



"City of Choice"

City Council Meeting

Tuesday, February 10, 2026, 6:30 PM
Council Chambers
200 S. Main St.
Cibolo, Texas 78108

Est. Duration: 1 hr 20 min

1. Call to Order

2. Roll Call and Excused Absences

2.A. Excused Absences

3. Invocation

4. Pledge of Allegiance

5. Proclamation

5.A. Proclamation for Teen Dating Violence Awareness and Prevention Month. (Councilwoman Patterson)

6. Public Hearing

6.A. Conduct a public hearing regarding a request to amend the Future Land Use Map (FLUM) in the Cibolo Tomorrow Comprehensive Plan to change the future land use designation from Community Residential to Compact Residential for certain real properties located at 4240 and 4270 Green Valley Road, legally described as ABS: 137 SUR: T GARCIA 6.8620 AC, and ABS: 137 SUR: T GARCIA 4.9580 AC. (Mr. Spencer)

7. Citizens to be Heard

This is the only time during the Council Meeting that a citizen can address the City Council. It is the opportunity for visitors and guests to address the City Council 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. City Council may not deliberate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, City Council 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 Council as a body. Remarks may also be addressed to any individual member of the Council so long as the remarks are (i) about matters of local public concern and (ii) not disruptive to the meeting or threatening to the member or any attendee including City staff. Any person violating this policy may be requested to leave the meeting, but no person may be requested to leave or forced to leave the meeting because of the viewpoint expressed. This meeting is livestreamed.

8. Consent Agenda - Consent Items (General Items)

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

8.A. Approval of the minutes of the City Council Meeting held on January 27, 2026.

9. Mayor's Follow-Up

9.A. Union Pacific sidewalk across railroad track on Main St.

9.B. Saddle Creek Ranch

10. Staff Update

10.A. Administration

- a. Capital Improvement Program - Updates on Projects *Main Street sidewalk across railroad - PLANNING *SB 1555 Grant - PLANNING *Veterans/Niemietz Park Renovations - PLANNING *Community Center Renovations Phase II - PLANNING *FM 78 - Water Main Extension - UNDER CONSTRUCTION *FM 78 - Sewer Rehabilitation - UNDER CONSTRUCTION *FM 1103 - Utility Relocation - DESIGN *Deer Creek Blvd (Cordero to Falling Sun) - SUBSTANTIAL COMPLETION *FY25 Street Rehabilitation Package 2 - UNDER CONSTRUCTION --Silver Wing (CVD to Thistle Creek) --Town Creek Road (Green Valley Rd. to Bentwood Pass) --Firebird Run (Silver Wing to Kipper Ave) *Tolle Rd. - DESIGN *Town Creek Trail - DESIGN
- b. RFP's, RFQ's, RFB's, and ITB's
- c. Staff Travel
- d. Aisin Facility Tour
- e. Council's Strategic Management Workshop date for 2026
- f. Council SWOT Analysis

10.B. Police Department

11. Resolutions

11.A. Approval/Disapproval of a Resolution to amend the Cibolo Youth Advisory Council (CYAC) Bylaws. (Mr. Huggins)

12. Ordinances

12.A. Approval/Disapproval of an ordinance amending the Future Land Use Map (FLUM) in the Cibolo Tomorrow Comprehensive Plan to change the future land use designation from Community Residential to Compact Residential for certain real properties located at 4240 and 4270 Green Valley Road, legally described as ABS: 137 SUR: T GARCIA 6.8620 AC, and ABS: 137 SUR: T GARCIA 4.9580 AC. (Mr. Spencer)

13. Discussion/Action

13.A. Discussion/Action to approve the Schlather Ranch Residential Subdivision Public Improvement Agreement. (Mr. Vasquez)

13.B. Discussion/Action on the FY25 Annual Report and the updated FY26-27 Council Strategic Plan, including the public posting of these documents on the City's website. (Mr. Morris/Mr. Reed)

13.C. Discussion from Councilmembers that have attended seminars, events, or meetings. (Council)

13.D. Discussion on items the City Council would like to see on future agendas. (Council)

13.E. Discussion/Action on the review and confirmation of all upcoming meetings, special meetings and workshops and scheduling the time, date and place of additional meetings, special meetings or workshops. (Ms. Cimics)

14. Adjournment

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

Peggy Cimics, TRMC

City Secretary

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

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

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

I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the City Hall bulletin board on the ____ day of _____ 2026.

Name and Title



Date Posted: February 4, 2026 11:26 am



City Council Regular Meeting Staff Report

A. Proclamation for Teen Dating Violence Awareness and Prevention Month. (Councilwoman Patterson)

Meeting	Agenda Group
Tuesday, February 10, 2026, 6:30 PM	Proclamation Item: 5A.
From	
Peggy Cimics, City Secretary	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[Teen Dating Violence Awareness and Prevention Month February 2026.pdf](#)



Proclamation

Designation of February 2026 as National Teen Dating Violence Awareness and Prevention Month

WHEREAS; about 1 in 12 high school students in the United States have experienced physical or sexual dating violence which can upend the lives of young people during some of their most formative years and have lifelong consequences; and

WHEREAS; survivors of teen dating violence are more likely to suffer from symptoms of depression, anxiety, substance abuse, eating disorders, unwanted pregnancy, and suicide; and

WHEREAS; experiencing an unhealthy or abusive relationship as a teen can increase a young person's risk of facing violence in intimate relationships throughout their lives; and

WHEREAS; respectful, supportive, and non-violent relationships are key to safety, health, and academic success; and

WHEREAS; parents, teachers, coaches, and many others have the power to influence youth in positive ways by providing examples, guidance, and open conversation to promote healthy teen dating relationships; and

NOW, THEREFORE I, KARA LATIMER, MAYOR OF CIBOLO, TEXAS, do hereby recognize February 2026 as Teen Dating Violence Awareness and Prevention Month and encourage all residents of Cibolo to be supportive of healthy teen relationships by having conversations about respectful and non-violent relationships in homes, schools, and our community.

IN TESTIMONY WHEREOF, I have signed my name officially and caused the Seal of The City of Cibolo to be affixed at Cibolo on this the 10TH day of February 2026.

Kara Latimer, Mayor
City of Cibolo



City Council Regular Meeting Staff Report

A. Conduct a public hearing regarding a request to amend the Future Land Use Map (FLUM) in the Cibolo Tomorrow Comprehensive Plan to change the future land use designation from Community Residential to Compact Residential for certain real properties located at 4240 and 4270 Green Valley Road, legally described as ABS: 137 SUR: T GARCIA 6.8620 AC, and ABS: 137 SUR: T GARCIA 4.9580 AC. (Mr. Spencer)

Meeting	Agenda Group
Tuesday, February 10, 2026, 6:30 PM	Public Hearing Item: 6A.
From	
Eron Spencer, Assistant Planning Director	

PROPERTY INFORMATION:

Project Name: PZ-2025-20-TA

Owners: Gary & Darla Pundt

Representatives: Killen, Griffin & Farrimond, PLLC

Location/Area: 4240 & 4270 Green Valley Road, 11.82 acres

Location: South of Green Valley Road and West of FM 1103

Council Place: 3

Existing,

Future Land Use: Community Residential

Proposed,

Future Land Use: Compact Residential

Existing Zoning: Low Density Single-Family Residential (SF-2)

Existing Use: Single-Family Residential

Proposed Use: Multi-Family Residential

APPLICANT REQUEST:

On behalf of the property owners, the applicant, Killen, Griffin & Farrimond, is requesting an amendment to the Future Land Use Map (FLUM), contained in the Cibolo Tomorrow Comprehensive Plan, to change the future land use designation from Community Residential to Compact Residential for two (2) parcels totaling 11.82 acres – 4240 Green Valley Road (6.862 acres) and 4270 Green Valley Road (4.958 acres). According to the applicant’s narrative letter, which is attached herein, they intend to develop “an approximately 248-unit senior (55+) residential community on the property.”

In accordance with Section 211.004 of the Texas Local Government Code, zoning regulations must be adopted in accordance with the adopted comprehensive plan. When a proposed development (i.e., land use, zoning district, etc.) is not consistent with the “text of the Comprehensive Plan or the boundaries shown on the Future Land Use Map, Master Thoroughfare Plan, or any other applicable maps contained in the Comprehensive Plan,” an amendment to the Comprehensive Plan will be required per Section 3.6 of the City’s Unified Development Code (UDC).

The City of Cibolo’s Future Land Use Map (FLUM) was adopted as part of the 2024 Cibolo Tomorrow Comprehensive Plan on September 10, 2024, under Ordinance 1465. The FLUM is the community’s visual guide for development decisions and includes the logical and orderly placement of PlaceTypes in the City and ETJ. The FLUM does not constitute zoning regulations or establish zoning district boundaries.

The subject properties are currently designated as Community Residential on the City’s FLUM. According to the Comprehensive Plan, the character and intent of the Community Residential PlaceType includes “Predominantly single-family housing developments located throughout the community…” Primary land uses in Community Residential consist of “Single-Family Detached Homes.” The Community Residential PlaceType allows lot sizes ranging from 9,000 square feet to ½ acre (21,780 square feet).

The applicant is requesting a FLUM amendment to Compact Residential, which supports “a variety of housing types, including small-lot single-family detached, patio homes, townhomes, and duplexes,”…and it “also supports multifamily.”

The surrounding land uses, FLUM designations, and zoning districts are summarized in Table 1 below.

Table 1. Surrounding FLUM Designations, Land Uses, and Zoning Districts.

Location	Existing Land Use	FLUM Designation	Zoning District
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North	Residential	Compact Residential	High Density Single-Family Residential (SF-6)
	Commercial	Neighborhood Commercial	Retail/Office (C-3)
	Institutional	Public Utility/Institutional	High Density Single-Family Residential (SF-6)
South	Residential	Community Residential	Low Density Single-Family Residential (SF-2)
	Residential	Community Residential	Multi-Family Residential (MF-1)
East	Residential	Community Residential	Low Density Single-Family Residential (SF-2)
	Commercial	Neighborhood Commercial	Neighborhood Commercial (C-1)
West	Residential	Community Residential	Planned Unit Development (PUD): C-2 & MF-2

If this FLUM amendment is approved, the applicant may proceed with their initial request to rezone the parcels from Low Density Single-Family Residential (SF-2) to Multi-Family Residential (MF-2) to allow the proposed development and ensure consistency with the Comprehensive Plan and its new FLUM designation.

PUBLIC NOTICE:

Notice of the public hearing for the Planning & Zoning Commission meeting was published in the local newspaper (Seguin Gazette) on November 30, 2025, and the City’s website. Notice of the public hearing for the City Council meeting was published in the Seguin Gazette on January 25, 2026, and the City’s website.

As of the date of this report, no public comments have been received.

PLANNING & ZONING COMMISSION RECOMMENDATION:

At its January 14, 2026, regular meeting, the Planning & Zoning Commission unanimously voted (7-0) to recommend denial of the requested Future Land Use Map (FLUM) amendment from Community Residential to Compact Residential. The Commission based its recommendation for denial on the policy direction of the FLUM, finding that it still accurately reflects the community's long-term vision, goals, and desired character of future development, especially given its recent adoption as part of the Comprehensive Plan on September 10, 2024.

The Commission's finding of denial is specifically related to approval criteria #5 in Section 3.6.D of the UDC, which requires consideration of whether circumstances have changed since adoption of the Comprehensive Plan. The Commission determined that no such changes have occurred that would warrant an amendment to the FLUM.

ANALYSIS:

Section 3.6.D of the City's UDC provides direction to the Planning & Zoning Commission and City Council when considering an amendment to the Comprehensive Plan, including changes to the Future Land Use Map (FLUM), by outlining the following criteria for approval:

- 1. *The proposed amendment promotes the health, safety, or general welfare of the City and the safe, orderly, efficient and healthful development of the City;***

- 2. *An amendment to the text is consistent with other policies of the Comprehensive Master Plan, taking into account the nature of any proposed map amendment associated with the text amendment;***

- 3. *An amendment to the Future Land Use Map, Thoroughfare Plan or any other applicable maps contained in the Comprehensive Master Plan is consistent with the policies of the Comprehensive Master Plan that apply to the map being amended, taking into account the nature of any proposed land use associated with the map amendment;***

- 4. *Any proposed amendment is consistent with the goals and objectives of the Comprehensive Master Plan;***

- 5. *Any proposed amendment addresses circumstances that have changed since the last time the plan map or text was considered, implements plan policies better than the current plan map or text corrects a mapping error or addresses a deficiency in the plan; and***

- 6. *Such criteria, that City Council finds, in its legislative discretion, to have a substantial relationship to the public's health, safety and general welfare. In utilizing the criteria stated in this subsection, City Council may consider the recommendation of the Planning and Zoning Commission; and shall direct that any written decision to amend the Comprehensive Master Plan based, in whole, or part, on the criteria stated in this subsection shall include a written description of the specific criteria utilized.***

Attachments

[Application](#)

[Narrative](#)

[Aerial View](#)

[Future Land Use Map](#)

[Zoning Map](#)



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

UNIVERSAL APPLICATION - LAND USE AMENDMENT

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: 4240 & 4270 Green Valley Plan Amendment
 Total Acres: 11.82 Survey Name: _____ Abstract No.: _____
 Project Location (address): 4240 & 4270 Green Valley Road

Current Zoning: SF2 Overlay: None Old Town FM 78
 Proposed Zoning: MF2 # of Lots: _____ # of Units: 248
 Please Choose One: Single-Family Multi-Family Commercial Industrial
 Other _____
 Current Use: Single Family Total Proposed Square Footage: _____
 Proposed Use: Multifamily (Commercial/Industrial only)

Applicant Information:

Property Owner Name: Gary A. Pundt and Darla J. Pundt
 Address: 4240 Green Valley Road City: Cibolo
 State: TX Zip Code: 78108 Phone: 210.960.2750
 Email: ashley@kgftx.com Fax: _____

*Applicant (if different than Owner): Kittle Property Group, Inc.
 * Letter of Authorization required
 Address: 310 E. 96th Street, Suite 400 City: Indianapolis
 State: IN Zip Code: 46240 Phone: 210.960.2750
 Email: ashley@kgftx.com Fax: _____

Representative: Killen, Griffin & Farrimond, PLLC
 Address: 10101 Reunion Place, Suite 250 City: San Antonio
 State: TX Zip Code: 78216 Phone: 210.960.2750
 Email: nuriddin@kgftx.com Fax: _____

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

Ashley Farrimond
 Owner or Representative's Signature

Ashley Farrimond, Killen, Griffin & Farrimond, PLLC
 Typed / Printed Name

State of Texas

County of Bexar

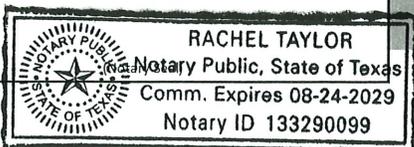
Before me, Rachel Taylor, on this day personally appeared
 Name of Notary Public

Ashley Farrimond, 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 27 day of October 2025

[Signature]
 Notary Public Signature



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

Yes	No	N/A	Checklist															
<i>Form and Contents per UDC Article 3, Section 3.6. - Land Use Amendment</i>																		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Completed Application Form and Narrative of Application Request															
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A non-refundable check payable to the city in the amount specified within the Fee Schedule of the city, as amended</p> <p>See Fee Schedule for any other applicable fees</p> <table border="0"> <thead> <tr> <th></th> <th>Input # of acres</th> <th>Input cost per acre</th> <th>Input Base Fee</th> <th></th> </tr> </thead> <tbody> <tr> <td>Fees:</td> <td>(# of acres)</td> <td>* Cost per acre)</td> <td>+ Base fee</td> <td>Amount Due</td> </tr> <tr> <td>* \$750 + \$100/acre+</td> <td>11.8200</td> <td>\$ 100.00</td> <td>\$ 750.00</td> <td>\$ 1,932.00</td> </tr> </tbody> </table> <p><i>* Applicant will be responsible to pay additional fees of actual costs for any application associated with review or pre-development conference requiring consultation with City Consultants (such as contracted engineers, planners, attorneys, architects, plan reviews, inspectors, etc)</i></p>		Input # of acres	Input cost per acre	Input Base Fee		Fees:	(# of acres)	* Cost per acre)	+ Base fee	Amount Due	* \$750 + \$100/acre+	11.8200	\$ 100.00	\$ 750.00	\$ 1,932.00
	Input # of acres	Input cost per acre	Input Base Fee															
Fees:	(# of acres)	* Cost per acre)	+ Base fee	Amount Due														
* \$750 + \$100/acre+	11.8200	\$ 100.00	\$ 750.00	\$ 1,932.00														
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	An accurate mete and bounds description of the subject property (or other suitable legal description), identifying the property as a lot of record															
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A survey exhibit and other appropriate exhibit as identified in this Article for the individual permit; and															
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any additional documents, forms, or other materials required by the city manager or designee or identified in this UDC for the processing of a specific development application															
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Application for Zoning Change consistent with requested Future Land Use Map amendment for land within the city limits															

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

I also understand that I will be responsible for any third-party city consultants fees billed in addition for my project reviews (such as contracted engineers, planners, attorneys, architects, plan reviews, inspections, etc.)


Signature

Ashley Farrimond

Printed Signature

10.27.2025

Date

Killen, Griffin & Farrimond, PLLC

Company

City of Cibolo Use Only

Complete Application

Incomplete Application

Accepted By: _____

Date: _____

City of Cibolo

Deposit Agreement for Development Review

This agreement is made this 1st day of September, 2025, by the Applicant in favor of the City of Cibolo, Texas ("City").

Applicant: Name and Address

Kittle Property Group, Inc.

310 E. 96th Street, Suite 400

Indianapolis, IN 46240

Applicant is requesting City approval of a rezoning, subdivision, variance, site plan, preliminary plat, final plat, conditional use permit, or any other development-related application. Under authority granted to it by applicable state and local laws, the City requires the Applicant to execute this Agreement and to provide a cash deposit to the City for the payment of all costs incurred by the City in reviewing the application.

Applicant shall deposit in cash with the City the initial amount identified within the approved Fee Schedule, a current copy of which is attached to this Agreement as Exhibit "A." A copy of the application that is subject to this Agreement is attached hereto as Exhibit "B." If the application is longer than ten (10) pages, a summary may be attached hereto in lieu of the full application, so long as the summary contains sufficient information to accurately identify the subject application.

Applicant acknowledges that the application shall not be deemed complete and accepted for processing, and the City shall not commence to review and process an application, until this Agreement is executed by the Applicant and the Agreement and the full deposit are delivered to the City.

The City will deposit the money in its account and draw upon the deposit to pay the costs it incurs in connection with the application. The City shall determine all of its costs, including both administrative and consulting services, in accordance with the Fee Schedule, as annually adopted by the City. To the extent that any interest accrues on any cash deposit held by the City under this Agreement, such interest shall be deemed to be part of the total review costs incurred by the City; as such, Applicant hereby waives any claim to such interest and acknowledges that the City shall not be responsible for paying any interest on money deposited under this Agreement.

If in the discretion of the City, there is deemed to be an inadequate balance in the Deposit Account to pay for all the fees and costs incurred by the City, the City will notify the Applicant of the need for additional funds and the amount required to be further paid. Applicant shall pay such additional funds within ten (10) calendar days of receipt of such notice. For purposes hereof, receipt of notice shall be deemed made upon written, email notification to the Applicant. If an application is placed upon a meeting agenda for public hearing and/or consideration by City Council or another City board or commission, failure by the Applicant to submit payment in full for any additional funds required under this Agreement may be cited as grounds for recommending disapproval or disapproving of an application, as applicable.

Internal Use: _____ (Case File#)

If the application process is completed, withdrawn by the Applicant, or disapproved by the City, any remaining balance in the Deposit Account shall be paid to the Applicant within 60 calendar days of the date on which the application process was completed, withdrawn, or disapproved.

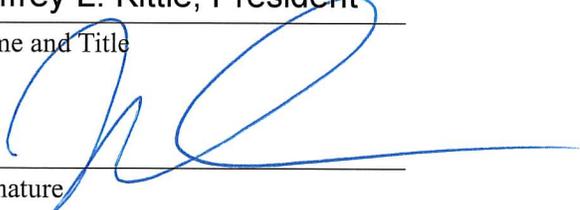
Upon request, the City will provide the Applicant an accounting of all expenses charged against the Deposit Account, but in no event more often than monthly. An accounting will be provided when a notice is made by the City for additional funds.

Applicant shall indemnify and hold the City harmless from any liability, claim, action, or suit or any obligation to the Applicant arising from or in connection with the terms and conditions of this Agreement. The applicant shall pay all costs and expenses, including reasonable attorney fees and suit costs, incurred by the City arising from or in connection with the City enforcing any terms and conditions of this Agreement.

APPLICANT:

Jeffrey L. Kittle, President

Name and Title



Signature

September 1, 20**25**

Date

Internal Use: _____ (Case File#)

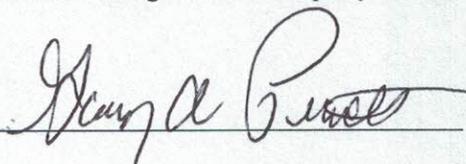
August 27, 2025

City of Cibolo
Planning Department
201 West Loop 539
Cibolo, Texas 78108

Attn: Authorization to Submit and Process a Zone Change Application for Property Generally Located at 4240 & 4270 Green Valley Road ("Property"), within the City of Cibolo ("City"), Guadalupe County, Texas

The purpose of this correspondence is to provide authorization to Kittle Property Group, Inc. and Killen, Griffin & Farrimond, PLLC to act as applicant and representative in the filing and processing for approval an application for a Zone Change for the Property.

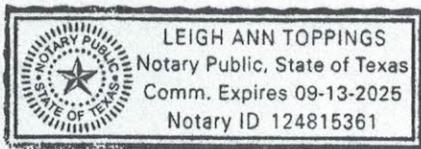
I hereby declare that, along with Darla J. Pundt, we are the owners of the Property and have the authority to grant permission to request and process for approval a Zone Change for the Property. Thank you for your time and attention to this matter.

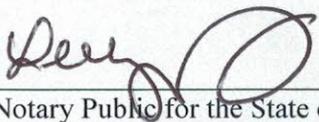
By: 
Name: Gary A. Pundt
Title: OWNER

State of Texas §
County of BEAR §
§

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Gary A. Pundt, known to me to be the person whose name is subscribed to the foregoing letter and acknowledge to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 29th day of August, 2025.




Notary Public for the State of Texas

 KILLEN, GRIFFIN & FARRIMOND
ATTORNEYS AT LAW

October 27, 2025

Rick Vasquez
Planning & Economic Development Director
201 W Loop 539
Cibolo, TX 78108

RE: Comprehensive Plan and Future Land Use Map (“FLUM”) Amendment (collectively, “Plan Amendment”) for Approximately 11.82 Acres of Property Generally Located 4240 & 4270 Green Valley Road (“Property”) within the City of Cibolo (“City”), Texas; Also Described as Guadalupe County Appraisal District Parcel Numbers 63734 and 63735.

Dear Director Vasquez,

Our firm represents Kittle Property Group, Inc. (“Kittle”), the applicant and proposed developer of the Property. Kittle is proposing the development of an approximately 248-unit senior (55+) residential community on the Property. To develop the community, the Property will need to be rezoned from “SF-2” Low Density Residential to “MF-2” Multi-Family Residential. The Property is designated Community Residential. To allow for proposed rezoning and associated project, a Plan Amendment to Compact Residential is necessary.

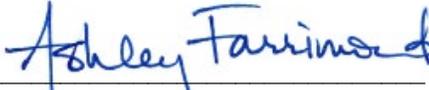
Kittle is proposing the development of a multi-family residential community consisting of four (4) buildings located on the Property. Each of the proposed buildings will be three (3) stories in height and will be equipped with elevators to ensure full accessibility for all residents. The residential units will be a designed mix of one-bedroom and two-bedroom floor plans. The project will provide more parking than is required by the City’s zoning regulations.

A variety of on-site amenities are planned for the Property. Each building will feature dedicated activity rooms, and the development will include a community space. A dog park will also be incorporated in the development. All dumpsters will be appropriately screened from the public right-of-way, and the entire Property will be fenced to minimize any potential impact on surrounding properties.

If there is any additional information or documentation that we can provide to assist in your review of this application, please do not hesitate to contact me at (210) 960-2750 or via email at ashley@kgftx.com.

