



Planning and Zoning Commission

Wednesday, May 14, 2025, 6:30 PM
Council Chambers
200 S. Main St.
Cibolo, Texas 78108

Est. Duration: 1 hr

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 April 9, 2025, meeting.

7. Discussion/Action Items

7A. Discussion/Action regarding the Preliminary Plat of Schlather Ranch Subdivision.

7B. Discussion/Action regarding the Replat of Turning Stone Unit C10.

7C. Discussion/Action regarding the appointment of one (1) P&Z member to serve on the Capital Improvements Advisory Committee (CIAC) for a 3-Year Term.

7D. Discussion/Presentation regarding subdivision plat approval deadlines ("shot clock") in Chapter 212 of the Texas Local Government Code.

7E. Discussion/Presentation regarding the status of the Unified Development Code (UDC) Rewrite.

8. UDC, CIP, Master Plan and Staff Updates

8A. Staff Updates

9. Subcommittee Updates

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



Date Posted: May 9, 2025



Planning and Zoning Commission Staff Report

A. Approval of the minutes from the April 9, 2025, meeting.

Meeting	Agenda Group
Wednesday, May 14, 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

[040925 PZ Minutes.pdf](#)



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

Minutes

1. **Call to Order** – The meeting was called to order by the Chairman Ms. Greve at 6:36 p.m.
2. **Roll call and Excused Absences** – Members Present: Ms. Greve, Mr. Sharp, Ms. Dodd, Ms. Garcia, Mr. Thompson, Mr. Hinze, and Ms. Hubbard (arrived at 7:12 p.m.); Members Absent: Ms. Fishback and Ms. Weimer. Ms. Greve made the motion to excuse the absence of both Ms. Fishback and Ms. Weimer. The motion was seconded by Mr. Thompson. For: All; Against: None. The motion carried 6 to 0.
3. **Invocation/Moment of Silence** – Ms. Garcia gave the Invocation.
4. **Pledge of Allegiance** - All in attendance recited the Pledge of Allegiance.
5. **Citizens to be Heard**

This is the only time during the 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 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.**

No individual signed up to speak during this item.

6. **Consent Agenda**

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

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

Ms. Garcia made the motion to approve the consent agenda. The motion was seconded by Mr. Thompson. For: All; Against: None. The motion carried 6 to 0.

7. **Discussion/Action Items**

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

Ms. Greve made the motion to deny the Final Plat of Venado Crossing Unit 6 due to pending comments. The motion was seconded by Ms. Garcia. For: All; Against: None. The motion carried 6 to 0.

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

Ms. Greve made the motion to deny the Final Plat of Saddle Creek Ranch Unit 9B due to pending comments. The motion was seconded by Mr. Thompson. For: All; Against: None. The motion carried 6 to 0.

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

Mr. Sharp made the motion to deny the Preliminary Plat of Grace Valley Ranch Unit 4B due to pending comments. The motion was seconded by Mr. Hinze. For: All; Against: None. The motion carried 6 to 0.

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

Ms. Hubbard arrived during this item. There was some discussion on this item, but the members decided to table this item until the next meeting.

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

A. Staff Update

Staff went over items in planning review, building permits in process, businesses now open and Certificate of Occupancy that have been issued.

9. **Subcommittee Updates**

A. P&Z Training outline

The commission briefly went over the Training outline. Ms. Greve stated that she would like to see an outline before we move forward. The outline would make it much easier for people to find items within the training document. This is a on-going item and will be on the next agenda.

10. **Items for Future Agendas**

Shot Clock Report and Appointment from the P&Z to the Capital Improvement Advisory Committee.

11. **Adjournment**

Ms. Greve made the motion to adjourn the meeting at 7:55 p.m. The motion was seconded by Ms. Garcia. For: All; Against: None. The motion carried 7 to 0.

PASSED AND APPROVED THIS 14TH DAY OF MAY 2025.

Jennifer Greve
Chairman
Planning & Zoning Commission



Planning and Zoning Commission Staff Report

A. Discussion/Action regarding the Preliminary Plat of Schlather Ranch Subdivision.

Meeting	Agenda Group
Wednesday, May 14, 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-25-17-PP
- Owner:** Shad Schmid – KF Schlather, LP on behalf of Schlather Properties LLC
- Representative:** Paul Landa – Moy Tarin Ramirez Engineers, LLC
- Area:** 115.501 acres
- Location:** East of the intersection of Town Creek Road and Wiedner Road, south of Green Valley Road
- Council District:** 3
- Zoning ([map](#)):** Low Density Single-Family Residential (SF-2)
- Proposed Use:** 116 Residential Lots, 14 Open Space/ Sewer/ Drainage Lots, 1 Sanitary Sewer Lot, 1 Street Dedication Lot
- Utility Providers:** Sewer/Water – City of Cibolo and Electricity - Guadalupe Valley Electric Cooperative

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 total of 116 residential lots will be developed within the Schlather Ranch subdivision.

This proposed Preliminary Plat also establishes fourteen (14) variable open space drainage lots, designated as Lot 900-901 (Block 1), 900-909 (Block 2), and Lots 900 (Block 3) on the Plat, to serve as the necessary drainage lots for this subdivision. Two acres have been called out to save and except for the existing home, which will be accessible via a cross-access easement.

STREETS/FUTURE THOROUGHFARE PLAN (FTPX):

This Plat establishes approximately 8,497 linear feet of roadway, including proposed streets Ernst Ranch, Sylvia Vista, Elizabeth Garden, and August Heights. All proposed streets will be private and maintained by the HOA. A TIA was submitted and is currently under review with the Preliminary Plat.

UTILITIES:

Sewer and water are provided by the City of Cibolo. Guadalupe Valley Electric Cooperative (GVEC) will provide electric to the development. This Plat encompasses roadway and drainage infrastructure. Utilities to serve the Schlather Ranch subdivision are under review and proposed to be constructed with that development.

DRAINAGE:

Drainage is in review as of May 2025. The Master Utility Plan was submitted with the Preliminary Plat. Compliance with the approved Utility Plan is currently under review as part of review of this plat.

A portion of the development, Lot 900, which is designated as an open space/drainage easement lot, lies within the FEMA floodplain.

Drainage easements will be maintained by Schlather Homeowners Association, their successors, and assigned.

PARKLAND:

There will be a total of 9.24 acres of parkland dedicated in the Schlather Ranch development. UDC Sec. 16.2.2.a allows for up to 60% to be located within the floodplain or floodway. However, all the proposed parkland is within the floodplain. The applicant is coordinating with staff on the development of trails within the subdivision, which would connect to the City's existing parks and trails network.

STAFF RECOMMENDATION:

Staff and the City Engineer reviewed the Plat and associated documents. Per the attached memo, there are several comments pending. Some of these comments are as follows:

- An approved flood plain permit must be acquired.
- Analyzing intersections for clear vision easements.
- All residential lots abutting the floodplain shall indicate the finished floor elevation.
- Confirming acreages and ownership information shown.

Therefore, Staff recommends **DENIAL** of this Preliminary Plat.

Attachments

[Application](#)

[Narrative](#)

[Plat](#)

[City Engineer's Letter](#)

[Property Information Map](#)

Cibolo
Preliminary Plat Application

Submitted by:
Paul Landa
residential@mtrengineers.com

Online Request #: 2727554

Project #: PC-25-17-PP

Location: **231 WIEDNER RD**

City: **CIBOLO** State: **TX** Zip: **78108**

Contact Information

Applicant's Contact Information

Title: First Name: **Paul** Last Name: **Landa** Suffix:

Business Name: **Moy Tarin Ramirez Engineers, LLC (MTR)**

Mailing Address: **12770 Cimarron Path, Suite 100**

City: **San Antonio** State: Zip: **78249**

Email Address: **sgarcia@mtrengineers.com**

Cell Phone: **(210) 382-9515** Work Phone: **(210) 698-5051** Home Phone:

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)

Preliminary Plat

Project Name *	<u>Schlather Ranch Subdivision</u>
Total Acres *	<u>115.501</u>
Survey Name *	<u>ABS: 137 SUR: T GARCIA 143.0590 AC.</u>
Abstract No. *	<u>137</u>
Current Zoning *	<u>SF2</u>
Proposed Zoning *	<u>SF2</u>
Overlay *	<u>None</u>
# of Lots *	<u>116</u>



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

of Units *

1

Work Type *

Single-Family

Specify *

Total Proposed Square Footage *

Total Proposed Square Footage *

Current Use *

Rural

Proposed Use *

Private Single Family Residential

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

Acknowledgement *

By typing my name below, I do hereby attest that the information contained in this application is true, accurate, and complete. I understand that I am responsible for providing accurate information and that I am aware of the consequences of providing false information. (This is a legal document, and it is subject to the terms and conditions of the application.)

Enter Signature: *

Paul Landa



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

Documents Uploaded

The following documents are attached to the Application.

cibolo_creek_hms.zip

town creek ras.zip

A certificate or letter from a title guaranty company or from an attorney duly licensed to practice law in the State of Texas certifying the following concerning title to the land:

title commitment (04.04.2025) green valley rd. - gf 4000412301038.pdf

A report indicating any known/studied environmentally sensitive areas relative to wetlands endangered or otherwise listed species, archeological indicators, soils, and slope analysis

2025-04-10_schlather ranch preliminary swmp.pdf

Copy of a Tree Survey Showing all Trees on the Site, per the Requirement of this UDC

schlather tract tree plan-reduced.pdf

Copy of Proposed Plans or Reports for the Furnishing of Water, the Installation of Sanitary Sewer Facilities, and Provisions for Storm Sewers, and General Drainage Facilities

schlather ww report.pdf

schlather ranch subdivision - preliminary utility plan.pdf

Copy of Proposed Stormwater Management Report/Plan, per the Requirements of Cibolo Design and Construction Manual

2025-04-10_schlather ranch preliminary swmp.pdf

Copy of the Instrument Establishing such Private Easement or Fee Strip

special warranty deed v3005 p73.pdf

Copy of the Preliminary Plat Encompassing All Land Owned by the Subdivider

schlather ranch subdivision - preliminary plat.pdf

Copy of the Proposed Traffic Impact Analysis Report, per the TIA Requirements Stipulated in Article 18 of this UDC

schlather tract tia report.pdf

Developer Must also Provide the Standard or Non-Standard Service Agreement Letters and Wastewater Capacity Analysis Required in Section 19.1.F.1.f of this UDC

schlather ranch subdivision - preliminary utility plan.pdf

Letter of Authorization

authorization letter - kf schlather lp_executed.pdf



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

Letter of Authorization	authorization letter - mtr_executed.pdf
Narrative of Application Request	prelim plat app narrative_executed.pdf
Project Applicable LOC Approvals per Utilities and Outside Review Entities (i.e. TxDot, Guadalupe County)	schlather ranch- service availability letter.pdf
	schlather ranch subdivision - preliminary utility plan.pdf
Proof of Tax Certification	special warranty deed v3005 p73.pdf
	schlather properties llc tax certificate.pdf
Proposed Grading Plan	schlather ranch subdivision - preliminary grading exhibit.pdf
Signed Deposit Agreement	deposit agreement for development review_executed.pdf
Signed Notarized Authorization Form	notarized authorization_executed.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 - parkland dedication_executed.pdf
Tree Survey	schlather tract tree plan-reduced.pdf
Utility and Drainage Reports with Adequate Information	2025-04-10_schlather ranch preliminary swmp.pdf



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

April 2, 2025

City of Cibolo
Planning & Zoning
200 S Main St
Cibolo, Tx 78108

**Re: Schlather Ranch Subdivision
Preliminary Plat Application Narrative**

To whom it may concern:

The Schlather Ranch Subdivision consists of 115.501 acres of land to be developed into 116 single-family residential lots within the City of Cibolo, Guadalupe County, Texas. The project site is located near the intersection of Dean Rd and Green Valley Rd. The attached Preliminary Plat application prepared by Moy Tarin Ramirez Engineers, LLC is intended to meet all requirements for submittal according to the City of Cibolo UDC.

KF SCHLATHER, LP

by its General Partner: King Fish Development, LLC,
a Texas Limited Liability Partner

By: 
Name: Shad Schmid
Title: Manager



- LEGEND
--856-- EXISTING CONTOURS
8"W PROPOSED WATER LINE
8"SS PROPOSED SEWER LINE
12"FM PROPOSED FORCEMAIN
AC. ACRES
B.S.L. BUILDING SETBACK LINE
C. CENTER LINE
DOC. DOCUMENT
E.G.T.CA. ELECTRIC, GAS, TELEPHONE & CABLE TV
ESM.T. EASEMENT
NO. NUMBER
N.T.S. NOT TO SCALE
O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS GUADALUPE COUNTY, TEXAS
R.O.W. RIGHT OF WAY
VOL. VOLUME
PG. PAGE
PGS. PAGES
1/4 A.C. ZONE AE EFFECTIVE FEMA FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 48187C230F EFFECTIVE DATE NOVEMBER 2, 2007.
1/4 A.C. ZONE AE EFFECTIVE FEMA FLOODWAY PER FLOOD INSURANCE RATE MAP NO. 48187C230F EFFECTIVE DATE NOVEMBER 2, 2007.

KEYNOTES

- 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
35' BUILDING SETBACK LINE
20' BUILDING SETBACK LINE
30' RIGHT OF WAY DEDICATION TO THE PUBLIC (0.388 ACRES)
LOT 900, BLOCK 1 VARIABLE WIDTH OPEN SPACE/DRAINAGE EASEMENT (2.323 ACRES)
LOT 900, BLOCK 2 VARIABLE WIDTH OPEN SPACE/DRAINAGE EASEMENT (3.344 ACRES)
LOT 900, BLOCK 3 25' DRAINAGE EASEMENT (0.230 ACRES)
LOT 901, BLOCK 1 25' DRAINAGE EASEMENT (0.115 ACRES)
12' RIGHT OF WAY DEDICATION TO THE PUBLIC (0.107 ACRES)
LOT 901, BLOCK 2 25' DRAINAGE EASEMENT (0.114 ACRES)
LOT 902, BLOCK 2 VARIABLE WIDTH OPEN SPACE/DRAINAGE EASEMENT (0.224 ACRES)
LOT 903, BLOCK 2 VARIABLE WIDTH OPEN SPACE/DRAINAGE EASEMENT (0.754 ACRES)
LOT 904, BLOCK 2 16' DRAINAGE EASEMENT (0.077 ACRES)
LOT 905, BLOCK 2 VARIABLE WIDTH OPEN SPACE/DRAINAGE/SEWER/ACCESS EASEMENT (35.456 ACRES)
LOT 906, BLOCK 2 VARIABLE WIDTH OPEN SPACE/CROSS ACCESS EASEMENT (0.300 ACRES)
12' RIGHT OF WAY DEDICATION TO THE PUBLIC (0.214 ACRES)
LOT 907, BLOCK 2 VARIABLE WIDTH OPEN SPACE/DRAINAGE/SEWER EASEMENT (1.272 ACRES)
LOT 908, BLOCK 2 20' SEWER EASEMENT (0.065 ACRES)
LOT 909, BLOCK 2 VARIABLE WIDTH DRAINAGE EASEMENT (0.276 ACRES)
VARIABLE WIDTH INGRESS/EGRESS ACCESS, GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (1.899 ACRES)
15' UTILITY EASEMENT (VOL. 8, PG. 131, O.P.R.G.C.T.)
10' SIDE BUILDING SETBACK LINE (VOL. 8, PG. 131, O.P.R.G.C.T.)
25' REAR BUILDING SETBACK LINE (VOL. 8, PG. 131, O.P.R.G.C.T.)
35' FRONT BUILDING SETBACK LINE (VOL. 8, PG. 131, O.P.R.G.C.T.)
10' UTILITY EASEMENT (VOL. 5, PG. 90, O.P.R.G.C.T.)
25' REAR BUILDING SETBACK LINE (VOL. 5, PG. 90, O.P.R.G.C.T.)
14' UTILITY EASEMENT (VOL. 9, PGS. 269-270, O.P.R.G.C.T.)
LOT 901, BLOCK G 15' ACCESS EASEMENT & UTILITY EASEMENT (GAS, ELECT. CATV & TEL) (VOL. 9, PGS. 269-270, O.P.R.G.C.T.)
7.5' UTILITY EASEMENT (VOL. 9, PGS. 269-270, O.P.R.G.C.T.)
LOT 902, BLOCK G 12' GREENBELT & SANITARY SEWER EASEMENT (VOL. 9, PGS. 269-270, O.P.R.G.C.T.)
LOT 35, BLOCK J 15' OPEN SPACE TO BE DEDICATED TO THE HOA (VOL. 8, PGS. 49-50, O.P.R.G.C.T.)
10' UTILITY EASEMENT (VOL. 8, PGS. 49-50, O.P.R.G.C.T.)
20' BUILDING SET BACK LINE (VOL. 8, PGS. 49-50, O.P.R.G.C.T.)
20' SANITARY SEWER EASEMENT (VOL. 00, PGS. 00-00, O.P.R.G.C.T.)

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.

STEPHANIE L. JAMES, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950 MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH STE. 100 SAN ANTONIO, TEXAS 78249 PHNO. (210) 698-5051

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 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.

PAUL LANDA, JR., P.E. LICENSED PROFESSIONAL ENGINEER NO. 100182 MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PHONE: (210) 698-5051

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE DAY OF

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

GENERAL NOTES:

- 1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. ROUTINE MAINTENANCE OF WEEDS AND GRASS IN ALL EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, HOA, OR PROPERTY OWNER ASSOCIATION WHICH THE EASEMENTS IS LOCATED ON ACCORDANCE WITH THE CITY OF CIBOLO CODE OR ORDINANCES PROVISIONS FOR HIGH WEEDS AND GRASS.

