

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

Wednesday, August 14, 2024, 6:30 PM
Council Chambers
200 S. Main St.
Cibolo, Texas 78108

Est. Duration: 1 hr 15 min

1: Call to Order

2: Roll call and Excused Absences

2A. Excused Absence

3: Invocation/Moment of Silence

4: Pledge of Allegiance

5: Public Hearings

5A. Conduct a public hearing regarding a Conditional Use Permit request to allow a Convenience Storage use for 7.38 acres out of 12.7630 acres tract of certain real property located at 21105 Old Wiederstein Road, legally described as ABS: 277 SUR: J N RICHARDSON 12.7630 AC.

5B. Conduct a public hearing regarding a Conditional Use Permit request to allow a Local Convenience Store (With Fuel Sales) use for certain real property located at 252 West Borgfeld Road, legally described as ABS: 216 SUR: A S LEWIS 1.8440 AC.

5C. Conduct a public hearing regarding a Comprehensive Sign Program application for certain real property located at 961 Cibolo Valley Drive, legally described as BUFFALO HEIGHTS BLOCK 3 LOT 2 1.059 AC.

5D. Conduct a public hearing regarding a Comprehensive Sign Program application for certain real property located at 400 Cibolo Valley Drive, legally described as CIBOLO VALLEY DRIVE RETAIL, LOT 1, BLK A 1.557 ACS.

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

7: 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.)

7A. Approval of the minutes from the July 10, 2024, Planning and Zoning Commission meeting.

8: Discussion/Action Items

8A. Discussion/Action regarding the Final Plat of Cibolo Farms Unit 2 subdivision.

8B. Discussion/Action regarding a Conditional Use Permit request to allow a Convenience Storage use for 7.38 acres out of 12.7630 acres tract of certain real property located at 21105 Old Wiederstein Road, legally described as ABS: 277 SUR: J N RICHARDSON 12.7630 AC.

8C. Discussion/Action regarding a Conditional Use Permit request to allow a Local Convenience Store (With Fuel Sales) use for certain real property located at 252 West Borgfeld Road, legally described as ABS: 216 SUR: A S LEWIS 1.8440 AC

8D. Discussion/Action regarding a Comprehensive Sign Program application for certain real property located at 961 Cibolo Valley Drive, legally described as BUFFALO HEIGHTS BLOCK 3 LOT 2 1.059 AC.

8E. Discussion/Action regarding a Comprehensive Sign Program application for certain real property located at 400 Cibolo Valley Drive, legally described as CIBOLO VALLEY DRIVE RETAIL, LOT 1, BLK A 1.557 ACS.

8F. Discussion/Action regarding a Sign Variance application for certain real property located at 112 Rodeo Way, legally described as CIBOLO VALLEY RANCH #1 BLOCK 6 LOT 62R 0.59 AC.

9: UDC, CIP, Master Plan and Staff Updates

9A. Staff Update

10: Items for future agendas

11: Adjournment

11A. Adjourn Meeting

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

Peggy Cimics, TRMC

City Secretary

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

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

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

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the ____day of _____2024.

Name and Title

Date Posted: August 8, 2024



Planning and Zoning Commission Staff Report

Conduct a public hearing regarding a Conditional Use Permit request to allow a Convenience Storage use for 7.38 acres out of 12.7630 acres tract of certain real property located at 21105 Old Wiederstein Road, legally described as ABS: 277 SUR: J N RICHARDSON 12.7630 AC.

Meeting	Agenda Group
Wednesday, August 14, 2024, 6:30 PM	Public Hearings Item: 5A
From	
Lindsey Walker, Planner I	
Staff Contact(s)	
Lindsey Walker, Susana Huerta,	

PLANNING & ZONING COMMISSION ACTION: Conduct 1st Public Hearing Discussion/Action and Recommendation regarding the above referenced petition

PROPERTY INFORMATION:

Project Name: **CUP-24-04**
 Owners: David Marbach
 Representative: Jonathan McNamara, Matkin Hoover Engineering
 Location/Area: 21105 Old Wiederstein Road, 7.38 acres
 Location: Old Wiederstein Road
 Council District: 5
Future Land Use: Commercial
 Existing Zoning: Retail/Office (C-3)
 Requested Zoning: Conditional Use Permit (CUP)
 Proposed Use: Convenience Storage

FINDINGS:

A zoning request is specifically about land use, not the future engineering of the land itself, and should meet criteria per [UDC Article 4.3.1.5](#). Decisions regarding future engineering of the land occur with the platting process, where the property’s design is known. The applicant lot is located west of the intersection of Old Wiederstein Road and FM 1103. It is within the Retail/Office (C-3) zoning district. West of the property is a homestead within the Low Density Single-Family (SF-2) residential zoning district. North of the property are commercial and residential uses within the City of Schertz. The remaining surrounding property is zoned C-3. The applicant is proposing a three-story Convenience Storage business as part of a large-scale commercial development on the full 12-acre property.

PUBLIC NOTICE:

Notice was published within the local newspaper (Seguin Gazette) on July 21, 2024, and the [City Website](#). Individual letters were sent by mail to 24 property owners within 200’ of the site. To date, staff has received one (1) in favor of and zero (0) in opposition. Public Hearings are scheduled on August 14, 2024 (Planning & Zoning Commission), and on August 27, 2024 (City Council). Approval/Disapproval of the zoning ordinance is tentatively scheduled for the September 10, 2024, City Council meeting.

STAFF CONCLUSIONS:

Staff recommends, should Council approve the CUP for Convenience Storage use for property located at 21105 Old Wiederstein Road, that it be subject to the following conditions:

1. Site Plan – A site plan in compliance with UDC Sec. 12.3.2 must be submitted for review and shall not substantially deviate from the concept plan approved with the CUP.
2. Building & Fire Codes – Applicant must comply with all Building and Fire Code requirements.
3. Permits & Inspections – All required building permits and Certificate of Occupancy must be obtained. All permit applications submitted for this property are subject to the requirements of the Code.
4. Additional Uses – No other conditional uses are allowed under this conditional use permit.
5. Recordation of Plat – A subdivision plat must be submitted for review and approval with the City of Cibola and recorded upon completion.
6. Retail/Office (C-3) Regulations - All regulations of the Retail/Office (C-3) Zoning District, other than those amended by the Conditional Use Permit, apply to the Property.
7. Review fees - All fees associated with the review and processing of the application must be paid in full.

PLANNING & ZONING COMMISSION ACTION:

1. Recommend **Approval** to the Mayor and Council of the requested CUP for a Convenience Storage use for property located at 21105 Old Wiederstein Road, legally described as ABS: 277 SUR: J N RICHARDSON 12.7630 AC.
2. Recommend **Approval** to the Mayor and Council of the requested CUP for a Convenience Storage use for property located at 21105 Old Wiederstein Road, legally described as ABS: 277 SUR: J N RICHARDSON 12.7630 AC, *and any additional conditions City Council may require.*
3. Recommend **Denial** of the requested CUP for Convenience Storage use, *with findings.*

STAFF ANALYSIS:

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

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

A. Consistency with the Comprehensive Master Plan;

Comprehensive/Master Plan – Future Land Use Categories – Commercial

Appropriate Land Use Types: The appropriate primary and secondary uses allowed in areas designated as neighborhood commercial include all the commercial and civic uses set out in Retail / Office (C-3) or General Commercial (C-4) districts in the City's Code of Ordinances. Primary uses allowed in the neighborhood or transitional residential future land use categories could be considered as long as they were part of a larger planned unit development and comprise no more than 25 percent of the land area devoted to the entire development.

Compatible Zoning Districts (P.46 from Comp Plan):

Retail/Office (C-3) | General Commercial (C-4) | Planned Unit Development (PUD)

STAFF FINDING: Convenience Storage use is allowed with a CUP and by right within the C-3 and C-4 zoning districts, respectively, which complies with the appropriate land use types called out in the Comprehensive Master Plan for Commercial land uses. Therefore, the requested CUP is consistent with the Comprehensive Master Plan.

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

Comprehensive/Master Plan – Future Land Use Categories – Commercial

Intent & Character – The commercial future land use category is intended for areas that will be developed to support local and regional nonresidential businesses that rely on higher traffic volumes. In this regard, these areas are primarily located along collector or arterial roadways such as I-10 and I-35, FM 78 and 1103, Cibolo Valley Drive, and the non-downtown areas of Main Street. These areas are typically comprised of nonresidential uses of varying lot sizes and intensities and configured in a manner that predominantly serves the automobile. While these areas will always be auto-oriented, there is room for improved pedestrian and bicycle accommodation and higher quality development.

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

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

UDC Section 14.O.13 General Retail/Office

a. Intent – The Retail/Office District establishes a broad range of business operations, services and commercial development requiring arterial or collector street access. This district is intended for a variety of office, institutional and indoor retail uses that are designed to make the most efficient use of existing infrastructure and provide for orderly transitions and buffers between districts and uses. This district should facilitate economic development activities that will strengthen neighborhoods; promote the development of targeted industries and provide community balance; provide educational and employment opportunities; and encourage local economic investment for citizens of Cibolo.

b. Permitted uses – general retail, office and service uses

c. Specific uses – subject to Site Plan approval, completely enclosed general retail, office and service uses

Lot Area	Lot Width	Front Setback	Rear Setback	Side Setback	Max Impervious Coverage	Maximum Height
N/A	70'	25'	15'	15'	75%	45'

STAFF FINDING: The UDC provides lot design guidelines within the Retail/Office (C-3) Zoning District that are designed in scale for compatibility with surrounding commercial developments. The proposed use would be compatible with abutting sites since the applicant property is located within a developing commercial area.

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

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

C-3 uses allowed by right	C-3 allowed with CUP
Administrative and Business Offices	Automotive Rentals
Administrative Services	Automotive Service Station *
Artisan Sales	Commercial Off-street Parking
Artisan/ Culinary Classes (Specialty Classes)	Concrete/Asphalt Batching Plant (Temporary)
Bar/Micro Brewery **	Farmers Market
Business Services	Food Truck, Park
Business Support Services	Indoor Gun Range
Clinic	Laundry Services, Laundry Mat
Club or Lodge	Pawn Shop
Consumer Repair Services	Research and Development Services
Cultural Services	Transportation Terminal

Day Care Services (General Commercial)	Warehousing and Distribution
Day Care Services (Group)	a.) Convenience Storage
Financial Services	Winery/Production Brewery
Fitness Studio/ Health Spa	
Food Sales; Grocery	
Food Truck, Ancillary	
General Retail Sales, Neighborhood Scale	
Health Care Offices	
Laundry Services: Dry Cleaning	
Life Care Services *	
Local Utility Services	
Outdoor Sports and Recreation (Light)	
Personal Services	
Pet Services	
Postal Facilities	
Professional Office	
Restaurant, Convenience	
Restaurant, Neighborhood	
Safety Services	
Veterinary Services	
Amusement Center	
Automotive Washing	
Automotive; Minor Repairs/Service	
Big Box Store *	
Building Maintenance Services	
Business or Trade School	
College and University Facilities	
Community Treatment Facility *	
Convalescent Services	
Funeral Services	
General Retail Sales, Regional *	
Hospital Services	
Hotel-Motel	
Ice Dispensing; Portable Building/Structure *	
Indoor Entertainment	
Indoor Sports and Recreation	
Liquor Store **	
Local Convenience Store (With Fuel Sales)	
Local Convenience Store (Without Fuel Sales)	
Restaurant, Fast Food	
Service Station *	
Tire Dealer (No Open Storage)	

*Subject to supplemental use regulations of UDC Article 6.

STAFF FINDING: The proposed Convenient Storage use is compatible with other uses permitted by the C-3 district. Staff does not foresee unfavorable impacts as a result of approving the CUP. The applicant will have to comply with all UDC regulations, including parking and landscape buffer requirements to further mitigate unfavorable impacts.

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

Comprehensive/Master Plan – Future Land Use Categories – Commercial

Moving Forward - New commercial development should be located and take access from an arterial roadway, or a newly constructed collector roadway that is appropriately designed to handle larger traffic volumes. New commercial development should include improved standards for building form and architecture, buffering, landscaping, and signage. Minimum lot sizes should not be needed provided that all other minimum requirements (e.g., parking, landscaping, setbacks, etc.) are met without the need for a variance. Bicycle and pedestrian accessibility and safety should be considered in new development, including connecting sidewalks from the right-of-way to the front door and the addition of bike racks.

STAFF FINDING: The proposed Convenience Storage use conforms with all applicable regulations as well as the intent of the Comprehensive Master Plan. Additional standards must be adhered to, including a landscape buffer in compliance with UDC Sec. 17.1.L.1 along the west property line adjacent to the SF-2 zoning district. Requirements are as follows:

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

Landscape buffer trees:

A minimum of one (1) large tree shall be planted for each forty linear feet (40'), one (1) medium tree every thirty linear feet (30'), one (1) small tree every twenty (20') linear feet, or any combination thereof, within landscape buffer.

Landscape buffer shrubs:

A minimum of ten (10) shrubs shall be planted for each forty (40') linear feet of landscape buffer. Buffer shrubs shall be evergreen or similar, a minimum of eighteen (18") inches in height at time of planting and of a variety that can be expected to reach four to five (4-5) feet in height within three (3) to five (5) years of initial planting.

All other areas within the landscape buffer shall be covered with grass or another solid vegetative cover approved at the time of Site Plan approval. The buffer wall standards below shall also be applicable.

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

STAFF FINDING: Staff do not foresee major impacts to traffic as a result of granting the CUP, as Convenience Storage use does not typically generate a large amount of traffic. A Traffic Impact Analysis (TIA) during the platting and site plan processes to determine the true impact and how the applicant plans to mitigate unfavorable impacts.



Planning and Zoning Commission Staff Report

Conduct a public hearing regarding a Conditional Use Permit request to allow a Local Convenience Store (With Fuel Sales) use for certain real property located at 252 West Borgfeld Road, legally described as ABS: 216 SUR: A S LEWIS 1.8440 AC.

Table with 2 columns: Meeting, Agenda Group. Meeting: Wednesday, August 14, 2024, 6:30 PM. Agenda Group: Public Hearings Item: 5B. From: Grant Fore, Planner II. Staff Contact(s): Susana Huerta.

PLANNING & ZONING COMMISSION ACTION: Conduct 1st Public Hearing Discussion/Action and Recommendation regarding the above referenced petition

PROPERTY INFORMATION:

Project Name: CUP-24-05
Owners: Pedro and Angelia Soto
Representative: Ty Koenning/Thomas Fuels
Location/Area: Near intersection of Borgfeld Road and Dobie Boulevard
Location: 252 West Borgfeld Road
Council District: 2
Future Land Use: Neighborhood Commercial
Existing Zoning: Neighborhood Commercial (C-1)
Requested Zoning: Conditional Use Permit (CUP) for Local Convenience Store (with Fuel Sales)
Proposed Use: Local Convenience Store (with Fuel Sales)

FINDINGS:

A zoning request is specifically about land use, not the future engineering of the land itself, and should meet criteria per UDC Article 4.3.1.5. Decisions regarding future engineering of the land occur with the platting process, where the property's design is known. The applicant lot is located at the intersection of Borgfeld Road and Dobie Boulevard. It is within the Neighborhood Commercial (C-1) zoning district. The subject property is directly adjacent to property zoned Low Density Single-Family Residential SF-2 to the north and south. The Dobie Heights Subdivision, zoned High Density Single-Family Residential (SF-6), is west of the subject property. Across Borgfeld Road from the property is the El Sereno Senior Living Center and the Grand at Cibolo Apartments. The applicant is proposing a Local Convenience Store (with Fuel Sales) to be developed at this property.

The subject property was previously zoned Low Density Single-Family Residential (SF-2). A rezoning request to Neighborhood Commercial (C-1) was approved by the City Council on May 24, 2022. There is an existing legal, non-conforming residential structure on the property.

PUBLIC NOTICE:

Notice was published within the local newspaper (Seguin Gazette) on July 21, 2024, and the [City Website](#). Individual letters were sent by mail to 14 property owners within 200' of the site. To date, staff has received one (1) in favor of and zero (0) in opposition. Public Hearings are scheduled on August 14, 2024, (Planning & Zoning Commission) and on August 27, 2024, (City Council). Approval/Disapproval of the zoning ordinance is tentatively scheduled for the September 10, 2024, City Council meeting.

STAFF CONCLUSIONS:

Staff recommends, should Council approve the CUP for Local Convenience Store (with Fuel Sales) use for property located at 252 West Borgfeld Road, that it be subject to the following conditions:

1. Site Plan - A site plan in compliance with UDC Sec. 12.3.2 must be submitted for review and shall not substantially deviate from the concept plan approved with the CUP.
2. Building & Fire Codes - Applicant must comply with all Building and Fire Code requirements.
3. Permits & Inspections - All required building permits and Certificate of Occupancy must be obtained. All permit applications submitted for this property are subject to the requirements of the Code.
4. Additional Uses - No other conditional uses are allowed under this conditional use permit.
5. Recordation of Plat - A subdivision plat must be submitted for review and approval with the City of Cibola and recorded upon completion.
6. Landscaping - All regulations of UDC Article 17.L (2) regarding a required 20' landscape buffer adjacent to the property line of residentially used or zoned property must be met.
7. Neighborhood Commercial (C-1) Regulations - All regulations of the Neighborhood Commercial (C-1) Zoning District, other than those amended by the Conditional Use Permit, apply to the Property.
8. Supplemental Use Regulations - All regulations of UDC Article 6.3 Supplemental Use Regulations (K) Fuel Sales Business, other than those amended by the Conditional Use Permit, apply to the Property.

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

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

8. Sewer Improvements - Property owner required to upgrade existing 4" residential sewer line to minimum 6" line for commercial use.

9. Review Fees - All fees associated with the review and processing of the application must be paid in full.

PLANNING & ZONING COMMISSION:

1. Recommend approval to the Mayor and City Council of the requested CUP for a Local Convenience Store (with Fuel Sales) use for property located at 252 West Borgfeld Road, legally described as ABS: 216 SUR: A S LEWIS 1.8440 AC.
2. Recommend approval to the Mayor and City Council of the requested CUP for a Local Convenience Store (with Fuel Sales) use for property located at 252 West Borgfeld Road, legally described as ABS: 216 SUR: A S LEWIS 1.8440 AC, with conditions.

3. Recommend denial to the Mayor and City Council of the requested CUP for a Local Convenience Store (with Fuel Sales) use for property located at 252 West Borgfeld Road, legally described as ABS: 216 SUR: A S LEWIS 1.8440 AC, with findings.

STAFF ANALYSIS:

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

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

A. Consistency with the Comprehensive Master Plan;

Comprehensive/Master Plan – Future Land Use Categories – [Neighborhood Commercial](#)

Appropriate Land Use Types: The appropriate primary and secondary uses allowed in areas designated as Neighborhood Commercial include all of the commercial and civic uses set out in Neighborhood Commercial (C-1) district in the City’s Code of Ordinances. Primary uses allowed in the Neighborhood or Transitional Residential future land use categories could be considered as long as they were part of a larger planned unit development and comprise no more than 25 percent of the land area devoted to the entire development.

Compatible Zoning Districts (P.45 from Comp Plan):

Neighborhood Commercial (C-1) | Planned Unit Development (PUD)

STAFF FINDING: The Comprehensive Master Plan calls out this parcel as Neighborhood Commercial, with compatible zoning districts such as the current (C-1) zoning of the property. The proposed Local Convenience Store does not align with the intent of promoting suburban character rather than auto-oriented uses. The intent of Neighborhood Commercial is de-emphasizing areas for vehicular use and developments with smaller footprints. The proposed Local Convenience Store includes a footprint of the store structure and separate fuel station structure.

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

Comprehensive/Master Plan – Future Land Use Categories – [Neighborhood Commercial](#)

Intent & Character – The neighborhood commercial future land use category is intended for areas that will be developed primarily as nonresidential uses that are of an appropriate use, scale, and design that is compatible with abutting or nearby residential uses. These areas are intended to be of a more suburban character rather than auto-oriented. In other words, the areas designated for vehicles (i.e., driveways, parkways, etc.) should be deemphasized through placement (e.g., on the side of the building), landscaping, or screening. In addition, these areas should occupy smaller footprints and have pitched roofs, higher levels of landscaping, and less signage than similar uses in Commercial land use areas.

STAFF FINDING: The Zoning Map Amendment will not promote the health, safety, or general welfare of the City and the safe and orderly development of the City as it does not comply with the intent of the Comprehensive Master Plan. The proposed Local Convenience Store does not align with the intent of promoting suburban character rather than auto-oriented uses.

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

UDC Section 14.0.11 – (C-1) Neighborhood Commercial

- a. Intent - The Neighborhood Commercial district is established to provide for a limited variety of commercial uses and services associated with neighborhood storefront retail, service, financial, and office activities which are compatible and designed in scale with surrounding residential areas. The intent of this District is to provide convenient neighborhood access to commercial services, and minimize undesirable impacts such as noise, traffic and odors through performance standards.
- b. Permitted uses - Limited office and retail uses and services which are compatible and designed in scale with surrounding residential areas.
- c. Specific uses - subject to Site Plan approval, limited office, retail and service uses which are compatible and designed in scale with surrounding residential areas.

Lot Area	Lot Width	Front Setback	Rear Setback	Side Setback	Max Impervious Coverage	Maximum Height
None	50'	20'	20'	10'	70%	35'

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

The property is primarily surrounded by residentially zoned and used property.

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

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

C-1 uses allowed by right	C-1 allowed with CUP
Administrative and Business Offices	
Artisan Sales	
Artisan/ Culinary Classes (Specialty Classes)	
Assembly	
Business Support Services	Administrative Services
Clinic	Business or Trade School
Club or Lodge	Business Services
Consumer Repair Services	Community Treatment Facility *
Cultural Services	Concrete/Asphalt Batching Plant (Temporary)
Day Care Services (General Commercial)	Convalescent Services
Day Care Services (Group)	Farmers Market
Financial Services	Fitness Studio/ Health Spa
Food Sales; Grocery	Local Convenience Store (With Fuel Sales)
General Retail Sales, Neighborhood Scale	Local Convenience Store (Without Fuel Sales)
Health Care Offices	Nursery School
Laundry Services: Dry Cleaning	Pet Services
Life Care Services *	Primary Educational Facilities
Local Utility Services	Restaurant, Fast Food
Personal Services	Secondary Educational Facilities
Postal Facilities	Veterinary Services
Professional office	
Restaurant, Convenience	
Restaurant, Neighborhood	
Safety Services	

*Subject to supplemental use regulations of UDC Article 6.

STAFF FINDING: This zoning district is suitable for uses permitted by the district provided the CUP is approved. The proposed fuel pumps appear to be roughly 75' from the property line of the neighboring, residentially zoned property. 100' is required. The proposed use of the site could potentially cause unfavorable impacts to neighboring property if not in compliance with the additional requirements for Local Convenience Stores stipulated in Article 6 of the UDC.

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

Comprehensive/Master Plan – Future Land Use Categories – Neighborhood Commercial

Moving Forward - New neighborhood commercial development should be located and take access from a collector roadway or greater in functional classification. The gross floor area of nonresidential uses (excluding Institutional) should be as follows: local street (5,000 sf); collector street (10,000 sf); and arterial street (25,000 sf). Residential mixed use should be allowed, provided that it is part of a planned unit development and does not constitute more than 25 percent of the development. No drive-throughs should be allowed, bay doors should be placed perpendicular to the public right-of-way, and signage should be appropriately scaled to reflect neighborhood-serving uses.

STAFF FINDING: The proposed Local Convenience Store (with Fuel Sales) is required to meet landscaping requirements for commercial property that is adjacent to residentially zoned or used property of maintaining a 20' landscape buffer between the properties. In addition, the proposed fuel pumps would be required to maintain a 100' distance from the neighboring residential structure and property. The proposed site plan in its current configuration does not mitigate potentially unfavorable impacts as it does not comply with landscaping and regulations specific to Local Convenience Store (with Fuel Sales) required by the UDC.

The proposed site plan does comply with the minimum required parking of approximately 15 spaces. Sidewalks along Borgfeld Road and Dobie Boulevard are required.

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

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



Planning and Zoning Commission Staff Report

Conduct a public hearing regarding a Comprehensive Sign Program application for certain real property located at 961 Cibolo Valley Drive, legally described as BUFFALO HEIGHTS BLOCK 3 LOT 2 1.059 AC.

Meeting	Agenda Group
Wednesday, August 14, 2024, 6:30 PM	Public Hearings Item: 5C
From	
Lindsey Walker, Planner I	
Staff Contact(s)	
Lindsey Walker, Susana Huerta,	

PLANNING & ZONING COMMISSION ACTION: 1. Conduct 1st Public Hearing
2. Discussion/Action and Recommendation regarding the above referenced petition

PROPERTY INFORMATION:

Project Name: SGP-24-01
Owners: Monty Montgomery, P. Terry's
Representative: Nikki Valencia, Comet Signs
Location/Area: 961 Cibolo Valley Drive, 1.059 acres
Location: Intersection of Borgfeld Road and Cibolo Valley Drive
Council District: 2
Zoning: Retail/Office (C-3) and General Commercial (C-4)

FINDINGS:

The applicant property is located within the Buffalo Heights Commercial Subdivision at the intersection of Borgfeld Road and Cibolo Valley Drive. A Comprehensive Sign Program for the multi-tenant signs within the subdivision was approved in May 2022 by City Council. Across Borgfeld to the west of the applicant is the Falcon Ridge residential subdivision, which is zoned High Density Single-Family Residential (SF-6). Directly north of the applicant property is Wiederstein Elementary School. The remaining surrounding properties are predominantly commercially zoned. The applicant is requested a Comprehensive Sign Program in June 2024 to allow additional wall signs, for which the combined total square footage would exceed the maximum allowable square footage for a single commercial building fronting an "other" street type. Due to the applicant being processed under the incorrect address, staff suggested the applicant apply for a sign variance to increase the total allowable square footage to 160 square feet.

PREVIOUS ACTION:

An application for Comprehensive Sign Program with a 180 Borgfeld address was considered on June 12, 2024. A sign variance application was considered for the corrected address on July 20, 2024, and denied.

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

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

PUBLIC NOTICE:

Notice was published within the local newspaper (Seguin Gazette) on July 28, 2024, and the [City Website](#). Individual letters were sent by mail to 8 property owners within 200’ of the site. To date, Staff has received zero (0) in favor of and zero (0) in opposition. Public Hearings were scheduled for August 14, 2024, (Planning and Zoning Commission) and on August 27, 2024, (City Council). Approval/Disapproval of the Comprehensive Sign Program is tentatively scheduled for the September 10, 2024, City Council meeting.

PLANNING & ZONING COMMISSION RECOMMENDATION:

1. Recommend **Approval** to the Mayor and Council of the requested Comprehensive Sign Program for certain real property located at 961 Cibolo Valley Drive, legally described as BUFFALO HEIGHTS BLOCK 3 LOT 2 1.059 AC.
2. Recommend **Approval** to the Mayor and Council of the requested Comprehensive Sign Program for certain real property located at 961 Cibolo Valley Drive, legally described as BUFFALO HEIGHTS BLOCK 3 LOT 2 1.059 AC, **with conditions.**
 - o Staff recommend that a condition be added that approval is subject to all fees related to the review and processing of the application be paid in full.
3. Recommend **Denial** of the Comprehensive Sign Program application **with findings.**

STAFF ANALYSIS:

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

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

STAFF FINDINGS: The proposed signs match the vintage aesthetic established in the approved Buffalo Heights sign program and overall development.

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

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

Sign Type	Max Sign Face Area (in sq. ft.)	Number of Signs
Wall Sign (All Other Streets)	60*	Per allowable sq. ft.
* May include additional square footage to signage of .005 times 1st floor square footage (excluding stairwells, bathrooms and food prep areas).		

STAFF FINDINGS: The highly restrictive ordinance creates unnecessary hardship for the applicant. The applicant is limited to a rough total of 88 (60 + 0.005% of the building square footage) square feet for all wall signs. Under the ordinance, the applicant would be allowed one additional sign on the façade placing Borgfeld that is no larger than 38 square feet in addition to the previously permitted 50 square foot sign on the façade facing Cibolo Valley Drive.

5. *Off-site signs.*

STAFF FINDINGS: This item is not applicable.

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

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

STAFF FINDINGS: The proposed signs are all visible either from Borgfeld Road or Cibolo Valley Drive therefore, they comply with this section of the the code.

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

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



Planning and Zoning Commission Staff Report

Conduct a public hearing regarding a Comprehensive Sign Program application for certain real property located at 400 Cibolo Valley Drive, legally described as CIBOLO VALLEY DRIVE RETAIL, LOT 1, BLK A 1.557 ACS.

Meeting	Agenda Group
Wednesday, August 14, 2024, 6:30 PM	Public Hearings Item: 5D
From	
Lindsey Walker, Planner I	
Staff Contact(s)	
Lindsey Walker, Susana Huerta,	

PLANNING & ZONING COMMISSION ACTION: 1. Conduct 1st Public Hearing
2. Discussion/Action and Recommendation regarding the above referenced petition

PROPERTY INFORMATION:

Project Name: SGP-24-02
Owners: ADISORA, LLC
Representative: Mary Gorman, Southwest Texas Sign Service, Inc.
Location/Area: 400 Cibolo Valley Drive, 3.023 acres
Location: Cibolo Valley Drive
Council District: 4
Zoning: Retail/Office (C-3)

FINDINGS:

The applicant property is located within the Retail/Office (C-3) zoning district on Cibolo Valley Drive, across from the Cibolo Bend Shopping Center. North of the applicant property is Move It Storage and The Brooks of Cibolo. The remaining surrounding properties are predominantly commercially zoned. CVS and a Pic-N-Pac are located south of the property. All adjacent properties are within the C-3 zoning district. The applicant is requesting a Comprehensive Sign Program to allow additional wall signs, for which the combined total square footage would exceed the maximum allowable square footage for a single commercial building fronting an "other" street type. A 34 square foot wall sign (Sign A2) facing Cibolo Valley Drive was approved on June 28, 2024. The requested program includes two signs (Signs A1 and B), totaling 65.25 square feet, that face an interior right-of-way (ROW).

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

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

PUBLIC NOTICE:

Notice was published within the local newspaper (Seguin Gazette) on July 21, 2024, and the [City Website](#). Individual letters were sent by mail to 8 property owners within 200’ of the site. To date, Staff has received zero (0) in favor of and zero (0) in opposition. Public Hearings were scheduled for August 14, 2024, (Planning and Zoning Commission) and on August 27, 2024, (City Council). Approval/Disapproval of the Comprehensive Sign Program is tentatively scheduled for the September 10, 2024, City Council meeting.

PLANNING & ZONING COMMISSION RECOMMENDATION:

1. Recommend **Approval** to the Mayor and Council of the requested Comprehensive Sign Program for certain real property located at 400 Cibolo Valley Drive, legally described as CIBOLO VALLEY DRIVE RETAIL, LOT 1, BLK A 1.557 ACS.
2. Recommend **Approval** to the Mayor and Council of the requested Comprehensive Sign Program for certain real property located at 400 Cibolo Valley Drive, legally described as CIBOLO VALLEY DRIVE RETAIL, LOT 1, BLK A 1.557 ACS, **with conditions.**
 - o Staff recommend that a condition be added that approval is subject to all fees related to the review and processing of the application be paid in full.
3. Recommend **Denial** to the Mayor and Council of the Comprehensive Sign Program application **with findings.**

STAFF ANALYSIS:

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

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

STAFF FINDINGS: The proposed design of the signs is not in conflict with the surrounding area. It is compatible with the design of the building, which is standard for Whataburger restaurants across Texas.

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

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

Sign Type	Max Sign Face Area (in sq. ft.)	Number of Signs
Wall Sign (All Other Streets)	60*	Per allowable sq. ft.
* May include additional square footage to signage of .005 times 1st floor square footage (excluding stairwells, bathrooms and food prep areas).		

STAFF FINDINGS: 76.53 square feet is allowed under the current ordinance. The two proposed signs and the previously approved sign have a combined total square footage of 99.25 square feet. The applicant is requesting an additional 22.72 square feet, which is under the allowed maximum 30 square feet that is allowed by the sign program.

5. *Off-site signs.*

STAFF FINDINGS: This item is not applicable.

6. *Placement.* Signs proposed under the comprehensive sign program shall be placed appropriately in areas visible and readable. Review of location is considered by traffic movement of surrounding streets, traffic volumes and access points, MSHTO and engineering standards, visibility triangles, sign orientation and topographic features. Code of Ordinances Sec. 58-5 states that wall signs must face a right-of-way (ROW), be it public or private.

STAFF FINDINGS: Not only are the proposed signs facing a ROW, but they are also appropriately placed on the building to be visible from northbound Cibolo Valley Drive.

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

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



Planning and Zoning Commission Staff Report

Approval of the minutes from the July 10, 2024, Planning and Zoning Commission meeting.

Meeting	Agenda Group
Wednesday, August 14, 2024, 6:30 PM	Consent Agenda Item: 7A
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

[071024 PZ Minutes.pdf](#)



**PLANNING AND ZONING MEETING
CIBOLO MUNICIPAL BUILDING
200 S. Main Street
July 10, 2024
6:30 PM - 9:30 PM**

MINUTES

1. **Call to Order** – The meeting was called to order by Ms. Beaver at 6:32 p.m.
2. **Roll call and Excused Absences** – Members Present: Ms. Beaver, Ms. Fishback, Mr. Thompson, Ms. Dodd, Ms. Weimer, and Mr. Hinze; Members Absent: Ms. Greve, Ms. Garcia, and Ms. Hubbard. Ms. Fishback made the motion to excuse the absence of Ms. Greve, Ms. Gacia, and Ms. Hubbard. The motion was seconded by Ms. Weimer. For: All; Against: None. The motion carried 6 to 0.
3. **Invocation/Moment of Silence** – Mr. Thompson gave the Invocation.
4. **Pledge of Allegiance** – All those in attendance recited the Pledge of Allegiance.
5. **Public Hearing**
 - A. Conduct a Public Hearing regarding the 2024 Cibolo Tomorrow Comprehensive Plan.

Ms. Beaver opened the public hearing at 6:37 p.m. No one wish to speak during this item. Ms. Beaver closed the public hearing at 6:37 p.m.

6. **Citizens to be Heard**

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

No one signed up to speak during this item.

7. **Consent Agenda**

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

A. Approval of the minutes from the June 12, 2024, Planning & Zoning Commission Meeting.

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

8. **Discussion/Action Items**

A. Discussion/Action and Recommendation regarding a Sign Variance application for certain Real property located at 961 Cibolo Valley Drive, Legally described as BUFFALO HEIGHTS BLOCK 3 LOT 2 1.059 AC.

Mr. Hinze made the motion to approve the Sign Variance application for certain Real property located at 961 Cibolo Valley Drive, Legally described as BUFFALO HEIGHTS BLOCK 3 LOT 2 1.059 AC. The motion was seconded by Ms. Fishback. For: All; Against: None. The motion carried 6 to 0.

B. Discussion/Action regarding the 2024 Cibolo Tomorrow Comprehensive Plan.

Mr. Hinze made the motion to approve the 2024 Cibolo Tomorrow Comprehensive Plan as discussed. The motion was seconded by Mr. Thompson. For: Ms. Beaver, Ms. Fishback, Mr. Hinze, and Mr. Thompson; Against: Ms. Weimer and Ms. Dodd. The motion carried 4 to 2.

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

Ms. Lee briefed the following items to the P&Z members: Site Plans currently in review, Site Plans recently approved, Plats currently in review, and P&Z Recommendations/City Council Action.

10. **Items for Future Agendas** – Mr. Hinze (Training)

11. **Adjournment** – Ms. Fishback made the motion to adjourn the meeting at 7:50 p.m. The motion was seconded by Mr. Hinze. For: All; Against: None. The motion carried 6 to 0.

PASSED AND APPROVED THIS 14TH DAY OF AUGUST 2024.

Jennifer Greve
Chairman
Planning & Zoning Commission



Planning and Zoning Commission Staff Report

Discussion/Action regarding the Final Plat of Cibolo Farms Unit 2 subdivision.

Meeting	Agenda Group
Wednesday, August 14, 2024, 6:30 PM	Discussion/Action Items Item: 8A
From	
Grant Fore, Planner II	
Staff Contact(s)	
Susana Huerta,	

Planning & Zoning Commission Action: Discussion/Action and Recommendation of the above referenced petition

PROPERTY INFORMATION:

Project Name: PC-24-22-FP
Owner: Lennar Homes of Texas and Construction, LTD
Representative: Mary Stewart, Civil Engineering Consultants
Area: 26.455 acres
Location: Near Intersection of Green Valley Road and FM 1103
Council District: N/A
Zoning (map): N/A, ETJ
Proposed Use: 89 Residential lots, 5 open space lots, 2 drainage/open space lots
Utility Providers: Water, Sewer – GVSUD, Electricity - GVEC

FINDINGS/CURRENT ACTIVITY:

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

The Cibolo Farms development is located outside City Limits in the Extra-Territorial Jurisdiction (ETJ). This Final Plat establishes Unit 2, approximately 26 acres in size consisting of 89 residential lots, 5 open space lots and 2 drainage/open space lots.

An amended Land Study for this development was approved in 2021. Construction plans and the Preliminary Plat for this unit were approved in January of 2024.

STREETS/FUTURE THOROUGHFARE PLAN (FTPX):

This plat includes 6,110 linear feet of privately maintained roadway. Sixty feet of right-of-way is being dedicated on planned streets of Monument Hill, El Captain, Hagerman, Cerrillos Hills, San Bernard, Bob Sandlin Way and Buescher.

A Traffic Impact Analysis (TIA) was provided with the Master Development Plan submittal in 2018 that accounts for the full build-out of the subdivision. The City Engineer's office verified during review that the proposed Unit 2 complies with the previously approved traffic study.

UTILITIES:

Construction plans for the utility and roadway improvements have been approved. GVSUD will serve as the provider of water and sewer for this development. GVEC will serve as the electric provider.

DRAINAGE:

The drainage plan submitted was reviewed and approved by the City Engineer's office. The report indicates that drainage mitigation in Unit 2 will utilize a detention pond in Unit 1 of the subdivision.

STAFF RECOMMENDATION:

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

ATTACHMENTS:

1. Application
2. Plat
3. City Engineer Letter
4. Property Information Map

Attachments

[Application](#)

[Plat](#)

[City Engineer Letter](#)

[Property Map](#)



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

UNIVERSAL APPLICATION - FINAL PLAT

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

Project Name: Cibolo Farms Unit 2
 Total Acres: 26.455 AC Survey Name: J.M. Cadena Survey No.254, Frailan De La Garza Survey No. 253, I.&G.N.R.R. CO. Abstract No.: 93, 143, & 188
 Project Location (address): approximately 3/4 of a mile SE of the intersection of FM1103 and Green Valley Rd.

Current Zoning: ETJ Overlay: None Old Town FM 78
 Proposed Zoning: ETJ # of Lots: 89 # of Units: 4
 Please Choose One: Single-Family Multi-Family Commercial Industrial
 Other
 Current Use: Agriculture Total Proposed Square Footage: _____
 Proposed Use: Single Family (Commercial/Industrial only)

Applicant Information:

Property Owner Name: Lennar Homes of Texas Land and Construction, LTD.
 Address: 100 NE Loop 410, Ste. 1155 City: San Antonio
 State: Texas Zip Code: 78216 Phone: (210) 403-6200
 Email: richard.mott@lennar.com Fax: _____

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

Representative: KCI Technologies (Contact: Mary Stewart)
 Address: 2806 West Bitters Road, Suite 218 City: San Antonio
 State: Texas Zip Code: 78248 Phone: (210) 641-9999
 Email: mary.stewart@kci.com Fax: _____

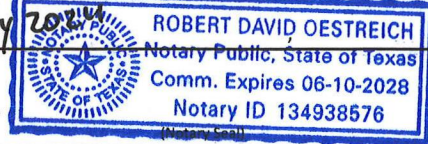
Authorization: By signing this application, you hereby grant Staff access to your property to perform work related to your application. Also, you waive the statutory time limits in accordance with Section 211, and 245 of the Texas Local Government Code.

[Signature]
 Owner or Representative's Signature
Richard Mott
 Typed / Printed Name

State of TEXAS
 County of BEXAR
 Before me, ROBERT D. OESTREICH, on this day personally appeared
 Name of Notary Public

RICHARD MOTT, to be the person(s) who is/are subscribed to the foregoing instrument and acknowledge to me that he/she/they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 2nd day of July 2021
[Signature]
 Notary Public Signature



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

8 BLOCKS WITH 89 RESIDENTIAL LOTS,
5 OPEN SPACE LOTS, 2 DRAINAGE & OPEN SPACE LOTS.

FINAL PLAT CIBOLO FARMS UNIT 2

BEING 26.608 ACRES OF LAND OUT OF THE J.M. CADENA SURVEY NO. 254
ABSTRACT NO. 93; FRILAN DE LA GARZA SURVEY NO. 253, ABSTRACT NO.
143; AND I.&G.N.R.R. CO., OF GUADALUPE COUNTY, TEXAS, FILED AND
RECORDED IN ABSTRACT NO 188, DOCUMENT NUMBER 2015017419 OF THE
OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

CIVIL ENGINEERING CONSULTANTS
d b a . DON DURDEN, INC.
11550 IH 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230-1037
TEL: (210) 641-9999
FAX: (210) 641-6440
REGISTRATION #F-2214 / #10041000



DATE PREPARED: MAY 2024
JOB NUMBER: E0669101

STATE OF TEXAS
COUNTY OF GUADALUPE

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

LENAR HOMES OF TEXAS AND CONSTRUCTION, LTD
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

BY: RICHARD MOTT

STATE OF TEXAS
COUNTY OF GUADALUPE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOW 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 & SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2024.