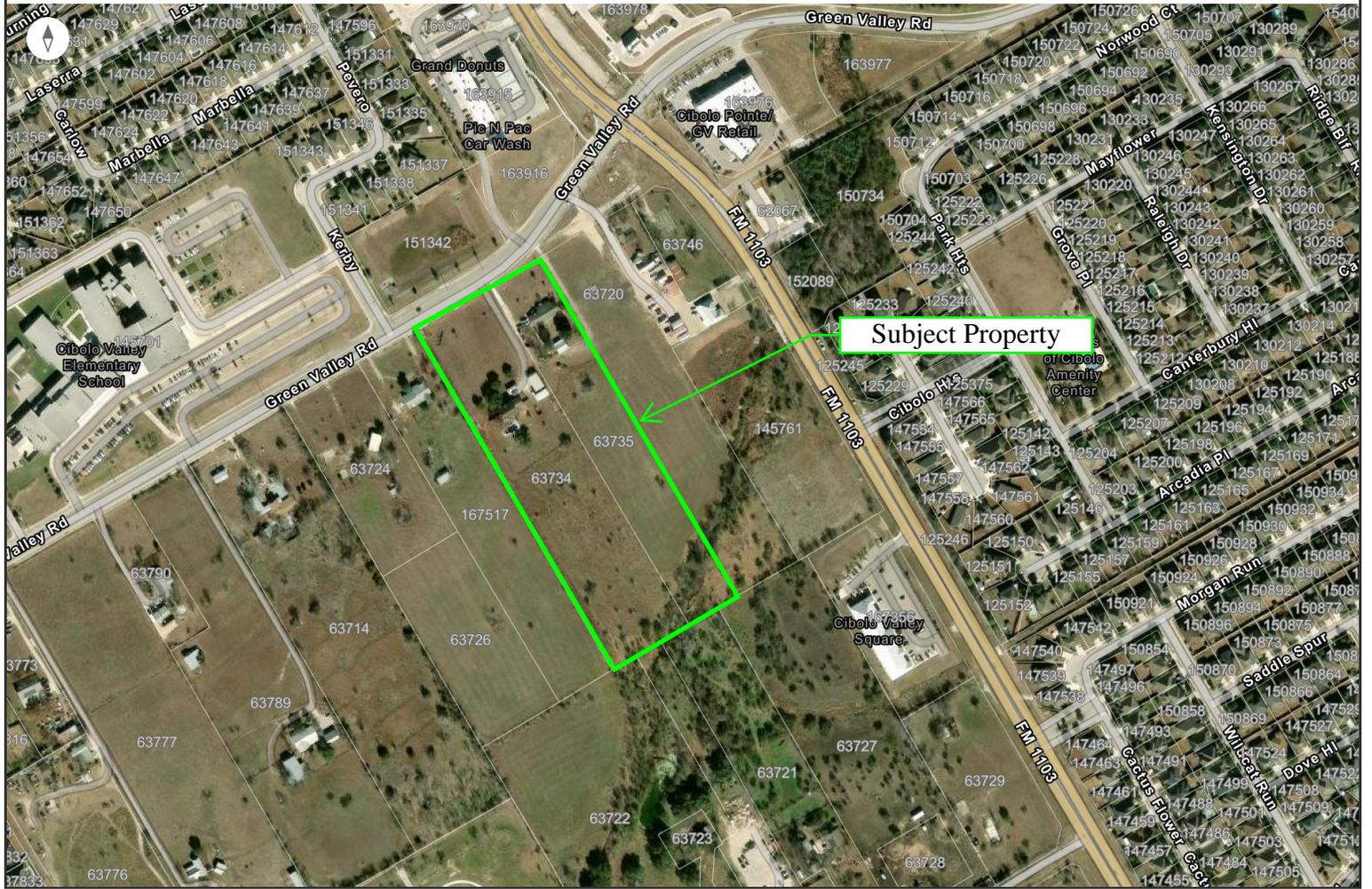
Sincerely,

KILLEN, GRIFFIN & FARRIMOND, PLLC

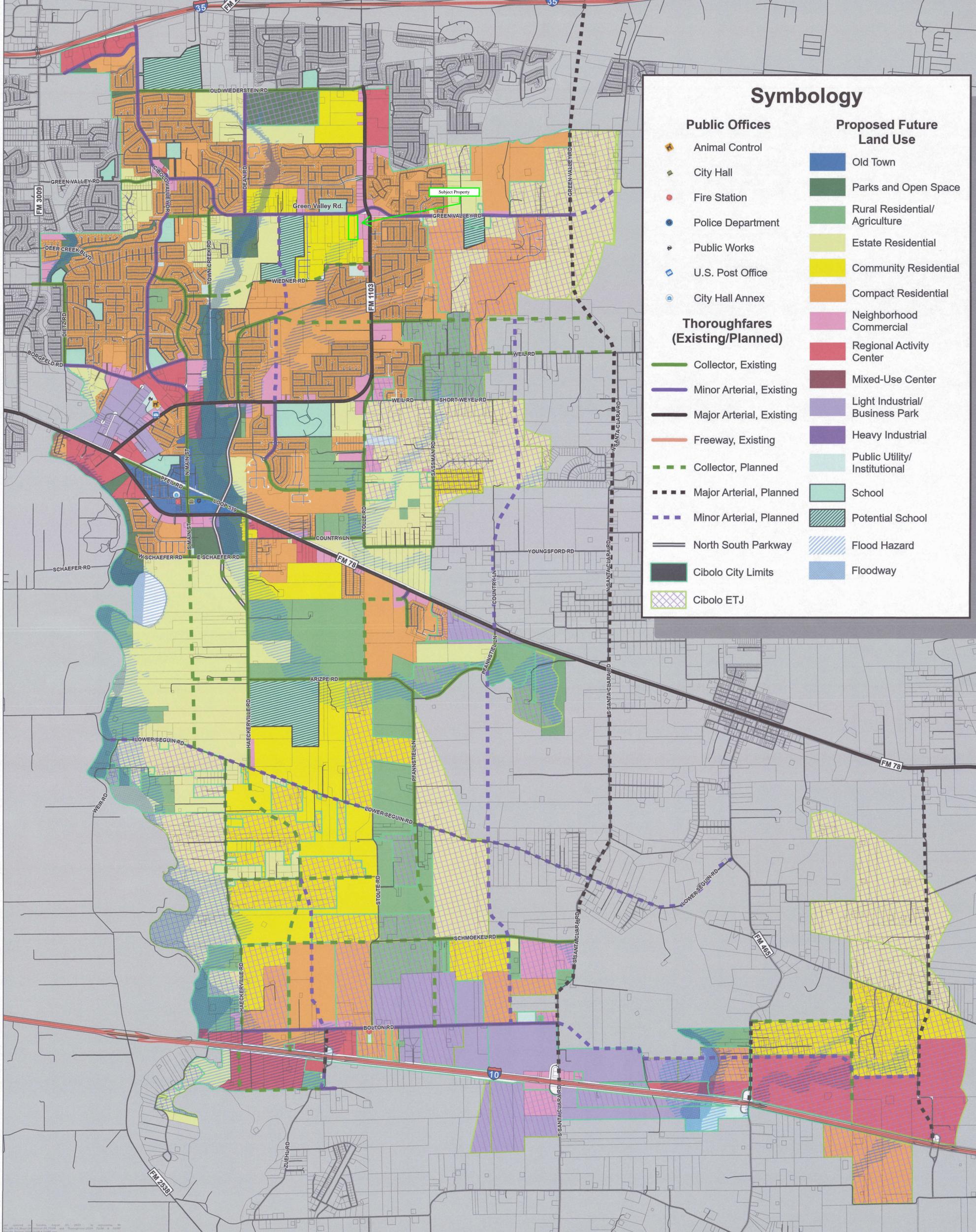
By: 
Ashley Farrimond



Zoning Map - City of Cibolo

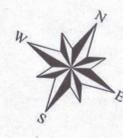


Maxar | This data was first created by an unknown engineering firm and then passed off to the GIS Technician at the City of Cibolo where it is now being maintained and updated. | Esri Community Maps Contributors, City of Cibolo, Texas, City of New Braunfels, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



Symbology

Public Offices		Proposed Future Land Use	
	Animal Control		Old Town
	City Hall		Parks and Open Space
	Fire Station		Rural Residential/Agriculture
	Police Department		Estate Residential
	Public Works		Community Residential
	U.S. Post Office		Compact Residential
	City Hall Annex		Neighborhood Commercial
Thoroughfares (Existing/Planned)			Regional Activity Center
	Collector, Existing		Mixed-Use Center
	Minor Arterial, Existing		Light Industrial/Business Park
	Major Arterial, Existing		Heavy Industrial
	Freeway, Existing		Public Utility/Institutional
	Collector, Planned		School
	Major Arterial, Planned		Potential School
	Minor Arterial, Planned		Flood Hazard
	North South Parkway		Floodway
	Cibolo City Limits		
	Cibolo ETJ		



1:23,000

Future Land Use and Thoroughfare Map

City of Cibolo

September 10th 2024

This is to certify this map as the Official Future Land Use Map/Future Thoroughfare Plan adopted on 10 Sept 2024 by the City Council of the City of Cibolo, Texas.

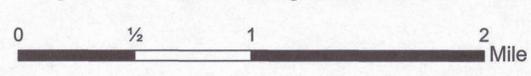
SIGNED:
Mark Allen, Mayor

ATTEST:
Peggy Cimics, City Secretary



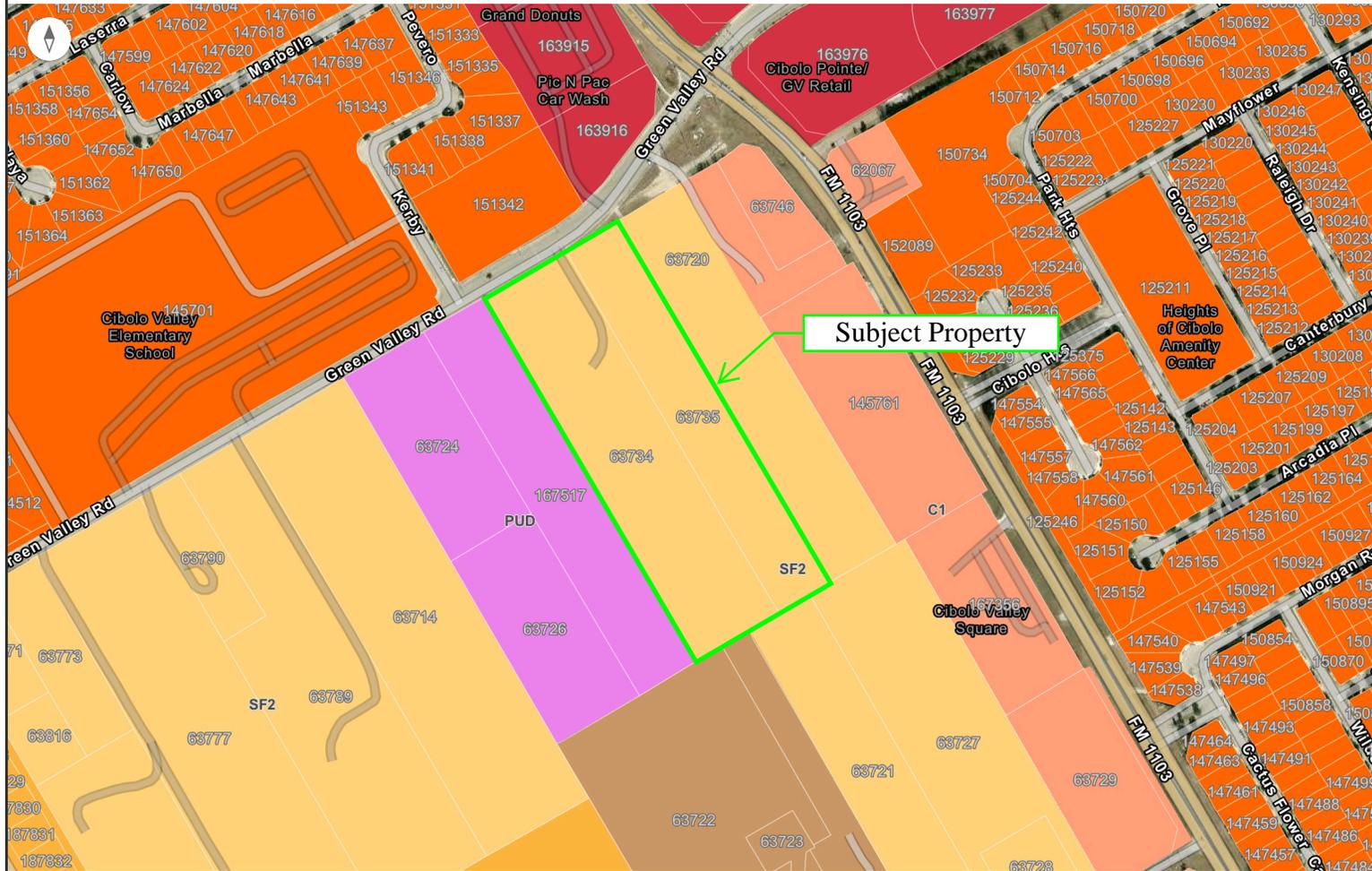
DISCLAIMER: All geospatial data products on this page are for informational purposes only and are not suitable for legal, engineering, or surveying purposes. The City of Cibolo cannot accept any responsibility for any errors, omissions, or positional accuracy, and therefore, there are no warranties which accompany these products. Boundaries do not represent an on-the-ground survey conducted by or under the supervision of a registered professional land surveyor and represents only the approximate relative location of property boundaries. These products may not reflect some data otherwise available. These products are not a substitute for obtaining a survey or other professional advice about a specific property, specific question, or situation.

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries





Zoning Map - City of Cibolo



Maxar | This data was first created by an unknown engineering firm and then passed off to the GIS Technician at the City of Cibolo where it is now being maintained and updated. | This data was first created by an unknown entity and then passed off to the GIS Technician at the City of Cibolo where it is now being maintained and updated. | Esri Community Maps Contributors, City of Cibolo, Texas, City of New Braunfels, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



City Council Regular Meeting Staff Report

A. Approval of the minutes of the City Council Meeting held on January 27, 2026.

Meeting	Agenda Group
Tuesday, February 10, 2026, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 8A.
From	
Peggy Cimics, City Secretary	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[012726 Council Minutes.pdf](#)



CIBOLO CITY COUNCIL
CIBOLO MUNICIPAL BUILDING
200 S. Main
Cibolo, Texas 78108
January 27, 2026
6:30 p.m.

Minutes

1. Call to Order – The meeting was called to order by Mayor Latimer at 6:30 p.m.
2. Roll Call and Excused Absences – Members Present: Mayor Latimer, Councilman McGlothin, Councilman R. Roberts, Councilwoman Patterson, Councilwoman Cunningham, Councilwoman Sanchez-Stephens, Councilwoman D. Roberts, and Councilwoman Brown.
3. Invocation – Pastor Jimmy gave the Invocation.
4. Pledge of Allegiance – All in attendance recited the Pledge of Allegiance.
5. Public Hearing
 - A. Public Hearing on a Resolution to Authorize Private Streets in Accordance with the 2024 Unified Development Code, Article 18. Transportation, for Schlather Ranch residential subdivision.

Mayor Latimer opened the Public Hearing at 6:36 p.m. for those that would like to speak on this item. No wish to speak and Mayor Latimer closed the Public Hearing at 6:36 p.m.

6. Citizens to be Heard

This is the only time during the Council Meeting that a citizen can address the City Council. It is an opportunity for visitors and guests to address the City Council 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 City Council may not deliberate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, the City Council 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 Council as a body. Remarks may also be addressed to any individual member of the Council so long as the remarks are (i) about matters of local public concern and (ii) not disruptive to the meeting or threatening to the member or any attendee, including City Staff. Any person violating this policy may be requested to leave the meeting, but no person may be requested to leave or forced to leave the meeting because of the viewpoint expressed. This meeting is livestreamed.

Mayor Latimer read an email from Mr. Benson. Mr. Benson wrote regarding the Fee Adjustments that is on the agenda this evening. He was also concerned about the city's past decisions regarding water lease purchases and the lack of accountability. Mr. Benson wrote that the former Public Works Director made strong recommendations that the city needed to acquire a significant amount of water

through leases. He said it is clear now that many of those leases were not necessary. Mr. Benson had a number of items that he would like to see publicly. Mr. J. Hicks talked about item 8A. He stated that San Marcos did a project with sidewalks at the train track in there city. He said this is something we should look at for Main Street and the track in Cibolo. Mr. Hicks stated that he had pictures and he could send. On item 12D he did not think we needed to redo the city coin as we just did that early last year. Mr. Hicks did not think there was anything wrong with the coin we presently have. Item 11A he was also glad that we are looking at fees.

7. Consent Agenda – Consent Items (General Items)

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

A. Approval of the minutes of the Special City Council Meeting held on January 13, 2026.

B. Approval of the minutes of the City Council Meeting held on January 13, 2026.

Councilwoman Sanchez-Stephens would like to pull 7B for discussion. Councilwoman Sanchez-Stephens made the motion to approve item 7A. The motion was seconded by Councilwoman Brown. For: All; Against: None. The motion carried 7 to 0. Councilwoman Sanchez-Stephens stated that on 7B item 11E CIP appointments should be Councilwoman Patterson and Councilman R. Roberts. Councilwoman Sanchez-Stephens made the motion to approve item 7B with the corrections. The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 7 to 0.

8. Mayor’s Follow-up

A. Union Pacific sidewalk across railroad track on Main St.

Mayor Latimer stated that this item will stay on the agenda until the sidewalk across the railroad is accomplished.

B. Main St. Crosswalks.

Mayor Latimer let the City Council know that Councilwoman D. Roberts attended the EDC meeting and talked about the Main St. Crosswalk. The EDC did agree to fund the crosswalk that is by Old Main Icehouse and the Mill. The Mayor is also waiting on the grant to see if the city will receive any funding.

9. Staff Update

A. Administration

a. Capital Improvement Program – Updates on Projects

Main Street sidewalk across railroad – Planning

SB 1555 Grant - Submitted

Veterans/Niemietz Park Renovations – Planning

Community Center Renovations Phase II - Planning

FM 78 – Water Main Extension – Under Construction-Project completion March 2026

FM 78 – Sewer Rehabilitation – Under Construction

FM 1103 –Utility Relocation – Design, advertise for Contract March, Constr. Start Aug 26

Deer Creek Blvd (Cordero to Falling Sun) – Substantial Completion

FY25 Street Rehabilitation Package 2 – Under Construction

Silver Wing (CVD to Thistle Creek)-Under Construction
Town Creek Road (Green Valley Rd to Bentwood Pass)-Under Construction
Firebird Run (Silver Wing to Kipper Ave)-Under Construction
Tolle Rd – Design-Will have update in February
Town Creek Trail - Design

- b. RFP's, RFQ's, RFB's, and ITB's-Wayfinding signs RFP proposals are due in Feb.
- c. Staff Travel-Two Fire Dept (1to teach class) the other for the prebuild of Pumper truck
- d. Aisin Facility Tour – final date will be sent to council
- e. Council's Strategic Management Workshop Date for 2026- March 28th

B. Fire Department – In packet

10. Resolutions

- A. Approval/Disapproval of a Resolution authorizing the submission of a grant application to the Office of the Governor for the Public Safety Project.

Councilman McGlothin made the motion to approve the Resolution authorizing the submission of a grant application to the Office of the Governor for the Public Safety Project. The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 7 to 0.

- B. Approval/Disapproval of a Resolution authorizing the submission of a grant application to the Office of the Governor for the General Victim Assistance Project.

Councilman McGlothin made the motion to approve the authorizing the submission of a grant application to the Office of the Governor for the General Victim Assistance Project. The motion was seconded by Councilwoman D. Robert. For: All; Against: None. The motion carried 7 to 0.

- C. Approval/Disapproval of a Resolution authorizing the submission of a grant application to the Office of the Governor for the Peace Officer Mental Health Project.

Councilman McGlothin made the motion to approve the Resolution authorizing the submission of a grant application to the Office of the Governor for the Peace Officer Mental Health Project. The motion was seconded by Councilwoman Brown. For: All; Against: None. The motion carried 7 to 0.

- D. Approval/Disapproval of a Resolution authorizing the submission of a grant application to the Office of the Governor for the Rifle Resistant Body Armor Project.

Councilman McGlothin made the motion to approve the Resolution authorizing the submission of a grant application to the Office of the Governor for the Rifle Resistant Body Armor Project. The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 7 to 0.

- E. Approval/Disapproval of a Resolution authorizing the submission of a grant application to the Office of the Governor for the Active Attack Response Equipment Project.

Councilman McGlothin made the motion to approve the Resolution authorizing the submission of a grant application to the Office of the Governor for the Active Attack Response Equipment Project. The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 7 to 0.

- F. Approval/Disapproval of a Resolution authorizing the submission of a grant application to the Office of the Governor for the Body Worn Camera Project.

Councilman McGlothin made the motion to approve the Resolution authorizing the submission of a grant application to the Office of the Governor for the Body Worn Camera Project. The motion was seconded by Councilwoman Brown. For: All; Against: None. The motion carried 7 to 0.

- G. Approval/Disapproval of a Resolution to approve the location of a Private Street Residential Subdivision for the Schlater Ranch Residential Subdivision.

Councilwoman Cunningham made the motion to approve a Resolution to approve the location of a Private Street Residential Subdivision for the Schlater Ranch Residential Subdivision. The motion was seconded by Councilwoman D. Roberts. For: All; Against: None. The motion carried 7 to 0.

11. Ordinances

- A. Approval/Disapproval of an Ordinance by the City Council amending Ordinance 1515 “Fee Schedule”.

Councilwoman Cunningham made the motion to approve an Ordinance by the City Council amending Ordinance 1515 “Fee Schedule”. The motion was seconded by Councilman McGlothin. For: All; Against: None. The motion carried 7 to 0.

12. Discussion/Action

- A. Discussion/Action to approve the Schlather Ranch Residential Subdivision Land Study.

Councilman McGlothin made the motion to approve the Schlather Ranch Residential Subdivision Land Study. The motion was seconded by Councilman R. Roberts. For: All; Against: None. The motion carried 7 to 0.

- B. Discussion/Action to approve the Schlather Ranch Residential Subdivision Public Improvement Agreement.

No action was taken on this item.

- C. Discussion/Action on amending the approved minutes of the October 27, 2025, City Council Meeting.

Councilman McGlothin had changes on Item 13 of the minutes of the October 27, 2025. He wanted to clarify exactly what was passed that evening. Councilman McGlothin made the motion to approve the amended minutes to reflect the changes. The motion was seconded by Councilwoman D. Roberts. For: All; Against: None. The motion carried 7 to 0.

- D. Discussion/Action on a Coin Design Contest for the City of Cibolo Challenge Coin.

Councilman McGlothin made the motion to table this item. The motion was seconded by Councilman R. Roberts. For: All; Against: None. The motion carried 7 to 0.

- E. Discussion/Action on the proposed Planning and Zoning Commission Training starting with Preliminary Plat and Final Plat Ministerial Duties.

Mr. Vasquez went over with the City Council the proposed Planning and Zoning Commission Training. Training dates and times would be up to the Planning and Zoning members. Mr. Vasquez did let the council know that they would be notified of any training that will be scheduled for the P&Z members. The council had the opportunity to ask questions during Mr. Vasquez’s presentation. Council did like the training, and some council members would also like to attend. No action was needed.

- F. Discussion/Action on the FY25 Annual Report and the updated FY26-27 Council Strategic Plan, including the public posting of these documents on the City’s website, and setting a date for the 2026 Strategic Management Workshop.

Mr. Reed went over the FY2026-FY2027 Strategic Plan & Annual Report. His briefing included the importance of Strategic Planning, FY2025 Action Breakdown & Progress, FY2025 Draft Annual Report, and FY2026-FY2027 Strategic Plan. The City Council had the opportunity to ask questions during the presentation. No action was needed on this item.

- G. Discussion from Councilmembers that have attended seminars, events, or meetings.

Councilwoman Patterson stated that she attended the Economic Development Meeting, GV Sub Meeting, and the Tri-County Grand Opening Event. Councilwoman Cunningham attended Career Day at the school. She will also be attending the Youth Council Summit this weekend in Dallas. Councilwoman Cunningham also mention the Senior Prom that will be on Feb. 14th from 1 to 4pm. Still looking for a few volunteers. Mayor Latimer attended the Expansion of the Methodist Hospital in Live Oak. She also attended the NEP Meeting, the Chamber and Tri-County Meeting, EDC Meeting, and the JBSA Meeting. Mayor Latimer also mentioned that she is meeting with several of the cities’ Strategy Partners. Councilwoman Sanchez-Stephens attended the MLK evening event in Guadalupe County. She also attended the MLK March in Seguin as well as the JBSA Meeting. Councilwoman D. Roberts attended both the P&Z and EDC Meeting. She also attended an event at the Senior Center on the history of the Buffalo Soldiers. Councilwoman D. Roberts also completed a webinar on Water Supply Grants. Councilwoman Brown attended the MLK Banquet and the MLK March. She also attended the Buffalo Soldier event at the Senior Center, YMCA Meeting, the NEP Meeting, and the JBSA Meeting. Councilwoman Brown also attended the expansion at the Methodist Hospital in Live Oak and the Ribbon Cutting at Crust Pizza in Cibolo.

- H. Discussion on items the City Council would like to see on future agendas.

Council had no items to add at this time.

- I. Discussion/Action on the review and confirmation of all upcoming meetings, special meetings and workshops and scheduling the time, date and place of additional meetings, special meetings or workshops.

No action taken.

13. Executive Session

The City Council will meet in Executive Session as Authorized by the Texas Gov’t Code Section 551.071, Consultation with Attorney, and Section 551.074, Personnel Matters, to discuss the following:

- A. City Secretary/Deputy City Secretary retirement, appointment, employment, evaluation, and duties.

Council went into Executive Session at 8:06 p.m. to discuss the above item.

14. Open Session

The City Council will reconvene into Regular Session and take/or give direction or action, if necessary, on items discussed in the Executive Session.

Council reconvened into Open Session at 8:54 p.m. No action taken.

15. Adjournment

Councilman McGlothin made the motion to adjourn the meeting at 8:54 p.m. The motion was seconded by Councilwoman Brown. For: All; Against: None. The motion carried 7 to 0.

PASSED AND APPROVED THIS 10TH DAY OF FEBRUARY 2026.

Kara Latimer
Mayor

ATTTEST

Peggy Cimics, TRMC
City Secretary



City Council Regular Meeting Staff Report

B. Police Department

Meeting	Agenda Group
Tuesday, February 10, 2026, 6:30 PM	Staff Update Item: 10B.
From	
Leigh Ann Rogers, Executive Assistant to the Chief of Police	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[CPD Report Call Summary Jan 2026.pdf](#)

[JanuaryReport26.pdf](#)



Cibolo Police Department Report Call Summary Results



Agency: CPD
Agency #: TX0940600

Print Date/Time: 02/03/2026 05:47
Total Records : 932

Incident Number	Incident Type	Call Date/Time	Location Street Name	Area PD Response Areas
Incident Type: 911 Hang Up/Open Line (10)				
2026-00003025	911 Hang Up/Open Line	01/17/2026 01:04	SAMBAR MAIN	Cibolo (6)
2026-00001908	911 Hang Up/Open Line	01/11/2026 18:14	RUSHING BANKS	Cibolo (5)
2026-00004506	911 Hang Up/Open Line	01/25/2026 15:37	NAVAJO CIR	Cibolo (5)
2026-00001764	911 Hang Up/Open Line	01/10/2026 20:53	KIPPER AVE	Cibolo (3)
2026-00000590	911 Hang Up/Open Line	01/04/2026 19:55	HAWK CIR	Cibolo (3)
2026-00004691	911 Hang Up/Open Line	01/26/2026 16:04	NIEMIETZ CV	Cibolo (4)
2026-00000482	911 Hang Up/Open Line	01/03/2026 20:37	CIBOLO VALLEY DR	Cibolo (1)
2026-00000859	911 Hang Up/Open Line	01/06/2026 09:12	KINGS WAY	Cibolo (1)
2026-00003056	911 Hang Up/Open Line	01/17/2026 08:44	LANDMARK BROOK	Cibolo (2)
2026-00004185	911 Hang Up/Open Line	01/23/2026 15:23	FOXBROOK WAY	Cibolo (2)
Incident Type: Abandoned Vehicle (4)				
2026-00004152	Abandoned Vehicle	01/23/2026 11:57	CIBOLO VALLEY DR	Cibolo (3)
2026-00001123	Abandoned Vehicle	01/07/2026 10:40	WIEDNER RD	Cibolo (4)
2026-00004377	Abandoned Vehicle	01/24/2026 14:35	HANGING MOSS DR	Cibolo (1)
2026-00000886	Abandoned Vehicle	01/06/2026 11:50	GREEN VALLEY RD	Cibolo (2)
Incident Type: Accident- Mv Hit & Run (1)				
2026-00005679	Accident- Mv Hit & Run	01/31/2026 11:47	CIBOLO DR	Cibolo (5)
Incident Type: Accident- Mv No Injury (46)				
2026-00005720	Accident- Mv No Injury	01/31/2026 16:37	FM 78 W	Cibolo (6)
2026-00002013	Accident- Mv No Injury	01/12/2026 09:55	IH 10 W	Cibolo (6)
2026-00001203	Accident- Mv No Injury	01/07/2026 18:16	IH 10 W	Cibolo (6)
2026-00004414	Accident- Mv No Injury	01/24/2026 21:10	IH 10 W	Cibolo (6)
2026-00004462	Accident- Mv No Injury	01/25/2026 03:13	IH 10 W	Cibolo (6)
2026-00004463	Accident- Mv No Injury	01/25/2026 03:17	IH 10 W	Cibolo (6)
2026-00004432	Accident- Mv No Injury	01/24/2026 23:06	IH 10 W	Cibolo (6)



