



"City of Choice"

Planning and Zoning Commission

6:30pm - 9:30pm

Wednesday, October 9, 2024, 6:30 PM

200 S. Main St.

Cibolo, Texas 78108

Est. Duration: 2 hr

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 (CUP) request to allow an Accessory Living Quarters use in a Manufactured Home District (MH-1) for certain real property located at 432 Tolle Road, legally described as RABY ESTATES LOT 1, 1.93 AC.

5B. Conduct a public hearing regarding a Comprehensive Sign Program application for certain real property located at 112 Rodeo Way, legally described as CIBOLO VALLEY RANCH #1 BLOCK 6, LOT 62R, 0.59 AC.

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

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 September 11, 2024.

8. Discussion/Action Items

8A. Discussion/Action regarding the Final Plat of Homestead Cibolo Unit 1 Subdivision.

8B. Discussion/Action regarding the Final Plat of Homestead Cibolo Unit 2 Subdivision.

8C. Discussion/Action regarding a Conditional Use Permit (CUP) request to allow an Accessory Living Quarters use in a Manufactured Home District (MH-1) for certain real property located at 432 Tolle Road, legally described as RABY ESTATES LOT 1, 1.93 AC.

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

8E. Discussion/Action regarding a Conditional Use Permit (CUP) request to allow Local Convenience Store with Fuel Sales (larger than 5,000 square feet) use in a General Commercial District (C-4) for certain real property located at 12880 IH-10, legally described as ABS: 134 SUR: JOSE FLORES 11.26 AC.

8F. Discussion/Action regarding the creation of a P&Z Training Subcommittee.

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: October 4, 2024



Planning and Zoning Commission Staff Report

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

Meeting	Agenda Group
Wednesday, October 9, 2024, 6:30 PM	Public Hearings Item: 5A.
From	
Lindsey Walker, Planner I	
Staff Contact(s)	
Lindsey Walker,	

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

PROPERTY INFORMATION:

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

FINDINGS:

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

The applicant previously requested a CUP to allow the placement of a manufactured home in Low Density Single-Family (SF-2) zoning district that was denied at the November 13, 2023, City Council meeting. The Council directed the applicant to pursue a zone change to MH-1, which was approved in January 2024. It was staff's understanding that the initial request for the manufactured home CUP was to replace the existing manufactured home on the property. The applicant did not communicate or clarify their intent to retain the existing structure while adding a new manufactured home, despite staff's repeated statements during multiple rounds of meetings and public hearings, which the applicant attended, that only one dwelling unit would be permitted on the property. It was only when the applicant began applying for permits that this miscommunication came to light.

PUBLIC NOTICE:

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

STAFF CONCLUSIONS:

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

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

PLANNING & ZONING COMMISSION:

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

STAFF ANALYSIS:

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

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

A. Consistency with the Comprehensive Master Plan;

PlaceType: Estate Residential (pg. 40)

Land Use Considerations:

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

Example Locations:

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

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

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

PlaceType: Estate Residential (pg. 40)

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

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

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

UDC Section 14.9 Manufactured Home Residential

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

b. Permitted uses – manufactured/modular homes.

c. Specific uses – subject to Site Plan approval, private recreational amenities.

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

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

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

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

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

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

*Subject to supplemental use regulations of UDC Article 6.

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

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

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

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

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



Planning and Zoning Commission Staff Report

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

Meeting	Agenda Group
Wednesday, October 9, 2024, 6:30 PM	Public Hearings Item: 5B.
From	
Lindsey Walker, Planner I	
Staff Contact(s)	
Lindsey Walker,	

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

PROPERTY INFORMATION:

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

FINDINGS:

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

This request was initially processed as a Sign Variance due to miscommunication regarding the number of signs being requested. The Planning and Zoning Commission recommended denial for the variance at the August 14, 2024, meeting. The applicant withdrew their application prior to the subsequent City Council meeting to apply for the Sign Program, which would allow them to request more signage.

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

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

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

PUBLIC NOTICE:

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

PLANNING & ZONING COMMISSION ACTION:

1. Recommend **Approval** to the Mayor and Council of the requested Comprehensive Sign Program for certain real property located at 112 Rodeo Way, legally described as CIBOLO VALLEY RANCH #1 BLOCK 6 LOT 62R 0.59 AC.
2. Recommend **Approval** to the Mayor and Council of the requested Comprehensive Sign Program for certain real property located at 112 Rodeo Way, legally described as CIBOLO VALLEY RANCH #1 BLOCK 6 LOT 62R 0.59 AC, **with conditions**.
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 Scooter's coffee shops across the nation.

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

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

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

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

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

5. *Off-site signs.*

STAFF FINDINGS: This item is not applicable.

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

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

STAFF FINDINGS: Of the proposed signage, the proposed 59 square foot facing internally would be visible from FM 1103. Staff drove along FM 1103 to confirm visibility of the façades and finds that this sign, if approved, would be appropriately placed. The proposed 20 square foot sign would be placed on the façade facing Rodeo Way and the Cibolo Valley Ranch neighborhood. As Rodeo Way is the primary access point to Cibolo Valley Ranch, it is reasonable to assume that potential customers from the neighborhood will have seen the existing signage from FM 1103 upon entering their neighborhood, making this additional signage unnecessary. Additionally, given the angle of the building, the proposed additional illuminated signage would face residences in the Cibolo Valley Ranch Subdivision, potentially creating a nuisance for those residents.

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

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



Planning and Zoning Commission Staff Report

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

Meeting	Agenda Group
Wednesday, October 9, 2024, 6:30 PM	Public Hearings Item: 5C.
From	
Grant Fore, Planner II	

PLANNING & ZONING COMMISSION ACTION: Conduct 1st Public Hearing

Discussion/Action and Recommendation regarding the above referenced petition

PROPERTY INFORMATION:

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

FINDINGS:

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

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

K. Fuel Sale Businesses.

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

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

PUBLIC NOTICE:

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

STAFF CONCLUSIONS:

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

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

PLANNING & ZONING COMMISSION:

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

STAFF ANALYSIS:

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

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

A. Consistency with the Comprehensive Master Plan;

Place Type: Regional Activity Center (pg. 44)

Land Use Considerations:

- Primary Land Uses: Community and regional-serving retail and commercial
- Secondary Land Uses: Civic and Institutional, Medical, Small-Scale Retail, Parks and Open Space, Office

- Indicators and Assumptions: Lot size (range) ½ to 2 acres

Example Locations:

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

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

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

Place Type: Regional Activity Center (pg. 44)

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

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

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

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

UDC Section 14.15 General Commercial

- a. Intent – The General Commercial district is established to provide for a broad range of commercial uses and activities in high visibility areas to serve the needs of the surrounding region. It is the most intensive commercial zoning district and generally situated along a highway or major roadway due to high traffic requirements..
- b. Permitted uses – Commercial Uses
- c. Specific uses - subject to Site Plan approval, retail, office, service and general commercial uses.

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

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

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

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

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

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

UDC Section 17.2.L.2 requires:

A non-residential, non-industrial use that is adjacent to, or facing, a multi-family zoning district shall provide a minimum ten (10') foot landscape buffer adjacent to the property line of the residential use or residentially zoned property. Industrial uses shall be required to install a twenty (20') foot buffer.

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

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

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

C-4 uses allowed by right	C-4 CUP required
Administrative and Business Offices	Concrete/Asphalt Batching Plant (Temporary)
Administrative Services	Flea Market; Outdoor Open-Air Sales
Amusement Center	Food Truck, Park
Artisan Sales	Pawn Shop
Artisan/ Culinary Classes (Specialty Classes)	Sexually Oriented Businesses
Automotive Washing	Truck Sales (Heavy Trucks) and RV Sales
Automotive; Minor Repairs/Service	Truck/Bus Repair
Big Box Store	Vehicle Storage
Building Maintenance Services	Warehousing and Distribution
Business or Trade School	<i>b.) General Warehousing and Distribution</i>
Business Services	Winery/Production Brewery
Business Support Services	Wrecker Business Associated with Auto Impounding and Storage
Clinic	
Club or Lodge	
College and University Facilities	
Community Treatment Facility *	
Consumer Repair Services	
Convalescent Services	
Cultural Services	
Financial Services	
Fitness Studio/ Health Spa	
Food Sales; Grocery	
Food Truck, Ancillary	
Funeral Services	
General Retail Sales, Neighborhood Scale	
General Retail Sales, Regional	
Health Care Offices	

Hospital Services	
Hotel-Motel	
Ice Dispensing; Portable Building/Structure *	
Indoor Entertainment	
Indoor Sports and Recreation	
Laundry Services: Dry Cleaning	
Life Care Services *	
Liquor Store	
Local Convenience Store (With Fuel Sales)	
Local Convenience Store (Without Fuel Sales)	
Local Utility Services	
Outdoor Sports and Recreation (Light)	
Personal Services	
Pet Services	
Postal Facilities	
Professional Office	
Restaurant, Convenience	
Restaurant, Fast Food	
Restaurant, Neighborhood	
Safety Services	
Service Station *	
Tire Dealer (No Open Storage)	
Veterinary Services	
Agricultural Sales and Services	
Automotive Rentals	
Automotive Service Station *	
Commercial Off-street Parking	
Communications Services	
Construction Sales and Services	
Equipment Repair Services	
Indoor Gun Range	
Kennels	
Laundry Services, Laundry Mat	
Maintenance and Service Facilities	
Paint Shop (Non-Retail)	
Portable Building Sales	
Research and Development Services	
Trailer/Mobile Home Display, Sales or Storage	
Transportation Terminal	

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

*Subject to supplemental use regulations of UDC Article 6.

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

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

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

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

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

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

STRATEGIC ECONOMIC DEVELOPMENT PLAN:

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



Planning and Zoning Commission Staff Report

A. Approval of the minutes from September 11, 2024.

Meeting	Agenda Group
Wednesday, October 9, 2024, 6:30 PM	Consent Agenda Item: 7A.
From	
Peggy Cimics, City Secretary	

Attachments

[091124 PZ Minutes.pdf](#)



**PLANNING AND ZONING MEETING
CIBOLO MUNICIPAL BUILDING
200 S. Main Street
September 11, 2024
6:30 PM - 9:30 PM**

Minutes

1. **Call to Order** – The meeting was called to order by Ms. Greves at 6:32 p.m.
2. **Roll call and Excused Absences** – Members Present: Ms. Greve, Ms. Weimer, Ms. Garcia, Ms. Fishback, Mr. Thompson, Ms. Beaver, Alternate Ms. Hubbard, and Alternate Mr. Hinze. Members Absent: Ms. Beaver. Ms. Fishback made the motion to excuse the absence of Ms. Beaver. The motion was seconded by Ms. Hubbard. For: All; Against: None. Ms. Hubbard was able to sit at the dais in the absence of Ms. Beaver for this meeting.
3. **Invocation/Moment of Silence** – Ms. Greve ask for a Moment of Silence.
4. **Pledge of Allegiance** – All those in attendance recited the Pledge of Allegiance.
5. **Citizens to be Heard**

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

There was no one that signed up to speak during this item.

6. **Consent Agenda**

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

- A. Approval of the minutes from the August 14, 2024, Planning & Zoning Commission Meeting.

Ms. Fishback made the motion to approve the consent agenda. The motion was seconded by Ms. Garcia. For: All; Against: None. The motion carried 7 to 0.

7. **Discussion/Action Items**

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

Ms. Greve made the motion to approve the Final Plat of Saddle Creek Ranch Unit 9A Subdivision. The motion was seconded by Ms. Beaver. For: All; Against: None. The motion carried 7 to 0.

B. Discussion/Action regarding the Preliminary Plat of Buffalo Crossing II Knights Crossing Phase 2 Subdivision.

Ms. Weimer made the motion to approve the Preliminary Plat of Buffalo Crossing II Knights Crossing Phase 2 Subdivision. The motion was seconded by Ms. Beaver. For: All; Against: None. The motion carried 7 to 0.

B. Discussion/Presentation regarding training for Planning & Zoning Commissioners.

Ms. Guthrie from the City's Law Firm gave training to the Planning and Zoning Commission. The items she covered were: 1. Zoning Commission Rules, Duties and Powers, 2. Ethics, 3. Open Meetings Act, 4. Comprehensive Plan, 5. Zoning, and 6. Miscellaneous items. The commissioners had the opportunity to ask questions. Additional training will be provided to the commissioners at a later date.

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

Ms. Huerta went over the Site Plans currently in review, Site Plans recently approved, and Plats currently in review. Ms. Huerta also informed the commissioners of P&Z recommendations that had gone to the City Council to take action.

9. **Items for Future Agendas** – Sub-Committee for training process.

10. **Adjournment** – Ms. Greve made the motion to adjourn the meeting at 8:20 p.m. The motion was seconded by Ms. Fishback. For: All; Against: None. The motion carried 7 to 0.

PASSED AND APPROVED THIS 9TH DAY OF OCTOBER 2024.

Jennifer Greve
Chairman
Planning & Zoning Commission



Planning and Zoning Commission Staff Report

A. Discussion/Action regarding the Final Plat of Homestead Cibolo Unit 1 Subdivision.

Meeting	Agenda Group
Wednesday, October 9, 2024, 6:30 PM	Discussion/Action Items Item: 8A.

From
Grant Fore, Planner II

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

PROPERTY INFORMATION:

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

FINDINGS/CURRENT ACTIVITY:

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

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

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

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

STREETS/FUTURE THOROUGHFARE PLAN (FTPX):

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

UTILITIES:

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

DRAINAGE:

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

STAFF RECOMMENDATION:

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

Attachments

[Application](#)

[Plat](#)

[City Engineer Letter](#)

[Property Map](#)



City of Cibolo

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

UNIVERSAL APPLICATION - FINAL PLAT

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

Project Name: Homestead Cibolo Unit 1

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

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

Current Zoning: PUD Overlay: None Old Town FM 78

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

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

Current Use: undeveloped Total Proposed Square Footage: _____

Proposed Use: Proposed Subdivision (Commercial/Industrial only)

Applicant Information:

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

Address: 500 Boylston Street, Suite 2010 City: Boston

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

Email: contracts@freeholdcm.com Fax: _____

*Applicant (if different than Owner): _____

* Letter of Authorization required

Address: Same As Owner City: _____

State: _____ Zip Code: _____ Phone: _____

Email: _____ Fax: _____

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

Address: 5113 Southwest Parkway, Suite 260 City: Austin

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

Email: jessem@malonewheeler.com Fax: _____

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

SEE ATTACHED

Owner or Representative's Signature

Typed / Printed Name

State of _____

County of _____

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

Name of signer(s)

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

Given under my hand and seal of office this _____ day of _____,

Notary Public Signature

(Notary Seal)

*City of Cibolo
Use Only*

Total Fees

Payment Method

Submittal Date

Accepted by

Case Number

FINAL SUBDIVISION PLAT OF HOMESTEAD CIBOLO UNIT 1

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

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

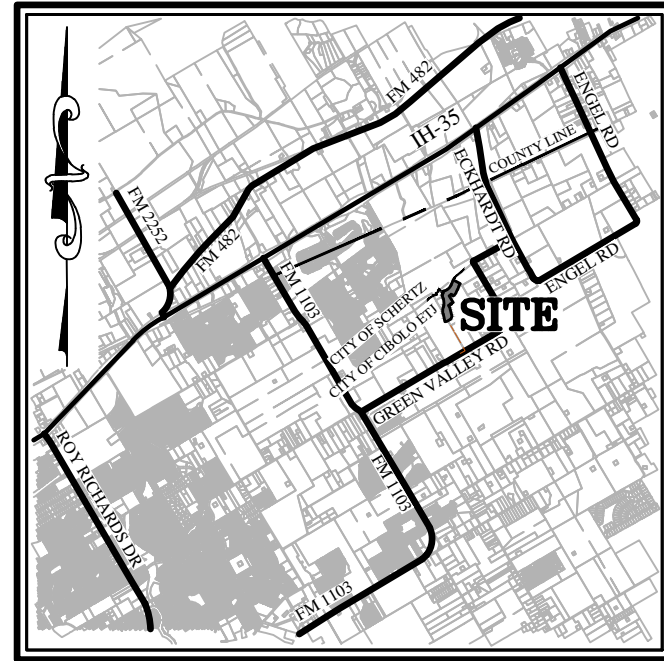
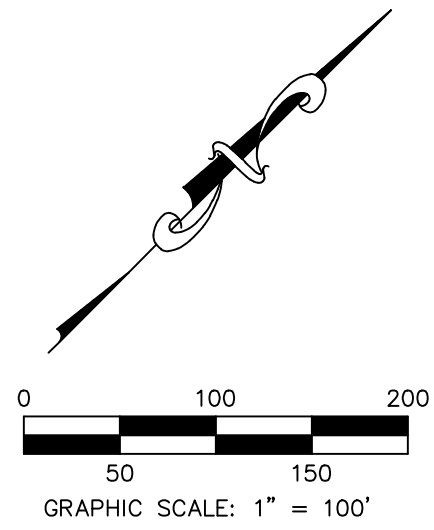
LOT 1001, BLOCK 27
LANDSCAPE AND
PEDESTRIAN ACCESS
EASEMENT

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

CITY OF
SHERTZ

CITY OF
CIBOLO

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



VICINITY MAP
NOT TO SCALE

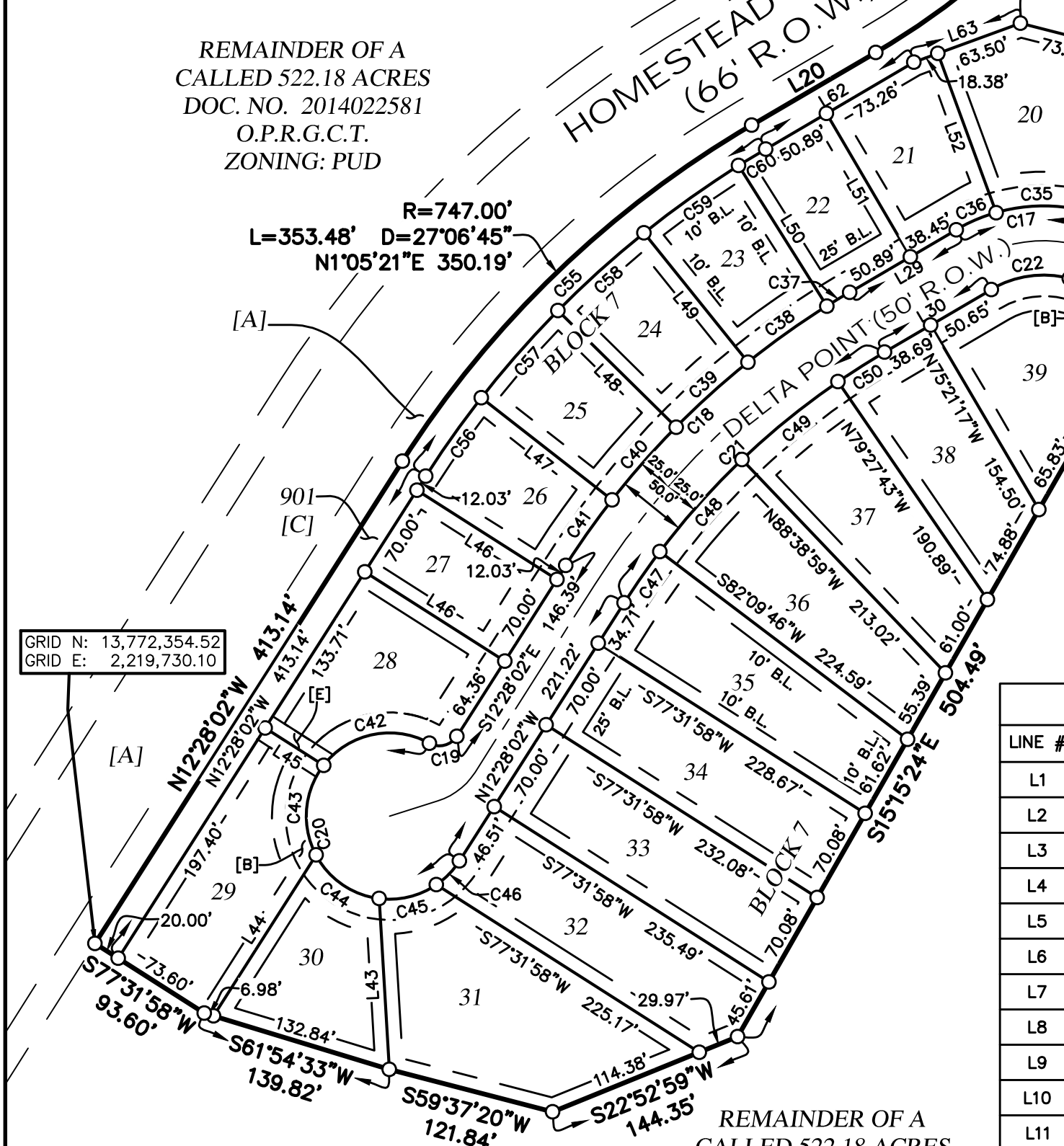
LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
	STREET CENTERLINE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS
[A]	REMAINDER OF A CALLED 522.18 ACRES DOC. NO. 2014022581, O.P.R.G.C.T.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

