



## **Planning and Zoning Commission**

Wednesday, June 11, 2025, 6:30 PM  
Council Chambers  
200 S. Main St.  
Cibolo, Texas 78108

Est. Duration: 1 hr 10 min

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### **1. Call to Order**

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### **2. Roll call and Excused Absences**

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### **3. Invocation/Moment of Silence**

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### **4. Pledge of Allegiance**

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### **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](mailto:citysecretary@cibolotx.gov) or telephone 210-566-6111 before 5:00 pm the date of the meeting.

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### **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.)

6.A. Approval of the minutes from the May 14, 2025, meeting.

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### **7. Public Hearing**

7.A. Conduct a public hearing regarding a request for a change in zoning from Mixed Use Regional Employment Center (MURE) to Light Industrial (I-1) for certain real property generally located on IH-10 E, approximately 263.154 acres in various ABS.

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### **8. Discussion/Action Items**

8.A. Discussion/Action regarding the Final Plat of Steele Creek Unit 4A.

- 8.B. Discussion/Action regarding the Final Plat of Grace Valley Ranch Phase 3B.
- 8.C. Discussion/Action regarding the Final Plat of Venado Crossing Unit 6.
- 8.D. Discussion/Action regarding a request for a change in zoning from Mixed Use Regional Employment Center (MURE) to Light Industrial (I-1) for certain real property generally located on IH-10 E, approximately 263.154 acres in various ABS.
- 8.E. 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.
- 8.F. Discussion/Presentation regarding subdivision plat approval deadlines ("shot clock") in Chapter 212 of the Texas Local Government Code.
- 8.G. Discussion regarding the UDC Rewrite Joint Workshop held on May 28, 2025, including the Summary Report.

## **9. UDC, CIP, Master Plan and Staff Updates**

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- 9.A. Staff Updates

## **10. Subcommittee Updates**

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## **11. Items for future agendas**

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## **12. Adjournment**

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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 Council, committees, commissions, boards and corporations may attend this meeting.

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

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Name and Title

*Peggy Lewis*

*Date Posted: June 6, 2025*



## Planning and Zoning Commission Staff Report

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**A. Approval of the minutes from the May 14, 2025, meeting.**

Meeting	Agenda Group
Wednesday, June 11, 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**

[051425 PZ Minutes.pdf](#)



**PLANNING AND ZONING MEETING  
CIBOLO MUNICIPAL BUILDING  
200 S. Main Street  
May 14, 2025  
6:30 PM**

**MINUTES**

1. **Call to Order** – Meeting was called to order by the Vice Chairman Ms. Garcia at 6:31p.m.
2. **Roll call and Excused Absences** – Members Present: Ms. Garcia, Ms. Dodd, Mr. Sharp, Ms. Fishback, and Mr. Thompson. Members absent: Ms. Greve, Mr. Hines, Ms. Hubbard, and Ms. Weimer. Ms. Fishback made the motion to excuse the absences. Motion was seconded by Ms. Dodd. For: All; Against: None. Motion carried 5 to 0.
3. **Invocation/Moment of Silence** – Ms. Fishback 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 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](mailto:citysecretary@cibolotx.gov) or telephone 210-566-6111 before 5:00 pm the date of the meeting.**

No citizens signed up to be heard.

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 April 9, 2025, meeting.

Ms. Fishback made a motion to approve the minutes. Motion was seconded by Mr. Thompson.  
For: All; Against: None. Motion passed 5 to 0.

7. **Discussion/Action Items**

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

Ms. Fishback made a motion to deny the plat as laid out by staff's comments. Ms. Dodd seconded the motion. For: All; Against: None. Motion passed 5 to 0.

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

Mr. Thompson made a motion to approve the replat of Turning Stone Unit C10. Ms. Fishback seconded the motion. For: Ms. Dodd, Ms. Garcia, Ms. Fishback, and Mr. Thompson; Against: Mr. Sharp. Motion passed 4 to 1.

- 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.

Mr. Thompson made a motion to table this item until a later date. Mr. Sharp seconded the motion. For: All; Against: None. Motion passed 5 to 0.

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

Mr. Sharp made the motion to table this item until a later date. The motion was seconded by Ms. Fishback. For: All; Against: None. Motion passed 5 to 0.

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

Mr. Spencer briefed the Commission on the upcoming May 28 joint meeting with the Board of Adjustment, P&Z, and City Council and let the Commission know that the Planning Department has had good feedback and they are closing the feedback portion to prepare for the meeting.

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

Mr. Spencer gave the Commission a brief rundown on current projects and their standing. The Commission was reminded to complete their mandatory IT training.

9. **Items for Future Agendas**

10. **Adjournment** – Ms. Fishback made a motion to adjourn the meeting. Mr. Thompson seconded the motion. All: For; Against: None. Motion carried 5 to 0.

PASSED AND APPROVED THIS 11<sup>TH</sup> DAY OF JUNE 2025.

Jennifer Greve  
Chairman  
Planning & Zoning Commission



## Planning and Zoning Commission Staff Report

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**A. Conduct a public hearing regarding a request for a change in zoning from Mixed Use Regional Employment Center (MURE) to Light Industrial (I-1) for certain real property generally located on IH-10 E, approximately 263.154 acres in various ABS.**

Meeting	Agenda Group
Wednesday, June 11, 2025, 6:30 PM	Public Hearing Item: 7A.
From	
Valeria Seca, Subdivision & Zoning Administrator	

**PLANNING & ZONING COMMISSION ACTION:** Conduct 1<sup>st</sup> Public Hearing

Discussion/Action and Recommendation regarding the above referenced petition

### PROPERTY INFORMATION:

Project Name: **ZC-25-00**

Owners: Various

Representative: Valeria Seca, Subdivision and Zoning Administrator

Location/Area: approx. 263.154 acres

Location: generally located along IH-10 E

Council Place: 4

Future Land Use: Light Industrial/Business Park

Existing Zoning: Mixed Use Regional Employment Center (MURE)

Requested Zoning: Light Industrial (I-1)

Proposed Use: N/A

### FINDINGS:

A zoning request is specifically about land use, not the future engineering of the land itself, and should meet criteria per [UDC Article 4.3.1.5](#). Decisions regarding future engineering of the land occur with the platting process, where the property's design is known. The property is currently located within the Mixed Use Regional Employment Center (MURE) zoning district. The subject property is surrounded to the west by properties also within the I-1 zoning district. North and South are outside city limits. West of the property is commercial zoned property C-3.

## **PUBLIC NOTICE:**

Notice was published within the local newspaper (Seguin Gazette) on March 25, 2025, and the City Website. Individual letters were sent by mail to property owners within 200' of the site. To date, Staff has received one (1) in favor of and zero (0) in opposition. Public Hearings were scheduled on June 11, 2025 (Planning & Zoning Commission) and on June 24, 2025 (City Council). Approval/Disapproval of the zoning ordinance is tentatively scheduled for the July 8, 2025, City Council meeting.

## **PLANNING & ZONING COMMISSION ACTION:**

1. Recommend **Approval** to the Mayor and Council of the requested rezone of approx. 263.154 acres of property located on a 126.443 acre tract of land out of ABS 1313; 3641 Santa Clara Rd, a 17 acre tract out of ABS 313; 4105 Santa Clara Rd, a 84.442 acre tract out of ABS 313; Weber Hoese, a 1.0930 acre tract out of ABS 134; 10562 W IH 10, a 6.676 acre tract of land out of ABD 1314; 10833 IH 10, and a 28.5 acre tract out of ABS 134; Motts Rd., from Mixed Use Regional Employment (MURE) to Light Industrial (I-1).

## **STAFF ANALYSIS:**

### **Unified Development Code (UDC) Section 4.3.1.5 – Zoning Map Amendment Process Approval Criteria**

In determining whether to approve, approve with modifications, or disapprove a proposed amendment, the Planning & Zoning and City Council shall consider the following: (for reference, [UDC](#) and [Comprehensive/Master Plan](#))

- A. The application is complete, and the information contained within the application is sufficient and correct enough to allow adequate review and final action;**

UDC Section 4.3.1.1 (Submittal Requirements) of the UDC states "an application for Zoning Map Amendment shall be deemed complete when the applicant or agent has provided on or before the application submittal date prescribed by the City Planner or designee":

- a. A letter or application form, signed by the property owner(s), stating the current and requested zoning classifications;
- b. A letter or application form, signed by the property owner(s), stating the current and requested zoning classifications;
- c. A copy of the current deed, indicating ownership and authority to file the application;
- d. A legal description of the property, whether by Lot and Block, or by metes and bounds;
- e. The full required fee for processing the application; and
- f. A list of property owners within two hundred (200) feet of the property for which the change in district boundary is proposed.

**STAFF FINDING:** The application meets the submittal requirements.

**B. The Zoning Map Amendment is consistent with the City's adopted Comprehensive Master Plan;**

PlaceType: Light Industrial/Business Park

Land Use Considerations:

- Primary Land Uses: Light Industrial, Business Park
- Secondary Land Uses: Commercial
- Indicators and Assumptions: Large lots along high traffic interstate

Example Locations:

- Tech port

**STAFF FINDING:** The proposed zone change and uses are in line with the designated PlaceType suggested on the Future Land Use Map. It is important to note that the Comprehensive Plan and FLUM serve as guidelines for development within the City.

**C. The Zoning Map Amendment promotes the health, safety, or general welfare of the city and the safe and orderly development of the City;**

PlaceType: Light Industrial/Business Park

Character and Intent: The I-1 district is established to permit most commercial uses, office park, flex-space, and low impact industrial uses which are compatible with surrounding commercial districts. Limited retail and service uses that serve the industrial development zone are also permitted.

**STAFF FINDING:** The Zoning Map Amendment will promote the health, safety, or general welfare of the city and the safe and orderly development of the City aligned with the character and intent of the PlaceType suggested for this property by the Comprehensive Plan.

**D. The Zoning Map Amendment is compatible with the present zoning and conforming uses of nearby property and the character of the neighborhood; and**

a. Intent – The I-1 district is established to permit most commercial uses, office park, flex-space, and low impact industrial uses which are compatible with surrounding commercial districts. Limited retail and service uses that serve the industrial development zone are also permitted.

b. Permitted uses – most commercial uses, office park, flex-space, and low impact industrial uses which are compatible with surrounding commercial districts. Limited retail and service uses that serve the industrial development zone are also permitted.

c. Specific uses - subject to Site Plan approval, most commercial uses, office park, flex-space, and low impact industrial uses which are compatible with surrounding commercial districts. Limited retail and service uses that serve the industrial development zone are also permitted.

Lot Area	Lot Width	Front Setback	Rear Setback	Side Setback	Max Impervious Coverage	Maximum Height
None	100'	50'	40'	25'	80%	45'

**STAFF FINDING:** The lot complies with the minimum lot design requirements for the proposed i-1 zoning district. Further configuration of the proposed development will be determined during the review of the Site Plan.

**E. The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.**

UDC Section 13.2 Commercial Uses allowed by right and with a Conditional Use Permit (CUP).

I-1 uses allowed by right	I-1 uses allowed by SUP/CUP
Administrative and Business Offices	
Agriculture Sales and Services	
Automotive Rentals	
Automotive; Minor Repairs/Services	
Automotive; Major Repairs/Services	
Automotive Sales	

	Automotive Service Station
Automotive Washing	
Building Maintenance Services	
Business Support Services	
Commercial Off-Street Parking	
Communications Services	
	Concrete Asphalt Batch Plant
Construction Sales and Services	
Dry Cleaning Plant	
Equipment Repair Services	
Indoor Gun Range	
	Indoor Sports and Recreation
Kennels	
Laundry Services, Laundry Mat	
	Outdoor Sports and Recreation (Intensive)
Paint Shop (Non-Retail)	
Portable Building Sales	
Professional Office	
	Sexually Oriented Businesses
	Tire Dealer with Open Storage

Trailer/Mobile Home Display, Sales or Storage	
Truck/Trailer Rental and/or Leasing	
Truck/Bus Repair	
Truck Sales (Heavy Truck) and RV Sales	
Veterinary Services	
Winery/Production Brewery	
	Wrecker Business Associated with Auto Impounding and Storage
Custom Light Manufacturing	
	General Contractor Services
Light Manufacturing	
	Sand, Gravel, Stone or Petroleum Extraction, Oil, and Gas Wells
	Warehousing and Distribution
Research and Development Services	
Vehicle Storage	
Administrative Services	
Assembly	
	Concrete/Asphalt Batching Plant
Hospital Services	
Local Utility Services	

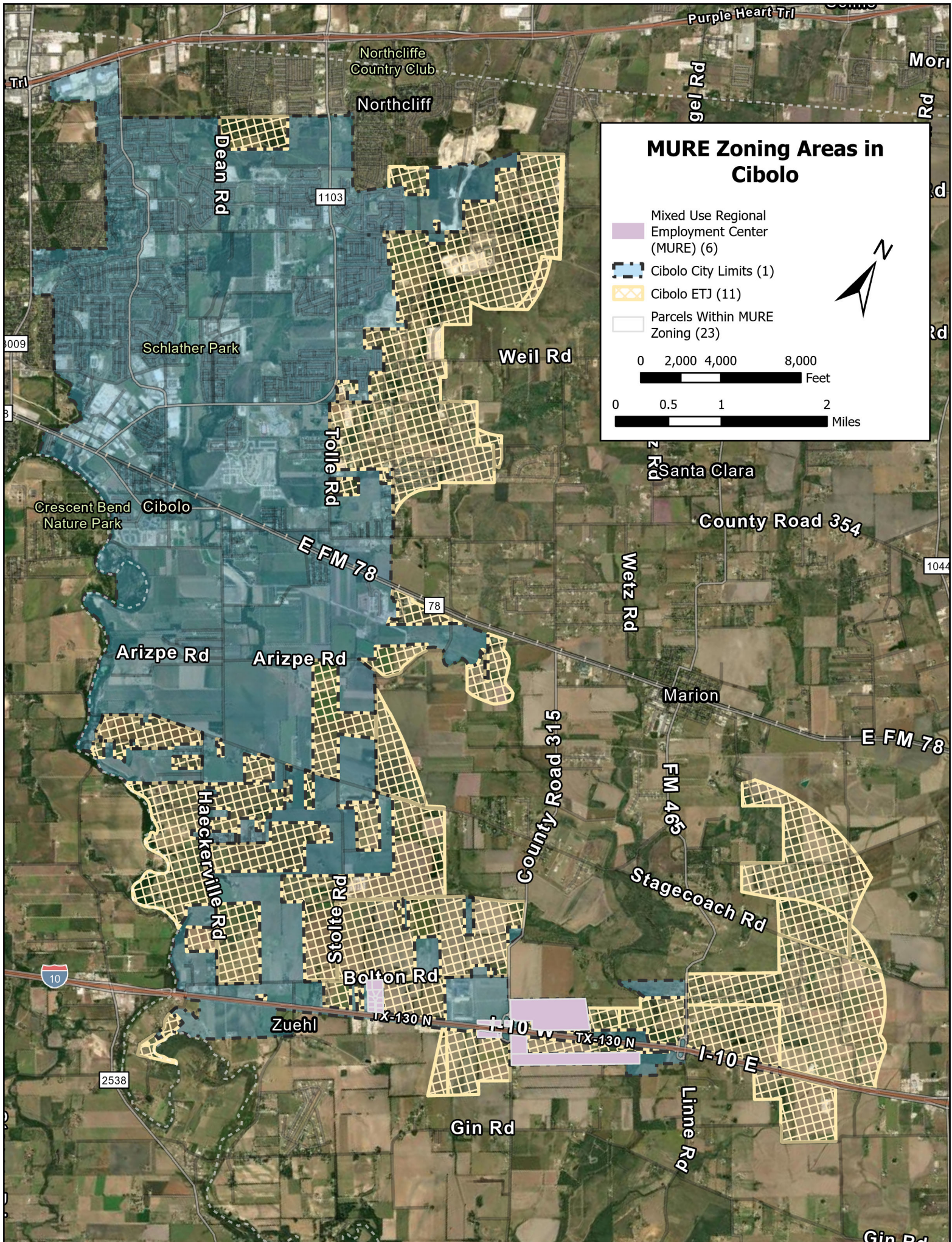
Maintenance and Services Facilities	
Postal Facilities	
Railroad Facilities	
Safety Services	
Transportation Terminal	

\*Subject to supplemental use regulations of UDC Article 6.

**STAFF FINDING:** The proposed zoning change is compatible with the existing surrounding districts.

#### **Attachments**

[MURE\\_Zoning\\_Map.pdf](#)





## Planning and Zoning Commission Staff Report

### A. Discussion/Action regarding the Final Plat of Steele Creek Unit 4A.

Meeting	Agenda Group
Wednesday, June 11, 2025, 6:30 PM	Discussion/Action Items Item: 8A.
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-25-16-FP

**Owner:** Continental Homes of Texas, L.P.

**Representative:** Becky Carroll

**Area:** 15.58 acres

**Location:** Southeast of the intersection of Lance crossing and Rolling River

**Council District:** 4

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

**Proposed Use:** 59 Single Family Residential Lots, 2 Open Space Lots in 6 Blocks

**Utility Providers:** Sewer/Water – City of Cibolo and Electricity - Guadalupe Valley Electric Coop

#### FINDINGS/CURRENT ACTIVITY:

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

This final Plat includes fifty-nine (59) Single-family residential lots that average 60' x 120' in lot size. There are 2 designated open space drainage lots, assigned as Lot 905, Block 17 and Lot 902, Block 20.

A land study/master plan was approved for the Steele Creek development in 2018. A Public Improvements Agreement (PIA) was executed between the City of Cibolo, Schertz-Cibolo-Universal City Independent School District (SCUCISD), and the developer in 2021. Of note, an amendment to the PIA was approved April 8, 2025, and signed as of May 2, 2025. Public improvements such as the collector street and the conveyance to the City of approximately forty-seven (47) acres west of unit 1 and 9 of the project. This Property will be designated as open space or parkland with the intent of providing the City with property for the future construction of the north/south connector, as shown in the City's Master Thoroughfare Plan (MTP).

#### STREETS/FUTURE THOROUGHFARE PLAN (FTPX):

This Plat includes approximately 3,020 linear feet of roadway. This plat establishes Rolling River and Fair Shallows, with Fifty (50) feet right-of-way. This plat also establishes portions of Whitewater Creek, Avalon Sails, and Castle Falls, with Fifty (50) foot right-of-way. Within the PIA, the developer shall complete the construction of the Lance Crossing connection within 24 months of the City's completion of Tolle Road. Before the City's final preliminary acceptance of Unit 5 infrastructure, a traffic signal at the intersection of FM 1103 and Knights Crossing will be constructed. The developer's contribution to the traffic signal will be no more than one-quarter (1/4) of the cost of the signal. The developer shall receive Transportation Impact Fee credits and monetary reimbursement for costs incurred more than the Developer's one-quarter (1/4) share.

#### **UTILITIES:**

This Plat only encompasses roadway and drainage infrastructure. Utilities to serve neighboring Unit 6 of the subdivision were reviewed and are to be constructed with that Unit. The City has requested the developer construct sewer improvements in excess of what is required for the Subdivision. These improvements will include a 12" gravity sewer main oversizing and extension and a lift station with force main.

#### **DRAINAGE:**

Drainage was reviewed and approved in May of 2018 during review of the master drainage plan submitted with the land study. Compliance with the approved master drainage plan was verified as part of review of this plat.

A portion of the collector street is in the Floodplain. A Certified Letter of Map Revision (CLOMR) for the subdivision was submitted for review and approved by the City Engineer/Floodplain Administrator in March of 2024.

#### **PARKLAND:**

The required Parkland was previously dedicated within other units of this development. In accordance to the PIA, the developer portion of an eight (8) foot public trail will be constructed and completed concurrently with the public improvements for Unit 9 of the project.

#### **STAFF RECOMMENDATION:**

Staff and the City Engineer reviewed the Plat and associated documents. Per the attached memo, some of the outstanding comments listed below are as follows:

- Current outstanding comments on the construction plans for Unit 4A. The Final Plat cannot be approved if these are unresolved.
- Add easement line type to Legend.
- Only 5 out of 6 stated blocks are identified within the Plat. This needs to be verified and updated accordingly.

Therefore, Staff recommends DENIAL of this Final Plat.

#### **Attachments**

[Application](#)

[Plat](#)

[City Engineer's Letter](#)

[Staff Map](#)



# City of Cibolo

Planning Department

201 Loop 539 W/P.O. Box 826

Cibolo, TX 78108

Phone: (210) 658 - 9900

## UNIVERSAL APPLICATION - FINAL PLAT

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

Project Name: Steele Creek-Unit 4A

Total Acres: 15.585

Survey Name: Jeronimo Leal No. 85

Abstract No.: 210

Project Location (address): Southeast of the intersection of Lance Crossing and Rolling River

Current Zoning: SF-6

Overlay: ☒ None ☐ Old Town ☐ FM 78

Proposed Zoning: SF-6

# of Lots: 59

# of Units: 1

Please Choose One: ☒ Single-Family

☐ Multi-Family

☐ Commercial

☐ Industrial

☐ Other

Current Use: Undeveloped

Total Proposed Square Footage: \_\_\_\_\_

Proposed Use: Single-Family Residential

(Commercial/Industrial only)

### Applicant Information:

Property Owner Name: Continental Homes of Texas, L.P.