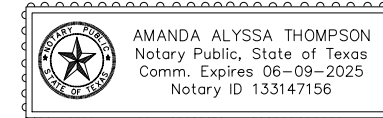
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

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

REGISTERED PROFESSIONAL ENGINEER
MARY P. STEWART

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



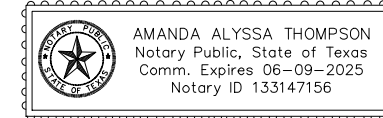
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

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

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



NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

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

BY: _____ CITY ENGINEER, CITY OF CIBOLO

STATE OF TEXAS
COUNTY OF GUADALUPE

WHEREAS, _____, ACTING BY AND THROUGH THE UNDERSIGNED,
(NAME OF CORPORATION)

IT'S DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND LOCATED IN
THE _____
(SURVEY NAME AND ABSTRACT NUMBER)

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

THIS PLAT OF CIBOLO FARMS UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY
THE PLANNING AND ZONING COMMISSION OF THE CITY OF CIBOLO, TEXAS AND IS
HEREBY APPROVED BY SUCH COMMISSION.

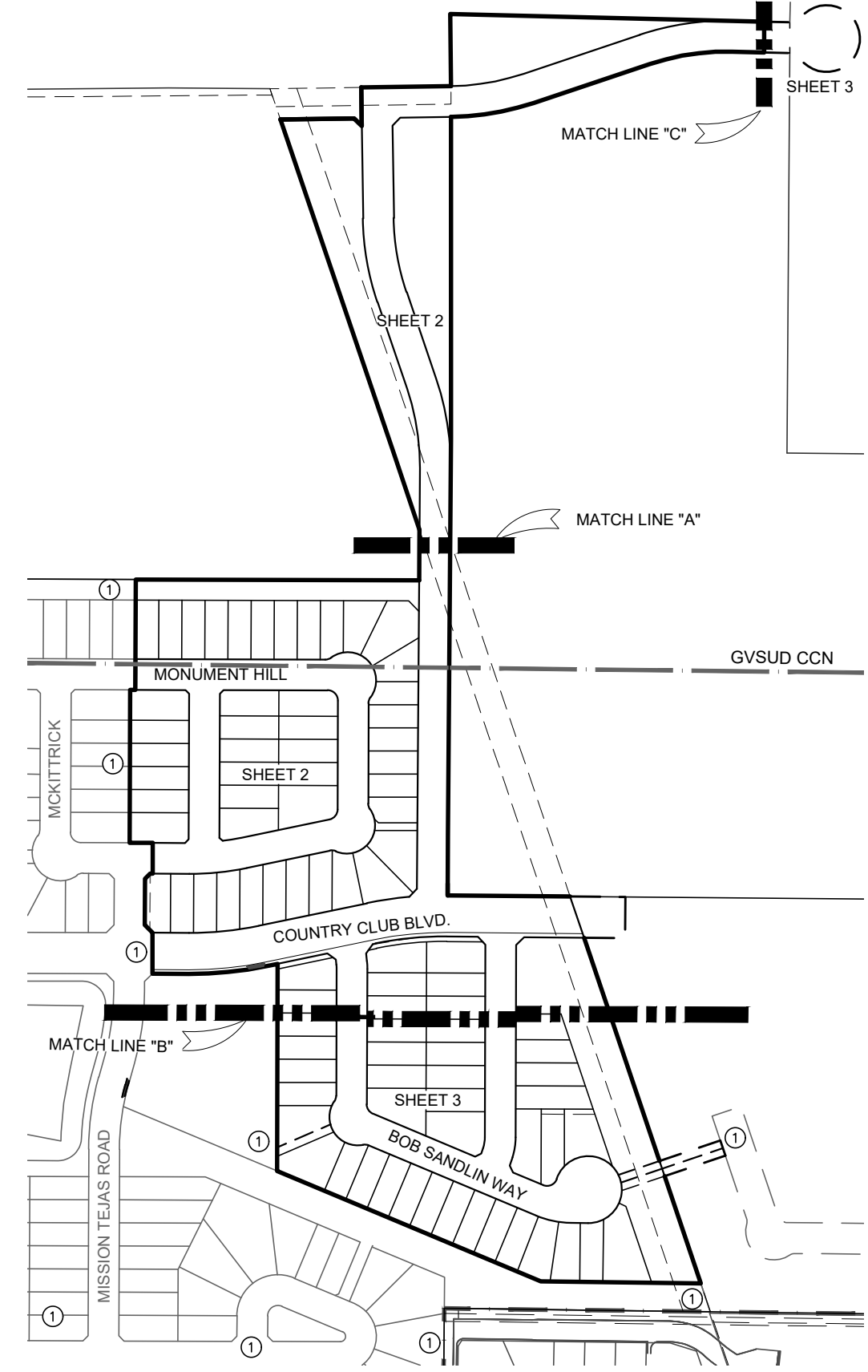
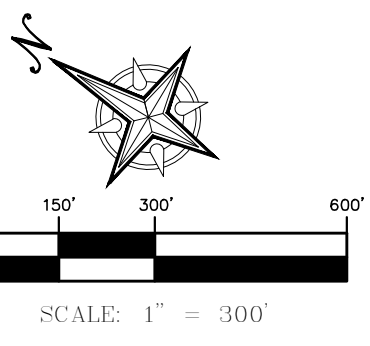
DATED THIS _____ DAY OF _____, A.D., 2024

BY: _____ CHAIR BY: _____ VICE-CHAIR

THIS PLAT OF CIBOLO FARMS UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY
THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF CIBOLO, AND IS HEREBY
RECOMMENDING APPROVAL BY SUCH COMMISSION.

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

BY: _____ MAYOR BY: _____ CITY SECRETARY



GREEN VALLEY SUD NOTES "EASEMENT CERTIFICATION"

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN
PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE GREEN VALLEY
SPECIAL UTILITY DISTRICT OF MARION, TEXAS, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL
EASEMENT MARKED AS "GVSD WATERLINE EASEMENT", "GVSD SEWER EASEMENT" OR
"GVSD REUSE WATER EASEMENT" AS APPLICABLE WITH THE RIGHT TO ERECT, CONSTRUCT,
INSTALL, AND LAY AND THEREAFTER ACCESS AND USE, OPERATE, INSPECT, REPAIR, MAINTAIN,
REPLACE, UPGRADE, PARALLEL AND REMOVE WATER OR WASTE-WATER TRANSMISSION,
COLLECTION AND/OR DISTRIBUTION LINES AND APPURTENANCES AND ANY OTHER FACILITIES
NECESSARY TO SERVE GRANTORS' PROPERTY, AS WELL AS THE GRANTEE'S CURRENT AND
FUTURE SYSTEM-WIDE CUSTOMERS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS
UNDER, OVER AND ACROSS GRANTORS' ADJACENT LANDS AND IN ALL STREETS AND BYWAYS
FOR THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED, INCLUDING THE
RIGHT TO REMOVE FROM SAID LANDS ALL TREES, SHRUBS, GRASSES, PAVEMENTS, FENCES,
STRUCTURES, IMPROVEMENTS, OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE
FACILITY OR THE ACCESS THERETO.

IT IS AGREED AND UNDERSTOOD THAT NO OTHER UTILITIES SHALL BE INSTALLED WITHIN OUR
EASEMENT TO INCLUDE BUT NOT LIMITED TO PERMANENT STRUCTURES AND/OR BUILDINGS,
CONCRETE SLABS, SIDEWALKS, WALLS, AND PAVEMENTS. ANY MONETARY LOSS TO
GREEN VALLEY SUD RESULTING FROM MODIFICATIONS REQUIRED OF UTILITY EQUIPMENT
LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGE OR GROUND ELEVATION
ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR
SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. UPON ENTERING IN AND UPON
SAID EASEMENT, THE DISTRICT WILL ENDEAVOR TO RESTORE THE LAND SURFACE TO A
USEABLE CONDITION BUT IS NOT OBLIGATED TO RESTORE IT TO A PRE-EXISTING CONDITION.

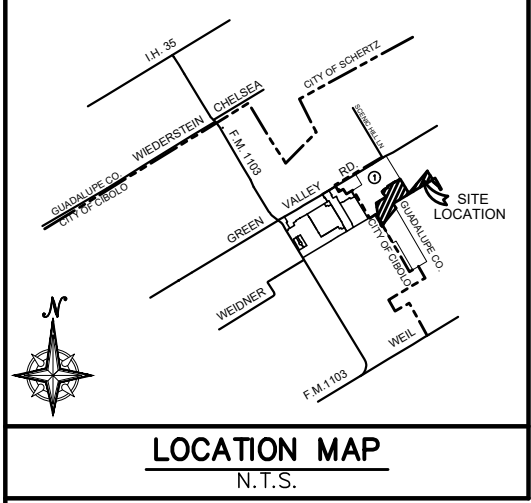
THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL
FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISION OF TITLE VI OF THE
CIVIL RIGHTS ACT OF 1964, AND THE REGULATIONS ISSUED PURSUANT THERETO FOR
SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE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

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

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

OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS AND
CONSTRUCTION, LTD
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216
TEL: (210) 403-6200

PRIVATE STREETS
ALL STREETS AND DRAINAGE
INFRASTRUCTURE ARE TO BE PRIVATELY
MAINTAINED RATHER THAN OWNED AND
MAINTAINED BY GUADALUPE COUNTY.



PLAT REFERENCE
CIBOLO FARMS UNIT 1
(CONCURRENT DEVELOPMENT)

- LEGEND
1. BUILDING SETBACK LINE
2. GREEN VALLEY SPECIAL UTILITY DISTRICT
3. CERTIFICATE OF CONVENIENCE AND NECESSITY
4. GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION EASEMENT
5. OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
6. PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
7. DEED RECORDS OF GUADALUPE COUNTY, TEXAS
8. EXTRA-TERRITORIAL JURISDICTION
9. CLEAR VISION EASEMENT
10. VOLUME
11. PAGE
12. LINEAR FEET
13. RIGHT OF WAY
14. STREET CENTERLINE
15. VEHICLE NON-ACCESS EASEMENT
16. BLOCK
17. SQUARE FOOTAGE
18. ACRE
19. PROPOSED FIRE HYDRANT
20. EXISTING CONTOUR
21. PROPOSED FINISHED CONTOUR
22. 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN
23. 1/2" IRON ROD FOUND W/ CEC CAP
24. 1/2" IRON ROD SET W/ CEC CAP
25. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(2011), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, COMBINED SCALE FACTOR IS 1.00017
26. MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF CIVIL ENGINEERING CONSULTANTS TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND CEC PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.

- A 1'X20' NON-ACCESS EASEMENT
B 10'X10' FENCE VISIBILITY TRIANGLE
C EX 1'X20' NON-ACCESS EASEMENT
D LOT 905, BLOCK 2
E LOT 901, BLOCK 7
F LOT 902, BLOCK 1

TYPICAL FOR METER LOCATIONS (sketch shown as "TYPICAL INTERIOR EASEMENT ALONG PROPERTY LINE").
WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 5-FOOT-WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.

ANY EASEMENT DESIGNATED AS A GVEC 20' X 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, UPGRADE, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES AND SHALL REMAIN AT FINAL GRADE.

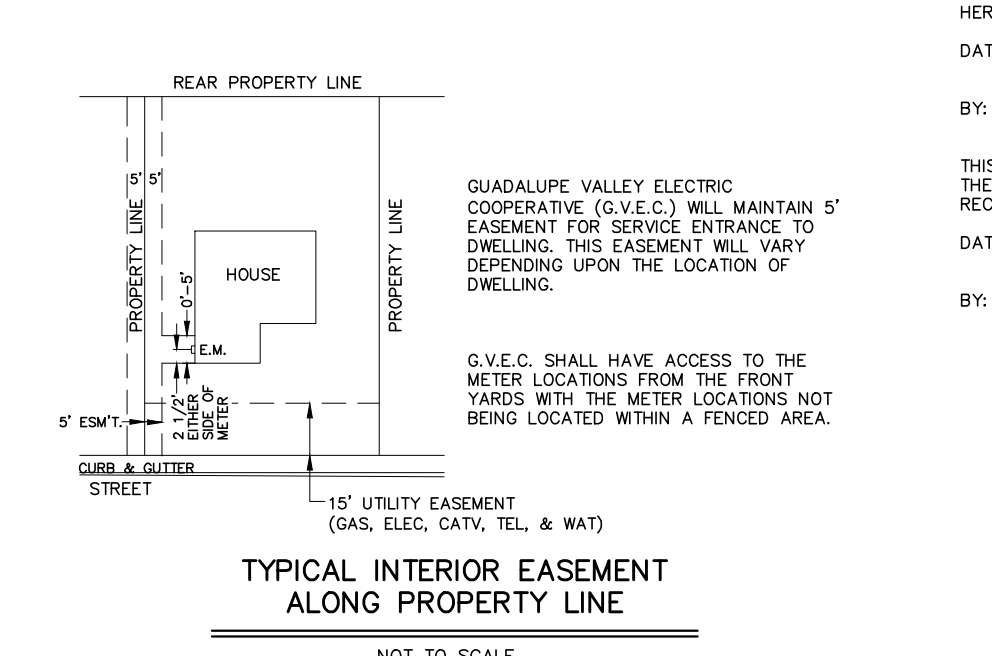
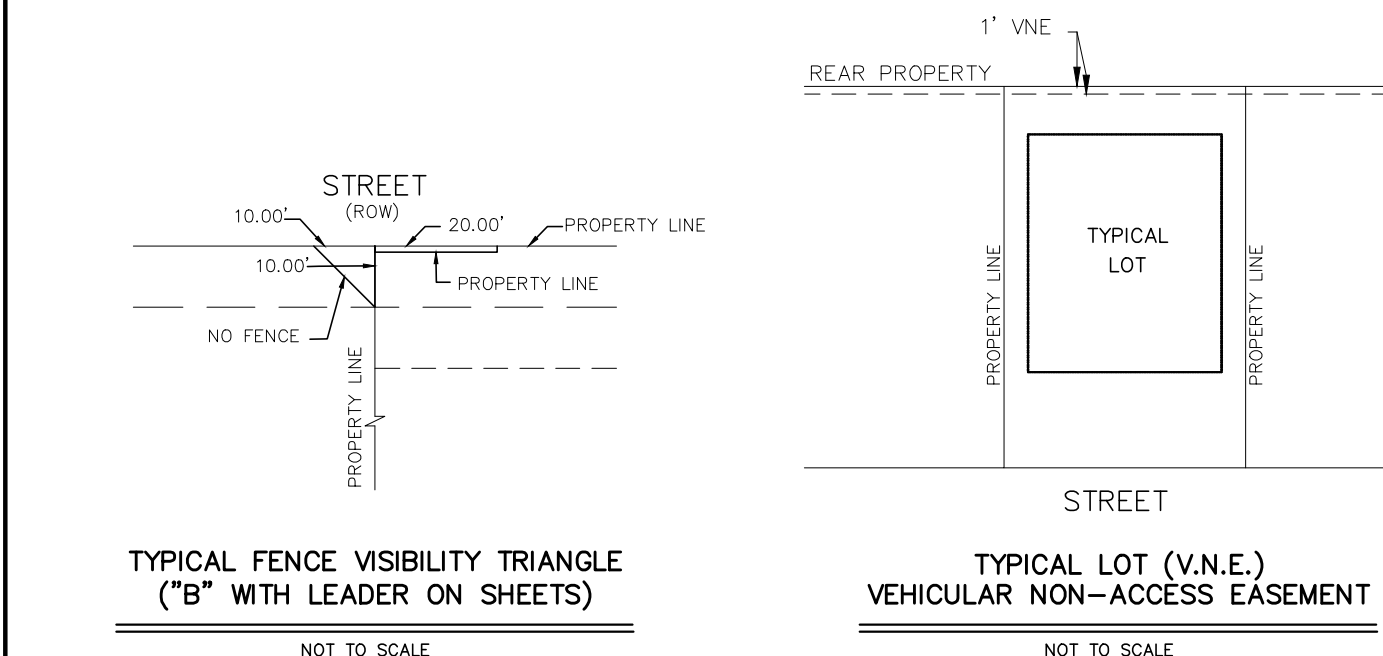
ALL ELECTRIC EASEMENTS, FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE, INCLUDE RIGHTS OF INGRESS AND EGRESS ACROSS THE SUBDIVISION FOR THE PURPOSE OF INSTALLING, SERVICING, UPGRADE, AND MAINTAINING THE ELECTRICAL FACILITIES AND SHALL REMAIN AT FINAL GRADE.

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 CIBOLO FARMS UNIT 2 HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.



REFERENCE LINE AND CURVE TABLE
DATA ON SHEET 3 OF 3

FINAL PLAT CIBOLO FARMS UNIT 2

BEING 26.608 ACRES OF LAND OUT OF THE J.M. CADENA SURVEY NO. 254
ABSTRACT NO. 93; FRAILAN DE LA GARZA SURVEY NO. 253, ABSTRACT NO.
143; AND I.&G.N.R.R. CO., OF GUADALUPE COUNTY, TEXAS, FILED AND
RECORDED IN ABSTRACT NO 188, DOCUMENT NUMBER 2015071419 OF THE
OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

CIVIL ENGINEERING CONSULTANTS
d.b.a. DON DURDEN, INC.
11550 IH 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230-1037
TEL: (210) 641-9999
FAX: (210) 641-6440
REGISTRATION #F-2214 / #10041000



DATE PREPARED: MAY 2024
JOB NUMBER: E0669101

NOTES:

- 1.) THE PROPERTY SHOWN HEREON LIES WITHIN ETJ OF CIBOLO.
- 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.) ALL PROPOSED STREETS WILL BE DEDICATED TO THE PUBLIC AND MAINTAINED BY GUADALUPE COUNTY, UNLESS OTHERWISE NOTED.
- 5.) THE PROPERTY SHOWN HEREON WILL HAVE UTILITIES PROVIDED BY THE FOLLOWING:
WATER - GVSUD
SEWER - GVSUD
ELECTRICITY - G.V.E.C.
TELEPHONE - AT&T
GAS - CENTERPOINT ENERGY
- 6.) NO PORTION OF THE PROPERTY EXCEPT SHOWN HEREON IS LOCATED WITHIN A 100-YEAR FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP GUADALUPE COUNTY, TEXAS COMMUNITY PANEL NUMBER 48187C 0230F, REVISED NOV 2, 2007
- 7.) 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 NOR THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED ABOVE.
- 8.) 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.
- 9.) G.V.E.C. TO HAVE 5' WIDE ELECTRIC EASEMENT ON ALL ROAD CROSSINGS IN WHICH ELECTRIC LINES ARE PLACED.
- 10.) BEARING REFERENCE SOURCE IS THE NORTHWEST RIGHT-OF-WAY OF GREEN VALLEY ROAD (50' R.O.W.) SECTION BETWEEN THE FOUND MONUMENT SHOWN AND CALLED N59°24'24"E AS DETERMINED BY GPS OBSERVATION BASED ON NAD83 (2011) DATUM TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.
- 11.) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF CIVIL ENGINEERING CONSULTANTS TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND CEC PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
- 12.) PROPERTY OWNERS ASSOCIATION WILL MOW AND MAINTAIN PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS.
- 13.) GUADALUPE COUNTY AND/OR 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.
- 14.) LOT SQUARE FOOTAGES SHOWN HEREON WERE DERIVED FROM DIMENSIONS SHOWN, BUT DO NOT REFLECT A CERTIFIED INCREASE IN ACREAGE ACCURACY BEYOND THAT OF THE TOTAL ACREAGE SHOWN HEREON. (26.608 AC.)
- 15.) THIS PLAT CONTAINS APPROXIMATELY 6,110 LF. 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.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
- 22.) 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.
- 23.) PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A GEOTECHNICAL REPORT SHALL BE COMPLETED SHOWING COMPLIANCE WITH ALL RECOMMENDED PRACTICE FOR THE DESIGN OF RESIDENTIAL FOUNDATIONS, VERSION 1.1. 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 MAY BE AMENDED.
- 24.) TREE SURVEY WILL BE PROVIDED ON A UNIT TO UNIT BASIS.
- 25.) 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 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 EASEMENT.
- 26.) ALL PRIVATE STREETS ARE DESIGNATED AS A 60' UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, RECYCLED WATER MAINS, AND EMERGENCY ACCESS EASEMENT.
- 27.) THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED 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.
- 28.) 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.
- 29.) THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF CIBOLO OR GUADALUPE COUNTY.
- 30.) THE ROADS SHALL BE MAINTAINED TO SUCH A STANDARD THAT WILL ALLOW EMERGENCY VEHICLES TO ACCESS THE LOTS.
- 31.) EVERY DEED THAT CONVEYS OWNERSHIP OF A LOT MUST CONTAIN NOTICE TO THE GRANTEE THAT ALL ROADS ARE PRIVATE; THE HOMEOWNERS' ASSOCIATION SHALL BE PERPETUALLY LIABLE FOR MAINTENANCE; NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY, TEXAS, WILL EVER ACCEPT THE ROADS FOR MAINTENANCE, AND THE QUALITY OF THE ROADS MUST BE MAINTAINED AS TO NOT AFFECT ACCESS BY PUBLIC SERVICE AGENCIES SUCH AS POLICE, FIRE AND EMERGENCY MEDICAL SERVICES.
- 32.) IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO LANDSCAPING, IRRIGATION, DECORATIVE LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH GUADALUPE COUNTY.
- 33.) THE STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS AND
CONSTRUCTION, LTD
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216
TEL: (210) 403-6200

PLAT REFERENCE	
①	CIBOLO FARMS UNIT 1 (CONCURRENT DEVELOPMENT)

PRIVATE STREETS

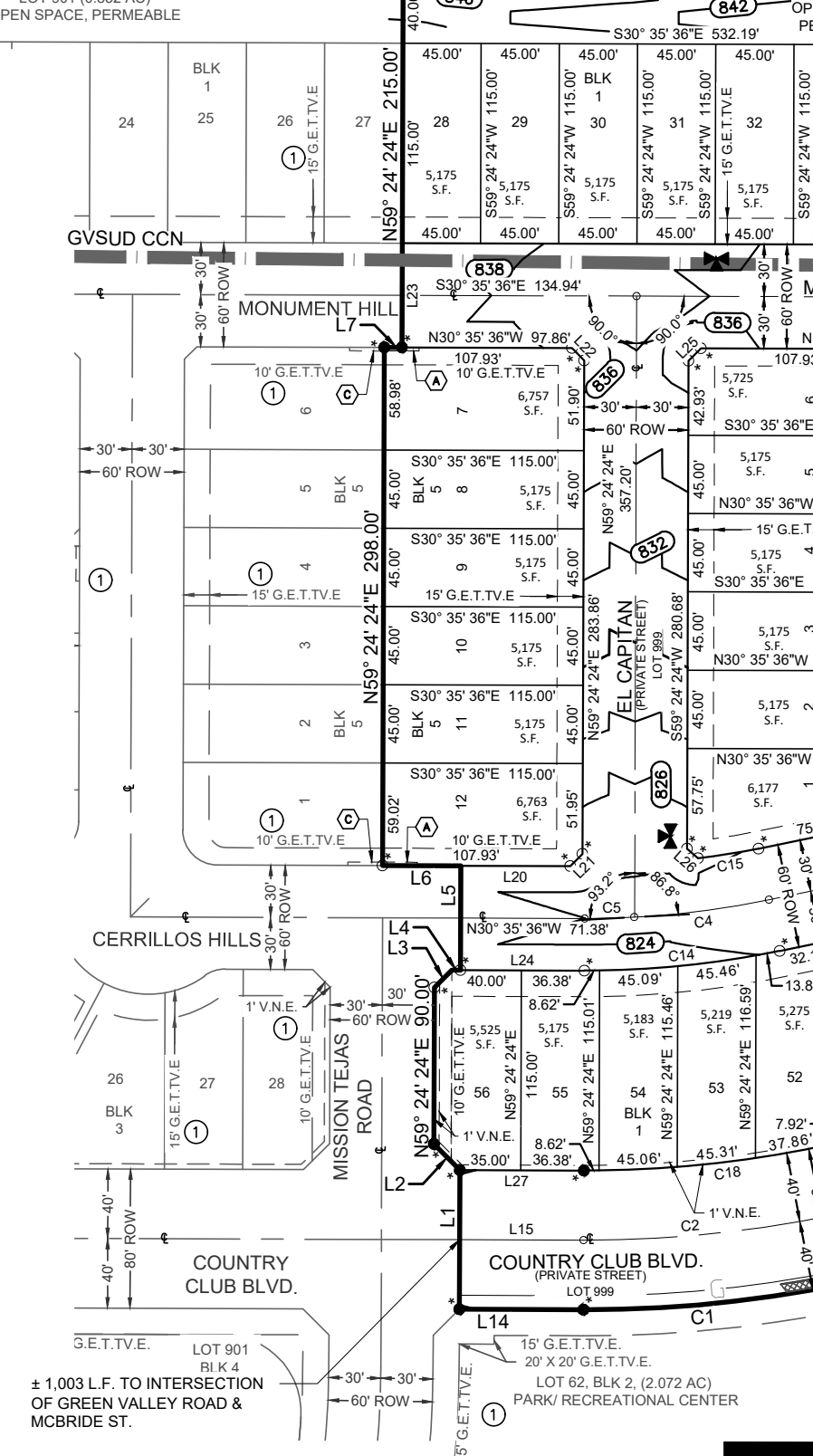
ALL STREETS AND DRAINAGE
INFRASTRUCTURE ARE TO BE PRIVATELY
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- ### LEGEND
1. BUILDING SETBACK LINE
 2. GREEN VALLEY SPECIAL UTILITY DISTRICT
 3. CERTIFICATE OF CONVENIENCE AND NECESSITY
 4. GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION EASEMENT
 5. OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
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 22. 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN
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 24. 1/2" IRON ROD SET W/ CEC CAP
 25. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(2011), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL COMBINED SCALE FACTOR IS 1.000017
 26. MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF CIVIL ENGINEERING CONSULTANTS TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND CEC PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
- A** 1'X20' NON-ACCESS EASEMENT
B 10'X10' FENCE VISIBILITY TRIANGLE
C EX. 1'X20' NON-ACCESS EASEMENT
D LOT 905, BLOCK 2
10' G.E.T.V.E. & OPEN SPACE, PERMEABLE (0.024 OF AN ACRE) 1,046 S.F.
E LOT 901, BLOCK 7
10' G.E.T.V.E. & OPEN SPACE, PERMEABLE (0.049 OF AN ACRE) 2,114 S.F.
F LOT 905, BLOCK 1
10' G.E.T.V.E. & OPEN SPACE, PERMEABLE (0.029 OF AN ACRE) 1,259 S.F.

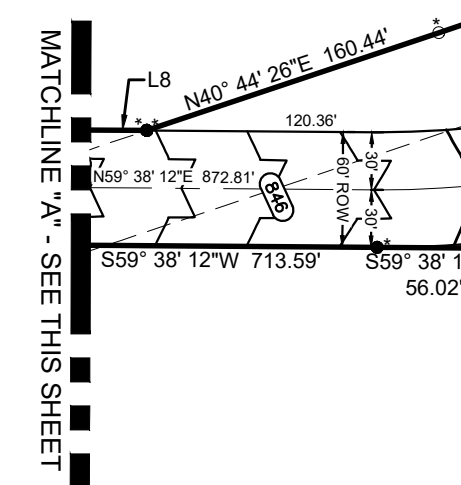
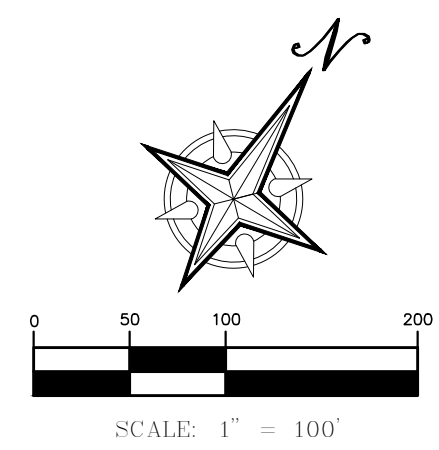
POSITIONING RECEIVERS DATUM IS NAD 83/93(2011), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL COMBINED SCALE FACTOR IS 1.000017

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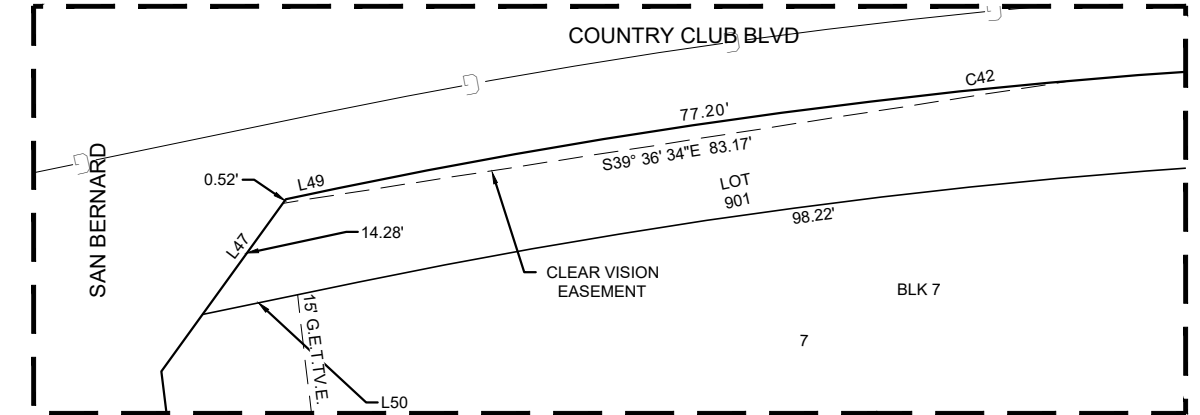
LOT 901 (0.852 AC) OPEN SPACE, PERMEABLE



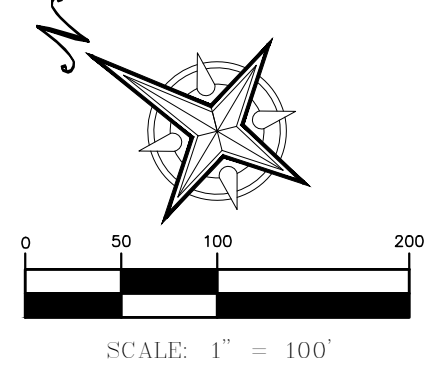
REFERENCE LINE AND CURVE TABLE
DATA ON SHEET 3 OF 3



MATCHLINE "A" - SEE THIS SHEET



DETAIL "1"
1" = 20'
(SEE THIS SHEET)



MATCHLINE "B" - SEE SHEET 3

MATCHLINE "C" - SEE SHEET 3

FINAL PLAT CIBOLO FARMS UNIT 2

BEING 26.608 ACRES OF LAND OUT OF THE J.M. CADENA SURVEY NO. 254 ABSTRACT NO. 93; FRAILAN DE LA GARZA SURVEY NO. 253, ABSTRACT NO. 143; AND I.&G.N.R.R. CO., OF GUADALUPE COUNTY, TEXAS, FILED AND RECORDED IN ABSTRACT NO 188, DOCUMENT NUMBER 2015071419 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

CIVIL ENGINEERING CONSULTANTS
d b a . DON DURDEN, INC.
11550 IH 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230-1037
TEL: (210) 641-9999
FAX: (210) 641-6440
REGISTRATION #F-2214 / #10041000



DATE PREPARED: MAY 2024
JOB NUMBER: E0669101

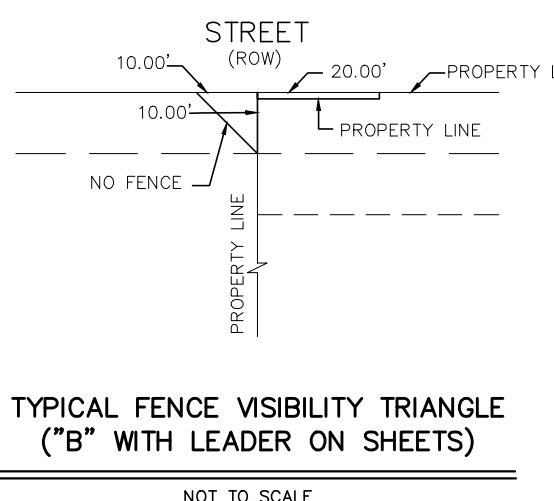
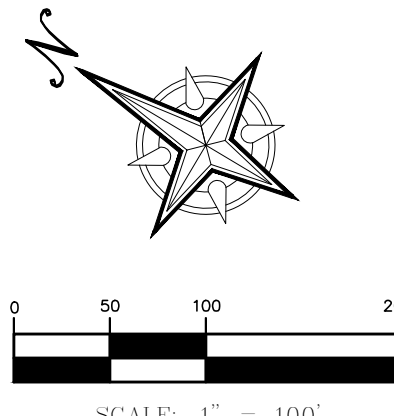
NOTES:

- THE PROPERTY SHOWN HEREON LIES WITHIN ETJ 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 SCHOOL DISTRICT.
- ALL PROPOSED STREETS WILL BE DEDICATED TO THE PUBLIC AND MAINTAINED BY GUADALUPE COUNTY, UNLESS OTHERWISE NOTED.
- THE PROPERTY SHOWN HEREON WILL HAVE UTILITIES PROVIDED BY THE FOLLOWING:
WATER - GVSUD
SEWER - GVSUD
ELECTRICITY - G.V.E.C.
TELEPHONE - AT&T
GAS - CENTERPOINT ENERGY
- NO PORTION OF THE PROPERTY EXCEPT SHOWN HEREON IS LOCATED WITHIN A 100-YEAR FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP GUADALUPE COUNTY, TEXAS COMMUNITY PANEL NUMBER 48187C 0230F, REVISED NOV 2, 2007
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED ABOVE.
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- G.V.E.C. TO HAVE 5' WIDE ELECTRIC EASEMENT ON ALL ROAD CROSSINGS IN WHICH ELECTRIC LINES ARE PLACED.
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- MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF CIVIL ENGINEERING CONSULTANTS TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND CEC PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
- PROPERTY OWNERS ASSOCIATION WILL MOW AND MAINTAIN PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS.
- GUADALUPE COUNTY AND/OR 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.
- LOT SQUARE FOOTAGES SHOWN HEREON WERE DERIVED FROM DIMENSIONS SHOWN, BUT DO NOT REFLECT A CERTIFIED INCREASE IN ACREAGE ACCURACY BEYOND THAT OF THE TOTAL ACREAGE SHOWN HEREON. (26.608 AC.)
- THIS PLAT CONTAINS APPROXIMATELY 6,110 L.F. OF ROADWAY.
- SETTING 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.
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
- 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.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A GEOTECHNICAL REPORT SHALL BE COMPLETED SHOWING COMPLIANCE WITH ALL RECOMMENDED PRACTICE FOR THE DESIGN OF RESIDENTIAL FOUNDATIONS, VERSION 1.1. 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 MAY BE AMENDED.
- TREE SURVEY WILL BE PROVIDED ON A UNIT TO UNIT BASIS.
- 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 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 EASEMENT.
- THE ROADS SHALL BE MAINTAINED TO SUCH A STANDARD THAT WILL ALLOW EMERGENCY VEHICLES TO ACCESS THE LOTS.
- EVERY DEED THAT CONVEYS OWNERSHIP OF A LOT MUST CONTAIN NOTICE TO THE GRANTEE THAT ALL ROADS ARE PRIVATE; THE HOMEOWNERS' ASSOCIATION SHALL BE PERPETUALLY LIABLE FOR MAINTENANCE; NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY, TEXAS, WILL EVER ACCEPT THE ROADS FOR MAINTENANCE, AND THE QUALITY OF THE ROADS MUST BE MAINTAINED AS TO NOT AFFECT ACCESS BY PUBLIC SERVICE AGENCIES SUCH AS POLICE, FIRE AND EMERGENCY MEDICAL SERVICES.
- IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO LANDSCAPING, IRRIGATION, DECORATIVE LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH GUADALUPE COUNTY.
- THE STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

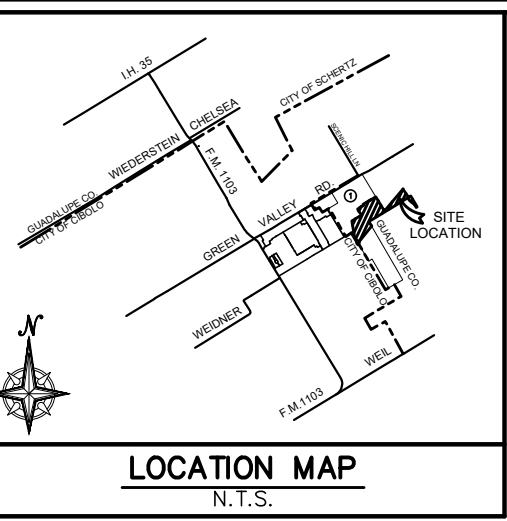
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	153.44'	740.00'	011°52'48"	N36°32'00"W	153.16'
C2	145.14'	700.00'	011°52'48"	S36°32'00"E	144.88'
C3	148.70'	700.00'	012°10'18"	S36°23'15"E	148.42'
C4	78.15'	515.00'	008°41'39"	N38°07'34"W	78.07'
C5	28.84'	515.00'	003°11'09"	N32°11'10"W	28.63'
C6	57.60'	150.00'	022°00'00"	N19°03'19"W	57.24'
C7	12.01'	100.00'	006°52'48"	N58°50'00"E	12.00'
C8	12.60'	20.00'	036°05'26"	S48°38'18"E	12.39'
C9	155.68'	55.00'	162°10'51"	S14°24'24"W	108.67'
C10	12.60'	20.00'	036°05'26"	S77°27'07"W	12.39'
C11	12.12'	20.00'	034°43'05"	S42°02'52"W	11.93'
C12	141.64'	55.00'	147°33'22"	N81°32'00"W	105.62'
C13	12.12'	20.00'	034°43'05"	N25°06'51"W	11.93'
C14	113.00'	545.00'	011°52'48"	N36°32'00"W	112.80'
C15	35.26'	485.00'	004°09'57"	S38°48'08"E	35.25'
C16	27.27'	20.00'	078°07'12"	S81°32'00"E	25.21'
C17	31.42'	20.00'	080°00'00"	N14°24'24"W	28.28'
C18	45.31'	660.00'	003°56'01"	S37°13'12"E	45.30'
C19	82.52'	740.00'	006°23'22"	S39°16'43"E	82.48'
C20	157.63'	470.00'	019°12'56"	N50°01'44"E	156.89'
C21	167.69'	500.00'	019°12'56"	N50°01'44"E	166.90'
C22	177.75'	530.00'	019°12'56"	S50°01'44"W	176.92'
C23	166.13'	530.00'	017°57'32"	N49°24'02"E	165.45'
C24	156.72'	500.00'	017°57'32"	N49°24'02"E	156.08'
C25	147.32'	470.00'	017°57'32"	S49°24'02"W	146.72'
C26	144.87'	470.00'	017°39'36"	S40°26'57"E	144.29'
C27	184.07'	530.00'	019°53'55"	S39°19'47"E	183.14'
C28	40.19'	130.00'	017°42'54"	S68°05'55"W	40.03'
C29	30.61'	100.00'	017°32'17"	S68°10'33"W	30.46'
C30	32.83'	20.00'	094°03'06"	S55°04'52"E	29.27'
C31	285.94'	65.00'	252°03'06"	S23°55'09"W	105.14'
C32	69.12'	180.00'	022°00'00"	N19°03'19"W	68.69'
C33	11.73'	20.00'	033°35'32"	N24°51'05"W	11.56'
C34	129.25'	55.00'	134°38'47"	N25°40'33"E	101.50'
C35	11.73'	20.00'	033°35'32"	N76°12'10"E	11.56'
C36	8.41'	70.00'	006°52'48"	N55°58'00"E	8.40'
C37	21.43'	70.00'	017°32'17"	N68°10'33"E	21.34'
C38	23.55'	20.00'	067°27'43"	S25°40'33"W	22.21'
C39	15.61'	130.00'	006°52'48"	S55°58'00"W	15.60'
C40	163.47'	530.00'	017°40'19"	N40°26'35"E	162.82'
C41	154.22'	500.00'	017°40'19"	S40°26'35"E	153.61'
C42	140.21'	650.00'	012°15'53"	N36°23'16"W	139.94'
C43	173.65'	500.00'	019°53'55"	S39°19'47"E	172.78'
C44	163.23'	470.00'	019°53'55"	S39°19'47"E	162.41'
C45	22.83'	25.00'	052°19'49"	S55°32'43"E	22.05'
C46	322.94'	65.00'	284°39'37"	S60°37'11"W	79.44'
C47	22.83'	25.00'	052°19'48"	N3°12'55"W	22.05'