PEDRO SAN MIGUEL
SURVEY NO. 256
ABSTRACT NO. 227

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

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

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



LOT TABLE SUMMARY:

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

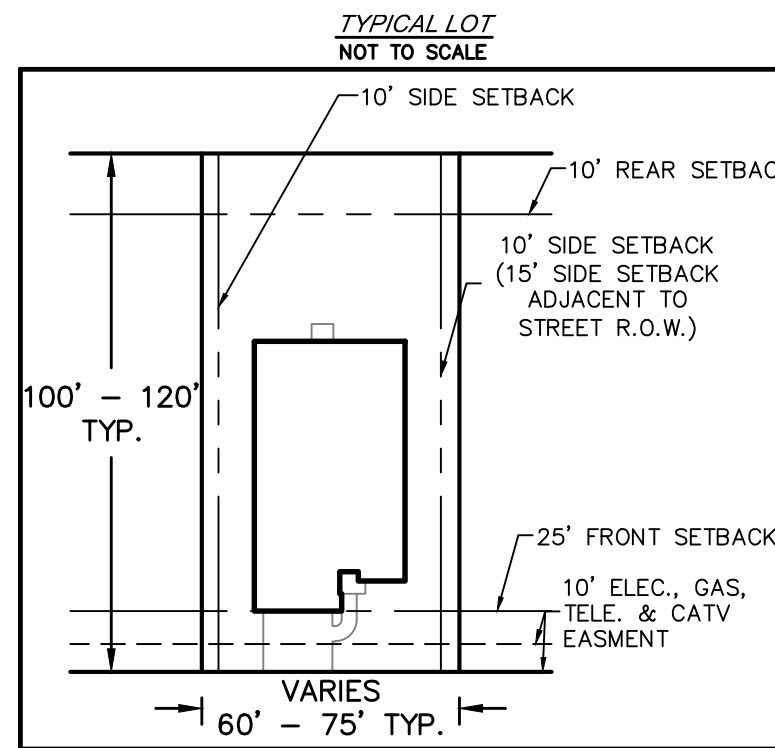
LINE #	DIRECTION	LENGTH
L1	N77°03'21"E	60.36'
L2	S66°56'52"E	1.00'
L3	S23°02'56"W	50.00'
L4	S66°57'04"E	70.00'
L5	S61°45'22"E	60.25'
L6	S32°39'15"W	59.93'
L7	S24°09'26"W	50.21'
L8	S24°39'23"W	34.78'
L9	S35°35'17"W	83.53'
L10	S43°12'38"W	74.30'
L11	S52°42'38"W	52.58'
L12	N30°41'15"W	102.32'
L13	S59°18'45"W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

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

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

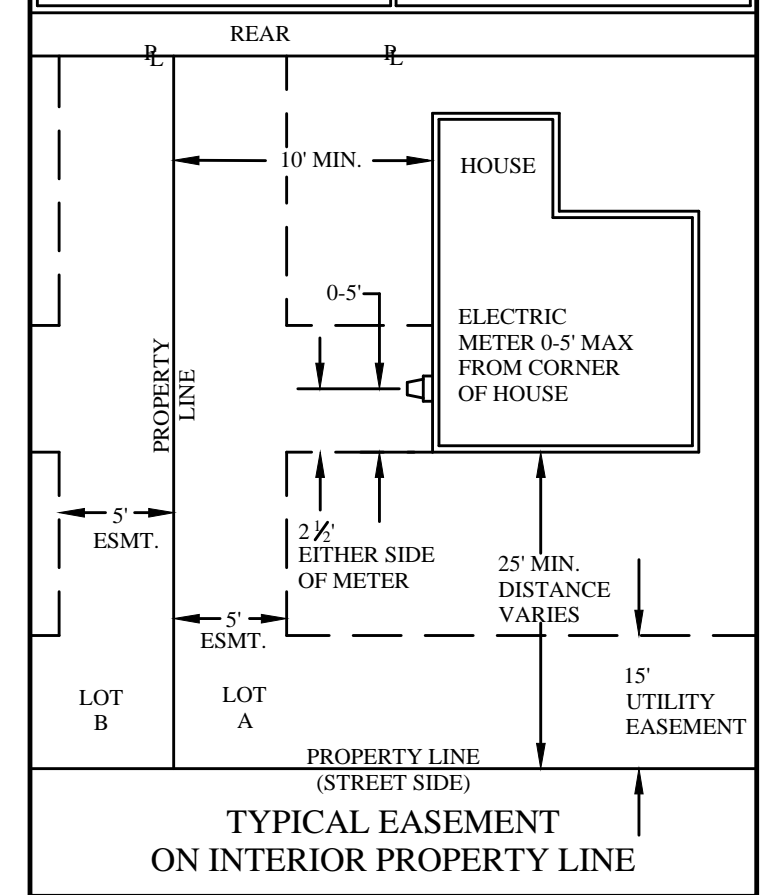
LINE #	DIRECTION	LENGTH
L46	N77°31'58"E	120.00'
L47	S83°00'29"W	120.00'
L48	S89°37'09"W	120.00'
L49	N83°46'11"W	120.00'
L50	N77°09'31"W	120.00'
L51	N75°21'17"W	120.00'
L52	N65°06'35"W	122.61'
L53	S30°41'15"E	120.15'
L54	S30°41'15"E	120.00'
L55	S59°18'45"W	140.88'
L56	S74°42'13"E	120.00'
L57	S30°53'21"E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

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



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

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



MALONE WHEELER
SINCE 1995

CIVIL ENGINEERING • DEVELOPMENT CONSULTING • PROJECT MANAGEMENT

5113 Southwest Pkwy, Suite 260
Austin, Texas 78735
Phone: (512) 899-0601 Fax: (512) 899-0655
Firm Registration No. F-786

4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

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

LEGAL DESCRIPTION:

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

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

CITY ENGINEER, CITY OF CIBOLO

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

I, (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE HOMESTEAD UNIT 1 OF CIBOLO, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THIS THE ____ DAY OF _____, 20____

OWNER: NAME: ILF N-T OWNER, LP

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

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

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

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

NOTARY PUBLIC SUFFOLK COUNTY, MASSACHUSETTS

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

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

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

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

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

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

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

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

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

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

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

GENERAL NOTES:

- 1. BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83/CORS
- 2. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- 3. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID03)
- 4. THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.R.M. MAP NO. 48187C0230F OF GUADALUPE COUNTY, TEXAS, MAPS REVISED NOVEMBER 2, 2007. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF CIBOLO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
- 6. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CIBOLO AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 7. PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- 8. THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF CIBOLO IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- 9. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEERS.
- 10. ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF CIBOLO MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- 11. ROUTINE MAINTENANCE OF WEEDS AND GRASS IN ALL EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, HOA, OR PROPERTY OWNER ASSOCIATION ON WHICH THE EASEMENT IS LOCATED IN ACCORDANCE WITH THE CITY OF CIBOLO CODE OF ORDINANCES PROVISIONS FOR HIGH WEEDS AND GRASS.
- 12. GEOTECHNICAL REPORT DEMONSTRATING COMPLIANCE WITH ALL RECOMMENDED PRACTICE FOR THE DESIGN OF RESIDENTIAL FOUNDATIONS, VERSION 1 STANDARDS OF THE TEXAS SECTION OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS, THE GEOTECHNICAL STANDARDS OF THE CITY OF CIBOLO UDC AND THE CITY OF CIBOLO BUILDING CODE, EACH OF WHICH AS MAY BE AMENDED, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- 13. ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS, ETC ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF CIBOLO.
- 14. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS SET AT TIME OF THE FINAL PLAT. THE APPROXIMATE TOTAL LINEAR FOOTAGE OF ROADWAY WITH THIS PLAT IS 3343 LINEAR FEET.
- 15. THERE ARE 5 BLOCKS, 54 DETACHED SINGLE FAMILY RESIDENTIAL LOTS, AND 4 OPEN SPACE/DRAINAGE UTILITY PROPOSED BY THIS PLAT.
- 16. PROPERTY BEING PLATTED IS CURRENTLY ZONED PUD (ORDINANCE 1107 AND 1108).
- 17. THE CITY OF CIBOLO RESERVES THE RIGHT TO RENAME STREETS AND/OR CHANGE HOUSE NUMBERS DUE TO INCOMPATIBILITY WITH EXISTING NAME AND/OR NUMBER LAYOUT, FOR EMERGENCY VEHICLE RESPONSE, AND MAIL DELIVERY.
- 18. THE HOMESTEAD SUBDIVISION IS SUBJECT TO A PUBLIC IMPROVEMENT AGREEMENT (PIA) WITH THE CITY OF CIBOLO, APPROVED ON NOVEMBER 19TH, 2014.
- 19. UTILITY SERVICED FOR THIS SITE ARE PROVIDED BY:
WATER: GREEN VALLEY SPECIAL UTILITY DISTRICT (GVSUD)
SANITARY SEWER: CITY OF CIBOLO/CITY OF SCHERTZ
ELECTRICITY: GUADALUPE VALLEY ELECTRIC COOPERATIVE (GVEC)
GAS: CENTER POINT
TELECOMMUNICATION: AT&T AND SPECTRUM
- 20. LOT 1001 IS INTENDED TO SUPPORT THE USAGE OF ADJOINING LOTS WITHIN THE CITY OF SCHERTZ. THESE USAGES INCLUDE BUT ARE NOT LIMITED TO: LANDSCAPE AREA, DRIVEWAY ACCESS, PEDESTRIAN ACCESS, UTILITY AND PUBLIC IMPROVEMENTS. THE USAGES OF THIS LOTS ARE TO BE DETERMINED AT THE TIME OF PLATTING.

G.V.E.C. NOTES

- 1. WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 5-FOOT WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
- 2. GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
- 3. ANY EASEMENT DESIGNATED AS A GVEC 20' X 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
- 4. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.

GREEN VALLEY SPECIAL UTILITY DISTRICT CERTIFICATE

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

AGENT GREEN VALLEY SPECIAL UTILITY DISTRICT

EASEMENT CERTIFICATE

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE GREEN VALLEY SPECIAL UTILITY DISTRICT OF MARION, TEXAS, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT MARKED AS "WATERLINE EASEMENT" OR "UTILITY EASEMENT" WITH THE RIGHT TO ERRECT, CONSTRUCT, INSTALL, AND LAY AND THEREAFTER ACCESS AND USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, UPGRADE, PARALLEL AND REMOVE WATER OR WASTE-WATER TRANSMISSION, COLLECTION AND/OR DISTRIBUTION LINES AND APPURTENANCES AND ANY OTHER FACILITIES NECESSARY TO SERVE GRANTORS' PROPERTY, AS WELL AS THE GRANTEE'S CURRENT AND FUTURE SYSTEM-WIDE CUSTOMERS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS UNDER, OVER AND ACROSS GRANTOR'S ADJACENT LANDS AND IN ALL STREETS AND BYWAYS FOR THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED, INCLUDING THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES, SHRUBS, GRASSES, PAVEMENTS, FENCES, STRUCTURES, IMPROVEMENTS, OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE FACILITY OR THE ACCESS THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. NO OTHER UTILITY LINES MAY BE LOCATED WITHIN 36" PARALLEL TO WATER LINES. ANY MONETARY LOSS TO GREEN VALLEY SUD RESULTING FROM MODIFICATIONS REQUIRED OF UTILITY EQUIPMENT LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. UPON ENTERING IN AND UPON SAID EASEMENT, THE DISTRICT WILL ENDEAVOR TO RESTORE THE LAND SURFACE TO A USEABLE CONDITION BUT IS NOT OBLIGATED TO RESTORE IT TO A PRE-EXISTING CONDITION.

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

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

BY: _____
MAYOR

BY: _____
CITY SECRETARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

September 27, 2024

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

On behalf of the:



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

Mr. Fore,

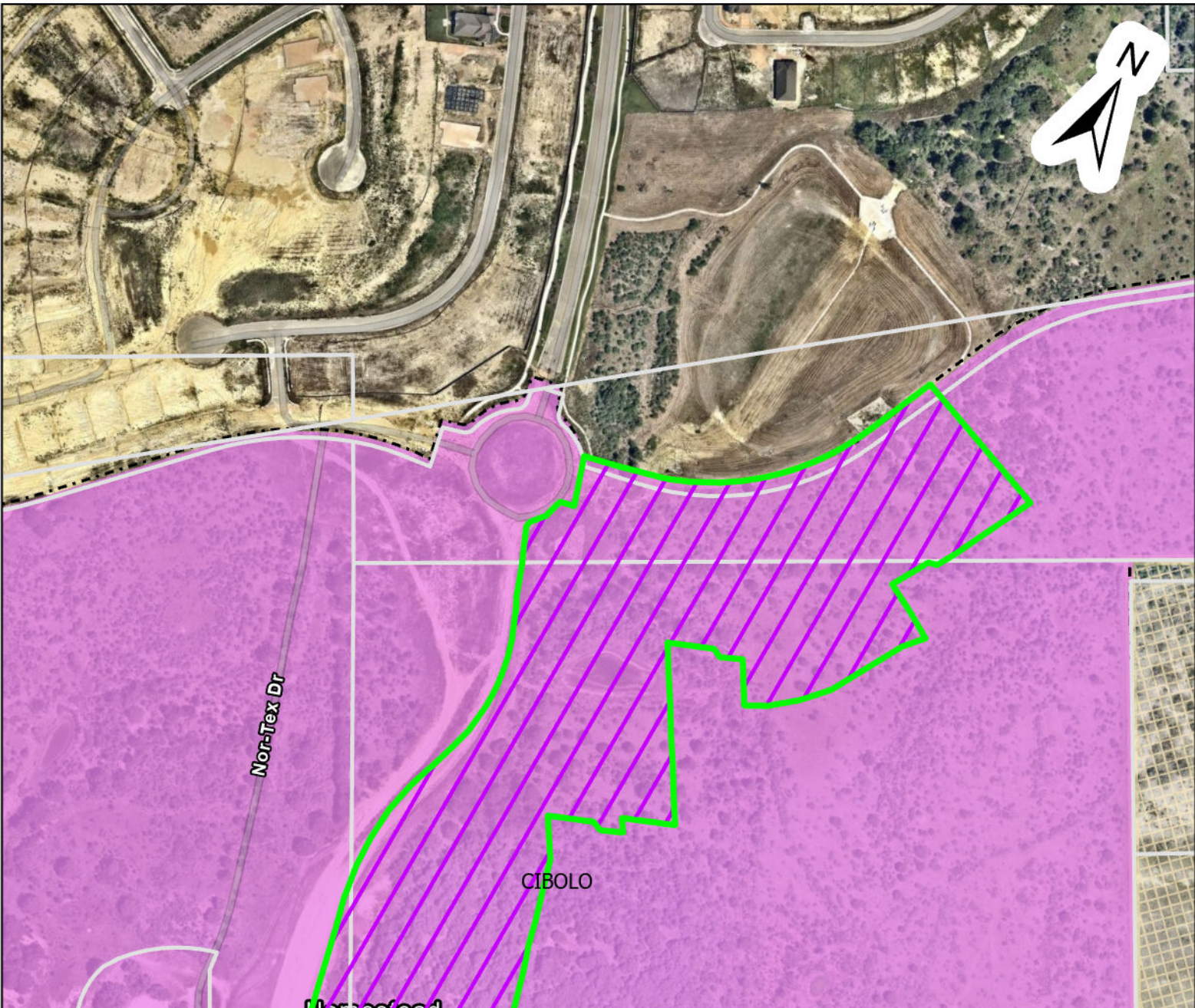
KFW Engineers has completed its review of the referenced subdivision. We find that the development is in conformance with the City of Cibolo Unified Development Code and flood ordinances. We have no further comments.

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

Sincerely,

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

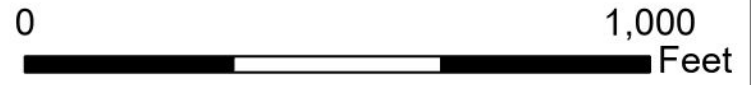
Andy Carruth, P.E.
Plan Reviewer for the City of Cibolo



Property Information Map Homestead Cibolo Unit 1

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

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





Planning and Zoning Commission Staff Report

B. Discussion/Action regarding the Final Plat of Homestead Cibolo Unit 2 Subdivision.

Meeting	Agenda Group
Wednesday, October 9, 2024, 6:30 PM	Discussion/Action Items Item: 8B.
From	
Grant Fore, Planner II	

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

PROPERTY INFORMATION:

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

FINDINGS/CURRENT ACTIVITY:

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

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

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

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

STREETS/FUTURE THOROUGHFARE PLAN (FTPX):

This plat includes the dedication of 4,125 linear feet of roadway. This Plat establishes a portion of Sundown Parkway with a connection to existing Green Valley Road, with 70 feet of right-of-way required per the Public Improvements Agreement. The property owner/developer has been in coordination with the neighboring property owner (located in Guadalupe County), and Guadalupe County to acquire the necessary land needed to connect Sundown Parkway in alignment with the centerline of the existing Green Valley Road pavement. The City has assisted in these discussions. As noted in the attached review memo, documentation of recordation of the instrument dedicating the necessary right-of-way to Guadalupe County is required to be submitted to the City for plat approval.

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

UTILITIES:

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

DRAINAGE:

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

STAFF RECOMMENDATION:

Staff and the City Engineer reviewed the plat and associated documents. Per the review memo attached, there is an outstanding comment related to the dedication of right-of-way to Guadalupe County. Therefore, staff recommends DENIAL of this Final Plat at this time.