Cibolo Police Department Report Call Summary

Results



Agency: CPD
Agency #: TX0940600

Print Date/Time: 02/03/2026 05:47
Total Records : 932

Incident Number	Incident Type	Call Date/Time	Location Street Name	Area PD Response Areas
2026-00002877	Accident- Mv No Injury	01/16/2026 09:28	IH 10 W	Cibolo (6)
2026-00003669	Accident- Mv No Injury	01/21/2026 05:35	FM 78 W	Cibolo (6)
2026-00005474	Accident- Mv No Injury	01/30/2026 10:55	FM 78	Schertz (506)
2026-00001362	Accident- Mv No Injury	01/08/2026 14:13	FM 1103	Cibolo (5)
2026-00002470	Accident- Mv No Injury	01/14/2026 14:08	FM 1103	Cibolo (5)
2026-00005304	Accident- Mv No Injury	01/29/2026 15:56	FM 1103	Cibolo (5)
2026-00003974	Accident- Mv No Injury	01/22/2026 12:20	CIBOLO VALLEY DR	Cibolo (5)
2026-00004176	Accident- Mv No Injury	01/23/2026 14:34	CIBOLO VALLEY DR	Cibolo (5)
2026-00003980	Accident- Mv No Injury	01/22/2026 12:35	CIBOLO VALLEY DR	Cibolo (5)
2026-00004234	Accident- Mv No Injury	01/23/2026 20:02	N MAIN ST	Cibolo (5)
2026-00001217	Accident- Mv No Injury	01/07/2026 20:21	N MAIN ST	Cibolo (5)
2026-00003102	Accident- Mv No Injury	01/17/2026 16:28	CIBOLO VALLEY DR	Cibolo (5)
2026-00002009	Accident- Mv No Injury	01/12/2026 09:11	FM 1103	Cibolo (5)
2026-00002741	Accident- Mv No Injury	01/15/2026 18:04	FM 1103	Cibolo (5)
2026-00003232	Accident- Mv No Injury	01/18/2026 07:00	S MAIN ST	Cibolo (5)
2026-00003692	Accident- Mv No Injury	01/21/2026 08:13	FM 78 E	Cibolo (5)
2026-00005231	Accident- Mv No Injury	01/29/2026 10:24	FM 1103	Cibolo (5)
2026-00004331	Accident- Mv No Injury	01/24/2026 03:44	FM 1103	Cibolo (5)
2026-00002223	Accident- Mv No Injury	01/13/2026 09:37	FM 1103	Cibolo (5)
2026-00002676	Accident- Mv No Injury	01/15/2026 11:25	W SCHLATHER ST	Cibolo (5)
2026-00005032	Accident- Mv No Injury	01/28/2026 13:37	KNIGHTS CROSSING	Cibolo (5)
2026-00003109	Accident- Mv No Injury	01/17/2026 17:53	MOHAWK DR	Cibolo (5)
2026-00005036	Accident- Mv No Injury	01/28/2026 14:48	CIBOLO VALLEY DR	Cibolo (3)
2026-00001261	Accident- Mv No Injury	01/08/2026 06:16	CIBOLO VALLEY DR	Cibolo (3)
2026-00002467	Accident- Mv No Injury	01/14/2026 13:20	W BORGFELD RD	Cibolo (3)



Cibolo Police Department Report Call Summary Results



Agency: CPD
Agency #: TX0940600

Print Date/Time: 02/03/2026 05:47
Total Records : 932

Incident Number	Incident Type	Call Date/Time	Location Street Name	Area PD Response Areas
2026-0000267	Accident- Mv No Injury	01/02/2026 10:45	COWBOY KNOLL	Cibolo (4)
2026-00002739	Accident- Mv No Injury	01/15/2026 17:17	WINSLOW RUN	Cibolo (4)
2026-00002486	Accident- Mv No Injury	01/14/2026 15:16	FM 1103	Cibolo (4)
2026-00002659	Accident- Mv No Injury	01/15/2026 08:37	CIBOLO COMMONS	Cibolo (4)
2026-00004023	Accident- Mv No Injury	01/22/2026 16:40	RODEO WAY	Cibolo (4)
2026-00004694	Accident- Mv No Injury	01/26/2026 16:14	LIECK CV	Cibolo (4)
2026-00000263	Accident- Mv No Injury	01/02/2026 10:10	IH 35 N	Cibolo (1)
2026-00003445	Accident- Mv No Injury	01/19/2026 23:03	GREEN VALLEY RD	Cibolo (1)
2026-00002007	Accident- Mv No Injury	01/12/2026 08:38	FM 1103	Cibolo (2)
2026-00001792	Accident- Mv No Injury	01/10/2026 22:28	GREEN VALLEY RD	Cibolo (2)
2026-00004209	Accident- Mv No Injury	01/23/2026 17:47	GREEN VALLEY RD	Cibolo (2)
2026-00000557	Accident- Mv No Injury	01/04/2026 13:15	FM 1103	Cibolo (2)
2026-00002093	Accident- Mv No Injury	01/12/2026 18:18	FM 1103	Cibolo (2)
2026-00004870	Accident- Mv No Injury	01/27/2026 16:37	BEE CAVES CV	Cibolo (2)
Incident Type: Accident-Mv Inj (5)				
2026-00004411	Accident-Mv Inj	01/24/2026 20:47	IH 10 W	Cibolo (6)
2026-00003576	Accident-Mv Inj	01/20/2026 15:41	FM 1103	Cibolo (5)
2026-00000956	Accident-Mv Inj	01/06/2026 18:43	FM 78 W	Cibolo (5)
2026-00001675	Accident-Mv Inj	01/10/2026 03:56	LONGHORN WAY	Cibolo (4)
2026-00001746	Accident-Mv Inj	01/10/2026 18:13	GREEN VALLEY RD	Cibolo (2)
Incident Type: Accident-Mv/Ped (2)				
2026-00005543	Accident-Mv/Ped	01/30/2026 19:11	FM 1103	Cibolo (5)
2026-00000456	Accident-Mv/Ped	01/03/2026 16:42	CIBOLO VALLEY DR	Cibolo (1)
Incident Type: Alarm- Burglary (59)				
2026-00001592	Alarm- Burglary	01/09/2026 17:52	MOKI PLACE	Cibolo (6)
2026-00005211	Alarm- Burglary	01/29/2026 09:04	LOOP 539 E	Cibolo (5)
2026-00000392	Alarm- Burglary	01/03/2026 04:02	FM 1103	Cibolo (5)
2026-00000113	Alarm- Burglary	01/01/2026 12:36	GUADALUPE DR	Cibolo (5)



Cibolo Police Department Report Call Summary

Results



Agency: CPD
Agency #: TX0940600

Print Date/Time: 02/03/2026 05:47
Total Records : 932

Incident Number	Incident Type	Call Date/Time	Location Street Name	Area PD Response Areas
2026-00004095	Alarm- Burglary	01/23/2026 04:19	CIBOLO VALLEY DR	Cibolo (5)
2026-00004324	Alarm- Burglary	01/24/2026 03:02	CIBOLO VALLEY DR	Cibolo (5)
2026-00003363	Alarm- Burglary	01/19/2026 08:52	VALIANT VALLEY	Cibolo (5)
2026-00004900	Alarm- Burglary	01/27/2026 21:06	FM 1103	Cibolo (5)
2026-00000079	Alarm- Burglary	01/01/2026 09:06	GUADALUPE DR	Cibolo (5)
2026-00005544	Alarm- Burglary	01/30/2026 19:12	GUADALUPE DR	Cibolo (5)
2026-00000093	Alarm- Burglary	01/01/2026 11:05	TWISTING STREAM	Cibolo (5)
2026-00005238	Alarm- Burglary	01/29/2026 11:12	DOUGLAS ST	Cibolo (5)
2026-00000061	Alarm- Burglary	01/01/2026 05:22	OVERLOOK RDG	Cibolo (5)
2026-00000414	Alarm- Burglary	01/03/2026 09:46	SCHNEIDER DR	Cibolo (5)
2026-00003497	Alarm- Burglary	01/20/2026 07:28	AMBER CRK	Cibolo (5)
2026-00002472	Alarm- Burglary	01/14/2026 14:14	RUSHING BANKS	Cibolo (5)
2026-00003357	Alarm- Burglary	01/19/2026 06:48	BLOSSOM CT	Cibolo (3)
2026-00003115	Alarm- Burglary	01/17/2026 18:12	BENTWOOD RANCH DR	Cibolo (3)
2026-00000448	Alarm- Burglary	01/03/2026 15:30	FIREBIRD RUN	Cibolo (3)
2026-00000509	Alarm- Burglary	01/04/2026 02:13	FIREBIRD RUN	Cibolo (3)
2026-00003270	Alarm- Burglary	01/18/2026 13:16	HIDDEN FAWN	Cibolo (3)
2026-00005643	Alarm- Burglary	01/31/2026 08:03	FAWN RDG	Cibolo (3)
2026-00005673	Alarm- Burglary	01/31/2026 11:19	BRUSH TRAIL BEND	Cibolo (3)
2026-00005272	Alarm- Burglary	01/29/2026 14:06	HEREFORD ST	Cibolo (4)
2026-00004477	Alarm- Burglary	01/25/2026 06:51	COUNTRY VALE	Cibolo (4)
2026-00000554	Alarm- Burglary	01/04/2026 12:14	COWBOY HTS	Cibolo (4)
2026-00001594	Alarm- Burglary	01/09/2026 18:02	GLENWOOD RANCH	Cibolo (4)
2026-00003250	Alarm- Burglary	01/18/2026 10:17	FLINT RD	Cibolo (4)
2026-00003462	Alarm- Burglary	01/20/2026 01:52	NORWOOD CT	Cibolo (4)
2026-00001737	Alarm- Burglary	01/10/2026 16:58	RUSTIC TRL	Cibolo (4)
2026-00002874	Alarm- Burglary	01/16/2026 09:21	RUSTIC TRL	Cibolo (4)
2026-00001517	Alarm- Burglary	01/09/2026 09:26	GREEN VALLEY RD	Cibolo (4)
2026-00004478	Alarm- Burglary	01/25/2026 07:17	GREEN VALLEY RD	Cibolo (4)
2026-00002941	Alarm- Burglary	01/16/2026 15:35	GREEN VALLEY RD	Cibolo (4)
2026-00002959	Alarm- Burglary	01/16/2026 18:08	RAMSDALE WAY	Cibolo (4)



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2026-00002291	Alarm- Burglary	01/13/2026 15:49	STONEBROOK DR	Cibolo (4)
2026-00001249	Alarm- Burglary	01/08/2026 03:17	IH 35 N	Cibolo (1)
2026-00001669	Alarm- Burglary	01/10/2026 03:33	IH 35 N	Cibolo (1)
2026-00004318	Alarm- Burglary	01/24/2026 02:47	IH 35 N	Cibolo (1)
2026-00004338	Alarm- Burglary	01/24/2026 07:37	IH 35 N	Cibolo (1)
2026-00004394	Alarm- Burglary	01/24/2026 19:06	IH 35 N	Cibolo (1)
2026-00004464	Alarm- Burglary	01/25/2026 03:27	IH 35 N	Cibolo (1)
2026-00004511	Alarm- Burglary	01/25/2026 16:40	IH 35 N	Cibolo (1)
2026-00004591	Alarm- Burglary	01/26/2026 03:21	IH 35 N	Cibolo (1)
2026-00005463	Alarm- Burglary	01/30/2026 09:50	WILLOW BRANCH	Cibolo (1)
2026-00005502	Alarm- Burglary	01/30/2026 13:46	WILLOW BRANCH	Cibolo (1)
2026-00004332	Alarm- Burglary	01/24/2026 03:50	CIBOLO VALLEY DR	Cibolo (1)
2026-00004535	Alarm- Burglary	01/25/2026 21:02	CIBOLO VALLEY DR	Cibolo (1)
2026-00005152	Alarm- Burglary	01/29/2026 02:47	IH 35 N	Cibolo (1)
2026-00001831	Alarm- Burglary	01/11/2026 01:57	CIBOLO VALLEY DR	Cibolo (1)
2026-00002422	Alarm- Burglary	01/14/2026 08:39	BROOK VW	Cibolo (1)
2026-00001262	Alarm- Burglary	01/08/2026 06:43	BROOK MEADOW	Cibolo (1)
2026-00004942	Alarm- Burglary	01/28/2026 06:40	BROOK MEADOW	Cibolo (1)
2026-00004759	Alarm- Burglary	01/26/2026 23:22	IH 35 N	Cibolo (1)
2026-00004473	Alarm- Burglary	01/25/2026 06:12	CIBOLO VALLEY DR	Cibolo (1)
2026-00000413	Alarm- Burglary	01/03/2026 09:44	PIONEER JUNCTION	Cibolo (2)
2026-00004820	Alarm- Burglary	01/27/2026 10:40	CORTIJO	Cibolo (2)
2026-00002846	Alarm- Burglary	01/16/2026 05:18	SWIFT FOX	Cibolo (2)
2026-00002192	Alarm- Burglary	01/13/2026 07:34	PERUGIA	Cibolo (2)
Incident Type: Alarm-Robbery/Panic (3)				
2026-00000594	Alarm-Robbery/Panic	01/04/2026 20:49	RED RIVER	Cibolo (6)
2026-00001590	Alarm-Robbery/Panic	01/09/2026 17:14	SPRINGTREE BEND	Cibolo (1)
2026-00000447	Alarm-Robbery/Panic	01/03/2026 15:31	HARLEY HAY	Cibolo (1)
Incident Type: Alarm-School Panic (1)				
2026-00002274	Alarm-School Panic	01/13/2026 14:14	FM 1103	Cibolo (5)



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Incident Number	Incident Type	Call Date/Time	Location Street Name	Area PD Response Areas
Incident Type: Animal Call (72)				
2026-00003742	Animal Call	01/21/2026 11:20	FM 78 W	Cibolo (6)
2026-00001536	Animal Call	01/09/2026 11:18	HAECKERVILLE RD	Cibolo (6)
2026-00002085	Animal Call	01/12/2026 17:30	BOLTON RD	Cibolo (6)
2026-00002654	Animal Call	01/15/2026 08:27	HAECKERVILLE RD	Cibolo (6)
2026-00003054	Animal Call	01/17/2026 08:23	FM 78 E	Cibolo (6)
2026-00001370	Animal Call	01/08/2026 14:48	RIVER STATION	Cibolo (6)
2026-00004494	Animal Call	01/25/2026 12:19	SHADY MEADOWS LN	Cibolo (6)
2026-00004386	Animal Call	01/24/2026 16:55	TOWN FORK	Cibolo (6)
2026-00005296	Animal Call	01/29/2026 15:27	CIBOLO VALLEY DR	Cibolo (5)
2026-00000609	Animal Call	01/05/2026 00:36	FM 1103	Cibolo (5)
2026-00000614	Animal Call	01/05/2026 01:12	CIBOLO DR	Cibolo (5)
2026-00003272	Animal Call	01/18/2026 13:39	CIBOLO DR	Cibolo (5)
2026-00000692	Animal Call	01/05/2026 13:44	CIBOLO VALLEY DR	Cibolo (5)
2026-00003610	Animal Call	01/20/2026 18:33	FM 1103	Cibolo (5)
2026-00002209	Animal Call	01/13/2026 08:27	CIBOLO DR	Cibolo (5)
2026-00004509	Animal Call	01/25/2026 16:25	EVERYDAY WAY	Cibolo (5)
2026-00004669	Animal Call	01/26/2026 14:36	N MAIN ST	Cibolo (5)
2026-00002464	Animal Call	01/14/2026 12:53	FM 1103	Cibolo (5)
2026-00001318	Animal Call	01/08/2026 10:11	DOBIE BLVD	Cibolo (5)
2026-00004984	Animal Call	01/28/2026 08:55	N MAIN ST	Cibolo (5)
2026-00005472	Animal Call	01/30/2026 10:45	N MAIN ST	Cibolo (5)
2026-00004836	Animal Call	01/27/2026 12:14	TOMAHAWK CIR	Cibolo (5)
2026-00004988	Animal Call	01/28/2026 09:17	TOMAHAWK CIR	Cibolo (5)
2026-00005013	Animal Call	01/28/2026 11:26	TOMAHAWK CIR	Cibolo (5)
2026-00005048	Animal Call	01/28/2026 16:36	FM 1103	Cibolo (5)
2026-00002208	Animal Call	01/13/2026 08:26	SHORT ST	Cibolo (5)
2026-00002670	Animal Call	01/15/2026 10:19	SHORT ST	Cibolo (5)
2026-00003607	Animal Call	01/20/2026 18:12	TOMAHAWK CIR	Cibolo (5)
2026-00003933	Animal Call	01/22/2026 09:52	COMANCHE CIR	Cibolo (5)
2026-00004717	Animal Call	01/26/2026 19:20	JACQUELINE ST	Cibolo (5)
2026-00005236	Animal Call	01/29/2026 11:03	SHORT ST	Cibolo (5)
2026-00003086	Animal Call	01/17/2026 13:26	CIBOLO DR	Cibolo (5)



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2026-00002241	Animal Call	01/13/2026 11:06	SINGING BROOK	Cibolo (5)
2026-00003177	Animal Call	01/17/2026 23:40	CLOUD CROSSING	Cibolo (3)
2026-00003303	Animal Call	01/18/2026 19:29	FAZIO DR	Cibolo (3)
2026-00001364	Animal Call	01/08/2026 14:27	BRUSH TRAIL BEND	Cibolo (3)
2026-00004450	Animal Call	01/25/2026 02:24	WESTERLY PLACE	Cibolo (3)
2026-00003767	Animal Call	01/21/2026 13:17	DEER MEADOW BLVD	Cibolo (3)
2026-00000085	Animal Call	01/01/2026 10:01	GREEN VALLEY RD	Cibolo (3)
2026-00001535	Animal Call	01/09/2026 11:17	DEER MEADOW BLVD	Cibolo (3)
2026-00003644	Animal Call	01/20/2026 23:30	BENTWOOD PASS	Cibolo (3)
2026-00002438	Animal Call	01/14/2026 10:05	SOMERSET AVE	Cibolo (3)
2026-00004514	Animal Call	01/25/2026 17:35	HOLLAND PARK	Cibolo (4)
2026-00005237	Animal Call	01/29/2026 11:04	BANDANA ST	Cibolo (4)
2026-00003640	Animal Call	01/20/2026 22:34	STONEBROOK DR	Cibolo (4)
2026-00003585	Animal Call	01/20/2026 16:28	NIEMIETZ CV	Cibolo (4)
2026-00004178	Animal Call	01/23/2026 14:59	NIEMIETZ CV	Cibolo (4)
2026-00004021	Animal Call	01/22/2026 16:37	NIEMIETZ CV	Cibolo (4)
2026-00004687	Animal Call	01/26/2026 15:54	ARMADILLO WAY	Cibolo (4)
2026-00000537	Animal Call	01/04/2026 08:17	GRAND VISTA	Cibolo (4)
2026-00000720	Animal Call	01/05/2026 17:12	WAGON WHEEL WAY	Cibolo (4)
2026-00001321	Animal Call	01/08/2026 10:22	GATEWOOD CLIFF	Cibolo (4)
2026-00001361	Animal Call	01/08/2026 14:08	BRAHMA WAY	Cibolo (4)
2026-00002934	Animal Call	01/16/2026 15:03	SADDLE HILL	Cibolo (4)
2026-00002233	Animal Call	01/13/2026 10:29	PRICKLY PEAR DR	Cibolo (4)
2026-00002478	Animal Call	01/14/2026 14:39	CJ JONES CV	Cibolo (4)
2026-00003996	Animal Call	01/22/2026 14:09	CJ JONES CV	Cibolo (4)
2026-00001878	Animal Call	01/11/2026 11:36	OTIS CROSSING	Cibolo (4)
2026-00005261	Animal Call	01/29/2026 13:07	PRICKLY PEAR DR	Cibolo (4)
2026-00001527	Animal Call	01/09/2026 10:06	BRAHMA WAY	Cibolo (4)
2026-00002211	Animal Call	01/13/2026 08:28	GREEN VALLEY RD	Cibolo (1)



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2026-00003294	Animal Call	01/18/2026 18:16	BLUE WILLOW	Cibolo (1)
2026-00000292	Animal Call	01/02/2026 15:06	IH 35 N	Cibolo (1)
2026-00001389	Animal Call	01/08/2026 15:53	BROOK SHIRE	Cibolo (1)
2026-00003608	Animal Call	01/20/2026 18:15	WILLOW PATH	Cibolo (1)
2026-00000298	Animal Call	01/02/2026 15:57	WIEDNER RD	Cibolo (2)
2026-00000898	Animal Call	01/06/2026 13:14	FM 1103	Cibolo (2)
2026-00005201	Animal Call	01/29/2026 08:27	SADDLE CRK	Cibolo (2)
2026-00001324	Animal Call	01/08/2026 10:45	GREEN VALLEY RD	Cibolo (2)
2026-00005219	Animal Call	01/29/2026 09:37	GREEN VALLEY RD	Cibolo (2)
2026-00001315	Animal Call	01/08/2026 10:01	WIEDNER RD	Cibolo (2)
2026-00002673	Animal Call	01/15/2026 10:50	WEIL RD	Guadalupe County
Incident Type: Animal Call-Barking Dog (7)				
2026-00004745	Animal Call-Barking Dog	01/26/2026 22:18	CORSICA DR	Cibolo (3)
2026-00005749	Animal Call-Barking Dog	01/31/2026 21:06	GRAND AVE	Cibolo (3)
2026-00005728	Animal Call-Barking Dog	01/31/2026 18:54	BUCKSKIN WAY	Cibolo (4)
2026-00000066	Animal Call-Barking Dog	01/01/2026 07:47	CLYDESDALE ST	Cibolo (4)
2026-00002502	Animal Call-Barking Dog	01/14/2026 18:16	HEREFORD ST	Cibolo (4)
2026-00002382	Animal Call-Barking Dog	01/14/2026 02:21	LONGHORN WAY	Cibolo (4)
2026-00002737	Animal Call-Barking Dog	01/15/2026 17:10	BLUE WILLOW	Cibolo (1)
Incident Type: Animal Call-Bite (2)				
2026-00003775	Animal Call-Bite	01/21/2026 14:05	CIBOLO DR	Cibolo (5)
2026-00003798	Animal Call-Bite	01/21/2026 15:22	CRIMSON TREE	Cibolo (3)
Incident Type: Animal Call-Follow Up (3)				
2026-00000278	Animal Call-Follow Up	01/02/2026 11:35	GATEWOOD BRIAR	Cibolo (4)
2026-00002427	Animal Call-Follow Up	01/14/2026 09:18	CJ JONES CV	Cibolo (4)
2026-00005222	Animal Call-Follow Up	01/29/2026 09:46	CJ JONES CV	Cibolo (4)
Incident Type: Assault-Already Occurred (13)				
2026-00001766	Assault-Already Occurred	01/10/2026 20:52	RED RIVER	Cibolo (6)
2026-00004380	Assault-Already Occurred	01/24/2026 15:12	S MAIN ST	Cibolo (6)



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2026-00005715	Assault-Already Occurred	01/31/2026 15:51	BROAD OAK DR	Cibolo (6)
2026-00002275	Assault-Already Occurred	01/13/2026 14:17	FM 1103	Cibolo (5)
2026-00003525	Assault-Already Occurred	01/20/2026 09:26	DIAMOND SHOALS	Cibolo (5)
2026-00000584	Assault-Already Occurred	01/04/2026 18:44	CORIANDER CT	Cibolo (3)
2026-00005678	Assault-Already Occurred	01/31/2026 11:46	WESTERLY PLACE	Cibolo (3)
2026-00004022	Assault-Already Occurred	01/22/2026 16:38	OAK CREEK DR	Cibolo (3)
2026-00004844	Assault-Already Occurred	01/27/2026 12:55	ROSEWOOD CV	Cibolo (3)
2026-00001516	Assault-Already Occurred	01/09/2026 09:24	FRITZ WAY	Cibolo (4)
2026-00001246	Assault-Already Occurred	01/08/2026 02:29	BROOK STONE	Cibolo (1)
2026-00001393	Assault-Already Occurred	01/08/2026 16:10	GREEN BROOK PL	Cibolo (1)
2026-00004499	Assault-Already Occurred	01/25/2026 13:49	KILDARE	Cibolo (2)
Incident Type: Assist Ems (11)				
2026-00003956	Assist Ems	01/22/2026 11:25	HAECKERVILLE RD	Cibolo (6)
2026-00003092	Assist Ems	01/17/2026 14:37	N MAIN ST	Cibolo (5)
2026-00001558	Assist Ems	01/09/2026 13:20	CHISEL PT	Cibolo (5)
2026-00003071	Assist Ems	01/17/2026 11:23	INDIAN CIR	Cibolo (5)
2026-00000589	Assist Ems	01/04/2026 19:40	SOMERSET AVE	Cibolo (3)
2026-00000536	Assist Ems	01/04/2026 08:17	EGLINGTON WAY	Cibolo (3)
2026-00001739	Assist Ems	01/10/2026 17:10	DOVE HILL	Cibolo (4)
2026-00004773	Assist Ems	01/27/2026 03:11	MORGAN RUN	Cibolo (4)
2026-00002875	Assist Ems	01/16/2026 09:26	SUSSEX CV	Cibolo (2)
2026-00001106	Assist Ems	01/07/2026 09:39	LANDMARK STONE	Cibolo (2)
2026-00002992	Assist Ems	01/16/2026 21:46	CAVAN	Cibolo (2)
Incident Type: Assist Fire (Non-Structure) (3)				
2026-00000961	Assist Fire (Non-Structure)	01/06/2026 19:01	FM 78 W	Cibolo (6)
2026-00001867	Assist Fire (Non-Structure)	01/11/2026 10:04	SINGING BROOK	Cibolo (5)
2026-00005375	Assist Fire (Non-Structure)	01/29/2026 23:47	SPRINGTREE CV	Cibolo (1)



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Incident Type: Assist Fire- Structure Fire (2)				
2026-00005254	Assist Fire-Structure Fire	01/29/2026 12:26	ZOELLER WAY	Cibolo (3)
2026-00004389	Assist Fire-Structure Fire	01/24/2026 17:12	SUNSET HTS	Cibolo (4)
Incident Type: Assist Other Agency (13)				
2026-00001895	Assist Other Agency	01/11/2026 15:54	IH 35 N	Bexar County
2026-00001723	Assist Other Agency	01/10/2026 14:39	GETTYSBURG DR	Schertz (302)
2026-00005682	Assist Other Agency	01/31/2026 12:13	FIREBIRD RUN	Cibolo (3)
2026-00000783	Assist Other Agency	01/06/2026 00:37	W BORGFELD RD	Cibolo (3)
2026-00003977	Assist Other Agency	01/22/2026 12:19	DEER MEADOW BLVD	Cibolo (3)
2026-00003149	Assist Other Agency	01/17/2026 21:46	IH 35 N	Schertz (201)
2026-00002499	Assist Other Agency	01/14/2026 17:26	COWBOY TRL	Cibolo (4)
2026-00000136	Assist Other Agency	01/01/2026 16:41	IH 35 N	Cibolo (1)
2026-00000545	Assist Other Agency	01/04/2026 09:50	GREEN BROOK PL	Cibolo (1)
2026-00003623	Assist Other Agency	01/20/2026 20:09	FM 1103	Cibolo (2)
2026-00005390	Assist Other Agency	01/30/2026 01:54	FOXBROOK WAY	Cibolo (2)
2026-00001242	Assist Other Agency	01/08/2026 01:21	CHERRY CRK	Guadalupe County
2026-00002573	Assist Other Agency	01/15/2026 01:30	E SAN ANTONIO ST	Guadalupe County
Incident Type: Assist Public (14)				
2026-00000827	Assist Public	01/06/2026 07:03	BROAD OAK DR	Cibolo (6)
2026-00000198	Assist Public	01/02/2026 00:01	FM 78 W	Cibolo (6)
2026-00004461	Assist Public	01/25/2026 03:13	FM 78 W	Cibolo (6)
2026-00002168	Assist Public	01/13/2026 03:54	IH 10 W	Cibolo (6)
2026-00003563	Assist Public	01/20/2026 14:00	SCHERTZ PKWY	Schertz (302)
2026-00000698	Assist Public	01/05/2026 14:38	LOOP 539 E	Cibolo (5)
2026-00003562	Assist Public	01/20/2026 13:52	FM 1103	Cibolo (5)
2026-00005499	Assist Public	01/30/2026 13:36	FM 1103	Cibolo (5)
2026-00002537	Assist Public	01/14/2026 22:22	CIBOLO VALLEY DR	Cibolo (3)
2026-00003327	Assist Public	01/19/2026 00:50	EVENING BREEZE	Cibolo (3)



