTES:

- 1.)THE PROPERTY SHOWN HEREON IS LOCATED IN THE CITY OF CIBOLO, GUADALUPE COUNTY AND IS ZONED SF-3, (PRE 2018 UDC UPDATE AND NOW IT IS SF6)
- 2.)UTILITIES WILL BE PROVIDED BY THE FOLLOWING:
WATER - GREEN VALLEY SPECIAL UTILITY DISTRICT
SEWER - CITY OF CIBOLO
ELECTRICITY - GUADALUPE VALLEY ELECTRIC COOPERATIVE.
- 3.)ALL WORKMANSHIP AND MATERIALS FOR THE WATER SYSTEM SHALL CONFORM TO THE CONSTRUCTION STANDARDS OF THE CITY OF CIBOLO.
- 4.)THE PROPERTY SHOWN HEREON IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- 5.)THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- 6.)SADDLE CREEK RANCH UNIT-9B IS LOCATED INSIDE SCHERTZ-CIBOLO-UNIVERSAL CITY SCHOOL DISTRICT.
- 7.)CONCRETE DRIVEWAY APPROACHES AND EAVE OVERHANGS ARE ALLOWED WITHIN THE B.S.L. AND E.T.CATV. EASEMENTS.
- 8.)ALL PROPOSED STREETS UNLESS SPECIFIED AS PRIVATE, WILL BE PUBLIC AND MAINTAINED BY THE CITY OF CIBOLO.
- 9.)ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREE AND OTHER OBSTRUCTIONS), READING METERS AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
- 10.)5.0' WIDE ELECTRIC EASEMENTS ARE LOCATED ON ALL ROAD CROSSINGS IN WHICH ELECTRIC LINES ARE PLACED.
- 11.)CONTROL MONUMENTS AS SHOWN:
IT IS THE PRACTICE OF "CAESAR A. GARCIA R.P.L.S." TO MONUMENT ALL CORNERS (IF PRACTICAL) UPON COMPLETION OF CONSTRUCTION. TYPICAL MONUMENTATION IS A 1/2" REBAR WITH A "C GARCIA RPLS 5904" PLASTIC CAP. (*)INDICATED A FOUND 1/2" REBAR WITH A "C GARCIA RPLS 5904" PLASTIC CAP.
- 12.)STATE PLANE COORDINATES DERIVED FROM STATIONS:
DF4371 TXAN SAN ANTONIO RRP2 CORS ARP
COMBINED SCALE FACTOR 0.999983802
STATE PLANE COORDINATES ARE NAD 83 (NAD83)
- 13.)MINIMUM BUILDING SETBACK LINES SHALL BE 25 FT FROM FRONT PROPERTY LINE, 10 FT FROM THE SIDE PROPERTY LINE, AND 10 FT FROM THE REAR PROPERTY LINE UNLESS OTHERWISE NOTED.
- 14.)GUADALUPE VALLEY ELECTRIC COOPERATIVE (G.V.E.C) WILL MAINTAIN 5' EASEMENT FOR SERVICE ENTRANCE TO DWELLING. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING.
- 15.)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.
- 16.)FLOOD NOTE: ACCORDING TO FEMA 1% ANNUAL CHANCE (100-YEAR) FLOOD PLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF GUADALUPE COUNTY, TEXAS, MAP NO. 48187C0230-F DATED NOV. 02, 2007, NO PORTION OF THE PROPERTY LIES ADJACENT TO THE 100-YR FLOODPLAIN.
- 17.)FINISHED FLOOR ELEVATIONS SHALL BE A MIN. 8" ABOVE EXISTING GROUND.
- 18.)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.

CURVE TAG TABLE

CURVE TAG	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	6.18	1025.00	0.35	N29° 53' 46"W	6.18
C2	7.85	5.00	90.00	N74° 43' 24"W	7.07
C3	7.85	5.00	90.00	N15° 16' 36"E	7.07
C4	7.40	5.00	84.78	N72° 06' 55"W	6.74
C5	152.53	50.00	174.78	N27° 06' 55"W	99.90
C6	3.70	5.00	42.41	N50° 55' 47"W	3.62
C7	152.56	50.00	174.83	N15° 16' 36"E	99.90
C8	3.70	5.00	42.41	N81° 29' 00"E	3.62
C9	0.38	125.00	0.18	N60° 21' 54"E	0.38
C10	0.14	75.00	0.10	N60° 24' 04"E	0.14
C11	0.23	125.00	0.10	N60° 24' 04"E	0.23
C12	0.23	75.00	0.18	N60° 21' 54"E	0.23
C13	7.85	5.00	90.00	N15° 16' 36"E	7.07
C14	5.88	975.00	0.35	N29° 53' 46"W	5.88



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT 36 SINGLE FAMILY LOTS, 2 OPEN SPACE, 3 BLOCKS

FINAL PLAT ESTABLISHING

SADDLE CREEK RANCH SUBDIVISION UNIT 9B

BEING 8.623 ACRES OF LAND, INCLUSIVE OF 0.223 ACRE R.O.W. DEDICATION, OUT OF 60.2012 ACRE TRACT OF LAND, DESCRIBED IN VOLUME 8192, PAGE 801, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

OWNER/DEVELOPER:

508-1, L.L.C.
3619 PAESANOS PARKWAY, SUITE 312
SAN ANTONIO, TX - 78231
PHONE: (210) 824-3180



CAESAR A. GARCIA

REGISTERED PROFESSIONAL LAND SURVEYOR
FIRM REGISTRATION NO. 10194785
14384 HUBER ROAD
SEGUIN, TEXAS 78155
PH: (512) 470-4669

DATE PREPARED: MARCH 2025

STATE OF TEXAS
COUNTY OF GUADALUPE

APPROVED ON THIS THE ___DAY OF ____, 20___, BY THE CITY ENGINEER, CITY OF CIBOLO, TEXAS.

CITY ENGINEER, CITY OF CIBOLO

THIS PLAT OF SADDLE CREEK RANCH SUBDIVISION UNIT 9B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF CIBOLO AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED THIS ___ DAY OF ____, A.D. ____.

BY: _____
MAYOR

BY: _____
CITY SECRETARY

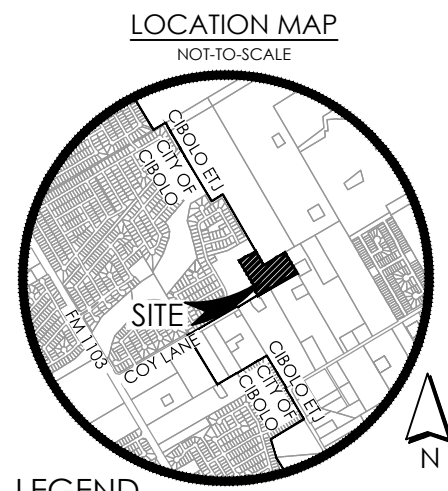
APPROVAL OF THE PLANNING AND ZONING COMMISSION:

THIS PLAT OF SADDLE CREEK RANCH SUBDIVISION UNIT 9B HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CIBOLO AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____
CHAIR

BY: _____
VICE CHAIR



LEGEND

- SET $\frac{1}{2}$ " IRON ROD
- FOUND $\frac{1}{2}$ " IRON ROD
- FOUND METAL SPIKE
- 1" FOUND IRON PIPE
- $\frac{1}{2}$ " SET IRON ROD
- ROW RIGHT OF WAY
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DOC. NO DOCUMENT NUMBER

(N XX° XX' XX" E XXX.XX') PER RECORD DATA
--- EXISTING MINOR CONTOUR
--- EXISTING MAJOR CONTOUR
--- PROPOSED MINOR CONTOUR
--- PROPOSED MAJOR CONTOUR

KEY NOTES

- 2' ELECTRIC GAS AND CABLE T.V. EASEMENT
- 10' X 20' GVEC EASEMENT
- 10' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT
- 5' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT
- 25' BUILDING SETBACK LINE
- 15' BUILDING SETBACK LINE
- 1' VEHICULAR NON-ACCESS EASEMENT
- 10' X 30' GUADALUPE VALLEY ELECTRIC COOPERATIVE EASEMENT
- 33' ROW DEDICATION (0.295 AC.)
- 13' ROW DEDICATION (0.223 AC.)
- 20' WATER EASEMENT
- 10' X 20' GVEC EASEMENT
- 10' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT
- 10' BUILDING SETBACK LINE
- 25' BUILDING SETBACK LINE
- 2' ELECTRIC GAS AND CABLE TV EASEMENT
- 13' ROW DEDICATION
- 15' OVERHANG AERIAL UTILITY EASEMENT
- 1' VEHICULAR NON-ACCESS EASEMENT
- 60' INGRESS/EGRESS & WATER LINE EASEMENT (VOL. 4192, PG. 807, O.P.R.) (FUTURE COY LANE)
- 15' WATER EASEMENT

STATE OF TEXAS
COUNTY OF GUADALUPE

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

REGISTERED PUBLIC SURVEYOR

SWORN TO & SUBSCRIBED BEFORE ME THIS THE ___ DAY OF ___, A.D. ___

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

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

REGISTERED PROFESSIONAL ENGINEER

SWORN TO & SUBSCRIBED BEFORE ME THIS THE ___ DAY OF ___, A.D. ___

NOTARY PUBLIC, STATE OF TEXAS

SADDLE CREEK RANCH
SUBDIVISION UNIT 9A
(VOL. XX, PGS. XX D.P.R.)

SEE DETAIL "A"
SEE THIS PAGE

CITY OF
CIBOLO CITY
LIMITS LINE

LENNAR HOMES OF TEXAS LAND
AND CONSTRUCTION LTD

CITY OF
CIBOLO CITY
LIMITS LINE

SCALE: 1" = 100

SEILER KERMIT J
155 WAXWOOD LN
SAN ANTONIO TX 78216
24.592 ACRES
(VOL. 2618, PG. 503 P.D.)

FINAL PLAT ESTABLISHING
SADDLE CREEK RANCH
SUBDIVISION UNIT 9B

BEING 8.623 ACRES OF LAND, INCLUSIVE OF 0.223 ACRE R.O.W.
DEDICATION, OUT OF 60.2012 ACRE TRACT OF LAND, DESCRIBED IN
VOLUME 8192, PAGE 801, OFFICIAL PUBLIC RECORDS OF
GUADALUPE COUNTY, TEXAS.