UTILITY PROVIDERS:

- WATER - CITY OF CIBOLO
SEWER - CITY OF CIBOLO
ELECTRIC - GUADALUPE VALLEY ELECTRIC COOPERATIVE

ACCESS EASEMENT:

THE UNDERSIGNED DOES COVENANT AND AGREE THAT THE ACCESS EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE, IN, ALONG, UPON, AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE CITY OF CIBOLO, ITS AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON, AND ACROSS SAID PREMISES.

NOTES:

- 1. ACCORDING TO FIRM MAP NO. 48187C230F, EFFECTIVE DATE NOVEMBER 2, 2007. ALL RESIDENTIAL LOTS WITHIN THE SUBJECT PROJECT SHOWN HEREON APPEARS TO LIE OUTSIDE ZONE "AE" (AREAS OUTSIDE THE 1.0% ANNUAL CHANCE FLOODPLAIN).
2. ELEVATIONS ARE BASES U.S.G.S. DATUM
3. THE PROPERTY SHOWN HEREON IS LIES WITHIN THE CITY OF CIBOLO
4. GVEC TO HAVE 5' WIDE ELECTRIC EASEMENT ON ALL ROAD CROSSING IN WHICH ELECTRIC OR COMMUNICATION LINES ARE LOCATED.
5. ALL UTILITIES 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.
6. THIS PROPERTY IS ZONED SF-2
7. ANY EASEMENT DESIGNATED AS A GVEC 20'X20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS ARE ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREAS.
8. THE PROPERTY SHOWN HEREON IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
9. THE PROPERTY SHOWN HEREON IS LOCATED INSIDE THE SCHERTZ-CIBOLO-UNIVERSAL CITY SCHOOL DISTRICT.
10. ALL PROPOSED STREETS WILL BE DEDICATED TO THE PUBLIC AND MAINTAINED BY THE CITY OF CIBOLO, UNLESS OTHERWISE SPECIFIED.

SURVEYOR'S NOTES:

- 1. PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" UNLESS OTHERWISE NOTED.
2. BASIS OF BEARINGS AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

GREENBELT NOTE:

LOTS 900-901, BLOCK 1, LOTS 900-909, BLOCK 2, LOTS 900, BLOCK 3 ARE GREENBELT LOTS, VARIABLE WIDTH OPEN SPACE/SEWER/DRAINAGE EASEMENTS AND PEDESTRIAN EASEMENTS AND SHALL BE MAINTAINED BY SCHLATHER HOMEOWNERS ASSOCIATION THEIR SUCCESSORS AND ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF CIBOLO OR GUADALUPE COUNTY.

DRAINAGE EASEMENT ENCROACHMENTS NOTE:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF CIBOLO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

PARKLAND DEDICATION NOTE:

AS REQUIRED BY THE 2025 UNIFIED DEVELOPMENT CODE 9.24 ACRES OF PARKLAND DEDICATIONS IS REQUIRED FOR SCHLATHER RANCH SUBDIVISION. ALL PARKLAND DEDICATION SHALL MEET THE REQUIREMENTS SET FORTH IN THE 2025 CITY OF CIBOLO UNIFIED DEVELOPMENT CODE.

GEOTECHNICAL NOTE:

A GEOTECHNICAL REPORT DEMONSTRATING COMPLIANCE WITH ALL RECOMMENDED PRACTICE FOR THE DESIGN OF RESIDENTIAL FOUNDATION, VERSION 1 STANDARDS OF THE TEXAS SECTION OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS, THE GEOTECHNICAL STANDARDS OF THE CITY OF CIBOLO UDC AND THE CITY OF CIBOLO BUILDING CODE, EACH OF WHICH AS MAY BE AMENDED, PRIOR TO ISSUANCE OF A BUILDING PERMIT.

CROSS ACCESS:

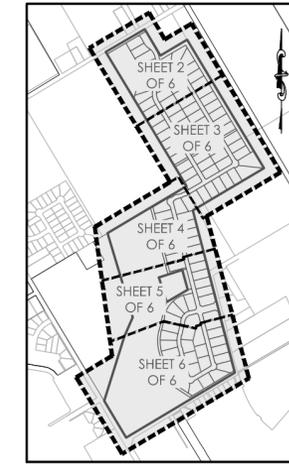
LOT 906, BLOCK 2 SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR ADJACENT TRACT DESCRIBED AS "TRACT" IN SPECIAL WARRANTY DEED, VOL. 3005, PG. 73-79, O.P.R.G.C.T.

LINE TABLE

Table with 3 columns: LINE, LENGTH, BEARING. Contains 41 line entries for the subdivision layout.

CURVE TABLE

Table with 7 columns: CURVE, RADIUS, DELTA, TANGENT, LENGTH, CHORD, CHORD BEARING. Contains 52 curve entries for the subdivision layout.



NOTE: SEE THIS SHEET FOR CURVE AND LINE TABLE

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

PRELIMINARY SUBDIVISION PLAT ESTABLISHING SCHLATHER RANCH SUBDIVISION

A 115.501 ACRE (942,211.87 SQUARE FEET) TRACT OF LAND, SITUATED IN THE TRINIDAD GARIA SURVEY NUMBER 94, ABSTRACT NUMBER 137, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF AN 80 ACRE TRACT, DESIGNATED AS "TRACT 1", AS CONVEYED TO SCHLATHER PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 3005, PAGES 73-79, AND BEING THE REMAINING PORTION OF A 50 ACRE TRACT AS CONVEYED AUGUST EBERT, JR., BY DEED AS RECORDED IN VOLUME 166, PAGE 130, BOTH OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

(4 BLOCKS WITH 116 RESIDENTIAL LOTS, 14 VARIABLE WITH OPEN SPACE/SEWER/DRAINAGE LOTS, 1 SANITARY SEWER LOT & 1 STREET DEDICATION LOT)

DEVELOPER: KF SCHLATHER LP SHAD SCHMID GEN. PARTNER 2722 W. BITTERS ROAD, SUITE 106 SAN ANTONIO, TX 78248 PHNO. (210) 882-6800



Engineers Surveyors Planners

Moy Tarin Ramirez Engineers, LLC
TBPELS ENGINEERING: F-5297, SURVEYING: NO. 10131500
12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051 FAX: (210) 698-5085

DATE OF PREPARATION: April 10, 2025

STATE OF TEXAS & COUNTY OF GUADALUPE

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

OWNER/DEVELOPER: KF SCHLATHER LP SHAD SCHMID GEN. PARTNER 2722 W. BITTERS ROAD, SUITE 106 SAN ANTONIO, TX 78248 PHNO. (210) 882-6800

STATE OF TEXAS & COUNTY OF GUADALUPE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS PLAT OF SCHLATHER RANCH SUBDIVISION SUBMITTED AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE INC., FOR EASEMENTS

AGENT FOR GUADALUPE VALLEY ELECTRIC COOPERATIVE 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 THE TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

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

CITY ENGINEER, CITY OF CIBOLO

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

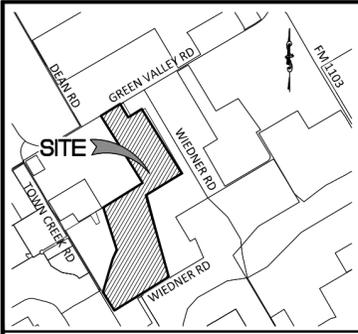
DATED THIS DAY OF

BY: CHAIR BY: VICE CHAIR

THIS PLAT OF SCHLATHER RANCH SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

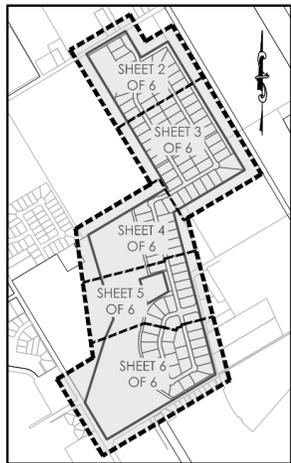
DATED THIS DAY OF

BY: MAYOR BY: CITY SECRETARY



LOCATION MAP NOT TO SCALE

- LEGEND**
- 856- EXISTING CONTOURS
 - 8"W- PROPOSED WATER LINE
 - 8"SS- PROPOSED SEWER LINE
 - 12"FM- PROPOSED FORCEMAIN
 - AC. ACRES
 - B.S.L. BUILDING SETBACK LINE
 - CL CENTER LINE
 - DOC. DOCUMENT
 - E.G.T.C.A. ELECTRIC, GAS, TELEPHONE & CABLE TV
 - ESM.T. EASEMENT
 - NO. NUMBER
 - N.T.S. NOT TO SCALE
 - O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS GUADALUPE COUNTY, TEXAS
 - R.O.W. RIGHT OF WAY
 - VOL. VOLUME
 - PG. PAGE
 - POS. PAGES
 - 1% A.C. ZONE AE EFFECTIVE FEMA FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 48187C230F EFFECTIVE DATE NOVEMBER 2, 2007.
 - 1% A.C. ZONE AE EFFECTIVE FEMA FLOODWAY PER FLOOD INSURANCE RATE MAP NO. 48187C230F EFFECTIVE DATE NOVEMBER 2, 2007.



INDEX MAP NOT TO SCALE



SCALE: 1"=100'

PRELIMINARY SUBDIVISION PLAT ESTABLISHING
SCHLATHER RANCH
SUBDIVISION

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(4 BLOCKS WITH 116 RESIDENTIAL LOTS,
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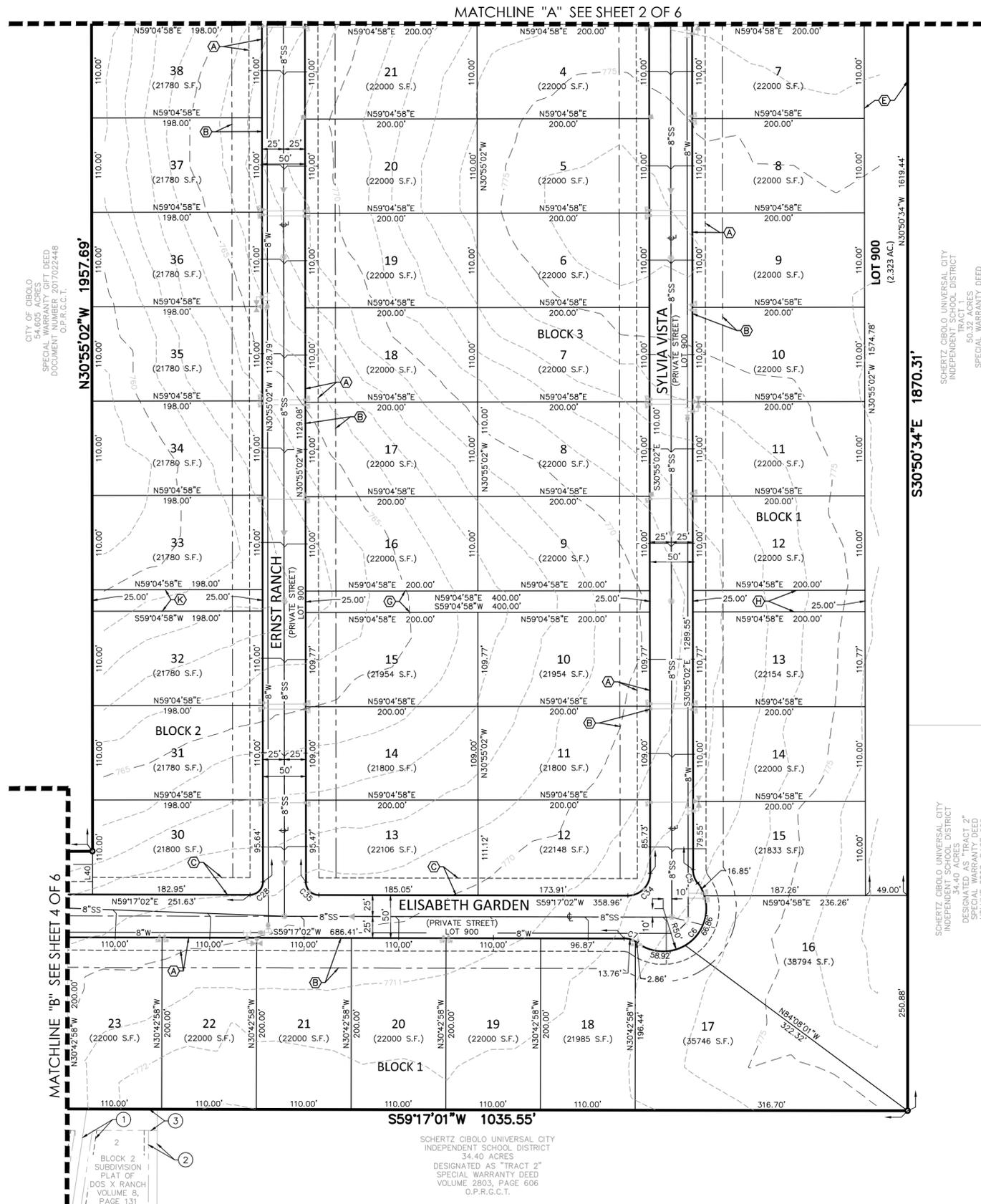
DEVELOPER: KF SCHLATHER LP
SHAD SCHMID GEN. PARTNER
2722 W. BITTERS ROAD, SUITE 106
SAN ANTONIO, TX 78248
PHNO. (210) 882-6800



Moy Tarin Ramirez Engineers, LLC

Engineers
Surveyors
Planners

TBPELS ENGINEERING: F-5297, SURVEYING: NO. 10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085
DATE OF PREPARATION: April 10, 2025



CITY OF CIBOLO
SPECIAL WARRANTY DEED
DOCUMENT NUMBER 2017022448
O.P.R.G.C.T.

SCHERTZ CIBOLO UNIVERSAL CITY
INDEPENDENT SCHOOL DISTRICT
TRACT 1
50.32 ACRES
SPECIAL WARRANTY DEED
VOLUME 2803, PAGE 606
O.P.R.G.C.T.

SCHERTZ CIBOLO UNIVERSAL CITY
INDEPENDENT SCHOOL DISTRICT
DESIGNATED AS "TRACT 2"
SPECIAL WARRANTY DEED
VOLUME 2803, PAGE 606
O.P.R.G.C.T.

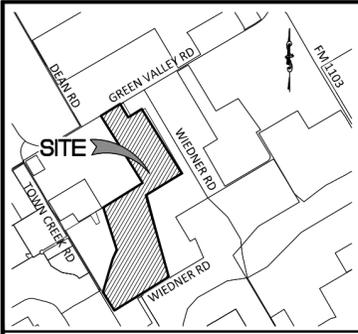
MATCHLINE "B" SEE SHEET 4 OF 6

MATCHLINE "A" SEE SHEET 2 OF 6

1
2
3
BLOCK 2
SUBDIVISION
PLAT OF
DOS X RANCH
VOLUME 8,
PAGE 131

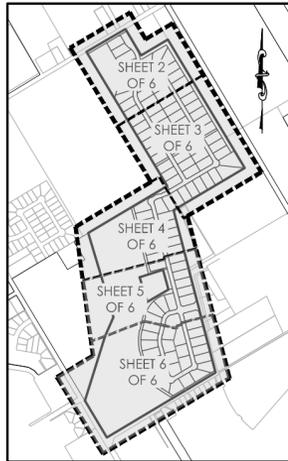
S59°17'01"W 1035.55'
SCHERTZ CIBOLO UNIVERSAL CITY
INDEPENDENT SCHOOL DISTRICT
34.40 ACRES
DESIGNATED AS "TRACT 2"
SPECIAL WARRANTY DEED
VOLUME 2803, PAGE 606
O.P.R.G.C.T.