DETAIL 1
1" = 30'

Line Table			Line Table		
Line	Length	Direction	Line	Length	Direction
L1	80.00'	N59°24'24"E	L29	21.23'	N76°39'42"W
L2	21.21'	N14°24'24"E	L30	84.69'	S40°32'24"W
L3	14.14'	S75°35'36"E	L31	21.16'	S75°26'51"W
L4	5.00'	S30°35'36"E	L32	11.39'	N76°56'41"E
L5	60.00'	N59°24'24"E	L33	16.62'	S76°56'41"W
L6	45.00'	N30°35'36"W	L34	14.75'	S34°26'41"W
L7	10.00'	S30°35'36"E	L35	54.11'	S76°56'41"W
L8	98.50'	N59°38'12"E	L36	10.90'	N13°59'54"E
L9	21.21'	S13°22'49"W	L37	28.23'	S14°31'18"W
L10	80.00'	S59°41'54"W	L38	33.72'	N30°03'20"W
L11	80.00'	N30°18'06"W	L39	9.89'	S52°31'36"E
L12	31.00'	S40°32'21"W	L40	20.27'	N05°01'36"E
L13	20.99'	N42°28'24"W	L41	104.90'	S30°18'06"E
L14	71.38'	N30°35'36"W	L42	148.35'	S30°18'06"E
L15	71.38'	S30°35'36"E	L43	60.11'	N30°18'06"W
L16	47.27'	S42°28'24"E	L44	21.27'	N14°33'09"E
L17	35.00'	N59°56'42"E	L45	13.51'	S55°33'19"E
L18	33.72'	N30°03'19"W	L46	15.13'	022°00'00"
L19	67.66'	N52°31'36"E	L47	22.12'	N84°58'24"W
L20	62.93'	S30°35'36"E	L48	11.39'	N76°56'41"E
L21	10.00'	S75°35'36"E	L49	5.65'	N42°27'53"W
L22	10.00'	N14°24'24"E	L50	10.10'	S42°28'24"E
L23	21.43'	N05°23'59"E	L51	51.07'	S29°22'49"E
L24	71.38'	N30°35'36"W	L52	50.00'	N29°22'49"W
L25	10.00'	N75°35'36"W	L53	0.76'	N31°37'18"W
L26	8.47'	S09°51'58"W	L54	15.00'	N05°45'42"W
L27	71.38'	S30°35'36"E	L55	110.22'	S42°28'24"E
L28	22.14'	S77°56'00"E	L56	60.01'	N59°35'47"E



TYPICAL FENCE VISIBILITY TRIANGLE ("B" WITH LEADER ON SHEETS)
NOT TO SCALE



OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS AND
CONSTRUCTION, LTD
100 N LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216
TEL: (210) 403-6200

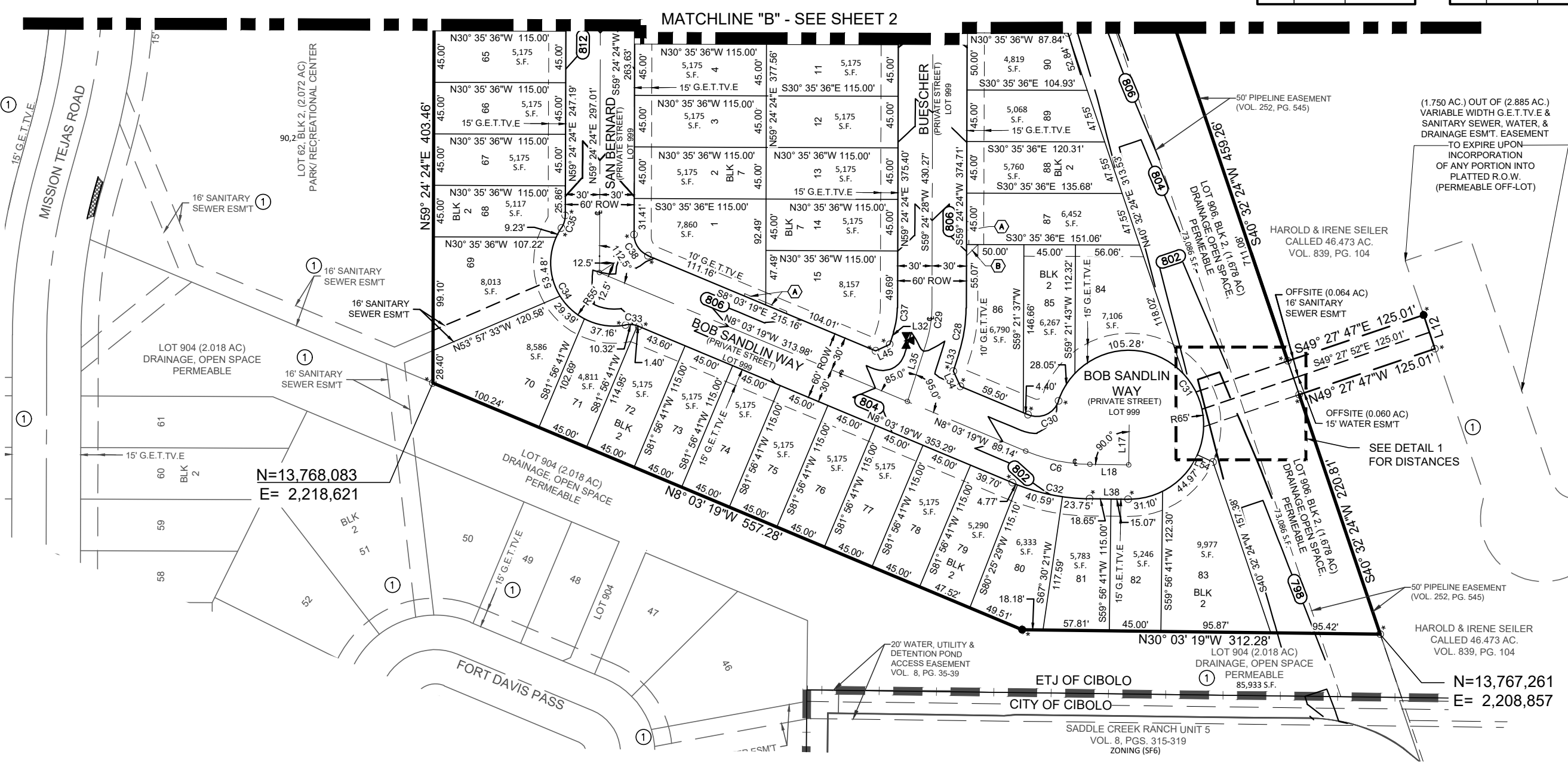
PRIVATE STREETS
ALL STREETS AND DRAINAGE
INFRASTRUCTURE ARE TO BE PRIVATELY
MAINTAINED RATHER THAN OWNED AND
MAINTAINED BY GUADALUPE COUNTY.

LOCATION MAP
N.T.S.

PLAT REFERENCE	
1	CIBOLO FARMS UNIT 1 (CONCURRENT DEVELOPMENT)

- LEGEND**
- | | |
|--|------------|
| 1. BUILDING SETBACK LINE | B.S.L. |
| 2. GREEN VALLEY SPECIAL UTILITY DISTRICT | GVSUD |
| 3. CERTIFICATE OF CONVENIENCE AND NECESSITY | CCN |
| 4. GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION EASEMENT | G.E.T.V.E. |
| 5. OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS | O.P.R. |
| 6. PLAT RECORDS OF GUADALUPE COUNTY, TEXAS | P.R. |
| 7. DEED RECORDS OF GUADALUPE COUNTY, TEXAS | D.R. |
| 8. EXTRA-TERRITORIAL JURISDICTION | ETJ |
| 9. CLEAR VISION EASEMENT | C.V.E. |
| 10. VOLUME | VOL. |
| 11. PAGE | PG. |
| 12. LINEAR FEET | L.F. |
| 13. RIGHT OF WAY | R.O.W. |
| 14. STREET CENTERLINE | CL |
| 15. VEHICLE NON-ACCESS EASEMENT | V.N.E. |
| 16. BLOCK | BLK |
| 17. SQUARE FOOTAGE | S.F. |
| 18. ACRE | AC |
| 19. PROPOSED FIRE HYDRANT | ⊗ |
| 20. EXISTING CONTOUR | ○ |
| 21. PROPOSED FINISHED CONTOUR | ○ |
| 22. 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN | ○ |
| 23. 1/2" IRON ROD FOUND W/ CEC CAP | ○ |
| 24. 1/2" IRON ROD SET W/ CEC CAP | ○ |
| 25. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(2011), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR IS 1.00017 | |
| 26. MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF CIVIL ENGINEERING CONSULTANTS TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND CEC PLASTIC CAP UPON COMPLETION OF CONSTRUCTION. | |

- | | | | |
|---|--|---|--|
| A | 1'X20' NON-ACCESS EASEMENT | E | LOT 901, BLOCK 7
10' G.E.T.V.E. &
OPEN SPACE, PERMEABLE
(0.049 OF AN ACRE) 2,114 S.F. |
| B | 10'X10' FENCE VISIBILITY TRIANGLE | F | LOT 902, BLOCK 1
OPEN SPACE, PERMEABLE
(0.032 OF AN ACRE) 1,410 S.F. |
| C | EX. 1'X20' NON-ACCESS EASEMENT | | |
| D | LOT 905, BLOCK 2
10' G.E.T.V.E. &
OPEN SPACE, PERMEABLE
(0.024 OF AN ACRE) 1,046 S.F. | | |



- ALL PRIVATE STREETS ARE DESIGNATED AS A 60' UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE, TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, RECYCLED WATER MAINS, AND EMERGENCY ACCESS EASEMENT.
- THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. THE LANDOWNER IDENTITIES 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.
- 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.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF CIBOLO OR GUADALUPE COUNTY.
- THE ROADS SHALL BE MAINTAINED TO SUCH A STANDARD THAT WILL ALLOW EMERGENCY VEHICLES TO ACCESS THE LOTS.
- EVERY DEED THAT CONVEYS OWNERSHIP OF A LOT MUST CONTAIN NOTICE TO THE GRANTEE THAT ALL ROADS ARE PRIVATE; THE HOMEOWNERS' ASSOCIATION SHALL BE PERPETUALLY LIABLE FOR MAINTENANCE; NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY, TEXAS, WILL EVER ACCEPT THE ROADS FOR MAINTENANCE, AND THE QUALITY OF THE ROADS MUST BE MAINTAINED AS TO NOT AFFECT ACCESS BY PUBLIC SERVICE AGENCIES SUCH AS POLICE, FIRE AND EMERGENCY MEDICAL SERVICES.
- IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO LANDSCAPING, IRRIGATION, DECORATIVE LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH GUADALUPE COUNTY.
- THE STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

August 2, 2024

On behalf of the:

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



Re: Final Plat Review
Cibolo Farms Unit 2 (PC-24-22)

Mr. Fore,

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

General Note -

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

Sheet 1 of 3 -

1. Please verify the number of blocks, lots, and open spaces; It appears this does not match the proposed platted property.
2. Acreage provided in Universal Development Application does not match acreage in legal description, update as needed.
3. Provide recording information for existing easements.

Sheet 2 of 3 -

1. Provide existing contours at a minimum 2' intervals, applicable to sheets 2 and 3.

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.

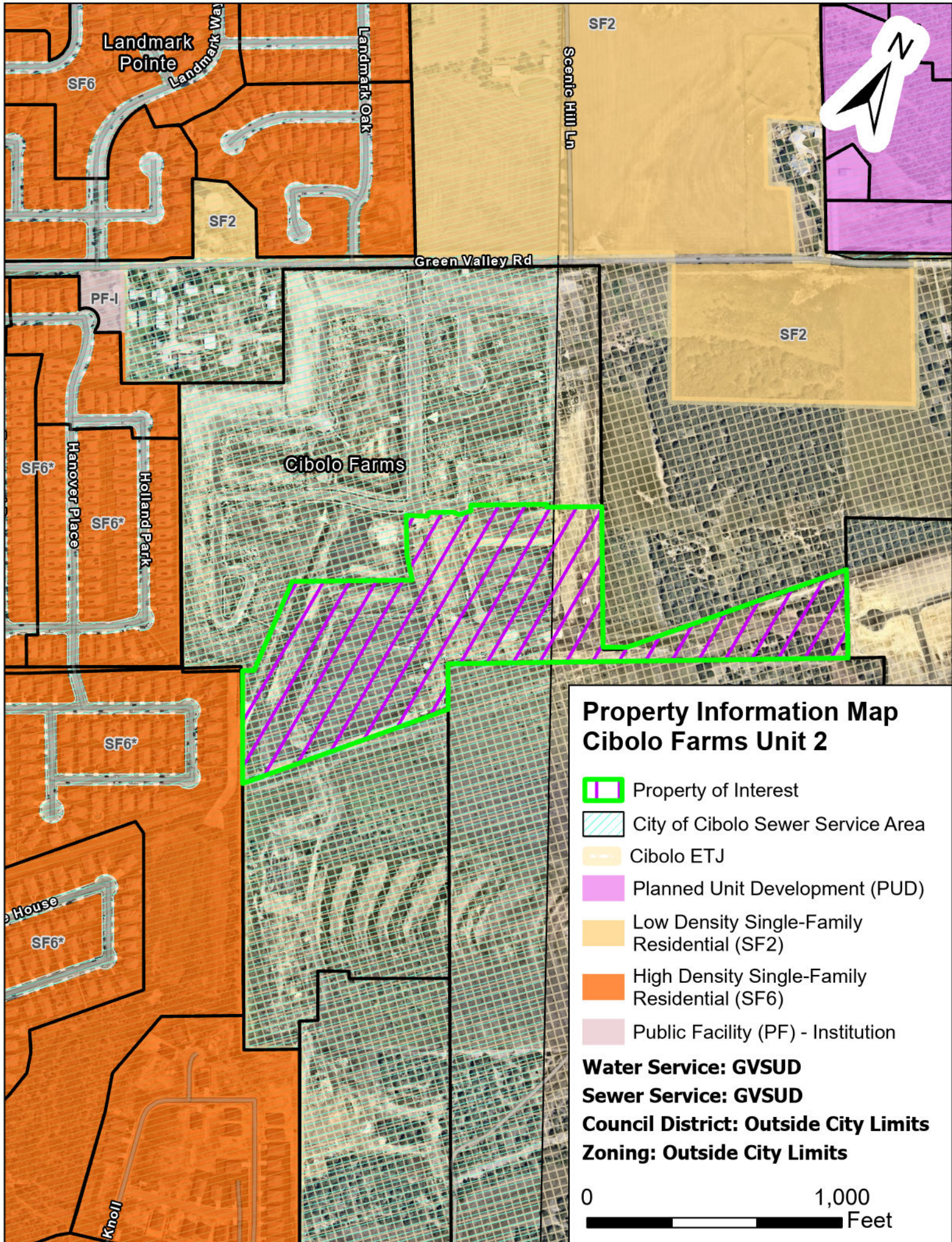
Sincerely,



A handwritten signature in blue ink, appearing to read "Andy Carruth".

Andy Carruth, P.E.

Plan Reviewer for the City of Cibolo



Landmark
Pointe

SF6

Landmark Way

Landmark Oak

SF2

SF2

Scenic Hill Ln



Green Valley Rd

PF-I

SF2

Cibolo Farms

SF6*

Hanover Place

SF6*

Holland Park








SF6*

House

SF6*

Knoll

Property Information Map Cibolo Farms Unit 2

-  Property of Interest
-  City of Cibolo Sewer Service Area
-  Cibolo ETJ
-  Planned Unit Development (PUD)
-  Low Density Single-Family Residential (SF2)
-  High Density Single-Family Residential (SF6)
-  Public Facility (PF) - Institution

Water Service: GVSUD
Sewer Service: GVSUD
Council District: Outside City Limits
Zoning: Outside City Limits





Planning and Zoning Commission Staff Report

Discussion/Action regarding a Conditional Use Permit request to allow a Convenience Storage use for 7.38 acres out of 12.7630 acres tract of certain real property located at 21105 Old Wiederstein Road, legally described as ABS: 277 SUR: J N RICHARDSON 12.7630 AC.

Table with 2 columns: Meeting (Wednesday, August 14, 2024, 6:30 PM) and Agenda Group (Discussion/Action Items Item: 8B). Includes 'From' section: Lindsey Walker, Planner I.

PLANNING & ZONING COMMISSION ACTION: Conduct 1st Public Hearing Discussion/Action and Recommendation regarding the above referenced petition

PROPERTY INFORMATION:

Project Name: CUP-24-04
Owners: David Marbach
Representative: Jonathan McNamara, Matkin Hoover Engineering
Location/Area: 21105 Old Wiederstein Road, 7.38 acres
Location: Old Wiederstein Road
Council District: 5
Future Land Use: Commercial
Existing Zoning: Retail/Office (C-3)
Requested Zoning: Conditional Use Permit (CUP)
Proposed Use: Convenience Storage

FINDINGS:

A zoning request is specifically about land use, not the future engineering of the land itself, and should meet criteria per UDC Article 4.3.1.5. Decisions regarding future engineering of the land occur with the platting process, where the property's design is known. The applicant lot is located west of the intersection of Old Wiederstein Road and FM 1103. It is within the Retail/Office (C-3) zoning district. West of the property is a homestead within the Low Density Single-Family (SF-2) residential zoning district. North of the property are commercial and residential uses within the City of Schertz. The remaining surrounding property is zoned C-3. The applicant is proposing a three-story Convenience Storage business as part of a large-scale commercial development on the full 12-acre property.

PUBLIC NOTICE:

Notice was published within the local newspaper (Seguin Gazette) on July 21, 2024, and the City Website. Individual letters were sent by mail to 24 property owners within 200' of the site. To date, staff has received one (1) in favor of and zero (0) in opposition. Public Hearings are scheduled on August 14, 2024 (Planning & Zoning Commission), and on August 27, 2024 (City Council). Approval/Disapproval of the zoning ordinance is tentatively scheduled for the September 10, 2024, City Council meeting.

STAFF CONCLUSIONS:

Staff recommends, should Council approve the CUP for Convenience Storage use for property located at 21105 Old Wiederstein Road, that it be subject to the following conditions:

1. Site Plan – A site plan in compliance with UDC Sec. 12.3.2 must be submitted for review and shall not substantially deviate from the concept plan approved with the CUP.
2. Building & Fire Codes – Applicant must comply with all Building and Fire Code requirements.
3. Permits & Inspections – All required building permits and Certificate of Occupancy must be obtained. All permit applications submitted for this property are subject to the requirements of the Code.
4. Additional Uses – No other conditional uses are allowed under this conditional use permit.
5. Recordation of Plat – A subdivision plat must be submitted for review and approval with the City of Cibola and recorded upon completion.
6. Retail/Office (C-3) Regulations - All regulations of the Retail/Office (C-3) Zoning District, other than those amended by the Conditional Use Permit, apply to the Property.
7. Review fees - All fees associated with the review and processing of the application must be paid in full.

PLANNING & ZONING COMMISSION ACTION:

1. Recommend **Approval** to the Mayor and Council of the requested CUP for a Convenience Storage use for property located at 21105 Old Wiederstein Road, legally described as ABS: 277 SUR: J N RICHARDSON 12.7630 AC.
2. Recommend **Approval** to the Mayor and Council of the requested CUP for a Convenience Storage use for property located at 21105 Old Wiederstein Road, legally described as ABS: 277 SUR: J N RICHARDSON 12.7630 AC, *and any additional conditions City Council may require.*
3. Recommend **Denial** of the requested CUP for Convenience Storage use, *with findings.*

STAFF ANALYSIS:

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

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

A. Consistency with the Comprehensive Master Plan;

Comprehensive/Master Plan – Future Land Use Categories – Commercial

Appropriate Land Use Types: The appropriate primary and secondary uses allowed in areas designated as neighborhood commercial include all the commercial and civic uses set out in Retail / Office (C-3) or General Commercial (C-4) districts in the City's Code of Ordinances. Primary uses allowed in the neighborhood or transitional residential future land use categories could be considered as long as they were part of a larger planned unit development and comprise no more than 25 percent of the land area devoted to the entire development.

Compatible Zoning Districts (P.46 from Comp Plan):

Retail/Office (C-3) | General Commercial (C-4) | Planned Unit Development (PUD)

STAFF FINDING: Convenience Storage use is allowed with a CUP and by right within the C-3 and C-4 zoning districts, respectively, which complies with the appropriate land use types called out in the Comprehensive Master Plan for Commercial land uses. Therefore, the requested CUP is consistent with the Comprehensive Master Plan.

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

Comprehensive/Master Plan – Future Land Use Categories – Commercial

Intent & Character - The commercial future land use category is intended for areas that will be developed to support local and regional nonresidential businesses that rely on higher traffic volumes. In this regard, these areas are primarily located along collector or arterial roadways such as I-10 and I-35, FM 78 and 1103, Cibolo Valley Drive, and the non-downtown areas of Main Street. These areas are typically comprised of nonresidential uses of varying lot sizes and intensities and configured in a manner that predominantly serves the automobile. While these areas will always be auto-oriented, there is room for improved pedestrian and bicycle accommodation and higher quality development.

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

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

UDC Section 14.O.13 General Retail/Office

a. Intent - The Retail/Office District establishes a broad range of business operations, services and commercial development requiring arterial or collector street access. This district is intended for a variety of office, institutional and indoor retail uses that are designed to make the most efficient use of existing infrastructure and provide for orderly transitions and buffers between districts and uses. This district should facilitate economic development activities that will strengthen neighborhoods; promote the development of targeted industries and provide community balance; provide educational and employment opportunities; and encourage local economic investment for citizens of Cibolo.

b. Permitted uses - general retail, office and service uses

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

Lot Area	Lot Width	Front Setback	Rear Setback	Side Setback	Max Impervious Coverage	Maximum Height
N/A	70'	25'	15'	15'	75%	45'

STAFF FINDING: The UDC provides lot design guidelines within the Retail/Office (C-3) Zoning District that are designed in scale for compatibility with surrounding commercial developments. The proposed use would be compatible with abutting sites since the applicant property is located within a developing commercial area.

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

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

C-3 uses allowed by right	C-3 allowed with CUP
Administrative and Business Offices	Automotive Rentals
Administrative Services	Automotive Service Station *
Artisan Sales	Commercial Off-street Parking
Artisan/ Culinary Classes (Specialty Classes)	Concrete/Asphalt Batching Plant (Temporary)
Bar/Micro Brewery **	Farmers Market
Business Services	Food Truck, Park
Business Support Services	Indoor Gun Range
Clinic	Laundry Services, Laundry Mat
Club or Lodge	Pawn Shop
Consumer Repair Services	Research and Development Services
Cultural Services	Transportation Terminal

Day Care Services (General Commercial)	Warehousing and Distribution
Day Care Services (Group)	a.) Convenience Storage
Financial Services	Winery/Production Brewery
Fitness Studio/ Health Spa	
Food Sales; Grocery	
Food Truck, Ancillary	
General Retail Sales, Neighborhood Scale	
Health Care Offices	
Laundry Services: Dry Cleaning	
Life Care Services *	
Local Utility Services	
Outdoor Sports and Recreation (Light)	
Personal Services	
Pet Services	
Postal Facilities	
Professional Office	
Restaurant, Convenience	
Restaurant, Neighborhood	
Safety Services	
Veterinary Services	
Amusement Center	
Automotive Washing	
Automotive; Minor Repairs/Service	
Big Box Store *	
Building Maintenance Services	
Business or Trade School	
College and University Facilities	
Community Treatment Facility *	
Convalescent Services	
Funeral Services	
General Retail Sales, Regional *	
Hospital Services	
Hotel-Motel	
Ice Dispensing; Portable Building/Structure *	
Indoor Entertainment	
Indoor Sports and Recreation	
Liquor Store **	
Local Convenience Store (With Fuel Sales)	
Local Convenience Store (Without Fuel Sales)	
Restaurant, Fast Food	
Service Station *	
Tire Dealer (No Open Storage)	

*Subject to supplemental use regulations of UDC Article 6.

STAFF FINDING: The proposed Convenient Storage use is compatible with other uses permitted by the C-3 district. Staff does not foresee unfavorable impacts as a result of approving the CUP. The applicant will have to comply with all UDC regulations, including parking and landscape buffer requirements to further mitigate unfavorable impacts.

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

Comprehensive/Master Plan – Future Land Use Categories – Commercial

Moving Forward - New commercial development should be located and take access from an arterial roadway, or a newly constructed collector roadway that is appropriately designed to handle larger traffic volumes. New commercial development should include improved standards for building form and architecture, buffering, landscaping, and signage. Minimum lot sizes should not be needed provided that all other minimum requirements (e.g., parking, landscaping, setbacks, etc.) are met without the need for a variance. Bicycle and pedestrian accessibility and safety should be considered in new development, including connecting sidewalks from the right-of-way to the front door and the addition of bike racks.

STAFF FINDING: The proposed Convenience Storage use conforms with all applicable regulations as well as the intent of the Comprehensive Master Plan. Additional standards must be adhered to, including a landscape buffer in compliance with UDC Sec. 17.1.L.1 along the west property line adjacent to the SF-2 zoning district. Requirements are as follows:

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

Landscape buffer trees:

A minimum of one (1) large tree shall be planted for each forty linear feet (40'), one (1) medium tree every thirty linear feet (30'), one (1) small tree every twenty (20') linear feet, or any combination thereof, within landscape buffer.

Landscape buffer shrubs:

A minimum of ten (10) shrubs shall be planted for each forty (40') linear feet of landscape buffer. Buffer shrubs shall be evergreen or similar, a minimum of eighteen (18") inches in height at time of planting and of a variety that can be expected to reach four to five (4-5) feet in height within three (3) to five (5) years of initial planting.

All other areas within the landscape buffer shall be covered with grass or another solid vegetative cover approved at the time of Site Plan approval. The buffer wall standards below shall also be applicable.

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

STAFF FINDING: Staff do not foresee major impacts to traffic as a result of granting the CUP, as Convenience Storage use does not typically generate a large amount of traffic. A Traffic Impact Analysis (TIA) during the platting and site plan processes to determine the true impact and how the applicant plans to mitigate unfavorable impacts.



Planning and Zoning Commission Staff Report

Discussion/Action regarding a Conditional Use Permit request to allow a Local Convenience Store (With Fuel Sales) use for certain real property located at 252 West Borgfeld Road, legally described as ABS: 216 SUR: A S LEWIS 1.8440 AC

Table with 2 columns: Meeting, Agenda Group. Meeting: Wednesday, August 14, 2024, 6:30 PM. Agenda Group: Discussion/Action Items Item: 8C. From: Grant Fore, Planner II. Staff Contact(s): Susana Huerta.

PLANNING & ZONING COMMISSION ACTION: Conduct 1st Public Hearing Discussion/Action and Recommendation regarding the above referenced petition

PROPERTY INFORMATION:

Project Name: CUP-24-05
Owners: Pedro and Angelia Soto
Representative: Ty Koenning/Thomas Fuels
Location/Area: Near intersection of Borgfeld Road and Dobie Boulevard
Location: 252 West Borgfeld Road
Council District: 2
Future Land Use: Neighborhood Commercial
Existing Zoning: Neighborhood Commercial (C-1)
Requested Zoning: Conditional Use Permit (CUP) for Local Convenience Store (with Fuel Sales)
Proposed Use: Local Convenience Store (with Fuel Sales)

FINDINGS:

A zoning request is specifically about land use, not the future engineering of the land itself, and should meet criteria per UDC Article 4.3.1.5. Decisions regarding future engineering of the land occur with the platting process, where the property's design is known. The applicant lot is located at the intersection of Borgfeld Road and Dobie Boulevard. It is within the Neighborhood Commercial (C-1) zoning district. The subject property is directly adjacent to property zoned Low Density Single-Family Residential SF-2 to the north and south. The Dobie Heights Subdivision, zoned High Density Single-Family Residential (SF-6), is west of the subject property. Across Borgfeld Road from the property is the El Sereno Senior Living Center and the Grand at Cibolo Apartments. The applicant is proposing a Local Convenience Store (with Fuel Sales) to be developed at this property.

The subject property was previously zoned Low Density Single-Family Residential (SF-2). A rezoning request to Neighborhood Commercial (C-1) was approved by the City Council on May 24, 2022. There is an existing legal, non-conforming residential structure on the property.

PUBLIC NOTICE:

Notice was published within the local newspaper (Seguin Gazette) on July 21, 2024, and the [City Website](#). Individual letters were sent by mail to 14 property owners within 200' of the site. To date, staff has received one (1) in favor of and zero (0) in opposition. Public Hearings are scheduled on August 14, 2024, (Planning & Zoning Commission) and on August 27, 2024, (City Council). Approval/Disapproval of the zoning ordinance is tentatively scheduled for the September 10, 2024, City Council meeting.

STAFF CONCLUSIONS:

Staff recommends, should Council approve the CUP for Local Convenience Store (with Fuel Sales) use for property located at 252 West Borgfeld Road, that it be subject to the following conditions:

1. Site Plan - A site plan in compliance with UDC Sec. 12.3.2 must be submitted for review and shall not substantially deviate from the concept plan approved with the CUP.
2. Building & Fire Codes - Applicant must comply with all Building and Fire Code requirements.
3. Permits & Inspections - All required building permits and Certificate of Occupancy must be obtained. All permit applications submitted for this property are subject to the requirements of the Code.
4. Additional Uses - No other conditional uses are allowed under this conditional use permit.
5. Recordation of Plat - A subdivision plat must be submitted for review and approval with the City of Cibola and recorded upon completion.
6. Landscaping - All regulations of UDC Article 17.L (2) regarding a required 20' landscape buffer adjacent to the property line of residentially used or zoned property must be met.
7. Neighborhood Commercial (C-1) Regulations - All regulations of the Neighborhood Commercial (C-1) Zoning District, other than those amended by the Conditional Use Permit, apply to the Property.
8. Supplemental Use Regulations - All regulations of UDC Article 6.3 Supplemental Use Regulations (K) Fuel Sales Business, other than those amended by the Conditional Use Permit, apply to the Property.

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

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

8. Sewer Improvements - Property owner required to upgrade existing 4" residential sewer line to minimum 6" line for commercial use.

PLANNING & ZONING COMMISSION:

1. Recommend **approval** to the Mayor and City Council of the requested CUP for a Local Convenience Store (with Fuel Sales) use for property located at 252 West Borgfeld Road, legally described as ABS: 216 SUR: A S LEWIS 1.8440 AC.
2. Recommend **approval** to the Mayor and City Council of the requested CUP for a Local Convenience Store (with Fuel Sales) use for property located at 252 West Borgfeld Road, legally described as ABS: 216 SUR: A S LEWIS 1.8440 AC, with conditions.

3. Recommend **denial** to the Mayor and City Council of the requested CUP for a Local Convenience Store (with Fuel Sales) use for property located at 252 West Borgfeld Road, legally described as ABS: 216 SUR: A S LEWIS 1.8440 AC, with findings.

STAFF ANALYSIS:

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

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

A. Consistency with the Comprehensive Master Plan;

Comprehensive/Master Plan – Future Land Use Categories – [Neighborhood Commercial](#)

Appropriate Land Use Types: The appropriate primary and secondary uses allowed in areas designated as Neighborhood Commercial include all of the commercial and civic uses set out in Neighborhood Commercial (C-1) district in the City’s Code of Ordinances. Primary uses allowed in the Neighborhood or Transitional Residential future land use categories could be considered as long as they were part of a larger planned unit development and comprise no more than 25 percent of the land area devoted to the entire development.

Compatible Zoning Districts (P.45 from Comp Plan):

Neighborhood Commercial (C-1) | Planned Unit Development (PUD)

STAFF FINDING: The Comprehensive Master Plan calls out this parcel as Neighborhood Commercial, with compatible zoning districts such as the current (C-1) zoning of the property. The proposed Local Convenience Store does not align with the intent of promoting suburban character rather than auto-oriented uses. The intent of Neighborhood Commercial is deemphasizing areas for vehicular use and developments with smaller footprints. The proposed Local Convenience Store includes a footprint of the store structure and separate fuel station structure.

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

Comprehensive/Master Plan – Future Land Use Categories – [Neighborhood Commercial](#)

Intent & Character – The neighborhood commercial future land use category is intended for areas that will be developed primarily as nonresidential uses that are of an appropriate use, scale, and design that is compatible with abutting or nearby residential uses. These areas are intended to be of a more suburban character rather than auto-oriented. In other words, the areas designated for vehicles (i.e., driveways, parkways, etc.) should be deemphasized through placement (e.g., on the side of the building), landscaping, or screening. In addition, these areas should occupy smaller footprints and have pitched roofs, higher levels of landscaping, and less signage than similar uses in Commercial land use areas.

STAFF FINDING: The Zoning Map Amendment will not promote the health, safety, or general welfare of the City and the safe and orderly development of the City as it does not comply with the intent of the Comprehensive Master Plan. The proposed Local Convenience Store does not align with the intent of promoting suburban character rather than auto-oriented uses.

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

UDC Section 14.0.11 – (C-1) Neighborhood Commercial

- a. Intent - The Neighborhood Commercial district is established to provide for a limited variety of commercial uses and services associated with neighborhood storefront retail, service, financial, and office activities which are compatible and designed in scale with surrounding residential areas. The intent of this District is to provide convenient neighborhood access to commercial services, and minimize undesirable impacts such as noise, traffic and odors through performance standards.
- b. Permitted uses - Limited office and retail uses and services which are compatible and designed in scale with surrounding residential areas.
- c. Specific uses - subject to Site Plan approval, limited office, retail and service uses which are compatible and designed in scale with surrounding residential areas.

Lot Area	Lot Width	Front Setback	Rear Setback	Side Setback	Max Impervious Coverage	Maximum Height
None	50'	20'	20'	10'	70%	35'

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

The property is primarily surrounded by residentially zoned and used property.

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

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

C-1 uses allowed by right	C-1 allowed with CUP
Administrative and Business Offices	
Artisan Sales	
Artisan/ Culinary Classes (Specialty Classes)	
Assembly	
Business Support Services	Administrative Services
Clinic	Business or Trade School
Club or Lodge	Business Services
Consumer Repair Services	Community Treatment Facility *
Cultural Services	Concrete/Asphalt Batching Plant (Temporary)
Day Care Services (General Commercial)	Convalescent Services
Day Care Services (Group)	Farmers Market
Financial Services	Fitness Studio/ Health Spa
Food Sales; Grocery	Local Convenience Store (With Fuel Sales)
General Retail Sales, Neighborhood Scale	Local Convenience Store (Without Fuel Sales)
Health Care Offices	Nursery School
Laundry Services: Dry Cleaning	Pet Services
Life Care Services *	Primary Educational Facilities
Local Utility Services	Restaurant, Fast Food
Personal Services	Secondary Educational Facilities
Postal Facilities	Veterinary Services
Professional office	
Restaurant, Convenience	
Restaurant, Neighborhood	
Safety Services	

*Subject to supplemental use regulations of UDC Article 6.

STAFF FINDING: This zoning district is suitable for uses permitted by the district provided the CUP is approved. The proposed fuel pumps appear to be roughly 75' from the property line of the neighboring, residentially zoned property. One Hundred Feet is required. The proposed use of the site could potentially cause unfavorable impacts to neighboring property if not in compliance with the additional requirements for Local Convenience Stores stipulated in Article 6 of the UDC.

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

Comprehensive/Master Plan – Future Land Use Categories – Neighborhood Commercial

Moving Forward - New neighborhood commercial development should be located and take access from a collector roadway or greater in functional classification. The gross floor area of nonresidential uses (excluding Institutional) should be as follows: local street (5,000 sf); collector street (10,000 sf); and arterial street (25,000 sf). Residential mixed use should be allowed, provided that it is part of a planned unit development and does not constitute more than 25 percent of the development. No drive-throughs should be allowed, bay doors should be placed perpendicular to the public right-of-way, and signage should be appropriately scaled to reflect neighborhood-serving uses.

STAFF FINDING: The proposed Local Convenience Store (with Fuel Sales) is required to meet landscaping requirements for commercial property that is adjacent to residentially zoned or used property of maintaining a 20' landscape buffer between the properties. In addition, the proposed fuel pumps would be required to maintain a 100' distance from the neighboring residential structure and property. The proposed site plan in its current configuration does not mitigate potentially unfavorable impacts as it does not comply with landscaping and regulations specific to Local Convenience Store (with Fuel Sales) required by the UDC.

The proposed site plan does comply with the minimum required parking of approximately 15 spaces. Sidewalks along Borgfeld Road and Dobie Boulevard are required.

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

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

Attachments

[Application](#)

[Narrative](#)

[Site Plan](#)

[Staff Map](#)

[F.1 252 W Borgfeld](#)



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

UNIVERSAL APPLICATION - CONDITIONAL USE PERMIT

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

Project Name: Borgfeld Road Development

Total Acres: 1.8440 Survey Name: A.S Lewis Survey 1.8440 AC Abstract No.: 216

Project Location (address): 252 W. Borgfeld Road, Cibolo TX 78108

Current Zoning: C-1 Neighborhood Commercial Overlay: None Old Town FM 78

Proposed Zoning: Conditional Use Permit # of Lots: 1 # of Units: 1

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

Current Use: _____ Total Proposed Square Footage: 3664

Proposed Use: Convenience Store with Fuel (Commercial/Industrial only)

Applicant Information:

Property Owner Name: Pedro JR & Angelita Soto

Address: 252 W. Borgfeld Road City: Cibolo
 State: TX Zip Code: 78108 Phone: _____
 Email: _____ Fax: _____

*Applicant (if different than Owner): Thomas Fuels

* Letter of Authorization required

Address: 701 N Mail City: Victoria
 State: TX Zip Code: 77901 Phone: 979-251-4816
 Email: tkoenning@clthomas.com Fax: _____

Representative: Ty Koenning

Address: 701 N Main City: Victoria
 State: TX Zip Code: 77901 Phone: 979-251-4816
 Email: tkoenning@clthomas.com Fax: _____

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

Pedro Soto Angelita Soto
 Owner or Representative's Signature

Pedro Soto Jr Angelita Soto
 Typed / Printed Name

State of TEXAS
 County of BEXAR

Before me, ISAIAH MIRAMONTES
 Name of Notary Public

Pedro and Angelita Soto, to be the person(s) who is/are subscribed to the foregoing instrument and acknowledge to me that he/she/they executed the same for the purposes and consideration therein expressed.