OWNER/DEVELOPER:
SG&L, L.L.C.
3619 PAESANOS PARKWAY,
SUITE 312
SAN ANTONIO, TX - 78231.
PHONE: (210) 824-3180

BLUESITE
ENGINEERING
FIRM REGISTRATION F-22528

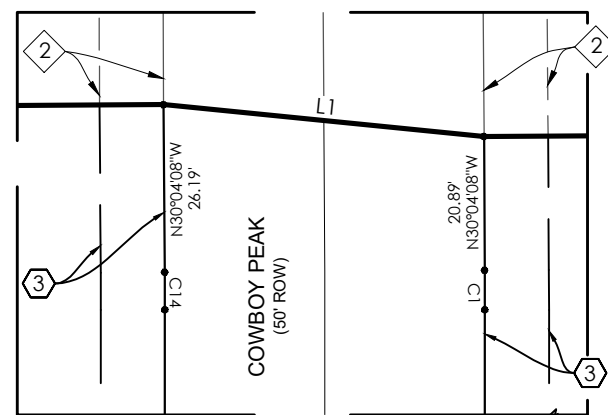
CAESAR A. GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR
FIRM REGISTRATION NO. 10194785
14384 HUBER ROAD
SEGUIN, TEXAS 78155
PH: (512) 470-4669

DATE PREPARED: MARCH 2025

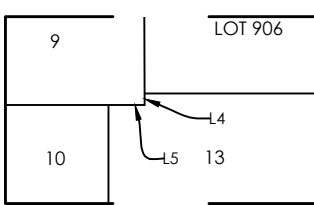
SADDLE CREEK RANCH
SUBDIVISION UNIT 9A
(VOL. XX, PGS. XX D.P.R.)

LONG HOWARD W & THEANNE L PO BOX 762
CIBOLO, TX 78108
21.243 ACRES
(VOL. 2693, PG. 601 WD)

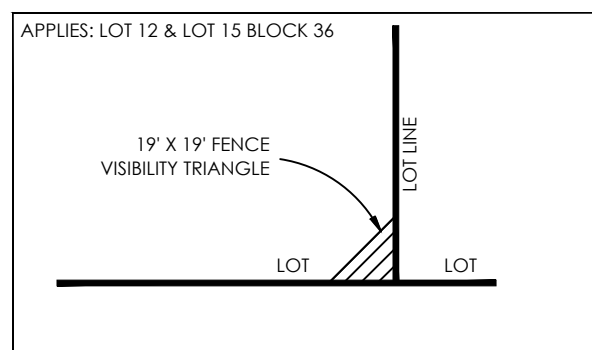
JOHNSTON LARRY & CANDICE L
1315 WEIL RD MARION, TX 78124
15.973 ACRES
(VOL. 982, PG. 266 OT)



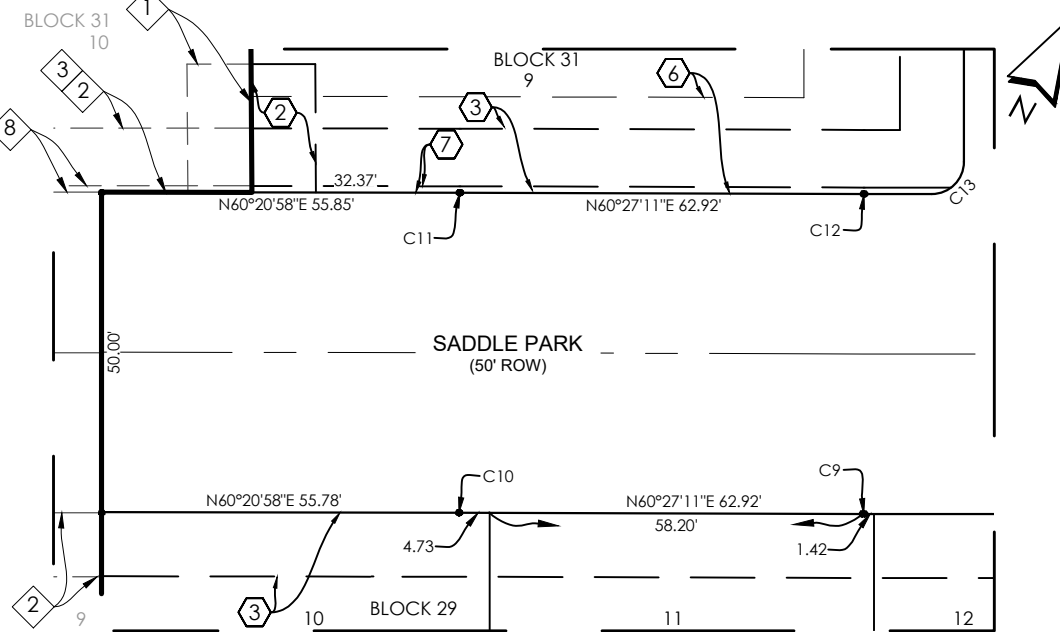
DETAIL "A"
SCALE 1"= 30'



DETAIL "B"
SCALE 1"= 30'



VISIBILITY TRIANGLE DETAIL
NOT TO SCALE



DETAIL "D"
SCALE 1"= 10'

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI SHEET PLAT

36 SINGLE FAMILY LOTS, 2 OPEN SPACE, 3 BLOCKS

SHEET 2 OF 2

April 3, 2025

On behalf of the:

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



Re: Final Plat Review
Saddle Creek Ranch Unit 9B (PC-25-14-FP)

Ms. Walker,

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

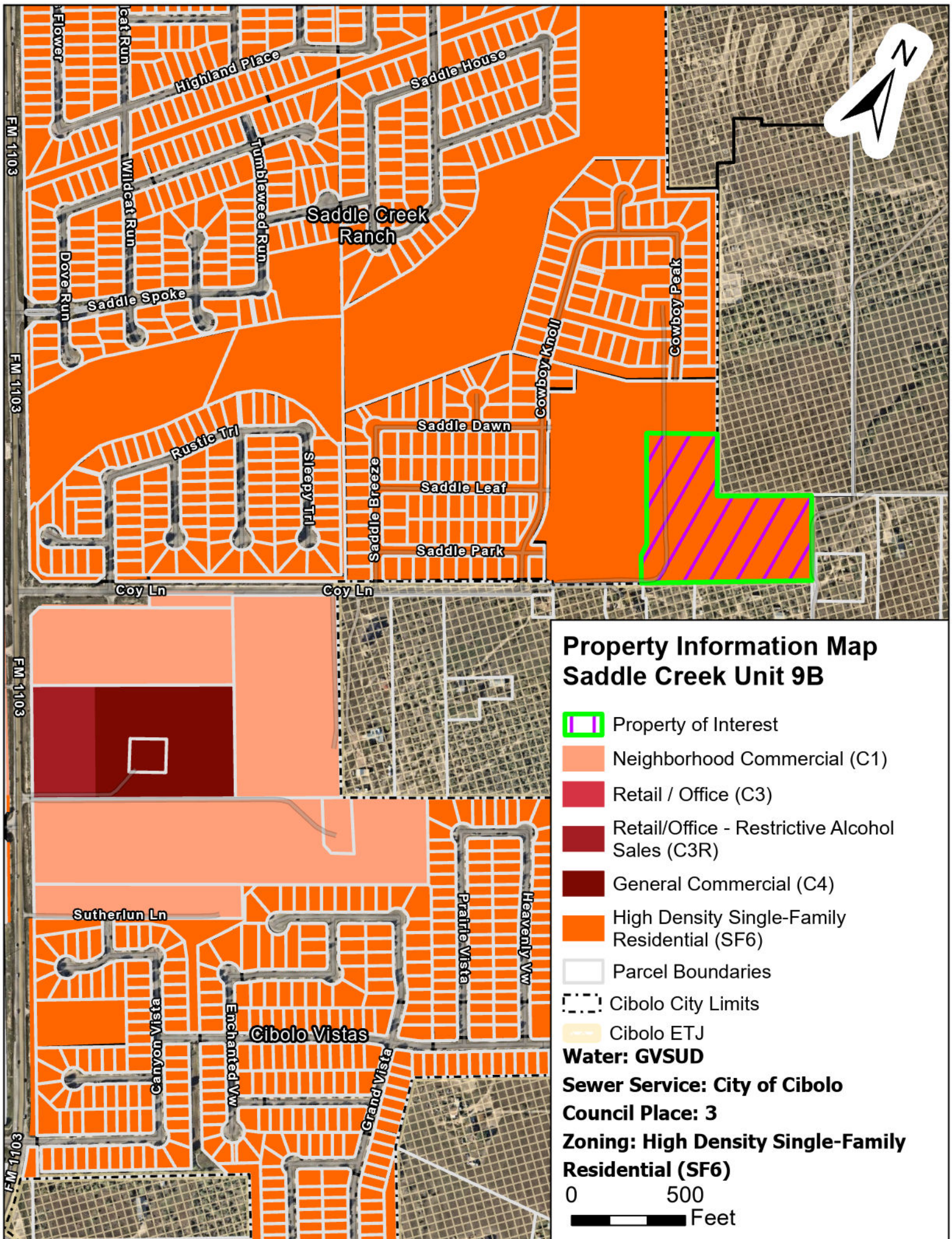
At this time we recommend a **Conditional Approval** pending the review and approval of the construction plans.

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

Sincerely,

Andy Carruth, P.E.

Plan Reviewer for the City of Cibolo





Planning and Zoning Commission Staff Report

C. Discussion/Action regarding the Preliminary Plat of Grace Valley Ranch Phase 4A.

Meeting	Agenda Group
Wednesday, April 9, 2025, 6:30 PM	Discussion/Action Items Item: 7C.
From	
Lindsey Walker, Planner I	
Staff Contact(s)	
Lindsey Walker,	

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

PROPERTY INFORMATION:

Project Name: PC-25-10-PP

Owner: Lennar Homes of Texas Land and Construction, LTD.