Address: 5419 North Loop 1604 East

City: San Antonio

State: Texas

Zip Code: 78247

Phone: (210) 496-2668

Email: LKOstrander@drhorton.com

Fax: \_\_\_\_\_

\*Applicant (if different than Owner): Leslie Ostrander

\* Letter of Authorization required

Address: 5419 North Loop 1604 East

City: San Antonio

State: Texas

Zip Code: 78247

Phone: (210) 496-2668

Email: LKOstrander@drhorton.com

Fax: \_\_\_\_\_

Representative: Becky Carroll

Address: 2000 NW Loop 410

City: San Antonio

State: Texas

Zip Code: 78213

Phone: (210) 375-9000

Email: bcarroll@pape-dawson.com

Fax: (210) 375-9010

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

*Leslie Ostrander*

Owner or Representative's Signature

*Leslie Ostrander*

Typed / Printed Name

State of

*Texas*

County of

*Bexar*

Before me, *Toni Sims*, on this day personally appeared

Name of Notary Public

*Leslie Ostrander*

Name of signer(s)

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

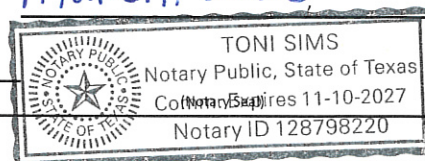
Given under my hand and seal of office this

*17*

day of

*March, 2025*

Notary Public Signature



City of Cibolo  
Use Only

Total Fees

Payment Method

Submittal Date

Accepted by

Case Number

FINAL PLAT  
OF  
STEELE CREEK-UNIT 4A

15.585 ACRES OF LAND LOCATED IN THE JERONIMO LEAL SURVEY NO. 85, ABSTRACT NO. 210, IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, BEING OUT OF THAT CERTAIN 115.110 ACRES OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS, LP, AS DESCRIBED IN DOCUMENT NO. 202099031952, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, AND OUT OF THAT CERTAIN 65.801 ACRES OF LAND CONVEYED TO STEELE CREEK INVESTMENTS, LLC, AS DESCRIBED IN DOCUMENT NO. 201899019524, OF SAID PUBLIC RECORDS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800  
DATE OF PREPARATION: March 14, 2025  
(59 SINGLE FAMILY RESIDENTIAL LOTS,  
2 OPEN SPACE LOTS IN 6 BLOCKS)

OPEN SPACE EASEMENT NOTE:  
THIS PLAT IS HEREBY ADOPTED BY THE OWNERS (CALLED "OWNERS") AND APPROVED BY THE CITY IF CIBOLO, (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, SUCCESSOR, AND ASSIGNS: LOT 903, BLOCK 20, AND LOT 905, BLOCK 17, AS SHOWN ON THE PLAT IS CALLED "OPEN SPACE EASEMENT." THE OPEN SPACE EASEMENT(S) IS HEREBY RESERVED FOR THE PUBLIC'S USE FOREVER, BUT INCLUDING THE FOLLOWING: COVENANTS WITH REGARD TO MAINTENANCE RESPONSIBILITY, THE OPEN SPACE EASEMENT SHALL REMAIN OPEN AT ALL TIMES AND SHALL BE MAINTAINED BY ALL OF THE OWNERS OF LOTS IN THE SUBDIVISION BY AND THROUGH A LAWFULLY CREATED HOMEOWNERS ASSOCIATION TO BE CREATED BY THE OWNERS. THE OWNERS COVENANT AND AGREE THAT SUCH A HOMEOWNERS ASSOCIATION (CALLED "ASSOCIATION") SHALL BE CREATED PRIOR TO THE FINAL ACCEPTANCE BY THE CITY. ASSOCIATION DOCUMENTS SHALL BE SUBJECT TO THE APPROVAL OF THE CITY AND SHALL SPECIFICALLY CONTAIN COVENANTS BINDING THE ASSOCIATION TO CONTINUOUSLY MAINTAIN THE OPEN SPACE EASEMENT(S). SUCH COVENANTS SHALL NOT RELIEVE THE INDIVIDUAL LOT OWNERS OF THE RESPONSIBILITY TO MAINTAIN THE OPEN SPACE EASEMENT(S) SHOULD THE ASSOCIATION DEFAULT IN THE PERFORMANCE OF ITS MAINTENANCE RESPONSIBILITY. THE ASSOCIATION DOCUMENTS SHALL ALSO CONTAIN PROVISIONS THAT THEY MAY NOT BE AMENDED WITH REGARD TO THE OPEN SPACE EASEMENT SHALL ALWAYS REMAIN IN THE ASSOCIATION. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID OPEN SPACE.

UNDERGROUND SUBDIVISION PLAT NOTES:  
1. WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 5-FOOT-WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.  
2. GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.  
3. ANY EASEMENT DESIGNATED AS A GVEC 20' X 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.  
4. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, UPGRADE, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES AND SHALL REMAIN AT FINAL GRADE.  
5. ALL LOTS ADJOINING UTILITY LOT OR PRIVATE, CITY, COUNTY, OR STATE RIGHT OF WAY ARE SUBJECT TO A 5'X 30' GUY WIRE EASEMENT ALONG SIDE AND REAR LOT LINES.  
6. ALL ELECTRIC EASEMENTS, FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE, INCLUDE RIGHTS OF INGRESS AND EGRESS ACROSS THE SUBDIVISION FOR THE PURPOSE OF INSTALLING, SERVICING, UPGRADING, AND MAINTAINING THE ELECTRICAL FACILITIES AND SHALL REMAIN AT FINAL GRADE.  
7. ANY REQUEST TO SUBSEQUENTLY RELOCATE ANY PORTION OF THE ELECTRIC FACILITIES INSTALLED SHALL BE SUBJECT TO THE COOPERATIVE'S REASONABLE DISCRETION AND THE REQUESTING PARTY SHALL BEAR ALL COSTS ASSOCIATED WITH SUCH RELOCATION.  
8. THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRADE, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EXCAVATION BY OR ON BEHALF OF THE COOPERATIVE.

SURVEYOR'S NOTES:  
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.  
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, US SURVEY FEET, DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.  
3. DIMENSIONS SHOWN ARE SURFACE, SURFACE ADJUSTMENT FACTOR 1.00017.  
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	760.00'	6°52'58"	N63°00'02"E	91.24'	91.30'
C2	10.00'	90°17'54"	S75°17'30"E	14.18'	15.76'
C3	10.00'	89°46'30"	N14°40'16"E	14.11'	15.67'
C4	125.00'	13°49'12"	N66°30'23"E	30.08'	30.15'
C5	10.00'	81°59'26"	S32°25'16"W	13.12'	14.31'
C6	75.00'	12°11'58"	N73°28'56"E	130.72'	158.74'
C7	100.00'	54°08'11"	N57°23'33"E	91.01'	94.49'
C8	395.00'	29°12'05"	N44°55'30"E	199.14'	201.32'
C9	105.00'	71°31'37"	N23°45'44"E	122.73'	131.08'
C10	275.00'	38°01'01"	N11°12'27"W	179.14'	182.47'
C11	10.00'	81°52'16"	S33°08'04"E	13.10'	14.29'
C12	225.00'	43°40'00"	N52°14'13"W	167.36'	171.48'
C13	225.00'	12°33'20"	N24°07'33"W	49.21'	49.31'
C14	10.00'	94°44'20"	S65°13'03"E	14.71'	16.54'
C15	75.00'	7°49'00"	N63°30'17"E	10.22'	10.23'
C16	175.00'	21°49'46"	N19°29'20"W	66.27'	66.67'
C17	10.00'	81°59'26"	N71°23'56"W	13.12'	14.31'
C18	125.00'	16°51'17"	N76°02'00"E	36.64'	36.77'
C19	10.00'	85°00'00"	S41°57'39"W	13.51'	14.84'
C20	75.00'	5°00'00"	S3°02'21"E	6.54'	6.54'
C21	125.00'	5°00'00"	S3°02'21"E	10.90'	10.91'
C22	10.00'	95°00'00"	N48°02'21"W	14.75'	16.58'
C23	25.00'	90°00'00"	S39°27'39"W	35.36'	39.27'
C24	10.00'	48°49'42"	N29°57'12"W	8.27'	8.52'
C25	60.00'	190°21'02"	S40°48'28"W	119.51'	199.33'
C26	10.00'	51°31'20"	S69°46'41"E	8.69'	8.99'
C27	10.00'	77°35'47"	N45°39'45"E	12.53'	13.54'
C28	235.00'	52°39'41"	S33°11'42"W	208.47'	215.99'
C29	225.00'	89°40'06"	N14°41'30"E	317.28'	352.13'
C30	10.00'	84°28'20"	S64°08'56"W	13.44'	14.74'
C31	275.00'	37°38'11"	N40°42'27"E	177.41'	180.64'
C32	185.00'	47°33'52"	S35°44'37"W	149.21'	153.58'
C33	10.00'	107°30'03"	S41°47'20"E	16.13'	18.76'
C34	75.00'	8°02'33"	N80°26'22"E	10.52'	10.53'
C35	10.00'	106°49'18"	N23°00'26"E	16.06'	18.64'
C36	175.00'	43°12'41"	N52°00'33"W	128.88'	131.98'
C37	790.00'	6°53'45"	N63°00'25"E	95.02'	95.08'

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: \_\_\_\_\_  
BY: LESLIE OSTRANDER, ASSISTANT SECRETARY  
BY: CHTEX OF TEXAS, INC.  
A DELAWARE CORPORATION,  
ITS SOLE GENERAL PARTNER OF  
CONTINENTAL HOMES OF TEXAS, L.P.  
5419 N. LOOP 1604 E  
SAN ANTONIO, TX 78247  
(210) 496-2668

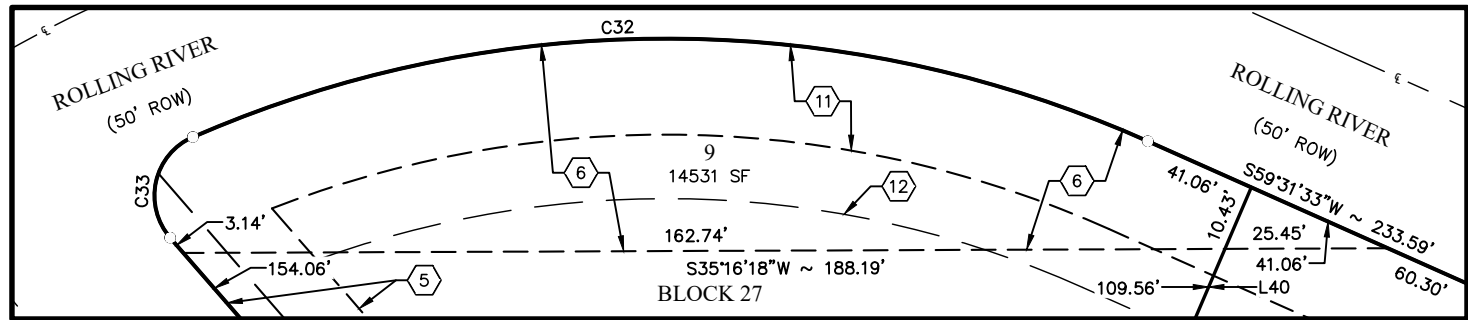
STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE OSTRANDER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_.

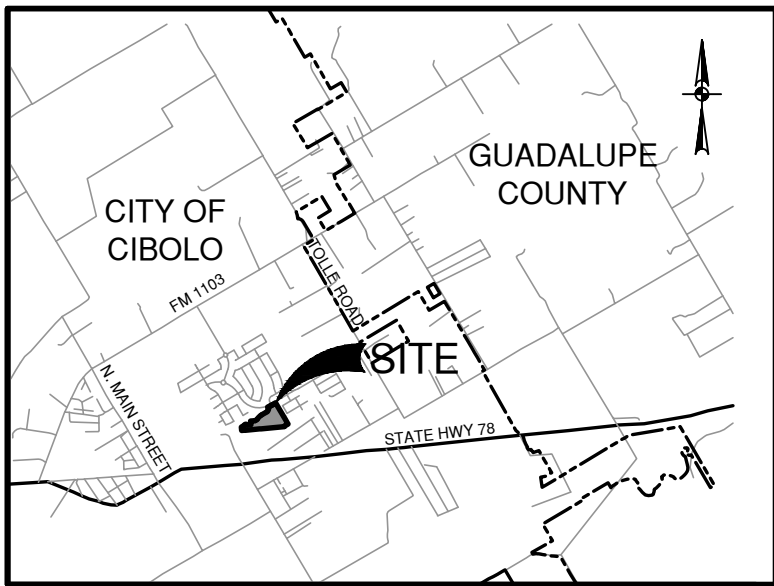
\_\_\_\_\_  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

- GENERAL NOTES:
- IN ACCORDANCE WITH THE CIBOLO UDC, APPROXIMATELY 21.20 ACRES OF PARKLAND DEDICATION IS REQUIRED FOR THE OVERALL STEELE CREEK DEVELOPMENT. THIS UNIT CONTAINS 0.000 ACRES.
  - 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 PLATING STATUTES, AND IS SUBJECT TO FINES AND WITHHOLDINGS OF UTILITIES AND BUILDING PERMITS.
  - PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
  - THE 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.
  - THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF CIBOLO IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
  - APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT, THE ENGINEER OF RECORD OR REGISTERED PROFESSIONAL LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEERS.
  - ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF CIBOLO MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
  - ROUTINE MAINTENANCE OF WEEDS AND GRASS IN ALL EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, HOME OWNERS ASSOCIATION, OR PROPERTY OWNER ASSOCIATION, ON WHICH THE EASEMENT IS LOCATED IN ACCORDANCE WITH CITY OF CIBOLO CODE OF ORDINANCE PROVISIONS FOR HIGH WEEDS AND GRASS.
  - 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.
  - ACCORDING TO FIRM MAP NO. 48187C0230F DATED NOVEMBER, 2, 2007, ALL RESIDENTIAL LOTS WITHIN THE SUBJECT PROJECT SHOWN HEREON APPEARS TO LIE OUTSIDE ZONE "X" (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
  - THE ELEVATIONS SHOWN ARE BASED ON NAVD88 DATUM.
  - THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
  - THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF CIBOLO.
  - THE PROPERTY SHOWN HEREON IS LOCATED INSIDE THE SHERITZ-CIBOLO-UNIVERSAL CITY SCHOOL DISTRICT.
  - 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.
  - APPROXIMATELY 43,020 LF OF PUBLIC ROAD IS PROVIDED WITHIN THIS PLAT.
  - ALL PROPOSED STREETS WILL BE DEDICATED TO THE PUBLIC AND MAINTAINED BY THE CITY OF CIBOLO, UNLESS OTHERWISE NOTED.
  - THE PROPERTY SHOWN HEREON WILL HAVE UTILITIES PROVIDED BY THE FOLLOWING:  
WATER: CITY OF CIBOLO  
SEWER: CITY OF CIBOLO  
ELECTRICITY: GVEC
  - ALL RESIDENTIAL LOTS WITHIN THIS PLAT ARE WITHIN THE CITY OF CIBOLO, AND ARE ZONED SF-3, PER CITY ORDINANCE # 1230.

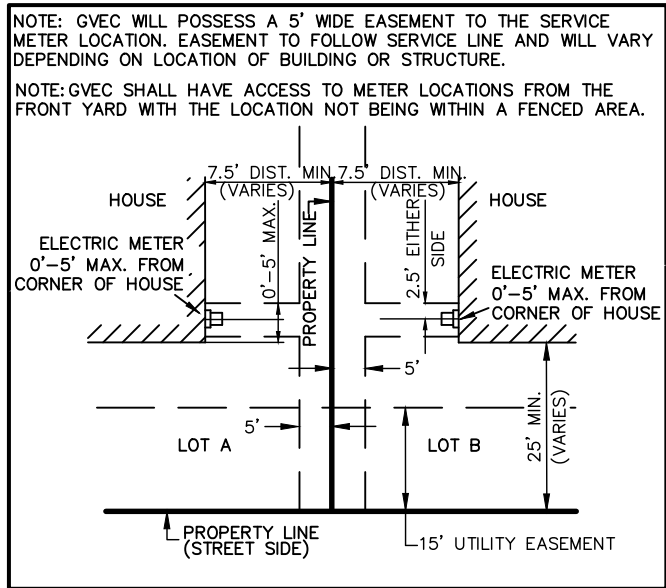
LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N59°33'32"E	18.28'	L23	N23°13'04"W	47.95'
L2	N59°27'16"E	50.00'	L24	S59°35'47"W	106.78'
L3	N59°33'32"E	113.97'	L25	S8°34'27"E	4.06'
L4	N59°35'47"E	20.00'	L26	S81°25'33"W	50.00'
L5	S30°24'13"E	50.00'	L27	S8°34'27"E	36.81'
L6	S59°35'47"W	126.78'	L28	N30°24'13"W	21.10'
L7	N8°34'27"W	24.06'	L29	N84°27'39"E	641.57'
L8	N81°25'33"E	50.00'	L30	N0°32'21"W	17.93'
L9	S8°34'27"E	20.00'	L31	N5°32'21"W	86.69'
L10	S84°27'39"W	728.39'	L32	S5°32'21"E	86.69'
L11	N5°32'21"W	20.00'	L33	N0°32'21"W	11.80'
L12	N84°27'39"E	50.00'	L34	N5°32'21"W	95.21'
L13	S5°32'21"E	20.00'	L35	N84°27'39"E	50.00'
L14	N5°32'21"W	20.00'	L36	S5°32'21"E	83.97'
L15	N84°27'39"E	19.00'	L37	S84°27'39"W	631.28'
L16	N73°01'13"E	12.00'	L38	N59°33'32"E	27.29'
L17	N84°27'39"E	19.00'	L39	N45°29'41"W	118.73'
L18	S5°32'21"E	28.82'	L40	S31°20'37"E	120.01'
L19	S84°27'39"W	120.00'	L41	S5°33'06"E	24.54'
L20	N58°25'02"E	94.51'	L42	S0°05'36"E	72.73'
L21	N84°27'39"E	113.27'	L43	N8°54'19"W	5.78'
L22	N5°32'21"W	105.00'			



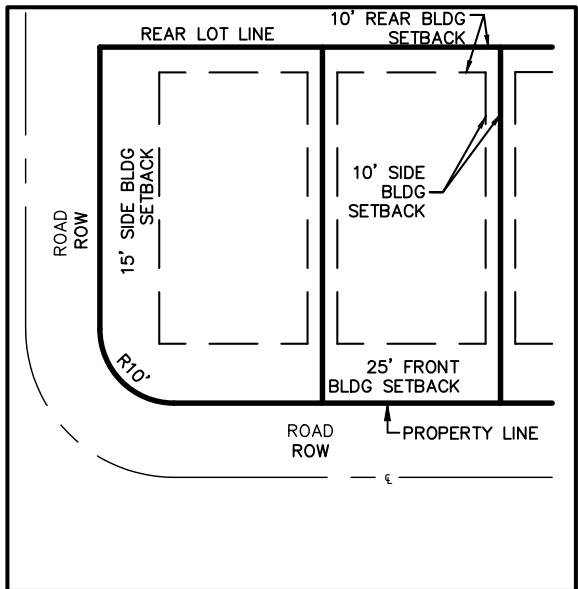
DETAIL "C"  
SEE SHEET 2 OF 2  
SCALE: 1" = 30'



LOCATION MAP  
NOT-TO-SCALE



TYPICAL EASEMENT ON  
INTERIOR PROPERTY LINE  
NOT-TO-SCALE



TYPICAL LOT SETBACKS  
EXCEPT AS NOTED  
NOT-TO-SCALE

STATE OF TEXAS  
COUNTY OF BEXAR

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

\_\_\_\_\_  
LICENSED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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

\_\_\_\_\_  
REGISTERED PROFESSIONAL LAND SURVEYOR

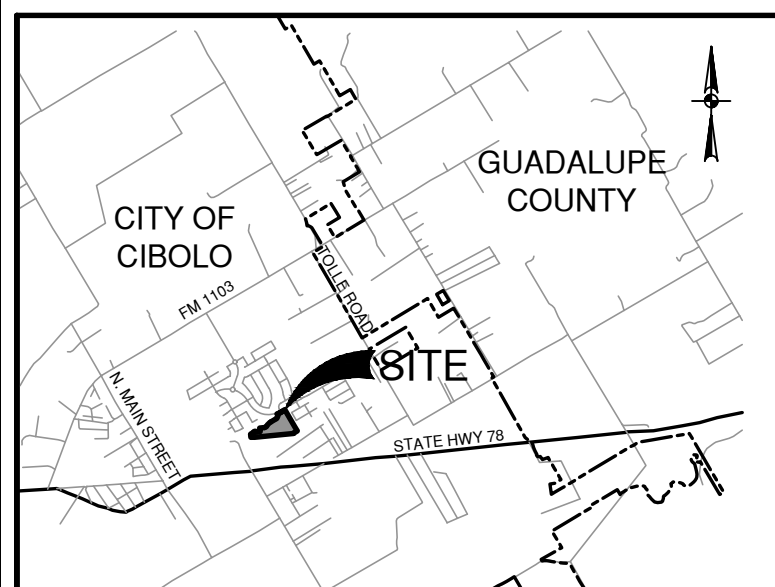
SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

SEE THIS SHEET FOR LINE AND  
CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 2



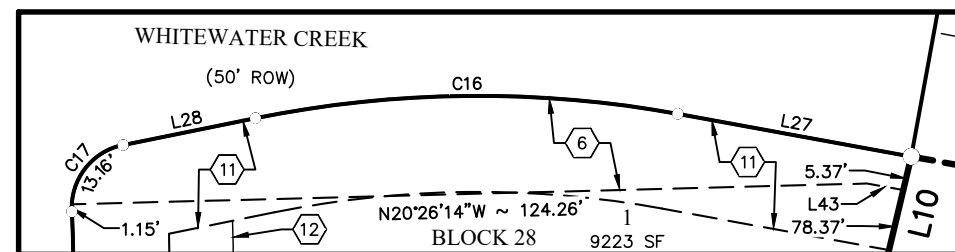
LOCATION MAP  
NOT-TO-SCALE

### LEGEND

- |       |   |     |   |
|-------|---|-----|---|
| AC    | ACRE(S)   | VOL | VOLUME  |
| DOC   | DOCUMENT  | PG  | PAGE(S)   |
| DPRGC | DEED AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS  | ROW | RIGHT-OF-WAY (SURVEYOR)                           |
| NO    | NUMBER  | ●   | FOUND 1/2" IRON ROD (CUDE UNLESS NOTED OTHERWISE) |
| OPRG  | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF GUADALUPE COUNTY, TEXAS | ○   | SET 1/2" IRON ROD (PD)                            |
|       |   | ○   | SET 1/2" IRON ROD (PD)-ROW                        |
|       |   | ○   | EASEMENT POINT OF INTERSECTION                    |

- |     |      |   |
|-----|------|---|
| --- | 1140 | EXISTING CONTOURS   |
| --- | ---  | CENTERLINE  |
| --- | ---  | CITY OF CIBOLO CITY LIMITS  |
| --- | ---  | EFFECTIVE EXISTING FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN PER PANEL NO. 48187C0230F, DATED NOVEMBER 2ND, 2007, FOR GUADALUPE COUNTY, TEXAS |

- |    |  |   |  |
|----|--|---|--|
| 5  | 1" VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)  | 1 | VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT (VOL 9, PG 687-690, PRGC) |
| 6  | VARIABLE WIDTH CLEAR VISION EASEMENT   | 2 | 12" SANITARY SEWER AND DRAINAGE EASEMENT (VOL 9, PG 684-686, PRGC)                       |
| 8  | 10' DRAINAGE EASEMENT  | 3 | VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9, PG 684-686, PRGC)                               |
| 11 | 15' GETCTV EASEMENT  |   |  |
| 12 | 25' BUILDING SETBACK   |   |  |
| 13 | 15' GETCTV EASEMENT (0.088 ACRES)  |   |  |
| 14 | 12" SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.309 ACRES)   |   |  |
| 15 | VARIABLE WIDTH GETCTV, ACCESS, SEWER, WATER, DRAINAGE AND TURNAROUND EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.167 ACRES) |   |  |
| 16 | 20'X50' GETCTV, ACCESS, SEWER, WATER AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.092 ACRES)                    |   |  |



May 27, 2025

On behalf of the:

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



Re: Final Plat Review  
Steele Creek Unit 4A (PC-25-16-FP)

Ms. Walker,

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

General Note -

1. Please include as part of your resubmittal a comment response letter addressing all comments.
2. There are outstanding comments on the construction plans for Unit 4A. Final plat can not be approved until these are resolved.