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

Isaiah Miramontes
 Notary Public Signature (Notary Seal)



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

Narrative

Thomas Fuels would like the City of Cibolo to consider our request for Convenience Store use with fuel, deli and beer and wine sales for a conditional use permit at this location. There have been new developments both in multifamily living as well as retail along Broberg Road and we feel this will be a benefit to the growing residential population in this area. There is an abundance of residential homes and apartments in the area, and we feel this community is underserved in the convenience store space. The convenience fueling industry is highly regulated by The Texas Commission on Environmental Quality and Thomas Fuels remains in good standing with them. This location will provide the community with a clean and safe facility where community members can fulfill their needs for fuel, groceries and hot deli food items. As we have learned from past events, convenience stores are critical during times of inclement weather and other events that limit travel. This location will give the community the ability to get needed items when they might not have another option available



① SITE PLAN - MSP2
1" = 30'-0"



ZEMANEK ARCHITECTURE + DESIGN
107A EAST MAIN STREET
JENKS, OK 74037
T: 918.606.2090

zemanekad.com

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REVISIONS:

No	Description	Date

**PROJECT NUMBER:
24047**

SEAL:

**NOT FOR
CONSTRUCTION**
07.08.24

CONSULTANT:

Thomas Fuels
252 W. Borgfeld Rd,
Cibolo TX 78108





ISSUE DATE:
07.08.24

SHEET NUMBER:

MSP2

PRELIM SITE

Property Information Map 252 W Borgfeld Road

-  Property of Interest
-  City of Cibolo Water Service Area
-  City of Cibolo Sewer Service Area
-  Parcel Boundaries
-  Neighborhood Commercial (C1)
-  Retail/Office - Restrictive Alcohol Sales (C3R)
-  Light Industrial (I1)
-  Multi-Family Residential (MF1)
-  Low Density Single-Family Residential (SF2)
-  High Density Single-Family Residential (SF6)

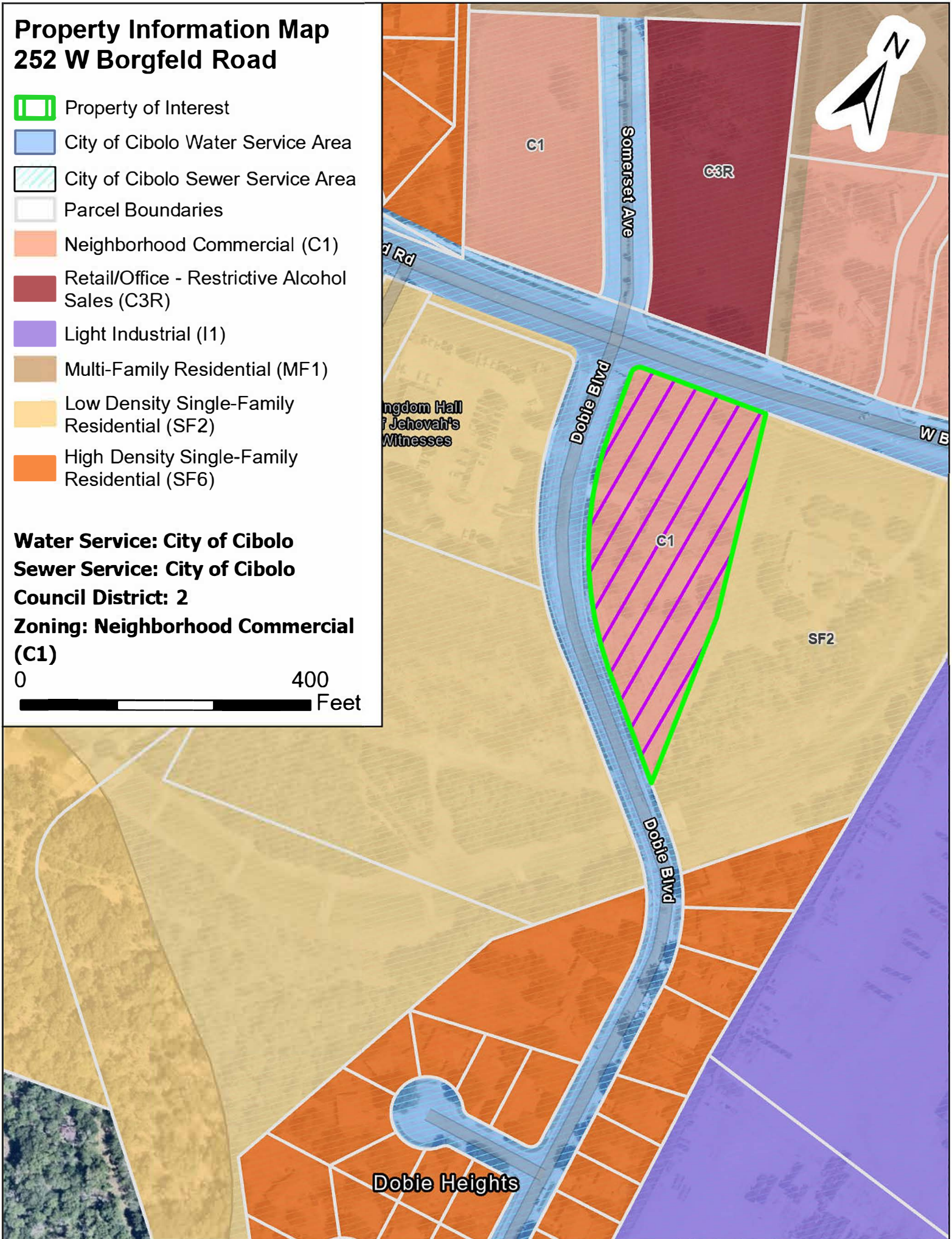
Water Service: City of Cibolo

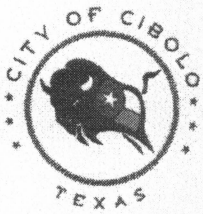
Sewer Service: City of Cibolo

Council District: 2

Zoning: Neighborhood Commercial (C1)

0 400 Feet





Notice of Conditional Use Permit Petition



July 16, 2024

Dear Property Owner,

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

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

In accordance with Cibolo Code of Ordinances, the Cibolo Planning and Zoning Commission will hold a public hearing on **Wednesday, August 14, 2024 at 6:30 p.m.** at the Council Chambers of the City Hall located at 200 South Main Street, Cibolo, Texas, and the Cibolo City Council will hold a public hearing on **Tuesday, August 27, 2024 at 6:30 p.m.** at the Council Chambers of the City Hall located at 200 South Main Street, Cibolo, Texas.

The Conditional Use Permit proposal is as follows:

The purpose of both meetings is to hear public testimony regarding a Conditional Use Permit to allow a Local Convenience Store (With Fuel Sales) use for certain real property located at 252 West Borgfeld Road, legally described as ABS: 216 SUR: A S LEWIS 1.8440 AC.

Applicant: Billy Zemanek, Thomas Fuels

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

REPLY NOTICE (CUP-24-05)

Name (please print): Soto Pedro Jr & Angelita

Address (In relation to Map Exhibit): 252 W Borgfeld Rd

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

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

In Favor

Opposed

Comments:

Signature: Pedro Soto

Date: 07/20/2024

Angelita Soto

(210) 658-9900

www.cibolotx.gov

200 S. Main Street Cibolo, Texas 78108



Planning and Zoning Commission Staff Report

Discussion/Action regarding a Comprehensive Sign Program application for certain real property located at 961 Cibolo Valley Drive, legally described as BUFFALO HEIGHTS BLOCK 3 LOT 2 1.059 AC.

Meeting	Agenda Group
Wednesday, August 14, 2024, 6:30 PM	Discussion/Action Items Item: 8D
From	
Lindsey Walker, Planner I	
Staff Contact(s)	
Lindsey Walker, Susana Huerta,	

PLANNING & ZONING COMMISSION ACTION: 1. Conduct 1st Public Hearing
2. Discussion/Action and Recommendation regarding the above referenced petition

PROPERTY INFORMATION:

Project Name: SGP-24-01
Owners: Monty Montgomery, P. Terry's
Representative: Nikki Valencia, Comet Signs
Location/Area: 961 Cibolo Valley Drive, 1.059 acres
Location: Intersection of Borgfeld Road and Cibolo Valley Drive
Council District: 2
Zoning: Retail/Office (C-3) and General Commercial (C-4)

FINDINGS:

The applicant property is located within the Buffalo Heights Commercial Subdivision at the intersection of Borgfeld Road and Cibolo Valley Drive. A Comprehensive Sign Program for the multi-tenant signs within the subdivision was approved in May 2022 by City Council. Across Borgfeld to the west of the applicant is the Falcon Ridge residential subdivision, which is zoned High Density Single-Family Residential (SF-6). Directly north of the applicant property is Wiederstein Elementary School. The remaining surrounding properties are predominantly commercially zoned. The applicant is requested a Comprehensive Sign Program in June 2024 to allow additional wall signs, for which the combined total square footage would exceed the maximum allowable square footage for a single commercial building fronting an "other" street type. Due to the applicant being processed under the incorrect address, staff suggested the applicant apply for a sign variance to increase the total allowable square footage to 160 square feet.

PREVIOUS ACTION:

An application for Comprehensive Sign Program with 180 Borgfeld address was considered on June 12, 2024. A sign variance application was considered for the corrected address on July 20, 2024, and denied.

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

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

PUBLIC NOTICE:

Notice was published within the local newspaper (Seguin Gazette) on July 28, 2024, and the [City Website](#). Individual letters were sent by mail to 8 property owners within 200’ of the site. To date, Staff has received zero (0) in favor of and zero (0) in opposition. Public Hearings were scheduled for August 14, 2024, (Planning and Zoning Commission) and on August 27, 2024, (City Council). Approval/Disapproval of the Comprehensive Sign Program is tentatively scheduled for the September 10, 2024, City Council meeting.

PLANNING & ZONING COMMISSION RECOMMENDATION:

1. Recommend **Approval** to the Mayor and Council of the requested Comprehensive Sign Program for certain real property located at 961 Cibolo Valley Drive, legally described as BUFFALO HEIGHTS BLOCK 3 LOT 2 1.059 AC.
2. Recommend **Approval** to the Mayor and Council of the requested Comprehensive Sign Program for certain real property located at 961 Cibolo Valley Drive, legally described as BUFFALO HEIGHTS BLOCK 3 LOT 2 1.059 AC, **with conditions.**
 - o Staff recommend that a condition be added that approval is subject to all fees related to the review and processing of the application be paid in full.
3. Recommend **Denial** of the Comprehensive Sign Program application **with findings.**

STAFF ANALYSIS:

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

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

STAFF FINDINGS: The proposed signs match the vintage aesthetic established in the approved Buffalo Heights sign program and overall development.

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

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

Sign Type	Max Sign Face Area (in sq. ft.)	Number of Signs
Wall Sign (All Other Streets)	60*	Per allowable sq. ft.
* May include additional square footage to signage of .005 times 1st floor square footage (excluding stairwells, bathrooms and food prep areas).		

STAFF FINDINGS: The highly restrictive ordinance creates unnecessary hardship for the applicant. The applicant is limited to a rough total of 88 (60 + 0.005% of the building square footage) square feet for all wall signs. Under the ordinance, the applicant would be allowed one additional sign on the façade placing Borgfeld that is no larger than 38 square feet in addition to the previously permitted 50 square foot sign on the façade facing Cibolo Valley Drive.

5. *Off-site signs.*

STAFF FINDINGS: This item is not applicable.

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

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

STAFF FINDINGS: The proposed signs are all visible either from Borgfeld Road or Cibolo Valley Drive therefore, they comply with this section of the code.

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

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











Attachments

[Staff Map](#)

[Sign Package](#)

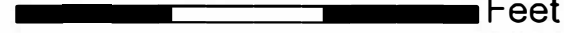
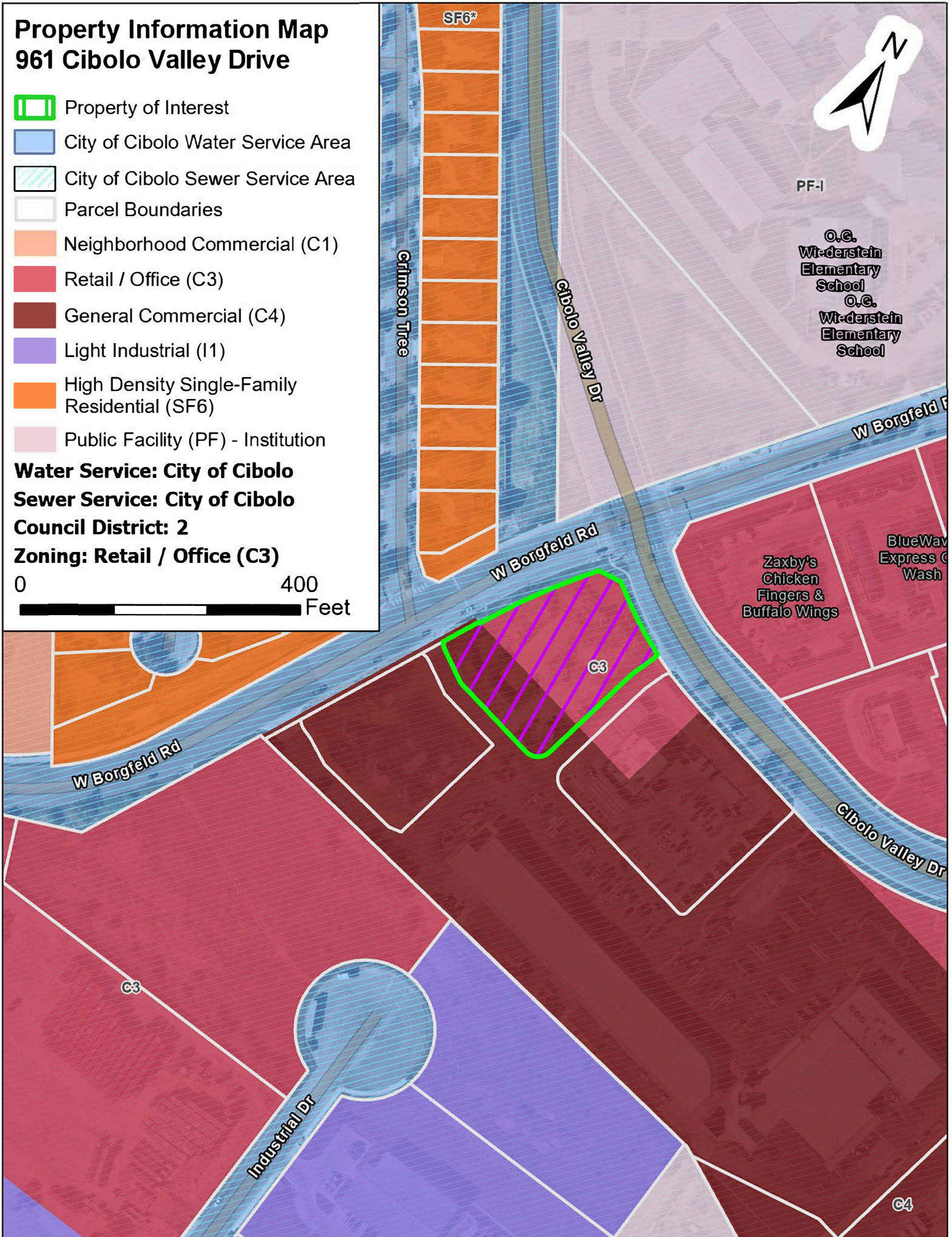
[Applicant Presentation](#)

Property Information Map 961 Cibolo Valley Drive

-  Property of Interest
-  City of Cibolo Water Service Area
-  City of Cibolo Sewer Service Area
-  Parcel Boundaries
-  Neighborhood Commercial (C1)
-  Retail / Office (C3)
-  General Commercial (C4)
-  Light Industrial (I1)
-  High Density Single-Family Residential (SF6)
-  Public Facility (PF) - Institution

Water Service: City of Cibolo
Sewer Service: City of Cibolo
Council District: 2
Zoning: Retail / Office (C3)

0 400 Feet



Sign Package

180 W Borgfeld Rd Cibolo, TX 78108



A  Cimet SIGNS COMPANY



CIBOLO, TX

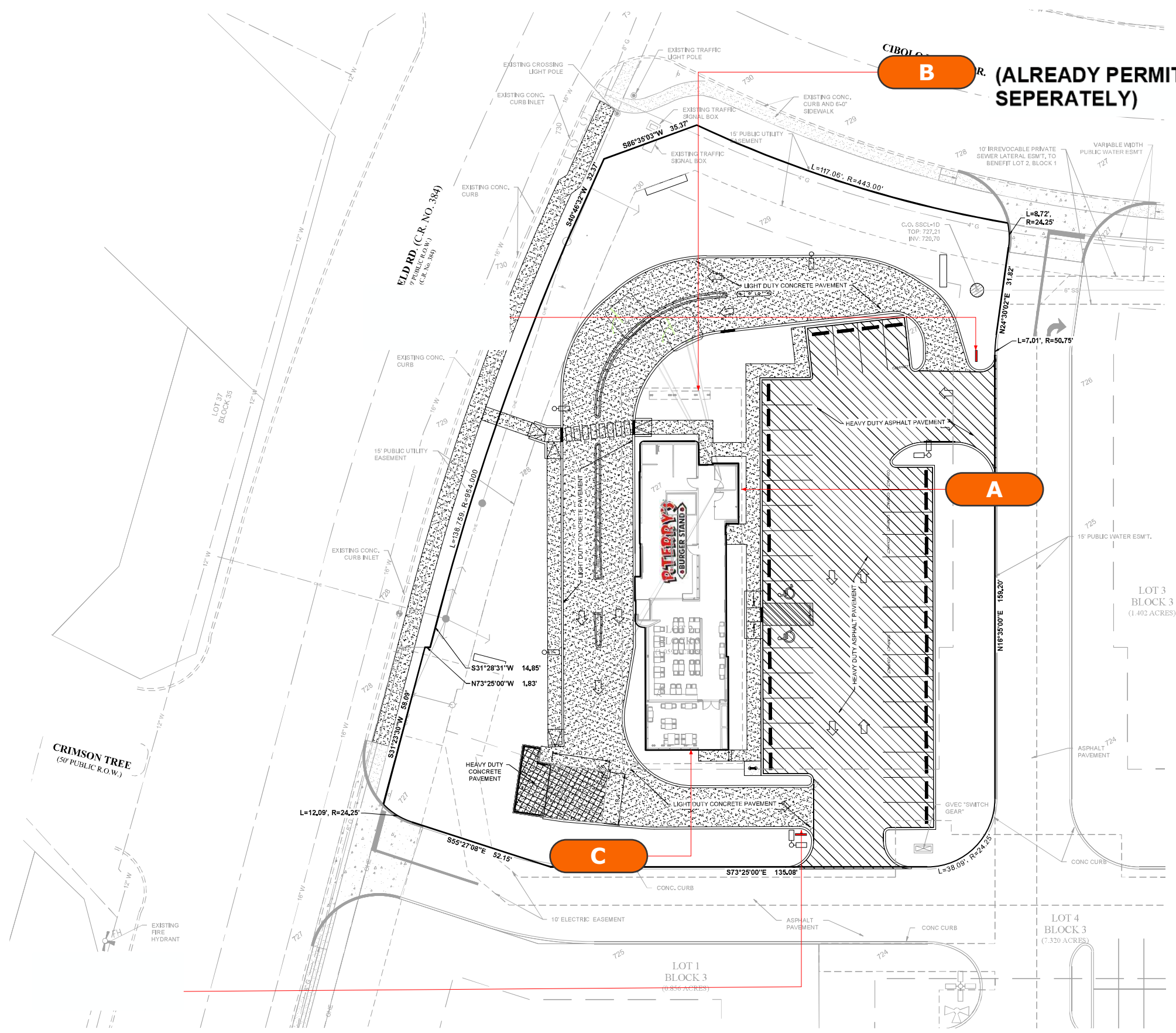
Proposal Drawing
 Final Drawing

Client: Client Name
 Location: 180 W Borgfeld Rd
 Cibolo, TX 78108

Salesperson: Maggie Star
 Prj. Mngr.: Andy Leffler
 Date: 9/8/2021
 Designer: Chris Brazell
 File Name: 24-1182 Terrys,
 Cibolo, TX FINAL.cdr

Proposal #: 62919 R21
 Job #: 24-1182

Revisions (M/D/Y)-(initials): desc.
 R3:11/12/21:EM: brick base



SITE MAP

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____

Scale: 1" = 40'-0"



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 MET #: E113766
 1130 Rutherford, Suite 180
 Austin, TX 78753
 (512) 374-9300



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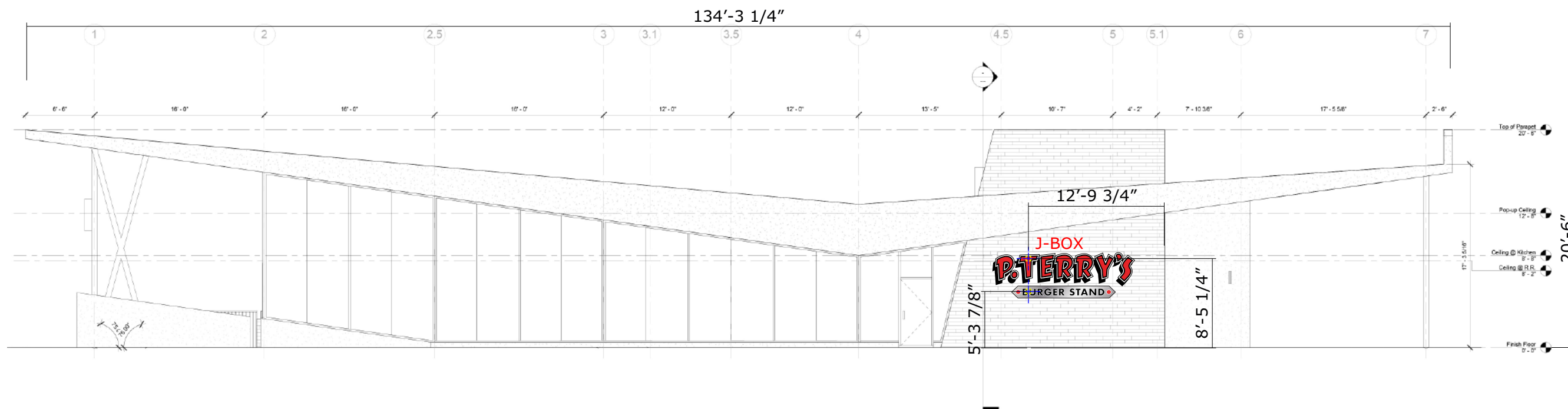
CIBOLO, TX

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Revisions (M/D/Y)-(initials): desc.
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A EAST ELEVATION

Scale: 3/32" = 1'0"

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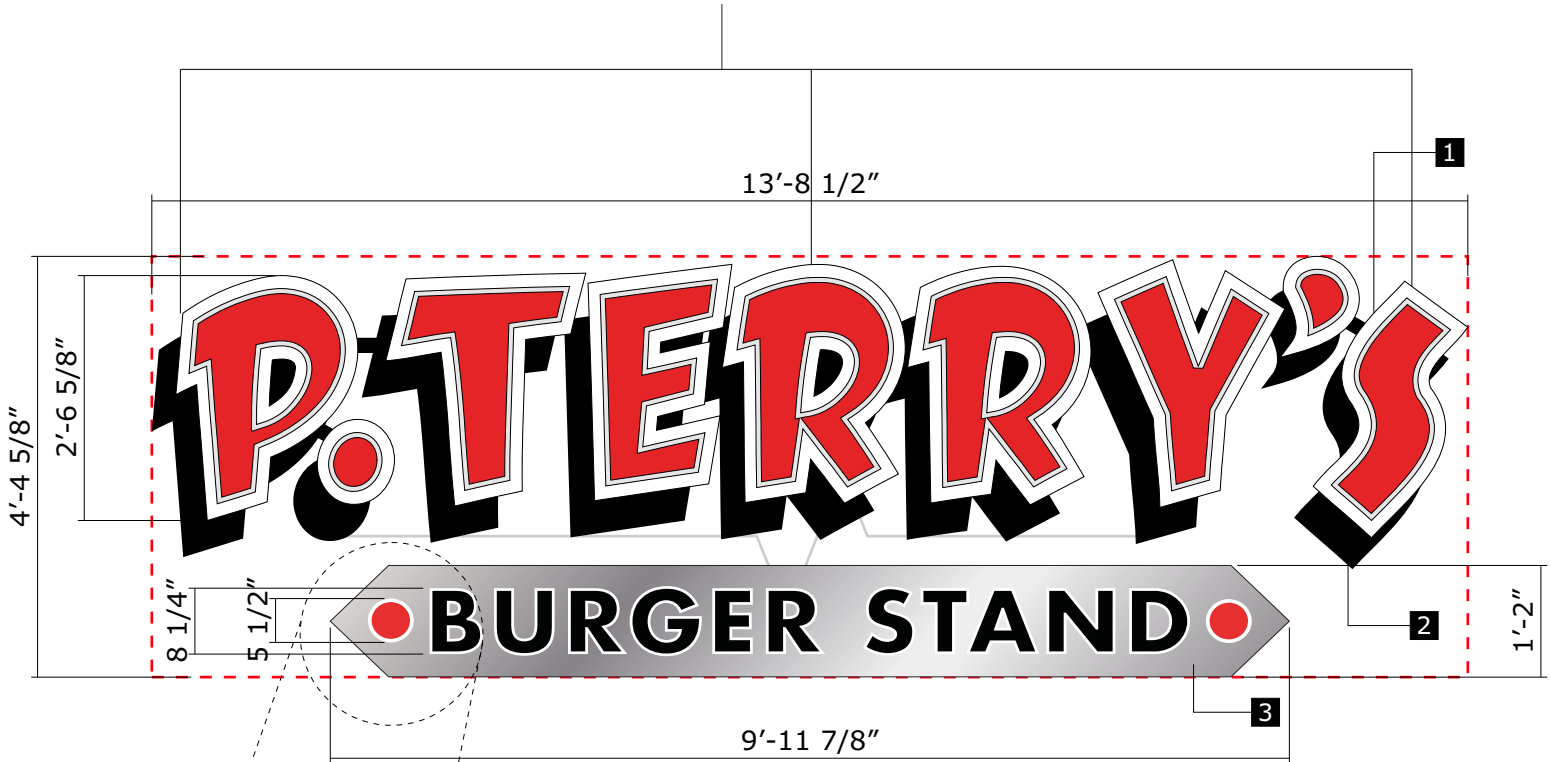
CIBOLO, TX

Proposal Drawing
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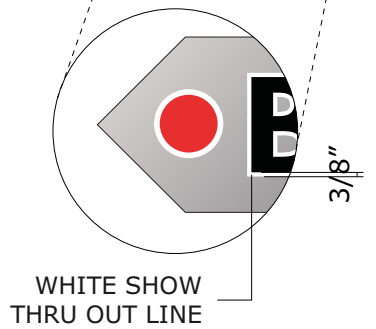
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6"X14" ACCESS DOORS W/ COVER
 ON FACE OF DROP SHADOW WIREWAY



(1) 120v., 20A CIR. REQUIRED



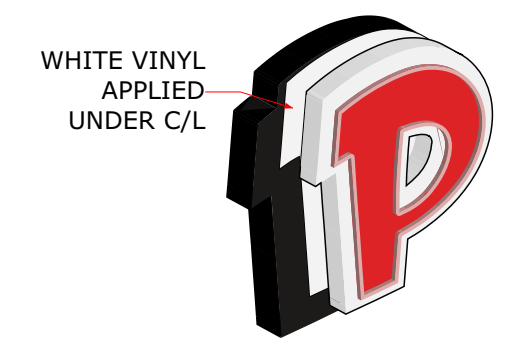
WHITE SHOW
 THRU OUT LINE

A AURORA FLEX LED C/L ON A WIREWAY 60 SQFT
 QTY: ONE(1) Scale: 1/2" = 1'0"

CUSTOMER APPROVAL
 APPROVED BY: _____ DATE: ____ / ____ / ____

SCOPE OF WORK:
1: 5" DEEP REVERSE-LIT/ EXPOSED AURORA FLEX RED LED ON FACE OF CHANNEL LETTERS PAINTED (P4) W/ 1ST SURFACE VINYL TO MATCH (V2) AND REVERSE-LIT WHITE P-LEDS. LEXAN BACKS TO HAVE 2ND SURFACE (V5) VINYL
2: 5" DEEP ALUM. WIREWAY DROP SHADOW TO BE PAINTED (P3) WITH OPAQUE (V1) VINYL ON THE FACE OF THE DROP SHADOW APPLIED UNDER C/L.
3: 5" DEEP BURGER STAND CABINET TO BE PAINTED (P5). CABINET TO BE INTERNALLY ILLUMINATED WITH P-QWIK MOD 3 TRU-WHITE 7100K LEDS. FACE TO BE ROUTED OUT .125" THK. ALUM. AND BACKED WITH 3/4" CLEAR PUSH THRU ACRYLIC WITH 1ST SURFACE (V2) AND (V3) VINYL. 2ND SURFACE OF PUSH THRU TO HAVE (V4) DIFFUSER VINYL. ALUM. PAN BACK TO BE NESTED and BRACED.

P3	P4	P5	V1	V2	V3	V4	V5
MP Black N923 SP	MP White 202	MP 41342SP Brushed Aluminum	ORACAL 951 010 WHITE (OPAQUE)	ORACAL 8800 031 RED (TRANS)	ORACAL 951 070 BLACK (OPAQUE)	ORACAL 60% DIFFUSER 8860-010 (TRANS)	ORACAL 8800 682 OCEAN GREEN (SEAFOAM) (TRANS)



ILLUMINATED VIEW



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Job Name:



CIBOLO, TX

Proposal Drawing
 Final Drawing

Client: Client Name
 Location: 180 W Borgfeld Rd
 Cibolo, TX 78108
 Salesperson: Maggie Star
 Prj. Mngr.: Andy Leffler
 Date: 9/8/2021
 Designer: Chris Brazell
 File Name: 24-1182 Terrys,
 Cibolo, TX FINAL.cdr
 Proposal #: 62919 R21
 Job #: 24-1182

Revisions (M/D/Y)-(initials): desc.
 R3:11/12/21:EM: brick base



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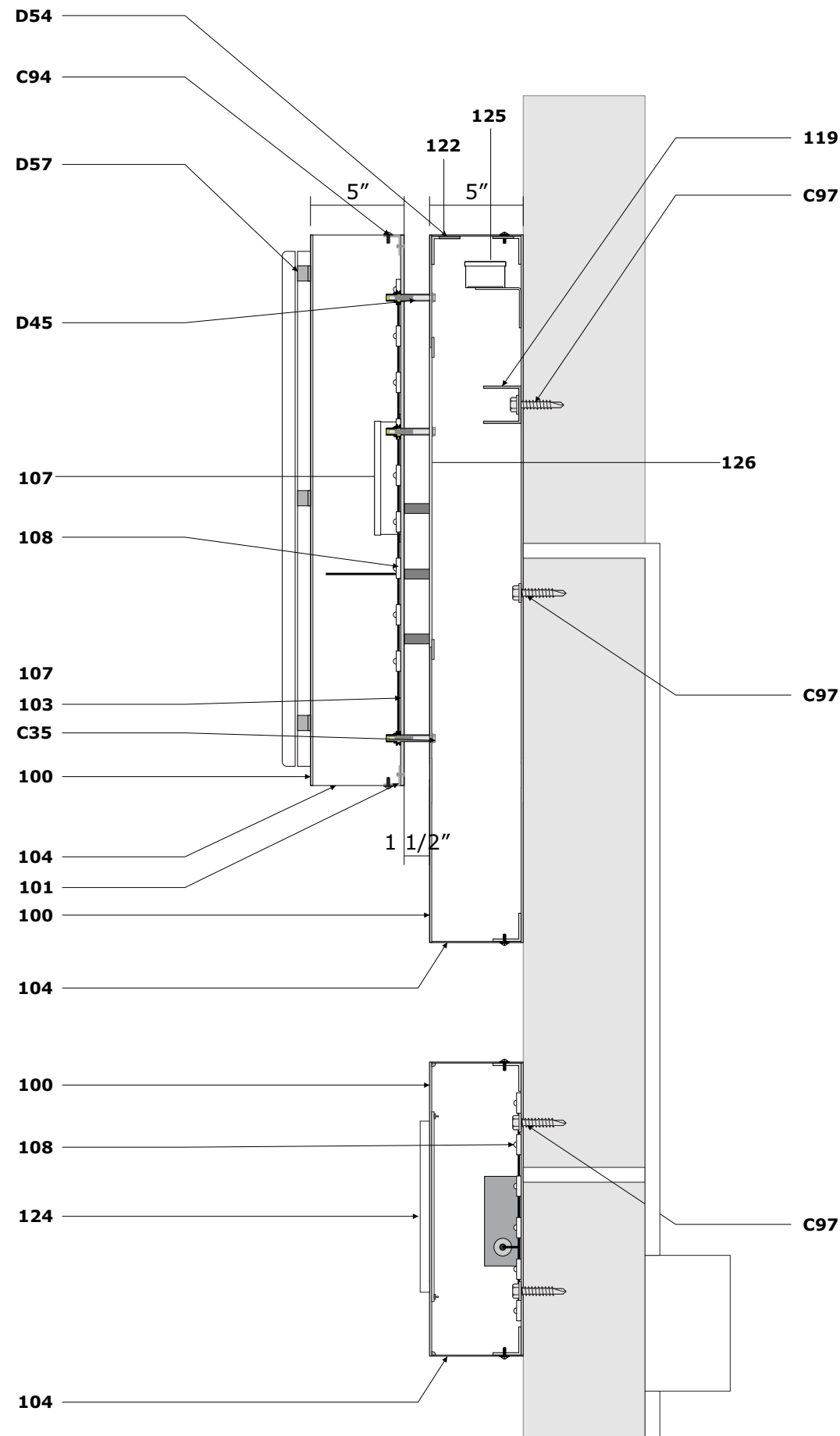


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INDEX:

- (C35) 1/4"-20 X2.5" HEX BOLT
- (C67) 1/4"-20 NUTSERT
- (C77) 1/8" STEEL RIVET 0.313-0.375
- (C94) #10-24 X 0.5" PAN HEAD MACH SCREW
- (C97) #12-24 X 1.5" HEX HEAD SELF DRILLING SCREW
- (D45) 1.5" X 0.38" OD X 0.26" ID ALUM. SPACER

- (D54) 1.5" X 1.5" X 0.125" STEEL ANGLE. NOTCH AT POWER SUPPLY FOR LED.
- (D57) AURORA FLEX RED LED
- (100) 0.125" ALUM. FACE
- (101) "L"-BRACKET
- (103) 3/16" POLY. CARB. BACK
- (104) 0.063"SIDEWALL
- (107) LED POWER SUPPLY FOR LETTERS IN "E" & "R".
- (108) WHITE P-LEDS
- (119) 2" X 2" X 0.125" ALUM. CHANNEL
- (122) 9" SERVICE DOOR ON TOP OF 'E' DROP SHADOW FOR BORDER LED POWER SUPPLY
- (123) .125 ALUM. BACKS
- (124) 1/2" THK. CLEAR PUSH THRU ACRYLIC
- (125) POWER SUPPLY FOR BORDER LED .063" THK. ALUM. BRACKET WELDED TO BACK.
- (126) ACCESS DOOR FOR ACCESSING MOUNTING




A

AURORA FLEX LED C/L ON A WIREWAY SECTION VIEW

Scale: 1 1/2" = 1'0"

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____

MAX MODS PER SERIES	MAX MODS PER POWER SUPPLY	 <p>PRINCIPAL SLOAN We Speak Sign Language</p> <p>3490 Venture Dr. San Angelo, TX 76905 1-325-227-4577 www.principalsloan.com layouts@pindustries.com</p>	THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL PROPERTY OF PRINCIPAL INDUSTRIES. ANY REPRODUCTION OR USE WITHOUT PRIOR WRITTEN CONSENT IS PROHIBITED.	
Qwik Mod 3 25	Qwik Mod 3 50 MODS PER 60W PS		P.Terry's Burger Stand - 205657	
				REV. 1
		DATE: 03 May 2024	DRAWN BY : Shanae Capetillo	AMP DRAW: 3.30 A
		SIGN HEIGHT: 52.625in OA	SIGN DEPTH: 5 in	FACE MATERIAL: Vinyl
				MODULES PER FOOT: 2.05
				LIGHTING: Halo / Face Lit / Push Through

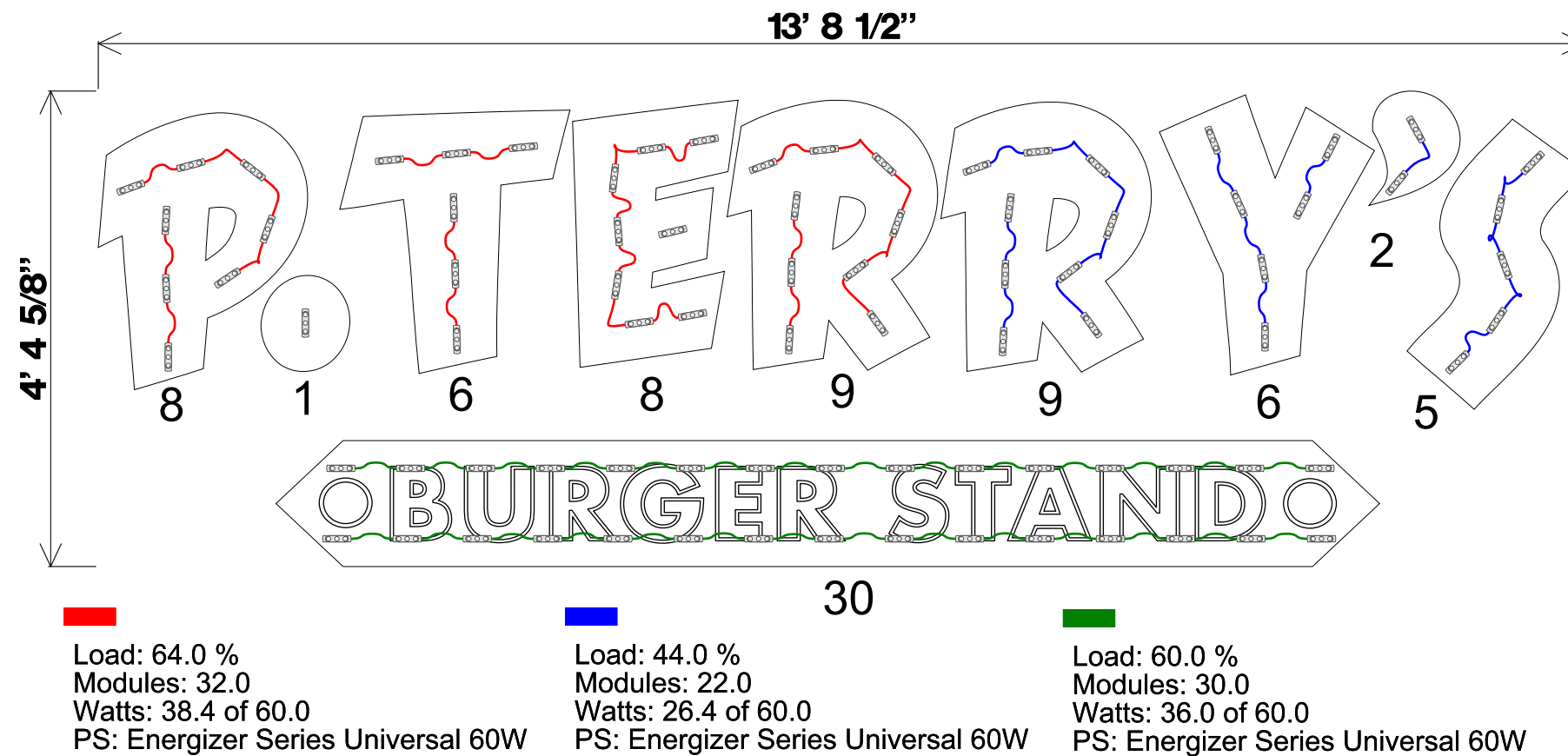
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CIBOLO, TX

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R3:11/12/21:EM: brick base

ESTIMATED PRODUCT PER SIGN

(84) Qwik Mod 3 Modules:
(UL#: PL-QM3-TW200-P, SKU#: M-QMTX0-71)

(3) Energizer Series Universal 60W Driver(s):
(UL#: P-OH060-12-EC, SKU#: P-OH060-12-EC)



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CAUTION: THIS LAYOUT IS ONLY AN ESTIMATE.

Channel letter depth, face color, material, and thickness can vary which may effect the number of modules required. To ensure accuracy, it is recommended that you test light in a darkened environment prior to installing or shipping to the site to ensure the light output is commercially acceptable. Final material estimates are the responsibility of the sign manufacturer. Unless noted in header, Layout is based on the use of acrylic face material.

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CIBOLO, TX

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The layout is created for the purpose of determining product quantities and assist you in visualizing our proposal. Small adjustments may need to be made due to the cut cremenets of the product.

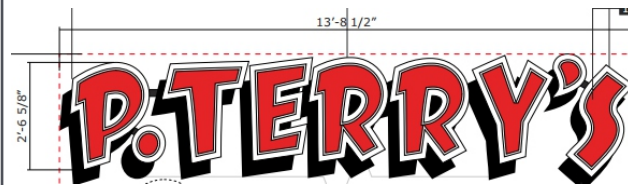
QTYS SHOWN IN LAYOUT ARE QTYS NEEDED FOR THE JOB. THIS NUMBER MAY NOT REFLECT QTYS SOLD PER PACKAGE.

ALL PRODUCTS MUST BE SOLD BY PER PACKAGE. (Exception: If job is being cut and sealed by G2G the quote will reflect quantities being used)

PROVIDED DRAWING BY CLIENTS:

G2G's layout is created based on below drawing, please carefully review all drawings and material specifications.

All layouts are approximate representations.



REVISIONS

Rev.	Date/Description	By

Orig. Date: 04/30/2024

PROJECT:
 APPROVED BY:



30.625"

TOTAL (INCH): 714.00

WATTS: 166.60

POWER SUPPLY (PCS): 3

- 60W 12VDC
 120W 12VDC
 100W 24VDC

FLEX OPTIONS

- Aurora Flex
 Aurora Flex MINI
 Aurora Flex Curve
 Aurora Flex Micro
 Aurora Flex 360
 Aurora Flex 360 MINI

COLOR OPTIONS

- Tube Color White Shell Colored Shell
- LED Color
- | | |
|---|---|
| <input type="checkbox"/> White 7500K | <input type="checkbox"/> Lemon Yellow |
| <input type="checkbox"/> White 3500K | <input type="checkbox"/> Yellow |
| <input type="checkbox"/> White 4200K | <input type="checkbox"/> Blue |
| <input type="checkbox"/> White 6200K | <input type="checkbox"/> Green |
| <input checked="" type="checkbox"/> Red | <input type="checkbox"/> Pinkish Purple |
| <input type="checkbox"/> Pink | <input type="checkbox"/> Ice Blue |
| <input type="checkbox"/> Orange | <input type="checkbox"/> RGB |

PLEASE NOTE:
 Some colors are not available for certain Flex Series. Please confirm when sending requests.