Representative: Cude Engineers

Area: 16.025 acres

Location: Near Intersection of Weil Road and Lazy Acres Lane

Council Place: N/A, ETJ

Zoning ([map](#)): N/A, ETJ

Proposed Use: 81 residential lots, 1 open space lot

Utility Providers: Water, Sewer – GVSUD, Electricity – GVEC

FINDINGS/CURRENT ACTIVITY:

Per Unified Development Code (UDC) Article 20.3.3 'Preliminary Plat', property is required to be platted prior to development of a site within or outside the City Limits. The plat or subdivision of land must comply with the Land Study, if applicable, and meet all requirements of the Unified Development Code and the Design and Construction Manual.

A land study/master plan was approved for the Grace Valley Ranch development in 2019. A total of 142 residential lots are allowed in the fourth phase of this development.

The Preliminary Plat of Grace Valley Ranch Unit 4A establishes 81 residential lots. This proposed plat also establishes one (1) open space drainage lot, designated as Lot 907 on the plat, to serve as the necessary drainage improvements for this area of the subdivision.

STREETS/FUTURE THOROUGHFARE PLAN (FTPX):

This plat includes approximately 3,638 linear feet of private roadway to serve the unit within the development.

UTILITIES:

The development of the water and sewer utilities within this unit are to be constructed and served by Green Valley Special Utility District (GVSUD). Electricity is to be provided by Guadalupe Valley Electric Coop (GVEC).

DRAINAGE:

The City Engineer has reviewed and has requested an updated drainage plan in accordance with FEMA's guidelines and the methodologies in the Cibolo Watershed hydrologic model provided by the San Antonio River Authority (SARA). These include adjustments to account for land use, soil conditions, runoff impacts, and detention adequacy.

PARKLAND:

A letter provided by the applicant states the provided parkland dedication for this unit exceeds the required total acreage by 8%. However, the letter did not specify where or how this requirement has been met. Clarification of the dedicated parkland is one of the outstanding comments for this plat.

STAFF RECOMMENDATION:

Outstanding plat comments include proving an updated drainage report, confirming total acreage, confirming parkland dedication, updating the layout to show temporary turnarounds on dead end roads, and updating the curve and line tables. Additionally, the applicant must correct minor errors, such as formatting and correcting the key notes and legend.

Staff and the City Engineer reviewed the plat and associated documents. Per the attached memo, there are comments pending. Therefore, Staff recommends DENIAL of this Preliminary Plat.

Attachments

[Application](#)

[Narrative](#)

[Plat](#)

[City Engineer's Letter](#)

[Property Information Map](#)



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

UNIVERSAL APPLICATION - PRELIMINARY PLAT

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

Project Name: Grace Valley Ranch Phase 4A
 Total Acres: 16.025 Survey Name: _____ Abstract No.: _____
 Project Location (address): _____

Current Zoning: N/A Overlay: ☒ None ☐ Old Town ☐ FM 78
 Proposed Zoning: N/A # of Lots: 81 # of Units: _____
 Please Choose One: ☒ Single-Family ☐ Multi-Family ☐ Commercial ☐ Industrial
☐ Other _____
 Current Use: Undeveloped Total Proposed Square Footage: _____
 Proposed Use: Single Family (Commercial/Industrial only)

Applicant Information:

Property Owner Name: Richard Mott
 Address: 100 NE Loop 410, Suite 1155 City: San Antonio
 State: TX Zip Code: 78216 Phone: 210-889-5516
 Email: richard.mott@lennar.com Fax: _____

*Applicant (if different than Owner): Lennar Homes of Texas Land and Construction, LTD (Richard Mott, P.E.)


* Letter of Authorization required

Address: 100 NE Loop 410, Suite 1155 City: San Antonio
 State: TX Zip Code: 78216 Phone: 210-403-6200
 Email: richard.mott@lennar.com Fax: _____

Representative: Cude Engineers (Kyle Hudek, P.E.)

Address: 4122 Pond Hill Rd, Suite 100 City: San Antonio
 State: TX Zip Code: 78231 Phone: 210-681-2951
 Email: khudek@cudeengineers.com Fax: _____

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


 Owner or Representative's Signature

Typed / Printed Name

State of Texas

County of Bexar

Before me, Tristan Cortez, on this day personally appeared


Name of Notary Public

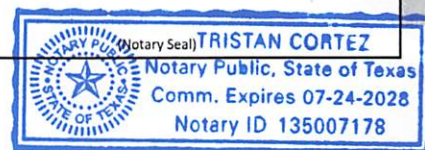
Richard Mott, to be the person(s) who is/are subscribed to the

Name of signer(s)

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

Given under my hand and seal of office this 12th day of November 2024


 Notary Public Signature



City of Cibolo
 Use Only

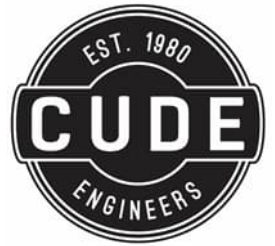
Total Fees

Payment Method

Submittal Date

Accepted by

Case Number



2/03/2025

Mrs. Lindsey Walker
City Planner
P.O. Box 826
200 S. Main St.
Cibolo, TX 78108

Grace Valley Ranch, Phase 4A – Preliminary Plat Application Request

Dear Mrs. Walker,

This letter is regarding the final plat application request for the development project known as Grace Valley Ranch, Phase 4A. This development encompasses 16.025 acres and consists of 81 single-family homes located within the City of Cibolo Extraterritorial Jurisdiction, Guadalupe County, Texas.

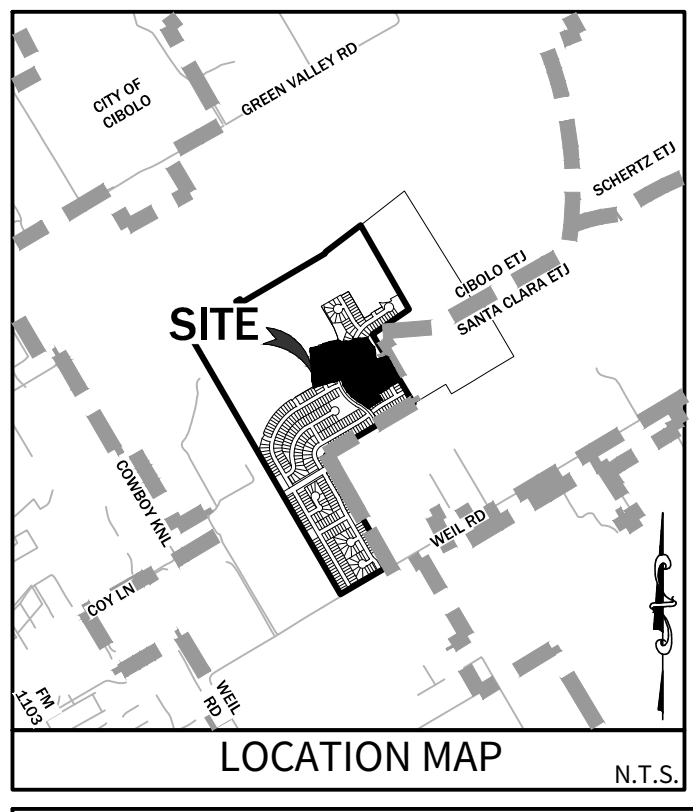
The purpose of this correspondence is to formally request the review of the Grace Valley Ranch, Phase 4A preliminary plat by the City of Cibolo staff, Planning and Zoning Commission and the City Council.

If you have any questions or need any additional information, please call me for further assistance at 210-681-2951.

Sincerely,

A handwritten signature in blue ink, appearing to read "K Hudek".

Kyle Hudek, P.E.
Senior Project Manager



- LEGEND**
- AC. = ACRES
 - BLK. = BLOCK
 - B.S.L. = BUILDING SETBACK LINE
 - CI. = CURVE NUMBER
 - DOC. = DOCUMENT
 - DRN. = DRAINAGE
 - ESM'T. = EASEMENT
 - E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
 - E.T.J. = EXTRATERRITORIAL JURISDICTION
 - G.V.E.C. = GUADALUPE VALLEY ELECTRIC COOPERATIVE
 - G.V.S.U.D. = GREEN VALLEY SPECIAL UTILITY DISTRICT
 - L.F. = LINEAR FEET
 - MAX. = MAXIMUM
 - MIN. = MINIMUM
 - NAD = NORTH AMERICAN DATUM
 - NO. = NUMBER
 - N.T.S. = NOT TO SCALE
 - O.P.R.G.C. = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
 - PG. = PAGE
 - PGS. = PAGES
 - R. = PROPERTY LINE
 - R. = RADIUS
 - RD. = ROAD
 - R.O.W. = RIGHT-OF-WAY
 - SAN. SEW. = SAN. SEW.
 - S.U.D. = SPECIAL UTILITY DISTRICT
 - SF. = SQUARE FEET
 - TYP. = TYPICAL
 - UDC. = UNIFIED DEVELOPMENT CODE
 - VAR. = VARIABLE
 - VOL. = VOLUME
 - WAT. = WATER
 - WID. = WIDTH
 - 800 — = EXISTING GROUND MAJOR CONTOUR
 - 800 - = EXISTING GROUND MINOR CONTOUR
 - — — = EXISTING PROPERTY LINE
 - — — = STREET CENTERLINE
 - — — = CITY LIMIT LINE
 - — — = B.S.L.
 - = 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED

- KEYNOTES**
- 1 15' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE
 - 2 10' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE
 - 3 15' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT
 - 1 EXISTING 15' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE (CONCURRENT GRACE VALLEY RANCH PHASE 2)
 - 2 EXISTING 10' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE (CONCURRENT GRACE VALLEY RANCH PHASE 2)