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: Homestead Cibolo Unit 2

Total Acres: 21.32 Survey Name: See Legal Description (Survey No. 256) Abstract No.: 227

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

Current Zoning: PUD Overlay: None Old Town FM 78

Proposed Zoning: PUD # of Lots: 66 # of Units: _____

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

Current Use: undeveloped Total Proposed Square Footage: _____

Proposed Use: Proposed Subdivision (Commercial/Industrial only)

Applicant Information:

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

Address: 500 Boylston Street, Suite 2010 City: Boston

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

Email: contracts@freeholdcm.com Fax: _____

*Applicant (if different than Owner): _____

* Letter of Authorization required

Address: Same As Owner City: _____

State: _____ Zip Code: _____ Phone: _____

Email: _____ Fax: _____

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

Address: 5113 Southwest Parkway, Suite 260 City: Austin

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

Email: jessem@malonewheeler.com Fax: _____

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

SEE ATTACHED

 Owner or Representative's Signature

 Typed / Printed Name

State of _____

County of _____

Before me, _____, on this day personally appeared

 Name of Notary Public

 Name of signer(s)

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

Given under my hand and seal of office this _____ day of _____,

 Notary Public Signature

(Notary Seal)

**City of Cibolo
 Use Only**

Total Fees

Payment Method

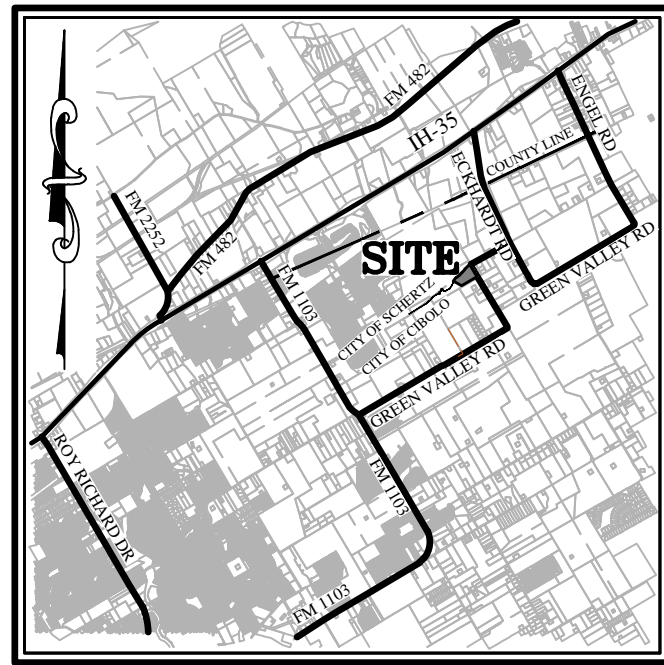
Submittal Date

Accepted by

Case Number

FINAL SUBDIVISION PLAT OF HOMESTEAD CIBOLO UNIT 2

BEING 21.3192 ACRES OUT OF THE PEDRO SAN MIGUEL SURVEY NUMBER 256, ABSTRACT NUMBER 227, GUADALUPE COUNTY, TEXAS. BEING A REMAINDER OF A CALLED 522.18 ACRES CONVEYED TO ILF N-T OWNER, LP., DESCRIBED IN DOCUMENT NUMBER 2014022581, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.



VICINITY MAP

NOT TO SCALE

LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
	1/2" IRON ROD FOUND (UNLESS NOTED)
	IRON ROD WITH "KWA" CAP FOUND (UNLESS NOTED)
	STREET CENTERLINE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS
[A]	CALLED 22 ACRES (2ND TRACT AS DESCRIBED IN VOL. 31, PG. 92-93, O.P.R.G.C.T.) OWNER: RUBY F. SCHWAB DOC. NO. 2013026499, O.P.R.G.C.T. ZONING: PUD
[B]	REMAINDER OF A CALLED 26 ACRES (3RD TRACT AS DESCRIBED IN VOL. 31, PG. 92-93, O.P.R.G.C.T.) OWNER: RUBY F. SCHWAB DOC. NO. 2013026499, O.P.R.G.C.T. ZONING: PUD
[C]	CALLED 9.994 ACRES OWNER: MARK S. DEGUTIS AND RENE C. DEGUTIS VOL. 1003, PG. 662 O.P.R.G.C.T. ZONING: PUD
[D]	ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT HEREBY DEDICATED
[E]	OPEN SPACE & DRAINAGE EASEMENT
[F]	(50' R.O.W.)
(.....)	RECORD INFORMATION PER DEED DOC. NO. 2014022581
{.....}	RECORD INFORMATION FOR ADJACENT PROPERTIES

**PEDRO SAN MIGUEL
SURVEY NO. 256
ABSTRACT NO. 227**

LOT 1001
 BLOCK 27
 REMAINDER OF A
 CALLED 522.18 ACRES
 DOC. NO. 2014022581
 O.P.R.G.C.T.
 ZONING: R-1
 (PROPOSED UNIT 8)

HOMESTEAD
 CIBOLO UNIT 1
 DOC. NO. 2014022581
 O.P.R.G.C.T.
 ZONING: PDD

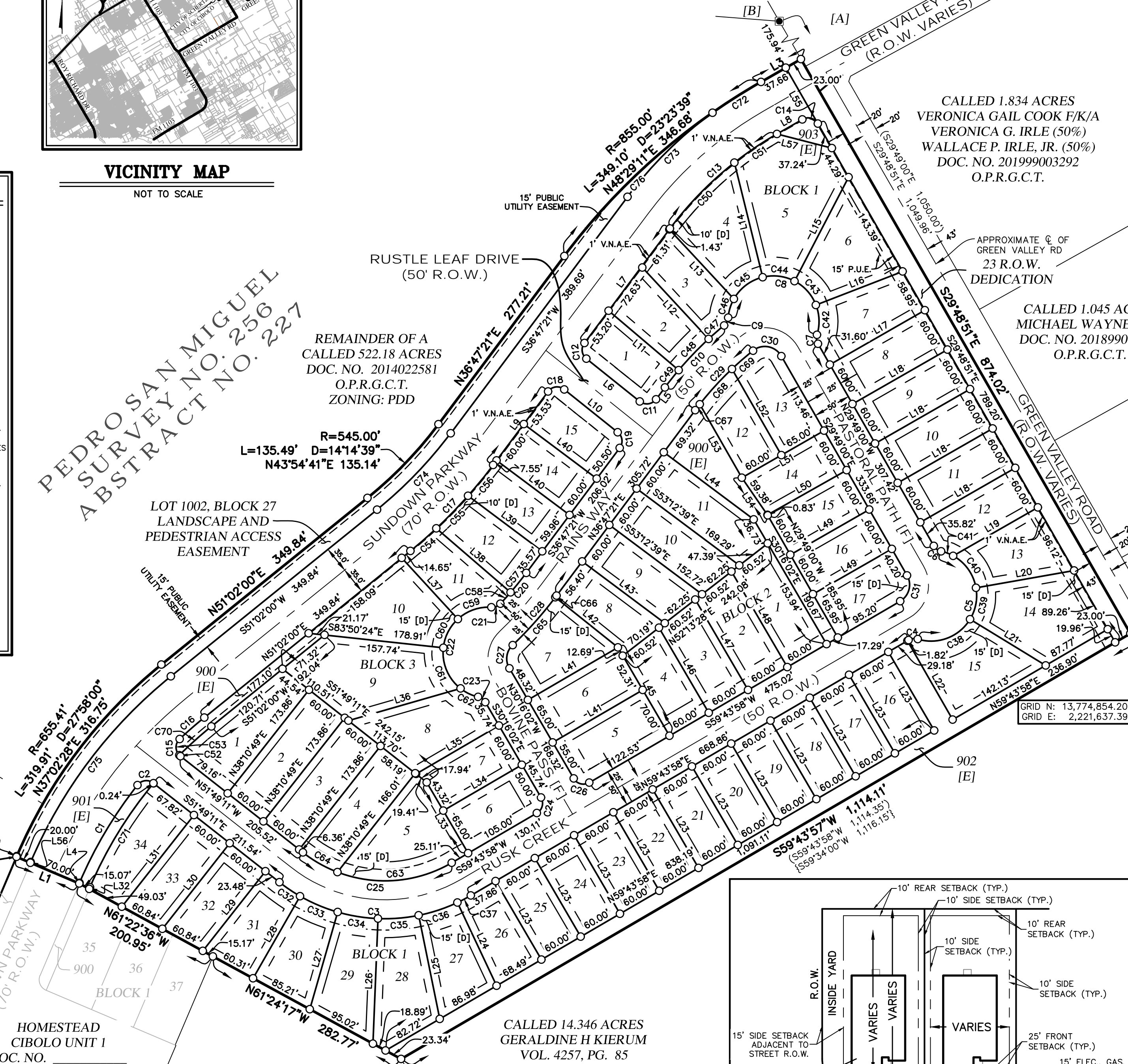
REMAINDER OF A
 CALLED 522.18 ACRES
 DOC. NO. 2014022581
 O.P.R.G.C.T.
 ZONING: PUD

CALLED 14.346 ACRES
 GERALDINE H KIERUM
 VOL. 4257, PG. 85
 O.P.R.G.C.T.
 AS DESCRIBED IN
 VOL. 481, PG. 98
 O.P.R.G.C.T.

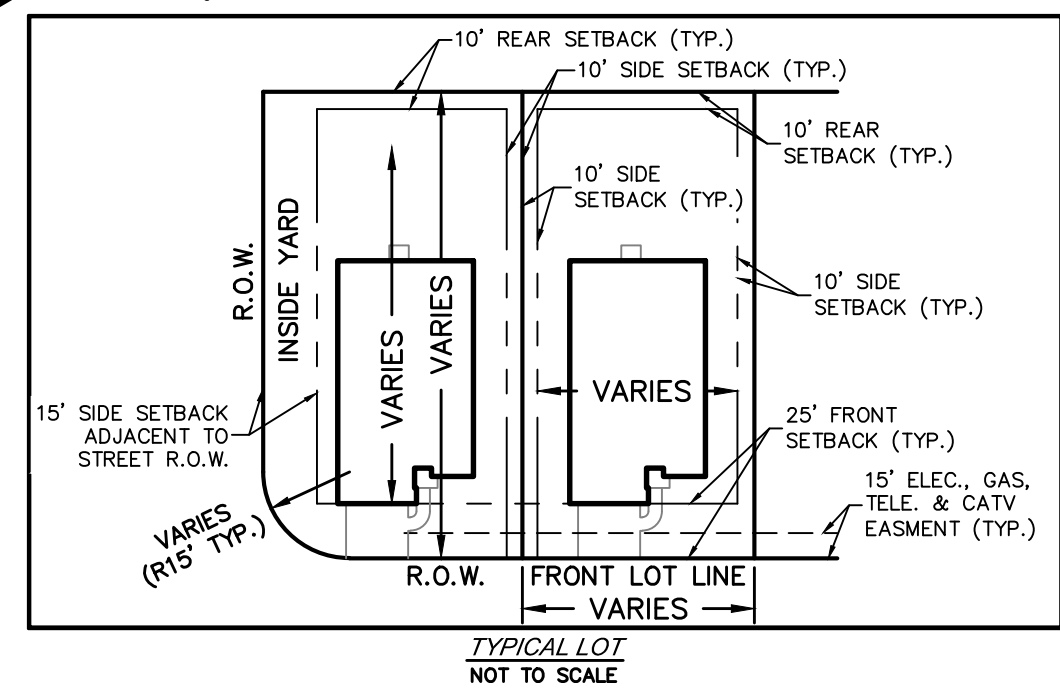
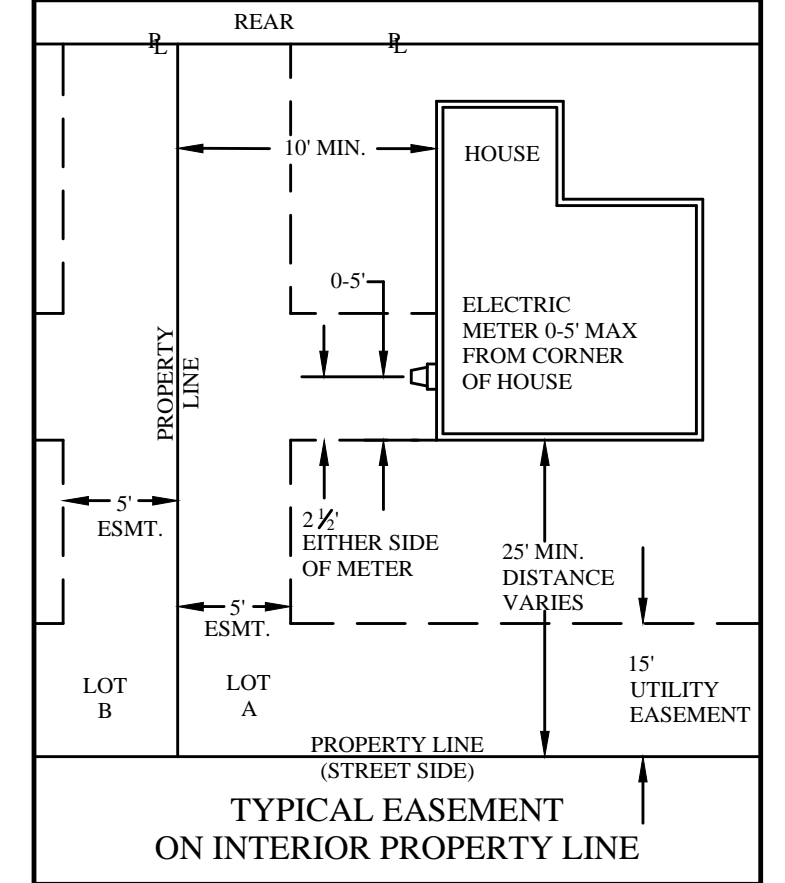
CALLED 1.834 ACRES
 VERONICA GAIL COOK F/K/A
 VERONICA G. IRLE (50%)
 WALLACE P. IRLE, JR. (50%)
 DOC. NO. 20199903292
 O.P.R.G.C.T.

CALLED 1.045 ACRES
 MICHAEL WAYNE IRLE
 DOC. NO. 201899010048
 O.P.R.G.C.T.

CALLED 1.000 ACRES
 STANLEY M. PAPE AND
 DEBORAH KAY PAPE
 DOC. NO. 2003021709
 O.P.R.G.C.T.



NOTE: G.V.E.C. WILL MAINTAIN 5' EASEMENT FOR SERVICE ENTRANCE TO DWELLING. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING. G.V.E.C. SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARDS WITH THE METER LOCATIONS NOT BEING LOCATED WITHIN A FENCED AREA.



MALONE WHEELER

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

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

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

LEGAL DESCRIPTION:

BEING 21.3192 ACRES OUT OF THE PEDRO SAN MIGUEL SURVEY NO. 256, ABSTRACT NO. 227, GUADALUPE COUNTY, TEXAS, BEING A REMAINDER OF A CALLED 522.18 ACRES CONVEYED TO ILF N-T OWNER, LP., DESCRIBED IN DOCUMENT NUMBER 2014022581, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

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

CITY ENGINEER, CITY OF CIBOLO

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

I, (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS HOMESTEAD CIBOLO UNIT 2 OF CIBOLO, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THIS THE ____ DAY OF _____, 20____

OWNER: NAME: ILF N-T OWNER, LP

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

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

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

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

NOTARY PUBLIC SUFFOLK COUNTY, MASSACHUSETTS

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

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

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

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

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

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

THIS PLAT OF HOMESTEAD CIBOLO UNIT 2 HAS BEEN SUBMITTED AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. ON THE ____ DAY OF _____, 20____.

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

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

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

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

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

BY: _____
CHAIR

BY: _____
VICE CHAIR

GENERAL NOTES:

- 1. BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83/CORS
- 2. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- 3. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID03)
- 4. THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.R.M. MAP NO. 48187C0230F OF GUADALUPE COUNTY, TEXAS, MAPS REVISED NOVEMBER 2, 2007. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF CIBOLO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
- 6. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CIBOLO AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 7. PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- 8. THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF CIBOLO IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- 9. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEERS.
- 10. ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF CIBOLO MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- 11. ROUTINE MAINTENANCE OF WEEDS AND GRASS IN ALL EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, HOA, OR PROPERTY OWNER ASSOCIATION ON WHICH THE EASEMENT IS LOCATED IN ACCORDANCE WITH THE CITY OF CIBOLO CODE OF ORDINANCES PROVISIONS FOR HIGH WEEDS AND GRASS.
- 12. GEOTECHNICAL REPORT DEMONSTRATING COMPLIANCE WITH ALL RECOMMENDED PRACTICE FOR THE DESIGN OF RESIDENTIAL FOUNDATIONS, VERSION 1 STANDARDS OF THE TEXAS SECTION OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS, THE GEOTECHNICAL STANDARDS OF THE CITY OF CIBOLO UDC AND THE CITY OF CIBOLO BUILDING CODE, EACH OF WHICH AS MAY BE AMENDED, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- 13. ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS, ETC ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF CIBOLO.
- 14. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS SET AT TIME OF THE FINAL PLAT. THE APPROXIMATE TOTAL LINEAR FOOTAGE OF ROADWAY WITH THIS PLAT IS 4125 LINEAR FEET.
- 15. THERE ARE 4 BLOCKS, 66 DETACHED SINGLE FAMILY RESIDENTIAL LOTS, AND 6 OPEN SPACE/DRAINAGE UTILITY PROPOSED BY THIS PLAT.
- 16. PROPERTY BEING PLATTED IS CURRENTLY ZONED PUD (ORDINANCE 1107 AND 1108).
- 17. THE CITY OF CIBOLO RESERVES THE RIGHT TO RENAME STREETS AND/OR CHANGE HOUSE NUMBERS DUE TO INCOMPATIBILITY WITH EXISTING NAME AND/OR NUMBER LAYOUT, FOR EMERGENCY VEHICLE RESPONSE, AND MAIL DELIVERY.
- 18. THE HOMESTEAD SUBDIVISION IS SUBJECT TO A PUBLIC IMPROVEMENT AGREEMENT (PIA) WITH THE CITY OF CIBOLO, APPROVED ON NOVEMBER 19TH, 2014.
- 19. UTILITY SERVICED FOR THIS SITE ARE PROVIDED BY:
WATER: GREEN VALLEY SPECIAL UTILITY DISTRICT (GVSUD)
SANITARY SEWER: CITY OF CIBOLO/CITY OF SCHERTZ
ELECTRICITY: GUADALUPE VALLEY ELECTRIC COOPERATIVE (GVEC)
GAS: CENTER POINT
TELECOMMUNICATION: AT&T AND SPECTRUM
- 20. LOT 1002 IS INTENDED TO SUPPORT THE USAGE OF ADJOINING LOTS WITHIN THE CITY OF SCHERTZ. THESE USAGES INCLUDE BUT ARE NOT LIMITED TO: LANDSCAPE AREA, DRIVEWAY ACCESS, PEDESTRIAN ACCESS, UTILITY AND PUBLIC IMPROVEMENTS. THE USAGE OF THIS LOT IS TO BE DETERMINED AT THE TIME OF PLATTING.

THIS PLAT OF HOMESTEAD CIBOLO UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

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

BY: _____
MAYOR

BY: _____
CITY SECRETARY

ENGINEER:

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

SURVEYOR:

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

G.V.E.C. NOTES

- 1. WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 5-FOOT WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
- 2. GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
- 3. ANY EASEMENT DESIGNATED AS A GVEC 20' X 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
- 4. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.