MATERIALS REQUIRED

Part#	Item	QTY	POWER
AF2010	Aurora Flex Mini Red (Ruby shell)	714.00 in	166.60 W
AFA2001	Aurora Flex MINI End Cap	12 pcs	
AFA200301	Aurora Flex MINI End Cap with Wires(New)	12 pcs	
AFA2009	Aurora Flex Mini Seal Cap Suit	2 bags	
AFA2005N	Aurora Flex MINI Mounting accessorie (V2)	227 pcs	
AFA2004	Aurora Flex Mini Crystal Mounting Clips	227 pcs	
AFA2002	Aurora Flex MINI Fast Dry Glue	1 pcs	
AS1001	G-Silicone (used for seal cap suits)	2 pcs	
PS1001#E	G2G-QIS-60-12VDC (V3)	3 pcs	

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____



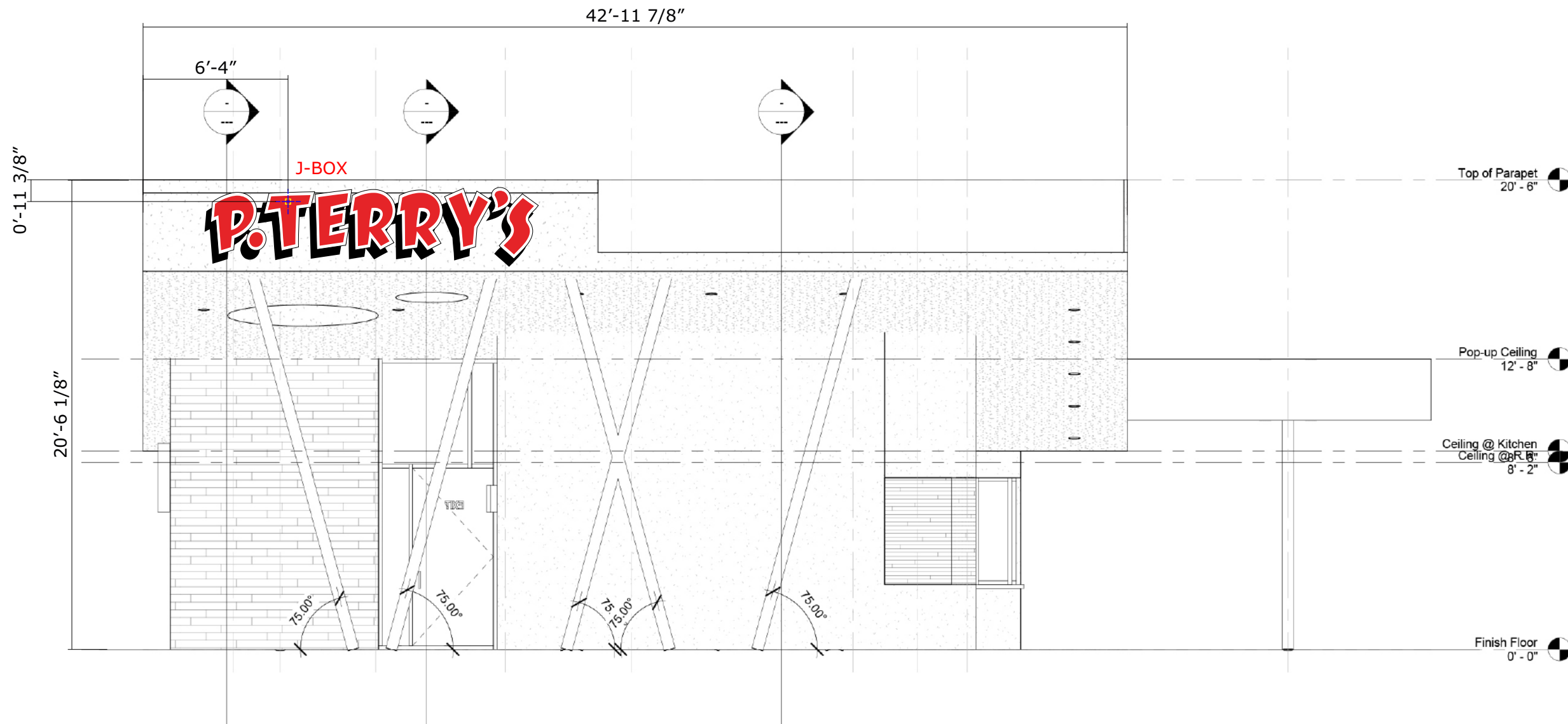
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****ALREADY SUBMITTED FOR PERMIT SEPERATELY****



B NORTH ELEVATION

Scale: 3/16" = 1'0"

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____

Job Name:



CIBOLO, TX

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CUSTOM SIGN CREATIONS

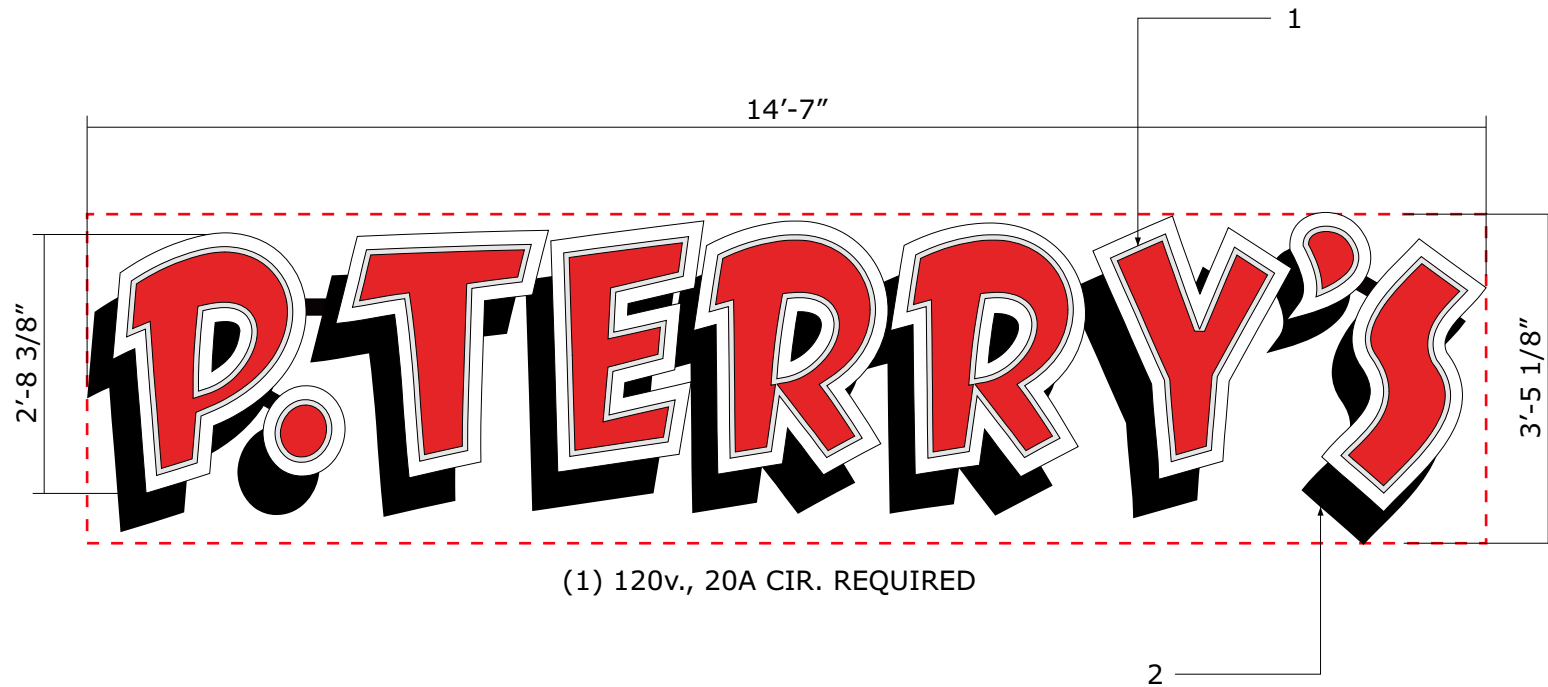
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****ALREADY SUBMITTED FOR PERMIT SEPERATELY****



SCOPE OF WORK:

1: 5" DEEP REVERSE-LIT/ EXPOSED AURORA FLEX RED LED ON FACE OF CHANNEL LETTERS PAINTED (P4) W/ 1ST SURFACE VINYL TO MATCH (V2) AND REVERSE-LIT WHITE P-LEDS. LEXAN BACKS TO HAVE 2ND SURFACE (V5) VINYL

2: 5" DEEP ALUM. WIREWAY DROP SHADOW TO BE PAINTED (P3) WITH OPAQUE (V1) VINYL ON THE FACE OF THE DROP SHADOW APPLIED UNDER C/L.

(1) 120v., 20A CIR. REQUIRED

50 SQFT

Scale: 1/2" = 1'0"

P3	P4	V1	V2	V5
MP Black N923 SP	MP White 202	ORACAL 951 010 WHITE (OPAQUE)	ORACAL 8800 031 RED (TRANS)	ORACAL 8800 682 OCEAN GREEN (SEAFOAM) (TRANS)

B AURORA FLEX LED C/L ON A WIREWAY
QTY: ONE(1)



ILLUMINATED VIEW

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____

Job Name:



CIBOLO, TX

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 Final Drawing

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CUSTOM SIGN CREATIONS

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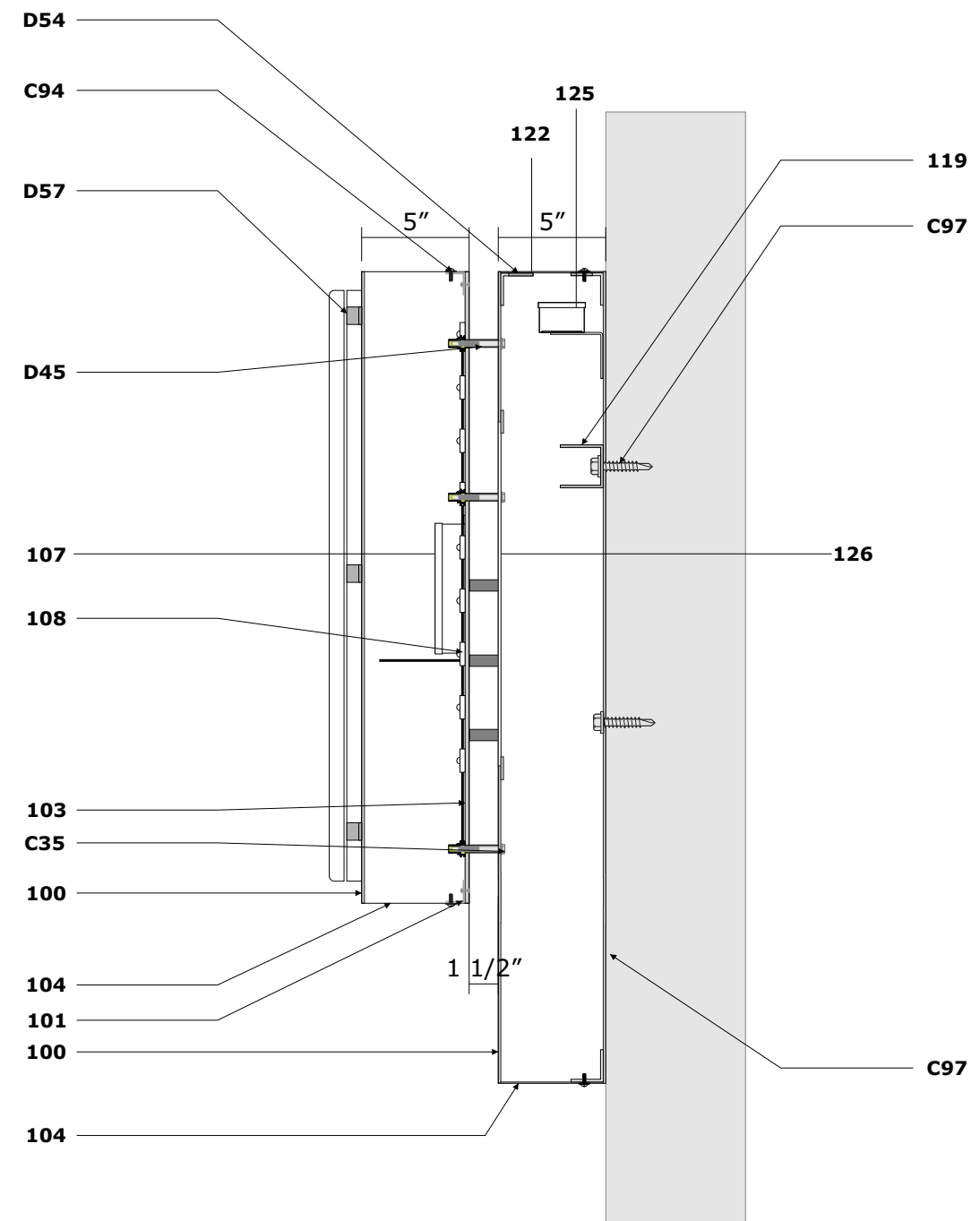
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- (D45)** 1.5" X 0.38" OD X 0.26" ID ALUM. SPACER

- (D54)** 1.5" X 1.5" X0.125" STEEL ANGLE. NOTCH AT POWER SUPPLY FOR LED.
- (D57)** AURORA FLEX RED LED
- (100)** 0.125" ALUM. FACE
- (101)** "L"-BRACKET
- (103)** 3/16" POLY. CARB. BACK
- (104)** 0.063"SIDEWALL. REMOVABLE.
- (107)** LED POWER SUPPLY FOR LETTERS IN "E" & "R".
- (108)** WHITE P-LEDS
- (119)** 2" X 2" X0.125" ALUM. CHANNEL
- (122)** 9" SERVICE DOOR ON TOP OF 'E' DROP SHADOW FOR BORDER LED POWER SUPPLY
- (123)** .125 ALUM. BACKS
- (125)** POWER SUPPLY FOR BORDER LED .063" THK. ALUM. BRACKET WELDED TO BACK.
- (126)** ACCESS DOOR FOR ACCESSING MOUNTING



Job Name:



CIBOLO, TX


Proposal Drawing
 Final Drawing

Client: Client Name
 Location: 180 W Borgfeld Rd
 Cibolo, TX 78108

Salesperson: Maggie Star
 Prj. Mngr.: Andy Leffler
 Date: 9/8/2021
 Designer: Chris Brazell
 File Name: 24-1182 Terrys,
 Cibolo, TX FINAL.cdr


Proposal #: 62919 R21
 Job #: 24-1182

Revisions (M/D/Y)-(initials): desc.
 R3:11/12/21:EM: brick base



A **Comet SIGNS** COMPANY

TDLR #: 18010
 MET #: E113766
1130 Rutherford, Suite 180
 Austin, TX 78753
 (512) 374-9300



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10 of 19

B

AURORA FLEX LED C/L ON A WIREWAY SECTION VIEW

Scale: 1 1/2" = 1'0"

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____

MAX MODS PER SERIES	MAX MODS PER POWER SUPPLY
Qwik Mod 3 25	Qwik Mod 3 50 MODS PER 60W PS



3490 Venture Dr.
San Angelo, TX 76905
1-325-227-4577
www.principalsloan.com
layouts@pindustries.com

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P.Terrys - 205070			REV. 1
DATE: 30 Apr 2024	DRAWN BY : Shanae Capetillo	AMP DRAW: 2.20 A	FACE MATERIAL: Acrylic
SIGN HEIGHT: 32.375in OA	SIGN DEPTH: 5 in	MODULES PER FOOT: 2.37	LIGHTING: Face/Halo

Job Name:

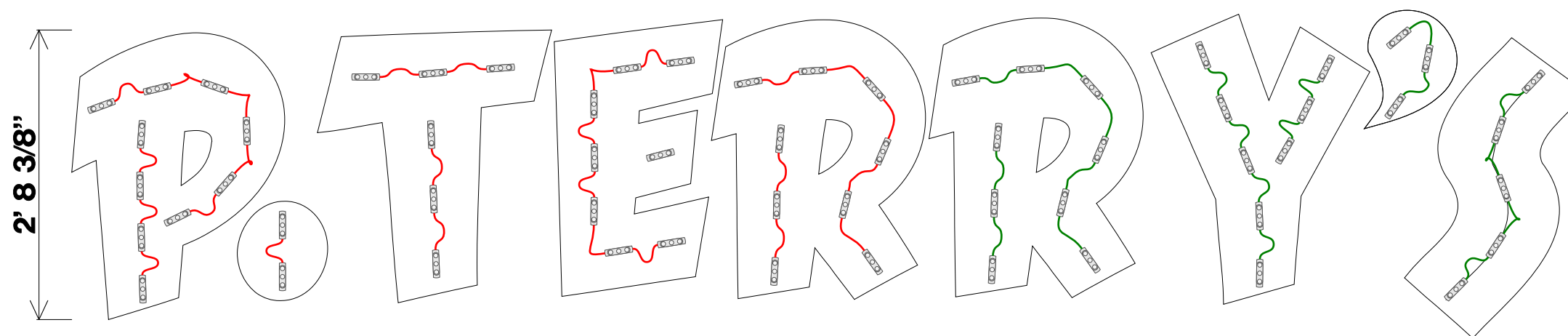


CIBOLO, TX

Proposal Drawing
 Final Drawing

Client: Client Name
Location: 180 W Borgfeld Rd
Cibolo, TX 78108
Salesperson: Maggie Star
Prj. Mngr.: Andy Leffler
Date: 9/8/2021
Designer: Chris Brazell
File Name: 24-1182 Terrys,
Cibolo, TX FINAL.cdr
Proposal #: 62919 R21
Job #: 24-1182

****ALREADY SUBMITTED FOR PERMIT SEPERATELY****



Load: 70.0 %
Modules: 35.0
Watts: 42.0 of 60.0
PS: Energizer Series Universal 60W

Load: 50.0 %
Modules: 25.0
Watts: 30.0 of 60.0
PS: Energizer Series Universal 60W

Revisions (M/D/Y)-(initials): desc.
R3:11/12/21:EM: brick base

ESTIMATED PRODUCT PER SIGN

(60) Qwik Mod 3 Modules:
(UL#: PL-QM3-TW200-P, SKU#: M-QMTX0-71)

(2) Energizer Series Universal 60W Driver(s):
(UL#: P-OH060-12-EC, SKU#: P-OH060-12-EC)

Channel Letter Lighting?
WE'VE GOT THAT!

- Available in Micro, Mini, Spec, HO & Deep
- All sizes available in 3000 K, 4100 K, 5000 K, 6500 K, 7100 K
- Mini & Spec available in Red, Green & Blue

Prism Synergy
LIFE SIGN 24 VDC
PRINCIPAL SLOAN

CAUTION: THIS LAYOUT IS ONLY AN ESTIMATE.

Channel letter depth, face color, material, and thickness can vary which may effect the number of modules required. To ensure accuracy, it is recommended that you test light in a darkened environment prior to installing or shipping to the site to ensure the light output is commercially acceptable. Final material estimates are the responsibility of the sign manufacturer. Unless noted in header, Layout is based on the use of acrylic face material.

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____



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****ALREADY SUBMITTED FOR PERMIT SEPERATELY****



The layout is created for the purpose of determining product quantities and assist you in visualizing our proposal. Small adjustments may need to be made due to the cut cremenets of the product.

QTY'S SHOWN IN LAYOUT ARE QTY'S NEEDED FOR THE JOB. THIS MUMBER MAY NOT REFLECT QTY'S SOLD PER PACKAGE.

ALL PRODUCTS MUST BE SOLD BY PER PACKAGE. (Exception: If job is being cut and sealed by G2G the quote will reflect quantities being used)

PROVIDED DRAWING BY CLIENTS:

G2G's layout is created based on below drawing, please carefully review all drawings and material specifications.

All layouts are approximate representations.



REVISIONS

Rev.	Date/Description	By

Orig. Date: 09/11/2023

Rev. Date:

PROJECT:

APPROVED BY:

TOTAL (INCH): 744.92

WATTS: 173.81

POWER SUPPLY (PCS): 4

- 60W 12VDC
- 120W 12VDC
- 100W 24VDC

FLEX OPTIONS

- Aurora Flex
- Aurora Flex MINI
- Aurora Flex Curve
- Aurora Flex Micro
- Aurora Flex 360
- Aurora Flex 360 MINI

COLOR OPTIONS



PLEASE NOTE:
Some colors are not available for certain Flex Series. Please confirm when sending requests.

MATERIALS REQUIRED

Part#	Item	QTY
AF2010	Aurora Flex Mini Red (Ruby shell)	744.92 in 173.81 W
AFA2001	Aurora Flex MINI End Cap	12 pcs
AFA200301	Aurora Flex MINI End Cap with Wires(New)	12 pcs
AFA2009	Aurora Flex Mini Seal Cap Suit	2 sets
AFA2005	Aurora Flex MINI Mounting accessorie	187 pcs
AFA2004	Aurora Flex Mini Crystal Mounting Clips	187 pcs
AFA2002	Aurora Flex MINI Fast Dry Glue	1 pcs
AFA1018	Aurora Flex Silicone	2 pcs
AFA1019	Aurora Flex Silicone Squeezing Accessory	1 pcs
QISPS1001#2	G2G-QIS-60-12VDC (V2)	4 pcs

Please purchase silicone at your local supplier temporarily.

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____

Job Name:



CIBOLO, TX

- Proposal Drawing
- Final Drawing

Client: Client Name

Location: 180 W Borgfeld Rd
Cibolo, TX 78108

Salesperson: Maggie Star

Prj. Mngr.: Andy Leffler

Date: 9/8/2021

Designer: Chris Brazell

File Name: 24-1182 Terrys,
Cibolo, TX FINAL.cdr

Proposal #: 62919 R21

Job #: 24-1182

Revisions (M/D/Y)-(initials): desc.

R3:11/12/21:EM: brick base



A Comet SIGNS COMPANY

Comet SIGNS COMPANY

TDLR #: 18010
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**1130 Rutherford, Suite 180
Austin, TX 78753
(512) 374-9300**



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Job Name:



CIBOLO, TX

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Revisions (M/D/Y)-(initials): desc.
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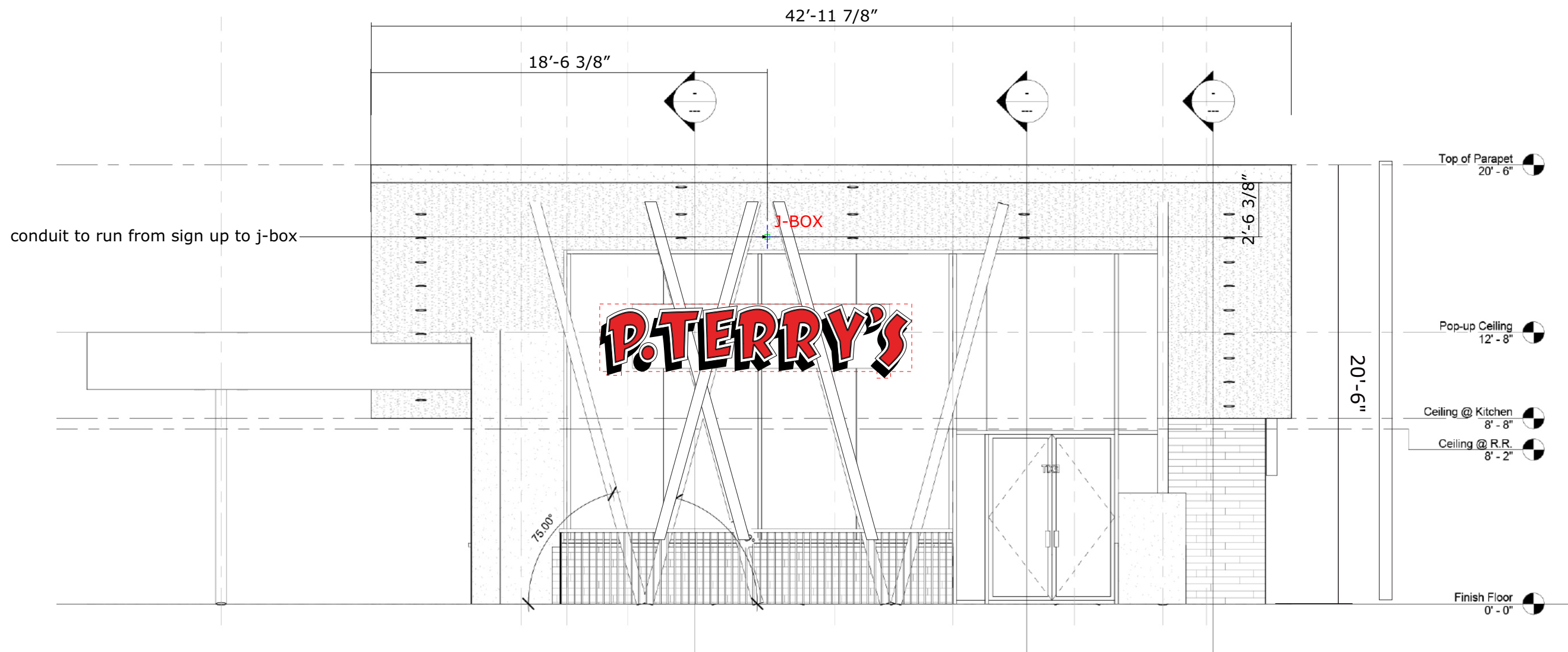


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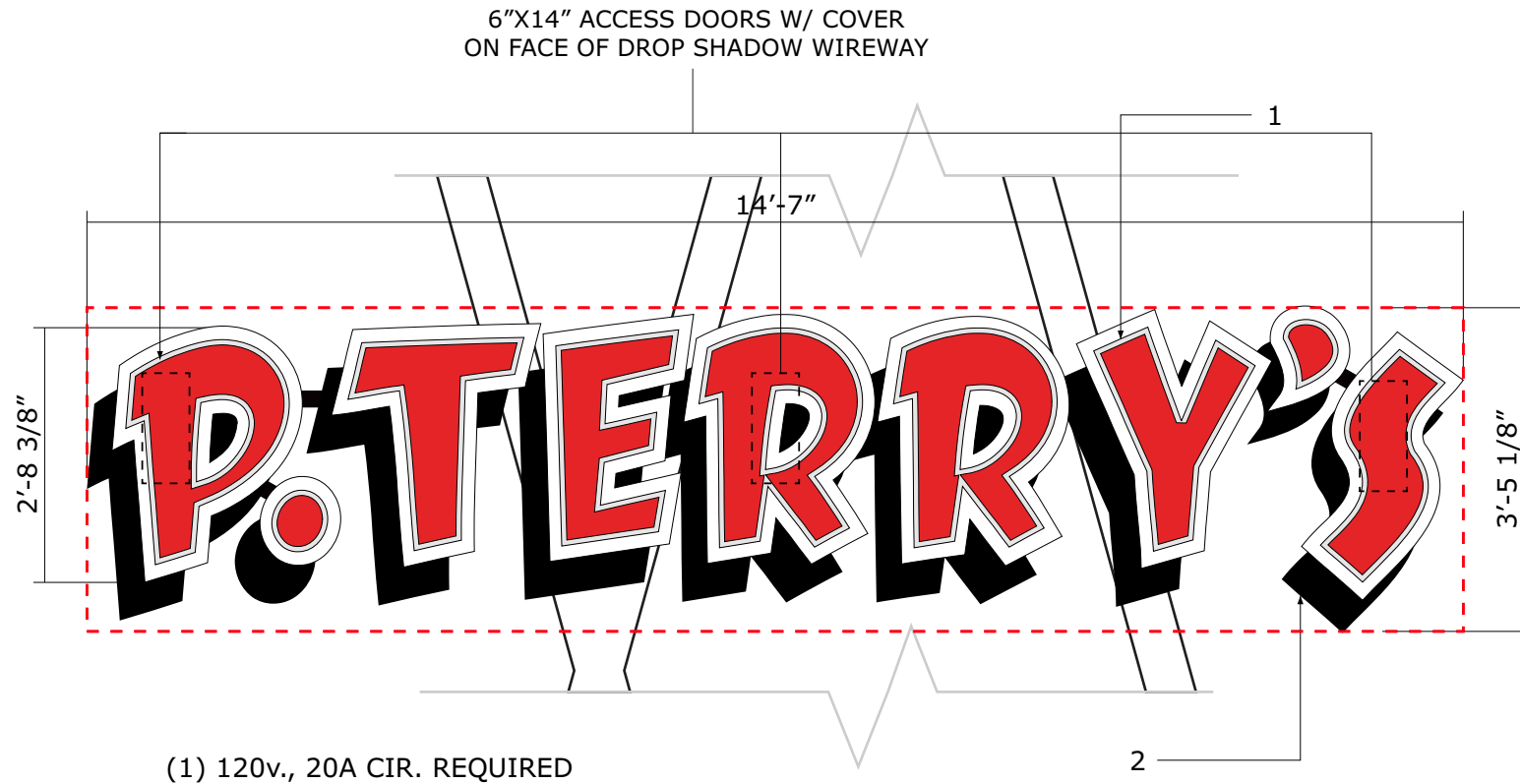
SOUTH ELEVATION

C

Scale: 3/16" = 1'0"

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____



(1) 120v., 20A CIR. REQUIRED

C

AURORA FLEX LED C/L ON A WIREWAY POLE MOUNTED

50 SQFT

QTY: ONE(1)

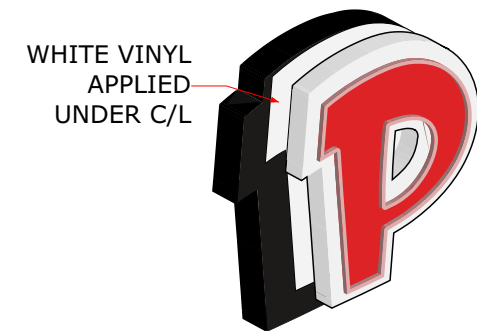
Scale: 1/2" = 1'0"

SCOPE OF WORK:

1: 5" DEEP REVERSE-LIT/ EXPOSED AURORA FLEX RED LED ON FACE OF CHANNEL LETTERS PAINTED (P1) AND (P4) WITH REVERSE-LIT WHITE P-LEDS. LEXAN BACKS TO HAVE 2ND SURFACE (V5) VINYL

2: 5" DEEP ALUM. WIREWAY DROP SHADOW TO BE PAINTED (P3)

3: RECT. TUBE MOUNTING BRACKET PAINTED (P3)



MP Black N923 SP	MP White 202	MP 41342SP Brushed Aluminum	ORACAL 951 010 WHITE (OPAQUE)	ORACAL 8800 031 RED (TRANS)	ORACAL 951 070 BLACK (OPAQUE)	ORACAL 60% DIFFUSER 8860-010 (TRANS)	ORACAL 8800 682 OCEAN GREEN (SEAFOAM) (TRANS)

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____



ILLUMINATED VIEW

Job Name:



CIBOLO, TX

Proposal Drawing
 Final Drawing

Client: Client Name

Location: 180 W Borgfeld Rd
Cibolo, TX 78108

Salesperson: Maggie Star

Prj. Mngr.: Andy Leffler

Date: 9/8/2021

Designer: Chris Brazell

File Name: 24-1182 Terrys,
Cibolo, TX FINAL.cdr

Proposal #: 62919 R21

Job #: 24-1182

Revisions (M/D/Y)-(initials): desc.

R3:11/12/21:EM: brick base



CUSTOM SIGN CREATIONS

A **Comet** COMPANY
SIGNS

TDLR #: 18010
MET #: E113766

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Austin, TX 78753
(512) 374-9300



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CIBOLO, TX

Proposal Drawing
 Final Drawing

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 Cibolo, TX 78108
 Salesperson: Maggie Star
 Prj. Mngr.: Andy Leffler
 Date: 9/8/2021
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 Proposal #: 62919 R21
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Revisions (M/D/Y)-(initials): desc.
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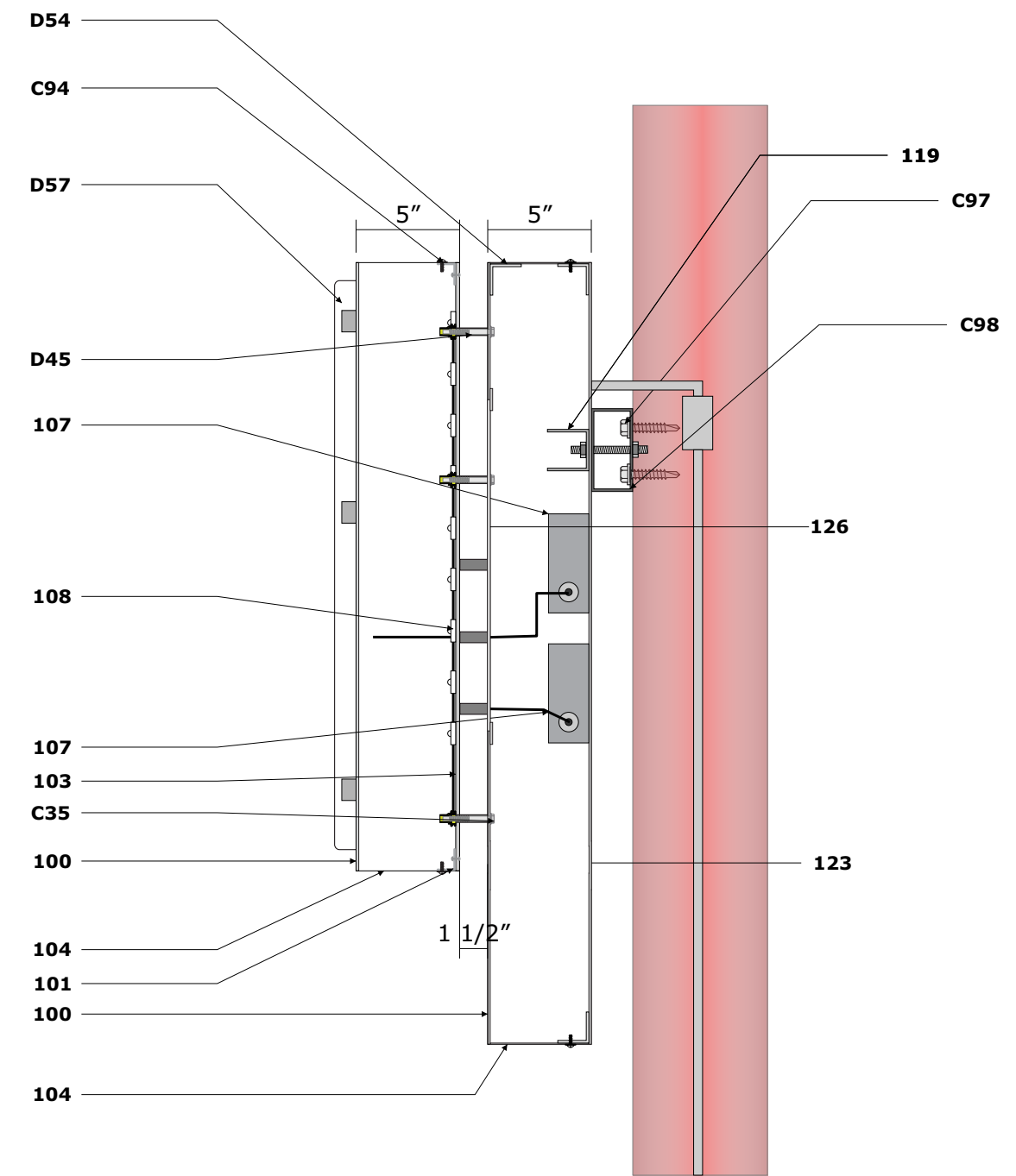
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 1130 Rutherford, Suite 180
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INDEX:

- (C35) 1/4"-20 X2.5" HEX BOLT
- (C67) 1/4"-20 NUTSERT
- (C77) 1/8" STEEL RIVET 0.313-0.375
- (C94) #10-24 X 0.5" PAN HEAD MACH SCREW
- (C97) #12-24 X 1.5" HEX HEAD SELF DRILLING SCREW
- (C98) 4"x2"x.125 RECT TUBING CAPPED AND PAINTED BLACK
- (D45) 1.5" X 0.38" OD X 0.26" ID ALUM. SPACER
- (D54) 1.5" X 1.5" X0.125" STEEL ANGLE
- (D57) AURORA FLEX RED LED
- (100) 0.125" ALUM. FACE
- (101) "L"-BRACKET
- (103) 3/16" POLY. CARB. BACK (SANDED 80 GRIT).
- (104) 0.063"SIDEWALL
- (107) LED TRANSFORMER
- (108) QM3 WHITE P-LEDS
- (119) 2" X 2" X .125" ALUM. CHANNEL
- (122) SERVICE DOOR ON BOTTOM OF 'E' DROP SHADOW
- (123) .125 ALUM. BACKS
- (126) ACCESS DOOR FOR ACCESSING MOUNTING



C

AURORA FLEX LED C/L ON A WIREWAY POLE MOUNTED : SECTION VIEW

Scale: 1 1/2" = 1'0"

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____

MAX MODS PER SERIES	MAX MODS PER POWER SUPPLY
Qwik Mod 3 25	Qwik Mod 3 50 MODS PER 60W PS



3490 Venture Dr.
San Angelo, TX 76905
1-325-227-4577
www.principalsloan.com
layouts@pindustries.com

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P.Terrys - 205070			REV. 1
DATE: 30 Apr 2024	DRAWN BY : Shanae Capetillo	AMP DRAW: 2.20 A	FACE MATERIAL: Acrylic
SIGN HEIGHT: 32.375in OA	SIGN DEPTH: 5 in	MODULES PER FOOT: 2.37	LIGHTING: Face/Halo

Job Name:

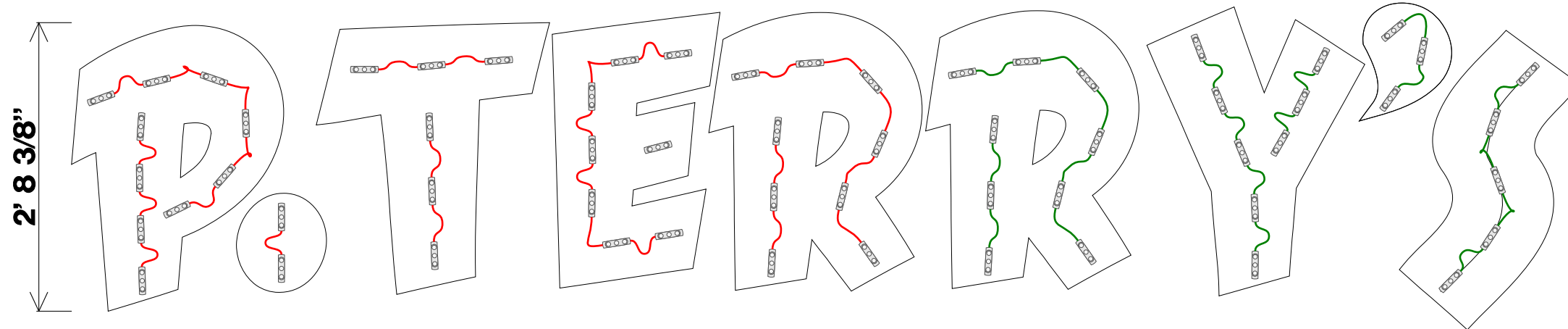


CIBOLO, TX

Proposal Drawing
 Final Drawing

Client: Client Name
Location: 180 W Borgfeld Rd
Cibolo, TX 78108
Salesperson: Maggie Star
Prj. Mngr.: Andy Leffler
Date: 9/8/2021
Designer: Chris Brazell
File Name: 24-1182 Terrys,
Cibolo, TX FINAL.cdr
Proposal #: 62919 R21
Job #: 24-1182

Revisions (M/D/Y)-(initials): desc.
R3:11/12/21:EM: brick base



Load: 70.0 %
Modules: 35.0
Watts: 42.0 of 60.0
PS: Energizer Series Universal 60W

Load: 50.0 %
Modules: 25.0
Watts: 30.0 of 60.0
PS: Energizer Series Universal 60W

ESTIMATED PRODUCT PER SIGN

(60) Qwik Mod 3 Modules: (UL#: PL-QM3-TW200-P, SKU#: M-QMTX0-71)	(2) Energizer Series Universal 60W Driver(s): (UL#: P-OH060-12-EC, SKU#: P-OH060-12-EC)
---	--

CAUTION: THIS LAYOUT IS ONLY AN ESTIMATE.

Channel letter depth, face color, material, and thickness can vary which may effect the number of modules required. To ensure accuracy, it is recommended that you test light in a darkened environment prior to installing or shipping to the site to ensure the light output is commercially acceptable. Final material estimates are the responsibility of the sign manufacturer. Unless noted in header, Layout is based on the use of acrylic face material.

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____



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TDLR #: 18010
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1130 Rutherford, Suite 180
Austin, TX 78753
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The layout is created for the purpose of determining product quantities and assist you in visualizing our proposal. Small adjustments may need to be made due to the cut cremenets of the product.

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PROVIDED DRAWING BY CLIENTS:

G2G's layout is created based on below drawing, please carefully review all drawings and material specifications. All layouts are approximate representations.



REVISIONS

Rev.	Date/Description	By

Orig. Date: 09/11/2023

Rev. Date:

**PROJECT:
APPROVED BY:**

TOTAL (INCH): 744.92

WATTS: 173.81

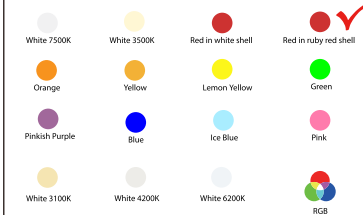
POWER SUPPLY (PCS): 4

- 60W 12VDC
- 120W 12VDC
- 100W 24VDC

FLEX OPTIONS

- Aurora Flex
- Aurora Flex MINI
- Aurora Flex Curve
- Aurora Flex Micro
- Aurora Flex 360
- Aurora Flex 360 MINI

COLOR OPTIONS



PLEASE NOTE:
Some colors are not available for certain Flex Series. Please confirm when sending requests.