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2026-0000266	Assist Public	01/02/2026 10:34	SOMERSET AVE	Cibolo (3)
2026-0000976	Assist Public	01/06/2026 20:19	SOMERSET AVE	Cibolo (3)
2026-0000585	Assist Public	01/04/2026 19:07	NIEMIETZ CV	Cibolo (4)
2026-00004530	Assist Public	01/25/2026 20:49	N WILLOW WAY	Cibolo (1)
Incident Type: Burglary (5)				
2026-00001514	Burglary	01/09/2026 09:07	BUFFALO PLACE	Cibolo (6)
2026-00001532	Burglary	01/09/2026 10:41	BUFFALO PLACE	Cibolo (6)
2026-00005504	Burglary	01/30/2026 13:50	FM 1103	Cibolo (5)
2026-00002071	Burglary	01/12/2026 15:44	SADDLEHORN WAY	Cibolo (4)
2026-00002723	Burglary	01/15/2026 15:45	SARDINA	Cibolo (2)
Incident Type: Burglary In Progress (1)				
2026-00003842	Burglary In Progress	01/21/2026 21:04	FRITZ WAY	Cibolo (4)
Incident Type: Burglary Vehicle (5)				
2026-00001903	Burglary Vehicle	01/11/2026 16:53	CIBOLO COMMONS	Cibolo (4)
2026-00005164	Burglary Vehicle	01/29/2026 03:45	VERDE PKWY	Schertz (202)
2026-00001699	Burglary Vehicle	01/10/2026 09:23	CIBOLO VALLEY DR	Cibolo (1)
2026-00002060	Burglary Vehicle	01/12/2026 14:38	CIBOLO VALLEY DR	Cibolo (1)
2026-00004529	Burglary Vehicle	01/25/2026 20:33	WEXFORD	Cibolo (2)
Incident Type: City Code Violation (22)				
2026-00003137	City Code Violation	01/17/2026 20:30	SHADY MEADOWS LN	Cibolo (6)
2026-00003395	City Code Violation	01/19/2026 15:45	LOGGY BAYOU	Cibolo (6)
2026-00002066	City Code Violation	01/12/2026 15:12	INDUSTRIAL DR	Cibolo (5)
2026-00002342	City Code Violation	01/13/2026 21:15	BLAIN CIR	Cibolo (3)
2026-00002359	City Code Violation	01/13/2026 23:16	WILLOW LOOP	Cibolo (3)
2026-00002914	City Code Violation	01/16/2026 13:29	PILOT PT	Cibolo (3)
2026-00000719	City Code Violation	01/05/2026 16:27	WOODSTONE WAY	Cibolo (3)
2026-00004189	City Code Violation	01/23/2026 15:47	DEER CREEK BLVD	Cibolo (3)
2026-00003935	City Code Violation	01/22/2026 10:08	WOODSTONE LOOP	Cibolo (3)
2026-00003566	City Code Violation	01/20/2026 14:07	MYSTIC WAY	Cibolo (3)



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Incident Number	Incident Type	Call Date/Time	Location Street Name	Area PD Response Areas
2026-00003410	City Code Violation	01/19/2026 17:24	DEER MEADOW BLVD	Cibolo (3)
2026-00002340	City Code Violation	01/13/2026 21:05	APACHE LEDGE	Cibolo (3)
2026-00000830	City Code Violation	01/06/2026 07:11	DEER CREEK BLVD	Cibolo (3)
2026-00005286	City Code Violation	01/29/2026 14:59	DEER MEADOW BLVD	Cibolo (3)
2026-00000151	City Code Violation	01/01/2026 19:00	CATTLE RUN	Cibolo (4)
2026-00003994	City Code Violation	01/22/2026 14:03	CATTLE RUN	Cibolo (4)
2026-00000863	City Code Violation	01/06/2026 09:56	TRANQUIL VW	Cibolo (4)
2026-00002909	City Code Violation	01/16/2026 12:38	SADDLEHORN WAY	Cibolo (4)
2026-00001733	City Code Violation	01/10/2026 16:34	LONGHORN WAY	Cibolo (4)
2026-00003106	City Code Violation	01/17/2026 17:13	LONGHORN WAY	Cibolo (4)
2026-00002664	City Code Violation	01/15/2026 09:17	LONGHORN WAY	Cibolo (4)
2026-00001701	City Code Violation	01/10/2026 09:35	FOXGLOVE PASS	Cibolo (1)
Incident Type: City Code Violation-Fireworks (4)				
2026-00005070	City Code Violation-Fireworks	01/28/2026 19:58	SASSMAN RD	Cibolo (5)
2026-00003117	City Code Violation-Fireworks	01/17/2026 18:20	WINTER FROST	Cibolo (3)
2026-00000344	City Code Violation-Fireworks	01/02/2026 22:42	IH 35 N	Cibolo (1)
2026-00000208	City Code Violation-Fireworks	01/02/2026 00:56	S WILLOW WAY	Cibolo (1)
Incident Type: City Code Violation-Solicitor (3)				
2026-00002698	City Code Violation-Solicitor	01/15/2026 13:27	SILVER WING	Cibolo (3)
2026-00002300	City Code Violation-Solicitor	01/13/2026 16:20	SILVER WING	Cibolo (3)
2026-00001597	City Code Violation-Solicitor	01/09/2026 18:35	BROOK BEND	Cibolo (1)
Incident Type: Civil Matter/Standby (35)				
2026-00001028	Civil Matter/Standby	01/07/2026 00:21	COUNTRY LN	Cibolo (6)
2026-00000733	Civil Matter/Standby	01/05/2026 19:14	SHADY MEADOWS LN	Cibolo (6)



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Incident Number	Incident Type	Call Date/Time	Location Street Name	Area PD Response Areas
2026-00004118	Civil Matter/Standby	01/23/2026 07:50	EAGLE DR	Cibolo (6)
2026-00005316	Civil Matter/Standby	01/29/2026 17:51	LOOP 539 E	Cibolo (5)
2026-00003824	Civil Matter/Standby	01/21/2026 18:32	TOWN CREEK WAY	Cibolo (5)
2026-00003516	Civil Matter/Standby	01/20/2026 08:43	JACQUELINE ST	Cibolo (5)
2026-00003126	Civil Matter/Standby	01/17/2026 19:17	NICKEL BROOK	Cibolo (5)
2026-00004161	Civil Matter/Standby	01/23/2026 12:47	FM 1103	Cibolo (5)
2026-00003559	Civil Matter/Standby	01/20/2026 13:12	DIAMOND SHOALS	Cibolo (5)
2026-00003637	Civil Matter/Standby	01/20/2026 21:42	DIAMOND SHOALS	Cibolo (5)
2026-00003253	Civil Matter/Standby	01/18/2026 10:22	RUSHING BANKS	Cibolo (5)
2026-00003312	Civil Matter/Standby	01/18/2026 20:52	RUSHING BANKS	Cibolo (5)
2026-00000415	Civil Matter/Standby	01/03/2026 09:59	DOUGLAS ST	Cibolo (5)
2026-00003274	Civil Matter/Standby	01/18/2026 13:50	CIBOLO DR	Cibolo (5)
2026-00002649	Civil Matter/Standby	01/15/2026 08:05	DOBIE BLVD	Cibolo (5)
2026-00003067	Civil Matter/Standby	01/17/2026 11:12	SOMERSET AVE	Cibolo (3)
2026-00001130	Civil Matter/Standby	01/07/2026 11:16	CIBOLO VALLEY DR	Cibolo (3)
2026-00000945	Civil Matter/Standby	01/06/2026 17:07	TURKEY TREE	Cibolo (3)
2026-00005688	Civil Matter/Standby	01/31/2026 12:45	SUNROSE LN	Cibolo (3)
2026-00005676	Civil Matter/Standby	01/31/2026 11:25	BURKWOOD LN	Cibolo (3)
2026-00004905	Civil Matter/Standby	01/27/2026 21:56	WINTER FROST	Cibolo (3)
2026-00000316	Civil Matter/Standby	01/02/2026 18:41	BROOK SHADOW	Cibolo (3)
2026-00001115	Civil Matter/Standby	01/07/2026 10:09	CIBOLO VALLEY DR	Cibolo (3)
2026-00002721	Civil Matter/Standby	01/15/2026 15:39	CIBOLO VALLEY DR	Cibolo (3)
2026-00002770	Civil Matter/Standby	01/15/2026 22:00	SOMERSET AVE	Cibolo (3)
2026-00002257	Civil Matter/Standby	01/13/2026 12:23	SOMERSET AVE	Cibolo (3)
2026-00005303	Civil Matter/Standby	01/29/2026 15:51	CIBOLO COMMONS	Cibolo (4)



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Incident Number	Incident Type	Call Date/Time	Location Street Name	Area PD Response Areas
2026-00005326	Civil Matter/Standby	01/29/2026 19:02	CLYDESDALE ST	Cibolo (4)
2026-00001600	Civil Matter/Standby	01/09/2026 18:59	GOLDEN VISTA	Cibolo (4)
2026-00000289	Civil Matter/Standby	01/02/2026 14:23	LIECK CV	Cibolo (4)
2026-00001873	Civil Matter/Standby	01/11/2026 11:16	BROOK MEADOW	Cibolo (1)
2026-00003292	Civil Matter/Standby	01/18/2026 17:36	PEARL CHASE	Cibolo (1)
2026-00000300	Civil Matter/Standby	01/02/2026 16:02	SWIFT MOVE	Cibolo (1)
2026-00003578	Civil Matter/Standby	01/20/2026 15:57	LANDMARK PASS	Cibolo (2)
2026-00002493	Civil Matter/Standby	01/14/2026 16:30	SARDINA	Cibolo (2)
Incident Type: CPS Follow Up (1)				
2026-00004143	CPS Follow Up	01/23/2026 10:57	LOOP 539 E	Cibolo (5)
Incident Type: Cps Referral (5)				
2026-00004601	Cps Referral	01/26/2026 09:10	PINEY WOODS	Cibolo (6)
2026-00005240	Cps Referral	01/29/2026 11:16	W BORGFELD RD	Cibolo (3)
2026-00005251	Cps Referral	01/29/2026 12:11	W BORGFELD RD	Cibolo (3)
2026-00003989	Cps Referral	01/22/2026 13:29	DEER MEADOW BLVD	Cibolo (3)
2026-00002080	Cps Referral	01/12/2026 16:30	GREEN VALLEY RD	Cibolo (2)
Incident Type: Criminal Mischief (2)				
2026-00003310	Criminal Mischief	01/18/2026 20:43	JACQUELINE ST	Cibolo (5)
2026-00001630	Criminal Mischief	01/09/2026 22:05	BISON LN	Cibolo (4)
Incident Type: Damage To Property (7)				
2026-00000977	Damage To Property	01/06/2026 20:20	COUNTRY LN	Cibolo (6)
2026-00004469	Damage To Property	01/25/2026 04:41	LOOP 539 E	Cibolo (5)
2026-00005445	Damage To Property	01/30/2026 08:18	LOOP 539 E	Cibolo (5)
2026-00000884	Damage To Property	01/06/2026 11:43	TOLLE RD	Cibolo (5)
2026-00001291	Damage To Property	01/08/2026 08:04	TOWN CREEK RD	Cibolo (3)
2026-00003726	Damage To Property	01/21/2026 10:17	BISON LN	Cibolo (4)
2026-00005317	Damage To Property	01/29/2026 18:04	WIEDNER RD	Cibolo (4)



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Incident Type: Deceased Party (9)				
2026-0000555	Deceased Party	01/04/2026 12:56	EVERYDAY WAY	Cibolo (5)
2026-00005086	Deceased Party	01/28/2026 20:50	EVERYDAY WAY	Cibolo (5)
2026-00001714	Deceased Party	01/10/2026 13:48	EVERYDAY WAY	Cibolo (5)
2026-00000889	Deceased Party	01/06/2026 12:27	HILLOCKS CV	Cibolo (3)
2026-00004014	Deceased Party	01/22/2026 15:46	RIO VISTA DR	Cibolo (3)
2026-00004856	Deceased Party	01/27/2026 14:29	MORGAN RUN	Cibolo (4)
2026-00002026	Deceased Party	01/12/2026 11:03	TUMBLEWEED RUN	Cibolo (4)
2026-00000118	Deceased Party	01/01/2026 14:12	ALBARELLA	Cibolo (2)
2026-00005587	Deceased Party	01/30/2026 23:10	RYE MOON CV	Cibolo (2)
Incident Type: Disabled Vehicle (14)				
2026-00002196	Disabled Vehicle	01/13/2026 07:47	FM 78 W	Cibolo (6)
2026-00003134	Disabled Vehicle	01/17/2026 20:15	FM 78 E	Cibolo (6)
2026-00004412	Disabled Vehicle	01/24/2026 20:55	IH 10 W	Cibolo (6)
2026-00003913	Disabled Vehicle	01/22/2026 08:09	IH 10 W	Cibolo (6)
2026-00003148	Disabled Vehicle	01/17/2026 21:35	FM 1103	Cibolo (5)
2026-00001422	Disabled Vehicle	01/08/2026 20:41	FM 1103	Cibolo (5)
2026-00000303	Disabled Vehicle	01/02/2026 16:30	FM 1103	Cibolo (5)
2026-00001761	Disabled Vehicle	01/10/2026 20:19	FM 1103	Cibolo (5)
2026-00004190	Disabled Vehicle	01/23/2026 15:51	W BORGFELD RD	Cibolo (5)
2026-00002019	Disabled Vehicle	01/12/2026 10:34	N MAIN ST	Cibolo (5)
2026-00001079	Disabled Vehicle	01/07/2026 07:45	CIBOLO VALLEY DR	Cibolo (3)
2026-00005556	Disabled Vehicle	01/30/2026 20:25	WIEDNER RD	Cibolo (4)
2026-00001891	Disabled Vehicle	01/11/2026 15:39	GREEN VALLEY RD	Cibolo (1)
2026-00000811	Disabled Vehicle	01/06/2026 04:10	IH 10 W	Guadalupe County
Incident Type: Dist - Noise (13)				
2026-00003144	Dist - Noise	01/17/2026 21:02	BROAD OAK DR	Cibolo (6)
2026-00003311	Dist - Noise	01/18/2026 20:46	RED DEER PL	Cibolo (6)
2026-00000498	Dist - Noise	01/03/2026 23:20	EVERYDAY WAY	Cibolo (5)
2026-00000502	Dist - Noise	01/03/2026 23:49	EVERYDAY WAY	Cibolo (5)
2026-00000505	Dist - Noise	01/04/2026 00:26	EVERYDAY WAY	Cibolo (5)
2026-00002134	Dist - Noise	01/12/2026 23:50	EVERYDAY WAY	Cibolo (5)
2026-00000029	Dist - Noise	01/01/2026 01:46	N MAIN ST	Cibolo (5)



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2026-0000036	Dist - Noise	01/01/2026 02:11	N MAIN ST	Cibolo (5)
2026-00003196	Dist - Noise	01/18/2026 01:00	TOWN CREEK RD	Cibolo (3)
2026-00003431	Dist - Noise	01/19/2026 21:23	YEAGER CIR	Cibolo (3)
2026-00005115	Dist - Noise	01/28/2026 23:51	GATEWOOD FALLS	Cibolo (4)
2026-00001807	Dist - Noise	01/10/2026 23:38	PIPE GATE	Cibolo (1)
2026-00000321	Dist - Noise	01/02/2026 19:37	FM 1103	Cibolo (2)
Incident Type: Disturbance-Non Viol (24)				
2026-00004417	Disturbance-Non Viol	01/24/2026 21:58	FM 78 E	Cibolo (6)
2026-00002885	Disturbance-Non Viol	01/16/2026 10:04	SCHERTZ PKWY	Schertz (401)
2026-00005578	Disturbance-Non Viol	01/30/2026 22:26	FM 1103	Cibolo (5)
2026-00000308	Disturbance-Non Viol	01/02/2026 17:06	NICKEL BROOK	Cibolo (5)
2026-00004739	Disturbance-Non Viol	01/26/2026 21:37	NICKEL BROOK	Cibolo (5)
2026-00004216	Disturbance-Non Viol	01/23/2026 18:30	CIBOLO VALLEY DR	Cibolo (5)
2026-00001711	Disturbance-Non Viol	01/10/2026 13:33	PEALE CT	Cibolo (3)
2026-00003145	Disturbance-Non Viol	01/17/2026 21:18	EAGLE FLIGHT	Cibolo (3)
2026-00005729	Disturbance-Non Viol	01/31/2026 19:12	CINNABAR TRL	Cibolo (3)
2026-00004547	Disturbance-Non Viol	01/25/2026 22:09	FALCON PARK	Cibolo (3)
2026-00000304	Disturbance-Non Viol	01/02/2026 16:35	CHELSON HUNT	Cibolo (4)
2026-00000936	Disturbance-Non Viol	01/06/2026 16:53	CIBOLO COMMONS	Cibolo (4)
2026-00000785	Disturbance-Non Viol	01/06/2026 01:04	CAPSTONE	Cibolo (4)
2026-00001911	Disturbance-Non Viol	01/11/2026 18:40	ARCADIA PLACE	Cibolo (4)
2026-00001693	Disturbance-Non Viol	01/10/2026 08:44	GARDNER CV	Cibolo (4)
2026-00000954	Disturbance-Non Viol	01/06/2026 18:31	FRITZ WAY	Cibolo (4)
2026-00001025	Disturbance-Non Viol	01/07/2026 00:17	FRITZ WAY	Cibolo (4)
2026-00004085	Disturbance-Non Viol	01/23/2026 01:33	HINGE IRON	Cibolo (4)
2026-00002849	Disturbance-Non Viol	01/16/2026 06:54	HIGHLAND PLACE	Cibolo (4)



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Incident Number	Incident Type	Call Date/Time	Location Street Name	Area PD Response Areas
2026-00003878	Disturbance-Non Viol	01/22/2026 02:39	WILLOW CREST	Cibolo (1)
2026-00005480	Disturbance-Non Viol	01/30/2026 11:22	SUSSEX CV	Cibolo (2)
2026-00004210	Disturbance-Non Viol	01/23/2026 17:49	GREEN VALLEY RD	Cibolo (2)
2026-00002130	Disturbance-Non Viol	01/12/2026 23:29	KAURI CLIFFS	Cibolo (2)
2026-00002100	Disturbance-Non Viol	01/12/2026 20:00	FENNEC FOX	Cibolo (2)
Incident Type: Disturbance-Violent (12)				
2026-00002091	Disturbance-Violent	01/12/2026 17:55	SIKA WAY	Cibolo (6)
2026-00002753	Disturbance-Violent	01/15/2026 20:05	OVERLOOK RDG	Cibolo (5)
2026-00003867	Disturbance-Violent	01/22/2026 00:42	JULIAN PT	Cibolo (5)
2026-00001960	Disturbance-Violent	01/12/2026 02:12	MATTHEW ST	Cibolo (5)
2026-00003175	Disturbance-Violent	01/17/2026 23:38	TURNBERRY WAY	Cibolo (3)
2026-00003368	Disturbance-Violent	01/19/2026 09:24	ROYAL TROON DR	Cibolo (3)
2026-00005600	Disturbance-Violent	01/31/2026 00:16	JOSEPH CIR	Cibolo (4)
2026-00000544	Disturbance-Violent	01/04/2026 09:45	WILDCAT RUN	Cibolo (4)
2026-00003722	Disturbance-Violent	01/21/2026 09:56	CIBOLO COMMONS	Cibolo (4)
2026-00000080	Disturbance-Violent	01/01/2026 09:11	BROOK SHADOW	Cibolo (1)
2026-00002089	Disturbance-Violent	01/12/2026 17:43	SPRINGTREE SHADOW	Cibolo (1)
2026-00000020	Disturbance-Violent	01/01/2026 00:52	BROOK SHADOW	Cibolo (1)
Incident Type: Drug Offense (7)				
2026-00001200	Drug Offense	01/07/2026 17:50	ROBIN DR	Cibolo (6)
2026-00003556	Drug Offense	01/20/2026 12:44	FM 1103	Cibolo (5)
2026-00005252	Drug Offense	01/29/2026 12:20	FM 1103	Cibolo (5)
2026-00005256	Drug Offense	01/29/2026 12:39	FM 1103	Cibolo (5)
2026-00003914	Drug Offense	01/22/2026 08:18	W BORGFELD RD	Cibolo (3)
2026-00002998	Drug Offense	01/16/2026 22:06	CIBOLO VALLEY DR	Cibolo (1)
2026-00005591	Drug Offense	01/30/2026 23:44	AURORA BASIN	Cibolo (2)



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Incident Type: Flock Alert (4)				
2026-0000143	Flock Alert	01/01/2026 17:26	CIBOLO VALLEY DR	Cibolo (5)
2026-00004403	Flock Alert	01/24/2026 20:07	N MAIN ST	Cibolo (5)
2026-00000108	Flock Alert	01/01/2026 12:16	CIBOLO VALLEY DR	Cibolo (5)
2026-00000272	Flock Alert	01/02/2026 11:02	RIPPS-KREUSLER	Cibolo (1)
Incident Type: Follow Up (96)				
2026-00001544	Follow Up	01/09/2026 12:04	BUFFALO PLACE	Cibolo (6)
2026-00004990	Follow Up	01/28/2026 09:17	FM 78 E	Cibolo (6)
2026-00001697	Follow Up	01/10/2026 09:08	BROAD OAK DR	Cibolo (6)
2026-00002483	Follow Up	01/14/2026 15:06	BROAD OAK DR	Cibolo (6)
2026-00004015	Follow Up	01/22/2026 15:52	TEXOMA LAKE	Cibolo (6)
2026-00004872	Follow Up	01/27/2026 17:08	S MAIN ST	Cibolo (6)
2026-00003606	Follow Up	01/20/2026 17:50	BUFFALO PLACE	Cibolo (6)
2026-00002250	Follow Up	01/13/2026 12:08	FM 1103	Cibolo (5)
2026-00000299	Follow Up	01/02/2026 16:00	LOOP 539 E	Cibolo (5)
2026-00000438	Follow Up	01/03/2026 14:24	LOOP 539 E	Cibolo (5)
2026-00000729	Follow Up	01/05/2026 18:26	LOOP 539 E	Cibolo (5)
2026-00000741	Follow Up	01/05/2026 19:33	LOOP 539 E	Cibolo (5)
2025-00001019	Follow Up	01/06/2026 12:10	LOOP 539 E	Cibolo (5)
2026-00000944	Follow Up	01/06/2026 17:07	LOOP 539 E	Cibolo (5)
2026-00002113	Follow Up	01/12/2026 21:41	LOOP 539 E	Cibolo (5)
2026-00002240	Follow Up	01/13/2026 11:04	LOOP 539 E	Cibolo (5)
2026-00002344	Follow Up	01/13/2026 21:30	LOOP 539 E	Cibolo (5)
2026-00002471	Follow Up	01/14/2026 14:10	LOOP 539 E	Cibolo (5)
2026-00002701	Follow Up	01/15/2026 13:51	LOOP 539 E	Cibolo (5)
2026-00002867	Follow Up	01/16/2026 08:25	LOOP 539 E	Cibolo (5)
2026-00002957	Follow Up	01/16/2026 18:03	LOOP 539 E	Cibolo (5)
2026-00003064	Follow Up	01/17/2026 10:57	LOOP 539 E	Cibolo (5)
2026-00003099	Follow Up	01/17/2026 15:23	LOOP 539 E	Cibolo (5)
2026-00003103	Follow Up	01/17/2026 16:38	LOOP 539 E	Cibolo (5)
2026-00003269	Follow Up	01/18/2026 13:10	LOOP 539 E	Cibolo (5)
2026-00003371	Follow Up	01/19/2026 09:50	LOOP 539 E	Cibolo (5)
2026-00003720	Follow Up	01/21/2026 09:42	LOOP 539 E	Cibolo (5)



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Incident Number	Incident Type	Call Date/Time	Location Street Name	Area PD Response Areas
2026-00004839	Follow Up	01/27/2026 12:18	LOOP 539 E	Cibolo (5)
2024-00001053	Follow Up	01/27/2026 14:29	LOOP 539 E	Cibolo (5)
2026-00005660	Follow Up	01/31/2026 10:01	LOOP 539 E	Cibolo (5)
2026-00005690	Follow Up	01/31/2026 12:59	LOOP 539 E	Cibolo (5)
2026-00003353	Follow Up	01/19/2026 05:16	JACQUELINE ST	Cibolo (5)
2026-00004753	Follow Up	01/26/2026 23:00	TOMAHAWK CIR	Cibolo (5)
2026-00002972	Follow Up	01/16/2026 20:04	DIAMOND SHOALS	Cibolo (5)
2026-00001212	Follow Up	01/07/2026 19:30	TOWN CREEK WAY	Cibolo (5)
2026-00001423	Follow Up	01/08/2026 20:55	TOWN CREEK WAY	Cibolo (5)
2026-00001566	Follow Up	01/09/2026 14:12	TOWN CREEK WAY	Cibolo (5)
2026-00003367	Follow Up	01/19/2026 09:20	DOUGLAS ST	Cibolo (5)
2026-00003101	Follow Up	01/17/2026 15:58	COUNTRY LN	Cibolo (5)
2026-00002655	Follow Up	01/15/2026 08:31	DOBIE BLVD	Cibolo (5)
2026-00003808	Follow Up	01/21/2026 16:11	NAVAJO CIR	Cibolo (5)
2026-00004126	Follow Up	01/23/2026 08:33	NAVAJO CIR	Cibolo (5)
2026-00000548	Follow Up	01/04/2026 10:31	GRAND AVE	Cibolo (3)
2026-00005721	Follow Up	01/31/2026 16:39	WESTERLY PLACE	Cibolo (3)
2026-00005700	Follow Up	01/31/2026 14:18	STORM MT RD	Cibolo (3)
2026-00004552	Follow Up	01/25/2026 22:43	LOCH LOMOND DR	Cibolo (3)
2026-00004193	Follow Up	01/23/2026 16:05	FIREBIRD RUN	Cibolo (3)
2026-00004615	Follow Up	01/26/2026 10:48	OAK CREEK DR	Cibolo (3)
2026-00004710	Follow Up	01/26/2026 18:43	FAWN RDG	Cibolo (3)
2026-00005560	Follow Up	01/30/2026 20:36	FAWN RDG	Cibolo (3)
2026-00002912	Follow Up	01/16/2026 13:06	CIBOLO VALLEY DR	Cibolo (3)
2026-00004232	Follow Up	01/23/2026 19:47	THISTLE CREEK DR	Cibolo (3)
2026-00004609	Follow Up	01/26/2026 09:47	THISTLE CREEK DR	Cibolo (3)
2026-00004992	Follow Up	01/28/2026 09:43	THISTLE CREEK DR	Cibolo (3)
2026-00005044	Follow Up	01/28/2026 16:13	THISTLE CREEK DR	Cibolo (3)
2026-00005455	Follow Up	01/30/2026 08:45	THISTLE CREEK DR	Cibolo (3)