Sheet 1 of 2 -

1. Per the Steel Creek Land Study, the minimum required parkland is 32.93 acres, acreages do not match. Verify and update accordingly.
2. Current zoning is SF-6. Please update plat accordingly.
3. Missing a Keynote call out for an easement in Detail "C", update accordingly.
4. It appears that a Keynote is mislabeled in Detail "C", verify and update accordingly.
5. It appears a call out is repeated, verify and update accordingly.
6. It appears only 5 out of 6 Blocks are identified in Plat, verify and update accordingly.

Sheet 2 of 2 -

1. Ensure all abbreviations are being used in plat, update Legend accordingly.
2. Add easement line type to Legend.
3. Provide missing dimension for Whitewater Creek.

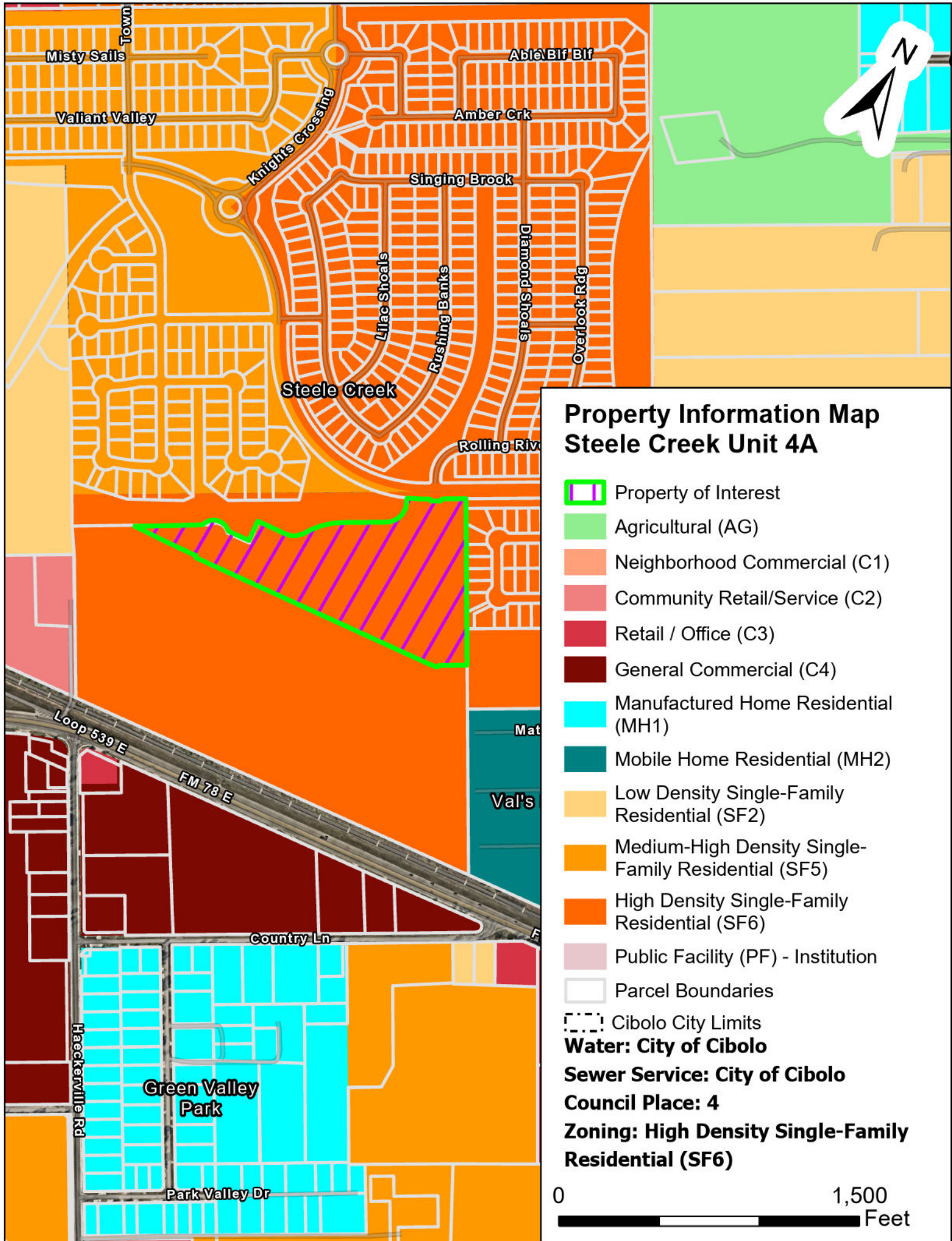
Our review of the project does not relieve or release the Engineer of Record or Surveyor of Record from complying with any and all the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If you require additional information, please contact our office.

Sincerely,



Andy Carruth, P.E.

Plan Reviewer for the City of Cibola





## Planning and Zoning Commission Staff Report

### B. Discussion/Action regarding the Final Plat of Grace Valley Ranch Phase 3B.

Meeting	Agenda Group
Wednesday, June 11, 2025, 6:30 PM	Discussion/Action Items Item: 8B.
From	
Lindsey Walker, Planner I	

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

#### PROPERTY INFORMATION:

**Project Name:** PC-25-21-FP

**Owner:** Richard Mott, PE, Lennar Homes of Texas Land and Construction, LTD.

**Representative:** Miguel Sandoval, Cude Engineers

**Area:** 20.657 acres

**Location:** Generally located near the intersection of Weil Road and Lazy Acres Lane

**Place:** ETJ

**Zoning** ([map](#)): ETJ

**Proposed Use:** 117 residential lots, 5 open space lots

**Utility Providers:** Sewer/Water – GVSUD and Electricity - Guadalupe Valley Electric Coop

#### FINDINGS/CURRENT ACTIVITY:

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

This final Plat of Green Valley Ranch Phase 3B establishes one hundred seventeen (117) single-family residential lots that average 40' x 115' in lot size. There are four (4) designated open space drainage lots, assigned as Lot 901 within their respective blocks to serve as the necessary drainage improvements for the subdivision. The preliminary plat for Phase 3B was approved in May 2024.

#### STREETS/FUTURE THOROUGHFARE PLAN (FTPX):

This Plat includes approximately 3,010 linear feet of roadway. This plat establishes Pintail Avenue, Merganser Avenue, Ring-necked Road, Goldeneye Court, and Shoveler Street, with Sixty (60) feet right-of-way. This plat also establishes portions of Thea Meadows, with Fifty (60) foot right-of-way. Maintenance of all streets will be the responsibility of the Grace Meadows Homeowner Association, no the responsibility of the City of Cibolo.

#### UTILITIES:

The development of the water and sewer utilities within this unit are to be constructed and served by Green Valley Special Utility District (GVSUD). Since the development is served by GVSUD, a PIA was not required. Electricity is to be provided by Guadalupe Valley Electric Coop (GVEC).

**DRAINAGE:**

Drainage was reviewed and found to comply with the master drainage study approved in August 2022.

**PARKLAND:**

A letter provided by the applicant states the provided parkland dedication for this unit exceeds the required total acreage by 8%.

**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:

- Missing label and square footage for a lot.
- Missing angles on road.
- Text conflicts that obstruct lot information on several lots.
- Missing curve label.
- Minor corrections, such as updating page numbers and years on signature blocks.

Therefore, Staff recommends DENIAL of this Final Plat.

**Attachments**

[Application](#)

[Final Plat](#)

[City Engineer's Letter](#)

[Staff Map](#)

**Cibolo**  
**Final Plat Application**

Online Request #: 2720252

Project #: PC-25-21-FP

Submitted by:  
Miguel Sandoval  
msandoval@cudeengineers.com  
(210) 681-2951

Location: **Weil Road approximately 7500 linear feet from FM 1103**

City: **Cibolo** State: **TX** Zip: **78214**

**Contact Information**

**Applicant's Contact Information**

Title: First Name: **Miguel** Last Name: **Sandoval** Suffix:

Business Name: **Cude Engineers**

Mailing Address: **4122 Pond Hill Rd., Ste. 101**

City: **San Antonio** State: **TX** Zip: **78231**

Email Address: **msandoval@cudeengineers.com**

Cell Phone: **(210) 251-1600** Work Phone: Home Phone: **(210) 681-2951**

**Property Owner's Contact Information**

Title: First Name: \_ Last Name: Suffix:

Business Name:

Mailing Address:

City: State: \_ Zip:

Email Address:

Cell Phone: Work Phone: Home Phone:



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

## Representative's Contact Information

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

## Application Questionnaire (\* denotes required question)

### Final Plat

**Project Name \*** Grace Valley Ranch, Phase 3B

**Total Acres \*** 22.476

**Survey Name \*** Frailan De La Garza

**Abstract No. \*** 143

**Current Zoning \*** N/A

**Proposed Zoning \*** N/A

**Overlay \*** Old Town

**# of Lots \*** 117



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

# of Units \*

117

Work Type \*

Single-Family

Specify \*

Total Proposed Square Footage \*

Total Proposed Square Footage \*

Current Use \*

Undeveloped

Proposed Use \*

Single-Family

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

Miguel Sandoval

Acknowledgement \*

Yo declaro que, a mi mejor conocimiento, toda la información proporcionada en esta aplicación es verdadera, precisa y completa. Yo declaro que esta información es verdadera y precisa a mi mejor conocimiento (esto es, que no he omitido ninguna información relevante, que no he exagerado, que no he mentado, que no he falsificado, que no he copiado, que no he plagado, que no he usado información confidencial, etc.).

Enter Signature: \*

Miguel Sandoval



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

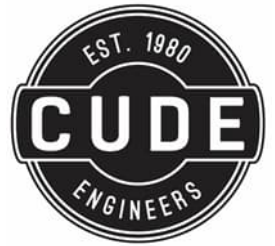
## Documents Uploaded

The following documents are attached to the Application.

<b>Copy of a Final Tree Survey</b>	<b>gv_3b tpp.pdf</b>
<b>Copy of the Final Plat Encompassing All Land Owned by the Subdivider</b>	<b>gv_3b_final plat.pdf</b>
<b>Copy of the Final Traffic Impact Analysis Report</b>	<b>tia report_grace valley ranch.pdf</b>
<b>Copy of the Final Utility and Final Storm Water Management Report</b>	<b>2024-03-21 - swmp_report.pdf</b>  <b>c3.00_util-c3.00.pdf</b>
<b>Narrative of Application Request</b>	<b>2025-04-07 - narrative of application request.pdf</b>
<b>Project Applicable LOC Approvals</b>	<b>grace valley 3b - loc- combined.pdf</b>
<b>Proof of Tax Certification</b>	<b>20250414_gvu3b tax certificate.pdf</b>
<b>Signed Deposit Agreement</b>	<b>grace valley 3b_final plat app_signed.pdf</b>
<b>Signed Notarized Authorization Form</b>	<b>grace valley 3b_final plat app_signed.pdf</b>
<b>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.</b>	<b>parkland dedication.pdf</b>



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



4/7/2025

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

Grace Valley Ranch, Phase 3B – Final Plat Application Request

Dear Mrs. Walker,

This letter is regarding the final plat application request for the development project known as Grace Valley Ranch, Phase 3B. This development encompasses 22.476 acres and consists of 117 single-family homes located within the City of Cibolo Extraterritorial Jurisdiction, Guadalupe County, Texas.

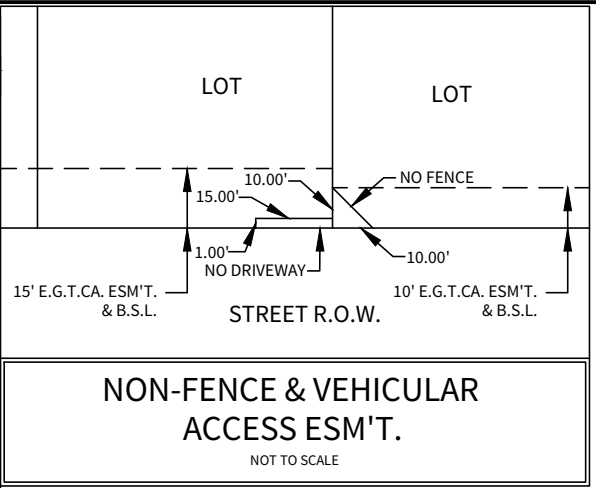
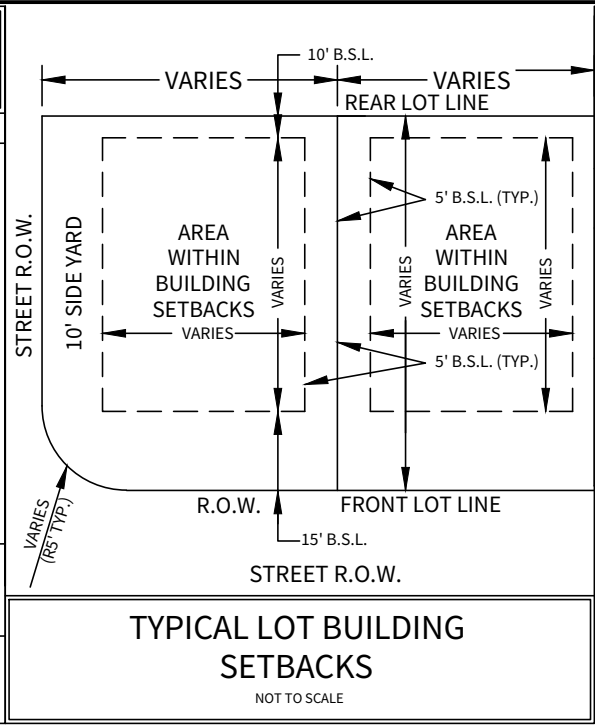
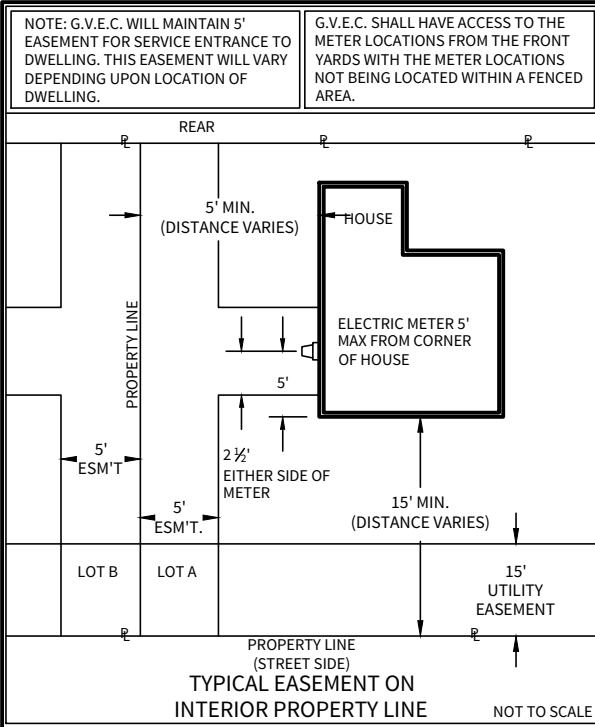
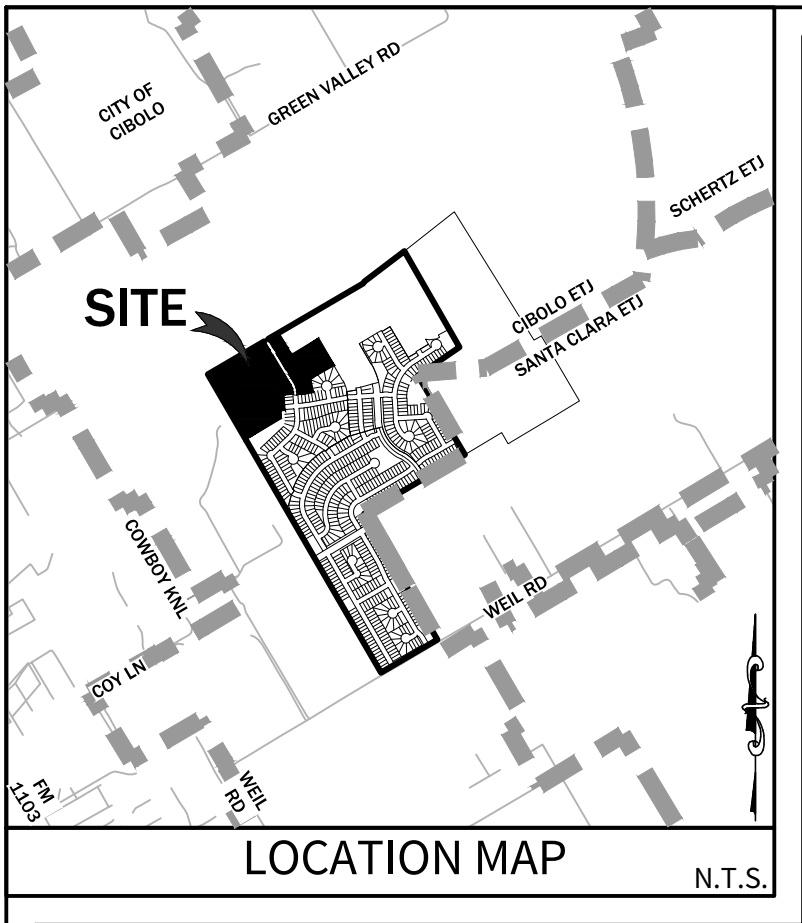
The purpose of this correspondence is to formally request the review of the Grace Valley Ranch, Phase 3B final plat by the City of Cibolo staff, Planning and Zoning Commission and the City Council.

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

Sincerely,

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

Kyle Hudek, P.E.  
Senior Project Manager



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

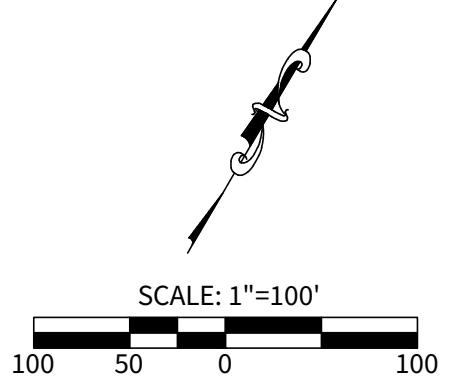
KEYNOTES

1. 15' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE
2. 10' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE
3. NON-FENCE AND VEHICULAR NON-ACCESS EASEMENT
4. 1' VEHICULAR NON-ACCESS ESM'T
5. DEAD-END FIRE ACCESS ROAD TURNAROUND EASEMENT
6. 120' DIAMETER TEMPORARY TURNAROUND ESM'T. (TO EXPIRE UPON INCORPORATION INTO PUBLIC ROW)
1. 15' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE (CONCURRENT PHASE 3A)
2. 10' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE (CONCURRENT PHASE 3A)
3. VARIABLE WIDTH SANITARY SEWER EASEMENT (CONCURRENT PHASE 3A)
4. NON-FENCE & VEHICULAR ACCESS EASEMENT (CONCURRENT PHASE 3A)
5. 1' VEHICULAR NON-ACCESS ESM'T (CONCURRENT PHASE 3A)

117 RESIDENTIAL LOTS AND 5 OPEN SPACE LOTS (NON-RESIDENTIAL) IN 6 BLOCKS

FINAL PLAT OF GRACE VALLEY RANCH PHASE 3B

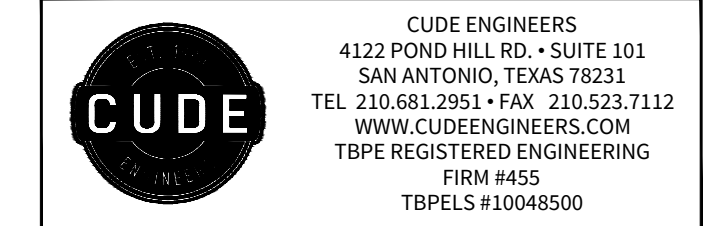
A 22.476 ACRE PORTION OF A 136.07 ACRE TRACT OF LAND BEING OUT OF THE FRILAN DE LA GARZA SURVEY, ABSTRACT NO. 143 AND JOSE MARIA CADENA SURVEY, ABSTRACT NO. 93, IN THE CITY OF CIBOLA, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 151 ACRES OF LAND, AS DESCRIBED IN VOLUME 1001, PAGE 0477, VOLUME 1016, PAGE 23635, & VOLUME 1913, PAGE 0928 OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.