NOTE:
SEE SHEET 1 OF 6 FOR PLAT
NOTES, CURVE AND LINE TABLE

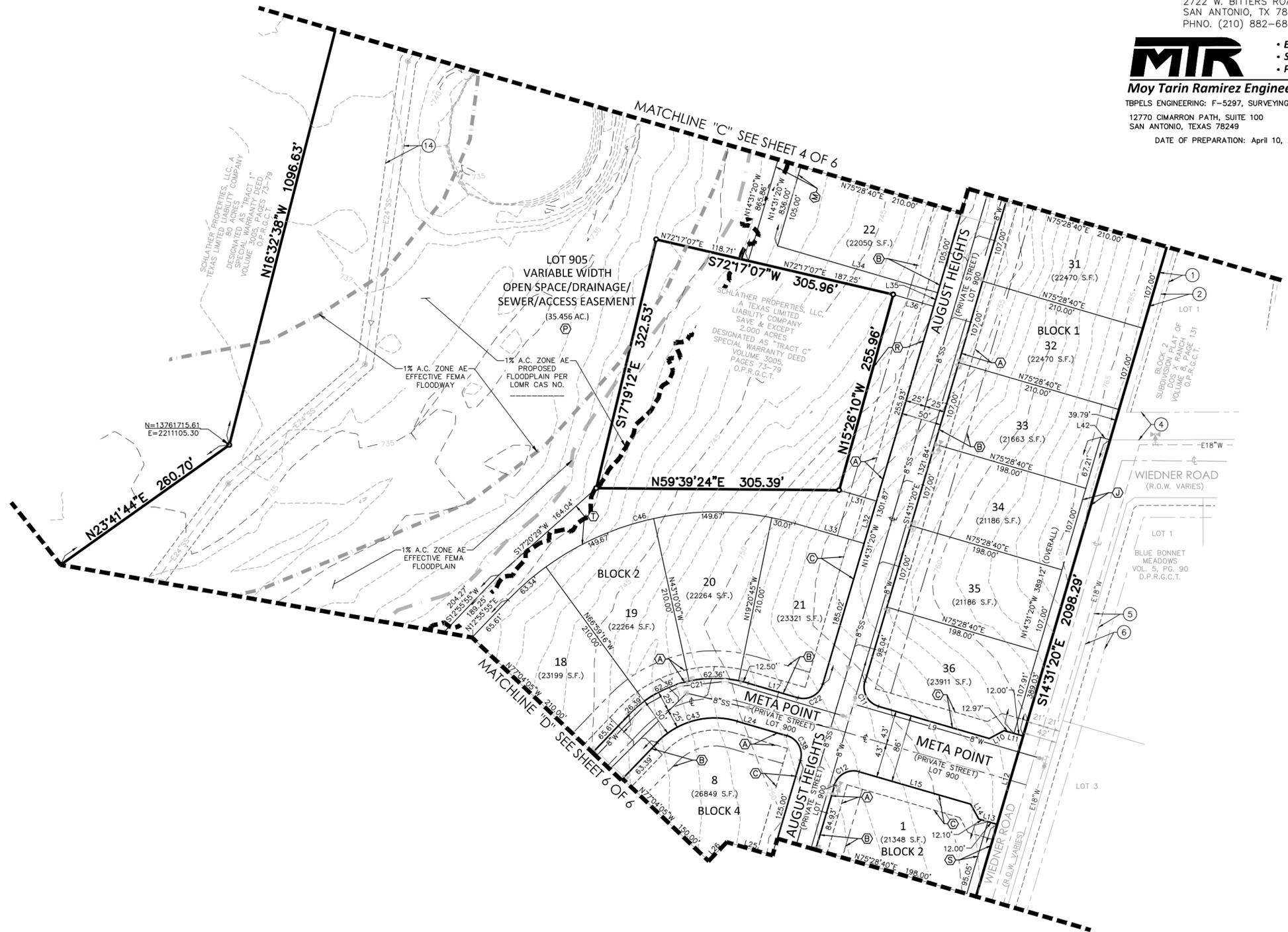


LOCATION MAP NOT TO SCALE

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 - 1% A.C. ZONE AE EFFECTIVE FEMA FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 48187C230F EFFECTIVE DATE NOVEMBER 2, 2007. ---
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INDEX MAP NOT TO SCALE



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2722 W. BITTERS ROAD, SUITE 106
SAN ANTONIO, TX 78248
PHNO. (210) 882-6800



Moy Tarin Ramirez Engineers, LLC

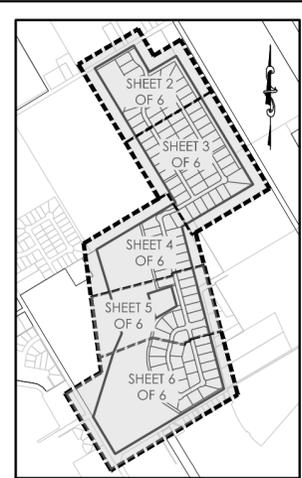
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SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085
DATE OF PREPARATION: April 10, 2025

NOTE:
SEE SHEET 1 OF 6 FOR PLAT NOTES, CURVE AND LINE TABLE

P:\Schlather Ranch\Sub\11\Drawings\12\CD\02\12\12.dwg, 2025/04/10 10:55:00 am, ags205



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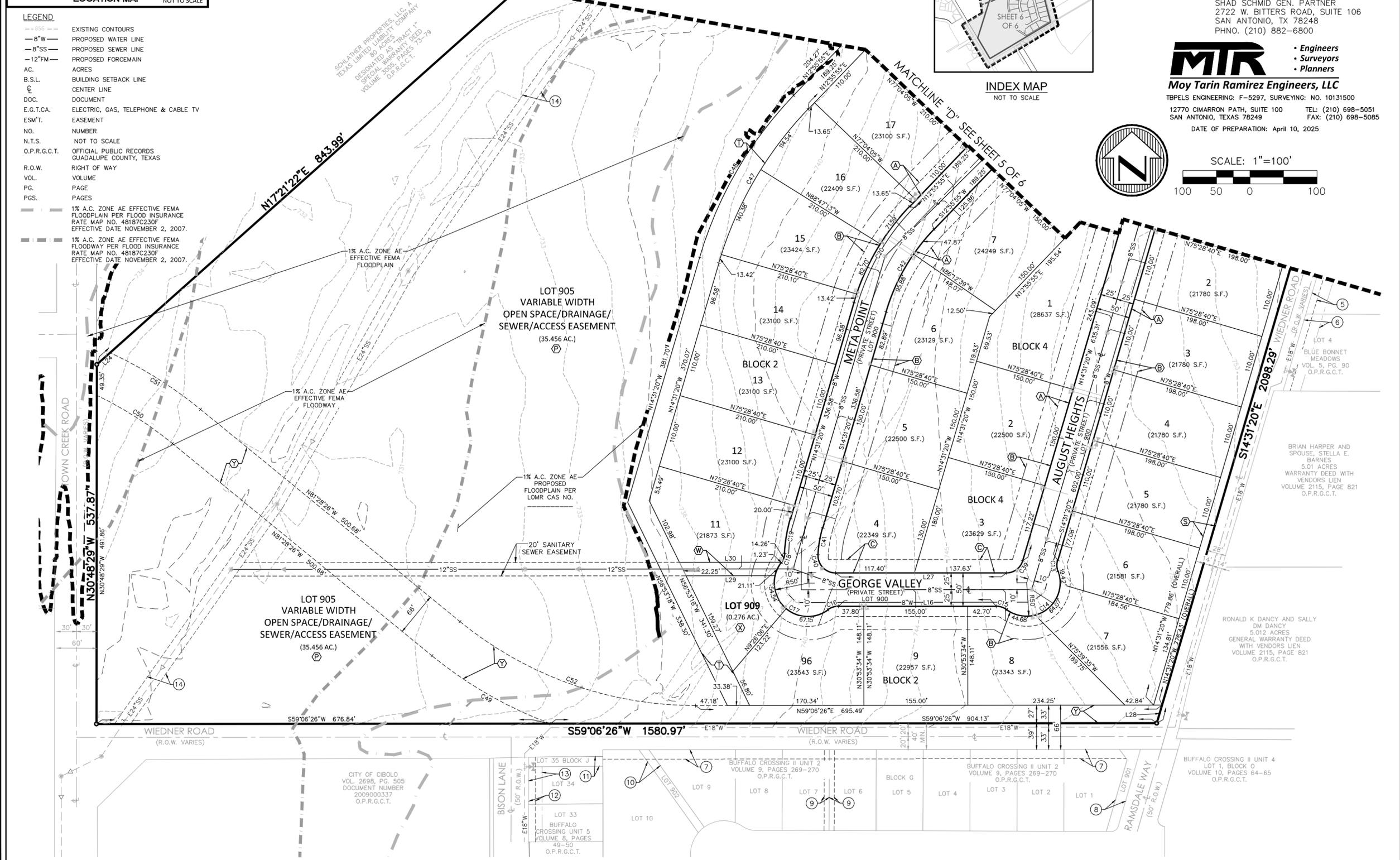


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DATE OF PREPARATION: April 10, 2025



SCALE: 1"=100'



NOTE:
SEE SHEET 1 OF 6 FOR PLAT NOTES, CURVE AND LINE TABLE

SCHLATHER RANCH SUBDIVISION

PLAT NUMBER: 20250410.0001; DATE: 2025/04/10 08:55:00 AM



LEGEND

-- 856 --	EXISTING CONTOURS
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AC.	ACRES
B.S.L.	BUILDING SETBACK LINE
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DOC.	DOCUMENT
E.G.T.C.A.	ELECTRIC, GAS, TELEPHONE & CABLE TV
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VOL.	VOLUME
PG.	PAGE
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▬▬▬▬▬	1% A.C. ZONE AE EFFECTIVE FEMA FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 48187C230F EFFECTIVE DATE NOVEMBER 2, 2007.
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PERIMETER FIELD NOTES

FIELD NOTES FOR A TRACT OF LAND CONTAINING 115.501 ACRE (942,211.87 SQUARE FEET) SAVE AND EXCEPT 2,000 ACRES (87,108.06 SQUARE FEET)

A 115.501 ACRE (942,211.87 SQUARE FEET) TRACT OF LAND, SITUATED IN THE TRINIDAD GARIA SURVEY NUMBER 94, ABSTRACT NUMBER 137, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF AN 80 ACRE TRACT, DESIGNATED AS "TRACT 1"; AS CONVEYED TO SCHLATHER PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 3005, PAGES 73-79, AND BEING THE REMAINING PORTION OF A 50 ACRE TRACT AS CONVEYED AUGUST EBERT, JR. BY DEED AS RECORDED IN VOLUME 166, PAGE 130, BOTH OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, SAID 115.501 ACRE (5,031,236.94 SQUARE FEET) TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD, HAVING TEXAS STATE PLANE COORDINATES OF N:13,763,052.33, E:2,211,854.76, BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 2, AS SHOWN ON SUBDIVISION PLAT OF DOS X RANCH, AS RECORDED IN VOLUME 8, PAGE 131, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, BEING THE SOUTH CORNER OF THE REMAINING PORTION OF SAID 50 ACRE TRACT, BEING AN ANGLE POINT IN THE EAST BOUNDARY OF SAID 80 ACRE TRACT, AND BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHWEST BOUNDARY OF SAID LOT 1, BLOCK 2, BEING THE NORTHEAST BOUNDARY OF SAID 80 ACRE TRACT, SOUTH 14 DEGREES 31 MINUTES 20 SECONDS EAST, PASSING A FOUND 1/2" IRON ROD, BEING THE SOUTH CORNER OF SAID LOT 1, BLOCK 2, BEING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF WEDNER ROAD, A VARIABLE WIDTH RIGHT OF WAY, AND CONTINUING SAID COURSE WITH THE NORTHEAST BOUNDARY OF SAID 80 ACRE TRACT, BEING THE SOUTHWEST RIGHT OF WAY LINE OF SAID WEDNER ROAD, FOR A TOTAL DISTANCE OF 2098.29 FEET TO A SET 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG"; BEING THE MOST SOUTHERLY EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHWEST BOUNDARY OF SAID LOT 1, BLOCK 2, BEING THE NORTHEAST BOUNDARY OF SAID 80 ACRE TRACT, SOUTH 14 DEGREES 31 MINUTES 20 SECONDS EAST, PASSING A FOUND 1/2" IRON ROD, BEING THE SOUTH CORNER OF SAID LOT 1, BLOCK 2, BEING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF WEDNER ROAD, A VARIABLE WIDTH RIGHT OF WAY, AND CONTINUING SAID COURSE WITH THE NORTHEAST BOUNDARY OF SAID 80 ACRE TRACT, BEING THE SOUTHWEST RIGHT OF WAY LINE OF SAID WEDNER ROAD, FOR A TOTAL DISTANCE OF 2098.29 FEET TO A SET 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG"; BEING THE MOST SOUTHERLY EAST CORNER OF THE HEREIN DESCRIBED TRACT;

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THENCE, LEAVING THE NORTHEAST RIGHT OF WAY LINE OF SAID TOWN CREEK ROAD, OVER AND ACROSS SAID 80 ACRE TRACT, THE FOLLOWING THREE (3) COURSES:

NORTH 17 DEGREES 21 MINUTES 22 SECONDS EAST, A DISTANCE OF 843.99 FEET TO A SET 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG";
NORTH 23 DEGREES 41 MINUTES 44 SECONDS EAST, A DISTANCE OF 260.70 FEET TO A SET 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG";

NORTH 16 DEGREES 32 MINUTES 38 SECONDS WEST, A DISTANCE OF 1096.63 FEET TO A SET 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG"; BEING ON THE SOUTHEAST BOUNDARY OF A 54.605 ACRE TRACT AS CONVEYED TO THE CITY OF CIBOLO, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 2017022448, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, BEING THE NORTHWEST BOUNDARY OF SAID 80 ACRE TRACT, AND BEING A NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHEAST BOUNDARY OF SAID 54.605 ACRE TRACT, BEING THE NORTHWEST BOUNDARY OF SAID 80 ACRES, NORTH 59 DEGREES 06 MINUTES 43 SECONDS EAST, A DISTANCE OF 1146.42 FEET TO A FOUND 1/2" IRON ROD ON THE WEST BOUNDARY OF THE REMAINING PORTION OF SAID 50 ACRE TRACT, BEING THE NORTH CORNER OF SAID 80 ACRE TRACT, BEING THE EAST CORNER OF SAID 54.605 ACRE TRACT, AND BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHEAST BOUNDARY OF SAID 54.605 ACRE TRACT, BEING THE SOUTHWEST BOUNDARY OF THE REMAINING PORTION OF SAID 50 ACRE TRACT, NORTH 30 DEGREES 55 MINUTES 02 SECONDS WEST, A DISTANCE OF 1957.69 FEET TO A SET 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG"; BEING ON THE SOUTHEAST RIGHT OF WAY LINE OF SAID GREEN VALLEY ROAD, BEING THE NORTH CORNER OF SAID 54.605 ACRE TRACT, BEING THE WEST CORNER OF THE REMAINING PORTION OF SAID 50 ACRES AND BEING THE MOST NORTHERLY WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHWEST BOUNDARY OF SAID 54.605 ACRE TRACT, BEING THE SOUTHWEST BOUNDARY OF THE REMAINING PORTION OF SAID 50 ACRE TRACT, NORTH 30 DEGREES 55 MINUTES 02 SECONDS WEST, A DISTANCE OF 1957.69 FEET TO A SET 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG"; BEING ON THE SOUTHWEST BOUNDARY OF SAID 54.605 ACRE TRACT, BEING THE WEST CORNER OF THE REMAINING PORTION OF SAID 50 ACRES AND BEING THE MOST NORTHERLY WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE SOUTHWEST RIGHT OF WAY LINE OF SAID GREEN VALLEY ROAD, WITH THE SOUTHWEST AND SOUTHEAST BOUNDARY OF SAID 3.441 ACRE TRACT, BEING A NORTHEAST AND A NORTHWEST BOUNDARY OF THE REMAINING PORTION OF SAID 50 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

SOUTH 30 DEGREES 24 MINUTES 32 SECONDS EAST, A DISTANCE OF 384.50 FEET TO A FOUND 1/2" IRON ROD, BEING THE SOUTH CORNER OF SAID 3.441 ACRE TRACT AND BEING AN INTERIOR CORNER OF BOTH THE REMAINING PORTION OF SAID 50 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

NORTH 59 DEGREES 28 MINUTES 22 SECONDS EAST, A DISTANCE OF 389.02 FEET TO A POINT ON THE SOUTHWEST BOUNDARY OF SAID 50.32 ACRE TRACT, DESIGNATED AS "TRACT 1"; AS CONVEYED TO SCHERTZ CIBOLO UNIVERSAL CITY INDEPENDENT SCHOOL DISTRICT, BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 2803, PAGE 606, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, BEING THE EAST CORNER OF SAID 3.441 ACRE TRACT, AND BEING A NORTH CORNER OF BOTH THE REMAINING PORTION OF SAID 50 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHWEST BOUNDARY OF SAID 50.32 ACRE TRACT, BEING THE NORTHEAST BOUNDARY OF THE REMAINING PORTION OF SAID 50 ACRE TRACT, SOUTH 30 DEGREES 50 MINUTES 34 SECONDS EAST, PASSING A FOUND 1/2" IRON ROD WITH A YELLOW PLASTIC CAP, BEING THE SOUTH CORNER OF SAID 50.32 ACRE TRACT, BEING THE WEST CORNER OF A 34.40 ACRE TRACT, DESIGNATED AS "TRACT 2"; AS CONVEYED TO SCHERTZ CIBOLO UNIVERSAL CITY INDEPENDENT SCHOOL DISTRICT, BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 2803, PAGE 606, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, AND CONTINUING SAID COURSE WITH THE NORTHEAST BOUNDARY OF THE REMAINING PORTION OF SAID 50 ACRE TRACT, BEING A SOUTHWEST BOUNDARY OF SAID 34.40 ACRE TRACT, FOR A TOTAL DISTANCE OF 1870.31 FEET TO A FOUND 1/2" IRON ROD, BEING AN INTERIOR CORNER OF SAID 34.40 ACRE TRACT, BEING THE EAST CORNER OF THE REMAINING PORTION OF SAID 50 ACRE TRACT, AND BEING AN EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHWEST BOUNDARY OF SAID 34.40 ACRE TRACT, BEING THE SOUTHWEST BOUNDARY OF THE REMAINING PORTION OF SAID 50 ACRE TRACT, SOUTH 59 DEGREES 17 MINUTES 01 SECOND WEST, PASSING A WEST CORNER OF SAID 34.40 ACRE TRACT, BEING THE NORTH CORNER OF LOT 2, BLOCK 2, AS SHOWN ON SAID SUBDIVISION PLAT OF DOS X RANCH, AND CONTINUING SAID COURSE WITH THE NORTHWEST BOUNDARY OF SAID LOT 2, BEING THE SOUTHWEST BOUNDARY OF THE REMAINING PORTION OF SAID 50 ACRES, PASSING THE WEST CORNER OF SAID LOT 2, BLOCK 2, BEING THE NORTH CORNER OF SAID LOT 1, BLOCK 2, AND CONTINUING SAID COURSE WITH THE NORTHWEST BOUNDARY OF SAID LOT 1, BLOCK 2, BEING THE SOUTHWEST BOUNDARY OF THE REMAINING PORTION OF SAID 50 ACRE TRACT, FOR A TOTAL DISTANCE OF 1035.55 FEET TO THE POINT OF BEGINNING, CONTAINING 115.501 ACRES (5,031,236.94 SQUARE FEET) OF LAND.