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2026-00005321	Follow Up	01/29/2026 18:29	CIBOLO COMMONS	Cibolo (4)
2026-00005658	Follow Up	01/31/2026 09:44	CIBOLO COMMONS	Cibolo (4)
2026-00005683	Follow Up	01/31/2026 12:18	CIBOLO COMMONS	Cibolo (4)
2026-00003654	Follow Up	01/21/2026 01:11	STONEBROOK DR	Cibolo (4)
2026-00003398	Follow Up	01/19/2026 16:04	WINSLOW RUN	Cibolo (4)
2026-00002228	Follow Up	01/13/2026 10:02	SADDLEHORN WAY	Cibolo (4)
2026-00002106	Follow Up	01/12/2026 20:58	PRAIRIE VISTA	Cibolo (4)
2026-00003263	Follow Up	01/18/2026 11:41	LONGHORN WAY	Cibolo (4)
2026-00003735	Follow Up	01/21/2026 10:48	HINGE LOOP	Cibolo (4)
2026-00003945	Follow Up	01/22/2026 10:48	CIBOLO COMMONS	Cibolo (4)
2026-00004025	Follow Up	01/22/2026 16:45	CIBOLO COMMONS	Cibolo (4)
2026-00005530	Follow Up	01/30/2026 17:00	CIBOLO COMMONS	Cibolo (4)
2026-00000676	Follow Up	01/05/2026 12:30	FM 1103	Cibolo (4)
2026-00000885	Follow Up	01/06/2026 11:42	FM 1103	Cibolo (4)
2026-00004043	Follow Up	01/22/2026 19:00	STEER LN	Cibolo (4)
2026-00001530	Follow Up	01/09/2026 10:28	PRICKLY PEAR DR	Cibolo (4)
2026-00004855	Follow Up	01/27/2026 14:29	IH 35 N	Cibolo (1)
2026-00000076	Follow Up	01/01/2026 08:56	SPRINGTREE PKWY	Cibolo (1)
2026-00000570	Follow Up	01/04/2026 15:29	STREAM CROSSING	Cibolo (1)
2026-00001692	Follow Up	01/10/2026 08:06	STREAM CROSSING	Cibolo (1)
2026-00001749	Follow Up	01/10/2026 18:39	BLUE WILLOW	Cibolo (1)
2026-00002202	Follow Up	01/13/2026 08:18	GOLDENROD CV	Cibolo (1)
2026-00002730	Follow Up	01/15/2026 16:33	CREST BLF	Cibolo (1)
2026-00000547	Follow Up	01/04/2026 10:16	BROOK SHADOW	Cibolo (1)
2026-00000974	Follow Up	01/06/2026 20:12	WILLOW VW	Cibolo (1)
2026-00000101	Follow Up	01/01/2026 11:35	BROOK SHADOW	Cibolo (1)
2026-00000270	Follow Up	01/02/2026 10:56	BROOK SHADOW	Cibolo (1)
2026-00000275	Follow Up	01/02/2026 11:15	BROOK SHADOW	Cibolo (1)
2026-00000315	Follow Up	01/02/2026 18:41	BROOK SHADOW	Cibolo (1)



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2026-00001400	Follow Up	01/08/2026 16:53	GREEN BROOK PL	Cibolo (1)
2026-00004608	Follow Up	01/26/2026 09:29	WHITE ROCK	Cibolo (1)
2026-00001554	Follow Up	01/09/2026 12:40	FM 1103	Cibolo (2)
2026-00001887	Follow Up	01/11/2026 13:59	FM 1103	Cibolo (2)
2026-00002682	Follow Up	01/15/2026 12:15	SUSSEX CV	Cibolo (2)
2026-00000979	Follow Up	01/06/2026 20:40	VAN HORN	Cibolo (2)
2026-00000984	Follow Up	01/06/2026 21:09	VAN HORN	Cibolo (2)
2026-00004548	Follow Up	01/25/2026 22:08	WEXFORD	Cibolo (2)
2026-00003110	Follow Up	01/17/2026 17:54	SARDINA	Cibolo (2)
2026-00004204	Follow Up	01/23/2026 16:58	SARDINA	Cibolo (2)
2026-00003244	Follow Up	01/18/2026 10:00	COUNTRY VW	Schertz (104)
Incident Type: Follow Up-Online Report (12)				
2026-00005384	Follow Up-Online Report	01/30/2026 01:37	KITTY HAWK RD	Bexar County
2026-00002475	Follow Up-Online Report	01/14/2026 14:20	RED RIVER	Cibolo (6)
2026-00002119	Follow Up-Online Report	01/12/2026 22:16	COMANCHE CIR	Cibolo (5)
2026-00004515	Follow Up-Online Report	01/25/2026 18:14	STEELE WAY	Cibolo (5)
2026-00002020	Follow Up-Online Report	01/12/2026 10:49	ERNIE WAY	Cibolo (3)
2026-00000400	Follow Up-Online Report	01/03/2026 05:43	WOODSTONE LOOP	Cibolo (3)
2026-00005073	Follow Up-Online Report	01/28/2026 20:21	APACHE LEDGE	Cibolo (3)
2026-00005437	Follow Up-Online Report	01/30/2026 07:47	APACHE LEDGE	Cibolo (3)
2026-00005619	Follow Up-Online Report	01/31/2026 02:58	APACHE LEDGE	Cibolo (3)
2026-00000516	Follow Up-Online Report	01/04/2026 03:15	WILLOW LOOP	Cibolo (3)
2026-00005082	Follow Up-Online Report	01/28/2026 20:40	GATEWOOD LAKE	Cibolo (4)
2026-00000200	Follow Up-Online Report	01/02/2026 00:10	CITADEL ROCK	Cibolo (2)
Incident Type: Found Child (1)				
2026-00001044	Found Child	01/07/2026 02:11	WAGON WHEEL WAY	Cibolo (4)
Incident Type: Found Property (7)				
2026-00002953	Found Property	01/16/2026 17:14	LOOP 539 E	Cibolo (5)
2026-00005127	Found Property	01/29/2026 01:04	CIBOLO VALLEY DR	Cibolo (5)



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2026-00001368	Found Property	01/08/2026 14:33	LOCH LOMOND DR	Cibolo (3)
2026-00001745	Found Property	01/10/2026 18:08	HIDDEN CAVE	Cibolo (3)
2026-00001879	Found Property	01/11/2026 11:58	HIDDEN CAVE	Cibolo (3)
2026-00005206	Found Property	01/29/2026 08:39	BUCKBOARD LN	Cibolo (4)
2026-00002461	Found Property	01/14/2026 12:42	BROOK WAY	Cibolo (1)
Incident Type: Fraud (15)				
2026-00000686	Fraud	01/05/2026 13:17	LOOP 539 E	Cibolo (5)
2026-00005020	Fraud	01/28/2026 12:12	LOOP 539 E	Cibolo (5)
2026-00004230	Fraud	01/23/2026 19:47	FM 1103	Cibolo (5)
2026-00000694	Fraud	01/05/2026 14:26	GUADALUPE DR	Cibolo (5)
2026-00002249	Fraud	01/13/2026 12:01	WOODSTONE LOOP	Cibolo (3)
2026-00002447	Fraud	01/14/2026 11:20	CORSICA DR	Cibolo (3)
2026-00002707	Fraud	01/15/2026 14:14	BRUSH TRAIL LN	Cibolo (3)
2026-00000665	Fraud	01/05/2026 12:02	FIREBIRD RUN	Cibolo (3)
2026-00000252	Fraud	01/02/2026 08:40	FALLING SUN	Cibolo (3)
2026-00003305	Fraud	01/18/2026 19:40	FAWN RDG	Cibolo (3)
2026-00002315	Fraud	01/13/2026 18:08	CIBOLO VALLEY DR	Cibolo (3)
2026-00003771	Fraud	01/21/2026 13:39	LAKOTA CT	Cibolo (4)
2026-00002269	Fraud	01/13/2026 14:00	GARDNER CV	Cibolo (4)
2026-00001332	Fraud	01/08/2026 11:14	HINGE LOOP	Cibolo (4)
2026-00003552	Fraud	01/20/2026 12:29	WILLOW CREST	Cibolo (1)
Incident Type: Harassment (14)				
2026-00004172	Harassment	01/23/2026 13:40	CRYSTAL VALLEY DR	Cibolo (6)
2026-00001398	Harassment	01/08/2026 16:50	LOOP 539 E	Cibolo (5)
2026-00005268	Harassment	01/29/2026 13:44	LOOP 539 E	Cibolo (5)
2026-00004001	Harassment	01/22/2026 14:31	HANA LN	Cibolo (5)
2026-00005285	Harassment	01/29/2026 14:58	CIBOLO COMMONS	Cibolo (4)
2026-00005473	Harassment	01/30/2026 10:43	CIBOLO COMMONS	Cibolo (4)
2026-00001189	Harassment	01/07/2026 15:56	HARNESS LN	Cibolo (4)
2026-00002520	Harassment	01/14/2026 21:04	FRITZ WAY	Cibolo (4)
2026-00002327	Harassment	01/13/2026 19:45	SADDLEHORN WAY	Cibolo (4)



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2026-00003633	Harassment	01/20/2026 21:30	SPRINGTREE PKWY	Cibolo (1)
2026-00000535	Harassment	01/04/2026 08:13	STREAM CROSSING	Cibolo (1)
2026-00004379	Harassment	01/24/2026 14:37	WEXFORD	Cibolo (2)
2026-00004184	Harassment	01/23/2026 15:20	CARDIFF	Cibolo (2)
2026-00000703	Harassment	01/05/2026 15:15	RYE MOON CV	Cibolo (2)
Incident Type: ID Theft (3)				
2026-00005017	ID Theft	01/28/2026 12:06	STAG WAY	Cibolo (6)
2026-00001596	ID Theft	01/09/2026 18:20	SNOWBERRY DR	Cibolo (3)
2026-00002063	ID Theft	01/12/2026 15:01	CIBOLO COMMONS	Cibolo (4)
Incident Type: Intoxicated Subject (2)				
2026-00001826	Intoxicated Subject	01/11/2026 01:43	CIBOLO VALLEY DR	Cibolo (5)
2026-00000507	Intoxicated Subject	01/04/2026 00:51	HINSDALE RUN	Cibolo (4)
Incident Type: Juvenile Problem (24)				
2026-00002079	Juvenile Problem	01/12/2026 16:28	CIBOLO VALLEY DR	Cibolo (5)
2026-00002963	Juvenile Problem	01/16/2026 18:46	FM 1103	Cibolo (5)
2026-00005045	Juvenile Problem	01/28/2026 16:15	NAVAJO CIR	Cibolo (5)
2026-00004742	Juvenile Problem	01/26/2026 21:47	STEELE SHALLOWS	Cibolo (5)
2026-00002788	Juvenile Problem	01/15/2026 22:58	MEEK ST	Cibolo (5)
2026-00003402	Juvenile Problem	01/19/2026 16:27	BENTWOOD RANCH DR	Cibolo (3)
2026-00002977	Juvenile Problem	01/16/2026 20:22	BENTWOOD RANCH DR	Cibolo (3)
2026-00004886	Juvenile Problem	01/27/2026 18:56	RIO VISTA DR	Cibolo (3)
2026-00004202	Juvenile Problem	01/23/2026 16:54	SILVER WING	Cibolo (3)
2026-00004046	Juvenile Problem	01/22/2026 19:11	DORAL CT	Cibolo (3)
2026-00003614	Juvenile Problem	01/20/2026 19:05	BRUSH TRAIL BEND	Cibolo (3)
2026-00001513	Juvenile Problem	01/09/2026 09:05	THISTLE CREEK DR	Cibolo (3)
2026-00002423	Juvenile Problem	01/14/2026 08:59	THISTLE CREEK DR	Cibolo (3)
2026-00003792	Juvenile Problem	01/21/2026 15:03	THISTLE CREEK DR	Cibolo (3)
2026-00003958	Juvenile Problem	01/22/2026 11:35	THISTLE CREEK DR	Cibolo (3)
2026-00004838	Juvenile Problem	01/27/2026 12:22	THISTLE CREEK DR	Cibolo (3)



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2026-00004865	Juvenile Problem	01/27/2026 15:56	THISTLE CREEK DR	Cibolo (3)
2026-00005016	Juvenile Problem	01/28/2026 12:01	THISTLE CREEK DR	Cibolo (3)
2026-00005038	Juvenile Problem	01/28/2026 14:53	THISTLE CREEK DR	Cibolo (3)
2026-00000452	Juvenile Problem	01/03/2026 16:09	TUMBLEWEED RUN	Cibolo (4)
2026-00000462	Juvenile Problem	01/03/2026 17:22	TUMBLEWEED RUN	Cibolo (4)
2026-00005767	Juvenile Problem	01/31/2026 22:45	COMANCHE TRL	Cibolo (4)
2026-00003141	Juvenile Problem	01/17/2026 20:46	IH 35 N	Cibolo (1)
2026-00005734	Juvenile Problem	01/31/2026 19:39	BROOKHILL	Cibolo (1)
Incident Type: Misc Incident/Info (85)				
2026-00002504	Misc Incident/Info	01/14/2026 18:20	FM 78 W	Cibolo (6)
2026-00005725	Misc Incident/Info	01/31/2026 18:21	COUNTRY LN	Cibolo (6)
2026-00001139	Misc Incident/Info	01/07/2026 12:07	COUNTRY LN	Cibolo (6)
2026-00001300	Misc Incident/Info	01/08/2026 08:48	COUNTRY LN	Cibolo (6)
2026-00003774	Misc Incident/Info	01/21/2026 13:50	S MAIN ST	Cibolo (6)
2026-00002734	Misc Incident/Info	01/15/2026 16:38	HAECKERVILLE RD	Cibolo (6)
2026-00000086	Misc Incident/Info	01/01/2026 10:07	LOOP 539 E	Cibolo (5)
2026-00000412	Misc Incident/Info	01/03/2026 09:21	LOOP 539 E	Cibolo (5)
2026-00000896	Misc Incident/Info	01/06/2026 13:09	LOOP 539 E	Cibolo (5)
2026-00001148	Misc Incident/Info	01/07/2026 13:04	LOOP 539 E	Cibolo (5)
2026-00001411	Misc Incident/Info	01/08/2026 18:11	LOOP 539 E	Cibolo (5)
2026-00002256	Misc Incident/Info	01/13/2026 12:24	LOOP 539 E	Cibolo (5)
2026-00002910	Misc Incident/Info	01/16/2026 12:46	LOOP 539 E	Cibolo (5)
2026-00003285	Misc Incident/Info	01/18/2026 16:23	LOOP 539 E	Cibolo (5)
2026-00003531	Misc Incident/Info	01/20/2026 10:10	LOOP 539 E	Cibolo (5)
2026-00003725	Misc Incident/Info	01/21/2026 10:11	LOOP 539 E	Cibolo (5)
2026-00003773	Misc Incident/Info	01/21/2026 13:35	LOOP 539 E	Cibolo (5)
2026-00003987	Misc Incident/Info	01/22/2026 13:22	LOOP 539 E	Cibolo (5)
2026-00005043	Misc Incident/Info	01/28/2026 15:29	LOOP 539 E	Cibolo (5)
2026-00005308	Misc Incident/Info	01/29/2026 16:38	LOOP 539 E	Cibolo (5)
2026-00004049	Misc Incident/Info	01/22/2026 19:14	FM 1103	Cibolo (5)
2026-00000683	Misc Incident/Info	01/05/2026 13:01	S MAIN ST	Cibolo (5)
2026-00000587	Misc Incident/Info	01/04/2026 19:23	DIAMOND SHOALS	Cibolo (5)



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2026-00004179	Misc Incident/Info	01/23/2026 14:59	ELM ST	Cibolo (5)
2026-00000960	Misc Incident/Info	01/06/2026 18:53	GOLDEN SHORE	Cibolo (5)
2026-00003066	Misc Incident/Info	01/17/2026 11:04	COUNTRY LN	Cibolo (5)
2026-00002318	Misc Incident/Info	01/13/2026 18:19	DOBIE BLVD	Cibolo (5)
2026-00002268	Misc Incident/Info	01/13/2026 13:56	WESTERLY PLACE	Cibolo (3)
2026-00002872	Misc Incident/Info	01/16/2026 08:36	FALCON CIR	Cibolo (3)
2026-00001884	Misc Incident/Info	01/11/2026 13:23	CORDERO DR	Cibolo (3)
2026-00003555	Misc Incident/Info	01/20/2026 12:38	BRUSH TRAIL BEND	Cibolo (3)
2026-00005649	Misc Incident/Info	01/31/2026 08:28	FIREBIRD RUN	Cibolo (3)
2026-00000459	Misc Incident/Info	01/03/2026 16:51	LINDY HILLS	Cibolo (3)
2026-00003091	Misc Incident/Info	01/17/2026 14:11	HIDDEN CAVE	Cibolo (3)
2026-00000430	Misc Incident/Info	01/03/2026 12:25	INDIAN BLANKET ST	Cibolo (3)
2026-00003951	Misc Incident/Info	01/22/2026 11:09	W BORGFELD RD	Cibolo (3)
2026-00005053	Misc Incident/Info	01/28/2026 17:05	W BORGFELD RD	Cibolo (3)
2026-00005291	Misc Incident/Info	01/29/2026 15:15	W BORGFELD RD	Cibolo (3)
2026-00003155	Misc Incident/Info	01/17/2026 21:57	IH 35 N	Schertz (201)
2026-00003803	Misc Incident/Info	01/21/2026 15:37	PRAIRIE VISTA	Cibolo (4)
2026-00004180	Misc Incident/Info	01/23/2026 14:59	SADDLE SPUR	Cibolo (4)
2026-00003082	Misc Incident/Info	01/17/2026 13:04	SADDLE HAVEN	Cibolo (4)
2026-00000562	Misc Incident/Info	01/04/2026 13:52	WIEDNER RD	Cibolo (4)
2026-00001395	Misc Incident/Info	01/08/2026 16:30	SLIPPERY ROCK	Cibolo (4)
2026-00002672	Misc Incident/Info	01/15/2026 10:46	HIGHLAND PLACE	Cibolo (4)
2026-00003530	Misc Incident/Info	01/20/2026 10:10	GOODNIGHT CIR	Cibolo (4)
2026-00002509	Misc Incident/Info	01/14/2026 19:56	GATEWOOD BRIAR	Cibolo (4)
2026-00002092	Misc Incident/Info	01/12/2026 18:07	PRAIRIE VISTA	Cibolo (4)
2026-00000302	Misc Incident/Info	01/02/2026 16:11	GATEWOOD FALLS	Cibolo (4)
2026-00001896	Misc Incident/Info	01/11/2026 15:56	GARDNER CV	Cibolo (4)
2026-00000571	Misc Incident/Info	01/04/2026 15:45	STONEBROOK DR	Cibolo (4)
2026-00000599	Misc Incident/Info	01/04/2026 22:28	BISON LN	Cibolo (4)
2026-00005703	Misc Incident/Info	01/31/2026 14:15	CATTLE RUN	Cibolo (4)
2026-00000421	Misc Incident/Info	01/03/2026 10:55	LIECK CV	Cibolo (4)



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2026-00001991	Misc Incident/Info	01/12/2026 07:42	GATEWOOD MIST	Cibolo (4)
2026-00000007	Misc Incident/Info	01/01/2026 00:12	SPRINGTREE PKWY	Cibolo (1)
2026-00000592	Misc Incident/Info	01/04/2026 20:13	BLUE WILLOW	Cibolo (1)
2026-00003992	Misc Incident/Info	01/22/2026 13:48	HANGING MOSS DR	Cibolo (1)
2026-00000601	Misc Incident/Info	01/04/2026 22:48	BLUE WILLOW	Cibolo (1)
2026-00004084	Misc Incident/Info	01/23/2026 01:04	CREST BLF	Cibolo (1)
2026-00005545	Misc Incident/Info	01/30/2026 19:17	SPRINGTREE CV	Cibolo (1)
2026-00003063	Misc Incident/Info	01/17/2026 10:23	BLUE WILLOW	Cibolo (1)
2026-00002428	Misc Incident/Info	01/14/2026 09:18	SPRINGTREE SHADOW	Cibolo (1)
2026-00002886	Misc Incident/Info	01/16/2026 09:57	STILL BROOK LN	Cibolo (1)
2026-00003208	Misc Incident/Info	01/18/2026 02:15	CREEK RUN	Cibolo (1)
2026-00000444	Misc Incident/Info	01/03/2026 14:56	POINTE LOOP	Cibolo (1)
2026-00000728	Misc Incident/Info	01/05/2026 18:20	BLAZE MOON	Cibolo (1)
2026-00001383	Misc Incident/Info	01/08/2026 15:30	SPRING WILLOW	Cibolo (1)
2026-00000443	Misc Incident/Info	01/03/2026 14:49	BROOK SHADOW	Cibolo (1)
2026-00003325	Misc Incident/Info	01/19/2026 00:28	FM 3009	Schertz (206)
2026-00004056	Misc Incident/Info	01/22/2026 20:14	LANDMARK HAVEN	Cibolo (2)
2026-00004508	Misc Incident/Info	01/25/2026 15:50	KILDARE	Cibolo (2)
2026-00002064	Misc Incident/Info	01/12/2026 15:05	PERUGIA	Cibolo (2)
2026-00004824	Misc Incident/Info	01/27/2026 11:01	STRESA	Cibolo (2)
2026-00005466	Misc Incident/Info	01/30/2026 09:52	FOXBROOK WAY	Cibolo (2)
2026-00005558	Misc Incident/Info	01/30/2026 20:32	TURNING STONE	Cibolo (2)
2026-00004003	Misc Incident/Info	01/22/2026 14:38	FOXBROOK WAY	Cibolo (2)
2026-00000411	Misc Incident/Info	01/03/2026 09:16	LANDMARK BROOK	Cibolo (2)
2026-00002069	Misc Incident/Info	01/12/2026 15:20	RYE MOON CV	Cibolo (2)
2026-00001581	Misc Incident/Info	01/09/2026 15:45	ASIAGO	Cibolo (2)
2026-00003553	Misc Incident/Info	01/20/2026 12:32	LANDMARK PARK	Cibolo (2)
2026-00002511	Misc Incident/Info	01/14/2026 20:13	FOXTAIL ROCK	Cibolo (2)
2026-00002313	Misc Incident/Info	01/13/2026 18:01	FOXBROOK WAY	Cibolo (2)
2026-00004170	Misc Incident/Info	01/23/2026 13:33	HAECKERVILLE RD	Guadalupe County
2026-00004943	Misc Incident/Info	01/28/2026 06:49	SASSMAN RD	Guadalupe County



Cibolo Police Department Report Call Summary Results



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Agency #: TX0940600

Print Date/Time: 02/03/2026 05:47
Total Records : 932

Incident Number	Incident Type	Call Date/Time	Location Street Name	Area PD Response Areas
Incident Type: Missing Person-Child (2)				
2026-00000955	Missing Person-Child	01/06/2026 18:35	ROBIN DR	Cibolo (6)
2026-00001950	Missing Person-Child	01/12/2026 00:20	IH 35 N	Cibolo (1)
Incident Type: Recovered Stolen Prop (1)				
2026-00000707	Recovered Stolen Prop	01/05/2026 15:34	OASIS ST	Cibolo (5)
Incident Type: Runaway (5)				
2026-00002905	Runaway	01/16/2026 11:31	DOUGLAS ST	Cibolo (5)
2026-00000725	Runaway	01/05/2026 17:55	OLYMPIC DR	Cibolo (3)
2026-00001706	Runaway	01/10/2026 10:04	BLUE WILLOW	Cibolo (1)
2026-00005061	Runaway	01/28/2026 18:37	WILLOW VW	Cibolo (1)
2026-00000756	Runaway	01/05/2026 21:27	VAN HORN	Cibolo (2)
Incident Type: Sex Offense (3)				
2026-00005040	Sex Offense	01/28/2026 14:58	BLAZE MOON	Cibolo (1)
2026-00000735	Sex Offense	01/05/2026 19:18	WILLOW VW	Cibolo (1)
2026-00004194	Sex Offense	01/23/2026 16:08	WEIR RD	Guadalupe County
Incident Type: Shooting (2)				
2026-00005327	Shooting	01/29/2026 19:05	RATTLESNAKE WAY	Cibolo (4)
2026-00000008	Shooting	01/01/2026 00:13	GREEN VALLEY RD	Cibolo (4)
Incident Type: Special Detail (1)				
2026-00002462	Special Detail	01/14/2026 12:49	S MAIN ST	Cibolo (5)
Incident Type: Suicide /Attempt (1)				
2026-00001199	Suicide /Attempt	01/07/2026 17:47	CIBOLO COMMONS	Cibolo (4)
Incident Type: Suicide Threat (3)				
2026-00005208	Suicide Threat	01/29/2026 08:46	CIBOLO COMMONS	Cibolo (4)
2026-00002507	Suicide Threat	01/14/2026 20:04	BEE CAVES CV	Cibolo (2)
2026-00000087	Suicide Threat	01/01/2026 10:23	SUSSEX CV	Cibolo (2)
Incident Type: Susp-Gun Shots Heard (2)				
2026-00000191	Susp-Gun Shots Heard	01/01/2026 22:26	MOOSE TRL	Cibolo (6)
2026-00005324	Susp-Gun Shots Heard	01/29/2026 18:56	ANVIL PLACE	Cibolo (4)
Incident Type: Suspicious (59)				
2026-00000950	Suspicious	01/06/2026 18:05	FM 78 W	Cibolo (6)



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2026-0000203	Suspicious	01/02/2026 00:32	TULE CANYONS	Cibolo (6)
2026-00003753	Suspicious	01/21/2026 11:48	COUNTRY LN	Cibolo (6)
2026-00000347	Suspicious	01/02/2026 23:08	S MAIN ST	Cibolo (6)
2026-00001687	Suspicious	01/10/2026 06:52	RED CANYONS	Cibolo (6)
2026-00000566	Suspicious	01/04/2026 14:44	RED RIVER	Cibolo (6)
2026-00004737	Suspicious	01/26/2026 21:13	FM 78 E	Cibolo (6)
2026-00004719	Suspicious	01/26/2026 19:26	BOB WHITE DR	Cibolo (6)
2026-00000759	Suspicious	01/05/2026 22:06	FM 1103	Cibolo (5)
2026-00004767	Suspicious	01/27/2026 01:17	CIBOLO VALLEY DR	Cibolo (5)
2026-00003864	Suspicious	01/22/2026 00:19	CIBOLO VALLEY DR	Cibolo (5)
2026-00004743	Suspicious	01/26/2026 21:53	TOMAHAWK CIR	Cibolo (5)
2026-00002524	Suspicious	01/14/2026 21:29	STEELE WAY	Cibolo (5)
2026-00001948	Suspicious	01/11/2026 23:43	ELM ST	Cibolo (5)
2026-00004335	Suspicious	01/24/2026 05:05	MATTHEW ST	Cibolo (5)
2026-00002787	Suspicious	01/15/2026 23:00	ROLLING RIVER	Cibolo (5)
2026-00002522	Suspicious	01/14/2026 21:12	GOLDEN SHORE	Cibolo (5)
2026-00002014	Suspicious	01/12/2026 10:04	ZOELLER CV	Cibolo (3)
2026-00003449	Suspicious	01/19/2026 23:28	WATSON WAY	Cibolo (3)
2026-00003298	Suspicious	01/18/2026 18:49	BLOSSOM CT	Cibolo (3)
2026-00000380	Suspicious	01/03/2026 02:51	WINTER FROST	Cibolo (3)
2026-00000382	Suspicious	01/03/2026 03:04	CIBOLO VALLEY DR	Cibolo (3)
2026-00004077	Suspicious	01/22/2026 23:40	GRAND AVE	Cibolo (3)
2026-00003843	Suspicious	01/21/2026 21:04	SORENSTAM WAY	Cibolo (3)
2026-00003485	Suspicious	01/20/2026 06:30	NOTCHLEAF	Cibolo (3)
2026-00000800	Suspicious	01/06/2026 03:02	CIBOLO VALLEY DR	Cibolo (3)
2026-00004935	Suspicious	01/28/2026 05:26	CIBOLO VALLEY DR	Cibolo (3)
2026-00005207	Suspicious	01/29/2026 08:44	RAINY BROOK	Schertz (304)
2026-00004233	Suspicious	01/23/2026 19:50	SADDLEHORN WAY	Cibolo (4)
2026-00002838	Suspicious	01/16/2026 02:26	GLENWOOD RANCH	Cibolo (4)
2026-00002159	Suspicious	01/13/2026 02:47	WIEDNER RD	Cibolo (4)
2026-00002596	Suspicious	01/15/2026 02:47	WIEDNER RD	Cibolo (4)