GREEN VALLEY SPECIAL UTILITY DISTRICT CERTIFICATE

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

AGENT GREEN VALLEY SPECIAL UTILITY DISTRICT

EASEMENT CERTIFICATE

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE GREEN VALLEY SPECIAL UTILITY DISTRICT OF MARION, TEXAS, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT MARKED AS "WATERLINE EASEMENT" OR "UTILITY EASEMENT" WITH THE RIGHT TO ERRECT, CONSTRUCT, INSTALL, AND LAY AND THEREAFTER ACCESS AND USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, UPGRADE, PARALLEL AND REMOVE WATER OR WASTE-WATER TRANSMISSION, COLLECTION AND/OR DISTRIBUTION LINES AND APPURTENANCES AND ANY OTHER FACILITIES NECESSARY TO SERVE GRANTORS' PROPERTY, AS WELL AS THE GRANTEE'S CURRENT AND FUTURE SYSTEM-WIDE CUSTOMERS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS UNDER, OVER AND ACROSS GRANTOR'S ADJACENT LANDS AND IN ALL STREETS AND BYWAYS FOR THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED, INCLUDING THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES, SHRUBS, GRASSES, PAVEMENTS, FENCES, STRUCTURES, IMPROVEMENTS, OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE FACILITY OR THE ACCESS THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. NO OTHER UTILITY LINES MAY BE LOCATED WITHIN 36" PARALLEL TO WATER LINES. ANY MONETARY LOSS TO GREEN VALLEY SUD RESULTING FROM MODIFICATIONS REQUIRED OF UTILITY EQUIPMENT LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. UPON ENTERING IN AND UPON SAID EASEMENT, THE DISTRICT WILL ENDEAVOR TO RESTORE THE LAND SURFACE TO A USEABLE CONDITION BUT IS NOT OBLIGATED TO RESTORE IT TO A PRE-EXISTING CONDITION.

**FINAL SUBDIVISION
PLAT OF
HOMESTEAD
CIBOLO UNIT 2**

MALONE★WHEELER SINCE INC., 1995 CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT	4WARD Land Surveying A Limited Liability Company	Date: 9/5/2024
		Project: 01462
5113 Southwest Pkwy, Suite 260 Austin, Texas 78735 Phone: (512) 899-0601 Fax: (512) 899-0655 Firm Registration No. F-786	PO Box 90876, Austin Texas 78709 INFO@4WARDLS.COM (512) 537-2384 TBPELS FIRM #10174300	Scale: 1" = 100'
		Reviewer: FP
		Tech: BAP
		Field Crew: FH/CM
		Survey Date: AUG. 2022
		Sheet: 2 OF 3

BLOCK 1 – AREA SUMMARY		
LOT	ACRES	SQ. FT.
LOT 1	0.1802	7,851
LOT 2	0.1852	8,069
LOT 3	0.1827	7,958
LOT 4	0.2587	11,270
LOT 5	0.4280	18,643
LOT 6	0.2675	11,652
LOT 7	0.2174	9,468
LOT 8	0.1989	8,665
LOT 9	0.1989	8,665
LOT 10	0.1989	8,665
LOT 11	0.1989	8,665
LOT 12	0.1953	8,506
LOT 13	0.2078	9,052
LOT 14	0.3240	14,112
LOT 15	0.2694	11,734
LOT 16	0.1653	7,200
LOT 17	0.1653	7,200
LOT 18	0.1653	7,200
LOT 19	0.1653	7,200
LOT 20	0.1653	7,200

BLOCK 1 – CONTINUED		
LOT	ACRES	SQ. FT.
LOT 21	0.1653	7,200
LOT 22	0.1653	7,200
LOT 23	0.1653	7,200
LOT 24	0.1653	7,200
LOT 25	0.1653	7,200
LOT 26	0.1741	7,586
LOT 27	0.2050	8,929
LOT 28	0.2640	11,498
LOT 29	0.2421	10,547
LOT 30	0.2027	8,831
LOT 31	0.1936	8,434
LOT 32	0.1912	8,329
LOT 33	0.2051	8,935
LOT 34	0.2269	9,884
LOT 901	0.0558	2,430
LOT 902	0.5819	25,349
LOT 903	0.0310	1,350
TOTAL	7.7383	337,079

BLOCK 27 – AREA SUMMARY		
LOT	ACRES	SQ. FT.
LOT 1002	0.5591	24,356
TOTAL	0.5591	24,356

BLOCK 2 – AREA SUMMARY		
LOT	ACRES	SQ. FT.
LOT 1	0.2066	8,999
LOT 2	0.1957	8,525
LOT 3	0.1848	8,050
LOT 4	0.1739	7,576
LOT 5	0.2199	9,579
LOT 6	0.2052	8,939
LOT 7	0.2283	9,944
LOT 8	0.1800	7,840
LOT 9	0.1990	8,666
LOT 10	0.2218	9,660
LOT 11	0.2384	10,385
LOT 12	0.1684	7,334
LOT 13	0.2006	8,736
LOT 14	0.1676	7,301
LOT 15	0.1664	7,249
LOT 16	0.1653	7,200
LOT 17	0.1773	7,725
LOT 900	0.2427	10,576
TOTAL	3.5419	154,284

BLOCK 3 – AREA SUMMARY		
LOT	ACRES	SQ. FT.
LOT 1	0.2556	11,136
LOT 2	0.2395	10,432
LOT 3	0.2395	10,432
LOT 4	0.2292	9,983
LOT 5	0.2968	12,932
LOT 6	0.1780	7,752
LOT 7	0.1666	7,255
LOT 8	0.2699	11,758
LOT 9	0.3812	16,609
LOT 10	0.2774	12,084
LOT 11	0.1857	8,090
LOT 12	0.1850	8,058
LOT 13	0.1664	7,247
LOT 14	0.1656	7,214
LOT 15	0.1828	7,962
LOT 900	0.0823	3,583
TOTAL	3.5015	152,527

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	565.00'	150.42'	15°15'13"	N30°40'33"E	149.97'
C2	15.00'	23.53'	89°52'40"	N83°14'29"E	21.19'
C3	225.00'	268.79'	68°26'51"	S86°02'37"E	253.09'
C4	15.00'	12.44'	47°31'18"	N83°29'37"E	12.09'
C5	60.00'	193.31'	184°35'34"	N14°57'29"E	119.90'
C6	15.00'	12.44'	47°31'18"	N53°34'39"W	12.09'
C7	15.00'	12.29'	46°56'17"	N06°20'51"W	11.95'
C8	60.00'	201.37'	192°17'47"	N79°01'36"W	119.31'
C9	15.00'	11.95'	45°38'32"	S27°38'46"W	11.64'
C10	475.00'	113.40'	13°40'41"	S43°37'42"W	113.13'
C11	15.00'	24.07'	91°55'29"	S82°45'05"W	21.57'
C12	15.00'	23.06'	88°04'31"	N07°14'55"W	20.85'
C13	465.00'	189.86'	23°23'39"	N48°29'11"E	188.55'
C14	15.00'	23.56'	90°00'08"	S74°48'56"E	21.21'
C15	15.00'	25.78'	98°29'14"	N02°34'34"W	22.72'
C16	565.00'	43.05'	4°21'57"	N48°51'01"E	43.04'
C17	635.00'	157.87'	14°14'39"	N43°54'41"E	157.46'
C18	15.00'	24.07'	91°55'29"	N82°45'05"E	21.57'
C19	15.00'	23.06'	88°04'31"	S07°14'55"E	20.85'
C20	476.50'	53.06'	6°22'48"	S39°58'45"W	53.03'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C21	15.00'	13.17'	50°19'24"	S68°19'51"W	12.76'
C22	60.00'	178.16'	170°07'57"	S08°25'35"W	119.56'
C23	15.00'	12.14'	46°22'22"	S53°27'13"E	11.81'
C24	15.00'	23.56'	90°00'00"	S14°43'58"W	21.21'
C25	175.00'	209.06'	68°26'51"	N86°02'37"W	196.85'
C26	15.00'	23.56'	90°00'00"	N75°16'02"W	21.21'
C27	25.00'	33.41'	76°33'53"	N08°00'54"E	30.98'
C28	526.50'	87.37'	9°30'30"	N41°32'36"E	87.27'
C29	425.00'	109.77'	14°47'56"	N44°11'19"E	109.47'
C30	25.00'	43.02'	98°35'43"	S79°06'51"E	37.91'
C31	25.00'	39.07'	89°32'57"	S14°57'29"W	35.22'
C32	225.00'	32.87'	8°22'14"	S56°00'18"E	32.84'
C33	225.00'	54.00'	13°45'04"	S67°03'57"E	53.87'
C34	225.00'	54.00'	13°45'04"	S80°49'00"E	53.87'
C35	225.00'	54.00'	13°45'04"	N85°25'56"E	53.87'
C36	225.00'	54.00'	13°45'04"	N71°40'52"E	53.87'
C37	225.00'	19.92'	5°04'23"	N62°16'09"E	19.92'
C38	60.00'	79.47'	75°53'31"	N69°18'31"E	73.79'
C39	60.00'	43.29'	41°20'05"	N10°41'43"E	42.35'
C40	60.00'	53.52'	51°06'31"	N35°31'35"W	51.76'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C41	60.00'	17.03'	16°15'28"	N69°12'34"W	16.97'
C42	60.00'	40.11'	38°17'57"	N02°01'42"W	39.36'
C43	60.00'	43.29'	41°20'05"	N41°50'43"W	42.35'
C44	60.00'	43.29'	41°20'05"	N83°10'47"W	42.35'
C45	60.00'	48.81'	46°36'39"	S52°50'51"W	47.48'
C46	60.00'	25.88'	24°43'01"	S17°11'01"W	25.68'
C47	475.00'	27.20'	3°16'53"	S48°49'36"W	27.20'
C48	475.00'	57.03'	6°52'47"	S43°44'46"W	57.00'
C49	475.00'	29.16'	3°31'02"	S38°32'52"W	29.15'
C50	465.00'	121.90'	15°01'14"	N44°17'58"E	121.55'
C51	465.00'	67.96'	8°22'26"	N55°59'47"E	67.90'
C52	15.00'	2.02'	7°42'21"	N47°58'01"W	2.02'
C53	15.00'	23.77'	90°46'53"	N01°16'36"E	21.36'
C54	635.00'	45.37'	4°05'38"	N48°59'11"E	45.36'
C55	635.00'	60.02'	5°24'57"	N44°13'54"E	60.00'
C56	635.00'	52.47'	4°44'04"	N39°09'23"E	52.46'
C57	476.50'	32.87'	3°57'08"	S38°45'55"W	32.86'
C58	476.50'	20.19'	2°25'40"	S41°57'19"W	20.19'
C59	60.00'	48.17'	45°59'52"	S70°29'37"W	46.89'
C60	60.00'	43.29'	41°20'05"	S26°49'38"W	42.35'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C61	60.00'	60.80'	58°03'48"	S22°52'18"E	58.24'
C62	60.00'	25.90'	24°44'12"	S64°16'18"E	25.70'
C63	175.00'	156.44'	51°13'06"	S85°20'31"W	151.28'
C64	175.00'	52.62'	17°13'45"	N60°26'04"W	52.43'
C65	526.50'	84.61'	9°12'28"	N41°41'37"E	84.52'
C66	526.50'	2.76'	0°18'02"	N36°56'22"E	2.76'
C67	425.00'	9.72'	1°18'39"	N37°26'40"E	9.72'
C68	425.00'	63.09'	8°30'17"	N42°21'08"E	63.03'
C69	425.00'	36.96'	4°59'00"	N49°05'47"E	36.95'
C70	550.00'	56.91'	5°55'43"	S48°04'09"W	56.88'
C71	550.00'	161.43'	16°48'59"	S31°27'26"W	160.85'
C72	855.00'	75.93'	5°05'17"	S57°38'22"W	75.90'
C73	535.00'	158.37'	16°57'38"	S45°16'10"W	157.79'
C74	565.00'	140.46'	14°14'39"	S43°54'41"W	140.10'
C75	635.00'	310.15'	27°59'04"	S37°02'28"W	307.07'
C76	855.00'	273.17'	18°18'22"	S45°56'32"W	272.01'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N66°57'04"W	90.00'
L2	N23°02'56"E	0.99'
L3	N60°11'00"E	60.66'
L4	N23°02'56"E	0.99'
L5	S36°47'21"W	19.65'
L6	N51°17'10"W	90.29'
L7	N36°47'21"E	188.57'
L8	N60°11'00"E	38.54'
L9	N36°47'21"E	121.08'
L10	S51°17'10"E	90.29'
L11	N49°41'37"W	121.36'
L12	N42°48'51"W	130.17'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L13	N42°51'27"W	125.28'
L14	N13°50'50"W	155.84'
L15	N27°29'15"E	154.64'
L16	N68°49'20"E	122.70'
L17	N60°11'00"E	144.42'
L18	N60°11'00"E	144.41'
L19	N60°11'00"E	128.77'
L20	N80°01'40"E	131.42'
L21	S58°38'15"E	116.89'
L22	S29°49'00"E	120.00'
L23	S30°16'02"E	120.00'
L24	S25°11'39"E	121.36'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L25	S11°26'36"E	139.50'
L26	N02°18'28"E	165.22'
L27	N16°03'31"E	133.41'
L28	N29°48'35"E	124.94'
L29	N38°10'49"E	133.77'
L30	N38°10'49"E	143.87'
L31	N38°10'49"E	153.97'
L32	S23°02'56"W	2.46'
L33	S30°16'02"E	108.32'
L34	N59°43'58"E	120.00'
L35	N59°43'58"E	126.59'
L36	N73°57'12"E	154.05'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L37	S42°30'19"E	109.63'
L38	S49°15'31"E	129.35'
L39	S53°12'39"E	122.40'
L40	S53°12'39"E	120.24'
L41	N59°43'58"E	137.53'
L42	S51°17'10"E	105.86'
L43	S53°12'39"E	136.16'
L44	S53°12'39"E	148.08'
L45	S30°16'02"E	135.00'
L46	S30°16'02"E	130.22'
L47	S30°16'02"E	138.13'
L48	S30°16'02"E	146.03'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L49	N60°11'00"E	120.00'
L50	N60°34'36"E	120.07'
L51	N60°11'00"E	125.00'
L52	S29°49'00"E	131.07'
L53	N29°49'00"W	111.77'
L54	N34°34'49"W	60.21'
L55	N29°48'51"W	85.00'
L56	S23°02'56"W	0.99'
L57	N75°31'07"W	74.80'

FINAL SUBDIVISION PLAT OF HOMESTEAD CIBOLO UNIT 2

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

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

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

October 1, 2024

On behalf of the:

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



Re: Final Plat Review
Homestead Cibolo Unit 2 (PC-24-28-FP)

Mr. Fore,

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

Conditions For Approval:

In order for Homestead Unit 2 to properly tie into existing Green Valley Road ROW a portion of private property owned by the Scwab's will need to be dedicated as discussed in the previously held coordination meeting between the City, County, & Developer. While we have no further comments on the final plat itself, we cannot recommend approval until proof that this area has been dedicated to the County has been provided.

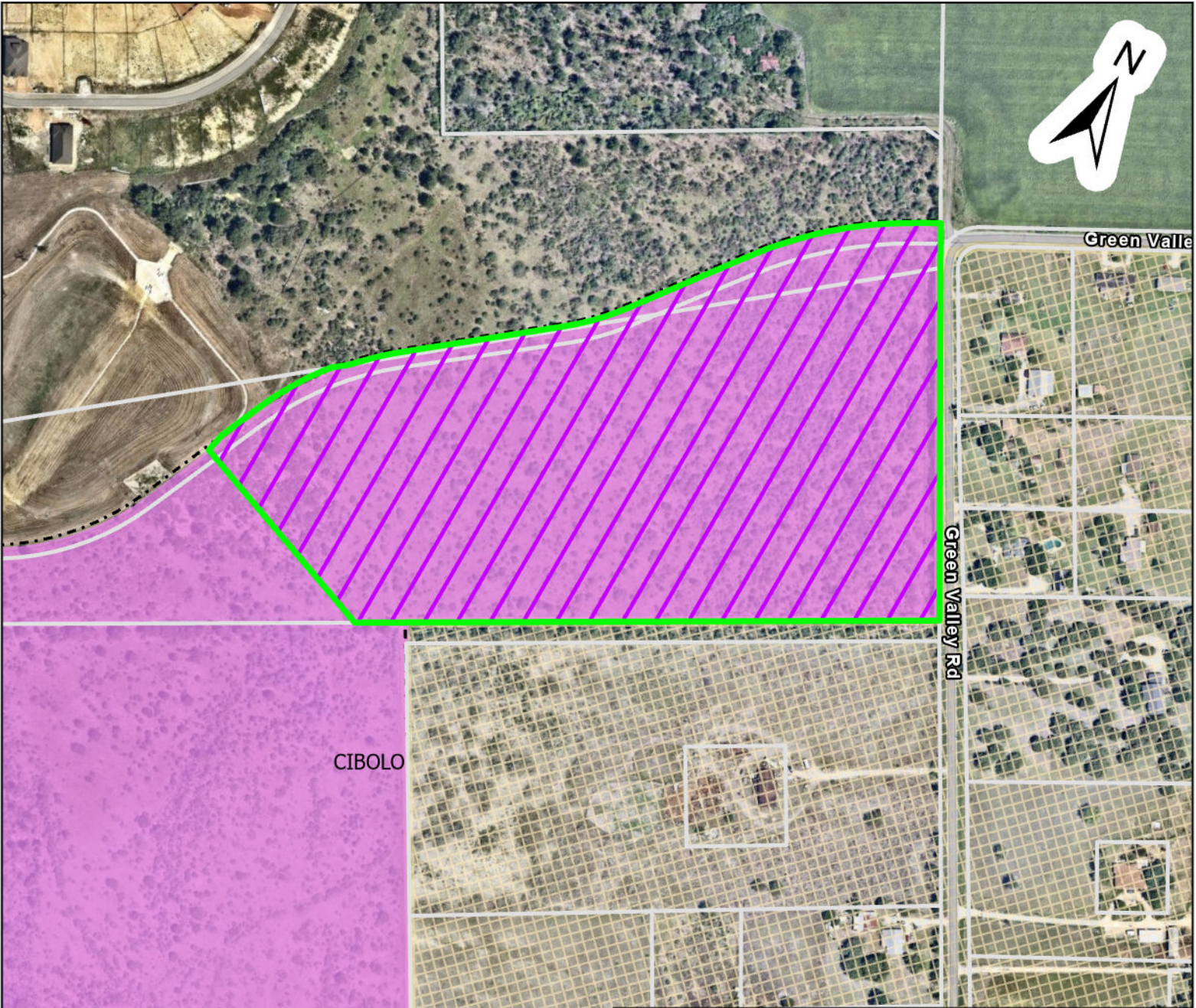
Our review of the subdivision does not relieve or release the Engineer of Record or Surveyor of Record from complying with any and all the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If you require additional information, please contact our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

Sincerely,



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

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



CIBOLO

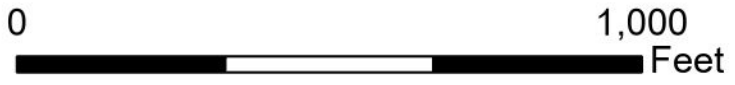
Green Valley Rd

Green Valle

Property Information Map Homestead Cibolo Unit 2

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

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





Planning and Zoning Commission Staff Report

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

Meeting	Agenda Group
Wednesday, October 9, 2024, 6:30 PM	Discussion/Action Items Item: 8C.
From	
Lindsey Walker, Planner I	
Staff Contact(s)	
Lindsey Walker,	

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

PROPERTY INFORMATION:

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

FINDINGS:

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

The applicant previously requested a CUP to allow the placement of a manufactured home in Low Density Single-Family (SF-2) zoning district that was denied at the November 13, 2023, City Council meeting. The Council directed the applicant to pursue a zone change to MH-1, which was approved in January 2024. It was staff's understanding that the initial request for the manufactured home CUP was to replace the existing manufactured home on the property. The applicant did not communicate or clarify their intent to retain the existing structure while adding a new manufactured home, despite staff's repeated statements during multiple rounds of meetings and public hearings, which the applicant attended, that only one dwelling unit would be permitted on the property. It was only when the applicant began applying for permits that this miscommunication came to light.