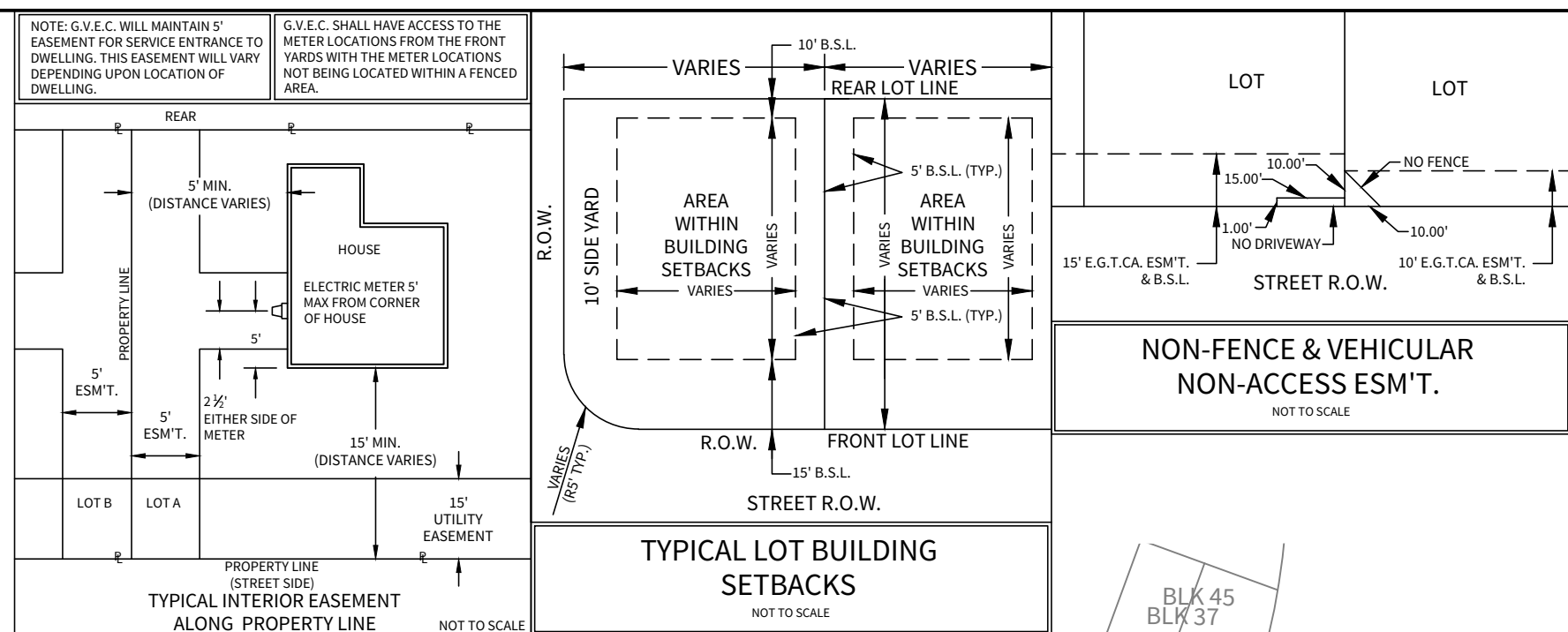
OWNER/DEVELOPER:
ESSENTIAL HOUSING ASSET MANAGEMENT, LLC
8585 E HARTFORD DR., SUITE 118
SCOTTSDALE, ARIZONA 85255
PHONE: (210) 403-6282
CONTACT PERSON: STEVEN S. BENSON, MANAGER

- NOTES:**
1. PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.
 2. SEE NOTES AND SIGNATURE BLOCKS ON SHEET 2 OF 2.
 3. SEE SHEET 2 OF 2 FOR LINE AND CURVE TABLES.

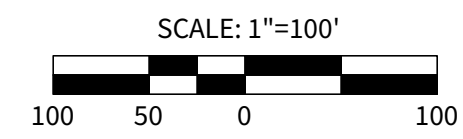


CUDE ENGINEERS
4122 POND HILL RD. • SUITE 101
SAN ANTONIO, TEXAS 78231
TEL 210.681.2951 • FAX 210.523.7112
WWW.CUDEENGINEERS.COM
TBPE REGISTERED ENGINEERING
FIRM #455
TBPELS #10048500

CONTACT: JEFFREY MCKINNIE, P.E. PROJECT # R03346.006



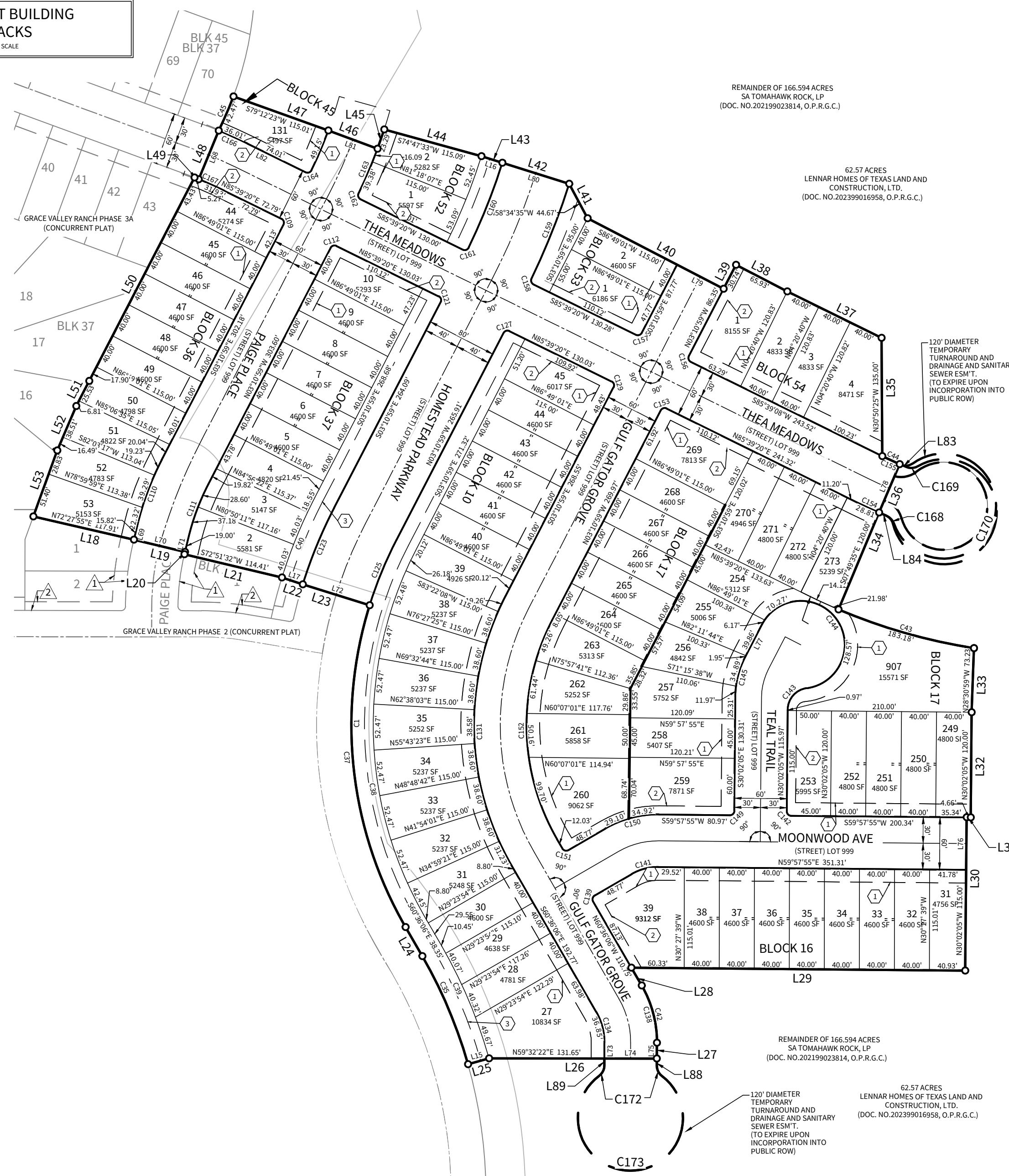
NON-FENCE & VEHICULAR
NON-ACCESS ESM'T.
NOT TO SCALE



81 RESIDENTIAL LOTS & 1 OPEN SPACE (NON-RESIDENTIAL),
IN 9 BLOCKS

PRELIMINARY PLAT
OF
GRACE VALLEY RANCH PHASE 4A

16.025 ACRES OF LAND LOCATED IN THE FRILAN DE LA GARZA SURVEY 253,
ABSTRACT 143, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF A
CALLED 62.57 ACRE TRACT OF LAND RECORDED IN DOCUMENT 202399016958
OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.



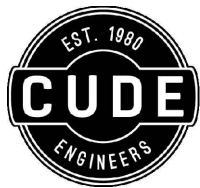
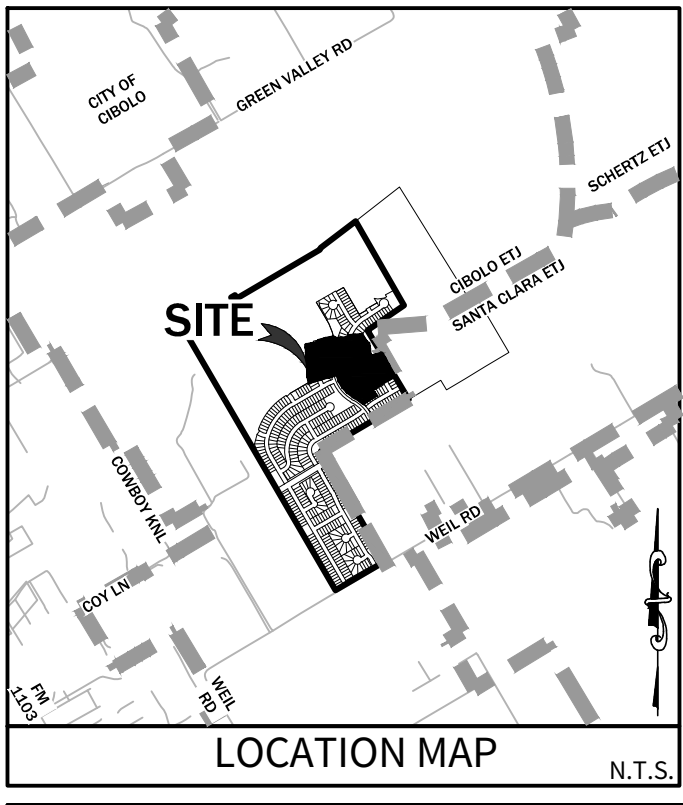
REMAINDER OF 166.594 ACRES
SA TOMAHAWK ROCK, LP
(DOC. NO.202199023814, O.P.R.G.C.)