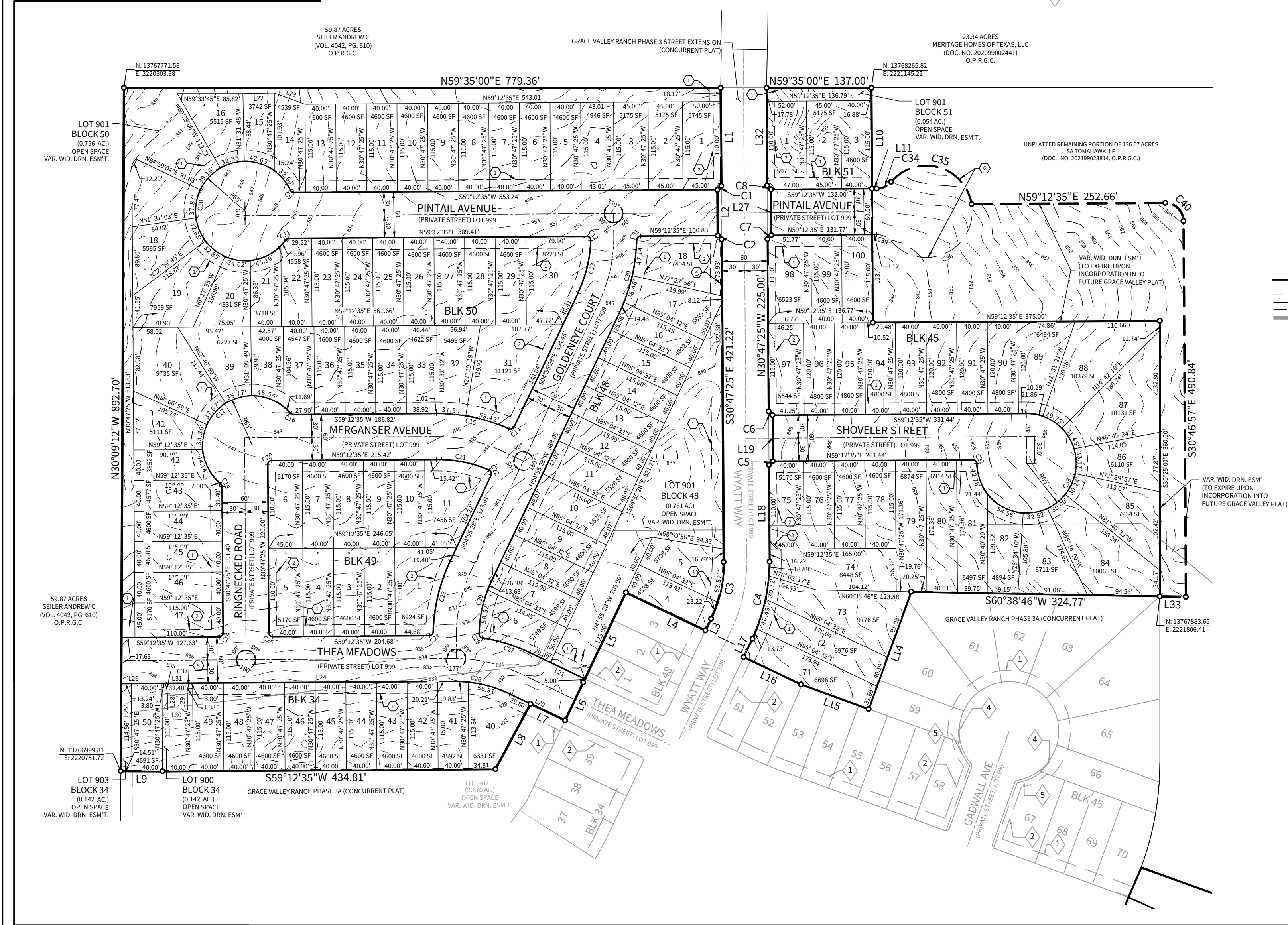
LEGEND

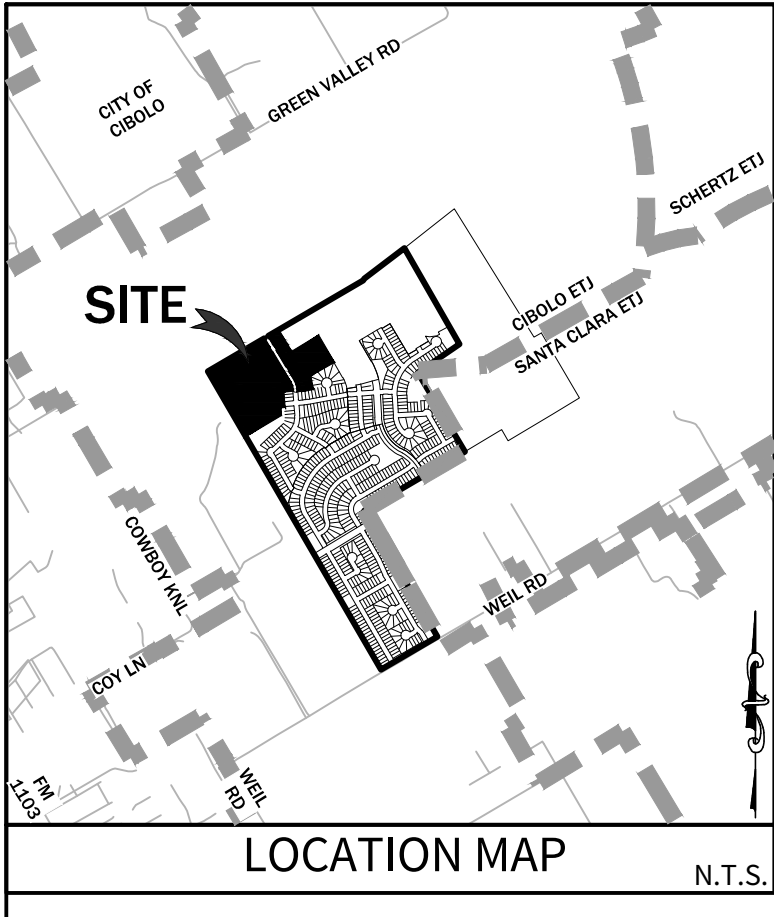
- |            |   |
|------------|---|
| Ac.        | = ACRES   |
| B.S.L.     | = BUILDING SETBACK LINE   |
| BLK        | = BLOCK   |
| C1         | = CURVE NUMBER  |
| DOC.       | = DOCUMENT  |
| DRN.       | = DRAINAGE  |
| ESMT.      | = EASEMENT  |
| E.G.T.CA.  | = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION                       |
| E.T.J.     | = EXTRATERRITORIAL JURISDICTION                                       |
| G.V.E.C.   | = GUADALUPE VALLEY ELECTRIC COOPERATIVE                               |
| G.V.S.U.D. | = GREEN VALLEY SPECIAL UTILITY DISTRICT                               |
| L1         | = LINE NUMBER   |
| L.F.       | = LINEAR FEET   |
| MAX.       | = MAXIMUM   |
| MIN.       | = MINIMUM   |
| NAD        | = NORTH AMERICAN DATUM  |
| NO.        | = NUMBER  |
| O.P.R.G.C. | = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS                  |
| EX         | = EXISTING  |
| PGS.       | = PAGES   |
| R          | = PROPERTY LINE   |
| R          | = RADIUS  |
| RD.        | = ROAD  |
| R.O.W.     | = RIGHT-OF-WAY  |
| SAN. SEW.  | = SANITARY SEWER  |
| S.U.D.     | = SPECIAL UTILITY DISTRICT  |
| SF         | = SQUARE FEET   |
| TYP.       | = TYPICAL   |
| UDC        | = UNIFIED DEVELOPMENT CODE  |
| VAR.       | = VARIABLE  |
| VOL.       | = VOLUME  |
| WAT.       | = WATER   |
| WID.       | = WIDTH   |
|            | = RIGHT-OF-WAY  |
| -800-      | = EXISTING GROUND MAJOR CONTOUR                                       |
| -800-      | = EXISTING GROUND MINOR CONTOUR                                       |
| -          | = EXISTING PROPERTY LINE  |
| -          | = STREET CENTERLINE   |
| -          | = CITY LIMIT LINE   |
| +          | = IRON ROD SET WITH PLASTIC CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED |

OWNER/DEVELOPER:  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TEXAS 78216  
PHONE: 210-403-6200  
CONTACT PERSON: RICHARD MOTT, P.E.



CONTACT: JEFFREY MCKINNIE, P.E. PROJECT # R03346.010





#### NOTES:

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

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

BY: \_\_\_\_\_  
CITY ENGINEER, CITY OF CIBOLO

STATE OF TEXAS  
COUNTY OF GUADALUPE

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

REGISTERED PROFESSIONAL ENGINEER  
JEFFREY A. MCKINNIE

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF GUADALUPE

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

REGISTERED PROFESSIONAL LAND SURVEYOR  
CHRIS WALTERSCHEIDT

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS PLAT OF GRACE VALLEY RANCH, PHASE 3B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2024.

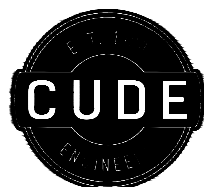
BY: \_\_\_\_\_ CHAIR BY: \_\_\_\_\_ VICE CHAIR

THIS PLAT OF GRACE VALLEY RANCH, PHASE 3B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2024.

BY: \_\_\_\_\_ MAYOR BY: \_\_\_\_\_ CITY SECRETARY

OWNER/DEVELOPER:  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TEXAS 78216  
PHONE: 210-403-6200  
CONTACT PERSON: RICHARD MOTT, P.E.



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

CONTACT: JEFFREY MCKINNIE, P.E. PROJECT # R03346.010

#### NOTES:

1. THE PROPERTY SHOWN HEREON LIES WITHIN THE CITY OF CIBOLO, ETJ.
2. THE PROPERTY SHOWN HEREON IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
3. THE PROPERTY SHOWN HEREON IS LOCATED INSIDE SCHERTZ-CIBOLO-UNIVERSAL CITY SCHOOL DISTRICT.
4. THE PROPERTY SHOWN HEREON WILL HAVE UTILITIES PROVIDED BY THE FOLLOWING  
WATER - GVSUD  
SEWER - GVSUD  
ELECTRICITY - G.V.E.C.  
TELECOMMUNICATION - AT&T AND SPECTRUM
5. NO PORTION OF THE PROPERTY EXCEPT SHOWN HEREON IS LOCATED WITHIN A 1% ANNUAL CHANCE (100-YEAR) FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP GUADALUPE COUNTY, TEXAS COMMUNITY PARCEL NUMBER 48187C 0230F, REVISED NOVEMBER 2, 2007.
6. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED ABOVE.
7. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREE AND OTHER OBSTRUCTIONS), READING METERS AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
8. ALL EXISTING G.V.E.C. OVERHEAD LINES POSSESS A 30' CENTERLINE EASEMENT, 15' EACH SIDE OF LINE.
9. BEARING REFERENCE SOURCE IS THE TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (4204), NAD 83 (2011).
10. MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF CUDE ENGINEERS TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND PLASTIC CAPS STAMPED "CUDE", UPON COMPLETION OF CONSTRUCTION.
11. HOMEOWNER(S) ASSOCIATION WILL MOW AND MAINTAIN PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS.
12. THE CITY OF CIBOLO AND/OR GUADALUPE COUNTY RESERVES THE RIGHT TO RENAME STREETS AND/OR CHANGE HOUSE NUMBERS DUE TO INCOMPATIBILITY WITH EXISTING NAME LAYOUT, EMERGENCY VEHICLE RESPONSE, AND MAIL DELIVERY.
13. LOT SQUARE FOOTAGES SHOWN HEREON WERE DERIVED FROM DIMENSIONS SHOWN, BUT DO REFLECT A CERTIFIED INCREASE IN ACREAGE ACCURACY BEYOND THAT OF THE TOTAL ACREAGE SHOWN HEREON (20.871 AC.).
14. LOTS IN SUBDIVISION PLAT INCLUDE DRAINAGE EASEMENTS AND OPEN SPACE.
15. THIS PLAT CONTAINS APPROXIMATELY 3,010 L.F. OF ROADWAY.
16. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CIBOLO AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
17. PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
18. THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF CIBOLO IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
19. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF

HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEERS.

20. ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF CIBOLO MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
21. ROUTINE MAINTENANCE OF WEEDS AND GRASS IN ALL EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, HOA, OR PROPERTY OWNER ASSOCIATE ON WHICH THE EASEMENT IS LOCATED IN ACCORDANCE WITH CITY OF CIBOLO UDC AND THE CITY OF CIBOLO BUILDING CODE, EACH OF WHICH AS MAY BE AMENDED, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
22. ALL UTILITIES, INCLUDING, BUT NOT LIMITED TO, ELECTRICAL WIRING, NATURAL GAS, TELEPHONE, CABLE, INTERNET, AND SECURITY SYSTEMS, SHALL BE LOCATED IN THE FRONT YARD, SHALL BE INSTALLED UNDERGROUND AND SHALL BE MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE CITY CODES AND REGULATIONS FOR SUCH SYSTEMS. ANY UTILITIES REQUIRED TO BE PLACED ABOVE GROUND MUST BE PLACED ON STEEL POLES OR ANOTHER MATERIAL WITH COMPARABLE STRENGTH AND DURABILITY, AS APPROVED BY THE CITY ENGINEER AND AFFECTED UTILITY PROVIDER, MEETING THE REQUIREMENTS OF THE CITY AND THE APPLICABLE UTILITY PROVIDER. ROUTINE MAINTENANCE OF GRASS AND WEEDS IN ALL EASEMENTS SHALL BE THE RESPONSIBLE OF THE OWNER ON WHOSE PROPERTY THE EASEMENT IS LOCATED, EXPECTED WHERE EXPRESSLY STIPULATED TO BE MAINTAINED BY SOME OTHER PARTY.
23. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
24. NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF CIBOLO SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
25. TREE SURVEY WILL BE PROVIDED ON A PHASE TO PHASE BASIS.
26. A GEOTECHNICAL REPORT DEMONSTRATING COMPLIANCE WITH ALL RECOMMENDED PRACTICE FOR THE DESIGN OF RESIDENTIAL FOUNDATIONS, VERSION 1 STANDARDS OF THE TEXAS SECTION OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS, THE GEOTECHNICAL STANDARDS OF THE CITY OF CIBOLO UDC AND THE CITY OF CIBOLO BUILDING CODE, EACH OF WHICH AS MAY BE AMENDED, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
27. ALL STREETS ARE DESIGNATED AS A 60' UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR PUBLIC ACCESS, GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, RECYCLED WATER MAINS, AND EMERGENCY ACCESS EASEMENT.
28. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY, OR ROAD WIDENING EASEMENT. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER IDENTIFIES AND HOLDS THE CITY OF CIBOLO, GUADALUPE COUNTY, THEIR OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
29. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF CIBOLO AND/OR GUADALUPE COUNTY, TEXAS. NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY ASSUMES ANY OBLIGATION TO THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY ASSUMES ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE PUBLIC ROAD SYSTEM AND PUBLIC STREETS IN THE RESPECTIVE JURISDICTIONS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S30°47'25"E	128.17'
L2	S30°47'25"E	60.00'
L3	S04°55'28"E	16.85'
L4	S85°04'32"W	115.00'
L5	S04°55'28"E	130.00'
L6	S04°55'28"E	55.00'
L7	S85°04'32"W	50.00'
L8	S02°09'30"E	96.81'
L9	S59°50'48"W	54.51'
L10	S30°47'25"E	131.88'
L11	N59°25'46"E	5.88'
L12	S59°12'47"W	5.72'
L13	S30°47'25"E	115.00'
L14	S10°26'08"E	162.96'
L15	S79°33'52"W	93.99'
L16	S85°04'32"W	83.02'
L17	N04°55'28"W	26.85'
L18	N30°47'25"W	126.22'
L19	N30°47'25"W	60.00'
L20	N85°04'32"E	79.80'
L21	S85°04'32"W	79.80'
L22	N58°28'12"E	40.95'
L23	N79°45'57"E	42.72'
L24	N59°12'35"E	344.01'
L25	N30°09'12"W	114.40'

LINE TABLE		
LINE	BEARING	LENGTH
L26	N59°12'35"E	57.04'
L27	N30°47'25"W	60.00'
L28	N30°47'25"W	22.00'
L29	N30°47'25"W	22.00'
L30	N59°12'35"E	26.00'
L31	N59°12'35"E	32.40'
L32	N30°47'25"W	127.78'
L33	S60°38'46"W	34.01'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	5.00'	90°00'00"	7.85'	S14°12'35"W	7.07'
C2	5.00'	90°00'00"	7.85'	S75°47'25"E	7.07'
C3	170.00'	25°51'57"	76.75'	S17°51'27"E	76.10'
C4	230.00'	25°51'57"	103.83'	N17°51'27"W	102.95'
C5	5.00'	90°00'00"	7.85'	N14°12'35"E	7.07'
C6	5.00'	90°00'00"	7.85'	N75°47'25"W	7.07'
C7	5.00'	90°00'00"	7.85'	N14°12'35"E	7.07'
C8	5.00'	90°00'00"	7.85'	N75°47'25"W	7.07'
C9	5.00'	65°34'06"	5.72'	N88°00'22"W	5.41'
C10	65.00'	299°40'01"	339.96'	S25°03'20"E	65.33'
C11	5.00'	54°05'55"	4.72'	N32°09'37"E	4.55'
C12	5.00'	92°03'31"	8.03'	S74°45'40"E	7.20'
C13	170.00'	23°48'26"	70.64'	S16°49'41"E	70.13'
C14	5.00'	88°33'17"	7.73'	S39°21'11"W	6.98'
C15	230.00'	24°25'14"	98.03'	S71°25'12"W	97.29'
C16	5.00'	50°06'08"	4.37'	S84°15'39"W	4.23'
C17	65.00'	190°12'15"	215.78'	S14°12'35"W	129.48'
C18	5.00'	50°06'08"	4.37'	S55°50'29"E	4.23'
C19	5.00'	90°00'00"	7.85'	S14°12'35"W	7.07'
C20	5.00'	90°00'00"	7.85'	N14°12'35"E	7.07'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C21	170.00'	23°48'26"	70.64'	N71°06'48"E	70.13'
C22	5.00'	92°03'31"	8.03'	S50°57'14"E	7.20'
C23	230.00'	23°57'55"	96.20'	S16°54'26"E	95.50'
C24	5.00'	88°05'58"	7.69'	S15°09'36"W	6.95'
C25	5.00'	90°00'00"	7.85'	N75°47'25"W	7.07'
C26	170.00'	25°51'57"	76.75'	N72°08'33"E	76.10'
C27	230.00'	16°11'56"	65.03'	S76°58'34"W	64.81'
C28	5.00'	81°52'50"	7.15'	N70°10'59"W	6.55'
C29	170.00'	24°19'06"	72.15'	N17°05'01"W	71.61'
C30	230.00'	24°25'14"	98.03'	N17°08'05"W	97.29'
C31	5.00'	88°33'17"	7.73'	N14°55'56"E	6.98'
C32	5.00'	90°00'00"	7.85'	S75°47'25"E	7.07'
C33	65.00'	270°00'01"	306.31'	N14°12'34"E	91.92'
C34	25.00'	49°39'21"	21.67'	N34°36'06"E	20.99'
C35	60.00'	130°31'16"	136.68'	N75°02'03"E	108.99'
C36	60.00'	148°51'28"	155.88'	S34°43'25"W	115.60'
C38	28.00'	27°39'50"	13.52'	N16°57'30"W	13.39'
C39	25.00'	49°56'34"	21.79'	S84°10'52"W	21.11'
C40	24.00'	90°00'00"	37.70'	S75°47'25"E	33.94'

#### 117 RESIDENTIAL LOTS AND 5 OPEN SPACE LOTS (NON-RESIDENTIAL) IN 6 BLOCKS

#### FINAL PLAT OF GRACE VALLEY RANCH PHASE 3B

A 22.476 ACRE PORTION OF A 136.07 ACRE TRACT OF LAND BEING OUT OF THE FRAILAN DE LA GARZA SURVEY, ABSTRACT NO. 143 AND JOSE MARIA CADENA SURVEY, ABSTRACT NO. 93, IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 151 ACRES OF LAND, AS DESCRIBED IN VOLUME 1001, PAGE 0477, VOLUME 1016, PAGE 23635, & VOLUME 1913, PAGE 0928 OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

STATE OF ARIZONA  
COUNTY OF \_\_\_\_\_

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

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

BY: \_\_\_\_\_  
STEVEN S. BENSON, ITS MANAGER

STATE OF ARIZONA  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

#### GUADALUPE VALLEY E.C. NOTES "EASEMENT REQUIREMENTS"

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

THIS SUBDIVISION PLAT OF GRACE VALLEY RANCH PHASE 3B HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

BY: \_\_\_\_\_  
AGENT FOR GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.