PUBLIC NOTICE:

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

STAFF CONCLUSIONS:

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

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

PLANNING & ZONING COMMISSION:

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

STAFF ANALYSIS:

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

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

A. Consistency with the Comprehensive Master Plan;

PlaceType: Estate Residential (pg. 40)

Land Use Considerations:

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

Example Locations:

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

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

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

PlaceType: Estate Residential (pg. 40)

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

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

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

UDC Section 14.9 Manufactured Home Residential

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

b. Permitted uses – manufactured/modular homes.

c. Specific uses – subject to Site Plan approval, private recreational amenities.

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

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

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

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

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

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

*Subject to supplemental use regulations of UDC Article 6.

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

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

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

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

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

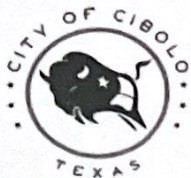
Attachments

[Application](#)

[Site Plan](#)

[Property Map](#)

[Accessory Residential Dwelling Unit Analysis](#)



City of Cibolo

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

UNIVERSAL APPLICATION - CONDITIONAL USE PERMIT

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

Project Name: Conditional Use Permit for Accessory Living Quarters

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

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

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

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

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

Current Use: _____ Total Proposed Square Footage: _____

Proposed Use: _____ (Commercial/Industrial only)

Applicant Information:

Property Owner Name: Gerardo Padilla Barajas

Address: 432 Tolle Rd City: Cibolo

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

Email: nataliapadillainiguez@gmail.com Fax: _____

*Applicant (if different than Owner):

* Letter of Authorization required

Address: _____ City: _____

State: _____ Zip Code: _____ Phone: _____

Email: _____ Fax: _____

Representative:

Address: _____ City: _____

State: _____ Zip Code: _____ Phone: _____

Email: _____ Fax: _____

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

Gerardo Padilla Barajas
Owner or Representative's Signature

Gerardo Padilla Barajas
Typed / Printed Name

State of Texas

County of Guadalupe

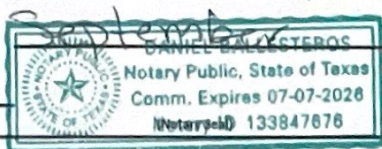
Before me, Daniel Ballesteros, on this day personally appeared

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

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

Given under my hand and seal of office this 18th day of September

[Signature]
Notary Public Signature



City of Cibolo
Use Only

Total Fees

Payment Method

Submittal Date

Accepted by

Case Number

To whom may concern,

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

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

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

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

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

Respectfully,

Gerardo Padilla

SURVEY NOTES

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

SUBDIVISION NOTES

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

LEGEND

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

STATE OF TEXAS
COUNTY OF BEXAR

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

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

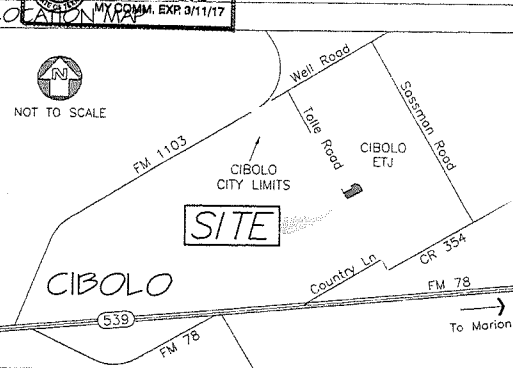


26254 IH 10 West, Suite 105, Boerne, TX 78006
www.LandmarkSurveying.net (830) 428-1290

STATE OF TEXAS
COUNTY OF BEXAR

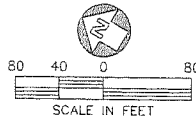
SWORN TO AND SUBSCRIBED BEFORE ME THIS 8th DAY OF May 2013

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



EASEMENT CERTIFICATE

The Owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, dedicates to the Green Valley Special Utility District of Marion, Texas, its successors and assigns, a perpetual Easement with the right to erect, construct, install and lay over and across those areas marked as easements and appurtenances, the right to remove from said lands all trees, shrubs, grasses, pavements, fences, structures, improvements, or other obstructions which may interfere with the facility or the access thereto. It is agreed and understood that no building, concrete slab or walls will be placed within said Easement areas. Any monetary loss to Green Valley SUD resulting from modifications required of utility equipment located within said Easements due to grade change or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alterations. Upon entering in and upon said Easement, the District will endeavor to restore the land surface to a useable condition but it is not obligated to restore it to a pre-existing condition.



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

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

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

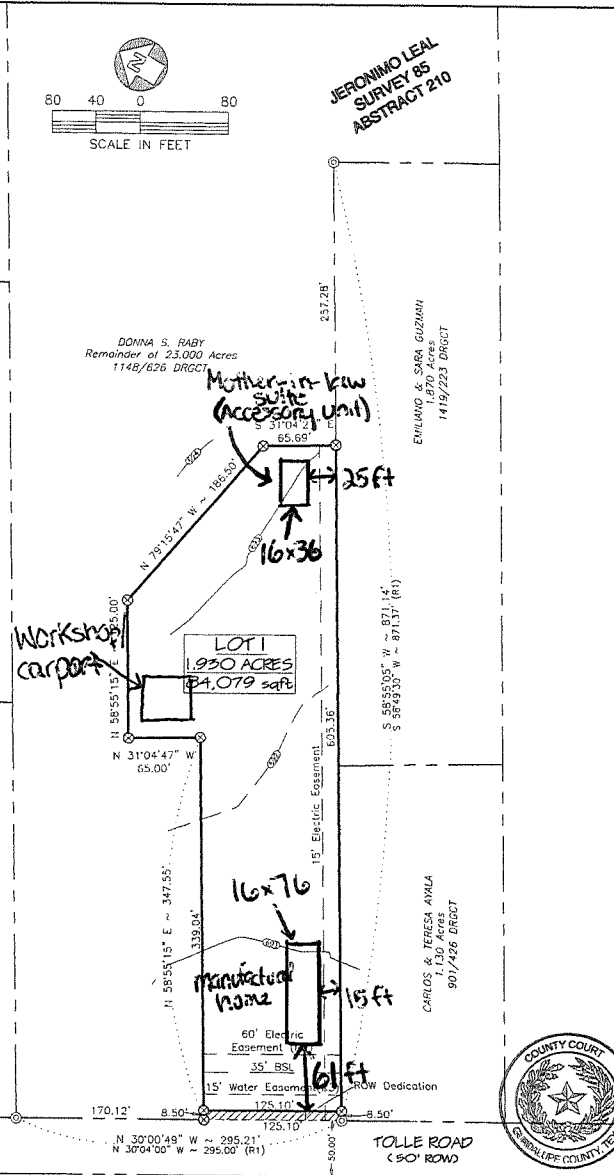
HARRY M. HUNT
5,000 Acres
31445/950 DRGCT

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

SANDRA M. WHISTON
2110/372 DRGCT

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

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



MINOR PLAT OF RABY ESTATES SUBDIVISION

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

BEING AT A FOUND 1/2" REBAR WITH NO IDENTIFICATION FOR THE SOUTHWEST CORNER OF THIS TRACT, THE SOUTHWEST CORNER OF SAID RABY 23,000 ACRE TRACT, LOCATED ON THE NORTH ROW OF TOLLE ROAD (50' ROW) FROM WHICH A FOUND 1/2" REBAR FOR THE SOUTHWEST CORNER OF THE CARLOS & TERESA AYALA 1.130 ACRE TRACT, RECORDED IN VOLUME 801, PAGE 426, DRGCT, BEARS NORTH 30° 00' 49" WEST FOR 206.21 FEET (NORTH 30° 04' 00" WEST FOR 206.50 FEET, R1) FOR REFERENCE.

THENCE NORTH 30° 00' 49" WEST FOR 125.10 FEET (NORTH 30° 04' 00" WEST, R1) ALONG THE SOUTH BOUNDARY LINE OF THIS TRACT, THE SOUTH BOUNDARY LINE OF SAID RABY 23,000 ACRE TRACT, THE NORTH ROW OF SAID TOLLE ROAD, TO A SET 1/2" REBAR WITH PLASTIC CAP STAMPED "TOLANDMARK SURVEYING" FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE THROUGH THE INTERIOR OF SAID RABY 23,000 ACRE TRACT, THE FOLLOWING FIVE (5) BEARINGS AND DISTANCES:

- NORTH 58° 55' 15" EAST FOR 347.55 FEET TO A SET 1/2" REBAR WITH A PLASTIC CAP STAMPED "TOLANDMARK SURVEYING" FOR AN INTERIOR CORNER OF THIS TRACT;
- NORTH 31° 04' 21" EAST FOR 65.60 FEET TO A SET 1/2" REBAR WITH A PLASTIC CAP STAMPED "TOLANDMARK SURVEYING" FOR AN ANGLE POINT OF THIS TRACT;
- NORTH 58° 55' 15" EAST FOR 125.00 FEET TO A SET 1/2" REBAR WITH A PLASTIC CAP STAMPED "TOLANDMARK SURVEYING" FOR AN ANGLE POINT OF THIS TRACT;
- NORTH 79° 15' 47" WEST FOR 186.50 FEET TO A SET 1/2" REBAR WITH A PLASTIC CAP STAMPED "TOLANDMARK SURVEYING" FOR AN ANGLE POINT OF THIS TRACT;
- SOUTH 31° 04' 21" EAST FOR 65.60 FEET TO A SET 1/2" REBAR WITH A PLASTIC CAP STAMPED "TOLANDMARK SURVEYING" FOR THE INTERIOR CORNER OF THIS TRACT LOCATED ON THE NORTHWEST BOUNDARY LINE OF THE EMILIANO & SARA GUZMAN 1.870 ACRE TRACT RECORDED IN VOLUME 1419, PAGE 223, DRGCT.

THENCE SOUTH 58° 55' 05" WEST FOR 613.86 FEET (SOUTH 58° 49' 30" WEST, R1) ALONG THE SOUTHWEST BOUNDARY LINE OF THIS TRACT, THE NORTH WEST BOUNDARY LINES OF SAID GUZMAN 1.870 ACRE TRACT AND SAID AYALA 1.130 ACRE TRACT, TO THE POINT OF BEGINNING AND CONTAINING 1.954 ACRES OF LAND.

STATE OF TEXAS
COUNTY OF GUADALUPE

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

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

STATE OF TEXAS
COUNTY OF GUADALUPE

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13th DAY OF May 2013

Reed Greene
REED GREENE
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

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

DATED THIS 15th DAY OF May 2013

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

GREEN VALLEY SPECIAL UTILITY DISTRICT CERTIFICATE

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

Reed Greene
AGENT FOR GREEN VALLEY SPECIAL UTILITY DISTRICT

GUADALUPE VALLEY ELECTRIC COOP, INC. CERTIFICATE

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

AGENT FOR GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.

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

Reed Greene
AGENT FOR CIBOLA CREEK MUNICIPAL AUTHORITY.

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

DATED THIS 15th DAY OF May 2013.

UTILITY EASEMENT NOTE

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

STATE OF TEXAS
COUNTY OF GUADALUPE

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

Courtney Casco
COURTNEY CASCO
COUNTY CLERK, GUADALUPE COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

13-010497

NOT TO SCALE

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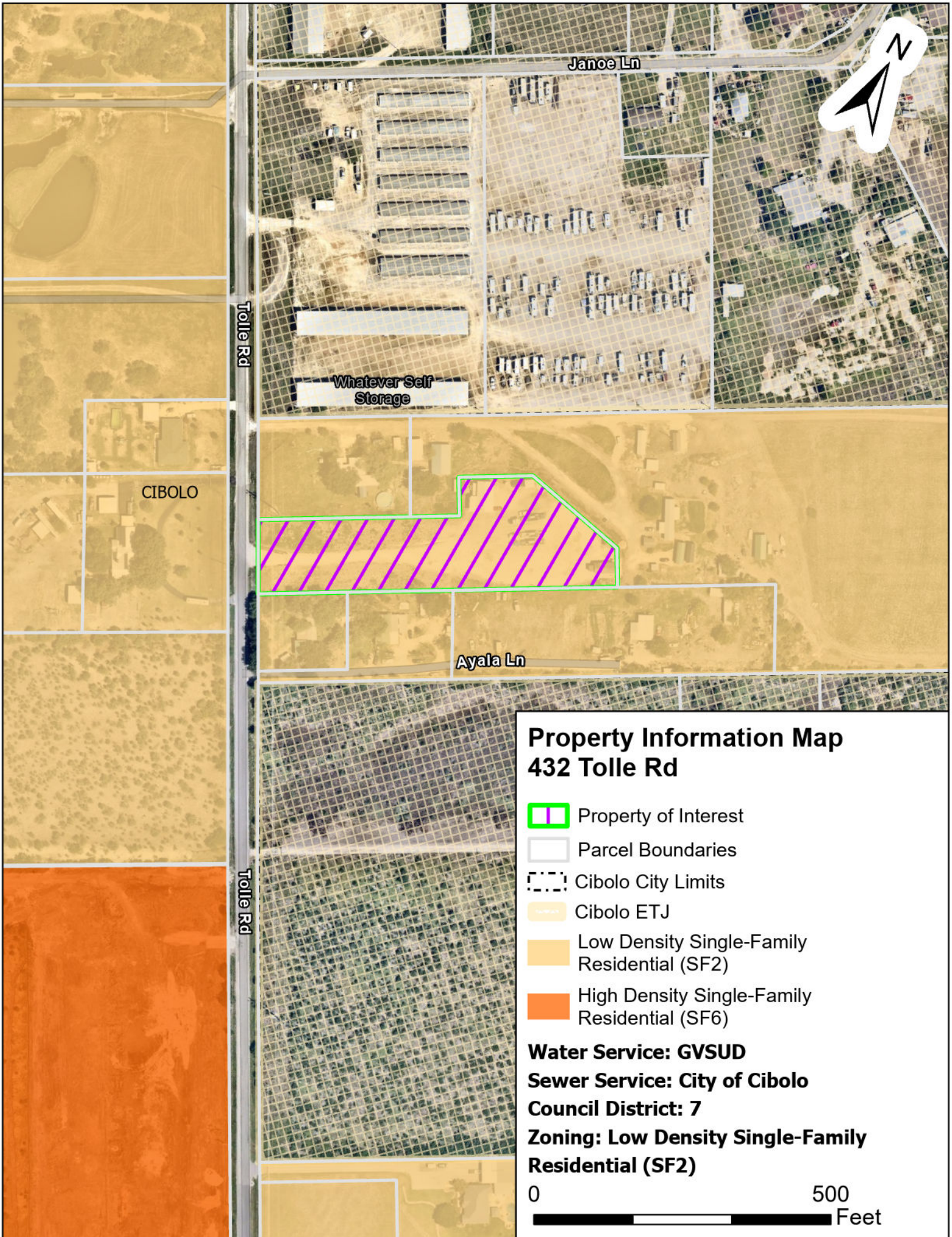
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PAGE 1 OF 1



Jance Ln



Tolle Rd

Whatever Self Storage

CIBOLO

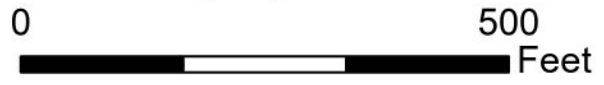
Tolle Rd

Ayala Ln

**Property Information Map
432 Tolle Rd**

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

Water Service: GVSUD
Sewer Service: City of Cibolo
Council District: 7
Zoning: Low Density Single-Family Residential (SF2)



Key Differences

Accessory Living Quarters

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

Accessory Dwelling Unit

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



Planning and Zoning Commission Staff Report

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

Meeting	Agenda Group
Wednesday, October 9, 2024, 6:30 PM	Discussion/Action Items Item: 8D.
From	
Lindsey Walker, Planner I	
Staff Contact(s)	
Lindsey Walker,	

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

PROPERTY INFORMATION:

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

FINDINGS:

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

This request was initially processed as a Sign Variance due to miscommunication regarding the number of signs being requested. The Planning and Zoning Commission recommended denial for the variance at the August 14, 2024, meeting. The applicant withdrew their application prior to the subsequent City Council meeting to apply for the Sign Program, which would allow them to request more signage.

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

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

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

PUBLIC NOTICE:

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

PLANNING & ZONING COMMISSION ACTION:

1. Recommend **Approval** to the Mayor and Council of the requested Comprehensive Sign Program for certain real property located at 112 Rodeo Way, legally described as CIBOLO VALLEY RANCH #1 BLOCK 6 LOT 62R 0.59 AC.
2. Recommend **Approval** to the Mayor and Council of the requested Comprehensive Sign Program for certain real property located at 112 Rodeo Way, legally described as CIBOLO VALLEY RANCH #1 BLOCK 6 LOT 62R 0.59 AC, **with conditions**.
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 Scooter's coffee shops across the nation.

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

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

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

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

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

5. *Off-site signs.*

STAFF FINDINGS: This item is not applicable.

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

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

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

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

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

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

Attachments

[Application](#)

[Sign Package](#)

[Property Map](#)

[Applicant Presentation](#)



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

UNIVERSAL APPLICATION - MASTER SIGN PROGRAM

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

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

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

Applicant Information:

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

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

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

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


 Owner or Representative's Signature
 Charles L. Gottsman

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

 Name of Notary Public
 Charles L. Gottsman , to be the person(s) who is/are subscribed to the

 Name of signer(s)
 foregoing instrument and acknowledge to me that he/she/they executed the same for the purposes and consideration therein expressed.
 Given under my hand and seal of office this 9th day of September , 2024


 Notary Public Signature

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



City of Cibolo
201 W Loop 539
Cibolo, TX

Re: Scooter's Coffee – 112 Rodeo Way

To whom it may concern,

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

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

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

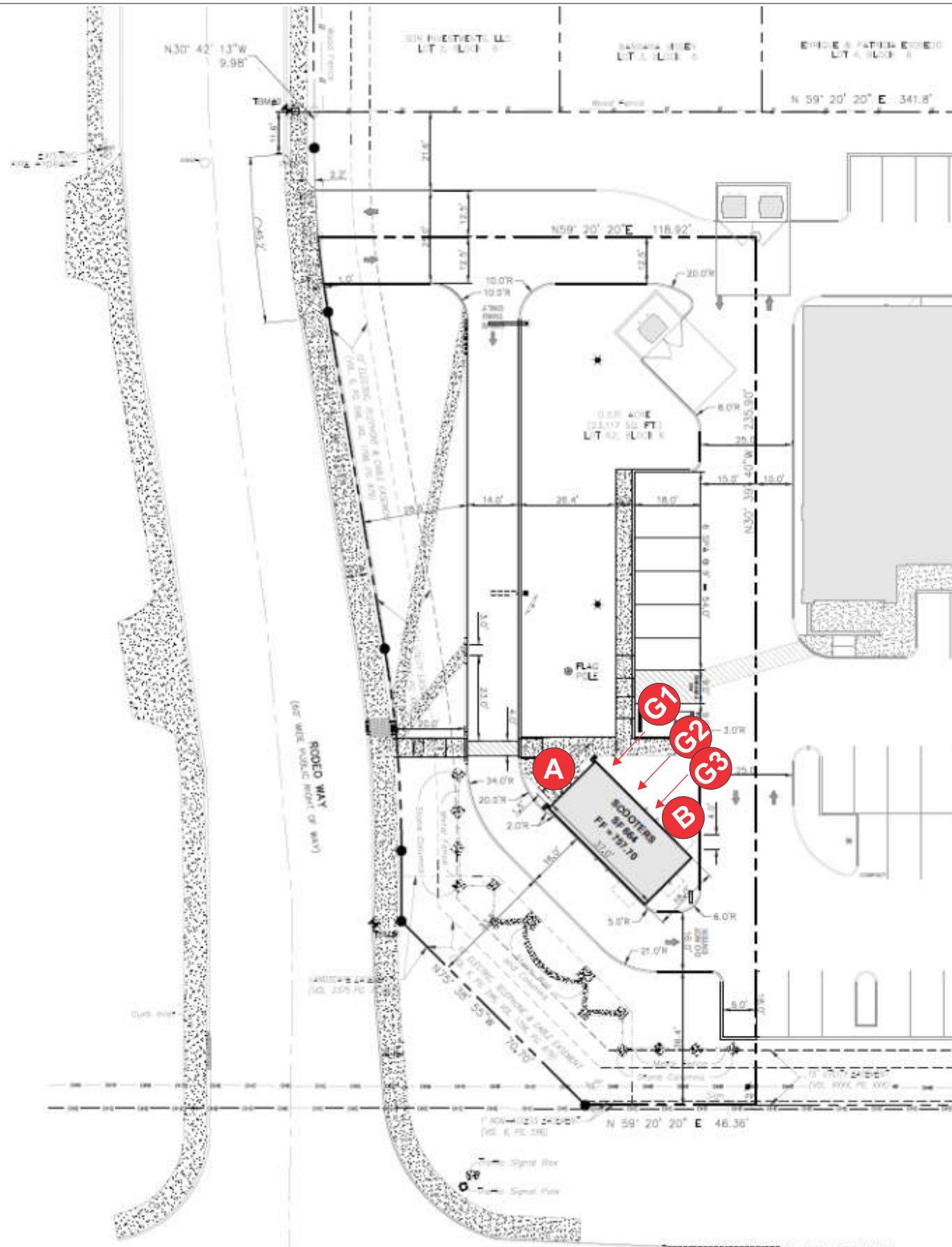
Lastly, the requested sign design is architecturally harmonious with the building and the surrounding structures in the area. The signage is also consistent with Scooter's corporate brand standards.