62.57 ACRES
LENNAR HOMES OF TEXAS LAND AND
CONSTRUCTION, LTD.
(DOC. NO.202399016958, O.P.R.G.C.)

REMAINDER OF 166.594 ACRES
SA TOMAHAWK ROCK, LP
(DOC. NO.202199023814, O.P.R.G.C.)

62.57 ACRES
LENNAR HOMES OF TEXAS LAND AND
CONSTRUCTION, LTD.
(DOC. NO.202399016958, O.P.R.G.C.)

P:\033460172-DWG\3-Phase 4A\00 - plat final - 44.dwg, 2025/01/14 1:57pm nasandval



CUDE ENGINEERS
4122 POND HILL RD. • SUITE 101
SAN ANTONIO, TEXAS 78231
TEL 210.681.2951 • FAX 210.523.7112
WWW.CUDEENGINEERS.COM
TBPE REGISTERED ENGINEERING
FIRM #455
TBPELS #10048500

CONTACT: JEFFREY MCKINNIE, P.E. PROJECT # R03346.017

OWNER/DEVELOPER:
ESSENTIAL HOUSING ASSET MANAGEMENT, LLC
8585 E HARTFORD DR., SUITE 118
SCOTTSDALE, ARIZONA 85255
PHONE: (210) 403-6282
CONTACT PERSON: STEVEN S. BENSON, MANAGER

- NOTES:
1. PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.
 2. SEE NOTES AND SIGNATURE BLOCKS ON THIS SHEET.
 3. SEE THIS SHEET FOR LINE AND CURVE TABLES.

APPROVED ON THIS THIS _____ DAY OF _____, A.D., 2024, BY THE CITY ENGINEER, CITY OF CIBOLO, TEXAS.

BY: _____
CITY ENGINEER, CITY OF CIBOLO

STATE OF TEXAS
COUNTY OF GUADALUPE

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

REGISTERED PROFESSIONAL ENGINEER
JEFFREY A. MCKINNIE

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, A.D., 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

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

REGISTERED PROFESSIONAL LAND SURVEYOR
CHRIS WALTERSCHEIDT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, A.D., 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS PLAT OF GRACE VALLEY RANCH, PHASE 4A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CIBOLO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D., 2024.

BY: _____ CHAIR BY: _____ VICE CHAIR

THIS PLAT OF GRACE VALLEY RANCH, PHASE 4A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED THIS _____ DAY OF _____, A.D., 2024.

BY: _____ MAYOR BY: _____ CITY SECRETARY

NOTES:

1. THE PROPERTY SHOWN HEREON LIES WITHIN THE CITY OF CIBOLO, ETJ.
 2. THE PROPERTY SHOWN HEREON IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
 3. THE PROPERTY SHOWN HEREON IS LOCATED INSIDE SCHERTZ-CIBOLO-UNIVERSAL CITY SCHOOL DISTRICT.
 4. THE PROPERTY SHOWN HEREON WILL HAVE UTILITIES PROVIDED BY THE FOLLOWING
WATER - GVSUD
SEWER - GVSUD
ELECTRICITY - G.V.E.C.
TELECOMMUNICATION - AT&T AND SPECTRUM
 5. NO PORTION OF THE PROPERTY EXCEPT SHOWN HEREON IS LOCATED WITHIN A 1% ANNUAL CHANCE (100-YEAR) FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP GUADALUPE COUNTY, TEXAS COMMUNITY PARCEL NUMBER 4818TC 0230F, REVISED NOVEMBER 2, 2007.
 6. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED ABOVE.
 7. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREE AND OTHER OBSTRUCTIONS), READING METERS AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
 8. ALL EXISTING G.V.E.C. OVERHEAD LINES POSSESS A 30' CENTERLINE EASEMENT, 15' EACH SIDE OF LINE.
 9. BEARING REFERENCE SOURCE IS THE TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (4204), NAD 83 (2011).
 10. MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF CUDE ENGINEERS TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND PLASTIC CAPS STAMPED "CUDE", UPON COMPLETION OF CONSTRUCTION.
 11. HOMEOWNER(S) ASSOCIATION WILL MOW AND MAINTAIN PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS.
 12. THE CITY OF CIBOLO AND/OR GUADALUPE COUNTY RESERVES THE RIGHT TO RENAME STREETS AND/OR CHANGE HOUSE NUMBERS DUE TO INCOMPATIBILITY WITH EXISTING NAME LAYOUT, EMERGENCY VEHICLE RESPONSE, AND MAIL DELIVERY.
 13. LOT SQUARE FOOTAGES SHOWN HEREON WERE DERIVED FROM DIMENSIONS SHOWN, BUT DO REFLECT A CERTIFIED INCREASE IN ACREAGE ACCURACY BEYOND THAT OF THE TOTAL ACREAGE SHOWN HEREON (16.025 Ac.).
 14. LOTS IN SUBDIVISION PLAT INCLUDE DRAINAGE EASEMENTS AND OPEN SPACE.
 15. THIS PLAT CONTAINS APPROXIMATELY 3,638 L.F. OF ROADWAY.
 16. 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.
 17. 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.
 18. 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.
 19. 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.
20. 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.
 21. ROUTINE MAINTENANCE OF WEEDS AND GRASS IN ALL EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, HOA, OR PROPERTY OWNER ASSOCIATE ON WHICH THE EASEMENT IS LOCATED IN ACCORDANCE WITH CITY OF CIBOLO UDC AND THE CITY OF CIBOLO BUILDING CODE, EACH OF WHICH AS MAY BE AMENDED, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 22. ALL UTILITIES, INCLUDING, BUT NOT LIMITED TO, ELECTRICAL WIRING, NATURAL GAS, TELEPHONE, CABLE, INTERNET, AND SECURITY SYSTEMS, SHALL BE LOCATED IN THE FRONT YARD, SHALL BE INSTALLED UNDERGROUND AND SHALL BE MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE CITY CODES AND REGULATIONS FOR SUCH SYSTEMS. ANY UTILITIES REQUIRED TO BE PLACED ABOVE GROUND MUST BE PLACED ON STEEL POLES OR ANOTHER MATERIAL WITH COMPARABLE STRENGTH AND DURABILITY, AS APPROVED BY THE CITY ENGINEER AND AFFECTED UTILITY PROVIDER, MEETING THE REQUIREMENTS OF THE CITY AND THE APPLICABLE UTILITY PROVIDER. ROUTINE MAINTENANCE OF GRASS AND WEEDS IN ALL EASEMENTS SHALL BE THE RESPONSIBLE OF THE OWNER ON WHOSE PROPERTY THE EASEMENT IS LOCATED, EXPECTED WHERE EXPRESSLY STIPULATED TO BE MAINTAINED BY SOME OTHER PARTY.
 23. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
 24. NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF CIBOLO SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
 25. TREE SURVEY WILL BE PROVIDED ON A PHASE TO PHASE BASIS.
 26. A GEOTECHNICAL REPORT DEMONSTRATING COMPLIANCE WITH ALL RECOMMENDED PRACTICE FOR THE DESIGN OF RESIDENTIAL FOUNDATIONS, VERSION 1 STANDARDS OF THE TEXAS SECTION OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS, THE GEOTECHNICAL STANDARDS OF THE CITY OF CIBOLO UDC AND THE CITY OF CIBOLO BUILDING CODE, EACH OF WHICH AS MAY BE AMENDED, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 27. ALL STREETS ARE DESIGNATED AS A 60' UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR PUBLIC ACCESS, GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, RECYCLED WATER MAINS, AND EMERGENCY ACCESS EASEMENT.
 28. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY, OR ROAD WIDENING EASEMENT. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER IDENTIFIES AND HOLDS THE CITY OF CIBOLO, GUADALUPE COUNTY, THEIR OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
 29. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF CIBOLO AND/OR GUADALUPE COUNTY, TEXAS. NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY ASSUMES ANY OBLIGATION TO THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY ASSUMES ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE PUBLIC ROAD SYSTEM AND PUBLIC STREETS IN THE RESPECTIVE JURISDICTIONS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S79°41'04"W	60.00'
L2	S76°54'53"W	80.00'
L3	S86°49'01"W	60.00'
L4	N07°27'34"W	60.00'
L5	N30°02'05"W	60.00'
L6	N59°29'53"E	59.85'
L7	N29°57'33"W	17.99'
L8	S30°26'30"E	18.06'
L9	N76°46'09"E	80.00'
L10	N72°51'31"E	59.99'
L11	S17°10'51"E	16.27'
L12	N17°08'29"W	16.27'
L13	S08°14'30"E	60.00'
L14	S03°10'59"E	41.81'
L15	N43°38'47"E	25.00'
L16	S76°54'53"W	25.00'
L17	N77°49'55"E	25.00'
L18	N72°27'55"E	117.91'
L19	N72°51'31"E	59.99'
L20	S17°08'19"E	2.73'
L21	N72°51'32"E	114.41'
L22	N77°49'55"E	25.00'
L23	N76°46'09"E	80.00'
L24	S60°36'06"E	38.35'
L25	N43°38'47"E	25.00'
L26	N59°32'22"E	191.50'
L27	N29°57'33"W	17.99'