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2026-00002778	Suspicious	01/15/2026 22:29	WIEDNER RD	Cibolo (4)
2026-00001782	Suspicious	01/10/2026 21:52	HINGE LOOP	Cibolo (4)
2026-00003642	Suspicious	01/20/2026 23:06	BISON LN	Cibolo (4)
2026-00001657	Suspicious	01/10/2026 02:09	WAGON WHEEL WAY	Cibolo (4)
2026-00002384	Suspicious	01/14/2026 02:32	RODEO WAY	Cibolo (4)
2026-00001621	Suspicious	01/09/2026 21:20	PRICKLY PEAR DR	Cibolo (4)
2026-00002763	Suspicious	01/15/2026 21:50	IH 35 N	Cibolo (1)
2026-00003888	Suspicious	01/22/2026 03:55	CIBOLO VALLEY DR	Cibolo (1)
2026-00000384	Suspicious	01/03/2026 03:13	BROOK BEND	Cibolo (1)
2026-00005301	Suspicious	01/29/2026 15:43	BROOK BEND	Cibolo (1)
2026-00000807	Suspicious	01/06/2026 03:44	CIBOLO CROSSING	Cibolo (1)
2026-00002364	Suspicious	01/14/2026 00:10	KINGS WAY	Cibolo (1)
2026-00003180	Suspicious	01/17/2026 23:57	KINGS WAY	Cibolo (1)
2026-00004761	Suspicious	01/26/2026 23:50	KINGS WAY	Cibolo (1)
2026-00002094	Suspicious	01/12/2026 18:44	WILLOW CLIFF	Cibolo (1)
2026-00001747	Suspicious	01/10/2026 18:19	CYPRESS WILLOW	Cibolo (1)
2026-00002325	Suspicious	01/13/2026 19:41	SPRINGTREE GROVE	Cibolo (1)
2026-00003534	Suspicious	01/20/2026 10:31	HONEYBEE	Cibolo (1)
2026-00001731	Suspicious	01/10/2026 16:24	BROOK WAY	Cibolo (1)
2026-00005624	Suspicious	01/31/2026 03:30	BLUE WILLOW	Cibolo (1)
2026-00005331	Suspicious	01/29/2026 19:29	WILLOW VW	Cibolo (1)
2026-00005335	Suspicious	01/29/2026 19:47	BROOK BEND	Cibolo (1)
2026-00004906	Suspicious	01/27/2026 22:26	TURNING STONE	Cibolo (2)
2026-00005517	Suspicious	01/30/2026 15:27	FOXTAIL WOODS	Cibolo (2)
2026-00004028	Suspicious	01/22/2026 16:55	MIRAFLORES	Cibolo (2)
2026-00004512	Suspicious	01/25/2026 17:06	SWIFT FOX	Cibolo (2)
2026-00002326	Suspicious	01/13/2026 19:48	SWIFT FOX	Cibolo (2)
Incident Type: Theft (15)				
2026-00002266	Theft	01/13/2026 13:42	FM 1103	Cibolo (5)
2026-00000879	Theft	01/06/2026 11:09	LOOP 539 E	Cibolo (5)
2026-00000658	Theft	01/05/2026 11:35	TOLLE RD	Cibolo (5)
2026-00003908	Theft	01/22/2026 07:34	GRAND AVE	Cibolo (3)



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2026-00004060	Theft	01/22/2026 20:49	FIREBIRD RUN	Cibolo (3)
2026-00002218	Theft	01/13/2026 08:58	GRAND AVE	Cibolo (3)
2026-00004212	Theft	01/23/2026 17:54	EAGLE FLIGHT	Cibolo (3)
2026-00004074	Theft	01/22/2026 23:10	FAWN RDG	Cibolo (3)
2026-00005290	Theft	01/29/2026 15:11	DALTON CV	Cibolo (4)
2026-00003770	Theft	01/21/2026 13:12	SUNSET HTS	Cibolo (4)
2026-00001716	Theft	01/10/2026 14:03	GATEWOOD BRIAR	Cibolo (4)
2026-00003257	Theft	01/18/2026 10:57	ENCHANTED VW	Cibolo (4)
2026-00005465	Theft	01/30/2026 09:48	IH 35 N	Cibolo (1)
2026-00000603	Theft	01/04/2026 23:12	IH 35 N	Cibolo (1)
2026-00000256	Theft	01/02/2026 08:53	WESTMONT	Cibolo (2)
Incident Type: Theft- Shoplifter (2)				
2026-00002662	Theft- Shoplifter	01/15/2026 08:42	CIBOLO VALLEY DR	Cibolo (5)
2026-00005294	Theft- Shoplifter	01/29/2026 15:23	CIBOLO VALLEY DR	Cibolo (5)
Incident Type: Theft- Vehicle (2)				
2026-00001656	Theft- Vehicle	01/10/2026 02:06	BROAD OAK DR	Cibolo (6)
2026-00002510	Theft- Vehicle	01/14/2026 20:03	WINBURN AVE	Schertz (401)
Incident Type: Threats (8)				
2026-00003741	Threats	01/21/2026 11:07	TEXOMA LAKE	Cibolo (6)
2026-00005768	Threats	01/31/2026 23:00	MORNING DEW	Cibolo (3)
2026-00004051	Threats	01/22/2026 19:49	THISTLE CREEK DR	Cibolo (3)
2026-00004979	Threats	01/28/2026 08:34	THISTLE CREEK DR	Cibolo (3)
2026-00001883	Threats	01/11/2026 13:02	KENSINGTON DR	Cibolo (4)
2026-00000598	Threats	01/04/2026 21:46	BLUE WILLOW	Cibolo (1)
2026-00000769	Threats	01/05/2026 23:35	BROOK SHIRE	Cibolo (1)
2026-00004897	Threats	01/27/2026 20:45	WISTORIA CT	Cibolo (1)
Incident Type: Traffic Compl/Reckless (32)				
2026-00003827	Traffic Compl/Reckless	01/21/2026 19:31	IH 10 E	Bexar County
2026-00000099	Traffic Compl/Reckless	01/01/2026 11:28	IH 10 W	Cibolo (6)
2026-00002615	Traffic Compl/Reckless	01/15/2026 06:41	IH 10 W	Cibolo (6)
2026-00003142	Traffic Compl/Reckless	01/17/2026 20:53	IH 10 W	Cibolo (6)



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2026-00004376	Traffic Compl/Reckless	01/24/2026 14:21	IH 10 W	Cibolo (6)
2026-00001900	Traffic Compl/Reckless	01/11/2026 16:30	IH 10 W	Cibolo (6)
2026-00000056	Traffic Compl/Reckless	01/01/2026 04:24	FM 78 W	Cibolo (6)
2026-00001943	Traffic Compl/Reckless	01/11/2026 22:45	FM 78 W	Cibolo (6)
2026-00002851	Traffic Compl/Reckless	01/16/2026 07:00	IH 10 W	Cibolo (6)
2026-00004098	Traffic Compl/Reckless	01/23/2026 06:02	IH 10 W	Cibolo (6)
2026-00004835	Traffic Compl/Reckless	01/27/2026 12:03	IH 10 W	Cibolo (6)
2026-00001153	Traffic Compl/Reckless	01/07/2026 13:34	LOOP 539 E	Cibolo (5)
2026-00003316	Traffic Compl/Reckless	01/18/2026 22:13	CIBOLO VALLEY DR	Cibolo (5)
2026-00004010	Traffic Compl/Reckless	01/22/2026 15:27	FM 1103	Cibolo (5)
2026-00001151	Traffic Compl/Reckless	01/07/2026 13:28	N MAIN ST	Cibolo (5)
2026-00000822	Traffic Compl/Reckless	01/06/2026 06:15	FM 78 E	Cibolo (5)
2026-00004845	Traffic Compl/Reckless	01/27/2026 13:02	FM 78 E	Cibolo (5)
2026-00003581	Traffic Compl/Reckless	01/20/2026 16:15	FM 1103	Cibolo (5)
2026-00002255	Traffic Compl/Reckless	01/13/2026 12:20	COMANCHE CIR	Cibolo (5)
2026-00002258	Traffic Compl/Reckless	01/13/2026 12:36	COMANCHE CIR	Cibolo (5)
2026-00001920	Traffic Compl/Reckless	01/11/2026 20:40	RIO VISTA DR	Cibolo (3)
2026-00001933	Traffic Compl/Reckless	01/11/2026 21:57	RIO VISTA DR	Cibolo (3)
2026-00002485	Traffic Compl/Reckless	01/14/2026 15:11	W BORGFELD RD	Cibolo (3)
2026-00000958	Traffic Compl/Reckless	01/06/2026 18:51	TOWN CREEK RD	Cibolo (3)
2026-00004182	Traffic Compl/Reckless	01/23/2026 15:14	DEER MEADOW BLVD	Cibolo (3)
2026-00000890	Traffic Compl/Reckless	01/06/2026 12:34	HARNESS LN	Cibolo (4)
2026-00002248	Traffic Compl/Reckless	01/13/2026 11:41	GLENWOOD RANCH	Cibolo (4)
2026-00001875	Traffic Compl/Reckless	01/11/2026 11:35	FM 1103	Cibolo (4)
2026-00002526	Traffic Compl/Reckless	01/14/2026 21:36	FM 1103	Cibolo (4)



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2026-00005057	Traffic Compl/Reckless	01/28/2026 17:48	TOWER BLF	Cibolo (1)
2026-00002247	Traffic Compl/Reckless	01/13/2026 11:28	FM 1103	Cibolo (2)
2026-00000134	Traffic Compl/Reckless	01/01/2026 16:25	FM 1103	Cibolo (2)
Incident Type: Traffic Complaint-Road Rage (1)				
2026-00004970	Traffic Complaint-Road Rage	01/28/2026 08:07	FM 1103	Cibolo (5)
Incident Type: Traffic Hazard/Contl (12)				
2026-00001102	Traffic Hazard/Contl	01/07/2026 09:18	CIBOLO VALLEY DR	Cibolo (5)
2026-00004780	Traffic Hazard/Contl	01/27/2026 06:45	KNIGHTS CROSSING	Cibolo (5)
2026-00004850	Traffic Hazard/Contl	01/27/2026 13:36	KNIGHTS CROSSING	Cibolo (5)
2026-00005533	Traffic Hazard/Contl	01/30/2026 17:41	FM 78 E	Cibolo (5)
2026-00003921	Traffic Hazard/Contl	01/22/2026 08:37	TOWN CREEK RD	Cibolo (3)
2026-00001993	Traffic Hazard/Contl	01/12/2026 07:47	FAWN RDG	Cibolo (3)
2026-00001066	Traffic Hazard/Contl	01/07/2026 07:18	W BORGFELD RD	Cibolo (3)
2026-00001269	Traffic Hazard/Contl	01/08/2026 07:17	W BORGFELD RD	Cibolo (3)
2026-00002078	Traffic Hazard/Contl	01/12/2026 16:28	LONGHORN WAY	Cibolo (4)
2026-00001606	Traffic Hazard/Contl	01/09/2026 19:44	FM 1103	Cibolo (4)
2026-00005195	Traffic Hazard/Contl	01/29/2026 07:56	CIBOLO VALLEY DR	Cibolo (1)
2026-00004860	Traffic Hazard/Contl	01/27/2026 15:06	FM 1103	Cibolo (2)
Incident Type: Trespassing (7)				
2026-00000518	Trespassing	01/04/2026 03:33	CIBOLO VALLEY DR	Cibolo (5)
2026-00003304	Trespassing	01/18/2026 19:41	CIBOLO VALLEY DR	Cibolo (5)
2026-00000082	Trespassing	01/01/2026 09:19	PFEIL RD	Cibolo (5)
2026-00000892	Trespassing	01/06/2026 12:42	AMBER CRK	Cibolo (5)
2026-00002022	Trespassing	01/12/2026 10:55	NAVAJO CIR	Cibolo (5)
2026-00003360	Trespassing	01/19/2026 08:02	SOMERSET AVE	Cibolo (3)
2026-00002724	Trespassing	01/15/2026 15:51	CREST BLF	Cibolo (1)



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Incident Type: Warrant Service (2)				
2026-00003895	Warrant Service	01/22/2026 05:36	LOOP 539 E	Cibolo (5)
2026-00005315	Warrant Service	01/29/2026 17:45	TOMAHAWK CIR	Cibolo (5)
Incident Type: Welfare Check/M H Crisis (24)				
2026-00005630	Welfare Check/M H Crisis	01/31/2026 04:35	LOOP 539 E	Cibolo (5)
2026-00004423	Welfare Check/M H Crisis	01/24/2026 22:35	JACQUELINE ST	Cibolo (5)
2026-00001629	Welfare Check/M H Crisis	01/09/2026 22:02	MATTHEW ST	Cibolo (5)
2026-00001176	Welfare Check/M H Crisis	01/07/2026 15:01	TOWN CREEK WAY	Cibolo (5)
2026-00003322	Welfare Check/M H Crisis	01/18/2026 23:31	NICKEL BROOK	Cibolo (5)
2026-00003318	Welfare Check/M H Crisis	01/18/2026 23:24	ROSEGATE DR	Cibolo (3)
2026-00001665	Welfare Check/M H Crisis	01/10/2026 02:42	WRIGHT LANDING	Cibolo (3)
2026-00004702	Welfare Check/M H Crisis	01/26/2026 17:26	CORDERO DR	Cibolo (3)
2026-00000428	Welfare Check/M H Crisis	01/03/2026 12:20	EARHART LN	Cibolo (3)
2026-00003558	Welfare Check/M H Crisis	01/20/2026 12:49	W BORGFIELD RD	Cibolo (3)
2026-00004834	Welfare Check/M H Crisis	01/27/2026 11:58	GATEWOOD TRACE	Cibolo (4)
2026-00003307	Welfare Check/M H Crisis	01/18/2026 20:00	GATEWOOD FALLS	Cibolo (4)
2026-00004047	Welfare Check/M H Crisis	01/22/2026 19:12	TUMBLEWEED RUN	Cibolo (4)
2026-00004300	Welfare Check/M H Crisis	01/24/2026 01:35	CORRAL FENCE	Cibolo (4)
2026-00005258	Welfare Check/M H Crisis	01/29/2026 12:51	GREEN VALLEY RD	Cibolo (4)
2026-00001414	Welfare Check/M H Crisis	01/08/2026 18:22	HINGE CHASE	Cibolo (4)
2026-00000613	Welfare Check/M H Crisis	01/05/2026 01:06	SWIFT MOVE	Cibolo (1)
2026-00002744	Welfare Check/M H Crisis	01/15/2026 18:27	BROOK SHADOW	Cibolo (1)
2026-00000568	Welfare Check/M H Crisis	01/04/2026 14:48	GREEN BROOK PL	Cibolo (1)
2026-00003602	Welfare Check/M H Crisis	01/20/2026 17:20	STREAM CROSSING	Cibolo (1)
2026-00004902	Welfare Check/M H Crisis	01/27/2026 21:24	BROOK WAY	Cibolo (1)
2026-00002752	Welfare Check/M H Crisis	01/15/2026 19:59	BEE CAVES CV	Cibolo (2)



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2026-00002449	Welfare Check/M H Crisis	01/14/2026 11:31	SUSSEX CV	Cibolo (2)
2026-00000501	Welfare Check/M H Crisis	01/03/2026 23:33	ATALAYA	Cibolo (2)
Incident Type: Welfare Concern (45)				
2026-00001329	Welfare Concern	01/08/2026 10:57	SHADY MEADOWS LN	Cibolo (6)
2026-00001363	Welfare Concern	01/08/2026 14:13	SHADY MEADOWS LN	Cibolo (6)
2026-00002489	Welfare Concern	01/14/2026 16:00	FM 1103	Cibolo (6)
2026-00004054	Welfare Concern	01/22/2026 19:54	IH 10 W	Cibolo (6)
2026-00003795	Welfare Concern	01/21/2026 15:12	BROAD OAK DR	Cibolo (6)
2026-00003300	Welfare Concern	01/18/2026 18:58	N MAIN ST	Cibolo (5)
2026-00002743	Welfare Concern	01/15/2026 18:06	EVERYDAY WAY	Cibolo (5)
2026-00004072	Welfare Concern	01/22/2026 22:42	FM 1103	Cibolo (5)
2026-00001231	Welfare Concern	01/07/2026 22:15	CIBOLO VALLEY DR	Cibolo (5)
2026-00000532	Welfare Concern	01/04/2026 07:14	FM 1103	Cibolo (5)
2026-00000761	Welfare Concern	01/05/2026 22:15	S MAIN ST	Cibolo (5)
2026-00003314	Welfare Concern	01/18/2026 21:17	S MAIN ST	Cibolo (5)
2026-00003647	Welfare Concern	01/21/2026 00:08	DIAMOND SHOALS	Cibolo (5)
2026-00003061	Welfare Concern	01/17/2026 10:03	DOUGLAS ST	Cibolo (5)
2026-00001416	Welfare Concern	01/08/2026 18:49	DIAMOND SHOALS	Cibolo (5)
2026-00001419	Welfare Concern	01/08/2026 19:44	DIAMOND SHOALS	Cibolo (5)
2026-00002903	Welfare Concern	01/16/2026 11:30	DIAMOND SHOALS	Cibolo (5)
2026-00000763	Welfare Concern	01/05/2026 22:20	TOWN CREEK WAY	Cibolo (5)
2026-00000691	Welfare Concern	01/05/2026 13:40	MOHAWK DR	Cibolo (5)
2026-00001934	Welfare Concern	01/11/2026 21:50	LOCH LOMOND DR	Cibolo (3)
2026-00001861	Welfare Concern	01/11/2026 07:27	SOMERSET AVE	Cibolo (3)
2026-00002946	Welfare Concern	01/16/2026 16:28	SUNFLOWER ST	Cibolo (3)
2026-00001634	Welfare Concern	01/09/2026 22:17	DEW FALL TRL	Cibolo (3)
2026-00002259	Welfare Concern	01/13/2026 12:38	GRAND AVE	Cibolo (3)
2026-00005669	Welfare Concern	01/31/2026 10:58	GRAND AVE	Cibolo (3)
2026-00005698	Welfare Concern	01/31/2026 14:14	W BORGFELD RD	Cibolo (3)
2026-00004285	Welfare Concern	01/24/2026 00:24	WRIGHT CV	Cibolo (3)



Cibolo Police Department Report Call Summary

Results



Agency: CPD
Agency #: TX0940600

Print Date/Time: 02/03/2026 05:47
Total Records : 932

Incident Number	Incident Type	Call Date/Time	Location Street Name	Area PD Response Areas
2026-00003550	Welfare Concern	01/20/2026 12:16	W BORGFELD RD	Cibolo (3)
2026-00004381	Welfare Concern	01/24/2026 15:23	CIBOLO VALLEY DR	Cibolo (3)
2026-00005613	Welfare Concern	01/31/2026 01:40	CATTLE RUN	Cibolo (4)
2026-00004449	Welfare Concern	01/25/2026 01:54	GATEWOOD TRACE	Cibolo (4)
2026-00002900	Welfare Concern	01/16/2026 11:18	BRAHMA WAY	Cibolo (4)
2026-00002981	Welfare Concern	01/16/2026 20:30	WILDCAT RUN	Cibolo (4)
2026-00003403	Welfare Concern	01/19/2026 16:34	BUCKSKIN WAY	Cibolo (4)
2026-00002304	Welfare Concern	01/13/2026 17:02	CJ JONES CV	Cibolo (4)
2026-00005204	Welfare Concern	01/29/2026 08:33	CJ JONES CV	Cibolo (4)
2026-00001129	Welfare Concern	01/07/2026 11:13	SADDLE HAVEN	Cibolo (4)
2026-00004129	Welfare Concern	01/23/2026 08:57	BRAHMA WAY	Cibolo (4)
2026-00000051	Welfare Concern	01/01/2026 03:52	IH 35 N	Cibolo (1)
2026-00005287	Welfare Concern	01/29/2026 15:01	SPRINGTREE CV	Cibolo (1)
2026-00001374	Welfare Concern	01/08/2026 15:04	SPRINGTREE BLF	Cibolo (1)
2026-00001417	Welfare Concern	01/08/2026 19:15	FM 1103	Cibolo (2)
2026-00004994	Welfare Concern	01/28/2026 09:52	FM 1103	Cibolo (2)
2026-00004410	Welfare Concern	01/24/2026 20:41	TURNING STONE	Cibolo (2)
2026-00003065	Welfare Concern	01/17/2026 11:02	FOXTAIL VALLEY	Cibolo (2)

**CIBOLO
ANIMAL SERVICES**

MONTHLY REPORT

January 2026

TOTALS

INTAKES

Return/Owner Surrender	6
Seized/Custody	6
Stray	32
Transfer in	0
Wildlife In	4
TOTAL	48

OUTCOMES

Adoption	13
Missing	0
Died in Shelter/upon arrival	6
Return to Owner	11
Transfer Out	1
Euthanasia	2
Wildlife Out	1
TOTAL	34

Injured Wildlife

Transfer Out - Locations

Wildlife Rescue	1
Last Chance Forever Birds of	
Prey Consevancy	0
Kirby Animal Services	0
Homes for Pets	0
The Animal Defense League	0
TOTAL	1

BITE CASES	2
Currently in Foster	8

TOTAL NEW LICENSES ISSUED 0 (Does not count renewals)

VOLUNTEER HOURS 69 (including 40 hours by Community Service)

LIVE RELEASE RATE FOR JAN. 41%





City Council Regular Meeting Staff Report

A. Approval/Disapproval of a Resolution to amend the Cibolo Youth Advisory Council (CYAC) Bylaws. (Mr. Huggins)

Meeting	Agenda Group
Tuesday, February 10, 2026, 6:30 PM	Resolutions Item: 11A.
From	
Bryan Huggins, Executive Director - Safety and Infrastructure	

PRIOR CITY COUNCIL ACTION:

On June 11, 2024, the City Council created the Cibolo Youth Advisory Council (CYAC) by Resolution and adopted the Bylaws by which the CYAC would operate. On October 15, 2024, the Council approved all members of the first cohort of the CYAC in a blanket vote, which passed 6-0.

BACKGROUND:

The CYAC met for the first time on November 7, 2024. The first cohort of the CYAC met from November 2024 through May 2025. The second cohort of the CYAC submitted applications in the summer of 2025. Applications were received and reviewed during the application period. The applicants were later approved in a blanket vote by Council on September 23, 2025.

As the current members of the CYAC reviewed the Bylaws by which they operate, they discussed the Bylaws to consider amending certain sections to better align with how the CYAC currently functions. Within the Bylaws approved by Council in June 2024, there is a provision for recommending amendments of the Bylaws to City Council. Specifically, the provision states:

The bylaws of the CYAC shall be reviewed at least once a year by the Board. The bylaws may be amended at a regularly scheduled meeting, provided two-thirds of the members of the CYAC approve the amendment in a roll-call vote; providing further that the amendment is part of the agenda for the meeting and the membership has been notified in writing. The Cibolo City Council must consent to any bylaw amendment, for the amendment to take effect.

The stipulations for the review, notification, and voting for the amendment proposals were met by the CYAC during the November 2025 and December 2025 CYAC meetings. The members voted on the following Bylaws and made the corresponding recommendations to the current Bylaws:

1. SECTION I-II: CYAC ROLES

~~Each regular youth member shall be assigned a mentor. All CYAC jobs, positions, and responsibilities shall mirror the roles of their mentors.~~

RECOMMENDATION: The CYAC voted to strike the portions of Section I-II related to each youth member being assigned a mentor. The group agreed that with such a large group (20 members), it would be a significant impact on City Staff and would be difficult for Staff to accommodate this section at this point in the evolution of the CYAC.

2. SECTION I-II: CYAC ROLES

The regular youth members of the CYAC will elect a Chair and Vice Chair, at its second regular meeting after creation. Going forward, the regular youth members of the CYAC will elect a Chair and Vice Chair at its first meeting, and then annually thereafter. ~~The Chair and Vice Chair shall establish a rotating schedule for regular youth members to represent the different city departments (i.e. Economic Development, Public Works, Finance, People & Performance, City Manager's Office, City Secretary's Office, City Attorney's Office, Police Department, Fire Department, etc~~

RECOMMENDATION: The CYAC voted to strike this from the Bylaws at this time, as our current CYAC has not evolved to the point that we are ready for this level of participation from Staff and the youth members of the group.

3. SECTION I-IV: APPLICATION & SELECTION

All members of the CYAC shall be selected via an open application process. Applications must be submitted through the City Secretary's Office. Deadlines for submitting applications shall be established by City Council.

RECOMMENDATION: The CYAC voted to keep the Bylaws as they are currently written related to amending the application period for the annual CYAC selection process. **NO ACTION NEEDED**

4. SECTION II-V: ATTENDANCE

Any member of the CYAC who is absent from three consecutive meetings, or 25% of the regularly scheduled meetings during any twelve-month (12 month) period immediately preceding the offending absence, without sufficient explanation acceptable to a majority of the other members of CYAC, shall forfeit their position on the CYAC.

RECOMMENDATION: Being that the CYAC only meets between the months of September and May, there was a recommendation to amend the Bylaws to demand forfeiture of a position if a member misses more than 3 meetings in the scheduled nine (9) month CYAC calendar rather than the 25% of meetings in a 12 month period.

5. SECTION II-VI: OBJECTIVE AND DUTIES

Specifically, the CYAC may be responsible for the following:

RECOMMENDATION TO ADD:

J. Receive presentations from City Departments and Staff on the duties and responsibilities of City Departments.

K. Receive periodic presentations from community business leaders on how their business impacts City Operations.

The CYAC made recommendations to add items (J) and (K) to the list of responsibilities for CYAC members. Item (J) was approved by a vote of 10-0 and item (K) was approved by a vote of 7-3.

In addition to the sections of the Bylaws voted on by the members of the CYAC, the City Attorney's Office (CAO) recommended some changes and clarifications to the Bylaws as well. Some of the requested changes were minor grammatical errors that were corrected. The specific changes recommended by the CAO that were not addressed by the Youth Council are noted here:

SECTION I-I: REPRESENTATION

The Cibolo Youth Advisory Council (CYAC) will consist of no less than eight (8) total members, consisting of at least six regular youth members, and at least two adult advisors. ~~and no more than two (2) alternate youth members.~~

RECOMMENDATION: Remove the portion of this section related to alternate youth members, as there have not been "regular" and "alternate" member designations in the current and previous cohort of the CYAC.