MATERIALS REQUIRED

Part#	Item	QTY
AF2010	Aurora Flex Mini Red (Ruby shell)	744.92 in 173.81 W
AFA2001	Aurora Flex MINI End Cap	12 pcs
AFA200301	Aurora Flex MINI End Cap with Wires(New)	12 pcs
AFA2009	Aurora Flex Mini Seal Cap Suit	2 sets
AFA2005	Aurora Flex MINI Mounting accessorie	187 pcs
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AFA2002	Aurora Flex MINI Fast Dry Glue	1 pcs
AFA1018	Aurora Flex Silicone	2 pcs
AFA1019	Aurora Flex Silicone Squeezing Accessory	1 pcs
QISPS1001#2	G2G-QIS-60-12VDC (V2)	4 pcs

Please purchase silicone at your local supplier temporarily.

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____

Job Name:



CIBOLO, TX

- Proposal Drawing
- Final Drawing

Client: Client Name

Location: 180 W Borgfeld Rd
Cibolo, TX 78108

Salesperson: Maggie Star

Prj. Mngr.: Andy Leffler

Date: 9/8/2021

Designer: Chris Brazell

File Name: 24-1182 Terrys,
Cibolo, TX FINAL.cdr

Proposal #: 62919 R21

Job #: 24-1182

Revisions (M/D/Y)-(initials): desc.

R3:11/12/21:EM: brick base



A Comet SIGNS COMPANY

Comet SIGNS COMPANY

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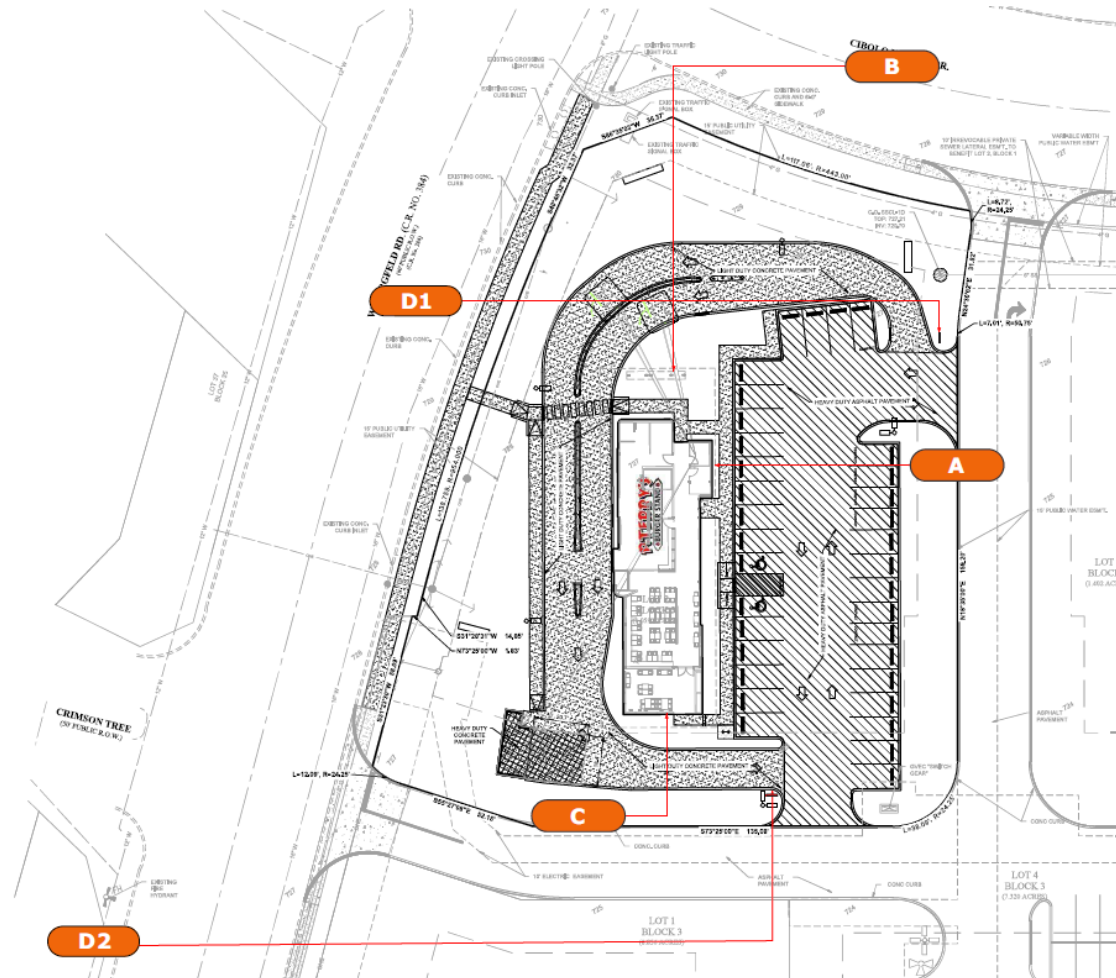


Sign Package

180 W Borgfeld Rd Cibolo, TX 78108

P. TERRY'S - CIBOLO

Signs A and C do not face public or private ROWs, based on the plat, staff considers the "roads" to be private drives but not ROWs by UDC definitions. Per Sec. 58-5, wall signs must face a public or private ROW.



P. TERRY'S - CIBOLO

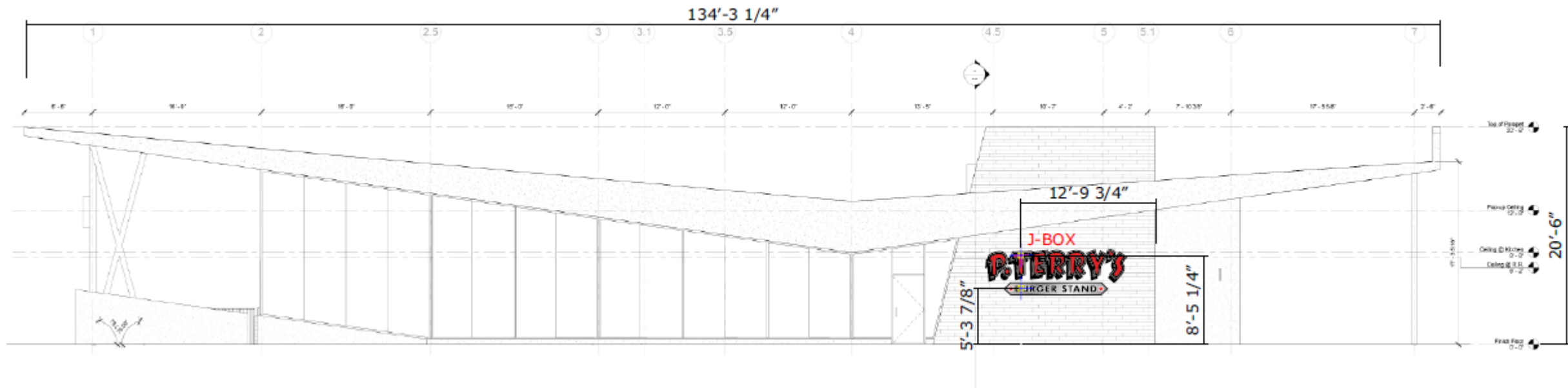
Exhibit A

Chick-fil-A signage facing "road" that we were denied.



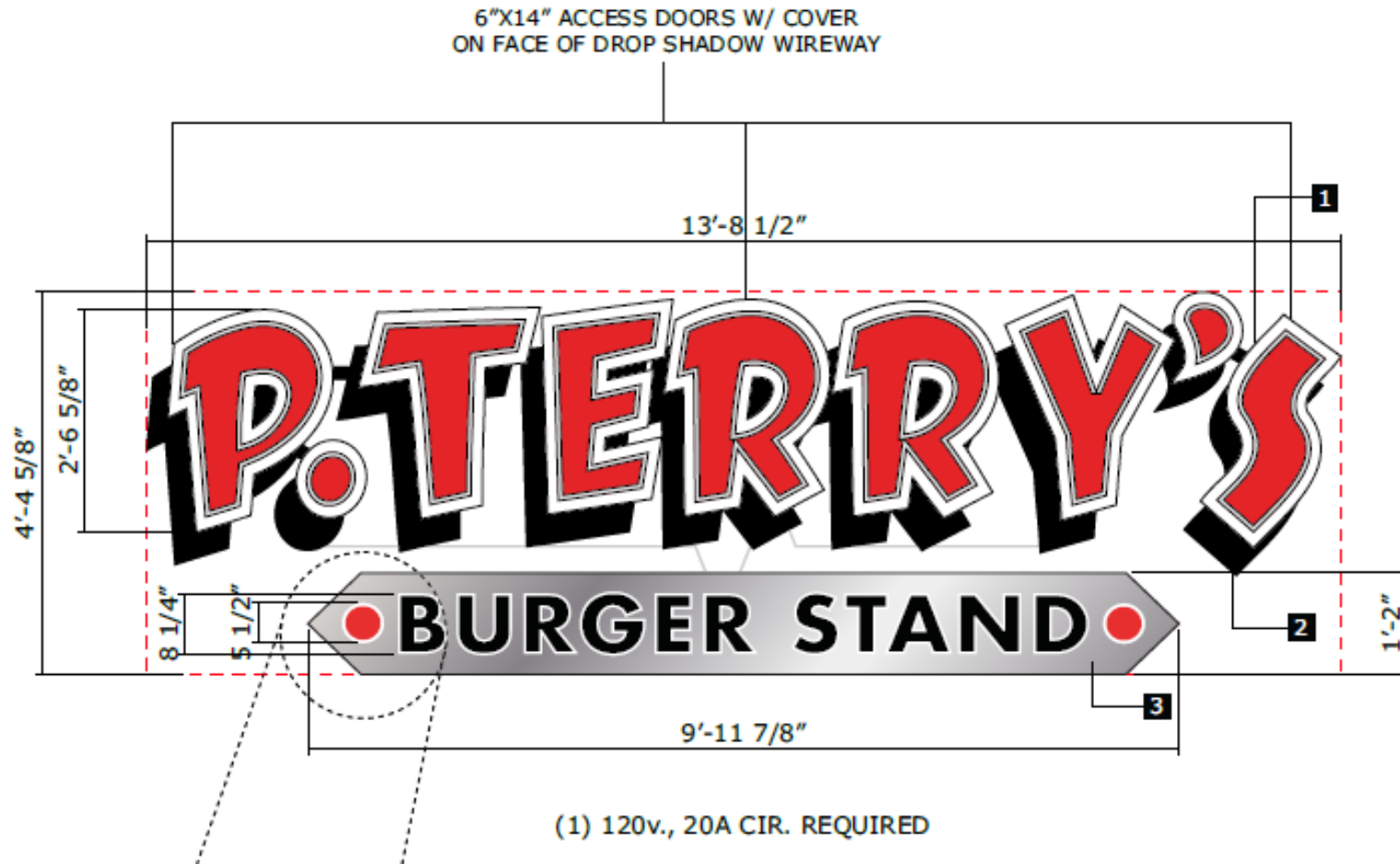
P. TERRY'S - CIBOLO

Sign A facing "road" across from Chick-fil-A. This is P. Terry's main public entrance and currently has no sign. This spec is smaller than typical but proportionate to elevation.



P. TERRY'S - CIBOLO

Sign A specs



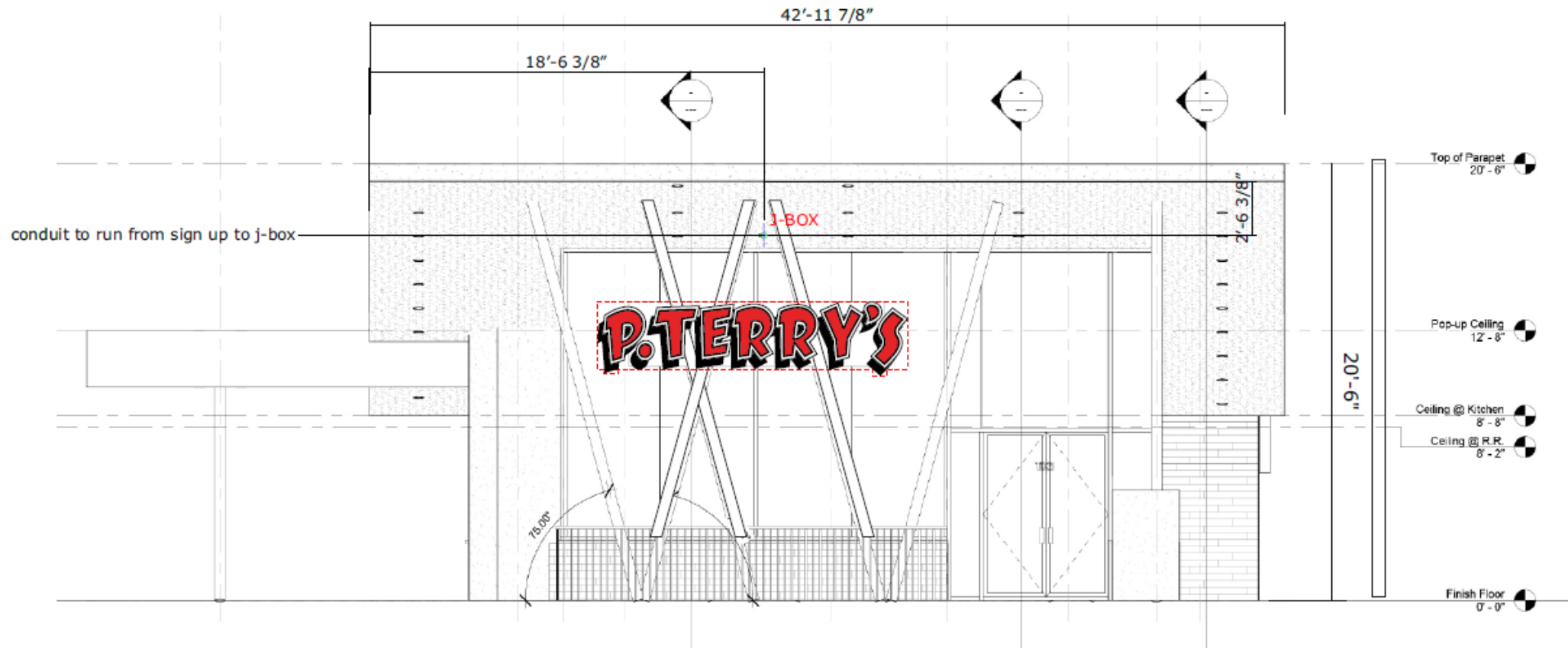
P. TERRY'S - CIBOLO

Chick-fil-A signage on all four sides. Also facing same "road" our sign C was denied.



P. TERRY'S - CIBOLO

P. Terry's Sign C - Currently there is no brand identification on the building as you drive North on Borgfeld Rd. The architectural feature on this elevation to which the signage would be mounted is consistent with P. Terry's brand and building aesthetic. The architectural feature is attached to the building on the top and bottom creating the further most point of this elevation and the only area to which a sign can be attached.



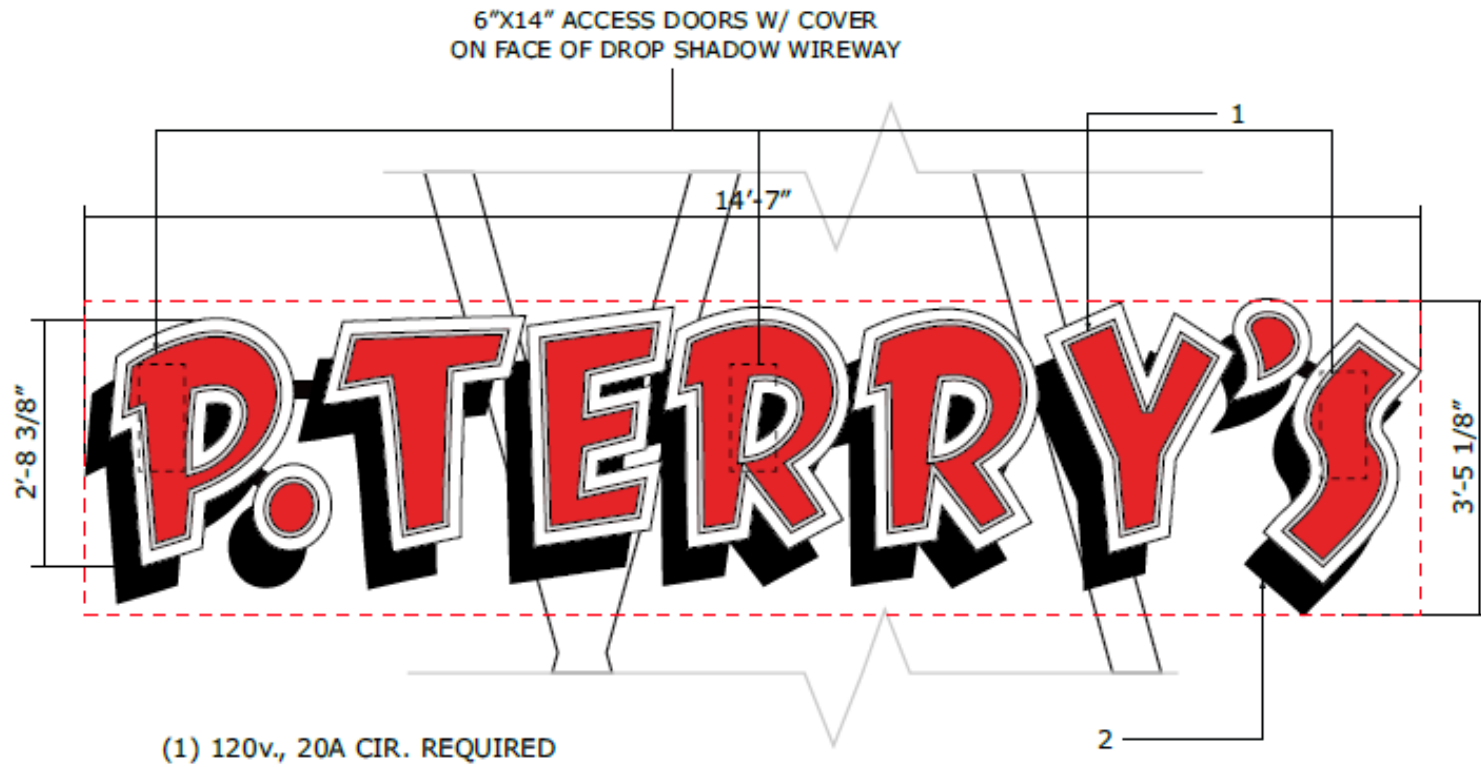
P. TERRY'S - CIBOLO

Sign C pictures



P. TERRY'S - CIBOLO

Sign C specs



P. TERRY'S - CIBOLO

Freestanding businesses in the area have been allowed signage on almost every elevation.

Wells Fargo



P. TERRY'S - CIBOLO

Freestanding businesses in the area have been allowed signage on almost every elevation.

Zaxby's



P. TERRY'S - CIBOLO

Building sign facing "road" and more than 1 building sign.

Blue Wave Car Wash



P. TERRY'S - CIBOLO

Signage greater than 60 sf.

CVS Pharmacy



P. TERRY'S - CIBOLO

Lease spaces being allowed as much square footage as a freestanding building.

Lease Spaces





Planning and Zoning Commission Staff Report

Discussion/Action regarding a Comprehensive Sign Program application for certain real property located at 400 Cibolo Valley Drive, legally described as CIBOLO VALLEY DRIVE RETAIL, LOT 1, BLK A 1.557 ACS.

Table with 2 columns: Meeting, Agenda Group. Meeting: Wednesday, August 14, 2024, 6:30 PM. Agenda Group: Discussion/Action Items Item: 8E. From: Lindsey Walker, Planner I. Staff Contact(s): Lindsey Walker, Susana Huerta.

PLANNING & ZONING COMMISSION ACTION: 1. Conduct 1st Public Hearing
2. Discussion/Action and Recommendation regarding the above referenced petition

PROPERTY INFORMATION:

Project Name: SGP-24-02
Owners: ADISORA, LLC
Representative: Mary Gorman, Southwest Texas Sign Service, Inc.
Location/Area: 400 Cibolo Valley Drive, 3.023 acres
Location: Cibolo Valley Drive
Council District: 4
Zoning: Retail/Office (C-3)

FINDINGS:

The applicant property is located within the Retail/Office (C-3) zoning district on Cibolo Valley Drive, across from the Cibolo Bend Shopping Center. North of the applicant property is Move It Storage and The Brooks of Cibolo. The remaining surrounding properties are predominantly commercially zoned. CVS and a Pic-N-Pac are located south of the property. All adjacent properties are within the C-3 zoning district. The applicant is requesting a Comprehensive Sign Program to allow additional wall signs, for which the combined total square footage would exceed the maximum allowable square footage for a single commercial building fronting an "other" street type. A 34 square foot wall sign (Sign A2) facing Cibolo Valley Drive was approved on June 28, 2024. The requested program includes two signs (Signs A1 and B), totaling 65.25 square feet, that face an interior right-of-way (ROW).

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

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

PUBLIC NOTICE:

Notice was published within the local newspaper (Seguin Gazette) on July 21, 2024, and the [City Website](#). Individual letters were sent by mail to 8 property owners within 200’ of the site. To date, Staff has received zero (0) in favor of and zero (0) in opposition. Public Hearings were scheduled for August 14, 2024, (Planning and Zoning Commission) and on August 27, 2024, (City Council). Approval/Disapproval of the Comprehensive Sign Program is tentatively scheduled for the September 10, 2024, City Council meeting.

PLANNING & ZONING COMMISSION RECOMMENDATION:

1. Recommend **Approval** to the Mayor and Council of the requested Comprehensive Sign Program for certain real property located at 400 Cibolo Valley Drive, legally described as CIBOLO VALLEY DRIVE RETAIL, LOT 1, BLK A 1.557 ACS.
2. Recommend **Approval** to the Mayor and Council of the requested Comprehensive Sign Program for certain real property located at 400 Cibolo Valley Drive, legally described as CIBOLO VALLEY DRIVE RETAIL, LOT 1, BLK A 1.557 ACS, **with conditions.**
 - o Staff recommend that a condition be added that approval is subject to all fees related to the review and processing of the application be paid in full.
3. Recommend **Denial** to the Mayor and Council of the Comprehensive Sign Program application **with findings.**

STAFF ANALYSIS:

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

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

STAFF FINDINGS: The proposed design of the signs is not in conflict with the surrounding area. It is compatible with the design of the building, which is standard for Whataburger restaurants across Texas.

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

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

Sign Type	Max Sign Face Area (in sq. ft.)	Number of Signs
Wall Sign (All Other Streets)	60*	Per allowable sq. ft.
* May include additional square footage to signage of .005 times 1st floor square footage (excluding stairwells, bathrooms and food prep areas).		

STAFF FINDINGS: 76.53 square feet is allowed under the current ordinance. The two proposed signs and the previously approved sign have a combined total square footage of 99.25 square feet. The applicant is requesting an additional 22.72 square feet, which is under the allowed maximum 30 square feet that is allowed by the sign program.

5. *Off-site signs.*

STAFF FINDINGS: This item is not applicable.

6. *Placement.* Signs proposed under the comprehensive sign program shall be placed appropriately in areas visible and readable. Review of location is considered by traffic movement of surrounding streets, traffic volumes and access points, MSHTO and engineering standards, visibility triangles, sign orientation and topographic features. Code of Ordinances Sec. 58-5 states that wall signs must face a right-of-way (ROW), be it public or private.

STAFF FINDINGS: Not only are the proposed signs facing a ROW, but they are also appropriately placed on the building to be visible from northbound Cibolo Valley Drive.

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

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

Attachments

[Application](#)

[Sign Package](#)

[Property Map](#)



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

UNIVERSAL APPLICATION - MASTER SIGN PROGRAM

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

Project Name: Whataburger #1261

Total Acres: 1.56 Survey Name: N/A Abstract No.: 137

Project Location (address): 400 Cibolo Valley Dr.

Current Zoning: C3 Overlay: None Old Town FM 78

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

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

Other

Current Use: N/A Total Proposed Square Footage: 99.29 SF

Proposed Use: Chain Restaurant (Commercial/Industrial only)

Applicant Information:

Property Owner Name: ADISON, LLC

Address: 1311 NE 147th Ave City: Vanouver

State: WA Zip Code: 98684 Phone: 360-8281175

Email: ANTYAYA@HOTMAIL.COM Fax: N/A

*Applicant (if different than Owner): Southwest Texas Sign Service, Inc.

* Letter of Authorization required

Address: 7280 S. W.W. White Rd. City: San Antonio

State: TX Zip Code: 78222 Phone: (210) 648-1928

Email: mary@swtss.com Fax: (210) 648-3895

Representative: Mary Gorman

Address: 7280 S. W.W. White Rd. City: San Antonio

State: TX Zip Code: 78222 Phone: (210) 648-1928

Email: mary@swtss.com Fax: (210) 648-3895

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

[Signature]
 Owner or Representative's Signature

Marcia I O'NEAL, Manager
 Typed / Printed Name

State of WASHINGTON

County of CLARK

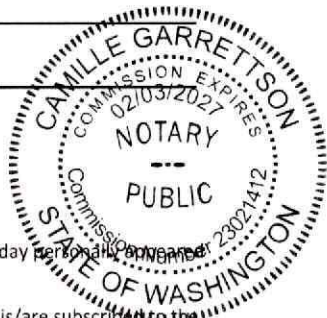
Before me, CAMILLE GARRETSON, on this day 5th of JUNE, 2024
 Name of Notary Public

MARCIA I. O'NEAL, to be the person(s) who is/are subscribed to the foregoing instrument and acknowledge to me that he/she/they executed the same for the purposes and consideration therein expressed.

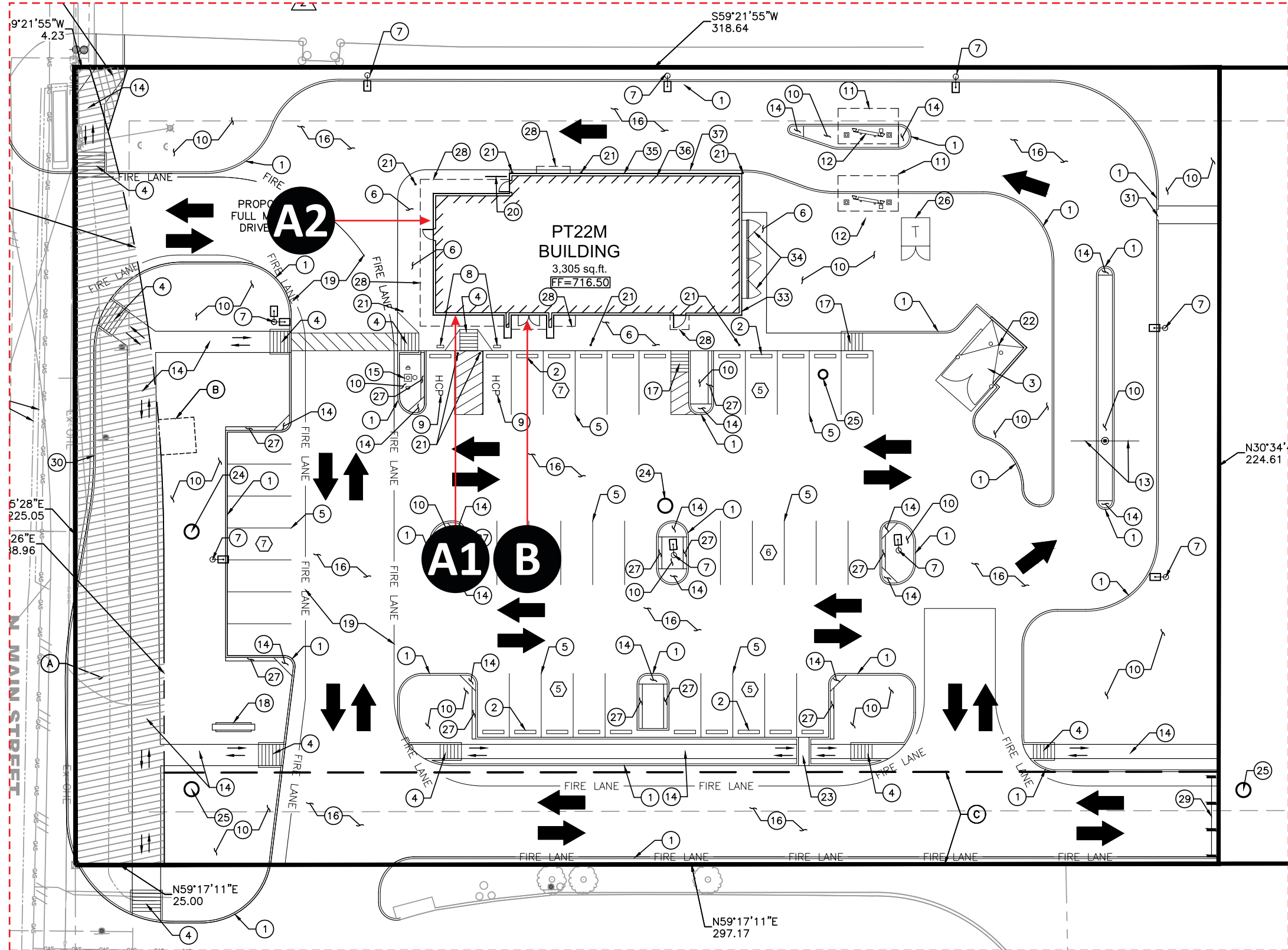
Given under my hand and seal of office this 5th day of JUNE, 2024

Camille Garretson
 Notary Public Signature

(Notary Seal)



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



Design #

0638575AR6 PERMIT

Sheet 2 of 6

Client

#1261

Address

NEQ Cibolo Valley Dr and FM 11, Cibolo, TX

Acct. Rep. DEBBIE MOLTZ
Coordinator LAUREN STACKHOUSE

Designer IH

Date 3/12/24

Approval / Date

Client

Sales

Estimating

Art

Engineering

Landlord

Revision/Date

R1(4-3-24)IH: Change to dual tenant sign. Add another cabinet to the side of Whataburger that is 5' x 4' 6" and extend the brick base across.

R2(4/24/24)JGZ: Revise monument sign design.

R3(5-10-24)IH: A3 & B Delete

E: Relocate to position shown with orange rectangle in orange circle on site plan in PT Art References. NEW Add (2) directional signs 4' tall illum cut-away top standard in position shown with pink rectangles on site plan in PT Art References. Both should read "DRIVE THRU" on both sides.

R4(6-5-24)IH: D Sign needs to be moved back over where the sign was originally shown on the plans (by E1) but move forward closer to the road. Eliminate 1 blank tenant space and reduce to 6' OAH. Q E1 Delete

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R6(7-23-24)IH: Remove "C" from the entire artwork to submit to the city for permits.



chandlersigns.com

National Headquarters 14201 Sovereign Road #101 Fort Worth, TX 76155 (214) 902-2000 Fax (214) 902-2044

San Antonio 17319 San Pedro Avenue Suite 200 San Antonio, TX 78232 (210) 349-3804 Fax (210) 349-8724

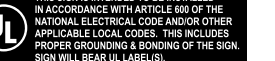
Georgia 111 Woodstone Place Dawsonville, GA 30534 (678) 725-8852 Fax (210) 349-8724

South Texas PO BOX 125 206 Doral Drive Portland, TX 78374 (361) 563-5599 Fax (361) 643-6533

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 690 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).





Design #

0638575AR4

Sheet 2 of 9

Client

#1261

Address

NEQ Cibolo Valley Dr and FM 11, Cibolo, TX

Acct. Rep. DEBBIE MOLTZ
Coordinator LAUREN STACKOLTZ

Designer IH

Date 3/12/24

Approval / Date

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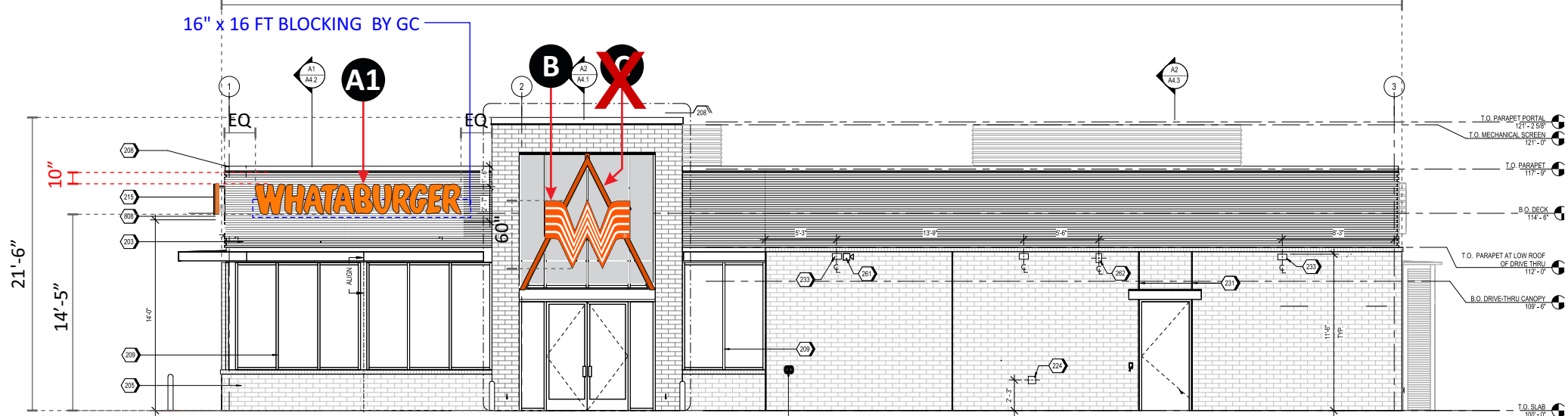
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FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).

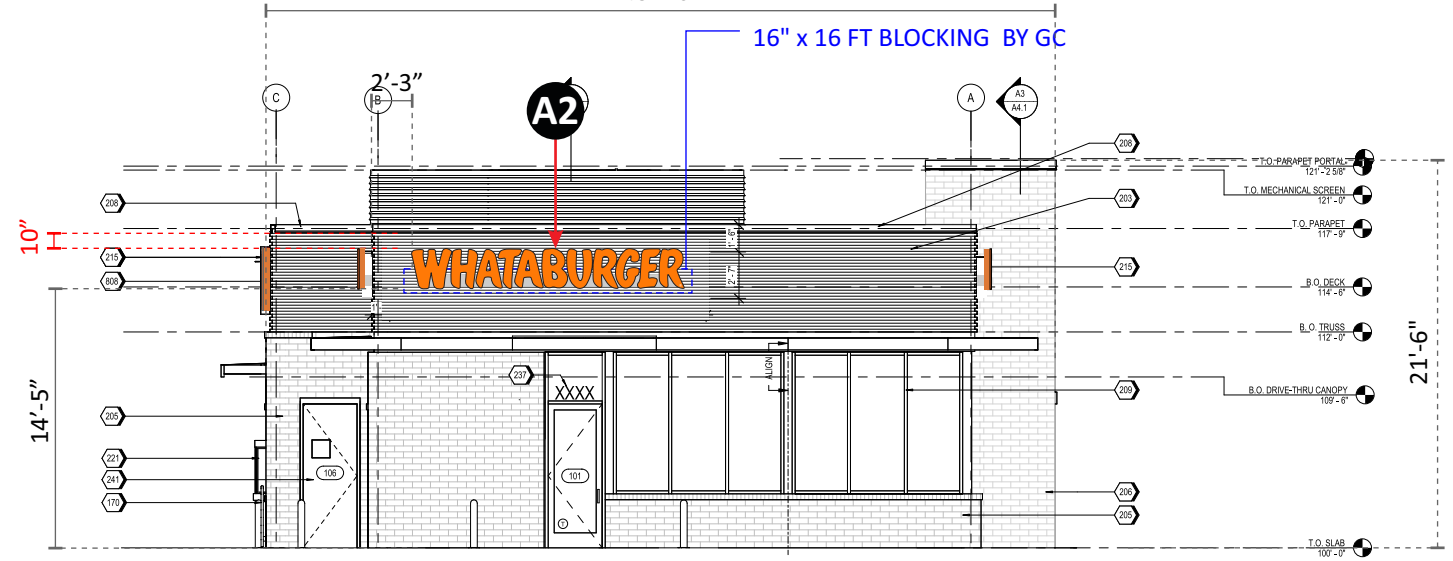
86'-8"



PARKING LOT ELEVATION

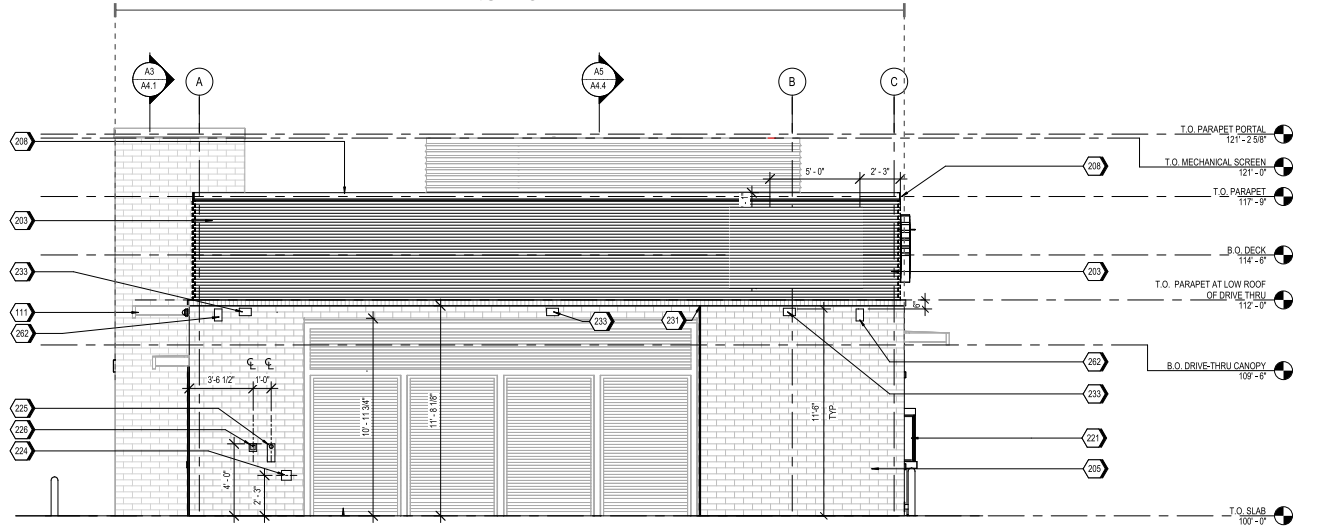
Material specifications table including EXTERIOR METAL, EXTERIOR BRICK, EXTERIOR PAINT, GLAZING, and STOREFRONT SYSTEM.

43'-10"



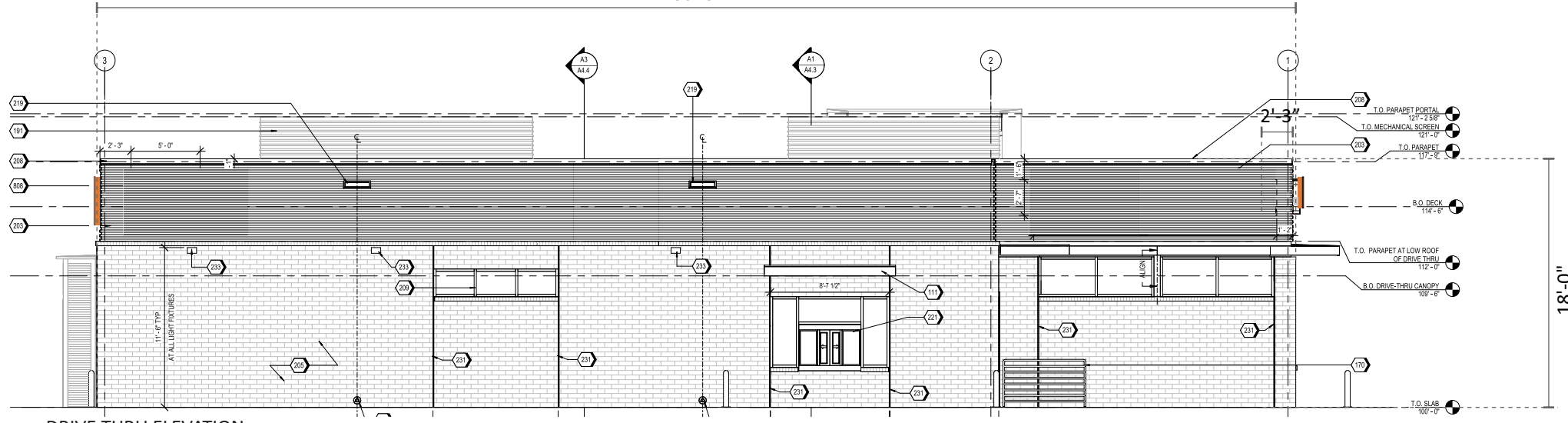
FRONT ELEVATION

43'-10"



BACK ELEVATION

86'-8"



DRIVE THRU ELEVATION

Legend table listing callout numbers and their corresponding components like canopy, electrical panel, guardrail, etc.