LINE TABLE		
LINE	BEARING	LENGTH
L29	N59°57'55"E	381.26'
L30	N30°02'05"W	175.00'
L31	N59°57'55"E	4.66'
L32	N30°02'05"W	120.00'
L33	N28°30'59"W	73.23'
L34	N07°49'35"W	120.00'
L35	N30°50'25"W	135.00'
L36	N07°27'34"W	60.00'
L37	S85°39'20"W	120.00'
L38	S86°49'01"W	65.93'
L39	S03°10'59"E	30.74'
L40	S86°49'01"W	175.00'
L41	N58°34'35"W	44.67'
L42	S76°54'53"W	80.00'
L43	S76°54'53"W	25.00'
L44	S74°47'33"W	115.09'
L45	S11°29'10"E	23.29'
L46	S79°41'04"W	60.00'
L47	S79°12'23"W	115.01'
L48	S08°14'30"E	60.00'
L49	S81°26'32"W	5.27'
L50	S03°10'59"E	261.33'
L51	S03°10'59"E	32.35'
L52	S07°30'59"E	55.01'
L53	S10°33'08"E	80.23'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	460.00'	47°22'15"	380.32'	S36°54'59"E	369.58'
C2	5.00'	91°09'41"	7.96'	S48°45'49"E	7.14'
C3	330.00'	13°57'29"	80.39'	S10°09'43"E	80.19'
C4	270.00'	13°57'29"	65.78'	N10°09'43"W	65.61'
C5	5.00'	88°50'19"	7.75'	N41°14'11"E	7.00'
C6	5.00'	91°09'41"	7.96'	S48°45'49"E	7.14'
C7	540.00'	10°02'52"	94.70'	S08°12'25"E	94.58'
C8	460.00'	10°02'52"	80.67'	N08°12'25"W	80.57'
C9	5.00'	88°50'19"	7.75'	N41°14'11"E	7.00'
C10	5.00'	91°09'41"	7.96'	S48°45'49"E	7.14'
C11	320.00'	57°25'08"	320.69'	S31°53'33"E	307.44'
C12	70.00'	30°09'36"	36.85'	S45°31'18"E	36.42'
C13	130.00'	30°09'36"	68.43'	N45°31'18"W	67.64'
C14	5.00'	90°00'00"	7.85'	N15°36'06"W	7.07'
C15	60.00'	30°34'01"	32.01'	N44°40'54"E	31.63'
C16	5.00'	90°00'00"	7.85'	N75°02'05"W	7.07'
C17	25.00'	81°46'43"	35.68'	N10°51'16"E	32.73'
C18	50.00'	234°55'36"	205.01'	N65°43'11"W	88.73'
C19	100.00'	26°51'07"	46.87'	S16°36'32"E	46.44'
C20	5.00'	90°00'00"	7.85'	S14°57'55"W	7.07'
C21	120.00'	30°34'01"	64.02'	S44°40'54"W	63.26'
C22	5.00'	90°00'00"	7.85'	S74°23'54"W	7.07'
C23	260.00'	57°25'08"	260.56'	N31°53'33"W	249.79'

30. THE MAINTENANCE OF ALL STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE GRACE MEADOWS HOMEOWNERS ASSOCIATION, OR DISTRICT CREATED UNDER TEXAS WATER CODE, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF CIBOLO OR GUADALUPE COUNTY.
31. THE ROADS SHALL BE MAINTAINED TO SUCH A STANDARD THAT WILL ALLOW EMERGENCY VEHICLES TO ACCESS THE LOTS.
32. EVERY DEED THAT CONVEYS OWNERSHIP OF A LOT MUST CONTAIN NOTICE TO THE GRANTEE THAT ALL STREETS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE GRACE MEADOWS HOMEOWNERS ASSOCIATION, OR DISTRICT CREATED UNDER TEXAS WATER CODE, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF CIBOLO OR GUADALUPE COUNTY. NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY, TEXAS, WILL EVER ACCEPT THE ROADS FOR MAINTENANCE; AND THE QUALITY OF THE ROADS MUST BE MAINTAINED AS TO NOT AFFECT ACCESS BY PUBLIC SERVICE AGENCIES SUCH AS POLICE, FIRE, AND EMERGENCY MEDICAL SERVICES.
33. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION, DECORATIVE LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH GUADALUPE COUNTY.
34. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.
35. THE AMOUNT OF PARKLAND DEDICATION PROVIDED BY THIS DEVELOPMENT IS 2.83 Ac. MEETING/EXCEEDING THE EIGHT (8%) PERCENT OF THE TOTAL TRACT ACREAGE AS REQUIRED BY SECTION 16.2.2a OF THE UDC.
36. EASEMENTS KEYNOTES 2 AND 5 TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT-OF-WAY.
37. THE GRACE MEADOWS HOMEOWNERS ASSOCIATION, BY FILING THIS RECORD DOCUMENT, AND ALL FUTURE OWNERS OF THIS PROPERTY, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT GUADALUPE COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE STREETS SHOWN ON THIS APPROVED DEVELOPMENT PLAT UNTIL AND UNLESS THE GRACE MEADOWS HOMEOWNERS ASSOCIATION AND/OR THE PROPERTY OCCUPANTS OR TENANTS HAVE IMPROVED THE STREETS TO THE THEN CURRENT STANDARDS REQUIRED BY GUADALUPE COUNTY AND THE STREETS HAVE BEEN ACCEPTED FOR MAINTENANCE BY FORMAL, WRITTEN ACTION OF THE COUNTY COMMISSIONS COURT AND THE STREETS, WITH ALL REQUIRED RIGHT-OF-WAY AND BUILDING SETBACKS, HAVE BEEN DEDICATED BY THE OWNERS THEREOF, AND ACCEPTED BY THE COUNTY, AS PUBLIC STREETS. UNTIL SUCH TIME, THE GRACE MEADOWS HOMEOWNERS ASSOCIATION AND ALL FUTURE OWNERS OF PROPERTY WITHIN THE LIMITS OF THE APPROVED DEVELOPMENT PLAT SHALL LOOK SOLELY TO THE OWNER, DEVELOPER OR ENTITY CREATED FOR THAT PURPOSE FOR FUTURE MAINTENANCE AND REPAIR OF THE STREETS INCLUDED IN THE DEVELOPMENT PLAT.

81 RESIDENTIAL LOTS & 1 OPEN SPACE (NON-RESIDENTIAL),
IN 9 BLOCKS

PRELIMINARY PLAT OF GRACE VALLEY RANCH PHASE 4A

16.025 ACRES OF LAND LOCATED IN THE FRILAN DE LA GARZA SURVEY 253,
ABSTRACT 143, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF A
CALLED 62.57 ACRE TRACT OF LAND RECORDED IN DOCUMENT 202399016958
OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

STATE OF ARIZONA
COUNTY OF _____

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

AG EHC II (EN) MULTI STATE 4, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC
AN ARIZONA LIMITED LIABILITY COMPANY,
ITS AUTHORIZED AGENT

BY: STEVEN S. BENSON, ITS MANAGER

STATE OF ARIZONA
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D., 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

GUADALUPE VALLEY E.C. NOTES "EASEMENT REQUIREMENTS"

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

THIS SUBDIVISION PLAT OF GRACE VALLEY RANCH PHASE 4A HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

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

GREEN VALLEY S.U.D. NOTES "EASEMENT CERTIFICATE"

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE GREEN VALLEY SPECIAL UTILITY DISTRICT OF MARION, TEXAS, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO ERCT, CONSTRUCT, INSTALL, AND LAY OVER AND ACROSS THOSE AREAS MARKED AS "WATERLINE EASEMENT" AND IN ALL STREETS AND BYWAYS, SUCH PIPELINES, SERVICE LINES, WATER METERS AND OTHER WATER SYSTEMS APPURTENANCES AS IT REQUIRES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES, SHRUBS, GRASSES, PAVEMENTS, FENCES STRUCTURES, IMPROVEMENTS, OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE FACILITY OR THE ACCESS THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB OR WALLS WILL BE LOCATED WITHIN 36" PARALLEL TO WATER LINES.

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

THIS PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE GREEN VALLEY S.U.D. (G.V.S.U.D.) FOR WASTEWATER TREATMENT PLANT CAPACITY AND EASEMENTS. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION.

BY: _____
AGENT FOR GREEN VALLEY S.U.D.

February 28, 2025

On behalf of the:

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



Re: Final Plat Review
Grace Valley Ranch 4A (PC-25-10-PP)

Ms. Walker,

Colliers Engineering & Design has completed its review of the referenced subdivision and has the following comments:

General Note -

1. Please include as part of your resubmittal a comment response letter addressing all comments.

Sheet 1 of 2 -

1. Please confirm acreages as shown on marked up plat are correct. In the review of the final plat for Phase 3 street extension both 166.594 acres & 167.5 acres were shown in various locations.
2. Area between lots and Homestead Parkway ROW to be labeled as 900 series lot as marked up in the plat.
3. Temporary turn arounds are to be added to dead ends as marked up in the plat.
4. Add Radius and dimension offset for Cul-de-sac for Teal Trail.
5. Update existing block labels for Unit 3A as marked up.
6. Update temporary turn around line work at end of Thea Meadows.
7. Please fix text conflicts as shown on marked up plat.
8. Please add Proposed major and minor contours to the legend and show on streets.
9. Label easement as shown on marked up plat.
10. Show entire limits of Homestead Parkway as shown in marked up plat.
11. Please explain what the gray line marked up in plat is.
12. Update prepared date for 2025.
13. Is clear vision easement needed at intersection of Gulf Gator Grove & Moonwood Ave?

Sheet 2 of 2 –

1. Update line and curve tables to include all callouts shown on plat.
2. Update sheet numbering.
3. Note #35 acreage matches Unit 3A exactly. Confirm this is correct or update as needed.
4. Please confirm note #36 is applicable. It does not appear the key notes #2 would ever be incorporated into future ROW. Key note #5 is not shown on plat.
5. Update prepared date for 2025
6. Update certificates for 2025.