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

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

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

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

BY: \_\_\_\_\_  
AGENT FOR GREEN VALLEY S.U.D.

May 27, 2025

On behalf of the:

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



Re: Final Plat Review  
Grace Valley Ranch U3B (PC-25-21-FP)

Ms. Walker,

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

General Notes-

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

Sheet 1 of 2 -

1. Please label Lot 17 and provide Sqft of the lot.
2. Please fix Text conflicts as marked up in the plat.
3. Please gray back linework as it is not a part of current plat limits.
4. Please provide the angle between Street Centerlines.

Sheet 2 of 2 -

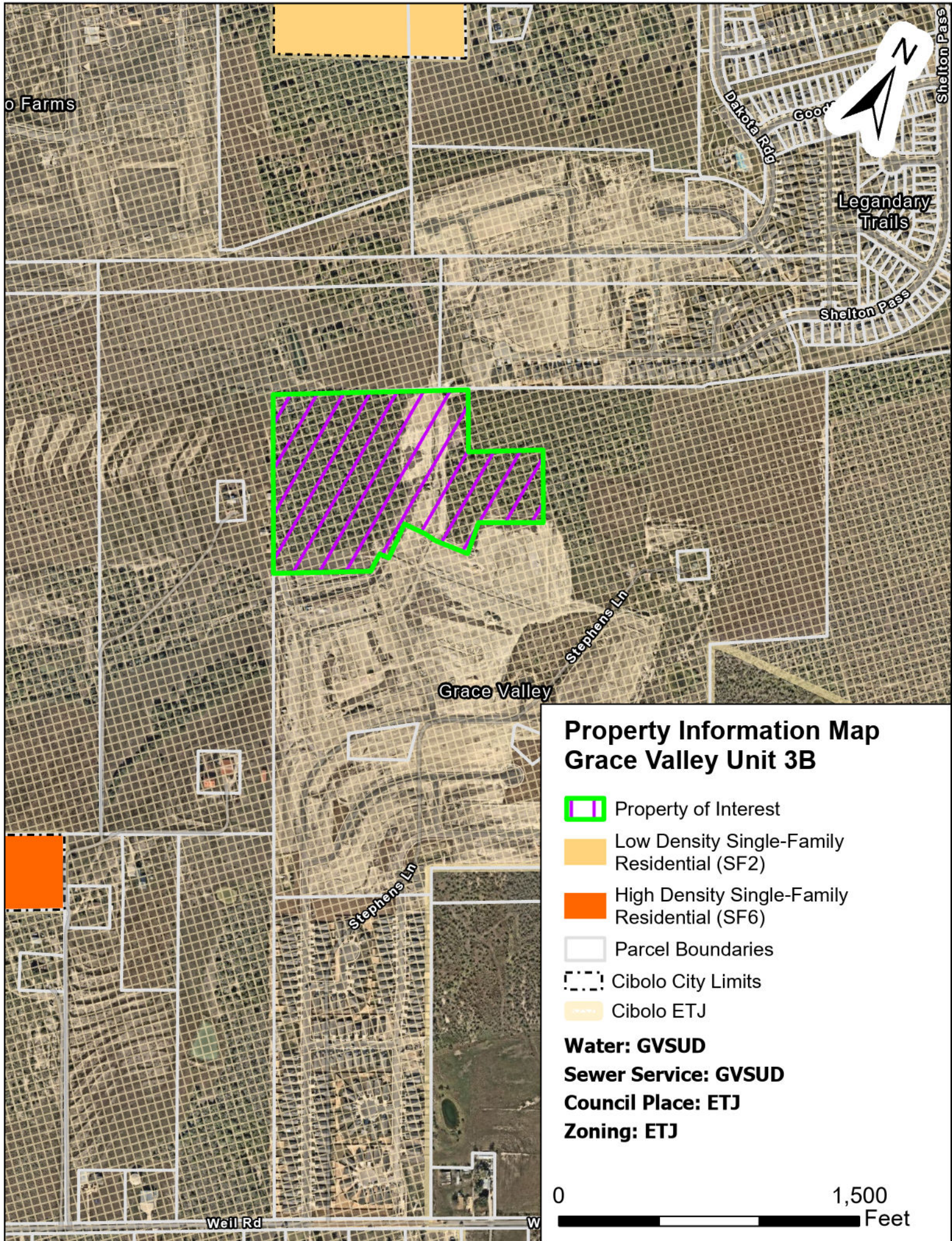
1. Curve Table is missing C37 please update.
2. Please update all signature notes to the current year see plat markup.
3. Please update sheet number.

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

Sincerely,

Andy Carruth, P.E.

Plan Reviewer for the City of Cibolo





## Planning and Zoning Commission Staff Report

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

Meeting	Agenda Group
Wednesday, June 11, 2025, 6:30 PM	Discussion/Action Items Item: 8C.
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-25-22-FP

**Owner:** HDC Venado Crossing, LLC

**Representative:** Wayne Flores, P.E.

**Area:** 23.44 acres

**Location:** Generally located South of FM 78 and immediately West of Meadowview Estates

**Place:** 4

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

**Proposed Use:** 76 Residential Lots and 3 Drainage Easement Lots

**Utility Providers:** Sewer – City of Cibolo, Water – Green Valley SUD, and Electricity - Guadalupe Valley Electric Coop

#### FINDINGS/CURRENT ACTIVITY:

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

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

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

#### STREETS/FUTURE THOROUGHFARE PLAN (FTPX):

This plat includes 3,120 linear feet of roadway. This plat establishes a portion of Victoria Falls, with Sixty (60) feet right-of-way. Fifty (50) feet of right-of-way dedicated to the planned streets of Eland Park, Veld Sunrise, and Oryx Valley. All proposed streets will be dedicated to the public and maintained by the City of Cibolo.

**UTILITIES:**

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

**DRAINAGE:**

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

**PARKLAND:**

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

**STAFF RECOMMENDATION:**

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 Final Plat.

**Attachments**

[Application](#)

[Narrative](#)

[Final Plat](#)

[City Engineer's Letter](#)

[Staff Map](#)



# City of Cibolo

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

## UNIVERSAL APPLICATION - FINAL PLAT

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

Project Name: Venado Crossing Subdivision Unit 6

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

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

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

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

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

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

Proposed Use: SF Residential (Commercial/Industrial only)

### Applicant Information:

Property Owner Name: HDC Venado Crossing, LLC

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

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

Email: bryan@hdc-group.com Fax: \_\_\_\_\_

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

\* Letter of Authorization required

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

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

Email: wayne.flores@collierseng.com Fax: \_\_\_\_\_

Representative: Wayne Flores, P.E.

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

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

Email: wayne.flores@collierseng.com Fax: \_\_\_\_\_

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

City of Cibolo  
Use Only

Wayne Flores  
Owner or Representative's Signature

Total Fees

WAYNE FLORES  
Typed / Printed Name

Payment Method

State of TEXAS

Submittal Date

County of COMAL

Accepted by

Before me, KRISTIN HEGGY, on this day personally appeared

Name of Notary Public

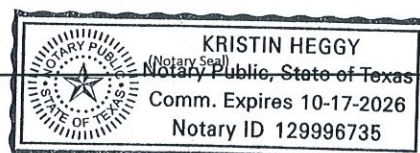
WAYNE FLORES  
Name of signer(s)

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

Case Number

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

Kristin Heggy  
Notary Public Signature



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

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



March 10, 2025

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

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

To Whom It May Concern,

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

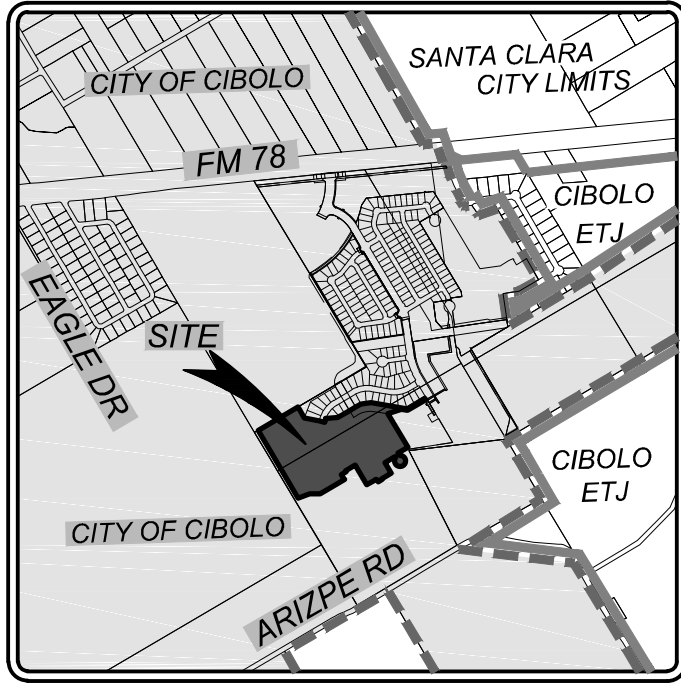
If you have any questions, please call our office.

Sincerely,

Colliers Engineering & Design, Inc.

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

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



## LOCATION MAP

SCALE : 1" = 2000'

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

### SURVEYOR NOTES:

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

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

BY: \_\_\_\_\_  
(MAYOR)

BY: \_\_\_\_\_  
(CITY SECRETARY)

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

BY: \_\_\_\_\_  
(CHAIR)

BY: \_\_\_\_\_  
(VICE CHAIR)

STATE OF TEXAS §  
COUNTY OF GUADALUPE §

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

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

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §  
COUNTY OF GUADALUPE §

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

LICENSED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

### NOTES:

- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF CIBOLO AND GUADALUPE COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CIBOLO AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF CIBOLO IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL. WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEERS.
- ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF CIBOLO MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.

### EASEMENT CERTIFICATE

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

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

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

OWNER

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

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

THE PROPERTY SHOWN HEREON LIES WITHIN THE CITY OF CIBOLO.

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

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

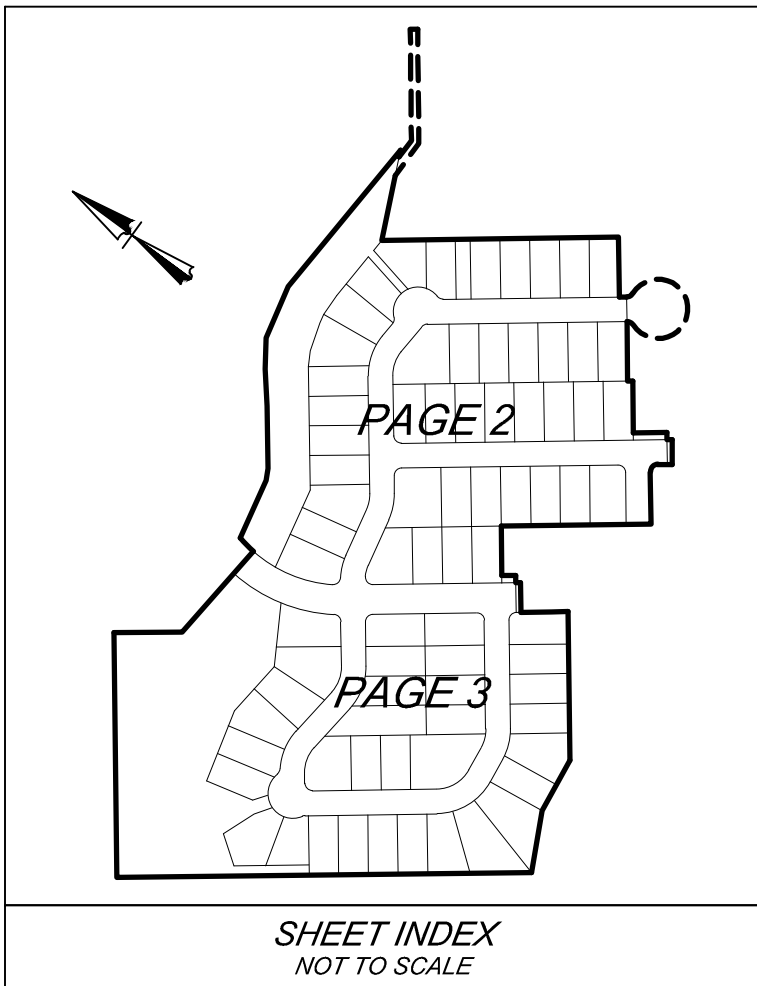
ALL PROPOSED STREETS WILL BE DEDICATED TO THE PUBLIC AND MAINTAINED BY THE CITY OF CIBOLO.

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

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

### DRAINAGE AND FLOODWAY EASEMENT NOTE

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



### DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

### GVEC NOTES:

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

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

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

76 RESIDENTIAL LOTS  
3 DRAINAGE EASEMENT LOTS

### FINAL PLAT ESTABLISHING VENADO CROSSING SUBDIVISION UNIT 6

STATE OF TEXAS  
COUNTY OF GUADALUPE

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

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

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



Engineering  
& Design

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

www.colliersengineering.com

### LEGEND

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

STATE OF TEXAS §  
COUNTY OF GUADALUPE §

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

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

DULY AUTHORIZED AGENT

STATE OF TEXAS §  
COUNTY OF GUADALUPE §

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

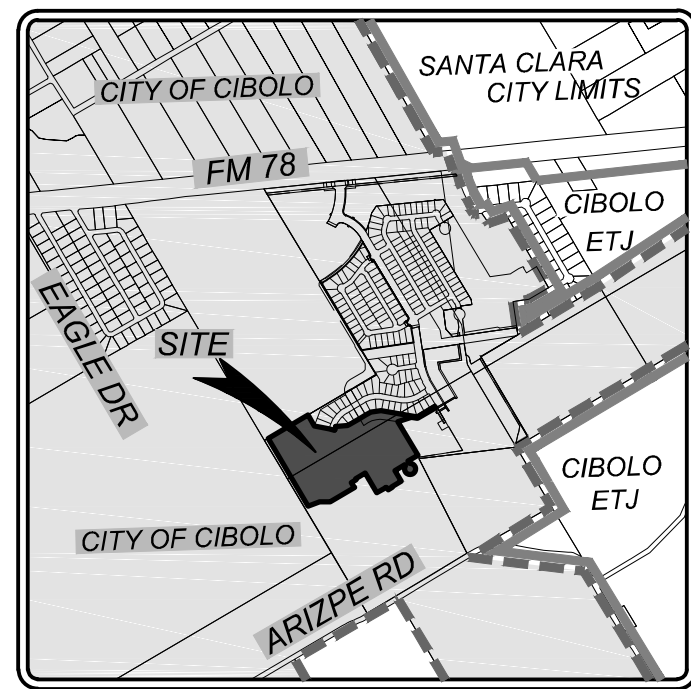
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_.

NOTARY PUBLIC STATE OF TEXAS

CERTIFICATE OF APPROVAL BY CITY ENGINEER

APPROVED ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE CITY ENGINEER, CITY OF CIBOLO, TEXAS.

CITY ENGINEER, CITY OF CIBOLO

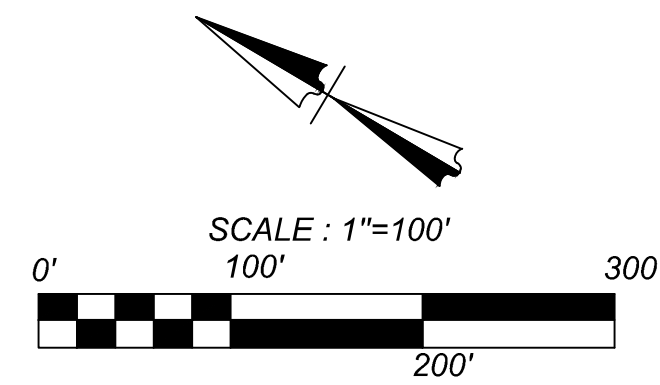


LOCATION MAP  
SCALE : 1" = 2000'

### KEYNOTES

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

REFER TO PAGE 3 OF 3 FOR  
LINE AND CURVE TABLES



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

### FINAL PLAT ESTABLISHING VENADO CROSSING SUBDIVISION UNIT 6

STATE OF TEXAS  
COUNTY OF GUADALUPE

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

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

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

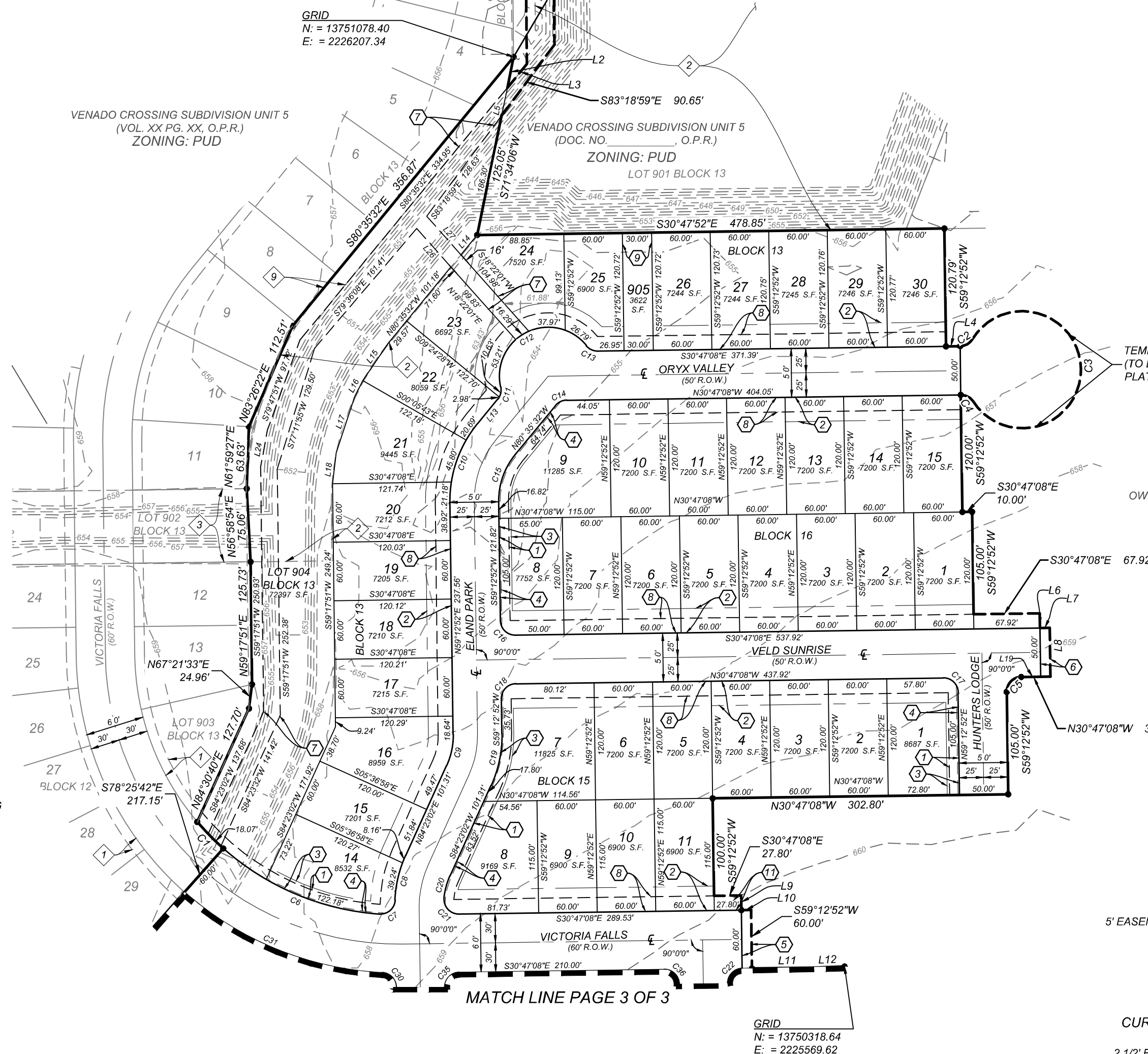
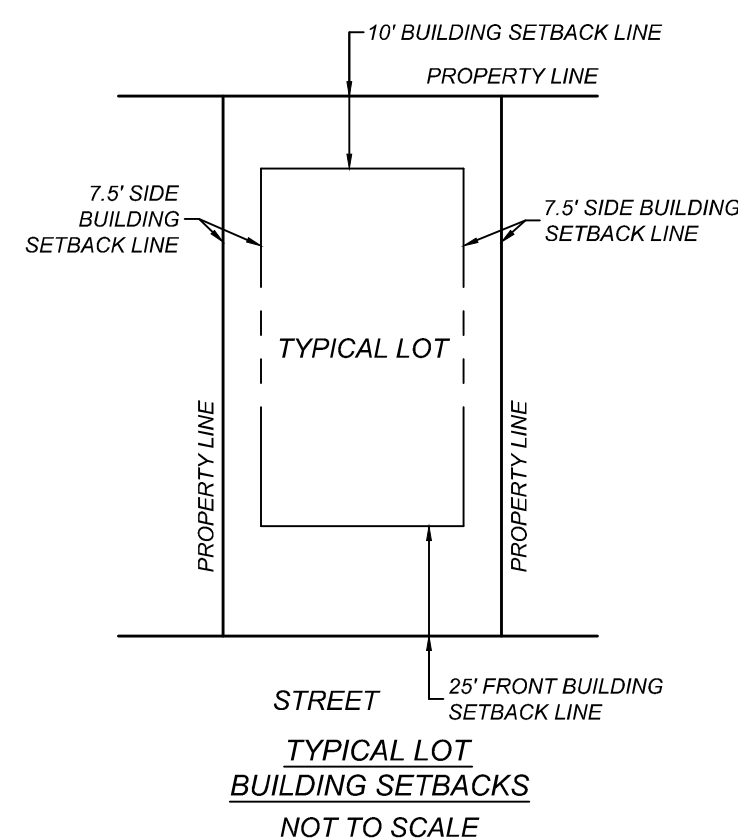
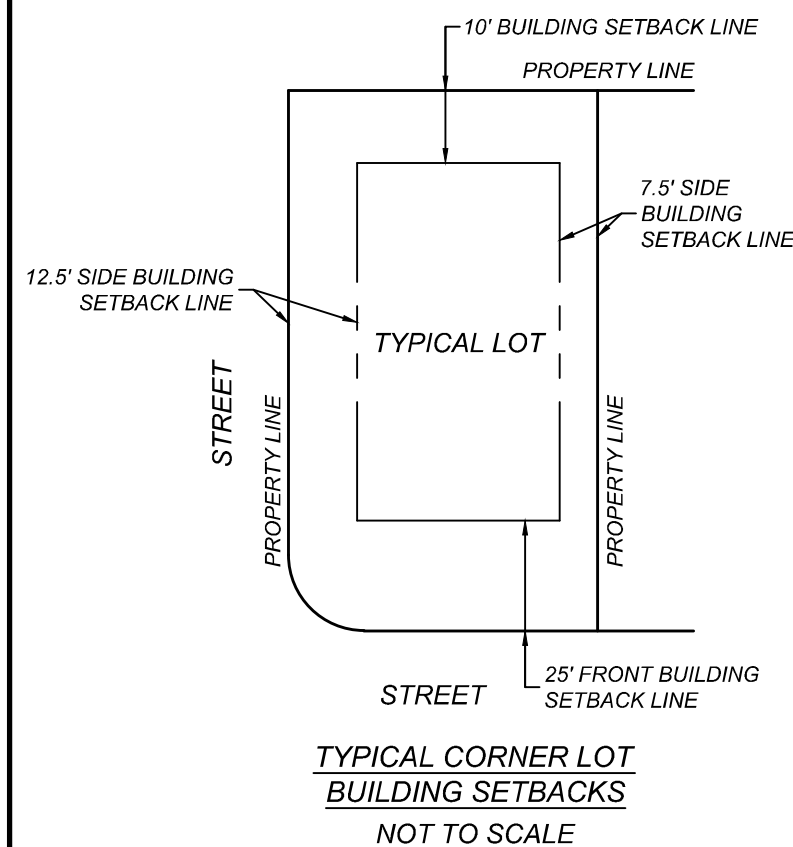
**Colliers**  
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& Design