SAVE AND EXCEPT CONTAINING 2,000 ACRES (87,108.06 SQUARE FEET)

A 2,000 ACRE (87,108.06 SQUARE FEET) TRACT OF LAND, SITUATED IN THE TRINIDAD GARIA SURVEY NUMBER 94, ABSTRACT NUMBER 137, GUADALUPE COUNTY, TEXAS, BEING ALL OF A 2,000 ACRE TRACT, DESIGNATED AS "TRACT C"; AS CONVEYED TO SCHLATHER PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 3005, PAGES 73-79, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, SAID 2,000 ACRE (87,108.06 SQUARE FEET) TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" IRON ROD, HAVING TEXAS STATE PLANE COORDINATES OF N:13,763,052.33, E:2,211,854.76, BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 2, AS SHOWN ON SUBDIVISION PLAT OF DOS X RANCH, AS RECORDED IN VOLUME 8, PAGE 131, BEING THE SOUTH CORNER OF THE REMAINING PORTION OF A 50 ACRE TRACT AS CONVEYED AUGUST EBERT, JR. BY DEED AS RECORDED IN VOLUME 166, PAGE 130, BOTH OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, AND BEING AN ANGLE POINT IN THE EAST BOUNDARY OF AN 80 ACRE TRACT, DESIGNATED AS "TRACT 1"; AS CONVEYED TO SCHLATHER PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED AS RECORDED IN SAID VOLUME 3005, PAGES 73-79;

THENCE, LEAVING THE EAST BOUNDARY OF SAID 80 ACRE TRACT, OVER AND ACROSS SAID 80 ACRE TRACT, SOUTH 09 DEGREES 53 MINUTES 42 SECONDS WEST, A DISTANCE OF 757.28 FEET TO A FOUND 1/2" IRON ROD WITH A RED PLASTIC CAP BEING THE POINT OF BEGINNING, HAVING TEXAS STATE PLANE COORDINATES OF N:13,762,306.32, E:2,211,724.62, BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ENCLOSING SAID 2.00 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES:

SOUTH 15 DEGREES 26 MINUTES 10 SECONDS EAST, A DISTANCE OF 255.96 FEET TO A FOUND 1/2" IRON ROD WITH A RED PLASTIC CAP, BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 59 DEGREES 39 MINUTES 24 SECONDS WEST, A DISTANCE OF 305.39 FEET TO A FOUND 1/2" IRON ROD WITH A RED PLASTIC CAP, BEING THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 17 DEGREES 19 MINUTES 12 SECONDS WEST, A DISTANCE OF 322.53 FEET TO A FOUND 1/2" IRON ROD WITH A RED PLASTIC CAP, BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 72 DEGREES 17 MINUTES 07 SECONDS EAST, A DISTANCE OF 305.96 FEET TO THE POINT OF BEGINNING, CONTAINING 2.00 ACRES (87,108.06 SQUARE FEET) OF LAND.

NOTE: BASIS OF BEARINGS AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE. A SURVEY OF EVEN DATE WAS PREPARED FOR THIS DESCRIPTION.

PRIVATE STREETS

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

1. THAT _____, ("OWNER"), ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS _____, AN ADDITION TO THE CITY OF CIBOLO, TEXAS (THE "CITY"), AND DOES HEREBY DEDICATE TO THE CITY: (I) EASEMENTS FOR THE PURPOSES SHOWN ON THIS PLAT AND FOR THE MUTUAL BENEFIT, USE, AND ACCOMMODATION OF ALL PUBLIC UTILITY ENTITIES INCLUDING THE CITY PROVIDING SERVICES TO THE ADDITION CREATED HEREBY AND DESIRING TO USE OR USING THE SAME, AND ALSO AN EASEMENT AND RIGHT-OF-WAY, UNDER, ACROSS, AND UPON BLOCK _____, LOT _____ SHOWN HEREON FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, OPERATION, INSPECTION, REMOVAL, AND RECONSTRUCTION OF THE FACILITIES, EQUIPMENT, AND SYSTEMS OF SUCH PUBLIC UTILITY ENTITIES; AND (II) FOR THE USE, BENEFIT, AND ACCOMMODATION OF THE CITY, AN EASEMENT AND RIGHT-OF-WAY, UNDER, ACROSS, AND UPON BLOCK _____, LOT _____ SHOWN HEREON FOR ANY PURPOSE RELATED TO THE EXERCISE OF A GOVERNMENTAL SERVICE OR FUNCTION INCLUDING, BUT NOT LIMITED TO, FIRE AND POLICE PROTECTION, GARBAGE COLLECTION, INSPECTION AND CODE ENFORCEMENT, AND THE REMOVAL OF ANY VEHICLE OR OBSTACLE THAT IMPAIRS EMERGENCY ACCESS. BLOCK _____, LOT _____ AND ALL STREETS SHOWN HEREON ARE PRIVATE STREETS AND ARE NOT DEDICATED FOR USE AS PUBLIC STREETS, OR RIGHTS-OF-WAY AND THE PUBLIC SHALL HAVE NO RIGHT TO USE ANY PORTION OF SUCH PRIVATE STREETS. OWNER ACKNOWLEDGES THAT SO LONG AS THE STREETS AND RELATED IMPROVEMENTS CONSTRUCTED ON BLOCK _____, LOT _____ SHOWN HEREON SHALL REMAIN PRIVATE. CERTAIN CITY SERVICES SHALL NOT BE PROVIDED ON SAID PRIVATE STREETS INCLUDING, BUT NOT LIMITED TO, STREET CLEANING, ROUTINE POLICE PATROLS, ENFORCEMENT OF TRAFFIC AND PARKING ORDINANCES, AND PREPARATION OF ACCIDENT REPORTS. EXCEPT FOR PRIVATE STREETS AND RELATED IMPROVEMENTS, NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OR ACROSS THE EASEMENTS DEDICATED HEREIN. THE CITY AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER PROHIBITED IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THEIR RESPECTIVE EASEMENTS. IN ADDITION, THE CITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ANY VEHICLE OR OBSTACLE THAT IMPAIRS EMERGENCY ACCESS TO ITS EASEMENT. THE CITY AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO AND FROM THEIR RESPECTIVE EASEMENTS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE. THE USE, BY THE CITY AND PUBLIC UTILITY ENTITIES, OF THEIR RESPECTIVE EASEMENTS SHALL NOT UNREASONABLY INTERFERE WITH THE RIGHTS OF PROPERTY OWNERS AND THE HOMEOWNERS ASSOCIATION (THE "ASSOCIATION") IN AND TO BLOCK _____, LOT _____ SHOWN HEREON AS SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR THE _____, DATED _____, RECORDED IN GUADALUPE COUNTY RECORDER VOLUME _____, PAGE _____, OF THE OFFICIAL LAND RECORDS OF GUADALUPE COUNTY, TEXAS (THE "DECLARATION").

2. THAT THE ASSOCIATION AGREES TO RELEASE, INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY AND ANY GOVERNMENTAL ENTITY OR PUBLIC UTILITY ENTITY THAT OWNS PUBLIC IMPROVEMENTS WITHIN THE ADDITION CREATED BY THIS PLAT (COLLECTIVELY, THE "INDEMNITIES") FROM AND AGAINST ANY CLAIMS FOR DAMAGES TO THE PRIVATE STREETS, RESTRICTED ACCESS GATES AND ENTRANCES, AND RELATED APPURTENANCES (COLLECTIVELY, THE "PRIVATE STREETS") CAUSED BY THE REASONABLE USE OF THE PRIVATE STREETS BY THE INDEMNITIES. THIS PARAGRAPH 2 DOES NOT APPLY TO DAMAGES TO THE PRIVATE STREETS CAUSED BY THE DESIGN, CONSTRUCTION, OR MAINTENANCE, OR ANY PUBLIC IMPROVEMENTS OWNED BY ANY OF THE INDEMNITIES.

3. THAT THE ASSOCIATION AGREES TO RELEASE, INDEMNIFY, DEFEND, AND HOLD HARMLESS THE INDEMNITIES FROM AND AGAINST ANY CLAIMS FOR DAMAGES TO PROPERTY AND INJURY TO PERSONS (INCLUDING DEATH) THAT ARISE OUT OF THE USE OF THE PRIVATE STREETS BY THE INDEMNITIES AND THAT ARE CAUSED BY THE FAILURE OF THE ASSOCIATION TO DESIGN, CONSTRUCT, OR MAINTAIN THE PRIVATE STREETS IN ACCORDANCE WITH CITY STANDARDS. THE INDEMNIFICATION CONTAINED IN THIS PARAGRAPH 3 SHALL APPLY REGARDLESS OF WHETHER A CONTRIBUTING FACTOR TO SUCH DAMAGES OR INJURY WAS THE NEGLIGENT ACTS OR OMISSIONS OF THE INDEMNITIES OR THEIR RESPECTIVE OFFICERS, EMPLOYEES, OR AGENTS.

4. THAT THE OWNER OF EACH LOT SHOWN ON THIS PLAT AGREES TO RELEASE THE INDEMNITIES FROM CLAIMS FOR DAMAGES TO PROPERTY AND INJURY TO PERSONS (INCLUDING DEATH) THAT ARISE OUT OF THE USE OF THE PRIVATE STREETS BY THE INDEMNITIES AND THAT ARE CAUSED BY THE FAILURE OF THE ASSOCIATION TO DESIGN, CONSTRUCT, OR MAINTAIN THE PRIVATE STREETS IN ACCORDANCE WITH CITY STANDARDS.

5. THAT THE OBLIGATIONS OF THE ASSOCIATION AND LOT OWNERS SET FORTH IN PARAGRAPHS 2, 3, AND 4 ABOVE SHALL IMMEDIATELY AND AUTOMATICALLY TERMINATE WHEN THE STREETS AND OTHER RIGHTS-OF-WAY HAVE BEEN DEDICATED TO AND ACCEPTED BY THE CITY.

6. THAT NO IMPROVEMENTS SHALL BE CONSTRUCTED OR INSTALLED IN THE _____ WALL AND WALL MAINTENANCE EASEMENT ON BLOCK _____, LOT _____ EXCEPT FOR FENCING, LANDSCAPING, UNDERGROUND DRAINAGE PIPES, AND UNDERGROUND SPRINKLER SYSTEM.

7. THAT IF BLOCK _____, LOT _____ IN THE FUTURE BECOMES A PUBLIC STREET AS PROVIDED IN THE DECLARATION, OWNER DEDICATES TO THE CITY A SIDEWALK EASEMENT ON THE PORTIONS OF BLOCK _____, LOT _____ ON WHICH A SIDEWALK IS INSTALLED CONNECTING THE SIDEWALK ON BLOCK _____, LOT _____ INTO PUBLIC SIDEWALKS ON _____ TOGETHER WITH (A) THE AREA LYING BETWEEN SUCH SIDEWALKS AND THE LOT LINE OF BLOCK _____, LOT _____, AND (B) THE AREA LYING WITHIN TWO FEET OF THE OTHER SIDE OF THE SIDEWALKS.

PRELIMINARY SUBDIVISION PLAT ESTABLISHING SCHLATHER RANCH SUBDIVISION

A 115.501 ACRE (942,211.87 SQUARE FEET) TRACT OF LAND, SITUATED IN THE TRINIDAD GARIA SURVEY NUMBER 94, ABSTRACT NUMBER 137, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF AN 80 ACRE TRACT, DESIGNATED AS "TRACT 1"; AS CONVEYED TO SCHLATHER PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 3005, PAGES 73-79, AND BEING THE REMAINING PORTION OF A 50 ACRE TRACT AS CONVEYED AUGUST EBERT, JR. BY DEED AS RECORDED IN VOLUME 166, PAGE 130, BOTH OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

(4 BLOCKS WITH 116 RESIDENTIAL LOTS, 14 VARIABLE WITH OPEN SPACE/SEWER/DRAINAGE LOTS, 1 SANITARY SEWER LOT & 1 STREET DEDICATION LOT)

DEVELOPER: KF SCHLATHER LP
SHAD SCHMID GEN. PARTNER
2722 W. BITTERS ROAD, SUITE 106
SAN ANTONIO, TX 78248
PHNO. (210) 882-6800



MBELS ENGINEERING: F-5297, SURVEYING: NO. 10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085
DATE OF PREPARATION: April 10, 2025

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF CIBOLO, TEXAS. WITNESS MY HAND, THIS _____ DAY OF _____, 20____

BY: _____ OWNER/DEVELOPER

STATE OF TEXAS §
COUNTY OF GUADALUPE §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, 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 AS 15 AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SCHLATHER RANCH SUBDIVISION

May 5, 2025

On behalf of the:

City of Cibolo
Attn: Olivia Hall
200 S. Main Street
Cibolo, Texas 78108



Re: Preliminary Plat Review
Schlather Ranch Subdivision (PC-25-17-PP)

Ms. Hall,

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

General Note-

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

Sheet 1 -

1. Please update the number of Residential lots and Variable width open space/sewer/Drainage lots.
2. Please update the location map so that existing streets can be easily identified and are labeled correctly. Applies to all sheets.
3. There is a total of 7 sheets please update labels to match.
4. Update note 10 to reflect private streets.

Sheet 2 -

1. All Residential lots abutting a floodplain shall indicate the finished floor elevation.
2. Please note an approved flood plain permit must be acquired.
3. Please analyze all intersections for clear vision easements. Applies to all sheets.
4. Please confirm that minimum lot width requirements (85') are being met at proposed street knuckles at building setback lines.
5. Please freeze any and all existing / proposed improvements / utilities shown. Applies to all sheets.
6. Please confirm acreages and ownership information shown. Applies to all sheets.
7. Please update the total number of sheets to 7. Applies to all sheets.

8. Please Dimension the Street from CL of ROW to proposed property line so we can verifying the right amount of dedication is being provided per latest Thoroughfare Map. See plan markup.
9. A 1' vehicular non-access easement is needed in the backs of lots fronting two ROWs.

Sheet 3 -

1. Label lot as shown on marked up plat.

Sheet 5 -

1. Please confirm that the minimum lot width of 85' per SF-2 zoning has been met.
2. An area of less than 5 acres can not be left unplatted please update.
3. Please dimension the street from the CL to property line within the area containing the ROW dedication. See plan markup.
4. A 1' vehicular non-access easement is needed in the backs of lots fronting two ROWs.

Sheet 6 -

1. A 1' vehicular non-access easement is needed in the backs of lots fronting two ROWs.
2. Please update keynote to be a ROW dedication for the future adjustment of Wiedner Road per the MTP approved 9/10/24. Adjust alignment so that it connects to Wiedner Rd. and Bentwood Pass as shown in Thoroughfare Map snip-it.
3. Lot 96 Block 2 appears to be a mistake. Please update if necessary.
4. Due to key note Y becoming a ROW dedication this part of Lot 905 Block 2 will need its own Lot & Block #.

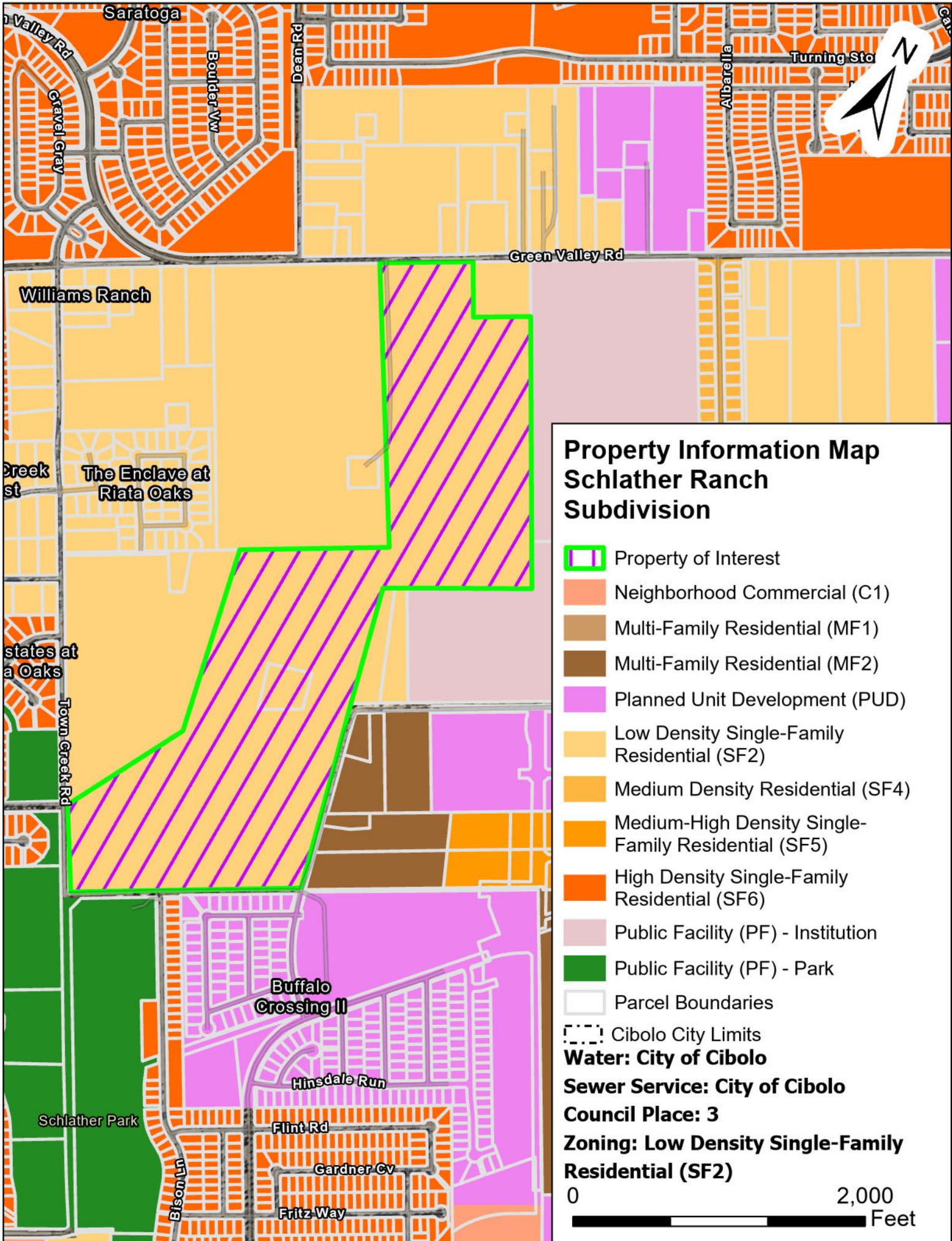
Our review of the project does not relieve or release the Engineer of Record or Surveyor of Record from complying with any and all the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If you require additional information, please contact our office.