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

Sincerely,

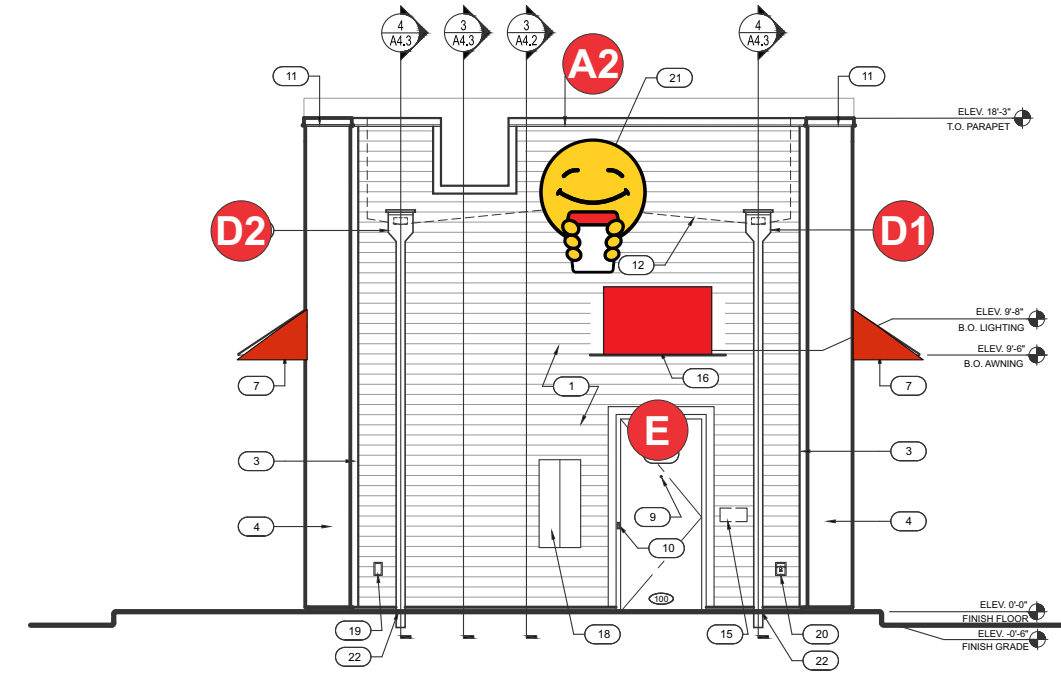
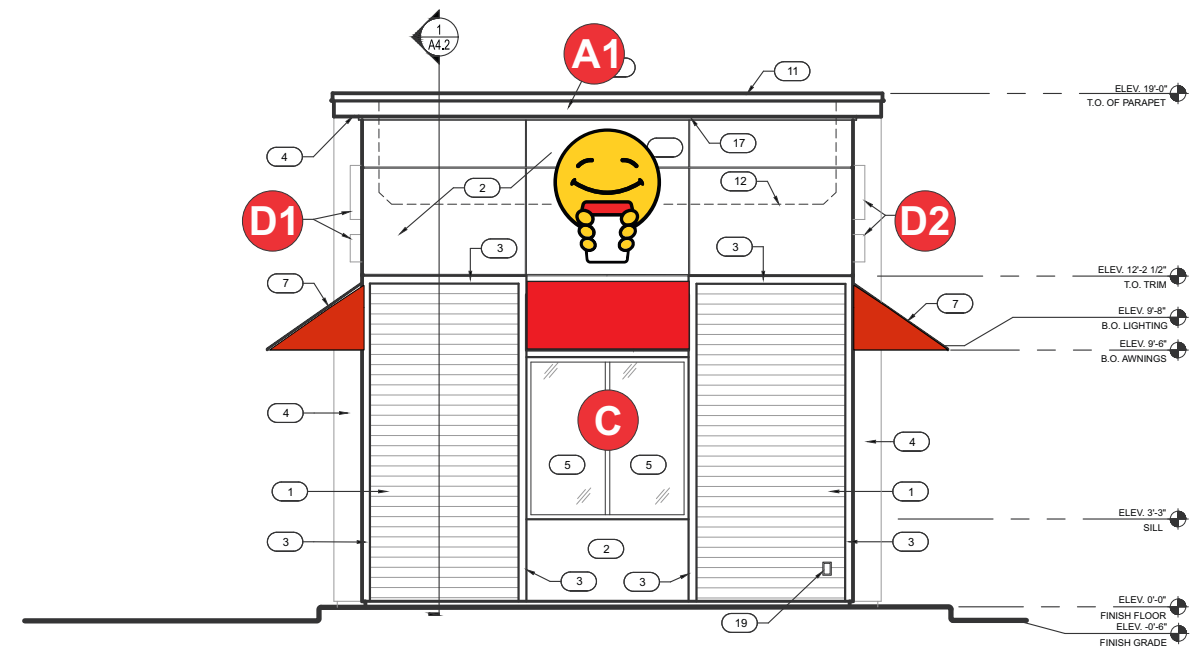
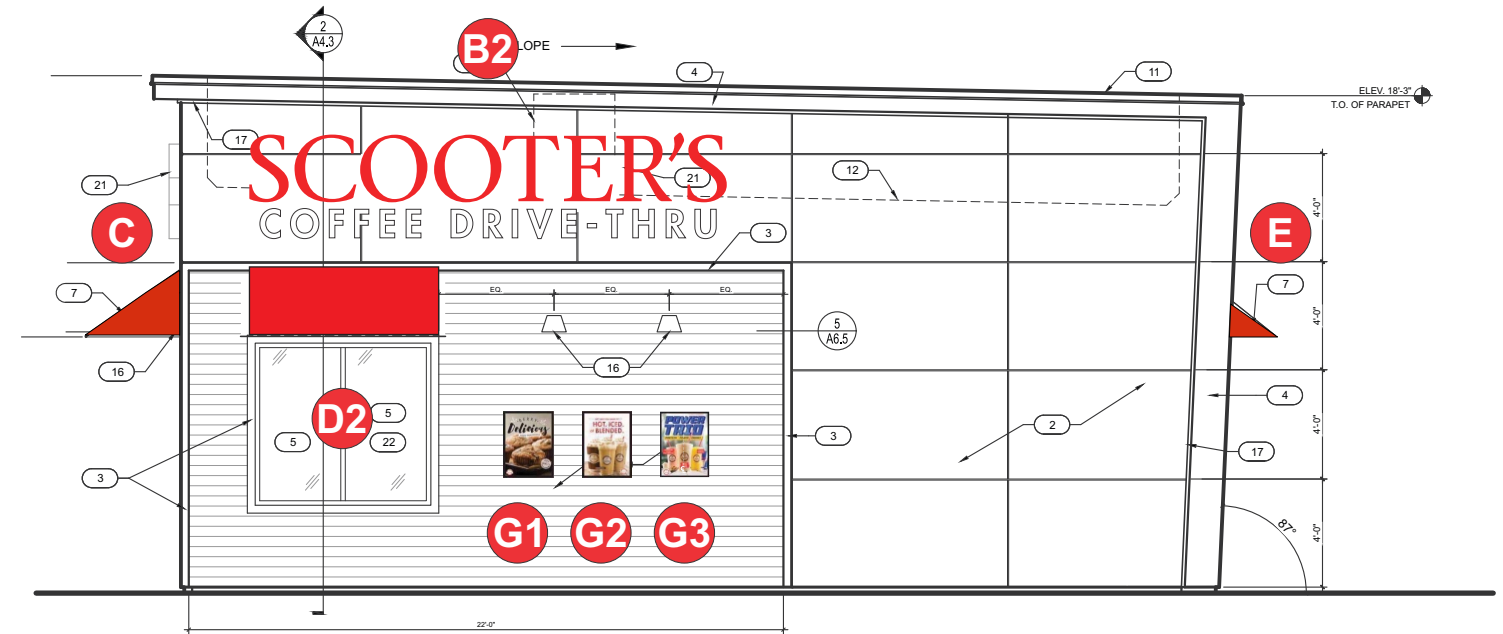
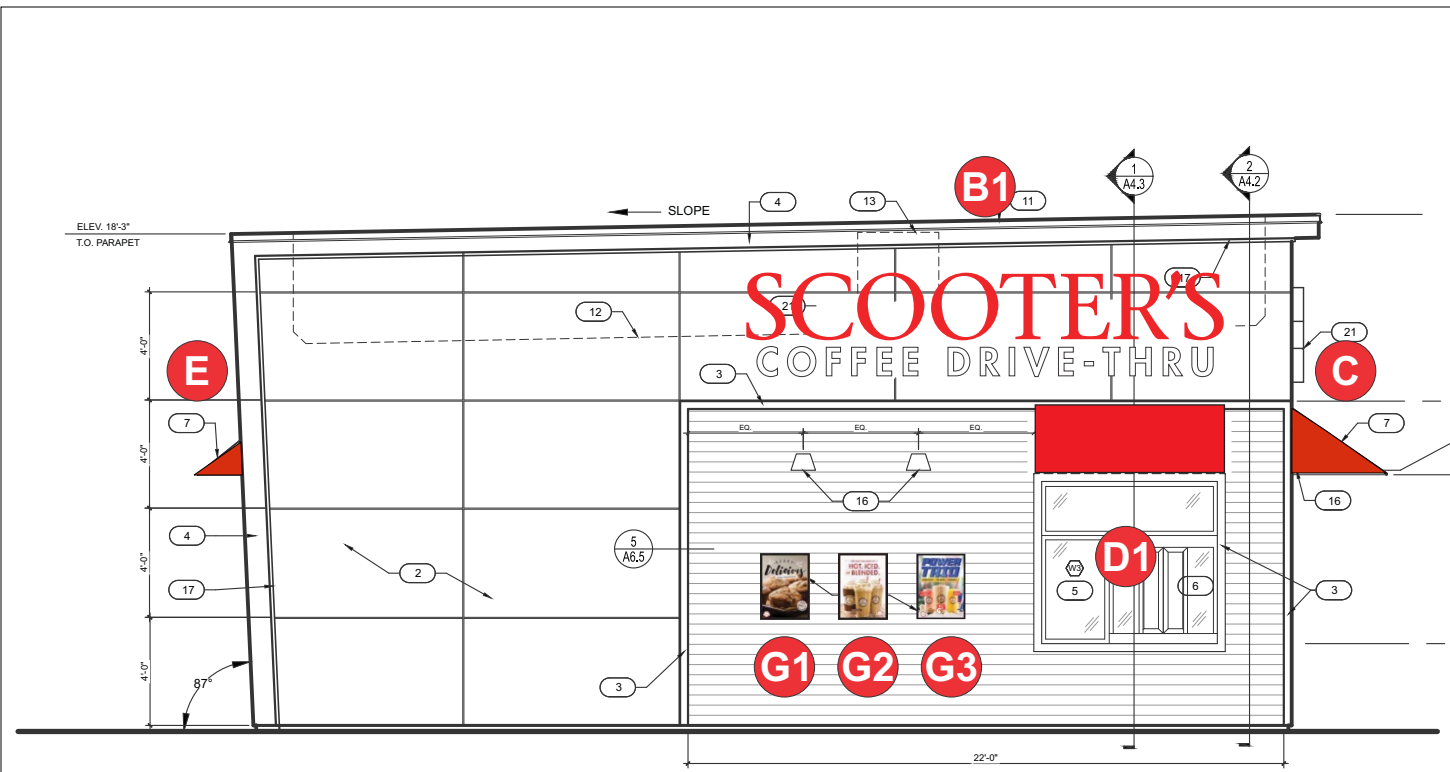
Charles Gottsman

SITE LAYOUT PLAN



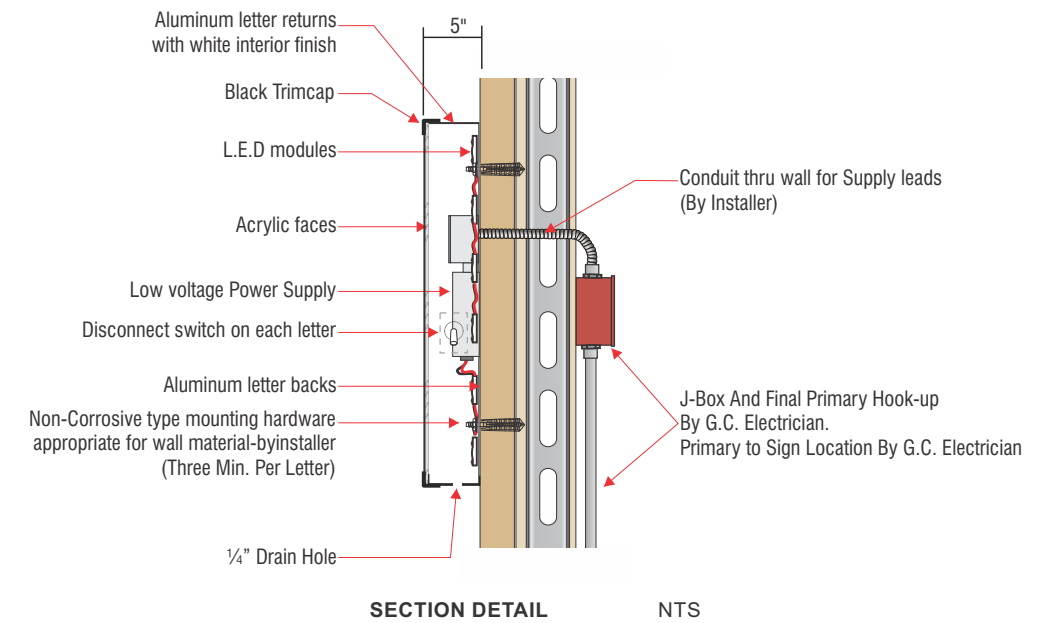
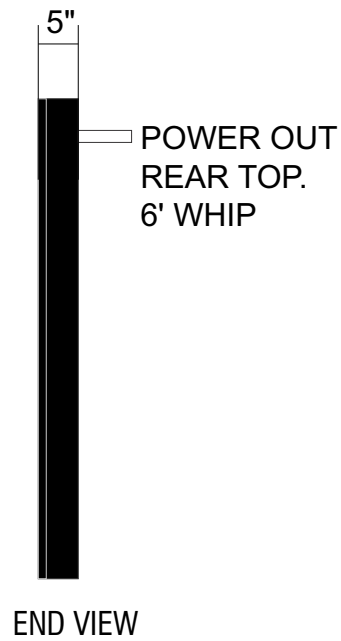
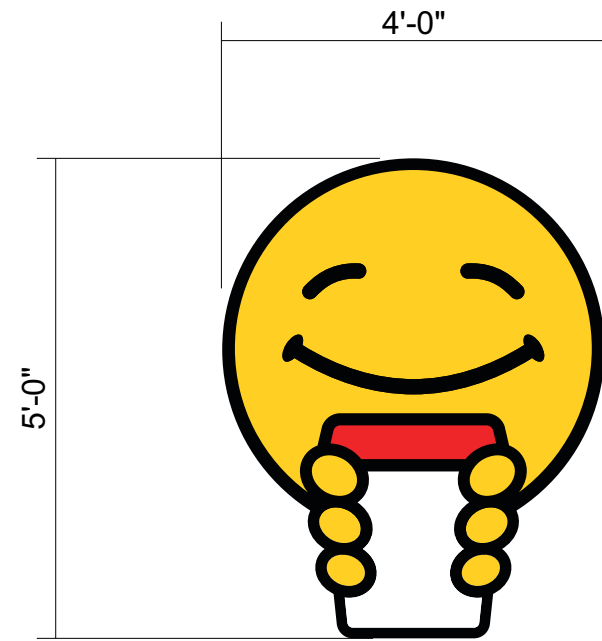
2438 FREEDOM DRIVE + SAN ANTONIO, TX 78217 + PH: 210.826.2800
 FAX: 210.477.2323 + WWW.AETNASIGN.COM + FOLLOW US ON

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



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

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

MFG. & INSTALL ONE (1) REQUIRED

20. SQ FT

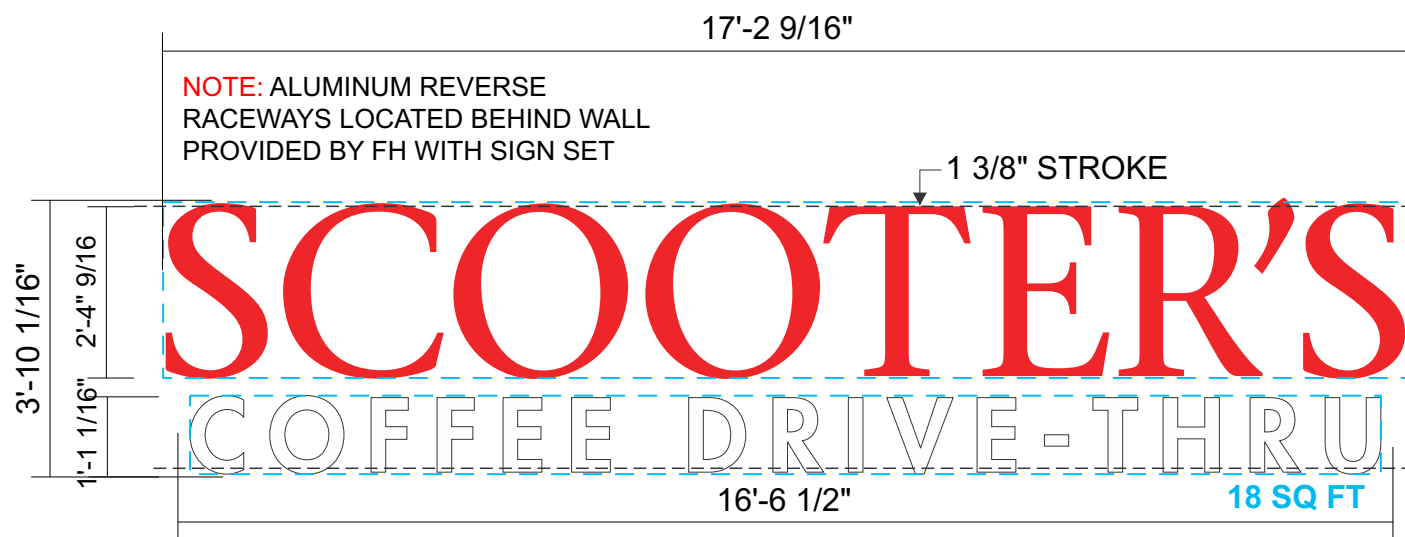
5" DEEP .050 PRE- FINISHED BLACK ALUM. RETURNS & BLACK TRIMCAP
.063 PRE-FINISHED WHITE ALUCABOND BACKS
3/16 WHITE ACRYLIC FACES W/ 3M VINYL APPLIED
INTERNALLY ILLUMINATED W/ WHITE LED'S
MOUNT TO FASCIA AS SHOWN WITH NON-CORROSIVE FASTNERS & HARDWARE