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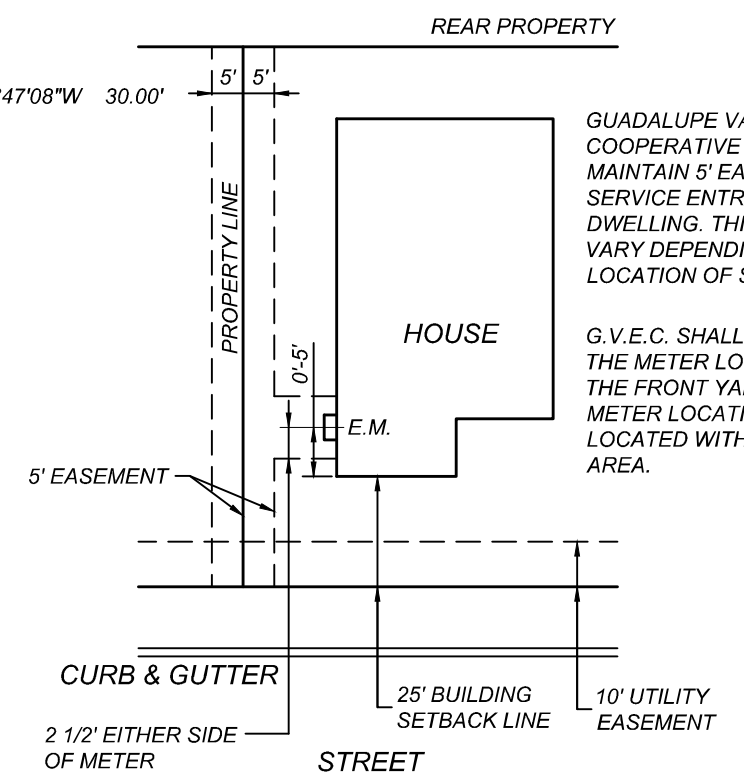
### LEGEND

- S.I.R. = SET 1/4" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER"
- ▼ S.I.R. = SET 1/4" IRON ROD WITH YELLOW CAP STAMPED "COLLIERS EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- ESMT. = EASEMENT
- O.P.R. = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY TEXAS
- - - 979 - - - EXISTING MAJOR CONTOURS
- - - EXISTING MINOR CONTOURS
- VOL. = VOLUME
- PG. = PAGE
- CL = CENTERLINE



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

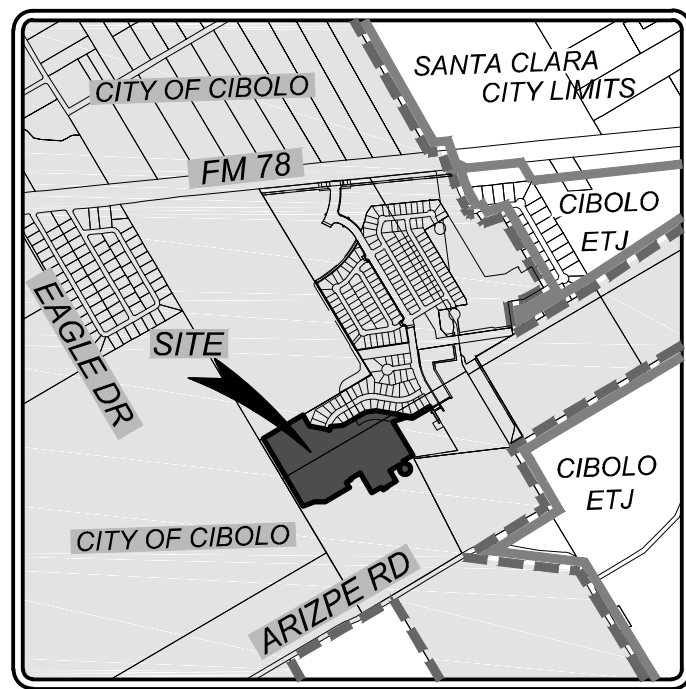
ZONING: PUD  
UNPLATTED  
REMAINDER OF 177.3 ACRES  
(DOC. NO. 2017030298, O.P.R.)  
OWNER: HDC VENADO CROSSING, LCC.



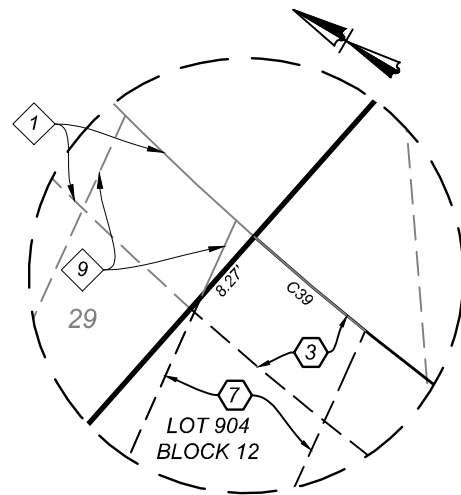
TYPICAL INTERIOR EASEMENT  
ALONG PROPERTY LINE

PREPARED: MAY, 2025

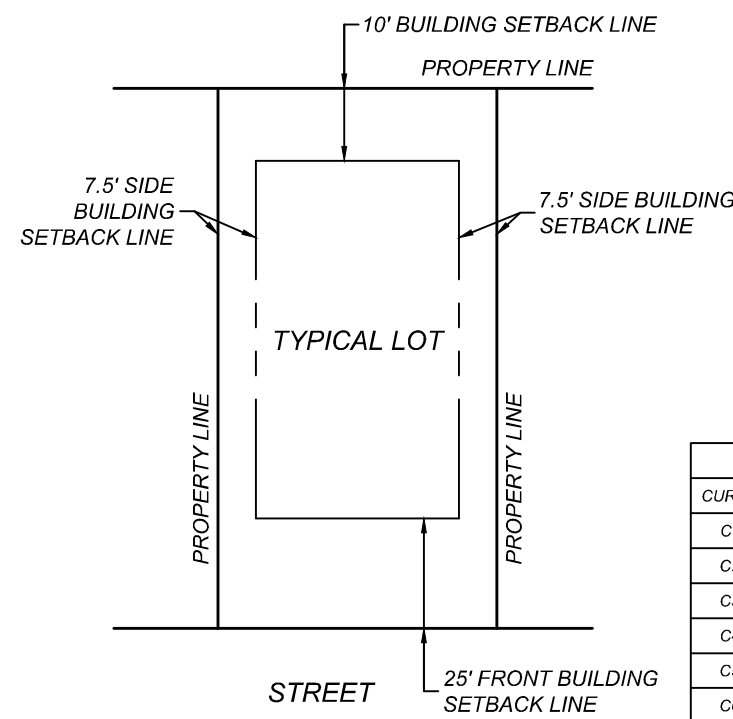
PAGE 2 OF 3



LOCATION MAP  
SCALE : 1" = 2000'



DETAIL "A"  
SCALE 1"=20'



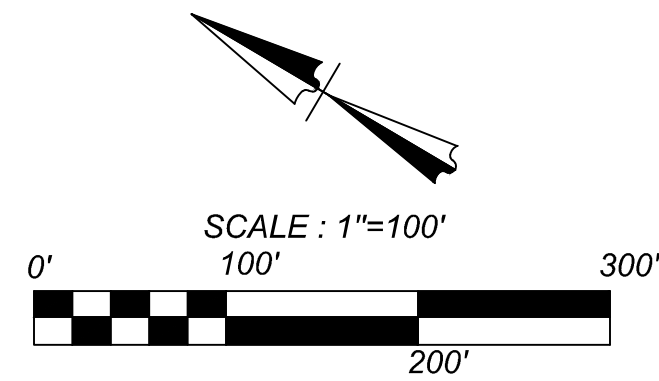
TYPICAL LOT  
BUILDING SETBACKS  
NOT TO SCALE

### KEYNOTES

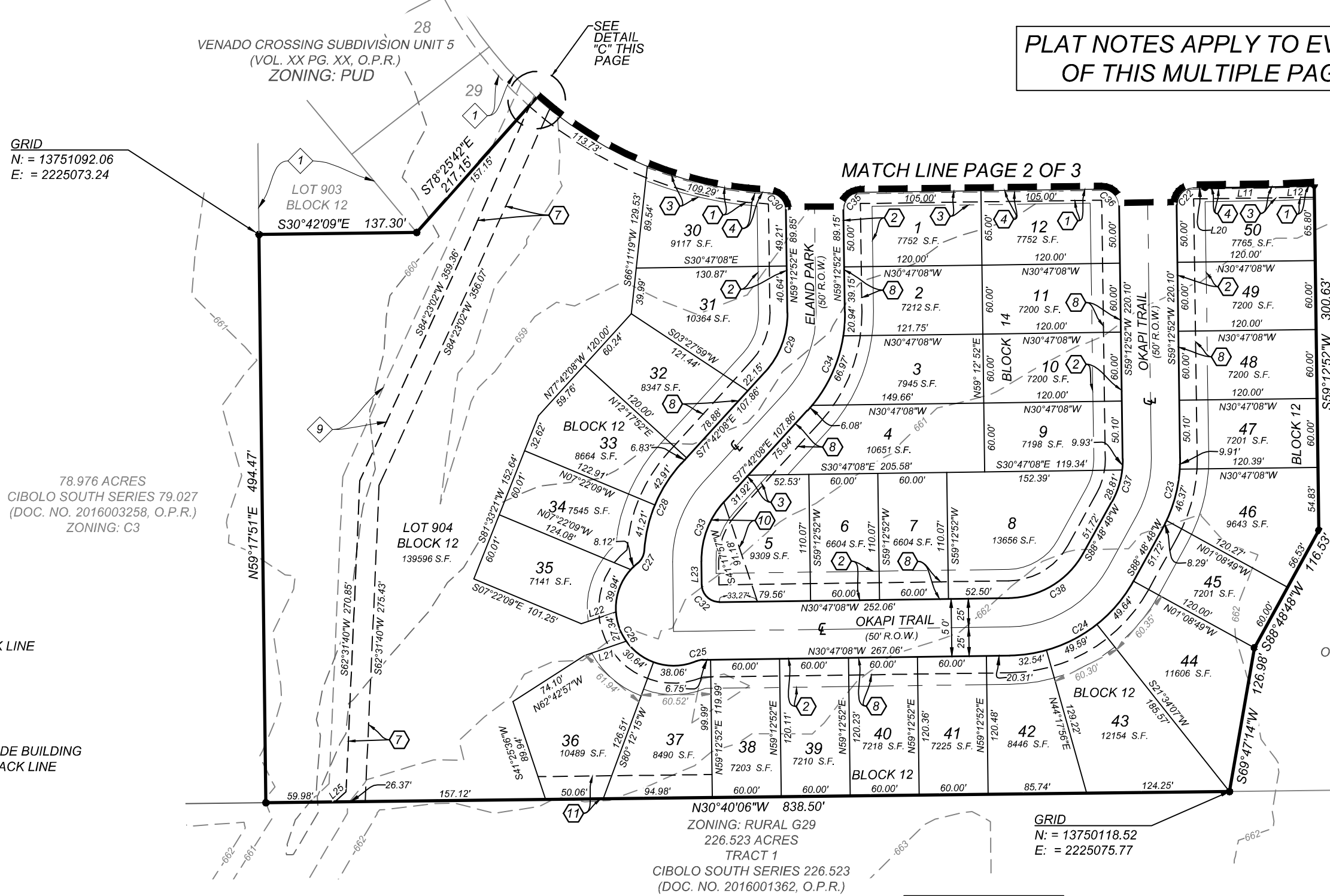
- |  |  |
|--|--|
| ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT  | ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT  |
| ② 25' BUILDING SETBACK LINE  | ② VARIABLE WIDTH DRAINAGE & INGRESS/EGRESS EASEMENT (VENADO CROSSING SUBDIVISION UNIT 2 DOC. NO. 202399009558, O.P.R.)           |
| ③ 12.5' BUILDING SETBACK LINE  | ③ 75' DRAINAGE EASEMENT (VENADO CROSSING SUBDIVISION UNIT 5 DOC. NO. O.P.R.)   |
| ④ 1' VEHICULAR NON-ACCESS EASEMENT   | ④ 20'X20' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VENADO CROSSING SUBDIVISION UNIT 1 DOC. NO. 201999024583, O.P.R.)     |
| ⑤ 60' X 10 ELEC. GAS, TELE., CATV., WATER, SAN SEWER & DRAINAGE EASEMENT, (TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.) | ⑤ 15' SANITARY EASEMENT (VENADO CROSSING SUBDIVISION UNIT 1 DOC. NO. 201999024583, O.P.R.)                                       |
| ⑥ 50' X 10 ELEC. GAS, TELE., CATV., WATER, SAN SEWER & DRAINAGE EASEMENT, (TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.) | ⑥ OFF-LOT 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VENADO CROSSING SUBDIVISION UNIT 1 DOC. NO. 201999024583, O.P.R.) |
| ⑦ VARIABLE WIDTH SANITARY SEWER EASEMENT   | ⑦ VARIABLE WIDTH DRAINAGE EASEMENT (VENADO CROSSING SUBDIVISION UNIT 4)  |
| ⑧ 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT  | ⑧ VARIABLE WIDTH SANITARY SEWER EASEMENT (VENADO CROSSING SUBDIVISION UNIT 4)  |
| ⑨ 30' DRAINAGE EASEMENT  | ⑨ VARIABLE WIDTH SANITARY SEWER EASEMENT (DOC. NO. O.P.R.)   |
| ⑩ VARIABLE WIDTH CLEAR VISION EASEMENT   | ⑩ 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VENADO CROSSING SUBDIVISION UNIT 1 DOC. NO. 201999024583, O.P.R.)         |
| ⑪ 20' DRAINAGE EASEMENT  |  |

### LEGEND

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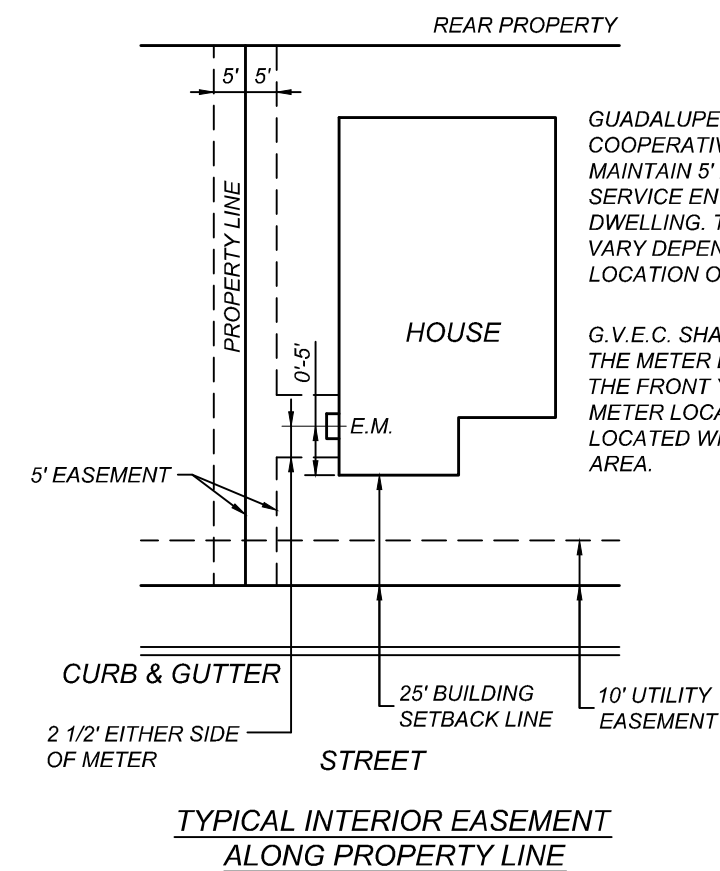
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.



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

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

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



PREPARED: MAY, 2025

PAGE 3 OF 3

May 27, 2025

On behalf of the:

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



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

Ms. Walker,

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

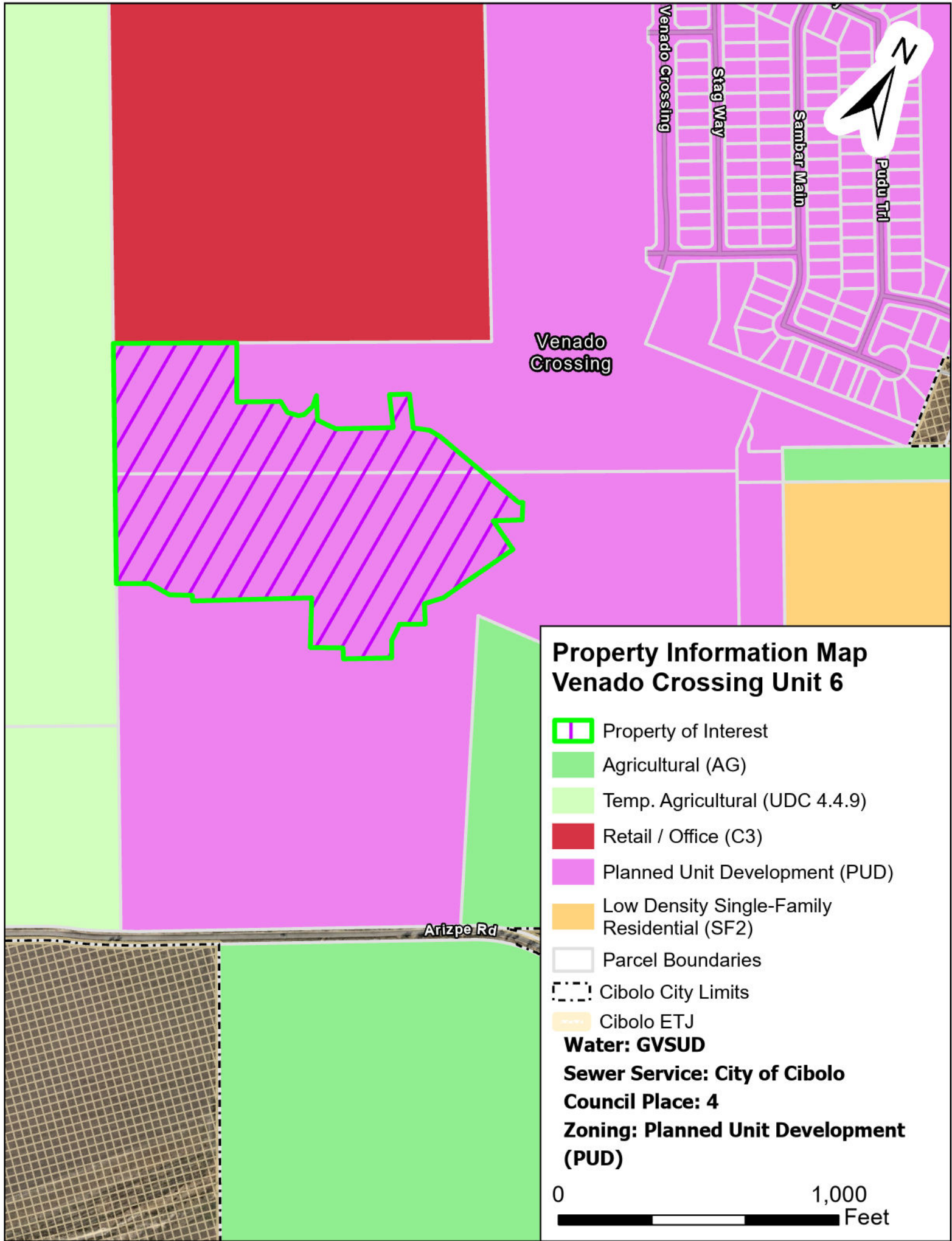
Our review of the project does not relieve or release the Engineer of Record or Surveyor of Record from complying with any and all the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If you require additional information, please contact our office.