SCALE 3/32" = 1'-0"



Design #

0638575AR6 PERMIT

Sheet 3 of 6

Client

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Designer IH

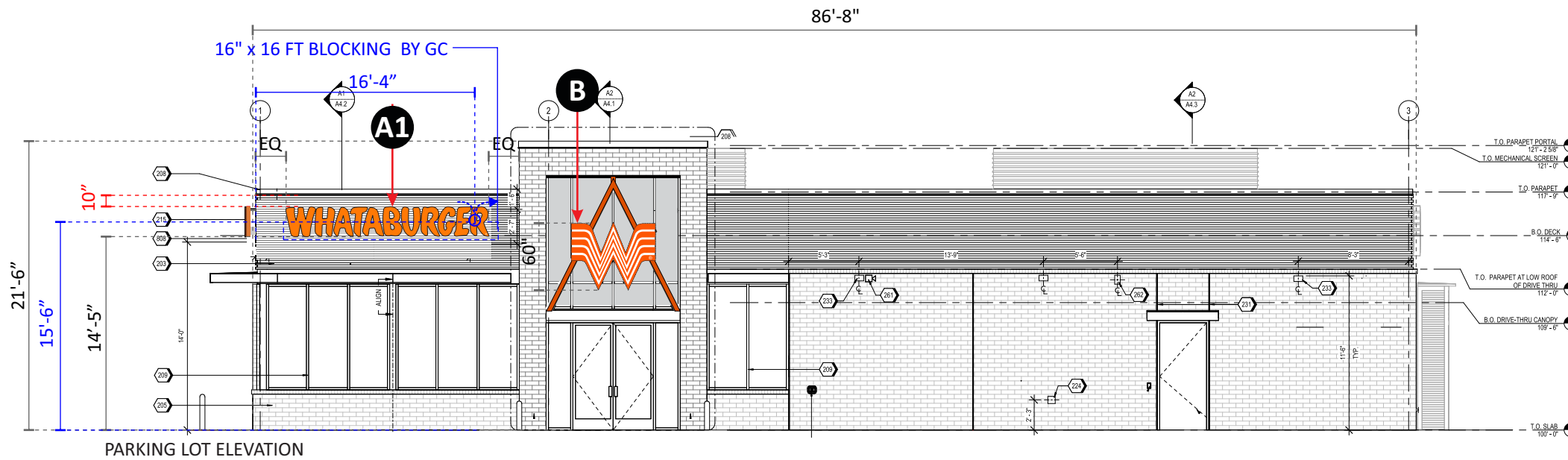
Date 3/12/24

Approval / Date

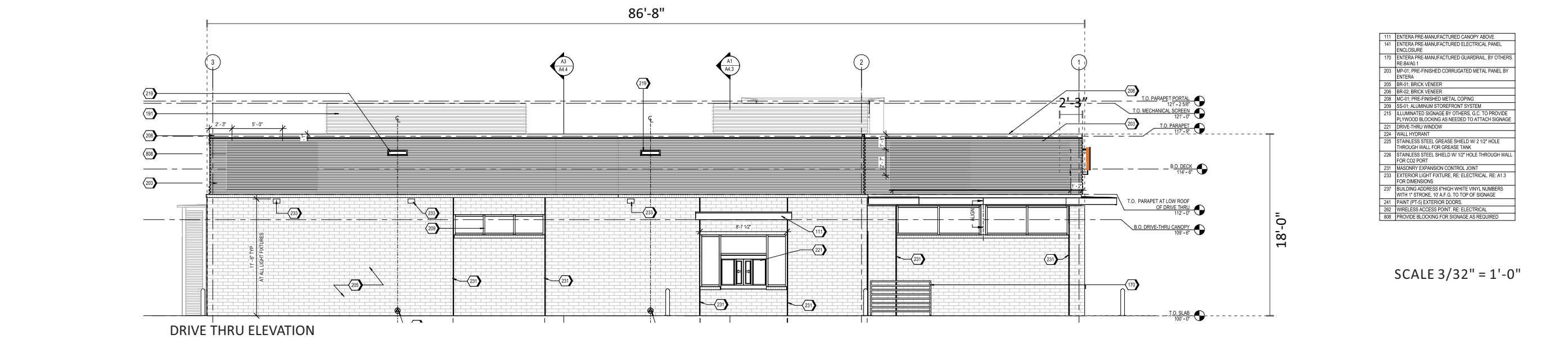
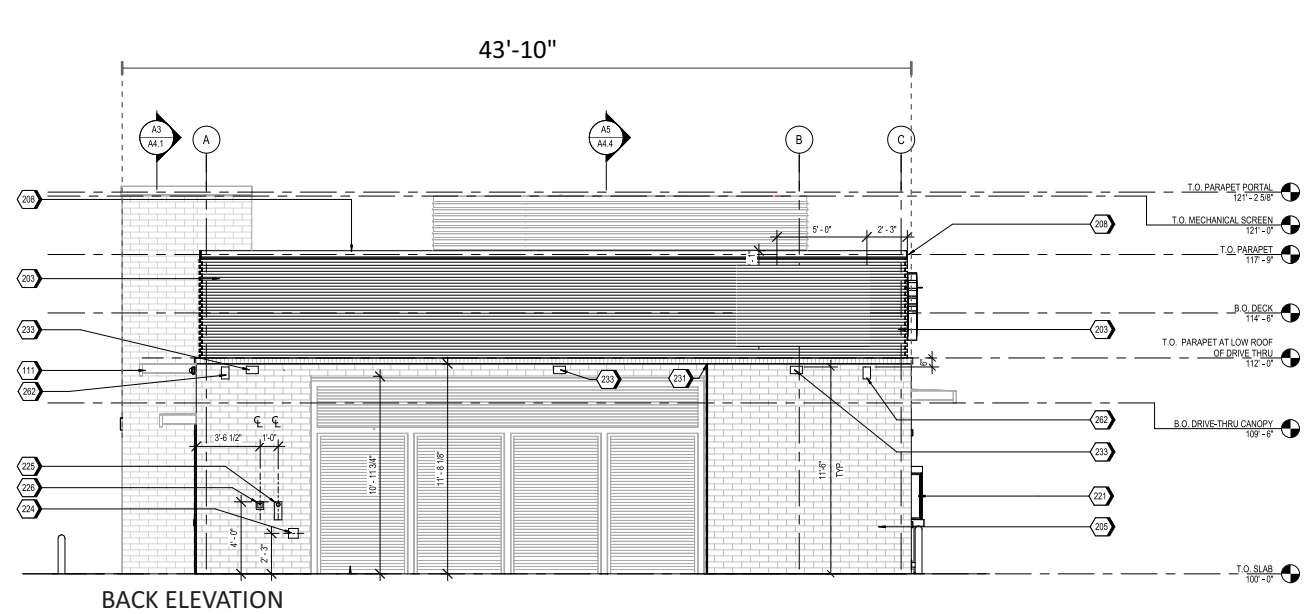
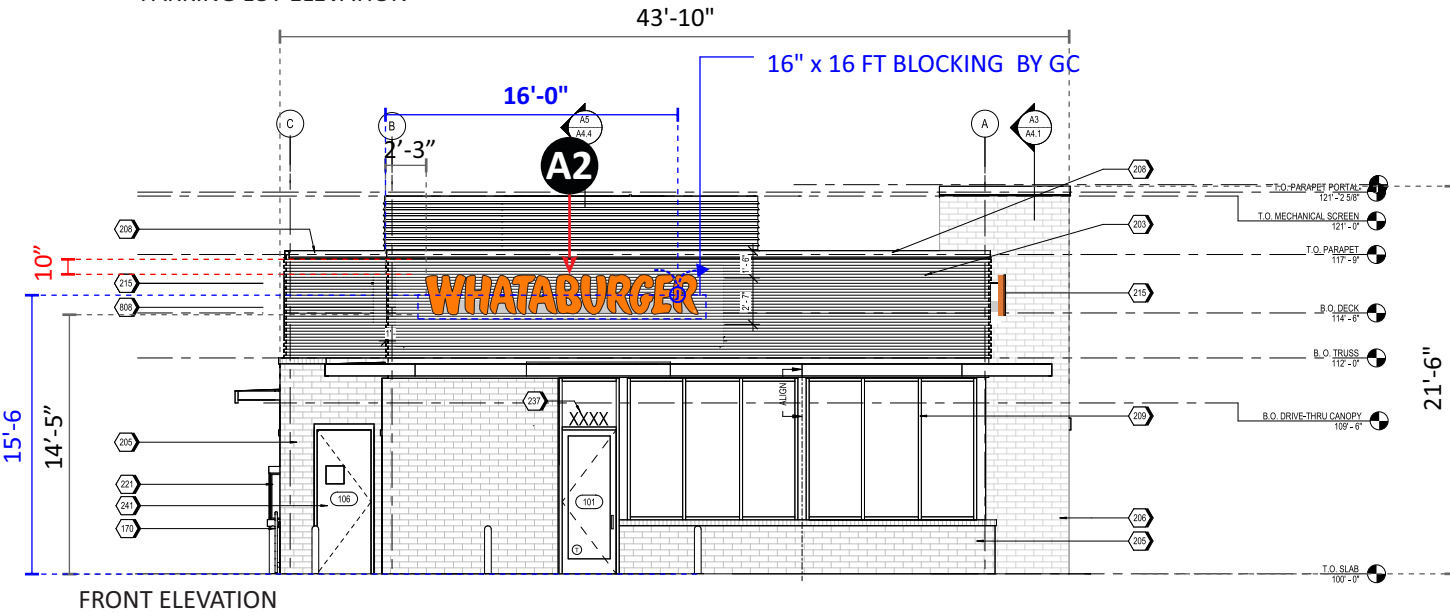
Client
Sales
Estimating
Art
Engineering
Landlord

Revision/Date

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- R2(4/24/24)G2: Revise monument sign design.
- R3(5-10-24)H: A3 & B Delete
- E: Relocate to position shown with orange rectangle in orange circle on site plan in PT Art References NEW
- A02 (2) directional signs 4' tall illum cut-away top standard in position shown with pink rectangles on site plan in PT Art References. Both should read "DRIVE THRU" on both sides.
- R4(6-5-24)H: D Sign needs to be moved back over where the sign was originally shown on the plans (by E1) but move forward closer to the road. Eliminate 1 blank tenant space and reduce to 6' OAH. Q E1 Delete
- R5(7-23-24)H: For permits, we need a copy of the art with a site plan only showing the building signage.
- R6(7-23-24)H: Remove "C" from the entire artwork to submit to the city for permits.



EXTERIOR METAL	MP01 METAL PANEL	MP02 METAL PANEL	MC01 METAL PANEL	EXTERIOR PAINT
<p>MP01 METAL PANEL</p> <p>MP01 METAL PANEL</p> <p>ITEM: FLASHING</p> <p>MANUFACTURER: EXTERIA BRANDING</p> <p>PRODUCT NAME: SHEET METAL FLASHING</p> <p>FINISH: METAL COPING SYSTEM</p> <p>COLOR: WHATABURGER GRAY</p> <p>SIZE: VARIES</p> <p>LOCATION: SEE ELEVATIONS</p> <p>NOTE: FLAT FLASH AT PROPOSED SIDE OF DRIVEWAY</p>	<p>MP02 METAL PANEL</p> <p>MP02 METAL PANEL</p> <p>ITEM: FLASHING</p> <p>MANUFACTURER: EXTERIA BRANDING</p> <p>PRODUCT NAME: SHEET METAL FLASHING</p> <p>FINISH: METAL COPING SYSTEM</p> <p>COLOR: WHATABURGER GRAY</p> <p>SIZE: VARIES</p> <p>LOCATION: SEE ELEVATIONS</p>	<p>MC01 METAL PANEL</p> <p>MC01 METAL PANEL</p> <p>ITEM: FLASHING</p> <p>MANUFACTURER: EXTERIA BRANDING</p> <p>PRODUCT NAME: SHEET METAL FLASHING</p> <p>FINISH: METAL COPING SYSTEM</p> <p>COLOR: WHATABURGER GRAY</p> <p>SIZE: VARIES</p> <p>LOCATION: SEE ELEVATIONS</p>	<p>MS01 METAL PANEL</p> <p>MS01 METAL PANEL</p> <p>ITEM: FLASHING</p> <p>MANUFACTURER: EXTERIA BRANDING</p> <p>PRODUCT NAME: SHEET METAL FLASHING</p> <p>FINISH: METAL COPING SYSTEM</p> <p>COLOR: WHATABURGER GRAY</p> <p>SIZE: VARIES</p> <p>LOCATION: SEE ELEVATIONS</p>	<p>PT-5 EXTERIOR PAINTING</p> <p>PT-5 EXTERIOR PAINTING</p> <p>ITEM: FLASHING</p> <p>MANUFACTURER: EXTERIA BRANDING</p> <p>PRODUCT NAME: SHEET METAL FLASHING</p> <p>FINISH: METAL COPING SYSTEM</p> <p>COLOR: WHATABURGER GRAY</p> <p>SIZE: VARIES</p> <p>LOCATION: SEE ELEVATIONS</p>
EXTERIOR BRICK	EM01 EXTERIOR MORTAR	ST01 CEMENT MASONRY	GL01 GLAZING	SS01 STOREFRONT SYSTEM
<p>BR01 EXTERIOR BRICK</p> <p>BR01 EXTERIOR BRICK</p> <p>ITEM: FLASHING</p> <p>MANUFACTURER: EXTERIA BRANDING</p> <p>PRODUCT NAME: SHEET METAL FLASHING</p> <p>FINISH: METAL COPING SYSTEM</p> <p>COLOR: WHATABURGER GRAY</p> <p>SIZE: VARIES</p> <p>LOCATION: SEE ELEVATIONS</p>	<p>EM01 EXTERIOR MORTAR</p> <p>EM01 EXTERIOR MORTAR</p> <p>ITEM: FLASHING</p> <p>MANUFACTURER: EXTERIA BRANDING</p> <p>PRODUCT NAME: SHEET METAL FLASHING</p> <p>FINISH: METAL COPING SYSTEM</p> <p>COLOR: WHATABURGER GRAY</p> <p>SIZE: VARIES</p> <p>LOCATION: SEE ELEVATIONS</p>	<p>ST01 CEMENT MASONRY</p> <p>ST01 CEMENT MASONRY</p> <p>ITEM: FLASHING</p> <p>MANUFACTURER: EXTERIA BRANDING</p> <p>PRODUCT NAME: SHEET METAL FLASHING</p> <p>FINISH: METAL COPING SYSTEM</p> <p>COLOR: WHATABURGER GRAY</p> <p>SIZE: VARIES</p> <p>LOCATION: SEE ELEVATIONS</p>	<p>GL01 GLAZING</p> <p>GL01 GLAZING</p> <p>ITEM: FLASHING</p> <p>MANUFACTURER: EXTERIA BRANDING</p> <p>PRODUCT NAME: SHEET METAL FLASHING</p> <p>FINISH: METAL COPING SYSTEM</p> <p>COLOR: WHATABURGER GRAY</p> <p>SIZE: VARIES</p> <p>LOCATION: SEE ELEVATIONS</p>	<p>SS01 STOREFRONT SYSTEM</p> <p>SS01 STOREFRONT SYSTEM</p> <p>ITEM: FLASHING</p> <p>MANUFACTURER: EXTERIA BRANDING</p> <p>PRODUCT NAME: SHEET METAL FLASHING</p> <p>FINISH: METAL COPING SYSTEM</p> <p>COLOR: WHATABURGER GRAY</p> <p>SIZE: VARIES</p> <p>LOCATION: SEE ELEVATIONS</p>



111	ENTERA PRE-MANUFACTURED CANOPY ABOVE
141	ENTERA PRE-MANUFACTURED ELECTRICAL PANEL ENCLOSURE
170	ENTERA PRE-MANUFACTURED GUARDRAIL BY OTHERS RE BA40.1
203	18'-0" PRE-FINISHED CORRUGATED METAL PANEL BY ENTERA
205	BR-01 BRICK VENEER
206	BR-02 BRICK VENEER
208	MC-01 PRE-FINISHED METAL COPING
209	SS-01 ALUMINUM STOREFRONT SYSTEM
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
221	DRIVE THRU WINDOW
224	WALL HYDRANT
225	STAINLESS STEEL GREASE SHIELD W/ 2 1/2" HOLE THROUGH WALL FOR GREASE TANK
226	STAINLESS STEEL SHIELD W/ 12" HOLE THROUGH WALL FOR CO2 PORT
231	MASONRY EXPANSION CONTROL JOINT
233	EXTERIOR LIGHT FIXTURE, RE ELECTRICAL RE A1.3 FOR DIMENSIONS
237	BUILDING ADDRESS HIGH WHITE VINYL NUMBERS WITH "I" STROKE, 10" A.F.G. TO TOP OF SIGNAGE
241	PAINT (PT) EXTERIOR DOORS
242	WIRELESS ACCESS POINT, RE ELECTRICAL
262	PROVIDE BLOCKING FOR SIGNAGE AS REQUIRED

SCALE 3/32" = 1'-0"



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14201 Sovereign Road #101
Fort Worth, TX 76155
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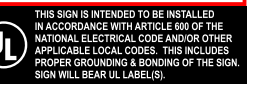
San Antonio
17319 San Pedro Avenue
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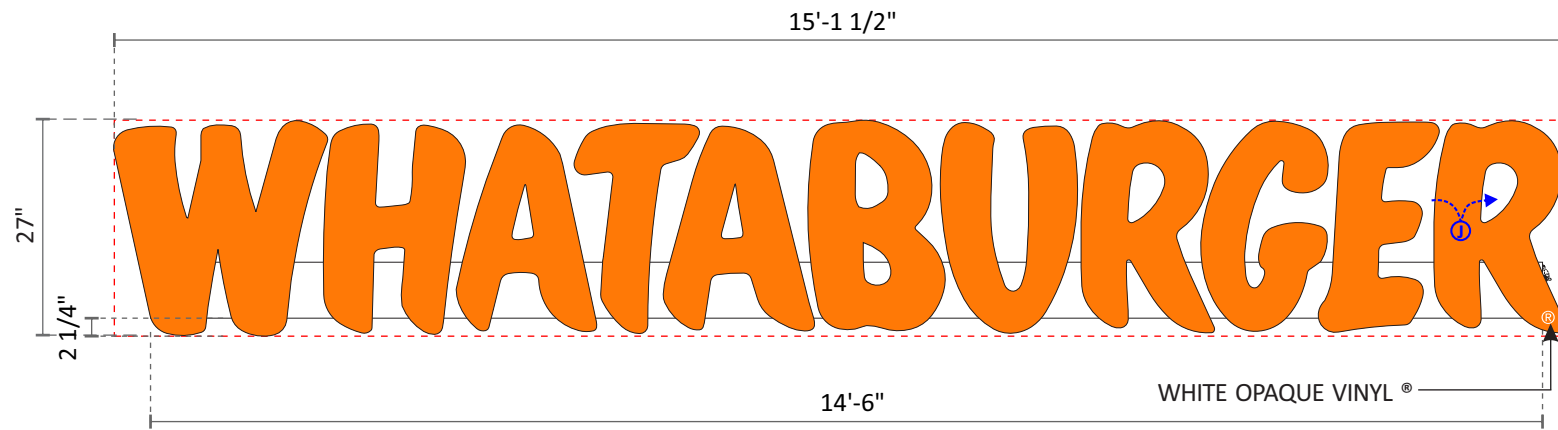
Georgia
111 Woodstone Place
Dawsonville, GA 30534
(678) 725-8852 Fax (210) 349-8724

South Texas
PO BOX 125 206 Doral Drive
Portland, TX 78374
(361) 563-5599 Fax (361) 643-6533

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FINAL ELECTRICAL CONNECTION BY CUSTOMER





A1 A2

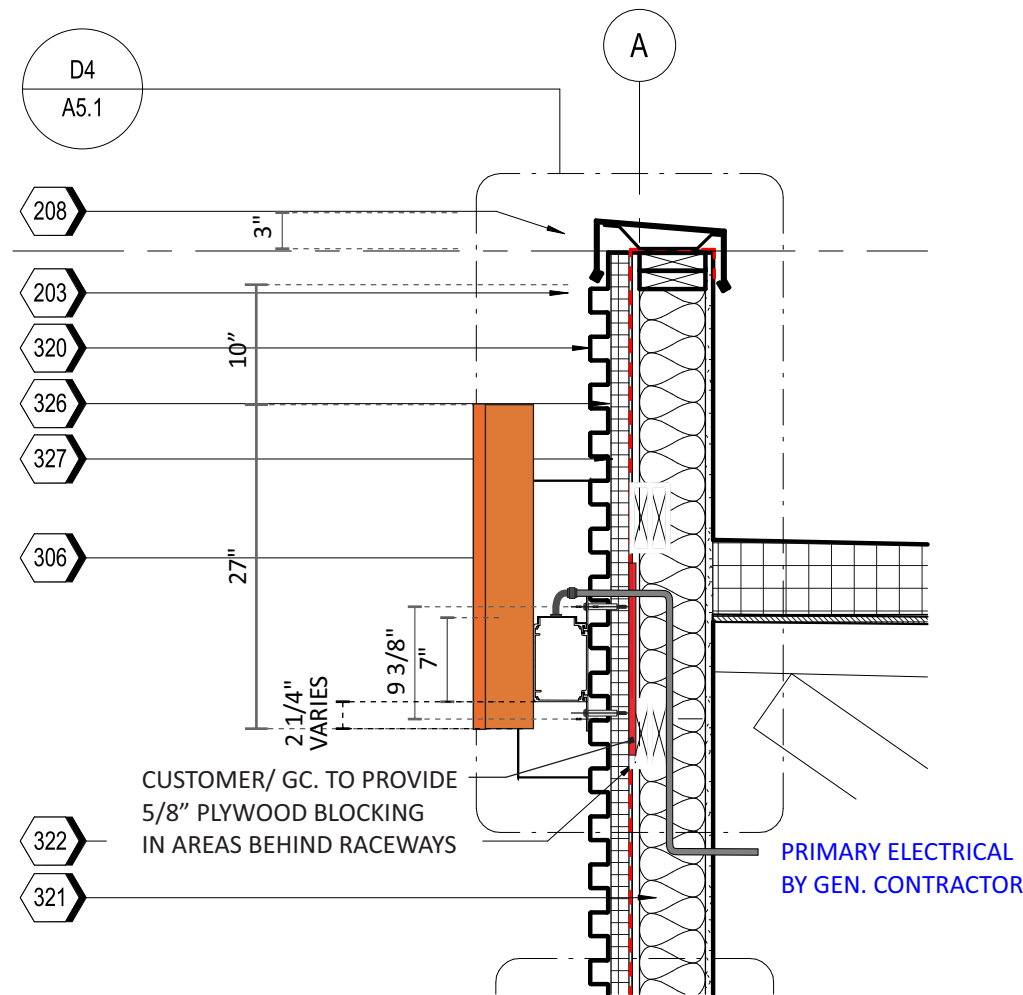
27" PCL ON RACEWAYS

TWO (2) SETS REQUIRED - MANUFACTURE AND INSTALL

SCALE 1/2"=1'-0"

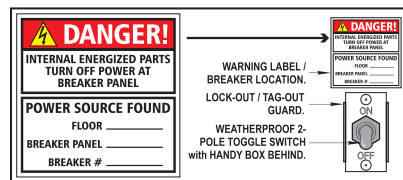
34 SQ. FT.

NOTE: PRIMARY ELECTRICAL PROVIDED BY G.C. WILL BE BELOW ROOFLINE. GC WILL PROVIDE 5/8" PLYWOOD BLOCKING BEHIND THE CORRUGATED PANELS.



METAL PANEL WALL PARAPET

SCALE: 3/4" = 1'-0"



2014 / 2017 NEC COMPLIANT SWITCH / LABEL

RETURNS ON LETTERS ARE .040" ALUM. PRE-FINISHED WRISCO CONSTRUCTION ORANGE

.187" THK. #2119 ORANGE ACRYLIC LTR. FACES WITH 1" JEWELITE (ORANGE)

4mm ACM BACKS - PAINT INSIDE WHITE AND OUTSIDE TO MATCH RETURN

1/2" 90-DEGREE ELBOW FOR PRIMARY ELECTRICAL, LOCATED BEHIND "R" AT END OF RACEWAY

MOUNT TO FASCIA WITH 3/8" DIAM. NON-CORROSIVE FASTENERS AND COMPRESSION SPACERS PAINTED TO MATCH RACEWAY. FIELD CUT AS REQUIRED PER WALL CONDITION.

POWER SUPPLY

INTERNALLY ILLUMINATED WITH PRINCIPAL Qm2 4100K WHITE LEDS

1/4" WEEP HOLE W/ LIGHT SHIELD AT LOWEST PART OF EACH LETTER

EXTRUDED ALUM. RACEWAY with ADJUSTABLE MTG. BRACKETS LOCATED APPROXIMATELY 48" ON CENTER AT TOP AND BOTTOM OF RACEWAY.

P.T.M. WALL FINISH - **WHATABURGER GRAY - KENY IN PAINT DEPT. HAS SAMPLE.**

NOTE: SHIP TOUCH-UP PAINT COLOR TO MATCH BACKGROUND WALL WITH SIGN.

MP01 METAL PANEL (MP01)

SPECIFICATION SECTION: 07 42 13.13
 MANUFACTURER: ENTERA BRANDING
 PRODUCT NAME: BERRIDGE BR-12 PANEL IS B.O.D.
 MATERIAL: 0.040 ALUM.
 COLOR: WHATABURGER GRAY
 SIZE: VARIES
 LOCATION: SEE ELEVATIONS

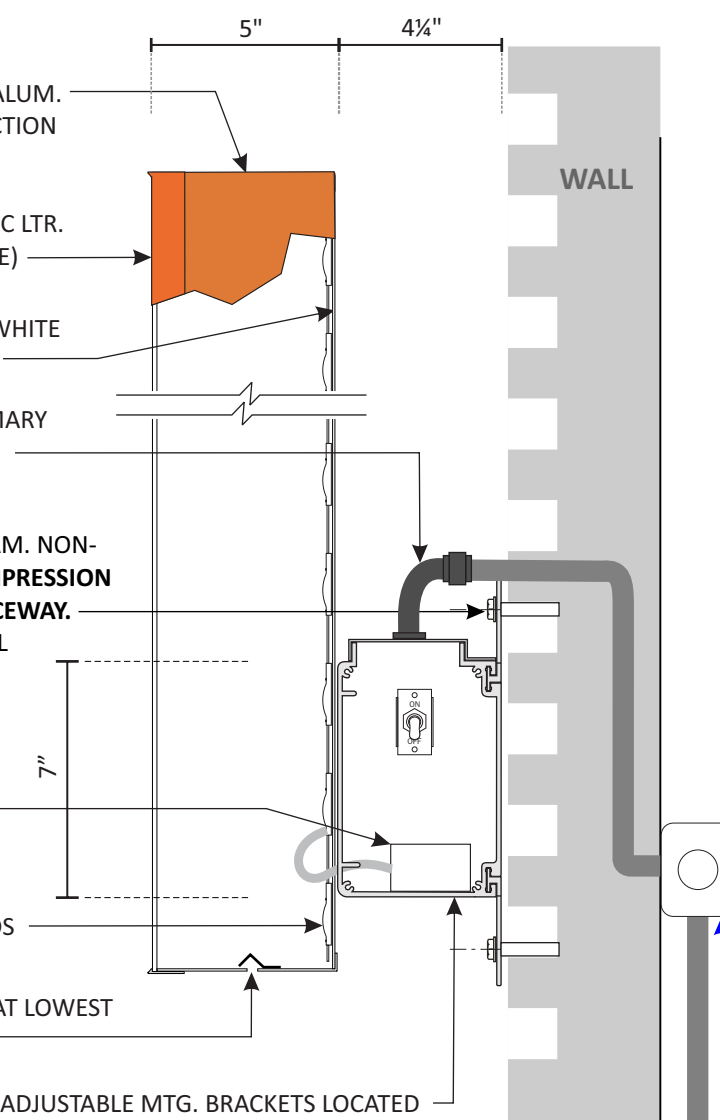
LETTER SECTION

N.T.S.

J-BOX BEHIND WALL WITH PRIMARY ELECTRICAL BY G.C.

NOTE TO INSTALLER

- ALL BOLTS ON RACEWAY TO BE PAINTED TO MATCH BACKGROUND WALL AFTER SIGN HAS BEEN INSTALLED
- PLUG OPENINGS IN TOP OF RACEWAY



Design #

0638575AR6 PERMIT

Sheet 4 of 6

Client

#1261

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Acct. Rep. Coordinator DEBBIE MOLTZ LAUREN STACKHOUSE

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R3(5-10-24)H: A3 & B Delete

E: Relocate to position shown with orange rectangle in orange circle on site plan in PT Art References.

NEW: Add (2) directional signs 4" tall illum cut-away top standard in position shown with pink rectangles on site plan in PT Art References. Both should read "DRIVE THRU" on both sides.

R4(6-5-24)H: D Sign needs to be moved back over where the sign was originally shown on the plans (by E1) but move forward closer to the road. Eliminate 1 blank tenant space and reduce to 6' OAH.

Q: E1 Delete

R5(7-23-24)H: For permits, we need a copy of the art with a site plan only showing the building signage.

R6(7-23-24)H: Remove " C " from the entire artwork to submit to the city for permits.



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San Antonio 17319 San Pedro Avenue Suite 200 San Antonio, TX 78232 (210) 349-3804 Fax (210) 349-8724

Georgia 111 Woodstone Place Dawsonville, GA 30534 (678) 725-8852 Fax (210) 349-8724

South Texas PO BOX 125 206 Doral Drive Portland, TX 78374 (361) 563-5599 Fax (361) 643-6533

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).





Design #

0638575AR6 PERMIT

Sheet 5 of 6

Client

#1261

Address

NEQ Cibolo Valley Dr and FM 11, Cibolo, TX

Acct. Rep. DEBBIE MOLTZ
Coordinator LAUREN STACKHOUSE

Designer IH

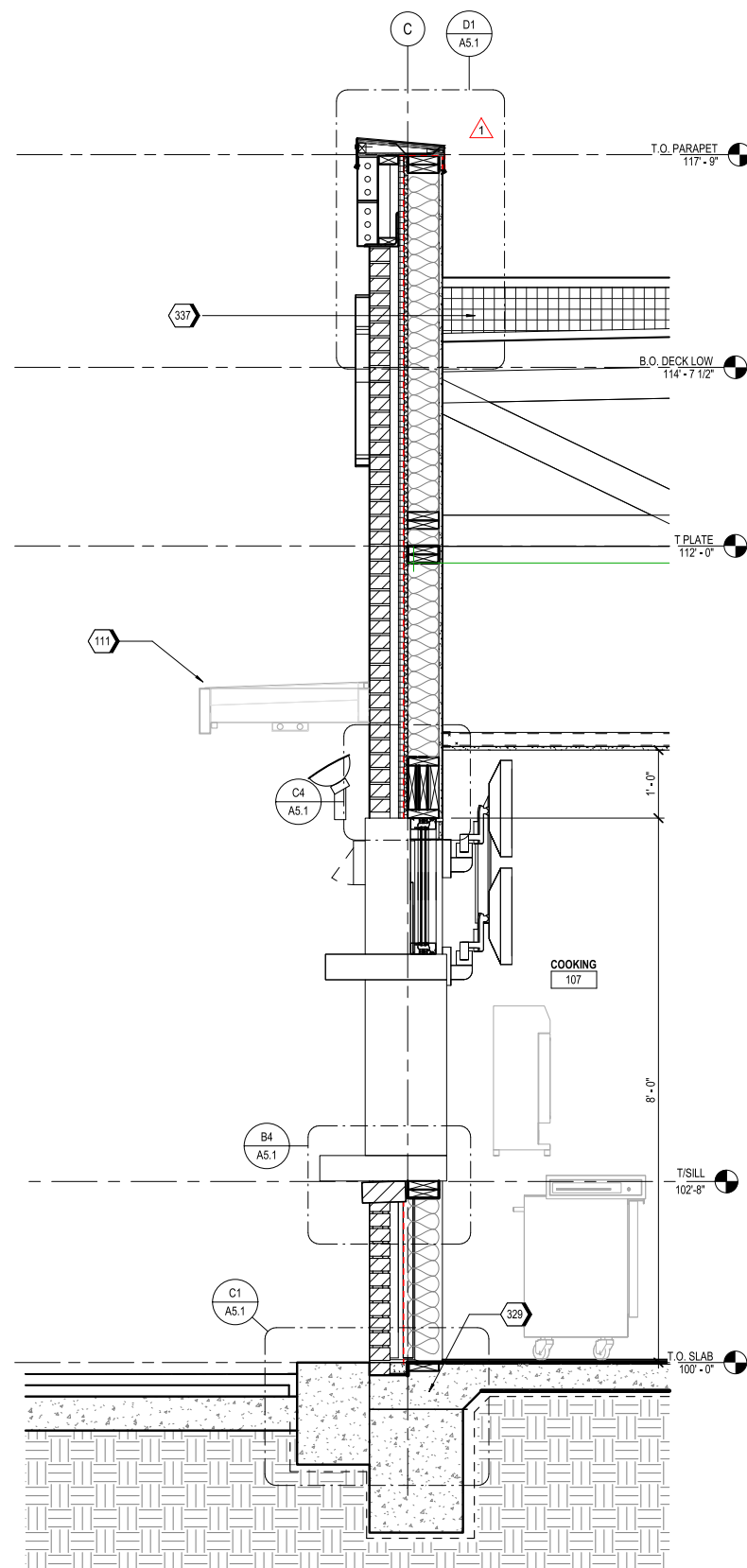
Date 3/12/24

Approval / Date

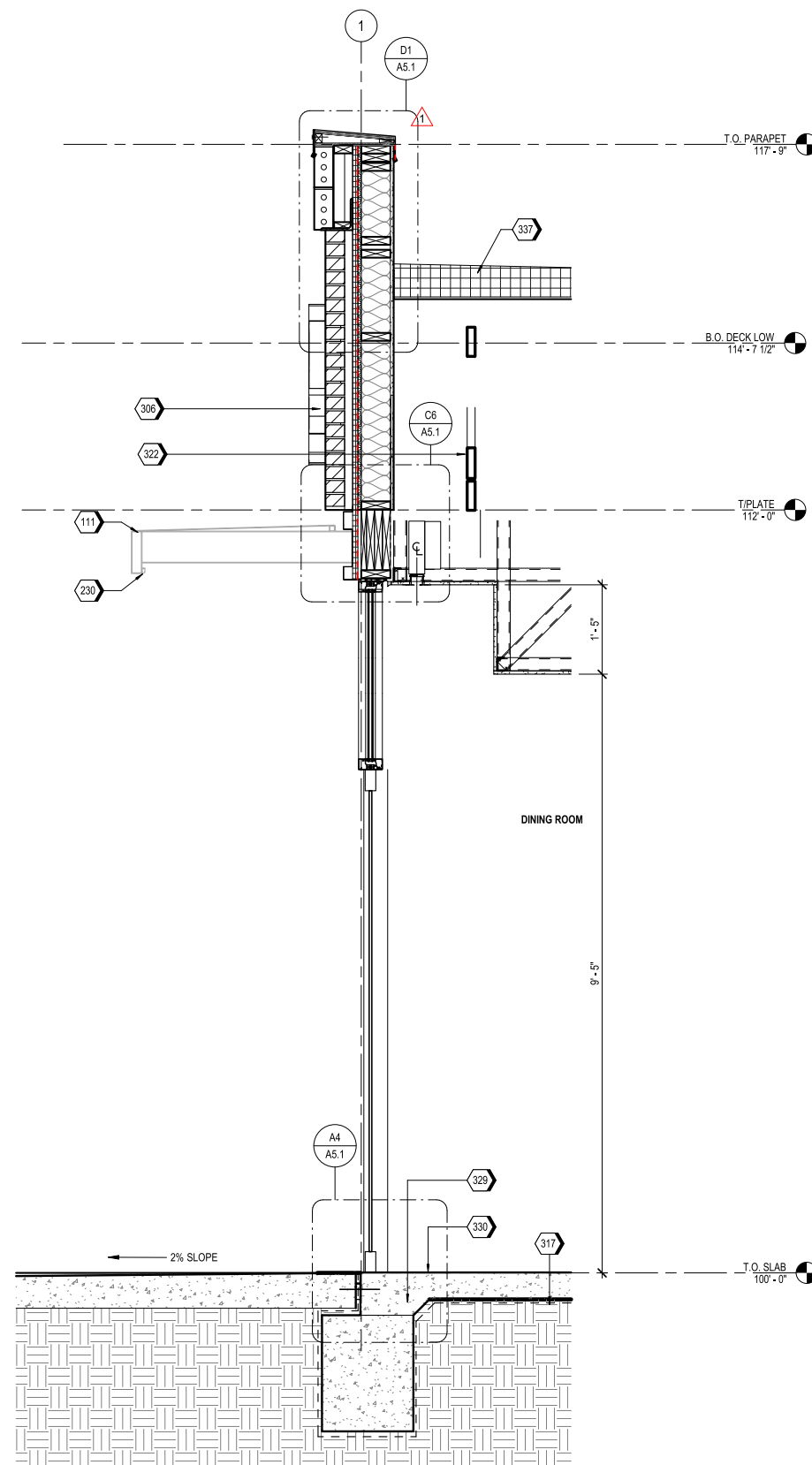
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision/Date

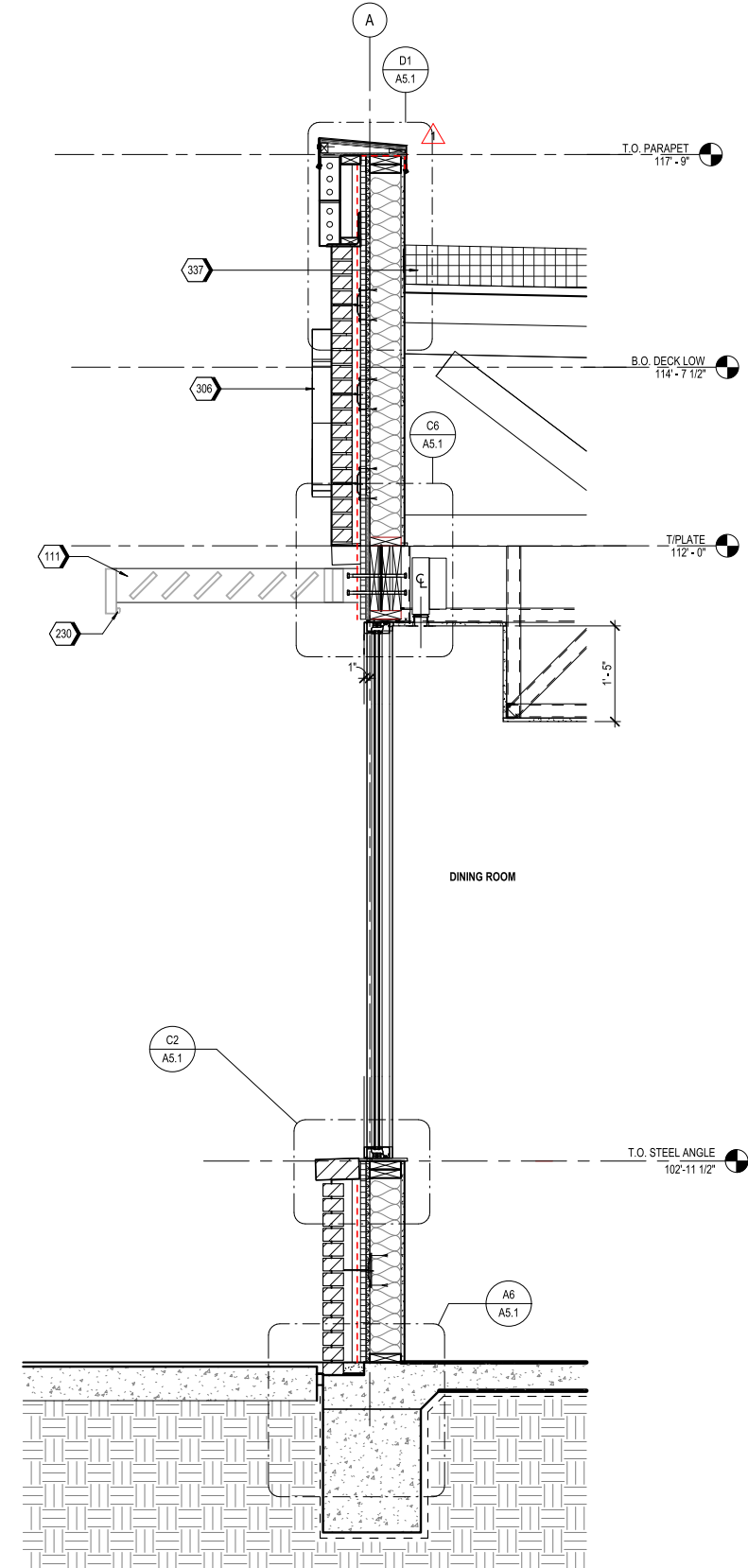
- R1(4-3-24)IH: Change to dual tenant sign. Add another cabinet to the side of Whataburger that is 5' x 4' 6" and extend the brick base across.
- R2(4/24/24)JGZ: Revise monument sign design.
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- E Relocate to position shown with orange rectangle in orange circle on site plan in PT Art References.
- NEW Add (2) directional signs 4' tall illum cut-away top standard in position shown with pink rectangles on site plan in PT Art References. Both should read "DRIVE THRU >" on both sides.
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- R5(7-23-24)IH: For permits, we need a copy of the art with a site plan only showing the building signage.
- R6(7-23-24)IH: Remove " C " from the entire artwork to submit to the city for permits.