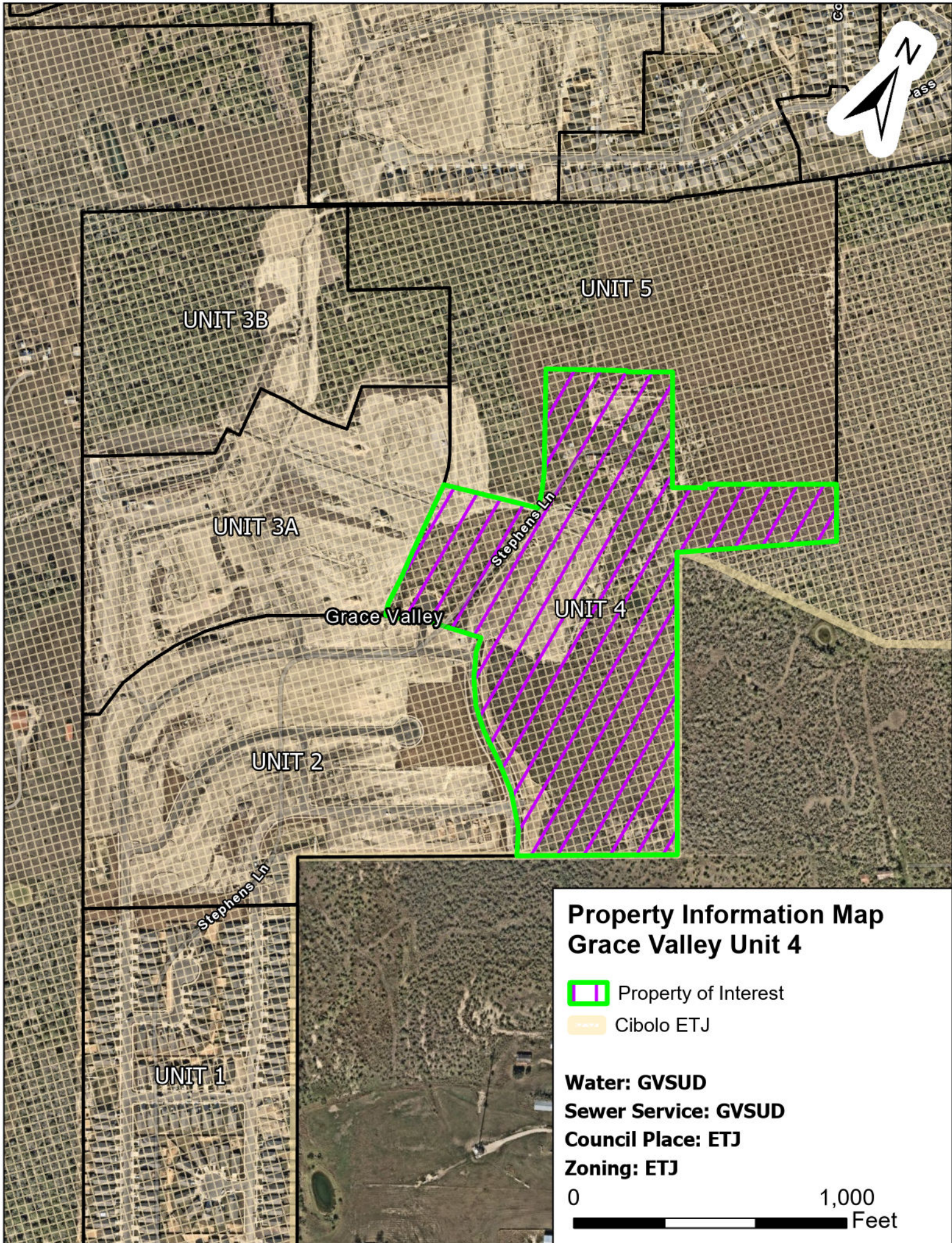
Our review of the subdivision does not relieve or release the Engineer of Record or Surveyor of Record from complying with any and all the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If you require additional information, please contact our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

Sincerely,





Andy Carruth, P.E.

Plan Reviewer for the City of Cibola



**Property Information Map
Grace Valley Unit 4**

-  Property of Interest
-  Cibolo ETJ

Water: GVSUD
Sewer Service: GVSUD
Council Place: ETJ
Zoning: ETJ





Planning and Zoning Commission Staff Report

D. Discussion/Action regarding a Unified Development Code (UDC) amendment to Article 20, to update the Performance, Maintenance, and Warranty Bond requirements.

Meeting	Agenda Group
Wednesday, April 9, 2025, 6:30 PM	Discussion/Action Items Item: 7D.
From	
Rick Vasquez, Director of Economic Development and Planning	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[UDC Amendment - Maintenance Bond Ordinance.pdf](#)

DRAFT

AN ORDINANCE

AN ORDINANCE AMENDING CITY OF CIBOLO 2024 UNIFIED DEVELOPMENT CODE, SECTION 20.3.11 PUBLIC IMPROVEMENTS ACCEPTANCE/WARRANTY REQUIRED, C. PERFORMACE AND MAINTENANCE BONDS TO CLARIFY AND STREAMLINE REQUIREMENTS; PROVIDING FOR MAINTENANCE BOND REQUIREMENTS AND PROCEDURES; PROVIDING FOR SEVERABILITY, REPEAL, SAVINGS, PUBLICATION, AND CODIFICATION; DECLARING ADOPTION IN COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT; PROVIDING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council finds the City of Cibolo, Texas (the "City") is a home-rule municipality with the authority to enact laws to protect the public, health, and safety of residents and visitors to the City; and

WHEREAS, the City Council finds that 2024 Unified Development Code (UDC) does not clearly outline policies and procedures to govern the administration of infrastructure maintenance bonds; and

WHEREAS, the City Council seeks to ensure the UDC sufficiently governs the procedure for private development to dedicate public infrastructure for acceptance by the City; and

WHEREAS, the City Council finds that the UDC does not presently outline clearly the regulations and procedures to administer public infrastructure maintenance bonds ; and

WHEREAS, the City Council finds it necessary and proper to amend the Unified Development Code to include provisions for the requirement for a maintenance bond, redemption of a maintenance bond, release of a maintenance bond, and increasing maintenance period from (18) eighteen to (24) twenty-four months; and

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

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

SECTION 2. Amendments. The 2024 Unified Development Code of the City of Cibolo is hereby amended by amending 2024 UNIFIED DEVELOPMENT CODE, SECTION 20.3.11 Public Improvements Acceptance/Warranty Required, C. Performance and Maintenance Bonds, to provide as set forth in **Attachment A** attached hereto.

SECTION 3. 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 4. 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 5. Savings. All rights and remedies of the City are expressly saved as to any and all violations of the provisions of any ordinances which have accrued at the time of the effective date of this Ordinance; and such accrued violations and litigation, both civil and criminal, whether pending in court or not, under such ordinances, shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 6. 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 7. 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 8. 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 Two Hundred Dollars (\$200.00). 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 9. Effective Date. This Ordinance will become effective upon the required newspaper publication.

PASSED, APPROVED, AND ADOPTED on this ____ day of March 2025.

Mark Allen, Mayor

ATTEST:

APPROVED AS TO FORM:

**Peggy Cimics, TRMC
City Secretary**

**Hyde Kelley LLP
City Attorney**

ATTACHMENT “A”

Section 20.3.11 Public Improvements Acceptance/Warranty Required

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

B. Inspection and Acceptance of Public Improvements

1. Inspection

Construction inspection shall be supervised by the City of Cibolo Construction Inspector or appointed City staff members. Construction shall be in accordance with the approved construction plans. Any significant change in design required during construction shall be made by the applicant’s engineer and shall be subject to approval by the City Engineer. The applicant’s engineer shall complete a preliminary inspection of the development or the unit of the development being presented for preliminary acceptance prior to requesting a preliminary acceptance inspection by the City Engineer and City staff. The applicant’s engineer shall submit a signed and sealed letter to the City Engineer stating that the development or the unit of the development being presented for preliminary acceptance is complete in accordance with the approved construction plans and all known deficiencies (“punch list” items) have been corrected. If the Construction Inspector or City staff finds upon conducting the preliminary inspection walk-through that any of the required public improvements have not been constructed properly and in accordance with the approved construction plans, the property owner shall be responsible for completing and/or correcting said public improvements prior to the applicant’s engineer’s requesting a second preliminary acceptance walkthrough. A fee shall be charged for each additional requested preliminary walk-through as described in the City of Cibolo Fee Ordinance.

2. Acceptance of Public Improvements

a. Preliminary Acceptance (Part I)

i. When the City Engineer determines that public improvements have been installed in compliance with the approved construction plans, the developer may petition the City for preliminary acceptance of public improvements by completing Part I of the “Developer Petition for Acceptance of Public Improvements” shown in this UDC and forwarding it to

the City in three (3) copies with required supporting documents as specified in the “Developer Petition for Preliminary Acceptance of Public Improvements.”

ii. After recommendation(s) by the City Engineer, the City shall accept or reject the petition for preliminary acceptance of public improvements and said acceptance or rejection shall be final. The City may provide for conditional acceptance of public improvements provided that the applicant guarantees that all materials and workmanship are to be in accordance with the approved plans and specifications prescribed by the City and to correct any and all deficiencies not in accordance with approved plans and specifications as may be noted until final acceptance by the City in accordance with Final Acceptance as specified below.

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

iv. In conjunction with the submittal of the Preliminary Acceptance instrument, the applicant shall submit the following:

- Two (2) hard copies of the following items: construction plans approved by the City
- Engineer, As-Built construction plans certified by a registered P.E., field density and
- material source tests by a recognized testing laboratory and a geotechnical report;
- ~~DVD~~ a digital and complete log of the televised sewer line inspections completed after the mandrel, vacuum and pressure tests;
- Acceptance letters from all utility providers;
- Itemized Construction Cost report;
- Pre-walk Punch list (provided by project Engineer);

Copy of recoded Final Plat;

- ☐ Maintenance Bond per UDC Article 20.6; and
- ☐ A ~~DVD~~ digital with AutoCAD and PDF's of all items on the above list.
- b. Final Acceptance (Part II)

i. After 18 months from the date of preliminary acceptance in accordance with Part I, or when 90% of the buildable lots within the development or the unit of the development being presented for final acceptance have been developed, whichever point in time occurs last, the developer may petition the City for final acceptance of public improvements by completing Part II of the “Developer Petition for Acceptance of Public Improvements” as shown in this UDC and providing three (3) copies of the form to the City.

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

iii. When the City Engineer determines that the owner has maintained the public improvements in good condition and has corrected any and all deficiencies specified in the Preliminary Acceptance procedure or any other deficiencies having arisen from the effective date of the Cibolo Unified Development Code acceptance of the petition for preliminary acceptance, the petition shall be forwarded to the Planning and Engineering Director for final acceptance of the public improvements. The effect of approval of a petition for final acceptance of public improvements by the City shall be the assumption of the responsibility for maintenance of the public improvements by the City.

iv. A warranty Period of ~~eighteen (18)~~ twenty-four months is to be maintained for public improvements

Final Acceptance per the developer/owner unless otherwise modified per City Engineer.

i. In the event required plans and/or specifications have not been complied with during either Phase I or Phase II of the public infrastructure inspection and acceptance processes, the City Engineer will so inform the developer in writing listing each discrepancy requiring correction.

A copy of said notice to the developer shall be forwarded to the Planning and Engineering Director;

ii. When all listed discrepancies have been corrected, the owner shall request re-inspection by after the City Engineer and Construction Inspector. The developer shall pay all re-inspection costs prior to acceptance;

iii. When inspection or re-inspection determines that all plans and specifications have been complied with, the City Engineer shall complete the final acceptance certificate shall forward three (3) copies with supporting information to the Planning and Engineering Director for consideration for approval.

d. An affidavit from the applicant stating that to the best of their information and belief, the contractor(s) has complied with the regulations contained in this Article.

e. Prior to Final Acceptance of any public improvements, "As Built" plans shall be submitted to the City.