Sincerely,

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

Andy Carruth, P.E.

Plan Reviewer for the City of Cibolo





## Planning and Zoning Commission Staff Report

---

**D. Discussion/Action regarding a request for a change in zoning from Mixed Use Regional Employment Center (MURE) to Light Industrial (I-1) for certain real property generally located on IH-10 E, approximately 263.154 acres in various ABS.**

Meeting	Agenda Group
Wednesday, June 11, 2025, 6:30 PM	Discussion/Action Items Item: 8D.
From	
Valeria Seca, Subdivision & Zoning Administrator	

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

### PROPERTY INFORMATION:

Project Name: **ZC-25-00**

Owners: Various

Representative: Valeria Seca, Subdivision and Zoning Administrator

Location/Area: approx. 263.154 acres

Location: generally located along IH-10 E

Council Place: 4

[Future Land Use:](#) Light Industrial/Business Park

Existing [Zoning:](#) Mixed Use Regional Employment Center (MURE)

Requested Zoning: Light Industrial (I-1)

Proposed Use: N/A

### FINDINGS:

A zoning request is specifically about land use, not the future engineering of the land itself, and should meet criteria per [UDC Article 4.3.1.5](#). Decisions regarding future engineering of the land occur with the platting process, where the property's design is known. The property is currently located within the Mixed Use Regional Employment Center (MURE) zoning district. The subject property is surrounded to the west by properties also within the I-1 zoning district. North and South are outside city limits. West of the property is commercial zoned property C-3.

## **PUBLIC NOTICE:**

Notice was published within the local newspaper (Seguin Gazette) on March 25, 2025, and the City Website. Individual letters were sent by mail to property owners within 200' of the site. To date, Staff has received one (1) in favor of and zero (0) in opposition. Public Hearings were scheduled on June 11, 2025 (Planning & Zoning Commission) and on June 24, 2025 (City Council). Approval/Disapproval of the zoning ordinance is tentatively scheduled for the July 8, 2025, City Council meeting.

## **PLANNING & ZONING COMMISSION ACTION:**

1. Recommend **Approval** to the Mayor and Council of the requested rezone of approx. 263.154 acres of property located on a 126.443 acre tract of land out of ABS 1313; 3641 Santa Clara Rd, a 17 acre tract out of ABS 313; 4105 Santa Clara Rd, a 84.442 acre tract out of ABS 313; Weber Hoese, a 1.0930 acre tract out of ABS 134; 10562 W IH 10, a 6.676 acre tract of land out of ABD 1314; 10833 IH 10, and a 28.5 acre tract out of ABS 134; Motts Rd., from Mixed Use Regional Employment (MURE) to Light Industrial (I-1).

## **STAFF ANALYSIS:**

### **Unified Development Code (UDC) Section 4.3.1.5 – Zoning Map Amendment Process Approval Criteria**

In determining whether to approve, approve with modifications, or disapprove a proposed amendment, the Planning & Zoning and City Council shall consider the following: (*for reference, [UDC](#) and [Comprehensive/Master Plan](#)*)

- A. The application is complete, and the information contained within the application is sufficient and correct enough to allow adequate review and final action;**

UDC Section 4.3.1.1 (Submittal Requirements) of the UDC states “an application for Zoning Map Amendment shall be deemed complete when the applicant or agent has provided on or before the application submittal date prescribed by the City Planner or designee”:

- a. A letter or application form, signed by the property owner(s), stating the current and requested zoning classifications;
- b. A letter or application form, signed by the property owner(s), stating the current and requested zoning classifications;
- c. A copy of the current deed, indicating ownership and authority to file the application;
- d. A legal description of the property, whether by Lot and Block, or by metes and bounds;
- e. The full required fee for processing the application; and
- f. A list of property owners within two hundred (200) feet of the property for which the change in district boundary is proposed.

**STAFF FINDING:** The application meets the submittal requirements.

**B. The Zoning Map Amendment is consistent with the City's adopted Comprehensive Master Plan;**

PlaceType: Light Industrial/Business Park

Land Use Considerations:

- Primary Land Uses: Light Industrial, Business Park
- Secondary Land Uses: Commercial
- Indicators and Assumptions: Large lots along high traffic interstate

Example Locations:

- Tech port

**STAFF FINDING:** The proposed zone change and uses are in line with the designated PlaceType suggested on the Future Land Use Map. It is important to note that the Comprehensive Plan and FLUM serve as guidelines for development within the City.

**C. The Zoning Map Amendment promotes the health, safety, or general welfare of the city and the safe and orderly development of the City;**

PlaceType: Light Industrial/Business Park

Character and Intent: The I-1 district is established to permit most commercial uses, office park, flex-space, and low impact industrial uses which are compatible with surrounding commercial districts. Limited retail and service uses that serve the industrial development zone are also permitted.

**STAFF FINDING:** The Zoning Map Amendment will promote the health, safety, or general welfare of the city and the safe and orderly development of the City aligned with the character and intent of the PlaceType suggested for this property by the Comprehensive Plan.

**D. The Zoning Map Amendment is compatible with the present zoning and conforming uses of nearby property and the character of the neighborhood; and**

UDC Section 14.2.O.12. Community Retail/Service

a. Intent – The I-1 district is established to permit most commercial uses, office park, flex-space, and low impact industrial uses which are compatible with surrounding commercial districts. Limited retail and service uses that serve the industrial development zone are also permitted.

b. Permitted uses – most commercial uses, office park, flex-space, and low impact industrial uses which are compatible with surrounding commercial districts. Limited retail and service uses that serve the industrial development zone are also permitted.

c. Specific uses - subject to Site Plan approval, most commercial uses, office park, flex-space, and low impact industrial uses which are compatible with surrounding commercial districts. Limited retail and service uses that serve the industrial development zone are also permitted.

Lot Area	Lot Width	Front Setback	Rear Setback	Side Setback	Max Impervious Coverage	Maximum Height
None	100'	50'	40'	25'	80%	45'

**STAFF FINDING:** The lot complies with the minimum lot design requirements for the proposed i-1 zoning district. Further configuration of the proposed development will be determined during the review of the Site Plan.

**E. The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.**

UDC Section 13.2 Commercial Uses allowed by right and with a Conditional Use Permit (CUP).

I-1 uses allowed by right	I-1 uses allowed by SUP/CUP
Administrative and Business Offices	
Agriculture Sales and Services	
Automotive Rentals	
Automotive; Minor Repairs/Services	
Automotive; Major Repairs/Services	
Automotive Sales	
	Automotive Service Station
Automotive Washing	

Building Maintenance Services	
Business Support Services	
Commercial Off-Street Parking	
Communications Services	
	Concrete Asphalt Batch Plant
Construction Sales and Services	
Dry Cleaning Plant	
Equipment Repair Services	
Indoor Gun Range	
	Indoor Sports and Recreation
Kennels	
Laundry Services, Laundry Mat	
	Outdoor Sports and Recreation (Intensive)
Paint Shop (Non-Retail)	
Portable Building Sales	
Professional Office	
	Sexually Oriented Businesses
	Tire Dealer with Open Storage
Trailer/Mobile Home Display, Sales or Storage	
Truck/Trailer Rental and/or Leasing	

Truck/Bus Repair	
Truck Sales (Heavy Truck) and RV Sales	
Veterinary Services	
Winery/Production Brewery	
	Wrecker Business Associated with Auto Impounding and Storage
Custom Light Manufacturing	
	General Contractor Services
Light Manufacturing	
	Sand, Gravel, Stone or Petroleum Extraction, Oil, and Gas Wells
	Warehousing and Distribution
Research and Development Services	
Vehicle Storage	
Administrative Services	
Assembly	
	Concrete/Asphalt Batching Plant
Hospital Services	
Local Utility Services	
Maintenance and Services Facilities	
Postal Facilities	

Railroad Facilities	
Safety Services	
Transportation Terminal	

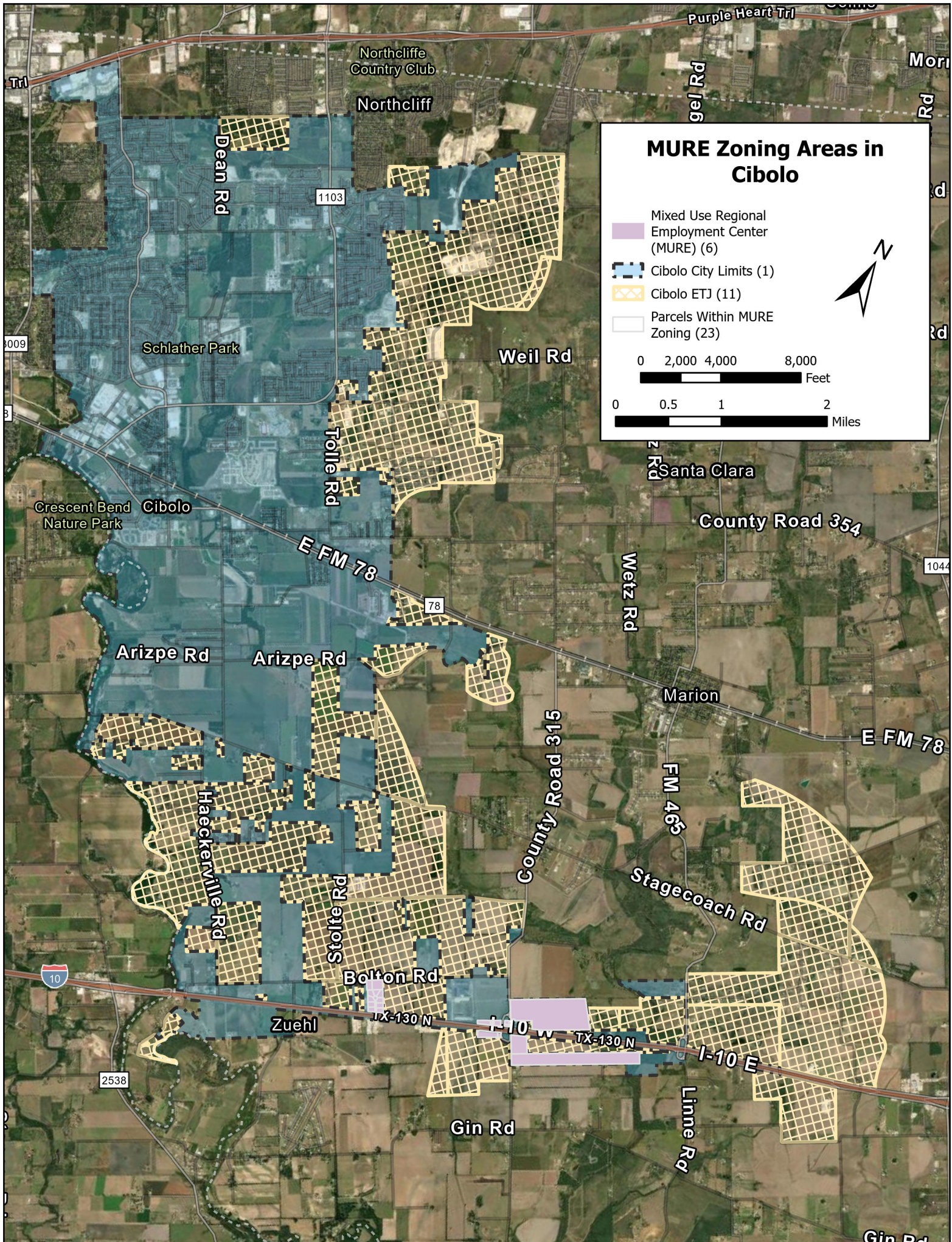
\*Subject to supplemental use regulations of UDC Article 6.

**STAFF FINDING:** The proposed zoning change is compatible with the existing surrounding districts.

**Attachments**

[MURE Zoning Map.pdf](#)

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



Parcel ID: 71067



**PUBLIC HEARING NOTICE**  
**ZONING MAP AMENDMENT PETITION**

Project Number:  
ZC-25-00

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

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

☒ In Favor

☐ Opposed



Comments: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

More Information: [www.cibolotx.gov](http://www.cibolotx.gov)

Scan the QR Code OR

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

Return Notices to: [planning@cibolotx.gov](mailto:planning@cibolotx.gov) OR

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



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

**Public Hearing will be held at:**

City Hall  
Council Chambers  
200 S. Main Street

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

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

FIRST-CLASS



US POSTAGE IMPITNEY BOWES

ZIP 78108 \$ 000.690  
02 7H  
000622007

210-658-9900  
ext. 8122

SARTAIN RANCH PROPERTIES LLC  
703 DANA DRIVE CONVERSE, TX  
78109

Contact the Planning Department  
Phone: 210-658-9900 Ext: 8122 | Email: [planning@cibolotx.gov](mailto:planning@cibolotx.gov)



## Planning and Zoning Commission Staff Report

### **E. 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, June 11, 2025, 6:30 PM	Discussion/Action Items Item: 8E.
From	
Eron Spencer, Assistant Planning Director	

#### **PRIOR PLANNING AND ZONING COMMISSION ACTION:**

At its May 14, 2025, regular meeting, the Planning and Zoning Commission voted (5-0) to postpone consideration of this agenda item to its next regularly scheduled meeting on June 11, 2025. Following the May meeting, Mr. Sharp expressed interest in serving on the Capital Improvements Advisory Committee (CIAC) and is scheduled to be appointed by City Council at its June 10, 2025, meeting. Given that Mr. Sharp's appointment will occur prior to the June 11th Planning and Zoning Commission meeting, the Commission has the opportunity to formally affirm his appointment and designate him as the Planning and Zoning Commission's representative on the CIAC.

#### **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 affirming City Council's appointment of Mr. Sharp to the CIAC, and recognizing him as the Planning and Zoning Commission's representative to serve a three-year term and attend the CIAC's monthly meetings throughout 2025.



## Planning and Zoning Commission Staff Report

---

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

Meeting	Agenda Group
Wednesday, June 11, 2025, 6:30 PM	Discussion/Action Items Item: 8F.
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")

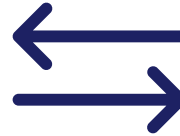
June 11, 2025 – Planning & Zoning Commission Meeting





# 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 2nd	Tuesday 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"/>	<div>A non-refundable check payable to the city in the amount specified within the Fee Schedule of the city, as amended</div> <table><thead><tr><th></th><th>Input # of lots/acres (# of acres) *</th><th>Input cost per lot/acre Cost per acre) *</th><th>Input Base Fee Base fee</th><th>=</th><th>Amount Due</th></tr></thead><tbody><tr><td colspan="6"><b>Fees: (Single Family Residential)</b></td></tr><tr><td>0 to 5 acres</td><td>\$1,500 + \$30/single family lot</td><td></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></td><td>\$ 0.00</td></tr><tr><td colspan="6"><b>(Non-Single Family Acreage)</b></td></tr><tr><td>0 to 5 acres</td><td>\$1,500+ \$60/non-single family acreage</td><td></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></td><td>\$ 0.00</td></tr><tr><td colspan="6"><b>Park Land Fees (paid by developer at platting)</b></td></tr><tr><td colspan="6">\$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><td>Amount Due</td></tr><tr><td></td><td>(Fee</td><td>* # of DU)</td><td></td><td></td><td>\$ 0.00 Amount Due</td></tr><tr><td colspan="6">*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 (# of acres) *	Input cost per lot/acre Cost per acre) *	Input Base Fee Base fee	=	Amount Due	<b>Fees: (Single Family Residential)</b>						0 to 5 acres	\$1,500 + \$30/single family lot				\$ 0.00	5+ acres	\$1,500+ \$30/single family lot				\$ 0.00	<b>(Non-Single Family Acreage)</b>						0 to 5 acres	\$1,500+ \$60/non-single family acreage				\$ 0.00	5+ acres	\$1,500+ \$30/non-single family acreage				\$ 0.00	<b>Park Land Fees (paid by developer at platting)</b>						\$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	Amount Due		(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...



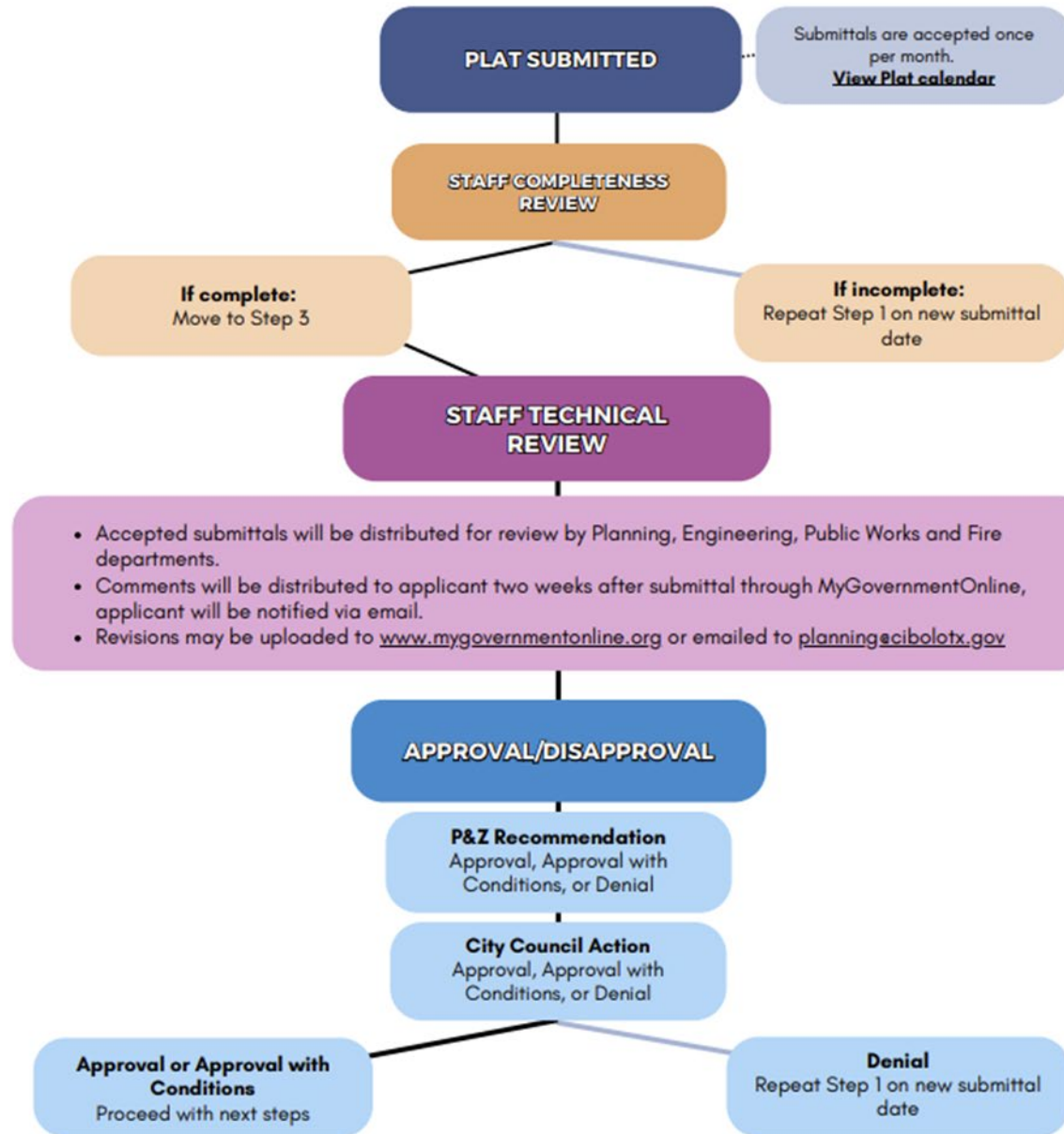
# PLAT PROCESS FLOW CHART

STEP  
1

STEP  
2

STEP  
3

STEP  
4



## CIBOLO DEVELOPMENT GUIDE

### Contact Us:

(210) 658-9900  
201 W Loop 539  
[planning@cibolotx.gov](mailto:planning@cibolotx.gov)

[www.cibolotx.gov/planning](http://www.cibolotx.gov/planning)  
[www.cibolotx.gov/biavuuu](http://www.cibolotx.gov/biavuuu)

[biavuuu@cibolotx.gov](mailto:biavuuu@cibolotx.gov)  
501 M. LOOP 238  
(210) 658-9900

Contact Us:

# PLAT PROCESS FLOW CHART

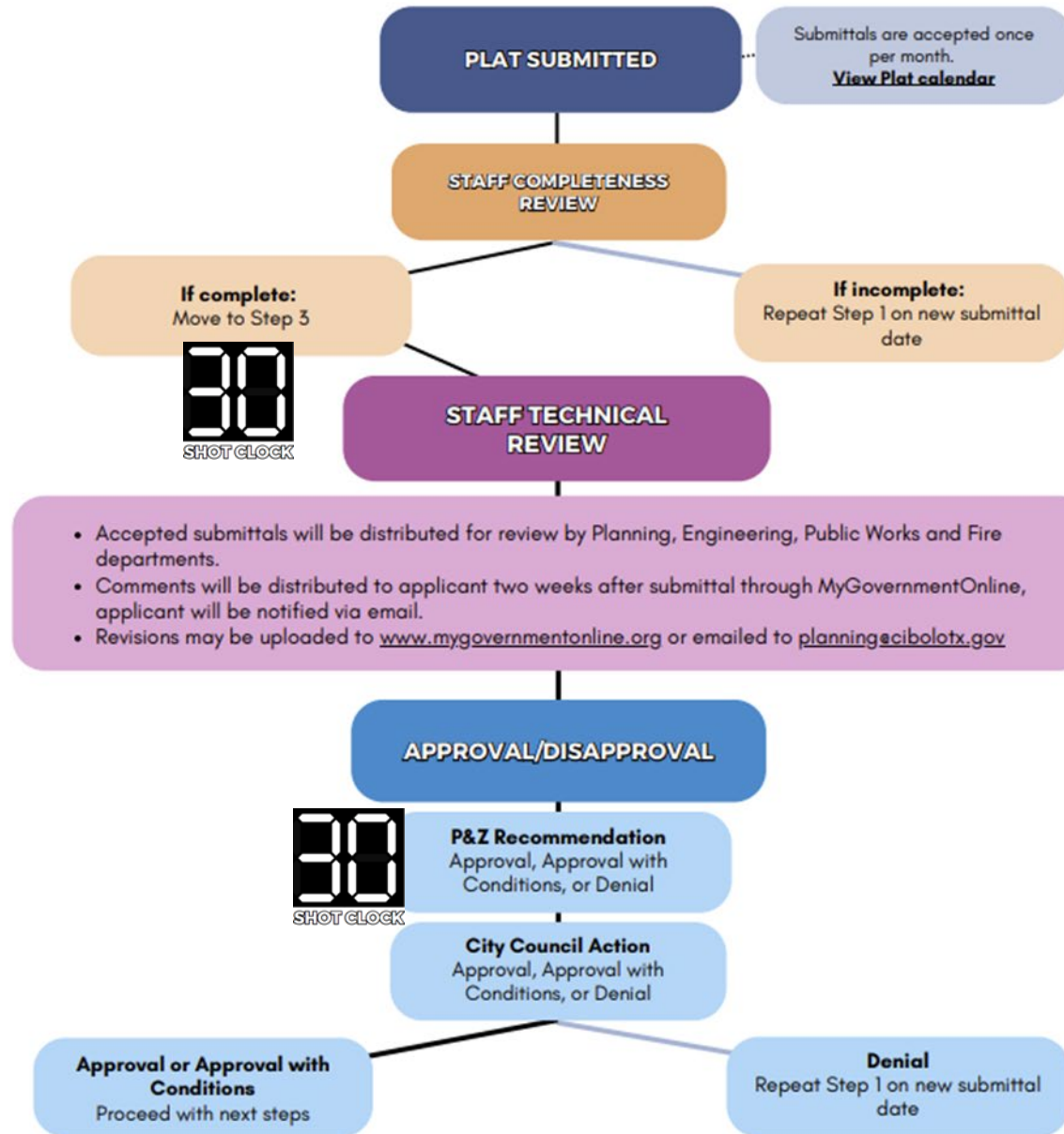


STEP  
**1**

STEP  
**2**

STEP  
**3**

STEP  
**4**



**EXTENSION**





# 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](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](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.