SECTION I-VI: CONDUCT

Conduct deemed to be inappropriate by youth members of the CYAC or by the adult advisors may be presented to the City Council for review and consideration for censure or dismissal from the CYAC.

RECOMMENDATION: Adding the language above to the end of the Conduct section that better explains the outcome and procedure of inappropriate conduct by a members of the CYAC.

SECTION II-II: QUORUM

Should a vacancy exist because a member leaves the CYAC, a quorum will consist of a number constituting half of the remaining youth members and adult advisors of the CYAC unless or until the vacancy is filled by a new member.

RECOMMENDATION: Adding the language above to address what would constitute a quorum if a member of the CYAC left during their term.

SECTION II-III: VOTING

The affirmative vote of a majority of the youth members present shall be necessary to take any action as a Board. Recommendations to the Cibolo City Council must be passed by a motion to adopt a Resolution approving the recommendation, which will include a record of each member's vote to be forwarded to the Cibolo City Council with the recommendation for consideration and possible action by the City Council.

RECOMMENDATION: Clarifying that it will be the **youth** members of the CYAC who vote on recommended changes to the Bylaws.

SECTION II-IV: ORDER OF BUSINESS

c. Excused/Unexcused Absences

RECOMMENDATION: Adding the taking of roll call and noting absences in the Order of Business, as it a part of the Attendance Section in the Bylaws.

SECTION II-V: ATTENDANCE

This policy is the same for both regular members and adult advisors. ~~and alternate members.~~

RECOMMENDATION: Amending the section to clarify the roll call voting should include the adult advisors while removing the portion about alternate members, since they were removed from Representation section as well.

SECTION III-I: BYLAWS & AMENDMENTS

The bylaws may be amended at a regularly scheduled meeting, provided two-thirds of the youth members of the CYAC approve the amendment in a roll-call vote; providing further that the amendment is part of the agenda for the meeting and the membership has been notified in writing. The Cibolo City Council must consent to any bylaw amendment, for the amendment to take effect.

RECOMMENDATION: Clarify that it is the youth members of the CYAC who vote on proposed amendments to the Bylaws.

STAFF RECOMMENDATION:

Staff recommends the City Council approve the CYAC Bylaw amendments as recommended by the members of the CYAC.

FINANCIAL IMPACT:

N/A

MOTION(S):

Motion to Approve/Disapprove the amendments to the CYAC Bylaws as written.

Attachments

[20260128_CYAC Bylaws Amendment Resolution.pdf](#)

[Bylaws_Santee Comments.pdf](#)

[2026_Bylaws_with_Amendments.pdf](#)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS, AMENDING THE BYLAWS OF THE CITY OF CIBOLO YOUTH ADVISORY COUNCIL (“CYAC”); PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; DECLARING ADOPTION IN COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT: AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Cibolo, Texas established a youth advisory council and approved its bylaws in 2024 in the best interest of the citizens and encouraged student participation in local government through participation on the Council and through its mission to educate other youth regarding local government;

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

SECTION 1. The recital above is true and accurate and is hereby adopted if fully recited verbatim herein; and,

SECTION 2. The City of Cibolo youth advisory council voted to amend the prior bylaws to remove sections that did not apply to the current operations of the CYAC and added sections to provide guidance in areas pertaining to the CYAC.

SECTION 3. The Cibolo Youth Advisory Council bylaws attached hereto are adopted as written.

SECTION 4. Severability. If any section, paragraph, sentence, clause, or phrase of this Resolution shall for any reason be held to be unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution.

SECTION 5. Repeal. This Resolution shall be and is hereby cumulative of all other resolutions of the City, and this Resolution shall not operate to repeal or affect any such other resolutions except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Resolution, in which event, such conflicting provisions, if any, in such other resolution or resolutions are hereby repealed.

SECTION 6. Open Meeting Compliance. The City Council finds that the meeting at which this Resolution passed was conducted in compliance with the Texas Open Meetings Act.

SECTION 7. Effective Date. This Resolution shall take effect upon passage.

Kara Latimer, Mayor

ATTEST:

APPROVED AS TO FORM:

Peggy Cimics, TRMC
City Secretary

City Attorney

BYLAWS OF THE
CIBOLO ADVISORY YOUTH COUNCIL
"CYAC"

MISSION STATEMENT

Develop a group of youth leaders, who are committed to making a difference in our community and the lives of other youth, learn about local government and the roles youth can serve and use their voices to represent our youth in the City of Cibolo.

ARTICLE I: APPOINTMENT OF MEMBERS & ADULT ADVISORS

SECTION I-I: REPRESENTATION

The Cibolo Youth Advisory Council (CYAC) will consist of no less than eight (8) total members, consisting of at least six regular youth members, and at least two adult advisors. ~~and no more than two (2) alternate youth members.~~ At least one advisor shall be a City employee, and at least one advisor shall be a person other than a City official, officer or employee. The City Council shall designate the members and advisors.

SECTION I-II: CYAC ROLES

~~Each regular youth member shall be assigned a mentor. All CYAC jobs, positions, and responsibilities shall mirror the roles of their mentors.~~

The regular youth members of the CYAC will elect a Chair and Vice Chair, at its second regular meeting after creation. ~~Going forward, †The regular youth members of the CYAC will elect a Chair and Vice Chair at its first meeting, and then annually thereafter. The Chair and Vice Chair shall establish a rotating schedule for regular youth members to represent the different city departments (i.e. Economic Development, Public Works, Finance, People & Performance, City Manager's Office, City Secretary's Office, City Attorney's Office, Police Department, Fire Department, etc.).~~

SECTION I-III: MEMBERSHIP QUALIFICATIONS

To be eligible for youth membership on the CYAC, potential candidates must reside within the city limits or the extraterritorial jurisdiction of Cibolo, must be enrolled in grades 7-12 and must be under the age of 18 years old.

In addition to the above, selection will be based on the following:

1. Strength of the candidate's application and letter(s) of recommendation
2. Schedule and availability of the candidate
3. Candidate's willingness to commit the time and effort required to participate in the program
4. The candidate's performance in the interview process.

SECTION I-IV: APPLICATION & SELECTION

All members of the CYAC shall be selected via an open application process. Applications must be submitted through the City Secretary's Office. Deadlines for submitting applications shall be established by City Council.

The City Council will designate no more than 3 members to serve as the interview panel. Once the panel has made its selections, it will present the recommended candidates to the full City Council for consideration. City Council will make final selection decisions regarding candidates.

To participate, a member and a parent or guardian of the member must document in writing that the member is good standing with the school which the member attends. "Good Standing" shall mean the student has passed all classes in the prior grading session; is in compliance with all school discipline, behavior and attendance expectations; and is not suspended or expelled. Youth members shall be required to report to one of the adult advisors if the member falls out of good standing within two weeks of such occurrence. Each youth member shall be required to provide documentation of Good Standing after each grading period during the member's membership in the CYAC.

SECTION I-V: TERM LIMITS

Terms shall last for one year provided the member is still eligible and remains in compliance with the CYAC bylaws. Members may re-apply annually. Should a vacancy arise on the CYAC before the end of a term, any person wishing to fill the position and meeting the appropriate requirements may apply. The interview panel will interview all such applicants, shall make a recommendation to City Council and City Council shall select the new member. The new member will serve through the end of the original member's term.

SECTION I-VI: CONDUCT

When representing the City, all members of the CYAC must conduct themselves in a positive, friendly, and law-abiding manner at all times. Inappropriate conduct, as determined on an individualized basis by the City Council in its sole discretion, may lead to repercussions up to and including dismissal from the CYAC. Involvement in illegal activity, as determined by the City Council, in its sole discretion is grounds for immediate dismissal from the CYAC. All members serve at the pleasure of the City Council and may be removed or replaced for any reason or no reason only by the City Council. **Conduct deemed to be inappropriate by youth members of the CYAC or by the adult advisors may be presented to the City Council for review and consideration for censure or dismissal from the CYAC.**

SECTION I-VII: GUIDELINES FOR ADULT PARTICIPATION IN CYAC ACTIVITIES:

These guidelines are adopted to better ensure a safe and comfortable environment for adult participation with the member(s) of the CYAC during CYAC activities. Adopted Guidelines for Adult Participation in CYAC Activities:

- A. All potential volunteer advisors or chaperones must be at least 25 years of age or older.

B. All potential volunteer advisors or chaperones should be the parent or guardian of a member of the Youth Advisory Council, or members of City staff or City Council.

C. All volunteer advisors or chaperones must undergo a criminal background check using a criminal history database for each volunteer's permanent residence.

D. All volunteer advisors or chaperones must undergo a sex offender background check using the sex offender registry available at Texas Department of Public Safety - Crime Records Service.

E. The background check and sex offender registry check shall be completed annually to ensure strict compliance.

F. A volunteer chaperone shall be disqualified from service if the person has the following types of convictions or deferred adjudications: a misdemeanor or felony under Texas Penal Code Title 5 (Offenses Against the Person), Title 6 (Offenses Against the Family), Chapter 29 (Robbery) of Title 7, Chapter 43 (Public Indecency) or §42.072 (Stalking) of Title 9, §15.031 (Criminal Solicitation of a Minor) of Title 4, §38.17 (Failure to Stop or Report Aggravated Sexual Assault of Child) of Title 8, or any like offense under the law of another state or under federal law.

G. If selected, the volunteer advisors or chaperone must attend a detailed pre-trip briefing outlining the logistics and health and safety protocols of the trip.

H. The student to advisors or volunteer chaperone ratio shall not exceed 8 students to 1 chaperone.

I. Volunteer chaperones must take precautions not to be alone with a student for both the safety of the child as well as the chaperone.

J. Volunteer advisors or chaperones should also avoid one-on-one digital contact with a student through games, social media, etc. Advisors or Chaperones are expected to copy another advisor or chaperone, city staff, and parent on all digital communications with a student.

K. In the event of overnight stays, the volunteer chaperone(s) should not retire to their room for the night until all the minors / students are accounted for and in their assigned rooms.

ARTICLE II MEETINGS

SECTION II-I: REGULAR MEETINGS

A date and time for regular meetings of the CYAC shall be established by the CYAC at its first meeting and may be amended as determined necessary and appropriate by a vote in favor of the change by a majority of the Board at one of its meetings. Regular meetings will be held once a month and may be rescheduled in the event of a conflict or the anticipated lack of a quorum as determined by the Chair or Vice Chair, with consent by the CYAC advisors. Matters for consideration by the CYAC shall be presented only at CYAC meetings. Before convening a meeting of the CYAC, public notice of the meeting should be posted by the Cibolo City Secretary at least 72 hours prior to the meeting. As a recommendation only body, the Texas Open Meetings Act is not applicable to its meetings, but its meetings shall be open to the public. Additional meetings and workshops may be held as necessary to conduct business.

SECTION II-II: QUORUM

A quorum is necessary to transact official business at any CYAC meeting. A CYAC quorum will consist of a number constituting at least half of the total youth members and advisors of the CYAC. Advisors are counted when determining a quorum to conduct business. **Should a vacancy exist because a member leaves the CYAC, a quorum will consist of a number constituting half of the remaining youth members and adult advisors of the CYAC unless or until the vacancy is filled by a new member.**

SECTION II-III: VOTING

The affirmative vote of a majority of the youth members present shall be necessary to take any action as a Board. Recommendations to the Cibolo City Council must be passed by a motion to adopt a Resolution approving the recommendation, which will include a record of each member's vote to be forwarded to the Cibolo City Council with the recommendation for consideration and possible action by the City Council.

SECTION II-IV: ORDER OF BUSINESS

The Chair or Vice Chair of the CYAC, as determined by the Chair if present, shall, when present, call the members of the CYAC to order and preside over the meeting. Before proceeding to business, the role shall be called and entered into the minutes. If a quorum is present, the order of business shall be:

- a. Moment of silence
- b. Pledge of allegiance
- c. Excused/Unexcused Absences
- d. Citizens to be Heard
- e. Approval of the minutes of the previous meeting
- f. Meeting specific agenda items
- g. Discussion of specific items to be scheduled for future agendas.
- h. Adjournment

SECTION II-V: ATTENDANCE

Any member of the CYAC who is absent from three consecutive meetings, ~~or 25% of the regularly scheduled meetings during any twelve month (12 month) period~~ immediately preceding the offending absence, without sufficient explanation acceptable to a majority of the other members of CYAC, shall forfeit their position on the CYAC.

Members shall advise the City Secretary by writing (e-mail, fax, letter, etc.) giving the reason for the absence. The City Secretary shall advise the Chair or the presiding officer if the Chair is not present prior to the opening of the meeting of the absence and reason for the absence. **The** Presiding Officer will announce to the remaining members the absence and reason. The Youth Council ~~then~~ will vote to either approve ~~or~~ disapprove the absence.

Failure to notify the City Secretary of an absence is recorded as an unexcused absence. The minutes will reflect whether the absence was approved or unexcused. This policy is the same for both regular members ~~and adult advisors. and alternate members.~~

SECTION II-VI: OBJECTIVE AND DUTIES

It shall be the purpose of the CYAC to learn about local government and use that knowledge to educate other youth about local government, to provide participation and inclusion of local youth in municipal government, and to routinely report about CYAC activities to the Cibolo City Council so it may consider the viewpoints of young adults in the community. Members of the CYAC may take initiatives directed toward effective change that benefit local youth and provide positive community impact through organized participation and various sponsored activities events approved by City Council. The CYAC shall be consultative in nature and, may be charged with evaluating issues, relevant

to youth and submitting recommendations to the Cibolo City Council, and other pertinent parties for advisement or consideration.

Specifically, the CYAC may be responsible for the following:

- A. Promoting participation in an understanding of local government by youth.
- B. Working, as necessary, with certain special events, projects, and fundraisers.
- C. Periodically attending Cibolo City Council and other city boards meetings to better understand local government operations.
- D. "Shadowing "Cibolo City Council members and certain City Staff in order to better understand their roles in serving citizens and setting policy.
- E. Conducting "pseudo "City Council meetings on an as needed basis to obtain feedback from youth in the community related to issues of concern to them or related to counsel assigned projects.
- F. Monitoring municipal programs and City Council's and other city boards' agenda topics in regard to their bearing on youth and the Cibolo community.
- G. Making recommendations to Cibolo City Council relative to programs and activities affecting youth in the community.
- H. Providing access for comment and input from the youth of the Cibolo community.
- I. Performing other duties as assigned by the Cibolo City Council, designated council liaison, or staff liaison.

- J. Receive presentations from City Departments and Staff on the duties and responsibilities of City Departments.
- K. Receive periodic presentations from community business leaders on how their business impacts City Operations.

ARTICLE III: ROLE OF THE CIBOLO CITY COUNCIL

SECTION III-I: ROLE OF THE CIBOLO CITY COUNCIL

The Cibolo City Council may receive recommendations from the CYAC. The Cibolo City Council will direct the City Manager to provide support staff to the CYAC to assist them in carrying out their duties. The Cibolo City Council will refer issues to the CYAC for consideration and recommendation.

ARTICLE IV: BYLAWS AND AMENDMENTS

SECTION III-I: BYLAWS & AMENDMENTS

The bylaws of the CYAC shall be reviewed at least once a year by the Board. The bylaws may be amended at a regularly scheduled meeting, provided two-thirds of the youth members of the CYAC approve the amendment in a roll-call vote; providing further that the amendment is part of the agenda for the meeting and the membership has been notified in writing. The Cibolo City Council must consent to any bylaw amendment, for the amendment to take effect.

ADOPTED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS, this ____ day of May 2024.

Mark Allen, Mayor

BYLAWS OF THE
CIBOLO ADVISORY YOUTH COUNCIL
"CYAC"

MISSION STATEMENT

Develop a group of youth leaders, who are committed to making a difference in our community and the lives of other youth, learn about local government and the roles youth can serve and use their voices to represent our youth in the City of Cibolo.

ARTICLE I: APPOINTMENT OF MEMBERS & ADULT ADVISORS

SECTION I-I: REPRESENTATION

The Cibolo Youth Advisory Council (CYAC) will consist of no less than eight (8) total members, consisting of at least six regular youth members and at least two adult advisors. At least one advisor shall be a City employee, and at least one advisor shall be a person other than a City official, officer or employee. The City Council shall designate the members and advisors.

SECTION I-II: CYAC ROLES

The regular youth members of the CYAC will elect a Chair and Vice Chair, at its second regular meeting after creation. The regular youth members of the CYAC will elect a Chair and Vice Chair at its first meeting, and then annually thereafter.

SECTION I-III: MEMBERSHIP QUALIFICATIONS

To be eligible for youth membership on the CYAC, potential candidates must reside within the city limits or the extraterritorial jurisdiction of Cibolo, must be enrolled in grades 7-12 and must be under the age of 18 years old.

In addition to the above, selection will be based on the following:

1. Strength of the candidate's application and letter(s) of recommendation
2. Schedule and availability of the candidate

3. Candidate's willingness to commit the time and effort required to participate in the program
4. The candidate's performance in the interview process.

SECTION I-IV: APPLICATION & SELECTION

All members of the CYAC shall be selected via an open application process. Applications must be submitted through the City Secretary's Office. Deadlines for submitting applications shall be established by City Council.

The City Council will designate no more than 3 members to serve as the interview panel. Once the panel has made its selections, it will present the recommended candidates to the full City Council for consideration. City Council will make final selection decisions regarding candidates.

To participate, a member and a parent or guardian of the member must document in writing that the member is good standing with the school which the member attends. "Good Standing" shall mean the student has passed all classes in the prior grading session; is in compliance with all school discipline, behavior and attendance expectations; and is not suspended or expelled. Youth members shall be required to report to one of the adult advisors if the member falls out of good standing within two weeks of such occurrence. Each youth member shall be required to provide documentation of Good Standing after each grading period during the member's membership in the CYAC.

SECTION I-V: TERM LIMITS

Terms shall last for one year provided the member is still eligible and remains in compliance with the CYAC bylaws. Members may re-apply annually. Should a vacancy arise on the CYAC before the end of a term, any person wishing to fill the position and meeting the appropriate requirements may apply. The interview panel will interview all such applicants, shall make a recommendation to City Council and City

Council shall select the new member. The new member will serve through the end of the original member's term.

SECTION I-VI: CONDUCT

When representing the City, all members of the CYAC must conduct themselves in a positive, friendly, and law-abiding manner at all times. Inappropriate conduct, as determined on an individualized basis by the City Council in its sole discretion, may lead to repercussions up to and including dismissal from the CYAC. Involvement in illegal activity, as determined by the City Council, in its sole discretion is grounds for immediate dismissal from the CYAC. All members serve at the pleasure of the City Council and may be removed or replaced for any reason or no reason only by the City Council. Conduct deemed to be inappropriate by youth members of the CYAC or by the adult advisors may be presented to the City Council for review and consideration for censure or dismissal from the CYAC.

SECTION I-VII: GUIDELINES FOR ADULT PARTICIPATION IN CYAC ACTIVITIES:

These guidelines are adopted to better ensure a safe and comfortable environment for adult participation with the member(s) of the CYAC during CYAC activities. Adopted Guidelines for Adult Participation in CYAC Activities:

- A. All potential volunteer advisors or chaperones must be at least 25 years of age or older.
- B. All potential volunteer advisors or chaperones should be the parent or guardian of a member of the Youth Advisory Council, or members of City staff or City Council.
- C. All volunteer advisors or chaperones must undergo a criminal background check using a criminal history database for each volunteer's permanent residence.
- D. All volunteer advisors or chaperones must undergo a sex offender background check using the sex offender registry available at Texas Department of Public Safety - Crime Records Service.

E. The background check and sex offender registry check shall be completed annually to ensure strict compliance.

F. A volunteer chaperone shall be disqualified from service if the person has the following types of convictions or deferred adjudications: a misdemeanor or felony under Texas Penal Code Title 5 (Offenses Against the Person), Title 6 (Offenses Against the Family), Chapter 29 (Robbery) of Title 7, Chapter 43 (Public Indecency) or §42.072 (Stalking) of Title 9, §15.031 (Criminal Solicitation of a Minor) of Title 4, §38.17 (Failure to Stop or Report Aggravated Sexual Assault of Child) of Title 8, or any like offense under the law of another state or under federal law.

G. If selected, the volunteer advisors or chaperone must attend a detailed pre-trip briefing outlining the logistics and health and safety protocols of the trip.

H. The student to advisors or volunteer chaperone ratio shall not exceed 8 students to 1 chaperone.

I. Volunteer chaperones must take precautions not to be alone with a student for both the safety of the child as well as the chaperone.

J. Volunteer advisors or chaperones should also avoid one-on-one digital contact with a student through games, social media, etc. Advisors or Chaperones are expected to copy another advisor or chaperone, city staff, and parent on all digital communications with a student.

K. In the event of overnight stays, the volunteer chaperone(s) should not retire to their room for the night until all the minors / students are accounted for and in their assigned rooms.

ARTICLE II MEETINGS

SECTION II-I: REGULAR MEETINGS

A date and time for regular meetings of the CYAC shall be established by the CYAC at its first meeting and may be amended as determined necessary and appropriate by a vote

in favor of the change by a majority of the Board at one of its meetings. Regular meetings will be held once a month and may be rescheduled in the event of a conflict or the anticipated lack of a quorum as determined by the Chair or Vice Chair, with consent by the CYAC advisors. Matters for consideration by the CYAC shall be presented only at CYAC meetings. Before convening a meeting of the CYAC, public notice of the meeting should be posted by the Cibolo City Secretary at least 72 hours prior to the meeting. As a recommendation only body, the Texas Open Meetings Act is not applicable to its meetings, but its meetings shall be open to the public. Additional meetings and workshops may be held as necessary to conduct business.

SECTION II-II: QUORUM

A quorum is necessary to transact official business at any CYAC meeting. A CYAC quorum will consist of a number constituting at least half of the total youth members and advisors of the CYAC. Advisors are counted when determining a quorum to conduct business. Should a vacancy exist because a member leaves the CYAC, a quorum will consist of a number constituting half of the remaining youth members and adult advisors of the CYAC.

SECTION II-III: VOTING

The affirmative vote of a majority of the youth members present shall be necessary to take any action as a Board. Recommendations to the Cibolo City Council must be passed by a motion to adopt a Resolution approving the recommendation, which will include a record of each member's vote to be forwarded to the Cibolo City Council with the recommendation for consideration and possible action by the City Council.

SECTION II-IV: ORDER OF BUSINESS

The Chair or Vice Chair of the CYAC, as determined by the Chair if present, shall, when present, call the members of the CYAC to order and preside over the meeting. Before proceeding to business, the role shall be called and entered into the minutes. If a quorum is present, the order of business shall be:

- a. Moment of silence
- b. Pledge of allegiance
- c. Excused / Unexcused Absences
- d. Citizens to be Heard
- e. Approval of the minutes of the previous meeting
- f. Meeting specific agenda items
- g. Discussion of specific items to be scheduled for future agendas.
- h. Adjournment

SECTION II-V: ATTENDANCE

Any member of the CYAC who is absent from three consecutive meetings immediately preceding the offending absence, without sufficient explanation acceptable to a majority of the other members of CYAC, shall forfeit their position on the CYAC.

Members shall advise the City Secretary by writing (e-mail, fax, letter, etc.) giving the reason for the absence. The City Secretary shall advise the Chair or the presiding officer if the Chair is not present prior to the opening of the meeting of the absence and reason for the absence. The Presiding Officer will announce to the remaining members the absence and reason.

The Youth Council then will vote to either approve or disapprove the absence.

Failure to notify the City Secretary of an absence is recorded as an unexcused absence. The minutes will reflect whether the absence was approved or unexcused. This policy is the same for both regular members and adult advisors.

SECTION II-VI: OBJECTIVE AND DUTIES

It shall be the purpose of the CYAC to learn about local government and use that knowledge to educate other youth about local government, to provide participation and inclusion of local youth in municipal government, and to routinely report about CYAC activities to the Cibolo City Council so it may consider the viewpoints of young adults in the community. Members of the CYAC may take initiatives directed toward effective change that benefit local youth and provide positive community impact through organized participation and various sponsored activities events approved by City Council. The CYAC shall be consultative in nature and, may be charged with evaluating issues, relevant to youth and submitting recommendations to the Cibolo City Council, and other pertinent parties for advisement or consideration.

Specifically, the CYAC may be responsible for the following:

- A. Promoting participation in an understanding of local government by youth.
- B. Working, as necessary, with certain special events, projects, and fundraisers.
- C. Periodically attending Cibolo City Council and other city boards meetings to better understand local government operations.

- D. "Shadowing "Cibolo City Council members and certain City Staff in order to better understand their roles in serving citizens and setting policy.
- E. Conducting "pseudo "City Council meetings on an as needed basis to obtain feedback from youth in the community related to issues of concern to them or related to counsel assigned projects.
- F. Monitoring municipal programs and City Council's and other city boards' agenda topics in regard to their bearing on youth and the Cibolo community.
- G. Making recommendations to Cibolo City Council relative to programs and activities affecting youth in the community.
- H. Providing access for comment and input from the youth of the Cibolo community.
- I. Performing other duties as assigned by the Cibolo City Council, designated council liaison, or staff liaison.
- J. Receive presentations from City Departments and Staff on the duties and responsibilities of various departments.
- K. Receive periodic presentations from community business leaders on how their business impacts city operations.

ARTICLE III: ROLE OF THE CIBOLO CITY COUNCIL

SECTION III-I: ROLE OF THE CIBOLO CITY COUNCIL

The Cibolo City Council may receive recommendations from the CYAC. The Cibolo City Council will direct the City Manager to provide support staff to the CYAC to assist them

in carrying out their duties. The Cibolo City Council will refer issues to the CYAC for consideration and recommendation.

ARTICLE IV: BYLAWS AND AMENDMENTS

SECTION III-I: BYLAWS & AMENDMENTS

The bylaws of the CYAC shall be reviewed at least once a year by the Board. The bylaws may be amended at a regularly scheduled meeting, provided two-thirds of the youth members of the CYAC approve the amendment in a roll-call vote; providing further that the amendment is part of the agenda for the meeting and the membership has been notified in writing. The Cibolo City Council must consent to any bylaw amendment, for the amendment to take effect.

ADOPTED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS, this ____ day of February 2026.

Kara Latimer, Mayor



City Council Regular Meeting Staff Report

A. Approval/Disapproval of an ordinance amending the Future Land Use Map (FLUM) in the Cibolo Tomorrow Comprehensive Plan to change the future land use designation from Community Residential to Compact Residential for certain real properties located at 4240 and 4270 Green Valley Road, legally described as ABS: 137 SUR: T GARCIA 6.8620 AC, and ABS: 137 SUR: T GARCIA 4.9580 AC. (Mr. Spencer)

Meeting	Agenda Group
Tuesday, February 10, 2026, 6:30 PM	Ordinances Item: 12A.
From	
Eron Spencer, Assistant Planning Director	

PROPERTY INFORMATION:

Project Name: PZ-2025-20-TA

Owners: Gary & Darla Pundt

Representatives: Killen, Griffin & Farrimond, PLLC

Location/Area: 4240 & 4270 Green Valley Road, 11.82 acres

Location: South of Green Valley Road and West of FM 1103

Council Place: 3

Existing,

Future Land Use: Community Residential

Proposed,

Future Land Use: Compact Residential

Existing Zoning: Low Density Single-Family Residential (SF-2)

Existing Use: Single-Family Residential

Proposed Use: Multi-Family Residential

APPLICANT REQUEST:

On behalf of the property owners, the applicant, Killen, Griffin & Farrimond, is requesting an amendment to the Future Land Use Map (FLUM), contained in the Cibolo Tomorrow Comprehensive Plan, to change the future land use designation from Community Residential to Compact Residential for two (2) parcels totaling 11.82 acres – 4240 Green Valley Road (6.862 acres) and 4270 Green Valley Road (4.958 acres). According to the applicant’s narrative letter, which is attached herein, they intend to develop “an approximately 248-unit senior (55+) residential community on the property.”