Sincerely,



Andy Carruth, P.E.

Plan Reviewer for the City of Cibolo



Property Information Map Schlather Ranch Subdivision

-  Property of Interest
-  Neighborhood Commercial (C1)
-  Multi-Family Residential (MF1)
-  Multi-Family Residential (MF2)
-  Planned Unit Development (PUD)
-  Low Density Single-Family Residential (SF2)
-  Medium Density Residential (SF4)
-  Medium-High Density Single-Family Residential (SF5)
-  High Density Single-Family Residential (SF6)
-  Public Facility (PF) - Institution
-  Public Facility (PF) - Park
-  Parcel Boundaries
-  Cibolo City Limits

Water: City of Cibolo
Sewer Service: City of Cibolo
Council Place: 3
Zoning: Low Density Single-Family Residential (SF2)





Planning and Zoning Commission Staff Report

B. Discussion/Action regarding the Replat of Turning Stone Unit C10.

Meeting	Agenda Group
Wednesday, May 14, 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-25-12-RP
- Owner:** NWC FM 1103/Green Valley Retail, LTD
- Representative:** Courtney Just, Quiddity Engineering
- Area:** 2.247 acres
- Location:** Northeast corner of FM 1103 and Green Valley Road
- Council Place:** 3
- Zoning ([map](#)):** Retail/Office (C-3)
- Proposed Use:** Three (3) commercial lots
- Utility Providers:** Sewer – City of Cibolo, Water – GVSUD, and Electricity – GVEC

FINDINGS/CURRENT ACTIVITY:

Per Unified Development Code (UDC) Article 20.3.14, 'Replat', A property owner who proposes to re-subdivide any portion of an already approved and filed final plat must submit a replat, which is similar to the final plat process. The plat shall also bear a detailed "Purpose for Re-plat" statement which describes exactly what has been changed since the previously approved plat.

The Turning Stone Unit C10 commercial subdivision plat was approved in April 2016 and recorded in June 2016. This plat established three commercial lots, Lot 38, Block 3 (subject property) and Lots 1 and 2, Block 7 across Green Valley Road. The purpose of this Replat is to divide Lot 38 into three separate lots, to follow the current lease boundaries of the existing development.

STREETS/FUTURE THOROUGHFARE PLAN (FTPX):

Right-of-way (ROW) dedication was not required with the original plat as FM 1103 was found to have adequate ROW width.

A critical access easement will ensure that the newly created middle Lot, 40 R, has access to driveways on both Lot 39 R (FM 1103) and Lot 41 R (Green Valley Road).

UTILITIES:

This property is currently served by the City of Cibolo sanitary sewer and Green Valley Special Utility District water. Electric is provided by Guadalupe Valley Electric Cooperative.

DRAINAGE:

A drainage plan was provided for review. A note on the plat was included to show the temporary drainage easement and swale on Lot 40 R, which conveys water to the detention pond in the Mesa Western subdivision. This swale will be maintained by the property owner until a "development permit containing adequate drainage improvements" is approved by the City.

PARKLAND:

Parkland dedication is not required for commercial development.

STAFF RECOMMENDATION:

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

Attachments

[Application](#)

[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 - REPLAT

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: Turning Stone Unit C10 Lot 38 Replat
Total Acres: 2.247 Survey Name: James W. Gray Survey No. 255 Abstract No.: 144
Project Location (address): 2432 FM 1103 (The intersection of FM 1103 and Green Valley Road)

Current Zoning: Retail/Office (C3) Overlay: None Old Town FM 78
Proposed Zoning: Retail/Office (C3) # of Lots: 3 # of Units: 1
Please Choose One: Single-Family Multi-Family Commercial Industrial
 Other
Current Use: Commercial Total Proposed Square Footage: N/A - No proposed improvements associated with the attached
Proposed Use: Commercial (Commercial/Industrial only)

Applicant Information:

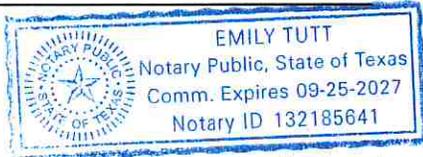
Property Owner Name: NWC FM1103/Green Valley Retail LTD
Address: 200 Concord Plaza, Suite 860 City: San Antonio
State: TX Zip Code: 78216 Phone: 210-349-7711
Email: ppfeiffer@birnbaumproperty.com Fax: N/A

*Applicant (if different than Owner): _____
* Letter of Authorization required
Address: _____ City: _____
State: _____ Zip Code: _____ Phone: _____
Email: _____ Fax: _____

Representative: Courtney Just (Quiddity Engineering)
Address: 601 Northwest Loop 410, Suite 453 City: San Antonio
State: TX Zip Code: 78216 Phone: 210-546-0056
Email: cjust@quiddity.com Fax: N/A

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

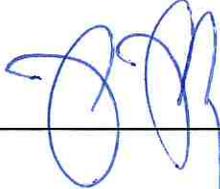
Owner or Representative's Signature
Philip J. Pfeiffer, Jr.
Typed / Printed Name
State of Texas
County of Bexar
Before me, Emily Tutt, on this day personally appeared
Name of Notary Public
Philip J. Pfeiffer Jr., to be the person(s) who is/are subscribed to the
Name of signer(s)
foregoing instrument 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 3rd day of March,
Emily Tutt
Notary Public Signature (Notary Seal)



City of Cibolo Use Only
Total Fees
Payment Method
Submittal Date
Accepted by
Case Number

Yes	No	N/A	Checklist																												
<i>Form and Contents per UDC Article 20, Sections 20.3.14 and 20.3.5 - Replatting</i>																															
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	One (1) hard copy and one (1) .pdf copy of the Re-plat encompassing all land owned by the subdivider. The overall concept shall be in compliance with all applicable provisions of UDC Article 20.3.5.																												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	One (1) hard copy and one (1) .pdf copy of the Final Utility and Final Storm Water Management Report.																												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	One (1) hard copy and one (1) .pdf copy of the Final Traffic Impact Analysis Report.																												
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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. If parkland will be provided, the plat shall include a General Note that states the amount of parkland required by the UDC and the amount of parkland proposed to be dedicated by the plat. Parkland dedicated for the exclusive use of the neighborhood being platted shall not qualify as fulfilling the parkland dedication requirement.																												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	One (1) hard copy and one (1) .pdf of a Final Tree Survey showing all protected trees and heritage trees and the method proposed by the developer to tag and preserve these trees, per requirements of this UDC. Heritage trees to be preserved will be designated as such and depicted as a "Heritage Tree" on the construction plans. A grading plan shall accompany the tree survey with all trees located. Protected trees stipulated in this UDC must be noted as a tree to be preserved and shall be physically tagged and protected from site construction.																												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Completed Application Form and Narrative of Application Request.																												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A non-refundable check payable to the city in the amount specified within the Fee Schedule of the city, as amended</p> <table style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: left;"><i>Input # of lots/acres</i></th> <th style="text-align: left;"><i>Input cost per lot/ acre</i></th> <th style="text-align: left;"><i>Input Base Fee</i></th> <th style="text-align: left;"><i>Amount Due</i></th> </tr> <tr> <th style="text-align: left;">(# of acres) *</th> <th style="text-align: left;">Cost per acre) +</th> <th style="text-align: left;">Base fee =</th> <th></th> </tr> </thead> <tbody> <tr> <td colspan="4">* Fees:</td> </tr> <tr> <td></td> <td style="text-align: right;">\$1,500 ^{\$1,500}</td> <td></td> <td style="text-align: right;">\$ 0.00</td> </tr> <tr> <td></td> <td style="text-align: right;">\$750 + \$15/ Single Family Lot</td> <td></td> <td></td> </tr> <tr> <td></td> <td style="text-align: right;">\$750 + \$30/Non-Single Family Acreage</td> <td></td> <td></td> </tr> <tr> <td style="text-align: right;">2.2470</td> <td style="text-align: right;">\$ 30.00</td> <td style="text-align: right;">\$ 1,500.00</td> <td style="text-align: right;">\$ 1,567.41</td> </tr> </tbody> </table> <p>Public Notification Signage \$65 <i>Sign will be placed on property to announce public hearing</i></p> <p>See Fee Schedule for any other applicable fees</p> <p><i>*All plats may incur additional fees above the base fees based on review times or 3rd party consultants. These additional charges will be assessed at actual costs.</i></p> <p><i>*A replat that requires a public hearing must pre-pay.</i></p>	<i>Input # of lots/acres</i>	<i>Input cost per lot/ acre</i>	<i>Input Base Fee</i>	<i>Amount Due</i>	(# of acres) *	Cost per acre) +	Base fee =		* Fees:					\$1,500 ^{\$1,500}		\$ 0.00		\$750 + \$15/ Single Family Lot				\$750 + \$30/Non-Single Family Acreage			2.2470	\$ 30.00	\$ 1,500.00	\$ 1,567.41
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	In cases where public streets, alleys, or easements are proposed to be platted across private easement or fee strips, a copy of the instrument establishing such private easement or fee strip shall be permitted. Where a private easement has no defined location, agreement on a defined easement must be reached before submission of final plat.																												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Project applicable LOC approvals per Utilities and outside review entities (i.e. TxDot, Guadalupe County)																												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	At the time that the plat is filed with the city, the applicant shall file a certificate showing that all taxes have been paid on the subject property and that no delinquent taxes exist against the property. The applicant shall also file proof of ownership documentation.																												

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



 Signature

 Philip J. Pfeiffer, Jr.

 Printed Signature

03/03/25

 Date

 MWC Fm 1103/Green Valley Rebar, Ltd.

 Company

Project: Turning Stone Unit C10 Lot 38 Replat

Replat Application

City of Cibolo Use Only

Complete Application

Incomplete Application

Accepted By: _____

Date: _____

REPLAT ESTABLISHING OF TURNING STONE, UNIT C10

A 2.247 ACRE TRACT OF LAND ESTABLISHING FINAL PLAT OF THE TURNING STONE UNIT C10 ADDITION, BLOCK 3, LOTS 39 R, 40 R AND LOT 41 R, BEING A REPLAT OF BLOCK 3, LOT 38 OF THE TURNING STONE UNIT C10 ADDITION, AN ADDITION TO THE CITY CIBOLO, TEXAS, AS RECORDED IN VOLUME 8, PAGES 525-526 OF THE PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.



Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290 601 Northwest Loop 410, Suite 453 • San Antonio, Texas 78216 • 210.494.5511

DATE OF PREPARATION: April 17, 2025

STATE OF TEXAS COUNTY OF GUADALUPE

THE OWNER OF LAND SHOWN ON THIS REPLAT, 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/DEVELOPER: PHILLIP J. PFEIFFER JR NWC FM1103/GREEN VALLEY RETAIL, LTD. 200 CONCORD PLAZA, SUITE 860 SAN ANTONIO, TEXAS 78216 (210) 349-7711

STATE OF TEXAS COUNTY OF GUADALUPE

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

DAY OF _____ A.D. 20____

NOTARY PUBLIC, GUADALUPE COUNTY, TEXAS

GREEN VALLEY SPECIAL UTILITY DISTRICT CERTIFICATE

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

AGENT FOR GREEN VALLEY SPECIAL UTILITY DISTRICT

THIS SUBDIVISION REPLAT OF TURNING STONE, UNIT C10 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

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

CITY ENGINEER, CITY OF CIBOLO

THIS REPLAT OF TURNING STONE, UNIT C10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CIBOLO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

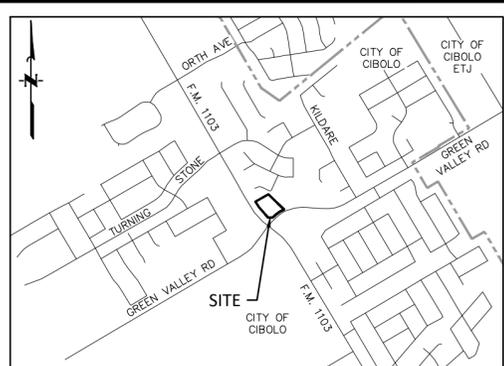
DATED THIS _____ DAY OF _____ A.D., 20____

BY: _____ CHAIR BY: _____ VICE CHAIR

THIS REPLAT OF TURNING STONE, UNIT C10 HAS BEEN SUBMITTED TO CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS AND HEREBY APPROVED BY SUCH CITY COUNCIL.

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

BY: _____ MAYOR BY: _____ CITY SECRETARY

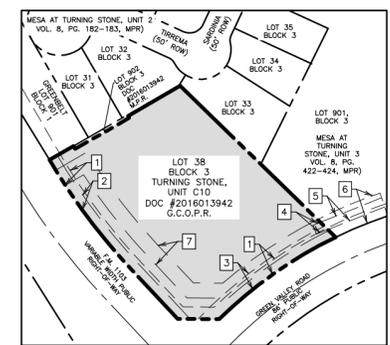


LOCATION MAP

SCALE 1" = 2000'

AREA BEING REPLATED: 2.247 ACRES

SCALE: 1" = 200'



PURPOSE FOR REPLAT: TO REPLAT LOT 38, BLOCK 3 INTO THREE (3) PROPOSED LOTS TO CREATE LOTS 39 R, 40 R AND 41 R, BLOCK 3. AREA BEING REPLATED: 2.247 ACRES BEING REPLATED WAS PREVIOUSLY PLATTED AS LOT 38, BLOCK 3, OF THE TURNING STONE UNIT C10 RECORDED IN DOCUMENT NUMBER 2016013942 OF THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS

ABBREVIATIONS

- CL CENTER LINE
Ac. ACRES
BSL BUILDING SETBACK LINE
CB COUNTY BLOCK
CDE CLEAR VISION EASEMENT
DE DRAINAGE EASEMENT
DOC DOCUMENT NUMBER
DPR DEED AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
EGTC ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
ESMT EASEMENT
(LOT) OVERALL DIMENSION
MPR MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
ROW RIGHT-OF-WAY
VOL. VOLUME
PG. PAGE(S)

STATE OF TEXAS COUNTY OF GUADALUPE

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

LICENSED PROFESSIONAL ENGINEER

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 THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY QUIDDITY ENGINEERING.

REGISTERED PROFESSIONAL LAND SURVEYOR

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

- NOTES: 1. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF CIBOLO OR GUADALUPE COUNTY, TEXAS. 2. ACCORDING TO FIRM MAP NO. 48187C0230F, DATED NOVEMBER 2, 2007, THE SUBJECT PROJECT SHOWN HEREON APPEARS TO BE OUTSIDE ZONE "X" (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). 3. THIS SUBDIVISION IS WHOLLY IN THE CITY LIMITS OF THE CITY OF CIBOLO. 4. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES. 5. THIS PROPERTY IS ZONED RETAIL/OFFICE (C3) PER ORDINANCE 1048, CIBOLO UNIFIED DEVELOPMENT CODE AS AMENDED. 6. WATER PROVIDER IS GREEN VALLEY SPECIAL UTILITY DISTRICT. SEWER PROVIDER IS CITY OF CIBOLO.

GENERAL NOTES: 1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CIBOLO AND STATE PLATTING STATUTES, AND IS SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMIT.

- 2. PLAT APPROVAL SHALL NOT BE DEEMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID OR CANCEL AND PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES. 3. THE CITY OF CIBOLO RESERVES THE RIGHT TO RENAME STREETS AND/OR CHANGE HOUSE NUMBERS DUE TO INCOMPATIBILITY WITH EXISTING NAME LAYOUT, EMERGENCY VEHICLE RESPONSE, AND MAIL DELIVERY. 4. THE APPLICANT IS RESPONSIBLE FOR SECURING AND 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. 5. 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 SURVEYORS IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS RETURNED FOR CODE COMPLIANCE BY THE CITY ENGINEER. 6. 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. 7. 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.

DRAINAGE EASEMENT NOTE: NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF CIBOLO SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

- SURVEYOR'S NOTES: 1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2" DIAMETER IRON RODS OR OTHER STABLE MATERIALS (UNLESS OTHERWISE NOTED). 2. THE OWNERS HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES. 3. THE SURFACE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.00017. 4. THE BEARING, DISTANCE AND AREAS SHOWN ARE SURFACE IN U.S. SURVEY FEET. 5. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE. 6. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

GEOTECHNICAL NOTES: 1. A GEOTECHNICAL REPORT DEMONSTRATING COMPLIANCE WITH ALL RECOMMENDED PRACTICE FOR THE DESIGN OF RESIDENTIAL FOUNDATION, VERSION 1 STANDARDS OF THE TEXAS SECTION OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS. THE GEOTECHNICAL STANDARDS OF THE CITY OF CIBOLO UDC AND THE CITY OF BUILDING BUILDING CODE, EACH OF WHICH AS MAY BE AMENDED, PRIOR TO ISSUANCE OF A BUILDING PERMIT.

EASEMENT CERTIFICATE: THE OWNER OF THE LAND 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 PERSONAL 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 OTHERS UTILITY LINES MAY BE LOCATED WITHIN 36" PARALLEL TO WATER LINES.

ANY MONETARY LOSS TO GREEN VALLEY SUD RESULTING FROM MODIFICATIONS REQUIRED OF UTILITY EQUIPMENT LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGES OR GROUND ELEVATIONS 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.