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### **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

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**G. Discussion regarding the UDC Rewrite Joint Workshop held on May 28, 2025, including the Summary Report.**

Meeting	Agenda Group
Wednesday, June 11, 2025, 6:30 PM	Discussion/Action Items Item: 8G.
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**

[UDC Joint Workshop Summary Report.pdf](#)



## Introduction

As part of Cibolo's effort to update the Unified Development Code (UDC), Kendig Keast Collaborative (KKC) conducted an in-person workshop with members of Cibolo's City Council, Planning and Zoning Commission, and Board of Adjustment.

The goal of this workshop was to illicit feedback from content in KKC's Regulatory Audit of the existing UDC and guide the drafting of the revised UDC. Content from the Regulatory Audit was divided into six stations:

- **Station #1 Organization and Structure**
  - How the UDC will be organized and where standards for things will be located.
- **Station #2 Zoning District**
  - Outlines the proposed zoning districts with brief descriptions and the possibility of re-introducing PUDs.
- **Station #3 Land Uses**
  - Illustrates different housing types and poses questions for uses requiring CUPs.
- **Station #4 Development Standards**
  - Illustrates and poses questions on open space, bufferyards, landscaping, and parking.
- **Station #5 Subdivision Standards**
  - Illustrates connectivity and shared access and poses questions on process for public improvement acceptance and bonds.
- **Station #6 Review Procedures**
  - Outlines the proposed procedures to be included in the UDC and review/final decision responsibilities.

The workshop participants were divided into three small groups which visited each station. Discussion from small group was facilitated by a member of the KKC team or Cibolo City Staff and comments were recorded on Post-It notes.

Below are summaries of the comments and the comments transcribed from the Post-It notes for each of the six stations. Most of the transcribed comments are exactly what was written on the note, but some have had context or clarity added by the facilitator.



## Station Comments/Discussion

### Station #1 UDC Organization and Structure

- Station #1 Comment Summary: Participants expressed positive feedback regarding the proposed structure for the updated Unified Development Code (UDC), as described in the Regulatory Audit. Regarding definitions, participants agreed that it is a good approach to consolidate all definitions and place them in the back of the UDC, similar to a book glossary. They noted that the current UDC has many duplicative and conflicting definitions. A specific example highlighted was how "mobile home" and "manufactured homes" are defined the same and used interchangeably within the UDC, which leads to confusion. They also expressed interest in more interactive, user-friendly tools, such as calculators.
- Station #1 Comments:
  - Like the proposed structure
  - Interested in more interactive, user friendly tools like calculators if included in current contract
  - Like the order described in the Regulatory Audit
  - Agree having definitions all consolidated and located in back like glossary is good
  - Many duplicative and conflicting definitions in current UDC. Mobile home and manufactured homes are defined the same and used interchangeably in some places which is confusing
  - Make sense to have most common items up front
  - Current UDC is "clear as mud"
  - Need better rules construction. Current UDC says "and" when it should be "or" and it causes a lot of confusion

### Station #2 Zoning Districts

- Station #2 Comment Summary: Participants generally approved of the proposed naming conventions, finding them more intuitive in indicating the type of development intended for each district. However, they offered specific suggestions and expressed concerns about certain districts. Specifically, there was a desire for a minimum lot size of 1 acre for the ER district and interest in seeing a stand-alone agricultural district. Significant discussion revolved around the CR district, particularly the minimum lot size of 9,000 sq. ft. The concern was that developers would consistently build only at this minimum size. While not entirely opposed to a mix of lot sizes, participants were interested in the concept of an overall lot average that would allow for some smaller lots but prevent all lots from being the minimum size.



A major worry about the CR district, and potentially others, was the wide variety of housing types allowed within a single district, specifically mentioning that combining manufactured homes and all types of apartments and that it may lead too many apartment units concentrated in one zoning district, which participants felt could potentially overwhelm the City's infrastructure.

Finally, the potential return of Planned Unit Developments (PUDs) elicited mixed reactions. Some participants expressed a clear preference not to bring them back at all. Others were open to their return but stressed the necessity of strict perimeters and they would like to at least have the PUD regulations drafted so they could review the proposed text before making a final decision on whether to reintroduce them.

- Station #2 Comments:
  - Zoning Districts
    - Like the proposed naming conventions so they are more intuitive about what development should be in the districts
    - Would like ER to have a minimum lot size of 1 acre
    - Would like to see a stand-alone agricultural district
    - Concern about the CR district having min. of 9,000 sq. ft. lots because developers will always do the minimum size. Wouldn't mind if there were some mixed in
      - Interested in an overall lot average so some lots could be smaller but not all of them
      - Would want the lots organized somehow by size so it doesn't feel hodge podge
    - Worry about all of the housing types in some of the districts like CR. Having manufactured homes and all apartments in one district is a lot. Concern about too many apartment units for the City's infrastructure in one zoning district.
    - Shift Old Town Overlay to encompass S. Main and properties N. Main
    - The boundaries of Old Town needs to shrink
  - Comprehensive Plan
    - Process fell apart at the end and with the FLUM
    - Place Types felt forced upon the City rather than a collaborative experience
  - Planned Unit Developments (PUDs)
    - Prefer not to bring them back
    - Ok with bringing them back, but need strict perimeters
    - Hesitant, but think the City could be ready
    - We have the enforcement part better now, but need the UDC text to match
    - Would at least like to see PUD regulations drafted and decide based on what it says whether to bring back or not



## Station #3 Land Uses

- Station #3 Comment Summary: Regarding Land Uses Generally, participants felt the current UDC is unfriendly to businesses, citing specific issues like sidewalks in the Old Town area. A significant portion of the feedback addressed housing needs. Participants anticipated growth and highlighted a clear need for affordable housing options to attract workers and for their aging residents. However, they also expressed a desire not to devalue existing single-family homes or diminish the small community feel.

Generally, participants largely agreed on the need for different housing types, specifically mentioning assisted living, senior communities, townhouses, garden homes, and duplexes. However, significant concern was raised that infrastructure is not ready for increased density from multi-family and participants discussed the challenge of balancing dense housing with fire/police services. Suggestions were made for placement along FM 1103 or FM78, and possibly along IH-10 in the future (but that is it not ready yet), and that no more should be located along IH-35 or Borgfield.

Regarding Accessory Dwelling Units (ADUs), participants felt that current lot sizes put constraints on ADU opportunities and it was suggested that setbacks for ADUs could be decreased or made more lenient. ADU incentives were mentioned, as was the idea of allowing ADUs on large properties.

Finally, comments touched on uses requiring Conditional Use Permits (CUPs). The history of CUPs was discussed and some participants felt that CUPs are limiting uses that will development in the City. It was suggested to refer to trends in CUP applications to guide what uses should no longer require CUPs. Specifically, the desire to allow manufactured homes by right, without a CUP in "AG", "SF-1, and "SF-2" zoning districts was also expressed.

- Station #3 Comments:
  - Land Uses Generally
    - UDC unfriendly to businesses e.g. sidewalks in Old Town
  - Housing Needs Generally
    - Anticipate growth and need for affordable housing options
    - Not enough affordable housing. However, you don't want to devalue existing single-family
    - Need for different housing types?
      - More affordable option but keep small community feel
      - Where? I-10 in future
    - Diverse housing for "worker bees". Growing industries need more housing options for employees.
    - Incentives for diverse housing types
    - Specific area
      - Not what's by Evo



- Worker homes to attract homes closer to commercial area
- Housing Needs for Aging Population
  - Desirable city for retirement. Cater more to senior and assisted living
  - Larger population of retirees
    - Assisted living
    - ADU?
    - Open to ideas e.g. Lennar FP design
  - Baby Boomers can't maintain too much home/land
    - Near 1103-35 combo
    - Like the idea of townhomes
  - More assisted housing for seniors
  - Over 55 Community/ Assisted Living
- Housing Variety
  - Comprehensive Plan workshops called out need for multi-family (duplex included)
  - Customary percentage of housing types?
  - Townhouses, garden homes, and duplexes would allow for more people to move in
  - Yes need different housing types
    - Town home for sure
    - Can bring in duplex
    - Garden homes
  - Growing need for diverse housing types for workforce
  - Infrastructure not ready for increased density from multi-family
  - Balancing dense housing with fire/police
  - Placement along FM 1103 (apartments/multi-family)
  - Middle and multi-family housing everywhere! No more on IH-35
  - Multi-Family more appropriate along FM 78. IH-10 not ready
  - Locate more townhomes and multiplex along IH-10
  - Too many apartments along Borgfeld. 'Full capacity'
- Accessory Dwelling Units (ADUs)
  - Lot sizes put constraints on ADU opportunities
  - Attached ADUs are good ideas. Open to detached
  - Setback w/ accessory could be less/lenient
  - ADU incentives
  - Allow ADUs on large properties
- Uses Requiring Conditional Use Permits (CUPs)
  - CUP history
    - Are trends in CUP where they aren't needed?
    - Old Town shift needed



- How to address secondary use in ADU
- CUP limiting uses
  - Example to show, not a no
- Refer to trends in CUP applications
- Manufactured homes on AG, SF-2 don't need CUP
- Allow manufactured homes on AG, SF-1, SF-2 without CUP

#### **Station #4 Development Standards**

- Station #4 Comment Summary: Participants for the most part agreed that parking is adequate in most of the City with notable exceptions that include within Old Town and for residential properties. Participants also noted that some parking driveway and streets are not large enough to accommodate modern vehicles. There was also concern expressed about the lack of overnight semi-truck parking.

As far as landscaping and buffering standards, participants thought the current buffer yards are good, but things could be improved by increasing them between incompatible uses. There was mixed opinions on landscaping islands in parking lots. There was a lot of enthusiasm for more private and public open space and/or amenities, but noted developers in the past have not done a great job. Participants also mentioned some concerns regarding floodplain areas.

- Station #4 Comments:
  - Parking Generally
    - More parking for residences
      - bigger families
      - large trucks
    - Plenty of parking in shopping centers. Not enough in Old Town
    - Driveways are too short for modern vehicles. Streets are cluttered with on-street parking
    - Parking is sufficient. May be an issue as the city grows
    - Parking garage - if no space, go up; Parking fund - charge parking
    - Driveway isn't long/wide enough - residential
    - Parks need more parking
    - Efficient parking; Old town, limited parking. What will new businesses do when they have enough parking.
    - Too short driveways
    - Narrow streets
    - Parks have no parking
    - Driveways not long enough for trucks. Streets not wide enough for parking on both sides



- Not enough room for parking -need to build upward
- Parking in Old Town
  - No parking in old town. Would have to tear down old houses.
  - Plenty of parking in shopping centers. Not enough in Old Town.
  - Old town parking - None.
  - Space constraints in Old Town. Alternate parking needed.
  - Old Town needs its own parking regulations.
  - No parking in Old Town
- Truck Parking
  - There are truckdrivers (18-wheelers) in Cibolo, and nowhere for them to park. They deserve to come home. Allow overnight parking but along 2H-4.
- Landscaping and Bufferyards
  - Parking islands kill opportunity for customers to patron businesses
  - Trees are necessary within parking lots.
  - Parking landscaping is essential for mitigating heat in parking lots
  - Increase landscape buffer between commercial and residential
  - Redesign buffers
  - On right track for current buffer regulations.
  - More buffers along floodplains.
  - More drought-resistant/drought-tolerant plants.
  - Buffersizes?
    - good size current
    - new flood zone - more buffer possible.
- Open Space/Amenities
  - Old Town needs its own park
  - Many issues with parks and amenities built by developers.
  - Open spaces needed to channel flood water
    - More the better
    - Good area for parks, but not for pools
  - Need pools/big community pool
  - Want developers to be more thoughtful in open space/ dedication
  - Mitigation spaces? How do developers handle parkland dedication?
  - Always want more open space
  - Need open space to move water
  - Community garden
- Floodplains
  - New neighborhood developing higher making and existing neighborhoods flood.
  - Floodplain - too much.
  - More buffers along floodplains.



- Open spaces needed to channel flood water
- Need open space to move water

### Station #5 Subdivision Standards

- Station #5 Comment Summary: Participants largely agreed on connectivity between residential subdivisions being needed, but some also want more cul-de-sacs within the residential subdivisions. There was also interest in some traffic calming measures. They also agreed sidewalks are needed and used frequently in the community, but noted they would not be appropriate in some residential areas that are rural in character and have larger lots. Both the processes for public improvement dedication and bonds require revision to be less confusing so quality developers won't be chased away.
- Station #5 Comments:
  - Connectivity
    - Generally connectivity is good, especially when construction is happening
    - Each subdivision needs to connect to another
    - Cul-de-sacs are preferred
    - Need more cul-de-sacs
    - Consider trails for large lots
  - Sidewalks
    - Sidewalks are more used here than in comparable communities
    - Sidewalks need to be wider
    - Estate residential and agricultural/rural residential could do fee in lieu
    - Lots that are more than 1 acre are probably not appropriate for sidewalks
    - Sidewalks in nonresidential areas should be larger
  - Public Improvement Dedication and Bonds
    - Overhaul needed. Current way may be driving quality builders away
    - Extend life of bonds and consolidate
    - Public improvement dedication should have final decision by City Engineer
    - Public Improvement Agreements (PIA)
      - Have been issues in the past, but is better now
      - Useful too but needs to also benefit the City and not just the developers
    - Steel Creek Drive failed quickly
      - Ground here shifts due to type of soil (Blackland prairie)



- Streets and Traffic Calming
  - Long streets are not good
    - Unbroken roadway
  - Long blocks promote speeding
  - Tree islands or other traffic calming
  - Buffalo Crossing has big median
  - Deer Creek has bump outs

## Station #6 Procedures

- Station #6 Comment Summary: Participants had mixed opinions on allowing more administrative approvals. Some thought it would be a good idea and others were concerned based on past decisions. For decisions made administratively, there would need to be clear criteria that decisions would be based on. The update to the UDC should close loopholes and short-cuts currently present and should add expirations for approvals.
- Station #6 Comments:
  - Lack of updates to UDC causes problems
  - UDC should close loopholes, close shortcuts
  - Expirations for approvals are needed
  - Variance Criteria
    - need reworking
    - Technically would be hard to approve anything
  - Planning and Zoning should make decisions on preliminary plat
  - Public improvement dedication should have final decision by City Engineer
    - Some pushback because of past examples of City Council inspecting and finding errors
  - Not as excited about admin approval. Rely on staff recommendations
  - Admin approval in Old Town that have spiraled.
    - No masonry wall at a development in Old Town
    - Some thought it should have been a City Council decision



## Planning and Zoning Commission Staff Report

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### A. Staff Updates

Meeting	Agenda Group
Wednesday, June 11, 2025, 6:30 PM	UDC, CIP, Master Plan and Staff Updates Item: 9A.
From	
Eron Spencer, Assistant Planning Director	

### **PRIOR CITY COUNCIL ACTION:**

N/A

### **BACKGROUND:**

N/A

### **STAFF RECOMMENDATION:**

N/A

### **FINANCIAL IMPACT:**

N/A

### **MOTION(S):**

N/A

### **Attachments**

[06-11-25 Staff Update.pdf](#)

[Development Projects Update - 2025-05.pdf](#)

# Planning Department - Staff Update

June 11, 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
Cibolo Small Animal Hospital	Veterinarian Commercial Renovation

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
Steele Creek Unit 4A	Final Plat
Steele Creek Unit 9	Final Plat
Grace Valley Ranch Phase 3B	Final Plat
Venado Crossing Unit 6	Final Plat

## P&Z Recommendations/City Council Action

Agenda item	P&Z recommendation	date	City Council action	date
Grace Valley Ranch Phase 4A	Denial	4/9/2025	Approved	5/27/2025
Turning Stone Unit C10	Approval	5/14/2025	Denied	5/27/2025
Schlather Ranch	Denial	5/14/2025	-	6/10/2025



# CIBOLO CITY COUNCIL

## *Economic Development*

### REPORT

Date: June 4, 2025

# IN PLANNING REVIEW

<b>CIBOLO CROSSING</b>	<ul style="list-style-type: none"> <li>• Dorado @ Cibolo Crossing (Site Plan under review)</li> <li>• Kids Academy (Awaiting Final Acceptance of Infrastructure)</li> <li>• Olive Garden (Amending Plat approved, site plan under review)</li> <li>• Gringos (Amending Plat approved)</li> </ul>
<b>CIBOLO VALLEY DRIVE</b>	
<b>DOWNTOWN/ OLD TOWN</b>	<ul style="list-style-type: none"> <li>• 504 Pfeil Rd (Minor Plat on hold)</li> <li>• The Shops at the Mill Expansion (Pre-Development Meeting held)</li> <li>• 506 N Main St (Site Plan approved)</li> <li>• Grooming Coop (Pre-Application)</li> </ul>
<b>FM 1103</b>	<ul style="list-style-type: none"> <li>• Old Wiederstein Road Self-Storage CUP (Pre-Application)</li> <li>• Cibolo Creek Center CUP and Site Plan (Approved)</li> <li>• Pic N Pac Carwash (Site Plan Approved)</li> </ul>
<b>FM 78</b>	<ul style="list-style-type: none"> <li>• Cibolo Small Animal Hospital (Site Plan in Review)</li> </ul>
<b>IH-10</b>	<ul style="list-style-type: none"> <li>• Sage Rentals (Site Plan Approved)</li> <li>• Industrial Warehouses @ 465/Linne Rd &amp; IH-10 (Pre-Application)</li> <li>• Data Center @ 1000 Bolton Rd (Pre-Application)</li> </ul>
<b>OTHER</b>	<ul style="list-style-type: none"> <li>• Borgfeld Plaza Retail Center (Site Plan in Review)</li> </ul>

# BUILDING PERMITS IN PROCESS

<b>CIBOLO CROSSING</b>	<ul style="list-style-type: none"> <li>Dorado @ Cibolo Crossing (MEP's Permit Application Submission on Hold by Builder– date TBD)</li> <li>Skip's Liquor (Permitted)</li> <li>Olive Garden (In Review)</li> </ul>
<b>CIBOLO VALLEY DRIVE</b>	<ul style="list-style-type: none"> <li>Crepeccino (Permitted)</li> <li>Andy's Frozen Custard (Permitted)</li> <li>Crust Pizza (Permitted)</li> </ul>
<b>DOWNTOWN/ OLD TOWN</b>	
<b>FM 1103</b>	<ul style="list-style-type: none"> <li>QT – Location #1 at FM 1103 &amp; Old Wiederstein Road (Permitted)</li> <li>Turning Stone Retail (Permitted)</li> <li>Cibolo Food Mart Shell Bldg (In Review)</li> </ul>
<b>FM 78</b>	
<b>IH-10</b>	
<b>OTHER</b>	<ul style="list-style-type: none"> <li>Signature Plating (Inspection Completed, pending site approval)</li> </ul>

# NOW OPEN / C OF O ISSUED

CIBOLO CROSSING	<ul style="list-style-type: none"><li>Salata (Now Open)</li></ul>
CIBOLO VALLEY DRIVE	
DOWNTOWN/ OLD TOWN	<ul style="list-style-type: none"><li>Ink Ivy (C of O issued 6.2.25)</li></ul>
FM 1103	<ul style="list-style-type: none"><li>Peak Performance Chiropractic (C of O issued 6.4.25)</li></ul>
FM 78	
IH-10	
OTHER	