A2 WALL SECTION AT DRIVE-THRU AREA #1



A3 WALL SECTION AT ENTRY



A2 WALL SECTION AT DINING ROOM



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Suite 200
San Antonio, TX 78232
(210) 349-3804 Fax (210) 349-8724

111 Woodstone Place
Dawsonville, GA 30534
(678) 725-8852 Fax (210) 349-8724

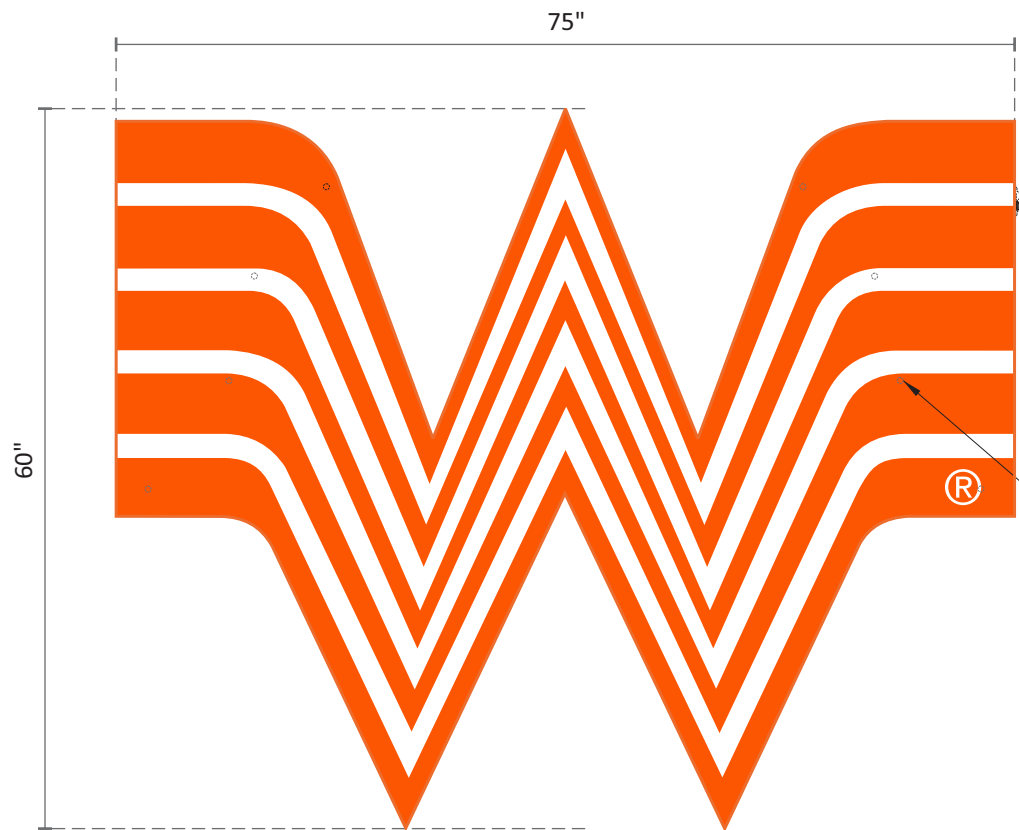
PO BOX 125 206 Doral Drive
Portland, TX 78374
(361) 563-5599 Fax (361) 643-6533

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

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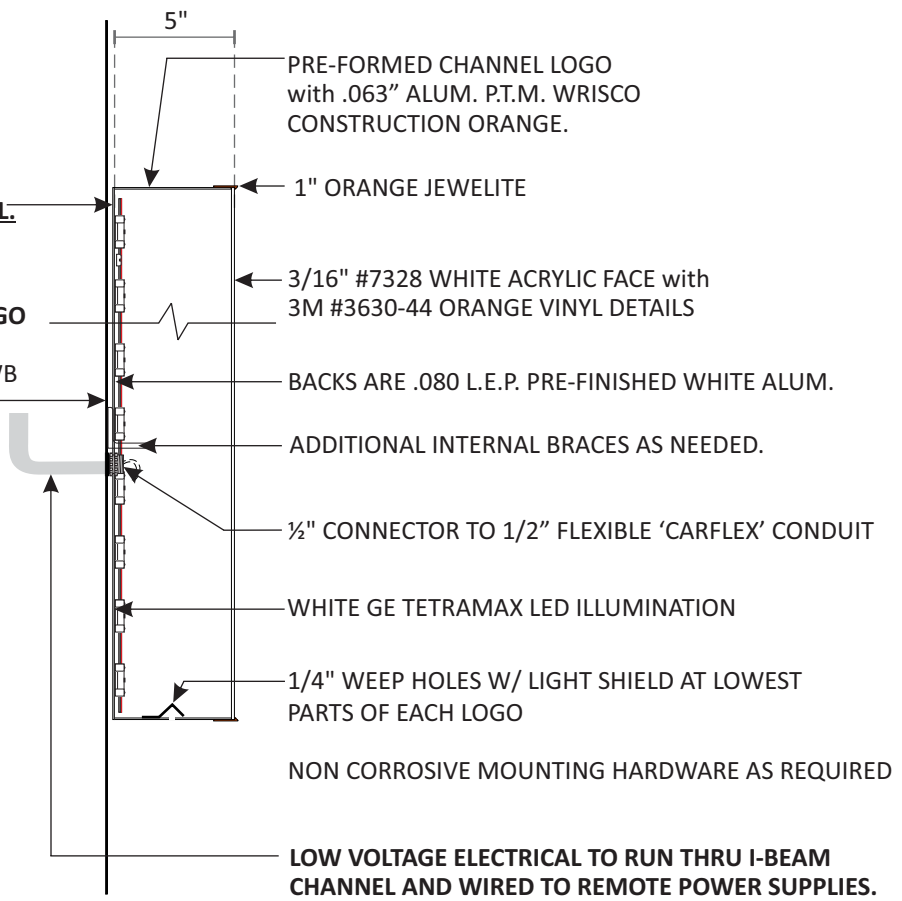


B 60" PCL-LOGO
 ONE (1) REQUIRED - MANUFACTURE AND INSTALL
 SCALE: 3/4" = 1'-0"
 31.25 SQ. FT.

NO STAPLED BACKS. NO BREAK METAL. RETURNS WELDED TO BACKS. VISIBLE BY WB PATRONS EXITING THE STORE.

PAINT BACK OF CHANNEL LETTER/LOGO TO MATCH WRISCO CONSTRUCTION ORANGE. BACK OF LOGO VISIBLE BY WB PATRONS EXITING THE STORE.

(8) MOUNTING HOLES. PAINT BOLTS TO MATCH ORANGE. MIN. QTY SHOWN, INSTALLER CAN ADD MORE.



LETTER SECTION

N.T.S.

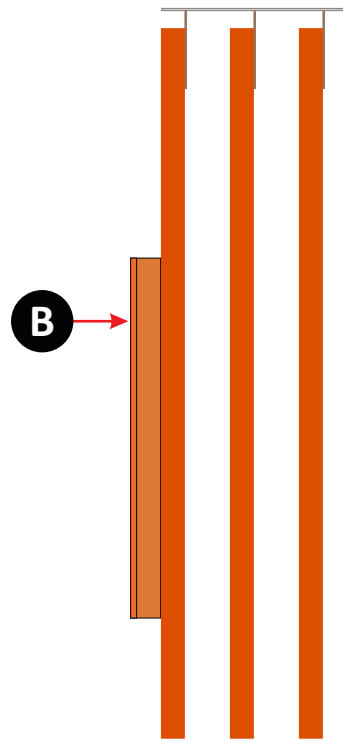
REMOTE POWER SUPPLY

PRIMARY ELECTRICAL BY G.C. (NOT INCLUDED BY CHANDLER SIGNS)

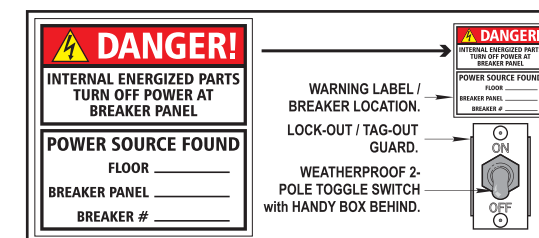
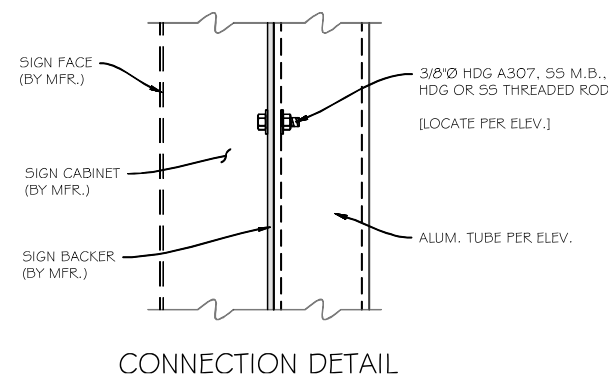
NOTE: REMOTE POWER SUPPLY. LOW VOLTAGE LEAD GOING BACK TO DESIGNATED AREA BEHIND THE WALL WITHIN 40FT OF THE SIGN OR ABOVE THE ROOF LINE. THE DESIGNATED AREA TO BE ACCESSIBLE FOR FUTURE SERVICE AND TO BE IDENTIFIED BY THE ARCHITECT. PRIMARY ELECTRICAL BY THE GC SHOULD BE LOCATED IN THIS AREA. GEN. CONTRACTOR TO PROVIDE THREE (3) PROVIDE CONDUITS FROM DESIGNATED AREA TO AREA BEHIND UPPER ATTACHMENT PLATES.

NOTE: SHIP TOUCH-UP PAINT COLOR TO MATCH BACKGROUND WALL WITH SIGN. ALL BOLTS ON RACEWAY TO BE PAINTED TO MATCH AFTER SIGN IS INSTALLED.

NOTE: LOCATION OF PRIMARY ELECTRICAL WITHIN THE BUILDING (AND LOCATION OF REMOTE POWERS SUPPLIES) TO BE IDENTIFIED BY THE ARCHITECT.



B END VIEW
 LOGO INSTALLED ABOVE ENTRY DOOR
 SCALE 3/8" = 1'-0"



2014 / 2017 NEC COMPLIANT SWITCH / LABEL



Design #	
0638575AR6 PERMIT	
Sheet	6 of 6
Client	
#1261	
Address	
NEQ Cibolo Valley Dr and FM 11, Cibolo, TX	
Acct. Rep.	DEBBIE MOLTZ
Coordinator	LAUREN STACKHOUSE
Designer	IH
Date	3/12/24
Approval / Date	
Client	
Sales	
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Art	
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Landlord	
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




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FINAL ELECTRICAL CONNECTION BY CUSTOMER

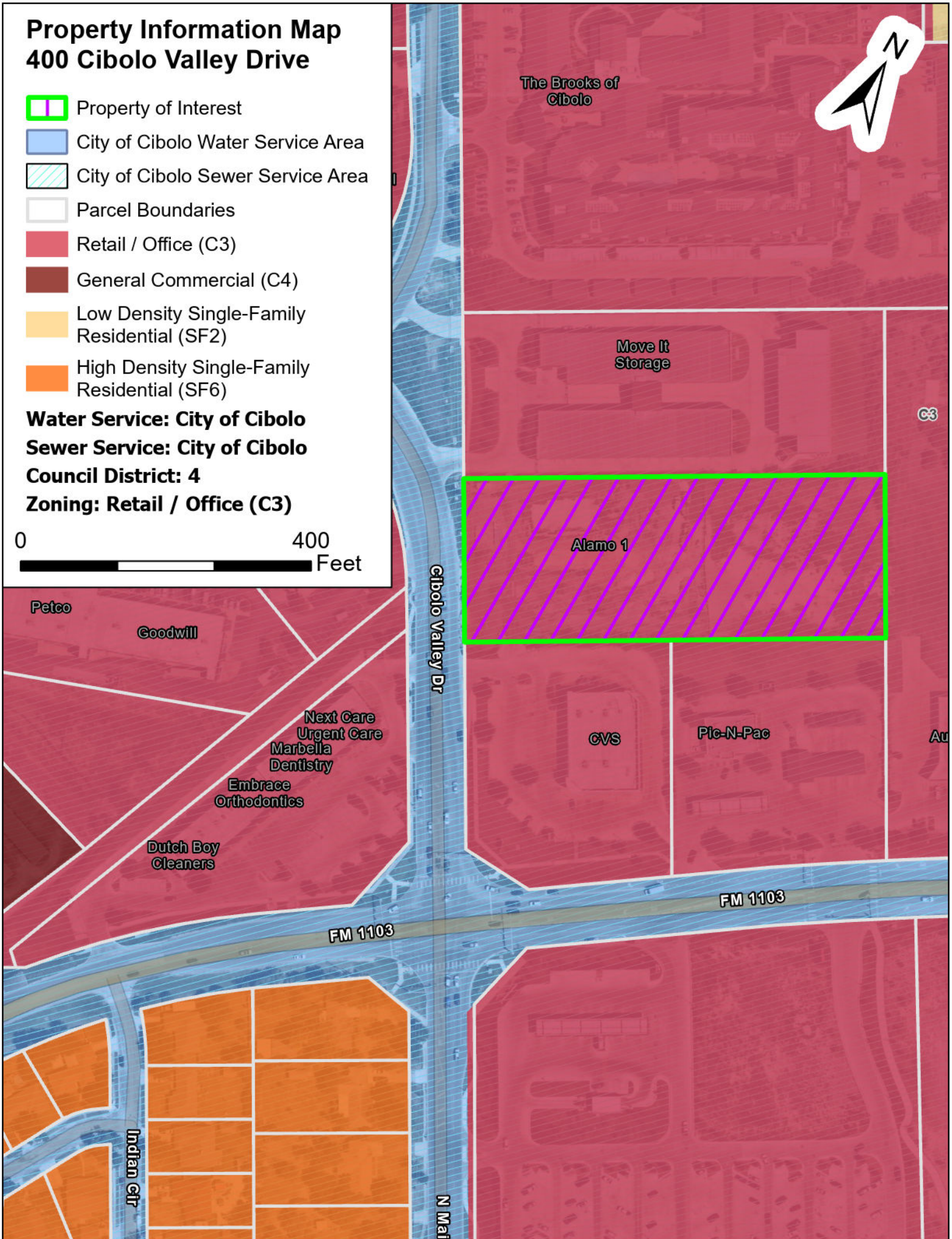
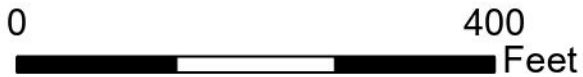
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Property Information Map

400 Cibolo Valley Drive

-  Property of Interest
-  City of Cibolo Water Service Area
-  City of Cibolo Sewer Service Area
-  Parcel Boundaries
-  Retail / Office (C3)
-  General Commercial (C4)
-  Low Density Single-Family Residential (SF2)
-  High Density Single-Family Residential (SF6)

Water Service: City of Cibolo
Sewer Service: City of Cibolo
Council District: 4
Zoning: Retail / Office (C3)





Planning and Zoning Commission Staff Report

Discussion/Action regarding a Sign Variance application for certain real property located at 112 Rodeo Way, legally described as CIBOLO VALLEY RANCH #1 BLOCK 6 LOT 62R 0.59 AC.

Meeting	Agenda Group
Wednesday, August 14, 2024, 6:30 PM	Discussion/Action Items Item: 8F
From	
Lindsey Walker, Planner I	
Staff Contact(s)	
Lindsey Walker,	

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

PROPERTY INFORMATION:

Project Name: VR-24-10
 Owners: Marlise Kercheville, TMB Common Grounds, LLC
 Representative: Jason Cardenas, Aetna Sign Group
 Location/Area: 112 Rodeo Way, 0.59 acres
 Location: Intersection of FM 1103 and Rodeo Way
 Council District: 7
 Zoning: Neighborhood Commercial (C-1)

FINDINGS:

The applicant property is located within the Cibolo Valley Ranch commercial subdivision, also known as Steele Plaza. North of the applicant property is the Cibolo Valley Ranch residential subdivision, zoned High Density Single-Family Residential (SF-6). South is Steele High School, zoned Public Facilities - Institution (PF-I). Across Rodeo Way, to the west of the applicant property, is a shopping center also located within the Cibolo Valley Ranch commercial subdivision and Neighborhood Commercial (C-1) zoning district. The applicant is requesting a variance to allow additional wall signs, for which the combined total square footage would exceed the maximum allowable square footage for a single commercial building fronting a Major Arterial street type. Two wall signs, totaling 79 square feet, were permitted in May 2024. The applicant is requesting an additional sign on the façade facing Rodeo Way totaling 20 square feet in area.

PLANNING AND ZONING RECOMMENDATION:

1. Recommend **Approval** to the Mayor and Council the requested Sign Variance for certain real property located at 112 Rodeo Way, legally described as CIBOLO VALLEY RANCH #1 BLOCK 6 LOT 62R 0.59 AC.
2. Recommend **Approval** to the Mayor and Council the requested Sign Variance for certain real property located at 112 Rodeo Way, legally described as CIBOLO VALLEY RANCH #1 BLOCK 6 LOT 62R 0.59 AC, **with conditions**.
3. Recommend **Denial** the Sign Variance application **with findings**.

STAFF ANALYSIS:

Signs Variances shall be subject to review by the Planning and Zoning Commission and approval by the City Council per 58-17(d). The commission may recommend approval and City Council may approve a variance only if it makes affirmative findings, reflected in its minutes of the proceedings, as to all of the following:

1. The variance will not authorize a type of sign which is specifically prohibited by this chapter;

STAFF FINDINGS: The proposed sign type is permitted by the Sign Ordinance.

2. The variance is not contrary to the goals and objectives outlined by the City of Cibolo;

STAFF FINDINGS: The purpose of the Sign Ordinance is to “provide uniform sign standards and regulations in order to ensure public safety, efficient communication and promote a positive city image reflecting order, harmony, and pride...” The current signage efficiently advertises the business to traffic from FM 1103 due to the advantageous placement of the building, which is situated at an angle on the corner of the lot.

3. The variance is not contrary to the public interest;

STAFF FINDINGS: The two wall signs approved in May 2022 sufficiently display Scooter’s branding to potential customers approaching from any direction on FM 1103. Given the angle of the building, the proposed additional illuminated signage would face residences in the Cibolo Valley Ranch subdivision, making it unnecessary and potentially a nuisance for those residents.

4. Due to special conditions applying to the land, buildings, topography, vegetation, sign structures, or other unique matters on adjacent lots or within the adjacent right-of-way, a literal enforcement of the ordinance would result in unnecessary hardship. Ordinarily, hardship that is self-induced or that is common to other similarly-classified properties will not satisfy this requirement. Financial or economic hardship alone will not ordinarily satisfy this requirement;

STAFF FINDINGS: The applicant does not face any hardship due to strict interpretation of the Ordinance. The applicant is limited to a rough total of 83.32 (80 + 0.005% of the building square footage) square feet for all wall signs. Two signs totaling 79 square feet were permitted in May 2024. These signs were placed on facades that are highly visible from FM 1103. The proposed sign would be placed on the façade facing Rodeo Way and the Cibolo Valley Ranch neighborhood. According to the Traffic Impact Analysis approved with this development, the majority of traffic will come from FM 1103, where the current signs are sufficiently visible.

5. The spirit and purpose of the ordinance will be observed and substantial justice will be done; and

STAFF FINDINGS: The spirit and purpose of the ordinance will not be observed as the current signage efficiently communicates to the public.

6. The applicant has not sought a sign variance for a specific parcel of land from the city within the past 12 months.

STAFF FINDINGS: The applicant has not requested a sign variance within the past 12 months.

Attachments

[Application](#)

[Sign Package](#)

[Property Map](#)



City of Cibolo

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

UNIVERSAL APPLICATION - SIGN VARIANCE

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

Project Name: Scooter's Coffee
Total Acres: 1.99 Survey Name: _____ Abstract No.: _____
Project Location (address): 112 Rodeo Way

Current Zoning: C1 - Neighborhood Commercial Overlay: None Old Town FM 78
Proposed Zoning: _____ # of Lots: 1 # of Units: _____
Please Choose One: Single-Family Multi-Family Commercial Industrial
 Other _____

Current Use: Commercial Total Proposed Square Footage: _____
Proposed Use: _____ (Commercial/Industrial only)

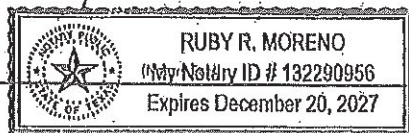
Applicant Information:

Property Owner Name: TMB RE, LLC
Address: 202 E. Locust St. City: San Antonio
State: TX Zip Code: 78212 Phone: _____
Email: Mkercheville@LawKB.net Fax: _____

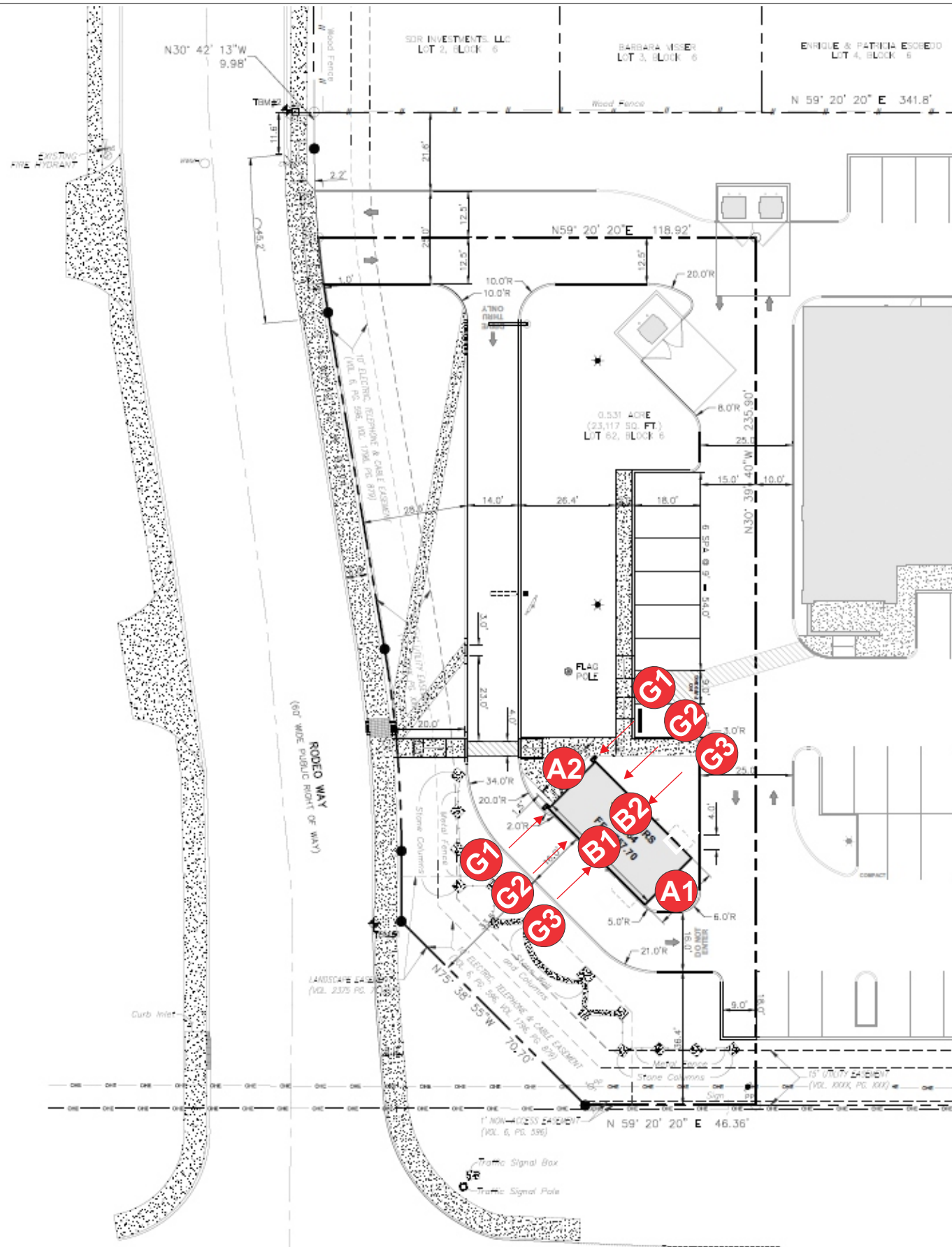
*Applicant (if different than Owner): Aetna Sign Group
* Letter of Authorization required
Address: 2438 Freedom Drive City: San Antonio
State: TX Zip Code: 78217 Phone: (210) 826-2800
Email: Larry@aetnassign.com Fax: _____

Representative: Charles Gottsman
Address: 2438 Freedom Dr. City: San Antonio, TX
State: TX Zip Code: 78217 Phone: (210) 826-2800
Email: Larry@aetnassign.com Fax: _____

<p>Authorization: By signing this application, you hereby grant Staff access to your property to perform work related to your application.</p> <p><u>Marlise Kercheville</u> Owner or Representative's Signature</p> <p><u>Marlise Kercheville</u> Typed / Printed Name</p> <p>State of <u>Texas</u></p> <p>County of <u>Bexar</u></p> <p>Before me, _____, on this day personally appeared _____ Name of Notary Public</p> <p><u>Marlise Kercheville</u>, to be the person(s) who is/are subscribed to the foregoing instrument and acknowledge to me that he/she/they executed the same for the purposes and consideration therein expressed.</p> <p>Given under my hand and seal of office this <u>8</u> day of <u>July</u>, 20<u>24</u></p> <p>_____ Notary Public Signature</p>	<p>City of Cibolo Use Only</p> <p>Total Fees</p> <p>Payment Method</p> <p>Submittal Date</p> <p>Accepted by</p> <p>Case Number</p>
--	--

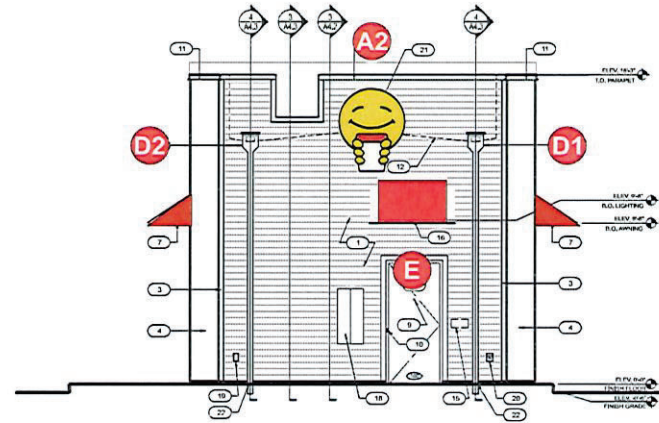
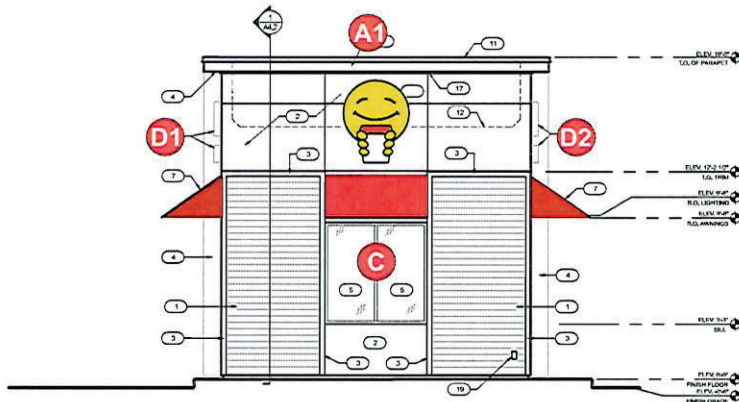
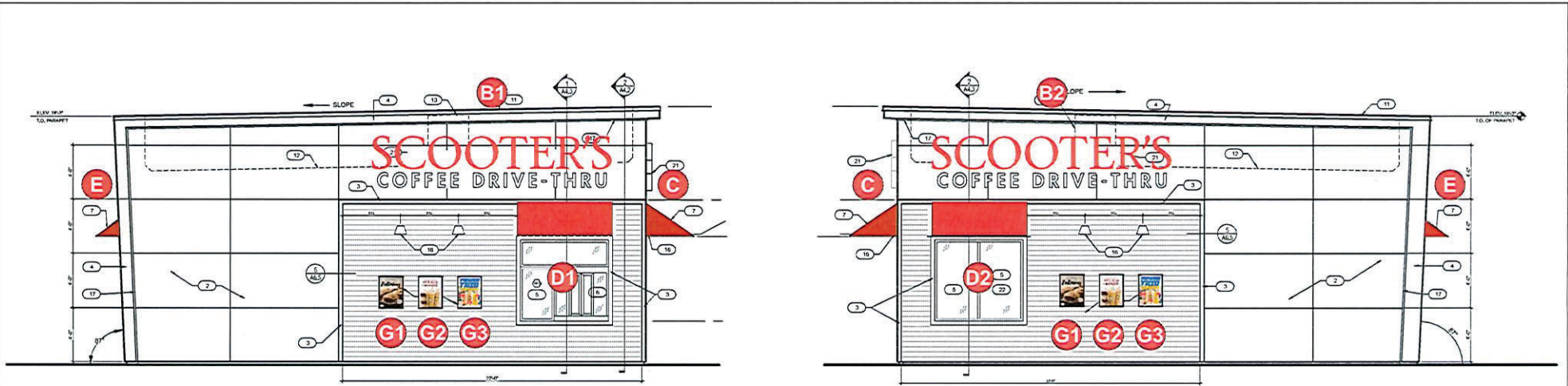


SITE LAYOUT PLAN



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

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



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CLIENT: Scooter's Coffee
 ADDRESS: 112 Rodeo Way

DRWG#: 7642.2
 SALES REP: Cesley G

CITY: Cibola, Texas
 DATE: 03-20-24

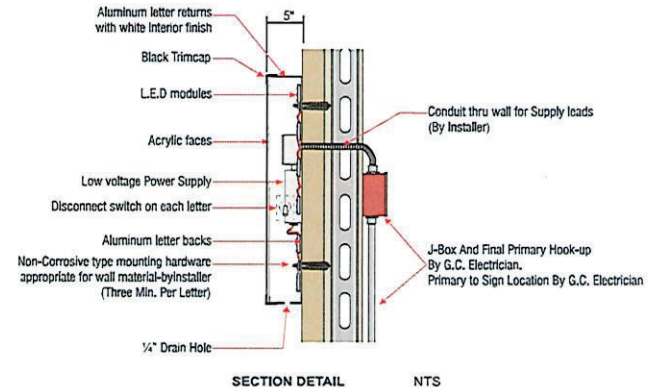
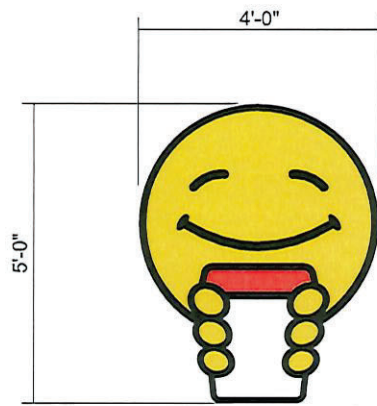
DESIGNER: Arnie V

COMPUTER FILE: art\dwg\misc\7642_scooter's coffee_rodeo way
 REVISION HISTORY:

ISDL#18370

CLIENT APPROVAL: _____

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

MFG. & INSTALL ONE (1) REQUIRED

20. SQ FT

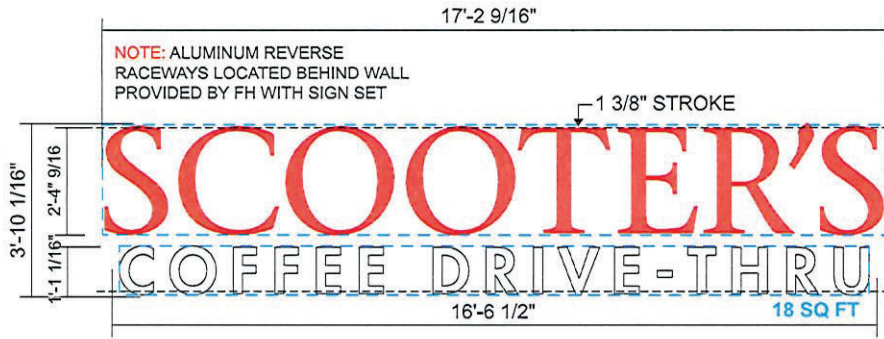
5" DEEP .050 PRE- FINISHED BLACK ALUM. RETURNS & BLACK TRIMCAP
 .063 PRE-FINISHED WHITE ALUCABOND BACKS
 3/16 WHITE ACRYLIC FACES W/ 3M VINYL APPLIED
 INTERNALLY ILLUMINATED W/ WHITE LED'S
 MOUNT TO FASCIA AS SHOWN WITH NON-CORROSIVE FASTNERS & HARDWARE

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



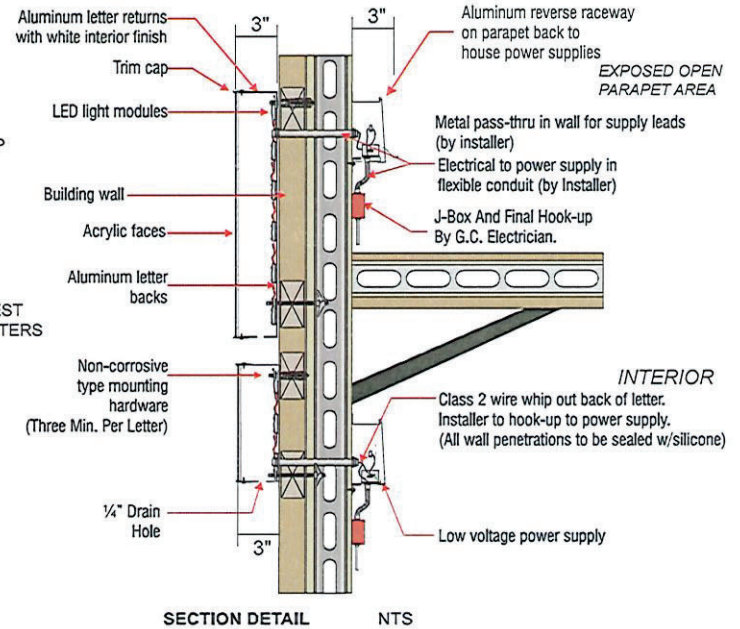
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CLIENT: Scooter's Coffee	DRWG#: 7642.3	CITY: Cibolo, Texas	DESIGNER: Arnie V
ADDRESS: 112 Rodeo Way	SALES REP: Cesley G	DATE: 03-20-24	CLIENT APPROVAL:
COMPUTER FILE: art\dwg\misc\7642_scooter's coffee_rideo way	TSCL#18370	Unpublished Work, Aetna Sign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



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

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



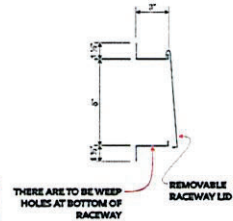
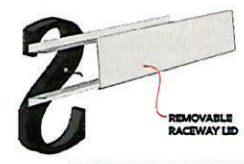
B FACE-LIT CHANNEL LETTERS SCALE: 3/8" = 1'-0"
59 SQ FT

MFG. & INSTALL ONE (1) SET REQUIRED

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

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

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



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










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

Property Information Map 112 Rodeo Way

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

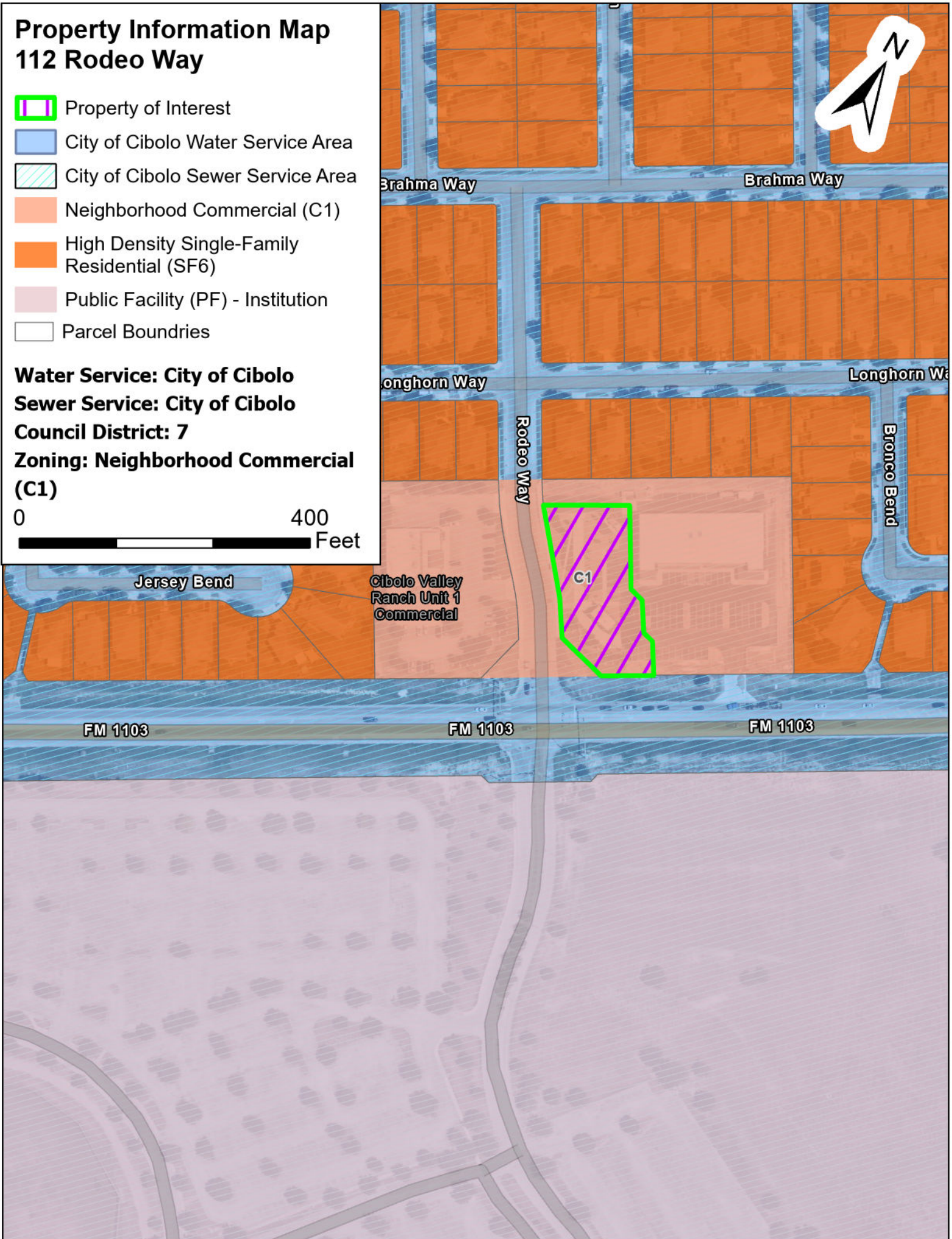
Water Service: City of Cibolo

Sewer Service: City of Cibolo

Council District: 7

Zoning: Neighborhood Commercial (C1)

0 400 Feet





Planning and Zoning Commission Staff Report

Staff Update

Meeting	Agenda Group
Wednesday, August 14, 2024, 6:30 PM	UDC, CIP, Master Plan and Staff Updates Item: 9A
From	
Susana Huerta, Assistant Planning Director	

Attachments

[8-14-2024 Staff Update.pdf](#)

Planning Department - Staff Update

August 14, 2024

Site Plans currently in review

Project	Description
504 Pfeil	Tattoo Studio
Dorado Multi-Family	Multi-Family development
Turning Stone C7 Lot 3	Retail center
133 Motts Pkwy	Tow Yard
10833 IH-10	Temporary Concrete Batch Plant
108 Cibolo Drive	Animal Shelter
Cibolo Creek Center	Gas Station

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

Site Plans recently approved

Project	Description
Signature Plating	Building Expansion
Scooters Coffee	Drive-Thru Coffee
Everyday Christian Fellowship	Structure/parking

Plats currently in review

Project	Application Type
Cibolo Farms Unit 2 (agenda item)	Final Plat
504 Pfeil Road	Minor Plat
304 S Main Street	Minor Plat

P&Z Recommendations/City Council Action

Agenda item	P&Z recommendation	date	City Council action	date
Steele Creek Unit 6 PP	Denial	5/8/2024	30-day extension granted to 07/23/2024; plat approved	7/23/2024
Steele Creek Unit 6 FP	Denial	5/8/2024	30-day extension granted to 07/23/2024; plat approved	7/23/2024
P. Terry's Sign Variance	Approval	7/10/2024	Denied	7/23/2024