TxDOT NOTES:

- 1. FOR RESIDENTIAL DEVELOPMENT ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION. 2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. 3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TxDOTS, "ACCESS MANAGEMENT MANUAL". LOT 39, LOT 40 AND LOT 41 BLOCK 3 OF THE PROPERTY ARE ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 1 (ONE) RIGHT-IN/OUT ONLY ACCESS POINT, TO BE LOCATED TOWARD THE NORTHERN LIMITS OF THE PROPERTY FRONTAGE, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 404 FEET. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THROUGHFARE PLANS. 4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALK WITHIN RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT. 5. ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE SIGNAL, ETC.) FOR AN ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

CRITICAL ACCESS DRIVE:

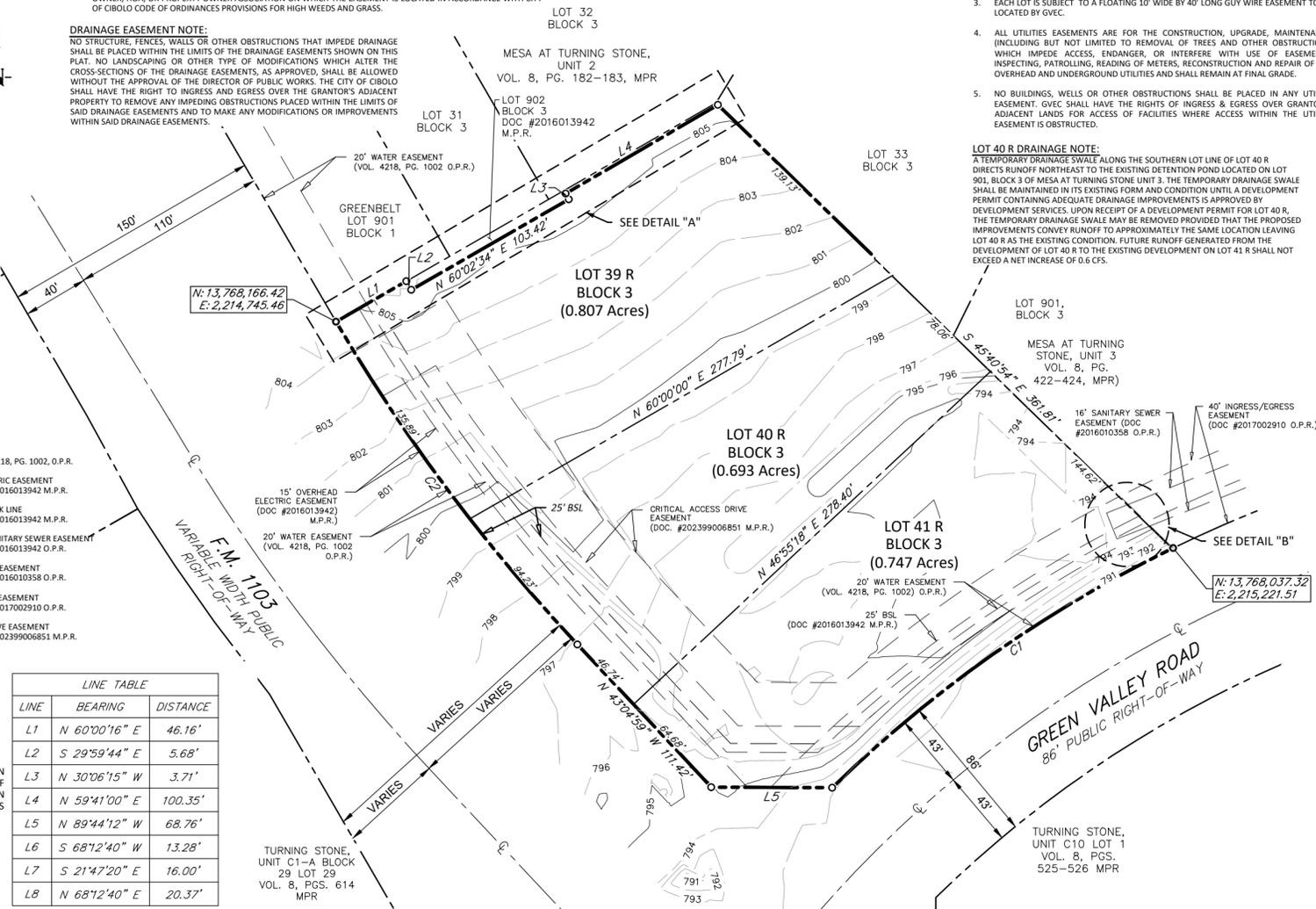
CROSS ACCESS IS REQUIRED BETWEEN LOTS 39 R, 40 R, & 41 R, BLOCK 3 AS DETAILED IN DOC #202399006851.

GVEC COMMERCIAL NOTES:

- 1. ALL TRUCKS ARE SUBJECT TO A 15' ELECTRIC AND COMMUNICATION EASEMENT ALONG ALL SIDE, FRONT AND REAR PROPERTY LINES. 2. WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 5-FOOT WIDE EASEMENT TO THE SERVICE LINE LOCATION, EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE. 3. EACH LOT IS SUBJECT TO A FLOATING 10' WIDE BY 40' LONG GUY WIRE EASEMENT TO BE LOCATED BY GVEC. 4. ALL UTILITIES EASEMENTS ARE FOR THE CONSTRUCTION, UPGRADE, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS WHICH IMPEDE ACCESS, ENDANGER, OR INTERFERE WITH USE OF EASEMENT), INSPECTING, PATROLLING, READING OF METERS, RECONSTRUCTION AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES AND SHALL REMAIN AT FINAL GRADE. 5. NO BUILDINGS, WELLS OR OTHER OBSTRUCTIONS SHALL BE PLACED IN ANY UTILITY EASEMENT. GVEC SHALL HAVE THE RIGHTS OF INGRESS & EGRESS OVER GRANTOR'S ADJACENT LANDS FOR ACCESS OF FACILITIES WHERE ACCESS WITHIN THE UTILITY EASEMENT IS OBSTRUCTED.

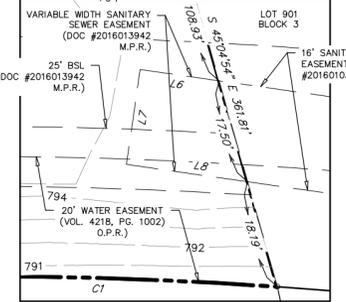
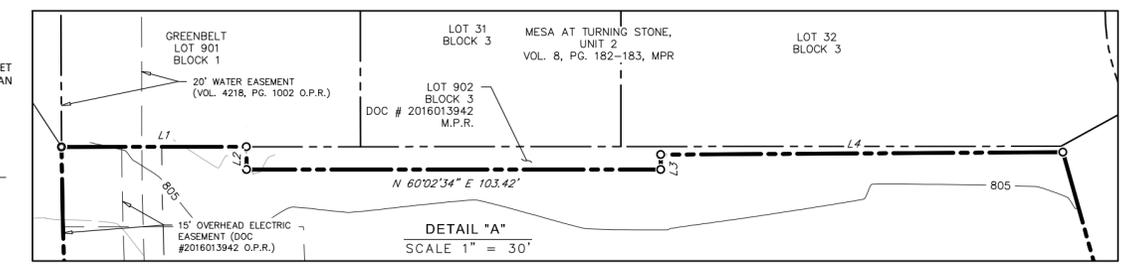
LOT 40 R DRAINAGE NOTE:

A TEMPORARY DRAINAGE SWALE ALONG THE SOUTHERN LOT LINE OF LOT 40 R DIRECTS RUNOFF NORTHEAST TO THE EXISTING DETENTION POND LOCATED ON LOT 901, BLOCK 3 OF MESA AT TURNING STONE UNIT 3. THE TEMPORARY DRAINAGE SWALE SHALL BE MAINTAINED IN ITS EXISTING FORM AND CONDITION UNTIL A DEVELOPMENT PERMIT CONTAINING ADEQUATE DRAINAGE IMPROVEMENTS IS APPROVED BY DEVELOPMENT SERVICES. UPON RECEIPT OF A DEVELOPMENT PERMIT FOR LOT 40 R, THE TEMPORARY DRAINAGE SWALE MAY BE REMOVED PROVIDED THAT THE PROPOSED IMPROVEMENTS CONVEY RUNOFF TO APPROXIMATELY THE SAME LOCATION LEAVING LOT 40 R AS THE EXISTING CONDITION. FUTURE RUNOFF GENERATED FROM THE DEVELOPMENT OF LOT 40 R TO THE EXISTING DEVELOPMENT ON LOT 41 R SHALL NOT EXCEED A NET INCREASE OF 0.6 CFS.



LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L1 through L8.

CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, DELTA ANGLE, CHORD BEARING, CHORD LENGTH, TANGENT. Rows C1 and C2.



April 28, 2025

On behalf of the:

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



Re: Replat Review
Turning Stone Unit C10 Lot 38 (PC-25-12-RP)

Ms. Walker,

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

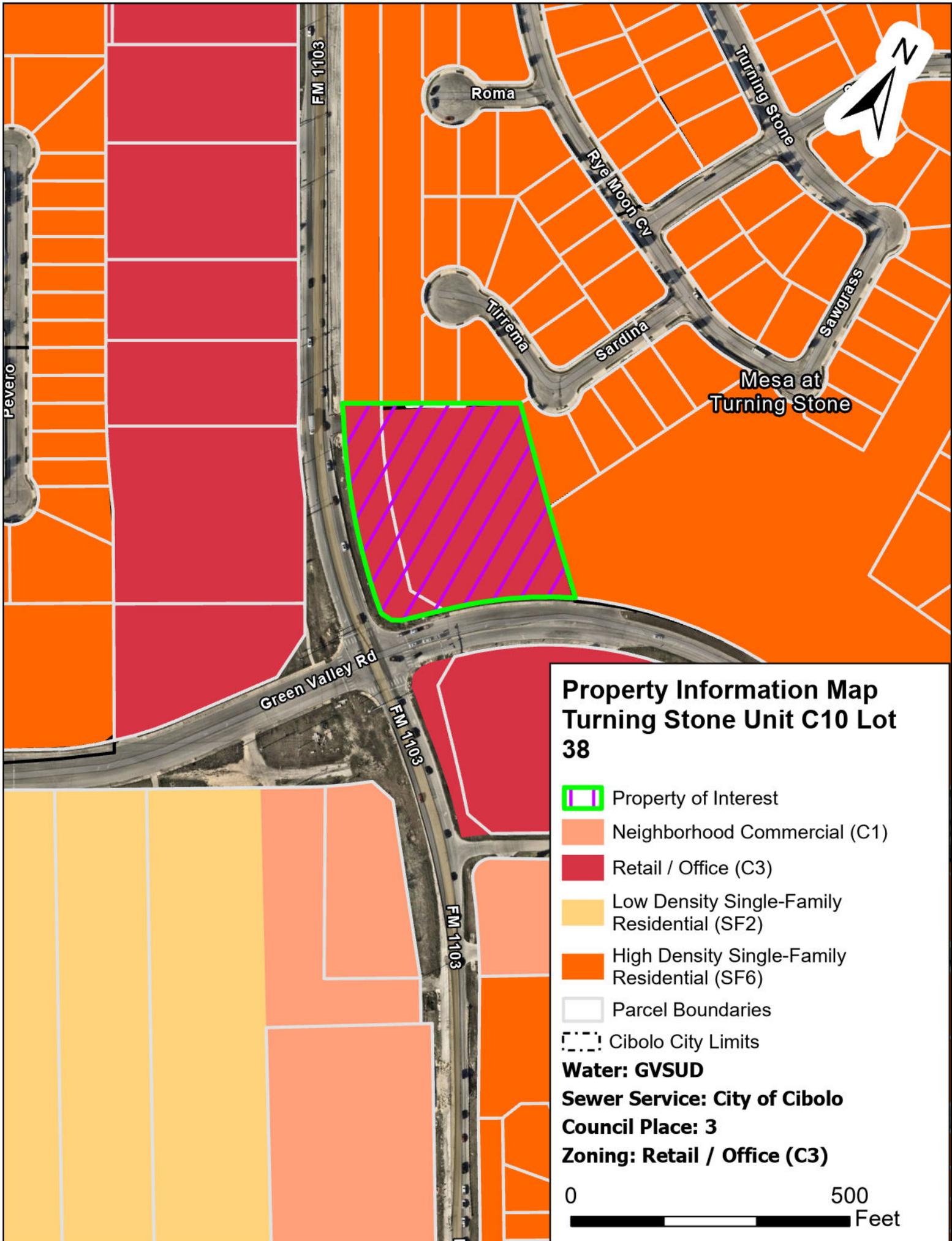
Our review of the subdivision does not relieve or release the Engineer of Record or Surveyor of Record from complying with any and all the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If you require additional information, please contact our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

Sincerely,

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

Andy Carruth, P.E.

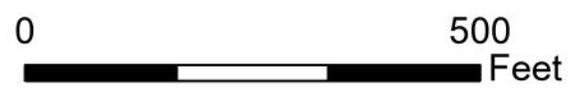
Plan Reviewer for the City of Cibolo



**Property Information Map
Turning Stone Unit C10 Lot
38**

-  Property of Interest
-  Neighborhood Commercial (C1)
-  Retail / Office (C3)
-  Low Density Single-Family Residential (SF2)
-  High Density Single-Family Residential (SF6)
-  Parcel Boundaries
-  Cibolo City Limits

Water: GVSUD
Sewer Service: City of Cibolo
Council Place: 3
Zoning: Retail / Office (C3)





Planning and Zoning Commission Staff Report

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

Meeting	Agenda Group
Wednesday, May 14, 2025, 6:30 PM	Discussion/Action Items Item: 7C.
From	
Eron Spencer, Assistant Planning Director	

PRIOR CITY COUNCIL ACTION:

- December 8, 2020... City Council adopted Ordinance 1323 concerning the establishment of a seven (7) member Capital Improvements Advisory Committee (CIAC), which would participate in the update to the City's impact fees in 2021.
- September 14, 2021... City Council adopted Ordinance 1348 which updated the water, wastewater, drainage, and roadway impact fees based on the Cibolo Impact Fee Program Update study.
- January 14, 2025... City Council gave direction to City staff to re-establish the CIAC under Ordinance 1323 to assist with the update to the City's impact fees in 2025.
- January 14, 2025... City Council approved a contract under the master Services Agreement with Freese and Nichols, Inc., for an update to the City's Water, Wastewater, Roadway, and Drainage Impact Fees. This is the same firm that updated the impact fees in 2021.

BACKGROUND:

The City Council needs to appoint members to the CIAC as the terms of the previously appointed members have expired. This agenda item is intended to assist the appointment process and facilitate City Council's selection of CIAC members.

The City will be initiating an update to its Impact Fee Program in 2025, including the Land Use Assumptions, Capital Improvements Plan, Impact Fee Service Area boundaries, and Impact Fees. The Capital Improvements Advisory Committee will begin meeting on a monthly basis in 2025 as part of the update to the Impact Fee Program and will continue to meet beyond the update on a regular basis to comply with State law requirements. The City's consultant, Freese and Nichols, will provide training to the members of the CIAC as part of the project.

State law requires the establishment of Capital Improvements Advisory Committee, as follows:

- The Advisory Committee is composed of not less than five members who shall be appointed by a majority vote of the governing body of the political subdivision.
- **Not less than 40 percent** of the membership of the Advisory Committee must be representatives of the real estate, development, or building industries who are not employees or officials of a political subdivision or governmental entity.
- If the impact fee is to be applied in the extraterritorial jurisdiction of the political subdivision, the membership must include a representative from that area.

On January 14, 2025, City Council directed City staff to move forward with re-establishing the seven (7) member Capital Improvements Advisory Committee based on Ordinance 1323. The CIAC membership is to be comprised as follows:

- **One (1) member from the Planning and Zoning Commission**
- One (1) member from the Economic Development Corporation Board

- One (1) member from the Extraterritorial Jurisdiction
- Four (4) members that have “special knowledge, skills, or information that the Council may deem to be beneficial to this Committee”

Members are appointed to serve three (3) year terms. To be compliant with the State law requiring at least 40% of the members being representatives of the real estate, development, or building industries, Cibolo’s CIAC must have a minimum of three members with experience in one or more of these three fields.

PLANNING AND ZONING COMMISSION ACTION:

The Planning and Zoning Commission may give direction in the form of a motion or statement. The formal action would be to appoint a P&Z member to serve a three-year term on the CIAC and attend the monthly meetings in 2025.



Planning and Zoning Commission Staff Report

D. Discussion/Presentation regarding subdivision plat approval deadlines ("shot clock") in Chapter 212 of the Texas Local Government Code.

Meeting	Agenda Group
Wednesday, May 14, 2025, 6:30 PM	Discussion/Action Items Item: 7D.
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

[Presentation.pdf](#)

[Handout.pdf](#)



Understanding the Plat Approval Deadline ("30-Day Shot Clock")

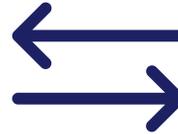


May 14, 2025 – Planning & Zoning Commission Meeting



LEGAL AUTHORITY (TLGC)

CHAPTER 212. MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT



Plat Submittal Calendar 2025		
APPLICATION SUBMITTAL		
PLAT APPLICATION DUE	PLANNING & ZONING COMMISSION MEETING	CITY COUNCIL MEETING
Date	Wednesday	Tuesday
	2nd	4th
1/13/2025	2/12/2025	2/25/2025
2/10/2025	3/12/2025	3/25/2025
3/10/2025	4/9/2025	4/22/2025
4/14/2025	5/14/2025	5/27/2025
5/12/2025	6/11/2025	6/24/2025
6/9/2025	7/9/2025	7/22/2025
7/14/2025	8/13/2025	8/26/2025
8/11/2025	9/10/2025	9/23/2025
9/8/2025	10/8/2025	10/28/2025
10/13/2025	11/12/2025	12/9/2025
11/17/2025	12/17/2025	1/13/2026
12/15/2025	1/14/2026	1/27/2026

When does the 30-day shot clock start?

Sec. 212.009. APPROVAL PROCEDURE: INITIAL APPROVAL. (a) The municipal authority responsible for approving plats shall approve, approve with conditions, or disapprove a plat within 30 days after the date the plat is filed. A plat is approved by the municipal authority unless it is disapproved within that period and in accordance with Section 212.0091.