C. Performance Bond, ~~Maintenance Bond, Warranty and Maintenance Bonds,~~ and Preliminary/Final Acceptance Forms

1. In Section 20.6 of this UDC are the forms for Performance, ~~Maintenance and Warranty~~ Maintenance Bonds and Preliminary and Final Acceptance instruments submitted for all public improvements.

2. For each of these instruments, the developer shall submit three (3) original signature copies. Upon execution of each instrument, the owner/developer will receive an original executed copy.

~~3. Performance and Maintenance Maintenance and Warranty Bonds may only be released by an affirmative action on the part of the City Engineer and/or Planning and Engineering Director.~~

~~4. The developer or owner shall covenant to warranty the required public improvements for a period of 18 months in the case of Preliminary Acceptance and Final Acceptance following acceptance by the City of all required public improvements and shall provide a maintenance bond in the amount of twenty-five (25%) percent, with a minimum amount of \$25,000, of the costs of the improvements for such period. All improvements located within an easement or right-of-way shall be bonded~~

3. A Maintenance Bond is required to ensure streets, street signs, underground utilities, required drainage structures and all other construction are maintained to the satisfaction of the City for a certain period of time after Public Improvements have been constructed.

A maintenance bond shall be executed by a surety company authorized to do business in the State of Texas and made payable to the City.

Maintenance Bond Amount – The Maintenance Bond shall be equal to twenty (20) percent of the estimated cost of streets, street signs, utilities, drainage structures and all other subdivision public infrastructure.

Periodic Inspections – Periodic inspection of streets, street signs, utilities, drainage structures and all other subdivision public infrastructure, for which the maintenance bond is held will be made by the City Engineer during the period of liability covered by the maintenance bond.

City Redemption of Maintenance Bond – In the event any or all of the streets, street signs, utilities, drainage structures and all other subdivision public infrastructure are not maintained in a good state of repair, the owner will be so advised in writing, and, if after a

reasonable time, he or she failed or refused to repair said items, the maintenance and repair of public improvements shall be completed by the City using the Maintenance Bond provided.

Request for Maintenance Bond Release

The developer may request the release of the maintenance bond two (2) years from the date the City Engineer issues a Letter of Final Acceptance.

The developer who posted the original Maintenance Bond shall submit a written request to the City Engineer to release the maintenance bond.

The request shall include a copy of the Letter of Final Acceptance and a set of record drawings).

The City Engineer will be responsible for authorizing release of the maintenance bond.

Release of the maintenance bond shall depend on the condition of Public Improvements during the Two-Year Maintenance Inspection

Two-Year Maintenance Inspection

Two (2) years from the date that the Maintenance Bond became effective, a two (2) year maintenance inspection shall be performed by the City Engineer to ensure all of the streets, street signs, underground utilities, required drainage structures and all other construction have been maintained to City specifications and are in a good state of repair.

If the two (2) year maintenance inspection finds that all improvements are completed, in good repair, and in conformance with City standards, the City Engineer shall issue authorization to release the maintenance bond; or,

If the two (2) year maintenance inspection finds that all or some of the Public Improvements fail to comply with the City's standards and specifications, the City shall have the authority to enforce the Maintenance Bond or financial surety posted by the developer to ensure Public Improvements are maintained or brought up to the City's standards.



Planning and Zoning Commission Staff Report

A. Staff Update

Meeting	Agenda Group
Wednesday, April 9, 2025, 6:30 PM	UDC, CIP, Master Plan and Staff Updates Item: 8A.
From	
Eron Spencer, Assistant Planning Director	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[04-09-25 Staff Update.pdf](#)

[Development Projects Update - 2025-03.pdf](#)

Planning Department - Staff Update

April 9, 2025

Site Plans currently in review

Project	Description
504 Pfeil	Tattoo Studio
Cibolo Creek Center	Gas Station
506 N Main Street	Mixed Use
Borgfeld Plaza Retail	Retail

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

Plats currently in review

Project	Application Type
504 Pfeil Road	Minor Plat
Cibolo Crossing MF Amenity Center	Amending Plat
Cibolo Crossing Commercial Phase II	Amending Plat
Grace Valley Ranch Unit 4A	Preliminary Plat
Turning Stone C10	Replat
Venado Crossing Unit 6	Final Plat
Saddle Creek Unit 9B	Final Plat
Cibolo Crossing Commercial Phase I	Amending Plat

P&Z Recommendations/City Council Action

Agenda item	P&Z recommendation	date	City Council action	date
Steele Creek Land Study Amendment	Approval	1/8/2025	Tabled	3/25/2025
Neill Tract Land Study	Denial	3/12/2025	Denial	3/25/2025
Cibolo Farms Unit 3 Final Plat	Approval	3/12/2025	Approved	3/25/2025
Grace Valley Ranch Unit 3 Street Extension Final Plat	Denial	3/12/2025	Approved	3/25/2025
Grace Valley Unit 3A Final Plat	Denial	3/12/2025	No Action	3/25/2025
Zone change from SF-2 to C-1 at 248 W. Borgfeld Rd	Approval	3/12/2025	TBD	4/8/2025
Zone change from SF-2 to C-2[R] at Dobie Blvd	Approval of C-1 with a CUP	3/12/2025	TBD	4/8/2025
Article 20 UDC Amendment (Performance, Maintenance, and Warranty Bond Requirements)	Postponed to April	3/12/2025	TBD	4/28/2025



CIBOLO CITY COUNCIL

Economic Development

REPORT

Date: March 31, 2025

IN PLANNING REVIEW

CIBOLO CROSSING	<ul style="list-style-type: none"> • Two amending plats for commercial phases I & II (In review) • Kiddie Academy (Awaiting Final Acceptance of Infrastructure) • Olive Garden (submission of site plan coming soon)
CIBOLO VALLEY DRIVE	<ul style="list-style-type: none"> • Andy's Frozen Custard (Site Plan Approved) • Legacy Traditional School (Replat Approved)
DOWNTOWN/OLD TOWN	<ul style="list-style-type: none"> • 504 Pfeil Rd (Minor Plat on hold) • The Shops at the Mill Expansion (Pre-Development Meeting held) • 506 N Main St (Site Plan in Review) • Grooming Coop (Pre-Application)
FM 1103	<ul style="list-style-type: none"> • Old Wiederstein Road Self-Storage CUP (Approved) • Cibolo Creek Center CUP (CUP approved, site plan review) • Pic N Pac Carwash (Site Plan Approved) • Turning Stone Unit C10 (previously Salad n Go) (replatting/dividing into three lots)
FM 78	<ul style="list-style-type: none"> • Cibolo Small Animal Hospital (Site Plan in Review)
IH-10	<ul style="list-style-type: none"> • Sage Rentals (Approved) • Industrial Warehouses @ 465/Linne Rd & IH-10 (Pre-Application) • Data Center @ 1000 Bolton Rd (Pre-Application) • Pre-Dev- Gas Station & Laundromat at Santa Clara (PDM-25-10)
OTHER	<ul style="list-style-type: none"> • Borgfeld Plaza Retail Center (Site Plan in Review)

BUILDING PERMITS IN PROCESS

CIBOLO CROSSING	<ul style="list-style-type: none"> Dorado @ Cibolo Crossing (MEP's Permit Application Submission on Hold by Builder– date TBD) Salata (Permitted)
CIBOLO VALLEY DRIVE	<ul style="list-style-type: none"> Crepeccino (Permitted) Crust Pizza (Under Review) Luxxe Salon Suites (Certificate of Occupancy Issued 3.19.25) Andy's Frozen Custard (Under Review)
DOWNTOWN/ OLD TOWN	
FM 1103	<ul style="list-style-type: none"> QT – Location #1 at FM 1103 & Old Wiederstein Road (Permitted) Turning Stone Retail (Permitted)
FM 78	
IH-10	
OTHER	<ul style="list-style-type: none"> Signature Plating (Inspection Completed, pending site approval)

NOW OPEN / C OF O ISSUED

CIBOLO CROSSING	
CIBOLO VALLEY DRIVE	<ul style="list-style-type: none">• Whataburger (Now Open)• Dutch Bros Coffee (Now Open)• Bentwood Oaks Medical Center (Now Open)
DOWNTOWN/ OLD TOWN	<ul style="list-style-type: none">• East Coast Shades (CofO issued 2.10.25)
FM 1103	<ul style="list-style-type: none">• 9Round (CofO issued 2.6.25)
FM 78	
IH-10	
OTHER	



Planning and Zoning Commission Staff Report

A. P&Z Training Outline

Meeting	Agenda Group
Wednesday, April 9, 2025, 6:30 PM	Subcommittee Updates Item: 9A.
From	
Eron Spencer, Assistant Planning Director	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

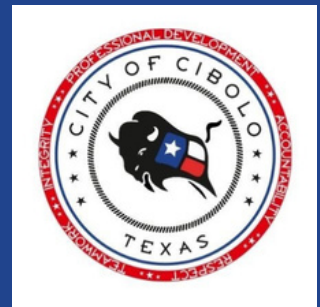
N/A

Attachments

[Planning and Zoning Training Outline.pdf](#)

Planning and Zoning

City contact info , either peggy or Planning dept



Welcome Planning and Zonign Commisisoner

Body - text - purpose of training

Meetings are always held the 2nd Wed of the month, at 6:30 pm , city building

Resources

PZ phase 1	sharepoint?	links		
APA	youtube channels			

Mandatory

Open Meetings Act
Description

Public Information
Act
Description

Insert Website for PIA
and OMA, texas attorney
general website

Ethics training provided
by city ___dates

Quick Start Guide

- 1 Decorum , Phase 1
- 2
- 3
- 4
- 5
- 6 acronyms
-

5 guiding principles



1



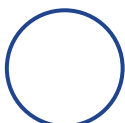
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5

 subject	Attendance & Tardies
Text	3 missed meetings. How to email in for absence

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Informatio

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Information



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Information




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Cibolo City slogan ?
City of Choice

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