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



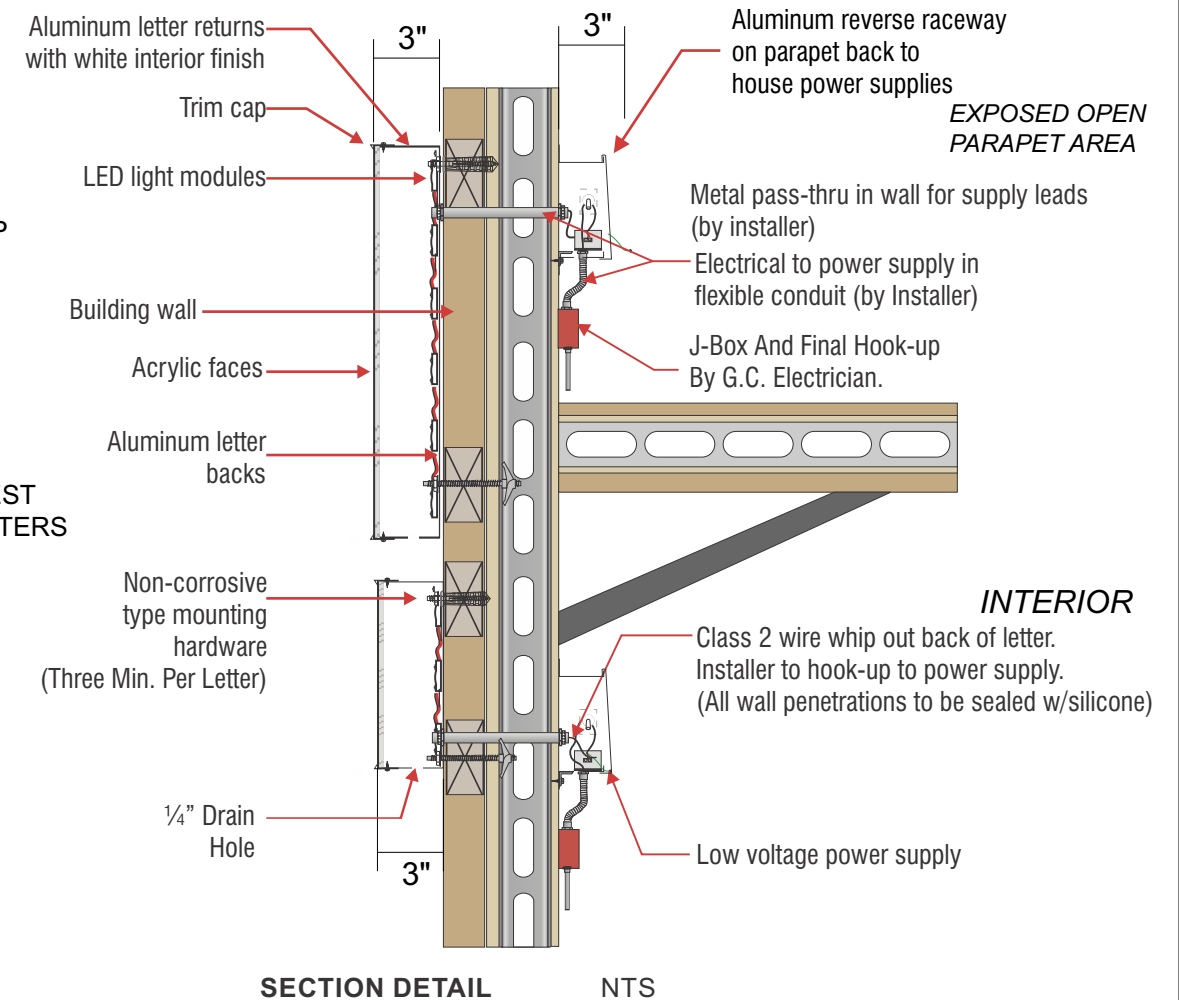
2438 FREEDOM DRIVE + SAN ANTONIO, TX 78217 + PH: 210.826.2800
FAX: 210.477.2323 + WWW.AETNASIGN.COM + FOLLOW US ON

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



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

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



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

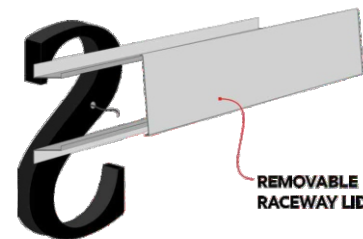
59 SQ FT

MFG. & INSTALL ONE (1) SET REQUIRED

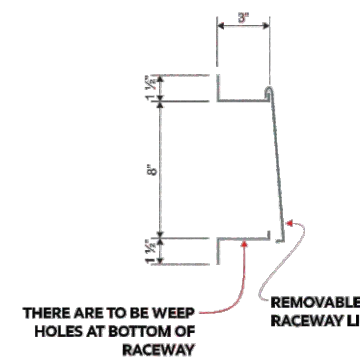
SCOOTERS - 3" DEEP .040 PRE-FINISHED BLK. ALUM. RETURNS
 .060 WHITE ALUM. BACKS
 3/16" WHITE ACRYLIC FACES W/ 3M VINYL APPLIED
 1" BLACK JEWELITE TRIMCAP
 RED LED MUDULES

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

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



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



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



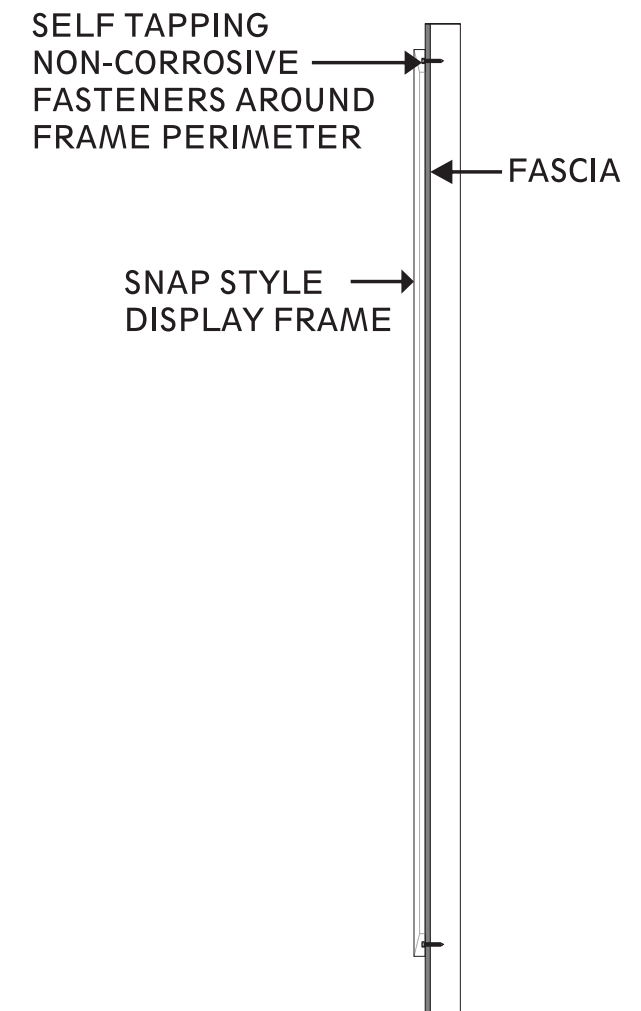
2438 FREEDOM DRIVE + SAN ANTONIO, TX 78217 + PH: 210.826.2800
 FAX: 210.477.2323 + WWW.AETNASIGN.COM + FOLLOW US ON

CLIENT: Scooter's Coffee	DRWG#: 7642.4	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
 REVISION HISTORY:

TSC#18370

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SIDE VIEW NTS

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

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

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

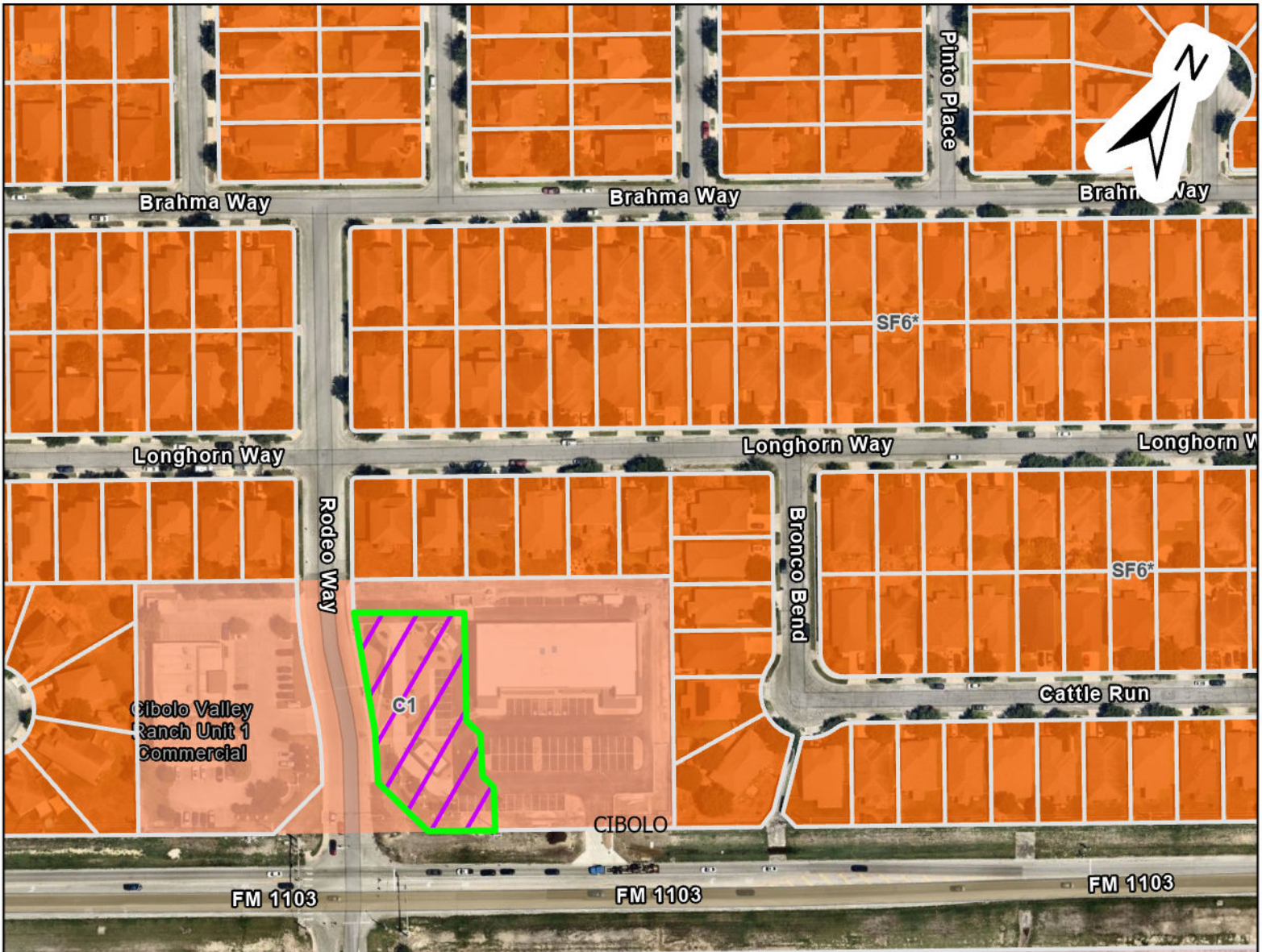


CLIENT: Scooter's Coffee	DRWG#: 7642.8	CITY: Cibolo, Texas	DESIGNER: Arnie V
ADDRESS: 112 Rodeo Way	SALES REP: Cesley G	DATE: 03-20-24	CLIENT APPROVAL:
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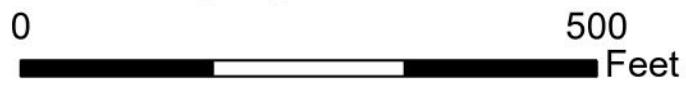
CLIENT:	Scooter's Coffee	DRWG#:	7642.4	CITY:	Cibolo, Texas	DESIGNER:	Arnie V
ADDRESS:	112 Rodeo Way	SALES REP:	Cesley G	DATE:	03-20-24	CLIENT APPROVAL:	
COMPUTER FILE:	art\drwg\misc\7642_scooter's coffee_ rodeo way		TSC#:	18370	Unpublished Work. Aetna Sign Group, LTD. All rights reserved. This is an 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
-  Parcel Boundaries
-  Cibolo City Limits
-  Neighborhood Commercial (C1)
-  High Density Single-Family Residential (SF6)
-  Public Facility (PF) - Institution

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



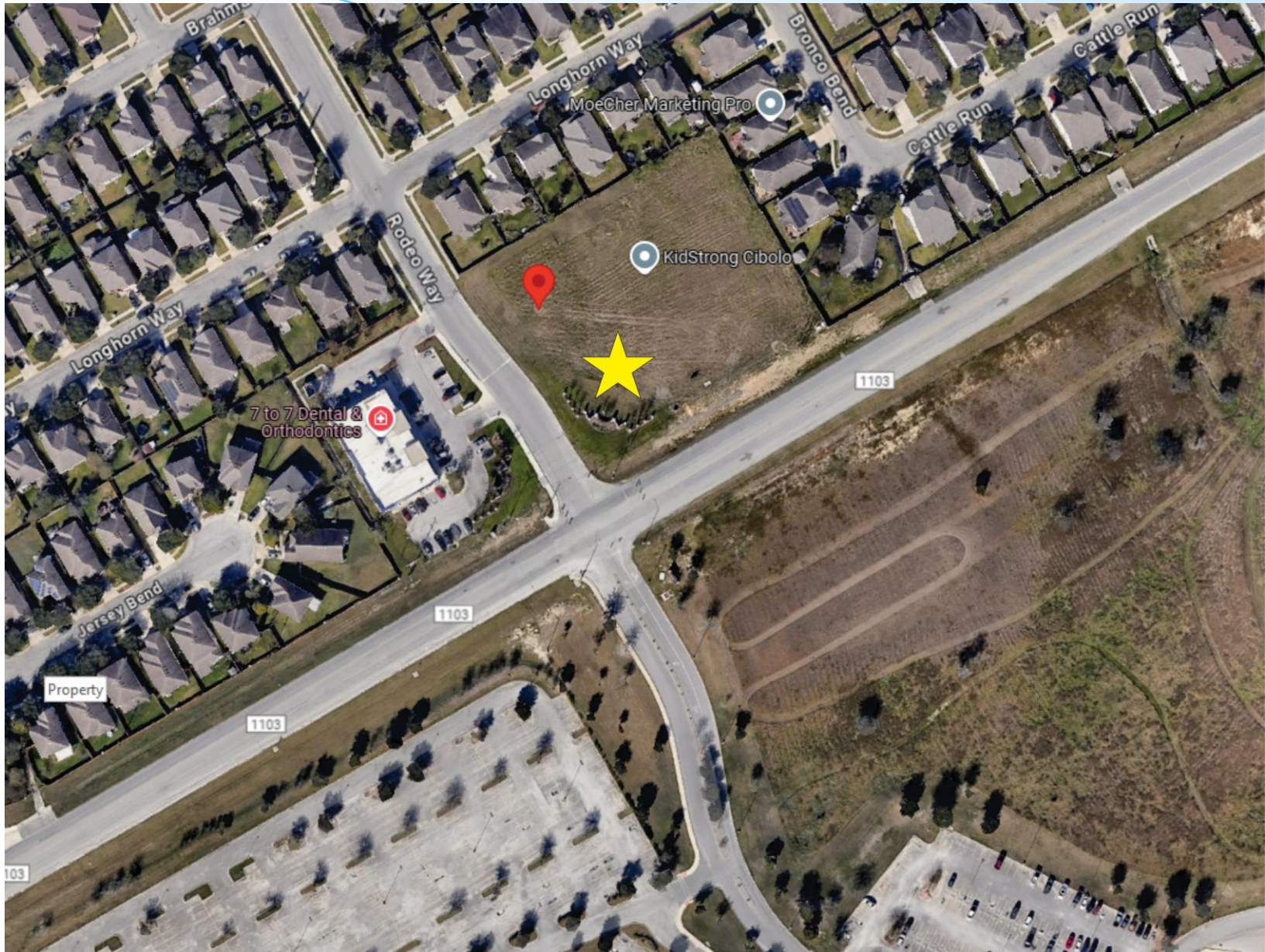
Comprehensive Sign Program

Scooter's Coffee

Cibolo, TX

Property

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



Request

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

Request

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

View from FM 1103 traveling West Bound



View from Rodeo Way traveling South Bound



Proposed Renderings



Similar Advertising



Similar Advertising





Planning and Zoning Commission Staff Report

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

Table with 2 columns: Meeting, Agenda Group. Meeting: Wednesday, October 9, 2024, 6:30 PM. Agenda Group: Discussion/Action Items Item: 8E. From: Grant Fore, Planner II.

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

PROPERTY INFORMATION:

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

FINDINGS:

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

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

K. Fuel Sale Businesses.

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

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

PUBLIC NOTICE:

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

STAFF CONCLUSIONS:

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

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

PLANNING & ZONING COMMISSION:

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

STAFF ANALYSIS:

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

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

A. Consistency with the Comprehensive Master Plan;

Place Type: Regional Activity Center (pg. 44)

Land Use Considerations:

- Primary Land Uses: Community and regional-serving retail and commercial
- Secondary Land Uses: Civic and Institutional, Medical, Small-Scale Retail, Parks and Open Space, Office

- Indicators and Assumptions: Lot size (range) ½ to 2 acres

Example Locations:

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

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

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

Place Type: Regional Activity Center (pg. 44)

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

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

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

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

UDC Section 14.15 General Commercial

- a. Intent – The General Commercial district is established to provide for a broad range of commercial uses and activities in high visibility areas to serve the needs of the surrounding region. It is the most intensive commercial zoning district and generally situated along a highway or major roadway due to high traffic requirements..
- b. Permitted uses – Commercial Uses
- c. Specific uses - subject to Site Plan approval, retail, office, service and general commercial uses.

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

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

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

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

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

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

UDC Section 17.2.L.2 requires:

A non-residential, non-industrial use that is adjacent to, or facing, a multi-family zoning district shall provide a minimum ten (10') foot landscape buffer adjacent to the property line of the residential use or residentially zoned property. Industrial uses shall be required to install a twenty (20') foot buffer.