(b) If an ordinance requires that a plat be approved by the **governing body of the municipality** in addition to the **planning commission**, the governing body shall approve, approve with conditions, or disapprove the plat within 30 days after the date the plat is approved by the planning commission or is approved by the inaction of the commission. A plat is approved by the governing body unless it is disapproved within that period and in accordance with Section 212.0091.



LEGAL AUTHORITY (TLGC)

CHAPTER 212. MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT

When is a plat considered 'filed'?

Sec. 212.0081. REQUIRED APPLICATION MATERIALS. (a) Each municipality to which this subchapter applies shall adopt and make available to the public a complete, written list of all documentation and other information that the municipality requires to be submitted with a plat application. The required documentation and other information must be related to a requirement authorized under this subchapter.

(b) An application submitted to the municipal authority responsible for approving plats that contains all documents and other information on the list provided under Subsection (a) is considered complete.

A plat is considered 'filed' when:

- All **required documents** are submitted per the City's published plat submittal calendar and plat application checklist; and
- All **required fees** are paid

If a submitted application does not meet the above, it is an incomplete application and would not be considered 'filed.'

Yes	No	N/A	Checklist																																																																	
			<i>Form and Contents per UDC Article 20, Sections 20.3.5 and 20.3.3 - Final Plat</i>																																																																	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	One (1) hard copy and one (1) .pdf copy of the Final Plat encompassing all land owned by the subdivider																																																																	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	One (1) hard copy and one (1) .pdf copy of the Final Utility and Final Storm Water Management Report																																																																	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	One (1) hard copy and one (1) .pdf copy of the Final Traffic Impact Analysis Report																																																																	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Statement of 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. If parkland will be provided, the plat shall include a General Note that states the amount of parkland required by the UDC and the amount of parkland proposed to be dedicated by the plat. Parkland dedicated for the exclusive use of the neighborhood being platted shall not qualify as fulfilling the parkland dedication requirement.																																																																	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	One (1) hard copy and one (1) .pdf of a Final Tree Survey showing all protected trees and heritage trees and the methods proposed by the developer to tag and preserve the trees, per the requirements of this UDC. Heritage trees to be preserved will be designated as such and depicted as a "Heritage Tree" on the construction plans. A grading plan shall accompany the tree survey with all trees located. Protected trees stipulated in this UDC must be noted as a tree to be preserved and shall be physically tagged and protected from site construction.																																																																	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Completed Application Form and Narrative of Application Request																																																																	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A non-refundable check payable to the city in the amount specified within the Fee Schedule of the city, as amended</p> <table border="1"> <thead> <tr> <th></th> <th>Input # of lots/acres</th> <th>Input cost per lot/acre</th> <th>Input Base Fee</th> <th>Amount Due</th> </tr> <tr> <th></th> <th>(# of acres) *</th> <th>Cost per acre) +</th> <th>Base fee =</th> <th></th> </tr> </thead> <tbody> <tr> <td colspan="5">Fees: (Single Family Residential)</td> </tr> <tr> <td>0 to 5 acres</td> <td>\$1,500 + \$30/single family lot</td> <td></td> <td></td> <td>\$ 0.00</td> </tr> <tr> <td>5+ acres</td> <td>\$1,500+ \$30/single family lot</td> <td></td> <td></td> <td>\$ 0.00</td> </tr> <tr> <td colspan="5">(Non-Single Family Acreage)</td> </tr> <tr> <td>0 to 5 acres</td> <td>\$1,500+ \$60/non-single family acreage</td> <td></td> <td></td> <td>\$ 0.00</td> </tr> <tr> <td>5+ acres</td> <td>\$1,500+ \$30/non-single family acreage</td> <td></td> <td></td> <td>\$ 0.00</td> </tr> <tr> <td colspan="5">Park Land Fees (paid by developer at platting)</td> </tr> <tr> <td colspan="5">\$600 per single or two-family unit or Council approved 8% Park Land dedication</td> </tr> <tr> <td>See</td> <td>Fee Schedule</td> <td>for any other applicable fees</td> <td>Input Park Land Fee (\$600)</td> <td>Input # of DU</td> </tr> <tr> <td colspan="3"></td> <td>(Fee * # of DU)</td> <td>= \$ 0.00 Amount Due</td> </tr> <tr> <td colspan="5">*All plats may incur additional fees above the base fees based on review times or 3rd party consultants. These additional charges will be assessed at actual costs.</td> </tr> </tbody> </table>		Input # of lots/acres	Input cost per lot/acre	Input Base Fee	Amount Due		(# of acres) *	Cost per acre) +	Base fee =		Fees: (Single Family Residential)					0 to 5 acres	\$1,500 + \$30/single family lot			\$ 0.00	5+ acres	\$1,500+ \$30/single family lot			\$ 0.00	(Non-Single Family Acreage)					0 to 5 acres	\$1,500+ \$60/non-single family acreage			\$ 0.00	5+ acres	\$1,500+ \$30/non-single family acreage			\$ 0.00	Park Land Fees (paid by developer at platting)					\$600 per single or two-family unit or Council approved 8% Park Land dedication					See	Fee Schedule	for any other applicable fees	Input Park Land Fee (\$600)	Input # of DU				(Fee * # of DU)	= \$ 0.00 Amount Due	*All plats may incur additional fees above the base fees based on review times or 3rd party consultants. These additional charges will be assessed at actual costs.				
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Provide a certification showing that all taxes have been paid on the subject property and that no delinquent taxes exist against the property. The applicant shall also file proof of ownership documentation																																																																	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Project applicable LOC approvals per Utilities and outside review entities (i.e. TxDot, Guadalupe County)																																																																	

Ordinance 1380 has amended the approval criteria for a Final Plat Application, (UDC Section 20.3.3, 20.3.5, Final Plat).

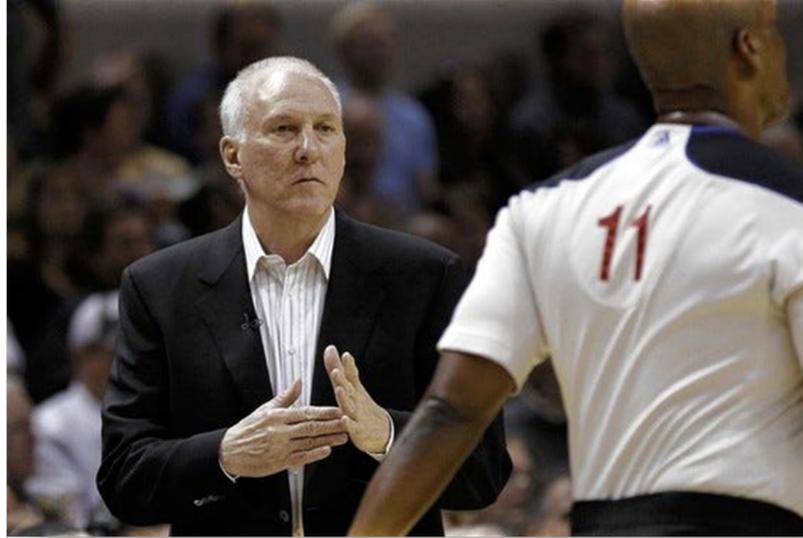
By signing below, I do hereby attest that the information contained in this application is true, accurate and complete.

Example - Final Plat Application Checklist



LEGAL AUTHORITY (TLGC)

CHAPTER 212. MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT



Can the 30-day shot clock be waived or extended?

Sec. 212.009. APPROVAL PROCEDURE: INITIAL APPROVAL.

(b-2) Notwithstanding Subsection (a) or (b), the parties shall **extend** the 30-day period described by those subsections for one or more periods, each not to exceed 30 days if:

(1) both:

(A) the applicant requests the extension in writing to the municipal authority responsible for approving plats or the governing body of the municipality, as applicable; and

(B) the municipal authority or governing body, as applicable, approves the extension request...



PLAT PROCESS FLOW CHART

STEP 1

STEP 2

STEP 3

STEP 4

PLAT SUBMITTED

Submittals are accepted once per month.
View Plat calendar

STAFF COMPLETENESS REVIEW

If complete:
Move to Step 3

If incomplete:
Repeat Step 1 on new submittal date

STAFF TECHNICAL REVIEW

- Accepted submittals will be distributed for review by Planning, Engineering, Public Works and Fire departments.
- Comments will be distributed to applicant two weeks after submittal through MyGovernmentOnline, applicant will be notified via email.
- Revisions may be uploaded to www.mygovernmentonline.org or emailed to planning@cibolotx.gov

APPROVAL/DISAPPROVAL

P&Z Recommendation
Approval, Approval with Conditions, or Denial

City Council Action
Approval, Approval with Conditions, or Denial

Approval or Approval with Conditions
Proceed with next steps

Denial
Repeat Step 1 on new submittal date

CIBOLO DEVELOPMENT GUIDE

Contact Us:
(210) 658-9900
201 W Loop 539
planning@cibolotx.gov

www.cibolotx.gov/planning
www.cibolotx.gov/bisualid

bjrussell@cibolotx.gov
507 M. 1000 238
(510) 628-9200

Contact Us:



PLAT PROCESS FLOW CHART

STEP 1

STEP 2

STEP 3

STEP 4

PLAT SUBMITTED

Submittals are accepted once per month.
View Plat calendar

STAFF COMPLETENESS REVIEW

If complete:
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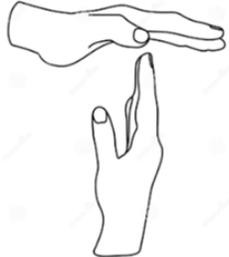
If incomplete:
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EXTENSION



APPROVAL/DISAPPROVAL



P&Z Recommendation
Approval, Approval with Conditions, or Denial

City Council Action
Approval, Approval with Conditions, or Denial

Approval or Approval with Conditions
Proceed with next steps

Denial
Repeat Step 1 on new submittal date





REFERENCES

- Chapter 212 Texas Local Government Code (TLGC)

<https://statutes.capitol.texas.gov/Docs/LG/htm/LG.212.htm>

- Cibolo Unified Development Code (UDC)

https://cms2.revize.com/revize/cibolo/planning/UDC/2024_January%20UDC%20Update.pdf

- Cibolo Development Guide

<https://cms2.revize.com/revize/cibolo/planning/DEVELOPMENT%20GUIDE%202023%20v.2.pdf>

- Plat Submittal Calendar and Applications

https://www.cibolotx.gov/business/planning/development_process/application_and_review_process.php

Explanation of Texas Local Government Code Chapter 212 – Subdivision Plat Approval Deadlines (“Shot Clock”)



Chapter 212 of the Texas Local Government Code governs a municipality’s authority over the platting and subdivision of land within its corporate limits and its extraterritorial jurisdiction (ETJ). One of the most important provisions added in recent years is the **mandated timeframe for municipal action on subdivision applications**, commonly known as the “**shot clock**.”

Key Provision: 30-Day Deadline (the “Shot Clock”)

Under **Section 212.009(a)**:

A municipal authority responsible for approving plats **must approve, approve with conditions, or disapprove** a subdivision application **within 30 days** of the date it is **filed**.

This deadline applies to **all subdivision applications** that require approval under Chapter 212.

Automatic Approval If Deadline Missed

If the municipality **fails to act within 30 days**, the application is **automatically approved by operation of law** under **Section 212.009(c)**.

The applicant may then request written certification of this automatic approval, which the city is required to provide within 10 days.

Extensions

A city **may not** unilaterally extend the 30-day period. However, under **Section 212.009(b-2)**, the applicant may **voluntarily waive or extend** the deadline in writing.

Disapproval Must Be Detailed

If the municipality **disapproves** an application, it must:

- Provide a **written list of reasons** for disapproval at the time of decision,
- Cite the **specific ordinance or statute** the application fails to comply with (**Section 212.0091**).

Failure to meet this requirement may jeopardize the validity of the disapproval.

Resubmittals and Subsequent Review

If a revised plat is submitted following disapproval:

- The municipality has **15 days** to approve, conditionally approve, or disapprove the revised application (**Section 212.0093**),
- The municipality must provide new written reasons if it disapproves again,
- The process may repeat until the plat is ultimately approved or withdrawn.

Purpose of the Shot Clock

This statute was adopted to:

- Increase accountability and transparency in the land development process,
- Prevent indefinite delays in plat approval,
- Encourage timely and efficient review of subdivision applications.

It ensures that municipalities cannot withhold or delay approval through inaction and that developers have clear expectations for process timelines.



Planning and Zoning Commission Staff Report

E. Discussion/Presentation regarding the status of the Unified Development Code (UDC) Rewrite.

Meeting	Agenda Group
Wednesday, May 14, 2025, 6:30 PM	Discussion/Action Items Item: 7E.
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

[Stakeholder Feedback Summary.pdf](#)

[Implementation Matrix.pdf](#)



Introduction

As part of Cibolo's effort to update the Unified Development Code (UDC), Kendig Keast Collaborative (KKC) conducted a series of in-person stakeholder interviews to discuss and identify key issues related to the update. These interviews were conducted over a two-day period in March 2025 and provided an opportunity for users of varying levels including staff and members of the community to share their perspectives on the UDC and their opinions on what are the most pressing challenges and highest priorities for revision.

The goal of these discussions was to gain a deeper understanding of how the UDC is applied, the challenges it presents, and its overall impact on development within the Cibolo. The insights gathered will serve as the foundation for KKC's Regulatory Audit of the existing UDC and guide the drafting of the revised UDC.

Below is a summarized record of the recurring issues and key themes that emerged from these conversations organized by general topic. While not a verbatim transcript, these notes accurately reflect the concerns and viewpoints expressed by those interviewed.

General Comments on the Current Unified Development Code (UDC)

- The way the current UDC is written is complex and feels like it was written by an attorney.
 - Needs to be more user friendly, especially for younger people.
- There are multiple contradictions to itself and to the design manual.
- There needs to be clear standards so that there is not room for interpretation.
- Approval processes are too slow and too costly, which is discouraging to small business growth.
- There is an understanding that the UDC needs to be modernized in order to reduce inconsistencies and conjunctions as well as streamlining process.
- Need to make sure standards are enforceable both legally and administratively.

Comments About Development Standards

- **Infill/Conversion Standards**
 - Need standards for infill development and existing buildings that convert from another use or convert from residential to commercial
- **Parking**
 - Currently, there does not seem to be an issue with lack of parking in any parts of the City.



- There was a discussion about possibly reducing or eliminating parking minimums or even possibly introducing parking maximums in Old Town to help prevent an overdevelopment of parking lots.
 - Businesses in converted residential buildings struggle with the strict minimum parking space requirements. Because the now commercial buildings were once homes it can be difficult to comply with parking lot standards.
 - Additionally, business owners suggested that the current parking situation only works because neighboring businesses have informal agreements, but future changes may complicate this even further.
- **Open Space Requirements**
 - There was a general consensus that the required open space was appropriate and seen as beneficial.
 - Developers discussed possible incentives or credits for having amenities like dog parks, picnic tables, other community features within developments to help meet open space requirements.
- **Lot Dimensional Standards**
 - Higher density single-family housing is not permitted under the current code. Developers are very limited with the current minimum lot sizes.
 - Several comments echoed that the requirement for 60 ft. wide lots is too large and is not conducive with the market today
 - One community member disagreed and was not in favor of smaller lots
 - Some said it's known in the development community that Cibolo decision makers don't want smaller lot subdivision so requiring an alley for smaller lots is in essence a prohibition without directly saying it
 - Developers discussed a need for attainable housing in Cibolo. They suggested that instead of the city discouraging small lots, the city could require higher development standards for this type of development.
- **Housing and Land Uses**
 - Lack of housing diversity
 - Only single-family detached on medium to large lots
 - Unclear if certain things could be done like a cottage court where multiple single-family homes are all on one lot
 - This is done in San Antonio
 - There are some catalyst projects in the works like a Little League baseball field that will bring visitors to Cibolo, but a lack of supporting uses like restaurants and hotels
 - When a resident first moved to the area, there was a huge lack of apartments, but getting a little better
 - Lack of housing options in general. Need attainable options for nurses, teachers, etc. who work in Cibolo



- Several City staff members/business owners mentioned they work in Cibolo but live elsewhere.
 - “Everyone I know has, at some point in their life, lived in an apartment”
- Manufactured Homes / Mobile Homes / Modular Homes
 - Seem to be used interchangeably and most seem unsure what the differences between them are
 - Need clear definitions for each
 - Single unit manufactured homers
 - Generally ok with it if that’s the most people can afford
 - Currently requires a CUP
 - Right now it can only be replaced once (unsure if this applies to manufactured homes or mobile homes)
 - Sometimes uses as ADUs
- Industrial Uses
 - Trying to grow industrial areas, but need to include protections for home owners against industrial uses with a negative effect on surrounding residential properties that were there first.
- Gas stations require a CUP if larger than 5,000 sq. ft, but unclear why.
- Vape store is lumped in with general retail
- Storage units – do not want any more with units accessed from outside.
- **Signs**
 - Sign standards need to be updated to fit what is actually in the City
 - Requirement for signs to only face a ROW which has caused issued about what that means exactly
 - Intent was to protect residential properties from bright illuminated commercial signing
 - Would like things to be relatively uniform in types of signs and sizes at least within a given area – especially Old Town.
 - Some business owners would like to see more flexibility for temporary signs and when they require sign permits.
- **Sound Ordinance**
 - Would like to see it be more in line with other surrounding communities
 - Patrons lingering outside are often the issue, not the business itself.
- **Fencing / Screening**
 - Perimeter fences around subdivisions should be allowed to be higher than 6 ft. when abutting heavy traffic area
 - There is too much left up to interpretation with what is required of businesses regarding fences used for buffering/screening leading to inconsistencies.
 - Sometimes business may build a wooden fence and other times they are required to build a concrete wall



- Concrete fences affect the noise ordinances but are still mandated in some cases.
 - Business owners felt that some properties require a fence when it is unnecessary. E.g. There's already a significant amount of trees screening the property
- There is a need for greater flexibility with fencing requirements, especially regarding easements.
 - E.g. Fencing is required to screen parking but because of easement, the fence has to be located far into the property.
- **Tree Preservation, Landscaping and Buffering Requirements**
 - Need to look at how many trees are required based on lot size
 - Some noted mature trees are causing issues with house's foundations and sidewalks
 - Tree preservation standards are a good idea long term
 - Current landscaping rules do not account for water restrictions and drought conditions. Business owners expressed that they are required to plant plants on their property that they ultimately cannot maintain. It was suggested that drought-resistant plants are added as an option.
 - Overall, there is more flexibility needed for what is required. There is a need for allowed hardscaping instead of water-intensive landscaping.
 - Suggested looking at New Braunfel's landscaping requirements
 - Currently only one type and size bufferyard for everything that requires it regardless of district and use
 - 20 ft. and easements have NOT been counting toward buffer
- **Setbacks**
 - Converted buildings struggle to follow setback requirements as they were originally residential homes.
 - Business owners have specifically faced issues with this when it comes to the placement of the sidewalk. The sidewalk was required to be so far back that it practically touched their place of business.
- **Old Town**
 - As lots of these businesses were once residential homes, business owners struggle to meet the required setbacks, parking, sidewalks, signage etc. Currently, these businesses are required to meet the same standards as new developments.
 - A specific issue brought up by multiple business owners was that when these buildings were homes there was no sidewalk built. As these homes are converted into commercial spaces, they are expected to build a sidewalk which proposes many challenges.
 - Because of easements, the required sidewalk would have to be built at least 15 ft into the property and the lots are already small



- Businesses owners felt that the city can make it difficult to create new businesses in this area due to strict standards. Potential flexibility in requirements to maintain character while allowing development would be helpful.
- Regulations should help to encourage the reuse of existing structures while maintaining the historical integrity of the building.
- Businesses are required to have dumpsters but often trash trucks cannot get to them because of size/layout of the lots
- A business owner was concerned that if they push too hard for changes in the UDC like for parking, the City may further restrict these types of businesses and not allow conversions from residential to commercial.
- **Easements**
 - Easements are a recurring issue for business owners due to a lack of overall clarity. E.g. If an easement counts toward setback requirements for parking or structures.
 - Easements have created challenges for property owners, particularly in redevelopment projects where the residential homes have been converted into businesses.
 - Business owners discussed how the current easements being so large have an impact on where they are able to place their signage, parking, fencing/screening and even landscaping.
 - Several community members mentioned how utility companies tear up the easements and they are left to fix it. One mentioned a path was put in easement on her property which has encouraged passersby to go onto the property.

Comments About Development Procedures

- **General Development and Subdivision Processes**
 - There seems to be a disconnect between what developer's engineers are submitted and what is being reviewed
 - Developers stated a need for a formal process to ensure all comments are addressed before the project reaches council. This would help to prevent rejections due to minor issues.
 - Pre-development meetings are highly encouraged for anything related to platting and zoning, but not required for any applications
 - Need to require some kind of sketch plan or similar to get comments from City departments without requiring full design to be done
 - City council is heavily involved in this process. Currently, city council reviews Final Plats which could be administratively approved to improve the efficiency of the process.
 - It would help to streamline the process if developers had the opportunity to present projects to the review board before the Planning & Zoning Commission or City Council.



- In general, there is lots of jumping through hoops; Need to make things a little easier.
- Too many uses seem to be allowed in one district and not allowed or only allowed via CUP in another for no clear reason
 - Would rather have some use-specific or performance standards for certain districts
 - E.g. To open and gym, a woman had to rezone to a C-2 and then get a CUP when it seems like a gym in C-1 would be fine.
- The Planning & Zoning Commission and City Council agree most of the time on decisions, but sometimes don't.
- Process for getting permitting/inspections is frustrating because they give large time windows for inspections
- Would like to see some kind of administrative adjustment and/or minor modification to grant relief for minor deviations from the UDC on limited things. E.g. a setback being 24 ft. vs 25 ft.
 - Need to define minor and major would mean in this case or in the case of a modification
- **PUDS**
 - There is a history of PUDs being done incorrectly or as intended which led to issue. PUDs were previously seen as a catch-all solution for developments that didn't fit within the existing code.
 - Despite some backlash there was some success with these PUDs, an example of this being the Cibolo Crossing PUD.
- **Public Improvement Agreements (PIA)**
 - PIAs began to be used in place of PUDs but the process is often unclear.
 - Part of a PIA is a "Land Study" which is akin to a concept plan/master development plan
 - PIAs currently involve many departments and attorneys so they tend to have a slow approval process.
 - City staff suggested that w working PIA template would help to standardize this process and simplify the approval process. This would involve the developer initiating, with city and developer attorneys working together and approval through City Council.
- **Variances**
 - There are concerns that rather than utilizing variances there are changes being made to the UDC. Community members felt that the city is reluctant to grant variances.
 - Some variances go to City Council for final decision
 - Lot width (subdivision standards)
 - Signs



- **Public Improvement Dedication and Acceptance**
 - There is needed clarification on the acceptance process, the terminology currently used has been a source of confusion.
 - There's a preliminary acceptance and a final acceptance, but often the UDC just says "acceptance" so it's unclear which one
 - Different than any other community in the area
 - Construction and bonds process needs to be overhauled
- **Shared Access/ Driveways**
 - Need shared access requirements
 - Whataburger entrance is on a curve
 - Very dangerous
 - Easements and drainage effect where businesses are able to place their driveways.
 - Business owners have faced restrictions on moving their driveways, even when it improves overall access.
 - There is concern that this will be a greater issue as more businesses develop, especially in Old Town, it would result in continuous pavement between lots resulting in it to look like one big road.
- **Permits and Approvals**
 - Community members described the current process as complex and difficult to get approvals.
 - One business owner reported it took her a year to get a variance.
 - There tends to be a delay in feedback from the city which slows down development.
 - Developers suggested that shortening the approval process would help to bring more housing options to the market.

Comments About the Zoning Map

- District classifications are not consistent on what's on the ground today.
 - Need to realign some zoning districts and where they are on the map
 - There are some residential properties on the zoning map that show up as zoning districts that don't exist anymore and they don't fit the existing residential districts



Cibolo, TX Implementation Matrix

Introduction

Planning and policy documents produced at the direction of the City of Cibolo outline goals, objectives, recommendations, and/or actions that would aid in implementing the vision of the document. These items can touch on a wide variety of issues facing the City including issues both related and unrelated to the Unified Development Code (UDC). The purpose of this document is to:

1. Identify those items in existing plans and policies that may be implemented through updating the UDC;
2. Propose recommended changes in the UDC to achieve desired result; and
3. Serve as a policy guide and a checklist that KKC will refer to in the course of drafting new standards and revising existing standards of the UDC.

The following documents were reviewed for items that could be addressed in the UDC update:

- Cibolo Tomorrow Comprehensive Plan (2024)
- Strategic Economic Development Plan (2024)
- FY23-27 Strategic Plan Update (revised 2024)
- FY2024 Annual Report

There was a total of 24 items outlined in the above documents that KKC found to pertain to the UDC and could be at least partially addressed by the UDC update, but this is not an exhaustive list of changes in the UDC that will occur.



Comprehensive Plan

Most of the pertinent items relating to the UDC are contained in the *Cibolo Tomorrow Comprehensive Plan*. The Comprehensive Plan is the visioning document for how the City would like future development to occur so it is highly correlated with items directly addressed by the UDC. Relevant action items listed in the Comprehensive Plan are listed in Table 1.

Table 1 - Cibolo Tomorrow Implementation Matrix		
Action Item Number in Document	Action Item	Recommended Changes in the UDC
Land Use and Character Actions		
L-2	1. Utilize the Future Land Use Map (FLUM) to diversify uses and character .	<ul style="list-style-type: none"> Align zoning districts with PlaceTypes to reflect distinct characters and typical uses within these areas. Update zoning map to reflect FLUM
L-4	2. Review and update the city’s existing ordinances where necessary to accommodate the types of development envisioned in the Future Land Use Map.	
L-8	3. Amend the Unified Development Code (UDC) to align zoning districts to reflect PlaceTypes.	
L-3	4. Develop an Old Town Master Plan that will include an implementation plan and recommendations to update the City’s UDC with custom-tailored regulations for Old Town to help preserve and guide existing and future development and activity.	<ul style="list-style-type: none"> Once Old Town/Downtown Master Plan is completed, update the relevant standards to reflect plan’s recommendations for Old Town/Downtown.
L-7	5. Incorporate nature preservation and mitigation standards in the City’s UDC.	<ul style="list-style-type: none"> Allow a by-right cluster development option for residential development to preserve a large amount of green space



Table 1 - Cibolo Tomorrow Implementation Matrix

Action Item Number in Document	Action Item	Recommended Changes in the UDC
		vs. conventional development, potentially resulting in a density bonus as an incentive <ul style="list-style-type: none"> • Adjust lot coverage maximums • Require or incentivize green spaces for certain projects
L-10	6. Ensure land use types along major corridors support appropriate commercial, industrial, and institutional development.	<ul style="list-style-type: none"> • Allow for the appropriate commercial, industrial, and institutional uses for the zoning districts along major corridors • Align the zoning classification of these areas with this type of development
Transportation Actions		
T-3	7. Ensure developers implement the thoroughfare network concurrent with new development.	<ul style="list-style-type: none"> • Require compliance with thoroughfare plan in terms of internal and external connectivity and the construction of new roads when properties are subdivided
T-7	8. Improve north/south connectivity through additional roadway connections between FM 1103 and FM 78, and FM 78 and IH-10.	<ul style="list-style-type: none"> • Require more connectivity when developments occur adjacent to those corridors
Housing and Neighborhood Actions		
HN-1	9. Review and amend the Cibolo Unified Development Code (UDC) to provide public access to parks and other public open spaces in neighborhoods.	<ul style="list-style-type: none"> • Require trails to be built for new construction to be connected to the City’s trail planned network and/or public parks • Allow for mixed-use developments



Table 1 - Cibolo Tomorrow Implementation Matrix

Action Item Number in Document	Action Item	Recommended Changes in the UDC
HN-2	10. Review and amend the Cibolo Unified Development Code (UDC) to encourage access between neighborhoods and neighborhood-serving commercial areas.	<ul style="list-style-type: none"> • Allow for a variety of lot sizes and housing types within residential developments
HN-3	11. Review and amend the Cibolo Unified Development Code (UDC) to allow for and encourage a greater variety of housing types.	<ul style="list-style-type: none"> • Allow for more variety of housing types including zero lot line dwellings, semi-attached dwellings, duplexes, townhouses, multiplexes, etc. in appropriate zoning district districts
HN-5 HN-7	12. Review and amend the subdivision regulations to encourage the development that preserves the floodplain and open space. 13. Strengthen zoning regulations and building codes that prioritize flood-resistant construction and resistant construction and design features for housing and neighborhoods.	<ul style="list-style-type: none"> • Reduce the minimum lot size and/or width • Add option for cluster development to protect natural areas and aid in stormwater management • Adjust lot coverage maximums • Require or incentivize green spaces for certain projects
H-9	14. Create a short-term rental policy to ensure compatible land uses with established residential neighborhoods.	<ul style="list-style-type: none"> • Draft standards that reflect policy once established. • Require CUP approval for STRs and implement a separation requirement.



Table 1 - Cibolo Tomorrow Implementation Matrix

Action Item Number in Document	Action Item	Recommended Changes in the UDC
HN-10	15. Re-evaluate regulations regarding the use of Accessory Dwelling Units (ADUs).	<ul style="list-style-type: none">• Amend the current regulation to reflect current best practices regarding ADUs



Strategic Economic Development Plan (2024)

The *Strategic Economic Development Plan (SEDP)* outlines opportunities and recommends strategies for economic growth and development within Cibolo. Most of the recommendations are aimed at a policy level or ongoing, direct engagement with the City’s business communities, but there are some objectives and action items directed toward updating the UDC, which are listed in Table 2.

Table 2 – Strategic Economic Development Plan		
Action Item Number in Document	Action Item	Recommended Changes in the UDC
Objective 4.1: Match land use regulations to economic development vision, particularly in economic activity centers		
Action 4.1.1	16. Rezone land based on the results of the small area planning process	<ul style="list-style-type: none"> • Make changes recommended by a small area plan such as the Downtown Master Plan, when completed
Action 4.1.4	17. Consider overlay districts in areas where rezoning will be too difficult or time consuming	<ul style="list-style-type: none"> • Revise zoning district(s) and the zoning map based on small area plan such as the Downtown Master Plan, when completed and on the FLUM.
Action 4.1.2	18. Consider creating higher density housing zones in/adjacent to activity centers to accommodate housing growth commensurate with job growth and accommodate the City's growing retiree population	<ul style="list-style-type: none"> • Allow more housing options and high density in zoning districts that are appropriate to be adjacent to activity centers
Action 4.1.3	19. Encourage the continued development of active mobility trailways integrated with parks and activity centers	<ul style="list-style-type: none"> • Require trails to be built for new construction to be connected to the City’s trail planned network and/or public parks



FY23-27 Strategic Plan Update & FY2024 Annual Report

The *FY23-27 Strategic Plan* outlines the City’s long-term vision for allocated resources for the fiscal years 2024-2027.

Initiatives, goals, and actions outlined in the plan pertain to a large variety of topics from City personnel policy to capital improvement projects, but there are some UDC related items, which are listed in Table 3.

The *FY2024 Annual Report* provides updates on goals and objectives outlined in the *FY23-27 Strategic Plan* reflecting progress made during the 2024 fiscal year.

Table 3 – FY23-37 Strategic Plan		
Action Item Number in Document	Action Item	Recommended Changes in the UDC
<i>Initiative 1.1: Institute forward thinking business, land use, development, and public safety strategies to promote community growth and development</i>		
1.1.10	20. Evaluate deeper lots along major thoroughfares to identify desirable land development patterns	<ul style="list-style-type: none"> • Explore possibilities during design workshop for illustrated concept portion of the project. • Increase or eliminate maximum lot depth ratio allowed along major thoroughfare.
1.1.11	21. In reference to 1.1.10, Ensure landowners are informed of discussions	<ul style="list-style-type: none"> • Work with property owners during design workshop for illustrated concept portion of the project. • Highlight as a key change when presenting relevant Module or open house event.
<i>Initiative 1.4: Promote and preserve historic downtown</i>		
1.4.7	22. Amend Downtown CORE Plan at Council direction and revise UDC	<ul style="list-style-type: none"> • Once Old Town/Downtown Master Plan is completed, updated the relevant standards to reflect plan’s recommendations for Old Town/Downtown.
<i>Initiative 4.1: Promote active lifestyles for all ages by providing opportunities to recreate</i>		
4.1.2	23. Develop a trail system that connects neighborhoods and commercial areas	<ul style="list-style-type: none"> • Require trails to be built for new construction to be connected to the City’s trail planned network and/or public parks



Initiative 6.1: Govern openly to build and sustain trust through citizen inclusion and involvement		
6.1.4	24. Update the UDC after Comprehensive Plan	<ul style="list-style-type: none">No specific recommendation. The updated Comprehensive Plan was adopted prior to the start of UDC update project.



Planning and Zoning Commission Staff Report

A. Staff Updates

Meeting	Agenda Group
Wednesday, May 14, 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

[05-14-25 Staff Update.pdf](#)

[Development Projects Update - 2025-04.pdf](#)

Planning Department - Staff Update

May 14, 2025

Site Plans currently in review

Project	Description
504 Pfeil Road	Tattoo Studio
Borgfeld Plaza Retail	Retail
Olive Garden	Restaurant
Dorado Amenity Center	Community Amenity Center

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

Site Plans & Administrative Plats recently approved

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

Plats currently in review

Project	Application Type
504 Pfeil Road	Minor Plat
Turning Stone Unit C10	Replat
Schlather Ranch	Preliminary 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	Approved	4/8/2025
Venado Crossing Unit 6	Denial	4/9/2025	Denied	4/22/2025
Saddle Creek Unit 9B	Denial	4/9/2025	Approved	4/22/2025
Grace Valley Ranch Phase 4A	Denial	4/9/2025	Postponed	4/22/2025
Article 20 UDC Amendment (Performance, Maintenance, and Warranty Bond Requirements)	Postponed	4/9/2025	-	-



CIBOLO CITY COUNCIL

Economic Development

REPORT

Date: April 28, 2025

IN PLANNING REVIEW

CIBOLO CROSSING	<ul style="list-style-type: none"> • Dorado @ Cibolo Crossing (Plat Approved) • Kids Academy (Awaiting Final Acceptance of Infrastructure) • Olive Garden (Amending Plat approved, site plan under review) • Gringos (Amending Plat approved)
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 approved) • Grooming Coop (Pre-Application)
FM 1103	<ul style="list-style-type: none"> • Old Wiederstein Road Self-Storage CUP (Approved) • Cibolo Creek Center CUP and Site Plan (Approved) • Pic N Pac Carwash (Site Plan Approved)
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 (Site Plan Approved) • Industrial Warehouses @ 465/Linne Rd & IH-10 (Pre-Application) • Data Center @ 1000 Bolton Rd (Pre-Application)
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) • Skip's Liquor (In Review) • Olive Garden (In Review)
CIBOLO VALLEY DRIVE	<ul style="list-style-type: none"> • Crepeccino (Permitted) • Andy's Frozen Custard (Permitted) • Crust Pizza (Permitted) • Luxxe Salon Suites (CofO issued) • Bentwood Oaks Medical Center (Leasing Space Now Open)
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) • Cibolo Food Mart Shell Bldg (In Review)
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 Phades (CofO issued 2.10.25)
FM 1103	<ul style="list-style-type: none">• 9Round (CofO issued 2.6.25)
FM 78	
IH-10	
OTHER	