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

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

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

C-4 uses allowed by right	C-4 CUP required
Administrative and Business Offices	Concrete/Asphalt Batching Plant (Temporary)
Administrative Services	Flea Market; Outdoor Open-Air Sales
Amusement Center	Food Truck, Park
Artisan Sales	Pawn Shop
Artisan/ Culinary Classes (Specialty Classes)	Sexually Oriented Businesses
Automotive Washing	Truck Sales (Heavy Trucks) and RV Sales
Automotive; Minor Repairs/Service	Truck/Bus Repair
Big Box Store	Vehicle Storage
Building Maintenance Services	Warehousing and Distribution
Business or Trade School	<i>b.) General Warehousing and Distribution</i>
Business Services	Winery/Production Brewery
Business Support Services	Wrecker Business Associated with Auto Impounding and Storage
Clinic	
Club or Lodge	
College and University Facilities	
Community Treatment Facility *	
Consumer Repair Services	
Convalescent Services	
Cultural Services	
Financial Services	
Fitness Studio/ Health Spa	
Food Sales; Grocery	
Food Truck, Ancillary	
Funeral Services	
General Retail Sales, Neighborhood Scale	
General Retail Sales, Regional	
Health Care Offices	

Hospital Services	
Hotel-Motel	
Ice Dispensing; Portable Building/Structure *	
Indoor Entertainment	
Indoor Sports and Recreation	
Laundry Services: Dry Cleaning	
Life Care Services *	
Liquor Store	
Local Convenience Store (With Fuel Sales)	
Local Convenience Store (Without Fuel Sales)	
Local Utility Services	
Outdoor Sports and Recreation (Light)	
Personal Services	
Pet Services	
Postal Facilities	
Professional Office	
Restaurant, Convenience	
Restaurant, Fast Food	
Restaurant, Neighborhood	
Safety Services	
Service Station *	
Tire Dealer (No Open Storage)	
Veterinary Services	
Agricultural Sales and Services	
Automotive Rentals	
Automotive Service Station *	
Commercial Off-street Parking	
Communications Services	
Construction Sales and Services	
Equipment Repair Services	
Indoor Gun Range	
Kennels	
Laundry Services, Laundry Mat	
Maintenance and Service Facilities	
Paint Shop (Non-Retail)	
Portable Building Sales	
Research and Development Services	
Trailer/Mobile Home Display, Sales or Storage	
Transportation Terminal	

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

*Subject to supplemental use regulations of UDC Article 6.

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

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

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

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

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

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

STRATEGIC ECONOMIC DEVELOPMENT PLAN:

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

Attachments

[Application](#)

[Narrative](#)

[Site Plan](#)

[Property Map](#)

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

[O. 1 2323 Bolton Road](#)



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

UNIVERSAL APPLICATION - CONDITIONAL USE PERMIT

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

Project Name: Proposed Truck Stop Development

Total Acres: 11.26 Survey Name: Jose Flores

Abstract No.: 134

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

Current Zoning: General Commercial

Overlay: None Old Town FM 78

Proposed Zoning: General Commercial

of Lots: 1 # of Units: _____

Please Choose One: Single-Family

Multi-Family Commercial

Industrial

Other

Current Use: General Commercial

Total Proposed Square Footage: 9,350

Proposed Use: Truck Stop

(Commercial/Industrial only)

Applicant Information:

Property Owner Name: _____

FalconREG

Address: 2327 St. Emmanuel Street

City: Houston

State: TX Zip Code: 77004

Phone: 832-372-8459

Email: sean@falconreg.com

Fax: _____

* Applicant (if different than Owner) : Ziad Kaakouch

* Letter of Authorization required

Address: 3400 Montrose Blvd. #2916

City: Houston

State: TX Zip Code: 77006

Phone: 832-906-9916

Email: zkaakouch@zandcolic.com

Fax: _____

Representative: _____

Address: _____

City: _____

State: _____ Zip Code: _____

Phone: _____

Email: _____

Fax: _____

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

Owner or Representative's Signature

Ziad Kaakouch

Typed / Printed Name

State of Texas

County of Harris

Before me, Aimee Hebert

Name of Notary Public

Ziad Kaakouch

Name of signer(s)

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

, on this day personally appeared

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

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

October 2024

Notary Public Signature



City of Cibolo
Use Only

Total Fees
Payment Method
Submittal Date
Accepted by
Case Number

Z&Co., LLC

September 9, 2024

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

Dear City of Cibolo – Planning Department,

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

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

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

Sincerely,



Ziad Kaakouch, PE
Z&Co., LLC
President

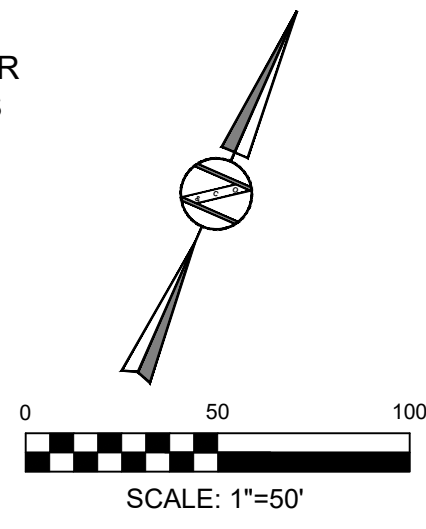
PARKING COUNT:

SEMI TRUCK 59
CAR: 39

(DOES NOT INCLUDE STACKING)

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

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

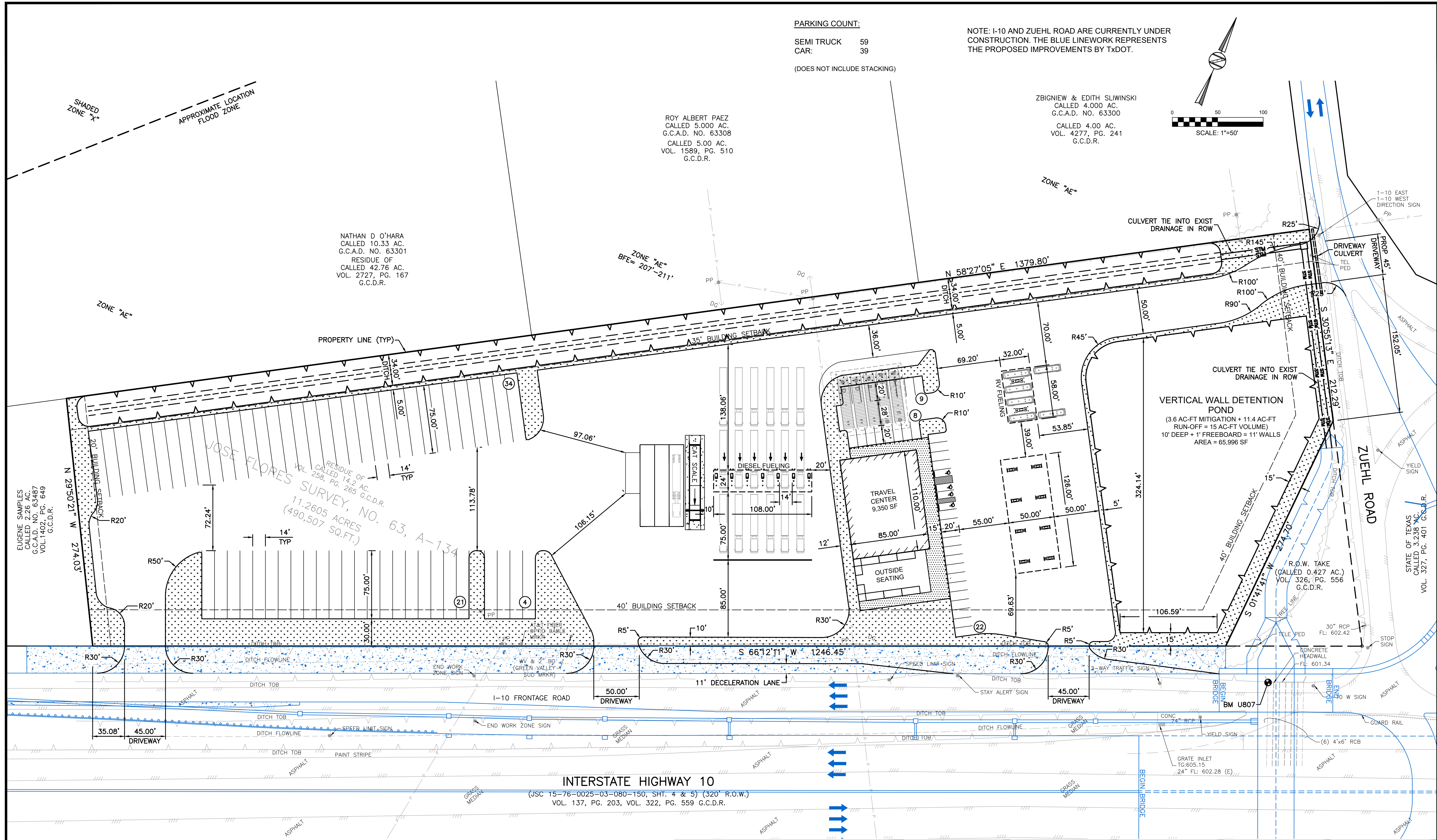


ROY ALBERT PAEZ
CALLED 5.00 AC.
G.C.A.D. NO. 63308
CALLED 5.00 AC.
VOL. 1589, PG. 510
G.C.D.R.

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

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

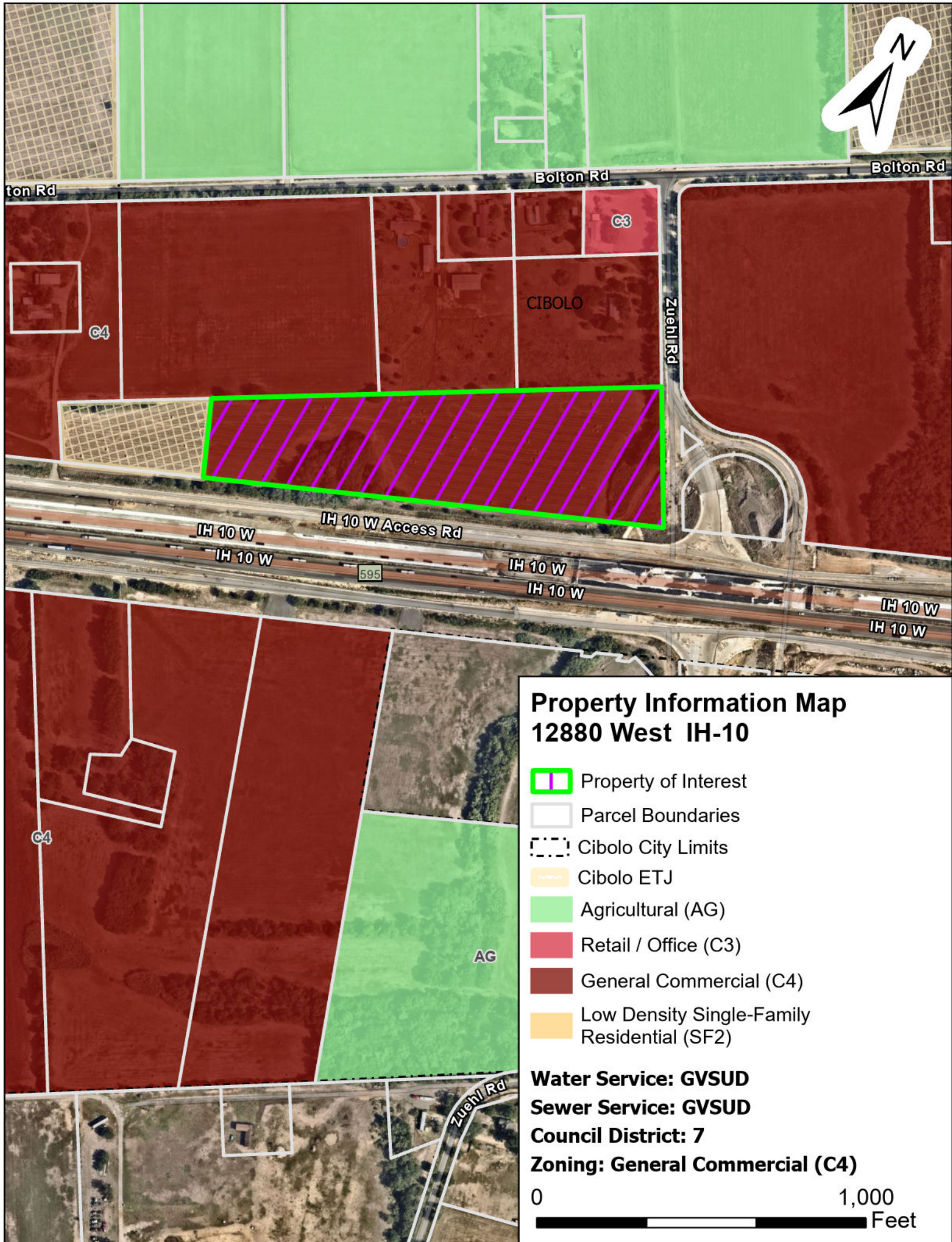
EUGENE SAMPLES
CALLED 2.26 AC.
G.C.A.D. NO. 63487
VOL. 1402, PG. 649
G.C.D.R.











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

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

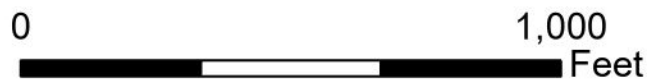
Z:\2024\24.0036 Falcon REG - I10 & Zuehl Rd\DWG\Exhibits\SITE\EXH SITE PLAN (OPT 2) 24.0036 v2.dwg Sep 09 2024



**Property Information Map
12880 West IH-10**

-  Property of Interest
-  Parcel Boundaries
-  Cibolo City Limits
-  Cibolo ETJ
-  Agricultural (AG)
-  Retail / Office (C3)
-  General Commercial (C4)
-  Low Density Single-Family Residential (SF2)

Water Service: GVSUD
Sewer Service: GVSUD
Council District: 7
Zoning: General Commercial (C4)





Notice of Conditional Use Permit Petition



September 18, 2024

Dear Property Owner,

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

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

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

The Conditional Use Permit proposal is as follows:

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

Applicant/Owner: Falcon REG

Sincerely,
Grant Fore
Planner II
gfore@cibolotx.gov

REPLY NOTICE (CUP-24-06)

Name (please print): Shahin Momin

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


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

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

In Favor

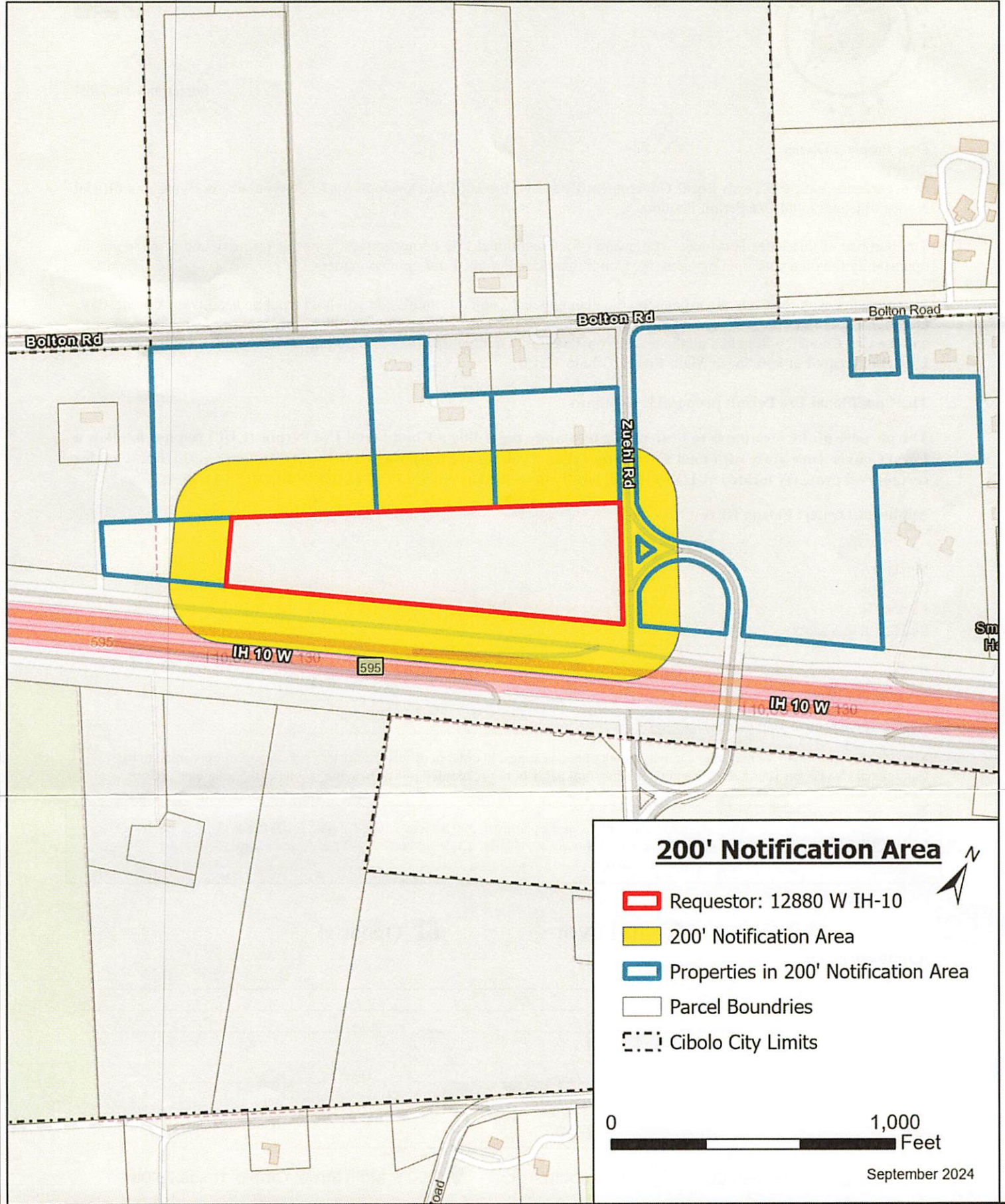
Opposed

Comments:

Signature: 

Date: 09/30/2024

12880 W IH-10





Notice of Conditional Use Permit Petition



September 18, 2024

Dear Property Owner,

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

This notice does not directly pertain to your property.

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

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

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Applicant/Owner: Falcon REG

Sincerely,
Grant Fore
Planner II
gfore@cibolotx.gov

REPLY NOTICE (CLIP 24-06)

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

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

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

In Favor

Opposed

Comments:

Signature:

Estela Paetz

Date:

9-25-2024

(210) 658-9900



www.cibolotx.gov



200 S. Main Street Cibolo, Texas 78108



Planning and Zoning Commission Staff Report

A. Staff Update

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

Attachments

[Staff Update](#)

Planning Department - Staff Update

October 9, 2024

Site Plans currently in review

Project	Description
504 Pfeil	Tattoo Studio
Dorado Multi-Family	Multi-Family development
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
No site plans approved since last update.	

Plats currently in review

Project	Application Type
Homestead Cibolo Unit 1 (agenda item)	Final Plat
Homestead Cibolo Unit 2 (agenda item)	Final Plat
504 Pfeil Road	Minor Plat
304 S Main Street	Minor Plat
102 Short Street	Minor Plat

P&Z Recommendations/City Council Action

Agenda item	P&Z recommendation	date	City Council action	date
Old Wiederstein Self Storage Facility	Approval	8/14/2024	Tabled until 10/15/24 City Council meeting	9/10/2024
Buffalo Crossing II Knights Crossing Phase 2 Preliminary Plat	Approval	9/11/2024	Approved	9/24/2024
Saddle Creek Ranch Unit 9A Final Plat	Approval	9/11/2024	Approved	9/24/2024