In accordance with Section 211.004 of the Texas Local Government Code, zoning regulations must be adopted in accordance with the adopted comprehensive plan. When a proposed development (i.e., land use, zoning district, etc.) is not consistent with the “text of the Comprehensive Plan or the boundaries shown on the Future Land Use Map, Master Thoroughfare Plan, or any other applicable maps contained in the Comprehensive Plan,” an amendment to the Comprehensive Plan will be required per Section 3.6 of the City’s Unified Development Code (UDC).

The City of Cibolo’s Future Land Use Map (FLUM) was adopted as part of the 2024 Cibolo Tomorrow Comprehensive Plan on September 10, 2024, under Ordinance 1465. The FLUM is the community’s visual guide for development decisions and includes the logical and orderly placement of PlaceTypes in the City and ETJ. The FLUM does not constitute zoning regulations or establish zoning district boundaries.

The subject properties are currently designated as Community Residential on the City’s FLUM. According to the Comprehensive Plan, the character and intent of the Community Residential PlaceType includes “Predominantly single-family housing developments located throughout the community...” Primary land uses in Community Residential consist of “Single-Family Detached Homes.” The Community Residential PlaceType allows lot sizes ranging from 9,000 square feet to ½ acre (21,780 square feet).

The applicant is requesting a FLUM amendment to Compact Residential, which supports “a variety of housing types, including small-lot single-family detached, patio homes, townhomes, and duplexes,”...and it “also supports multifamily.”

The surrounding land uses, FLUM designations, and zoning districts are summarized in Table 1 below.

Table 1. Surrounding FLUM Designations, Land Uses, and Zoning Districts.

Location	Existing Land Use	FLUM Designation	Zoning District
North	Residential	Compact Residential	High Density Single-Family Residential (SF-6)
	Commercial	Neighborhood Commercial	Retail/Office (C-3)
	Institutional	Public Utility/Institutional	High Density Single-Family Residential (SF-6)

South	Residential	Community Residential	Low Density Single-Family Residential (SF-2)
	Residential	Community Residential	Multi-Family Residential (MF-1)
East	Residential	Community Residential	Low Density Single-Family Residential (SF-2)
	Commercial	Neighborhood Commercial	Neighborhood Commercial (C-1)
West	Residential	Community Residential	Planned Unit Development (PUD): C-2 & MF-2

If this FLUM amendment is approved, the applicant may proceed with their initial request to rezone the parcels from Low Density Single-Family Residential (SF-2) to Multi-Family Residential (MF-2) to allow the proposed development and ensure consistency with the Comprehensive Plan and its new FLUM designation.

PUBLIC NOTICE:

Notice of the public hearing for the Planning & Zoning Commission meeting was published in the local newspaper (Seguin Gazette) on November 30, 2025, and the City’s website. Notice of the public hearing for the City Council meeting was published in the Seguin Gazette on January 25, 2026, and the City’s website.

As of the date of this report, no public comments have been received.

PLANNING & ZONING COMMISSION RECOMMENDATION:

At its January 14, 2026, regular meeting, the Planning & Zoning Commission unanimously voted (7-0) to recommend denial of the requested Future Land Use Map (FLUM) amendment from Community Residential to Compact Residential. The Commission based its recommendation for denial on the policy direction of the FLUM, finding that it still accurately reflects the community’s long-term vision, goals, and desired character of future development, especially given its recent adoption as part of the Comprehensive Plan on September 10, 2024.

CITY COUNCIL ACTION:

The following are sample motions that can be made by City Council regarding this agenda item.

1. **Approve** the request to amend the Future Land Use Map (FLUM) in the Cibolo Tomorrow Comprehensive Plan to change the future land use designation from Community Residential to Compact Residential for certain real properties located at 4240 and 4270 Green Valley Road, legally described as ABS: 137 SUR: T GARCIA 6.8620 AC, and ABS: 137 SUR: T GARCIA 4.9580 AC.
2. **Approve** the request, *with conditions*.

3. **Deny** the request, *with findings*.

A motion to deny can have a finding that the request to amend the FLUM fails to meet approval criteria #5 in Section 3.6.D of the UDC, which requires consideration of whether circumstances have changed since adoption of the Comprehensive Plan. The absence of change in circumstances since adoption of the Comprehensive Plan on September 24, 2026, that would warrant an amendment to the FLUM.

ANALYSIS:

Section 3.6.D of the City's UDC provides direction to the Planning & Zoning Commission and City Council when considering an amendment to the Comprehensive Plan, including changes to the Future Land Use Map (FLUM), by outlining the following criteria for approval:

1. ***The proposed amendment promotes the health, safety, or general welfare of the City and the safe, orderly, efficient and healthful development of the City;***

2. ***An amendment to the text is consistent with other policies of the Comprehensive Master Plan, taking into account the nature of any proposed map amendment associated with the text amendment;***

3. ***An amendment to the Future Land Use Map, Thoroughfare Plan or any other applicable maps contained in the Comprehensive Master Plan is consistent with the policies of the Comprehensive Master Plan that apply to the map being amended, taking into account the nature of any proposed land use associated with the map amendment;***

4. ***Any proposed amendment is consistent with the goals and objectives of the Comprehensive Master Plan;***

5. ***Any proposed amendment addresses circumstances that have changed since the last time the plan map or text was considered, implements plan policies better than the current plan map or text corrects a mapping error or addresses a deficiency in the plan; and***

6. ***Such criteria, that City Council finds, in its legislative discretion, to have a substantial relationship to the public's health, safety and general welfare. In utilizing the criteria stated in this subsection, City Council may consider the recommendation of the Planning and Zoning Commission; and shall direct that any written decision to amend the Comprehensive Master Plan based, in whole, or part, on the criteria stated in this subsection shall include a written description of the specific criteria utilized.***

Attachments

[Proposed Ordinance](#)

[Application](#)

[Narrative](#)

[Aerial View](#)

[Future Land Use Map](#)

[Zoning Map](#)

[Applicant Presentation](#)



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CIBOLO, TEXAS AMENDING THE FUTURE LAND USE MAP (FLUM) CONTAINED IN THE CIBOLO TOMORROW COMPREHENSIVE PLAN FOR CERTAIN REAL PROPERTIES LOCATED AT 4240 & 4270 GREEN VALLEY ROAD; CHANGING THE FUTURE LAND USE DESIGNATION OF SAID PROPERTIES FROM COMMUNITY RESIDENTIAL TO COMPACT RESIDENTIAL; DECLARING COMPLIANCE WITH APPLICABLE STATE AND LOCAL LAWS; PROVIDING FOR SAVINGS, REPEAL, SEVERABILITY, AND PUBLICATION; DECLARING CONDUCT OF MEETING IN COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT; PROVIDING A PENALTY; PROVIDING AN EFFECTIVE DATE; AND CONTAINING OTHER PROVISIONS RELATED TO THE SUBJECT.

WHEREAS, the City Council of the City of Cibolo ("City Council") finds that Texas Local Government Code Chapter 211 authorizes the City of Cibolo ("City"), as a home rule municipality, to adopt, repeal or amend zoning district boundaries and regulations in order to promote the public health, safety, and general welfare of the City; and

WHEREAS, Texas Local Government Code Section 211.004 provides that zoning regulations and district boundaries must be adopted in accordance with a duly adopted Comprehensive Plan; and

WHEREAS, the City Council passed and approved Ordinance No. 1465 on September 10, 2024, and thereby adopted the *Cibolo Tomorrow Comprehensive Plan*; and

WHEREAS, the City's Future Land Use Map ("FLUM") is a map contained within the adopted Comprehensive Plan which identifies desired land use patterns; and

WHEREAS, the City's Future Land Use Map serves as a guide to reflect the community's vision, goals, and character of future development for the City; and

WHEREAS, the City Council finds that the City has adopted a set of comprehensive development regulations known as the Unified Development Code ("UDC"); and

WHEREAS, the City Council finds that a property owner may request to amend the boundaries shown on the Future Land Use Map, or any other applicable maps contained in the Comprehensive Plan in accordance with Section 3.6 of the UDC; and

WHEREAS, the City Council finds that Section 3.6.D of the UDC provides the criteria for approval of a FLUM amendment request; and

WHEREAS, the City Council finds that GARY A & DARLA J PUNDT (“Owners”) own certain land within the corporate limits of the City, described as ABS: 137 SUR: T GARCIA 6.8620 AC, and ABS: 137 SUR: T GARCIA 4.9580 AC, located at 4240 & 4270 Green Valley Road, Cibolo, Texas (“Property”); and

WHEREAS, the City Council finds that the Property presently has a future land use designation of Community Residential; and

WHEREAS, the City Council finds that the Owners have submitted to the City an application for a FLUM amendment seeking to change the future land use designation of the Property from Community Residential to Compact Residential; and

WHEREAS, the City Council finds that said application was submitted to the City in compliance with the UDC; and

WHEREAS, the City Council finds that two public hearings were held for the purpose of providing all interested persons the opportunity to be heard concerning the proposed FLUM amendment in accordance with state and local law; and

WHEREAS, the City Council finds that legal notice, notifying the public of both public hearings, was posted on the City's official website and published in the Seguin Gazette, a newspaper of general circulation in the City, in accordance with state and local law; and

WHEREAS, the City Council finds that the Planning and Zoning Commission, using the factors set forth in Section 3.6.D of the UDC, issued its recommendation regarding the FLUM amendment application to the City Council in accordance with applicable law; and

WHEREAS, the City Council, having duly considered the request for a FLUM amendment, desires to approve the amendment to allow for a change in classification of the subject Property from Community Residential to Compact Residential.

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

SECTION 1. Incorporation of Recitals. The City Council finds the recitals in the preamble of this ordinance are true and correct and incorporates them as findings of fact.

SECTION 2. Description of Property. The Property to which this Ordinance applies is identified as ABS: 137 SUR: T GARCIA 6.8620 AC, and ABS: 137 SUR: T GARCIA 4.9580 AC, located at 4240 & 4270 Green Valley Road, Cibolo, Texas as depicted in the attached **Exhibit A**.

SECTION 3. Future Land Use Map Amendment Application Granted. City Council hereby approves a FLUM amendment for the Property, changing the future land use designation on the Property from Community Residential to Compact Residential.

SECTION 4. Future Land Use Map Amendment. The Future Land Use Map contained within the *Cibolo Tomorrow Comprehensive Plan* is hereby amended to reflect the future land use designation set forth in Section 3. All other portions of the Comprehensive Plan shall remain in full force and effect as the City's policy guide for future growth and development.

SECTION 5. Declaration of Compliance. The City Council finds that all required public notices for consideration of the FLUM amendment have been properly issued and all required public hearings have been properly conducted.

SECTION 6. Savings. All rights and remedies of the City are expressly saved as to any and all violations of the provisions of any ordinances which have accrued at the time of the effective date of this ordinance; and such accrued violations and litigation, both civil and criminal, whether pending in court or not, under such ordinances, shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 7. Repeal. All resolutions, ordinances, or parts thereof conflicting or inconsistent with the provisions of this ordinance are hereby repealed to the extent of such conflict. In the event of a conflict or inconsistency between this ordinance and any other resolution, code or ordinance of the City, or parts thereof, the terms and provisions of this ordinance shall govern.

SECTION 8. Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or illegal by final judgment of a court of competent authority, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed and ordained all the remaining portions of this ordinance without the inclusion of such portion or portions found to be unconstitutional or invalid.

SECTION 9. Publication. The City shall publish this Ordinance in the newspaper designated as the official newspaper of the City twice as required by Section 3.13(3) of the City Charter.

SECTION 10. Open Meeting Compliance. The City Council finds that the meeting at which this ordinance passed was conducted in compliance with the Texas Open Meetings Act.

SECTION 11. Penalty. It shall be unlawful for any person to violate any provision of this Ordinance. Any person who violates, or any person who causes or allows another person to violate, any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than Two Thousand Dollars (\$2,000.00). Each occurrence of any violation of this Ordinance shall constitute a separate offense. Each day on which any violation of this Ordinance occurs shall constitute a separate offense.

SECTION 12. Effective Date. This Ordinance will become effective upon the required newspaper publication.

PASSED AND APPROVED this _____ day of _____, 2026.

Kara Latimer, Mayor

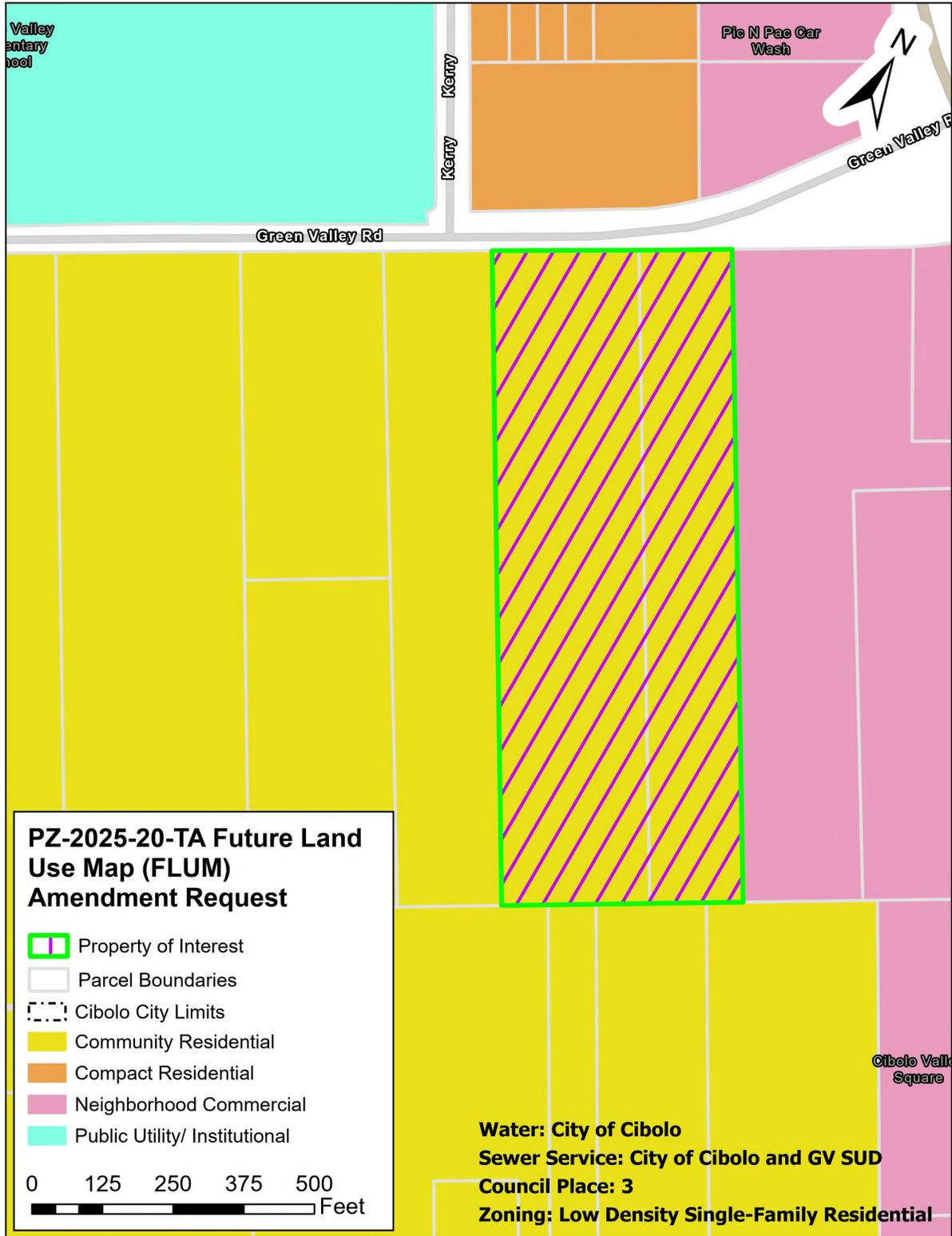
ATTEST:

APPROVED AS TO FORM:

Peggy Cimics, TRMC, City Secretary

DENTON NAVARRO RODRIGUEZ BERNAL
SANTEE & ZECH, PC, City Attorney

Exhibit A





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

UNIVERSAL APPLICATION - LAND USE AMENDMENT

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: 4240 & 4270 Green Valley Plan Amendment
 Total Acres: 11.82 Survey Name: _____ Abstract No.: _____
 Project Location (address): 4240 & 4270 Green Valley Road

Current Zoning: SF2 Overlay: None Old Town FM 78
 Proposed Zoning: MF2 # of Lots: _____ # of Units: 248
 Please Choose One: Single-Family Multi-Family Commercial Industrial
 Other _____
 Current Use: Single Family Total Proposed Square Footage: _____
 Proposed Use: Multifamily (Commercial/Industrial only)

Applicant Information:

Property Owner Name: Gary A. Pundt and Darla J. Pundt
 Address: 4240 Green Valley Road City: Cibolo
 State: TX Zip Code: 78108 Phone: 210.960.2750
 Email: ashley@kgftx.com Fax: _____

*Applicant (if different than Owner): Kittle Property Group, Inc.
 * Letter of Authorization required
 Address: 310 E. 96th Street, Suite 400 City: Indianapolis
 State: IN Zip Code: 46240 Phone: 210.960.2750
 Email: ashley@kgftx.com Fax: _____

Representative: Killen, Griffin & Farrimond, PLLC
 Address: 10101 Reunion Place, Suite 250 City: San Antonio
 State: TX Zip Code: 78216 Phone: 210.960.2750
 Email: nuriddin@kgftx.com Fax: _____

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

Ashley Farrimond
 Owner or Representative's Signature

Ashley Farrimond, Killen, Griffin & Farrimond, PLLC
 Typed / Printed Name

State of Texas

County of Bexar

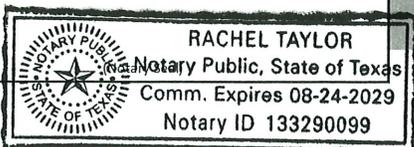
Before me, Rachel Taylor, on this day personally appeared
 Name of Notary Public

Ashley Farrimond, 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 27 day of October 2025

Rachel Taylor
 Notary Public Signature



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

Yes	No	N/A	Checklist															
<i>Form and Contents per UDC Article 3, Section 3.6. - Land Use Amendment</i>																		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Completed Application Form and Narrative of Application Request															
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A non-refundable check payable to the city in the amount specified within the Fee Schedule of the city, as amended</p> <p>See Fee Schedule for any other applicable fees</p> <table border="0"> <thead> <tr> <th></th> <th>Input # of acres</th> <th>Input cost per acre</th> <th>Input Base Fee</th> <th></th> </tr> </thead> <tbody> <tr> <td>Fees:</td> <td>(# of acres)</td> <td>* Cost per acre)</td> <td>+ Base fee</td> <td>Amount Due</td> </tr> <tr> <td>* \$750 + \$100/acre+</td> <td>11.8200</td> <td>\$ 100.00</td> <td>\$ 750.00</td> <td>\$ 1,932.00</td> </tr> </tbody> </table> <p><i>* Applicant will be responsible to pay additional fees of actual costs for any application associated with review or pre-development conference requiring consultation with City Consultants (such as contracted engineers, planners, attorneys, architects, plan reviews, inspectors, etc)</i></p>		Input # of acres	Input cost per acre	Input Base Fee		Fees:	(# of acres)	* Cost per acre)	+ Base fee	Amount Due	* \$750 + \$100/acre+	11.8200	\$ 100.00	\$ 750.00	\$ 1,932.00
	Input # of acres	Input cost per acre	Input Base Fee															
Fees:	(# of acres)	* Cost per acre)	+ Base fee	Amount Due														
* \$750 + \$100/acre+	11.8200	\$ 100.00	\$ 750.00	\$ 1,932.00														
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	An accurate mete and bounds description of the subject property (or other suitable legal description), identifying the property as a lot of record															
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A survey exhibit and other appropriate exhibit as identified in this Article for the individual permit; and															
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any additional documents, forms, or other materials required by the city manager or designee or identified in this UDC for the processing of a specific development application															
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Application for Zoning Change consistent with requested Future Land Use Map amendment for land within the city limits															

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

I also understand that I will be responsible for any third-party city consultants fees billed in addition for my project reviews (such as contracted engineers, planners, attorneys, architects, plan reviews, inspections, etc.)



 Signature

Ashley Farrimond

 Printed Signature

10.27.2025

 Date

Killen, Griffin & Farrimond, PLLC

 Company

City of Cibolo Use Only

Complete Application

Incomplete Application

Accepted By: _____

Date: _____

City of Cibolo

Deposit Agreement for Development Review

This agreement is made this 1st day of September, 2025, by the Applicant in favor of the City of Cibolo, Texas ("City").

Applicant: Name and Address

Kittle Property Group, Inc.

310 E. 96th Street, Suite 400

Indianapolis, IN 46240

Applicant is requesting City approval of a rezoning, subdivision, variance, site plan, preliminary plat, final plat, conditional use permit, or any other development-related application. Under authority granted to it by applicable state and local laws, the City requires the Applicant to execute this Agreement and to provide a cash deposit to the City for the payment of all costs incurred by the City in reviewing the application.

Applicant shall deposit in cash with the City the initial amount identified within the approved Fee Schedule, a current copy of which is attached to this Agreement as Exhibit "A." A copy of the application that is subject to this Agreement is attached hereto as Exhibit "B." If the application is longer than ten (10) pages, a summary may be attached hereto in lieu of the full application, so long as the summary contains sufficient information to accurately identify the subject application.

Applicant acknowledges that the application shall not be deemed complete and accepted for processing, and the City shall not commence to review and process an application, until this Agreement is executed by the Applicant and the Agreement and the full deposit are delivered to the City.

The City will deposit the money in its account and draw upon the deposit to pay the costs it incurs in connection with the application. The City shall determine all of its costs, including both administrative and consulting services, in accordance with the Fee Schedule, as annually adopted by the City. To the extent that any interest accrues on any cash deposit held by the City under this Agreement, such interest shall be deemed to be part of the total review costs incurred by the City; as such, Applicant hereby waives any claim to such interest and acknowledges that the City shall not be responsible for paying any interest on money deposited under this Agreement.

If in the discretion of the City, there is deemed to be an inadequate balance in the Deposit Account to pay for all the fees and costs incurred by the City, the City will notify the Applicant of the need for additional funds and the amount required to be further paid. Applicant shall pay such additional funds within ten (10) calendar days of receipt of such notice. For purposes hereof, receipt of notice shall be deemed made upon written, email notification to the Applicant. If an application is placed upon a meeting agenda for public hearing and/or consideration by City Council or another City board or commission, failure by the Applicant to submit payment in full for any additional funds required under this Agreement may be cited as grounds for recommending disapproval or disapproving of an application, as applicable.

Internal Use: _____ (Case File#)

If the application process is completed, withdrawn by the Applicant, or disapproved by the City, any remaining balance in the Deposit Account shall be paid to the Applicant within 60 calendar days of the date on which the application process was completed, withdrawn, or disapproved.

Upon request, the City will provide the Applicant an accounting of all expenses charged against the Deposit Account, but in no event more often than monthly. An accounting will be provided when a notice is made by the City for additional funds.

Applicant shall indemnify and hold the City harmless from any liability, claim, action, or suit or any obligation to the Applicant arising from or in connection with the terms and conditions of this Agreement. The applicant shall pay all costs and expenses, including reasonable attorney fees and suit costs, incurred by the City arising from or in connection with the City enforcing any terms and conditions of this Agreement.

APPLICANT:

Jeffrey L. Kittle, President

Name and Title

Signature

September 1, 20**25**

Date

Internal Use: _____ (Case File#)

August 27, 2025

City of Cibolo
Planning Department
201 West Loop 539
Cibolo, Texas 78108

Attn: Authorization to Submit and Process a Zone Change Application for Property Generally Located at 4240 & 4270 Green Valley Road ("Property"), within the City of Cibolo ("City"), Guadalupe County, Texas

The purpose of this correspondence is to provide authorization to Kittle Property Group, Inc. and Killen, Griffin & Farrimond, PLLC to act as applicant and representative in the filing and processing for approval an application for a Zone Change for the Property.

I hereby declare that, along with Darla J. Pundt, we are the owners of the Property and have the authority to grant permission to request and process for approval a Zone Change for the Property. Thank you for your time and attention to this matter.

By: *Gary A. Pundt*
Name: Gary A. Pundt
Title: OWNER

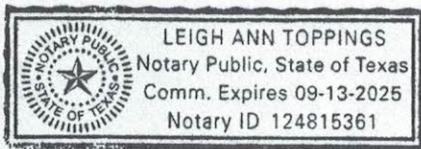
State of Texas

§
§
§

County of BEAR

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Gary A. Pundt, known to me to be the person whose name is subscribed to the foregoing letter and acknowledge to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 29th day of August, 2025.



Leigh Ann Toppings
Notary Public for the State of Texas

KG KILLEN, GRIFFIN & FARRIMOND

ATTORNEYS AT LAW

October 27, 2025

Rick Vasquez
Planning & Economic Development Director
201 W Loop 539
Cibolo, TX 78108

RE: Comprehensive Plan and Future Land Use Map (“FLUM”) Amendment (collectively, “Plan Amendment”) for Approximately 11.82 Acres of Property Generally Located 4240 & 4270 Green Valley Road (“Property”) within the City of Cibolo (“City”), Texas; Also Described as Guadalupe County Appraisal District Parcel Numbers 63734 and 63735.

Dear Director Vasquez,

Our firm represents Kittle Property Group, Inc. (“Kittle”), the applicant and proposed developer of the Property. Kittle is proposing the development of an approximately 248-unit senior (55+) residential community on the Property. To develop the community, the Property will need to be rezoned from “SF-2” Low Density Residential to “MF-2” Multi-Family Residential. The Property is designated Community Residential. To allow for proposed rezoning and associated project, a Plan Amendment to Compact Residential is necessary.

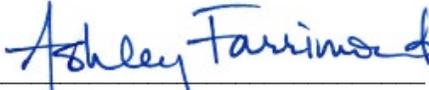
Kittle is proposing the development of a multi-family residential community consisting of four (4) buildings located on the Property. Each of the proposed buildings will be three (3) stories in height and will be equipped with elevators to ensure full accessibility for all residents. The residential units will be a designed mix of one-bedroom and two-bedroom floor plans. The project will provide more parking than is required by the City’s zoning regulations.

A variety of on-site amenities are planned for the Property. Each building will feature dedicated activity rooms, and the development will include a community space. A dog park will also be incorporated in the development. All dumpsters will be appropriately screened from the public right-of-way, and the entire Property will be fenced to minimize any potential impact on surrounding properties.

If there is any additional information or documentation that we can provide to assist in your review of this application, please do not hesitate to contact me at (210) 960-2750 or via email at ashley@kgftx.com.

Sincerely,

KILLEN, GRIFFIN & FARRIMOND, PLLC

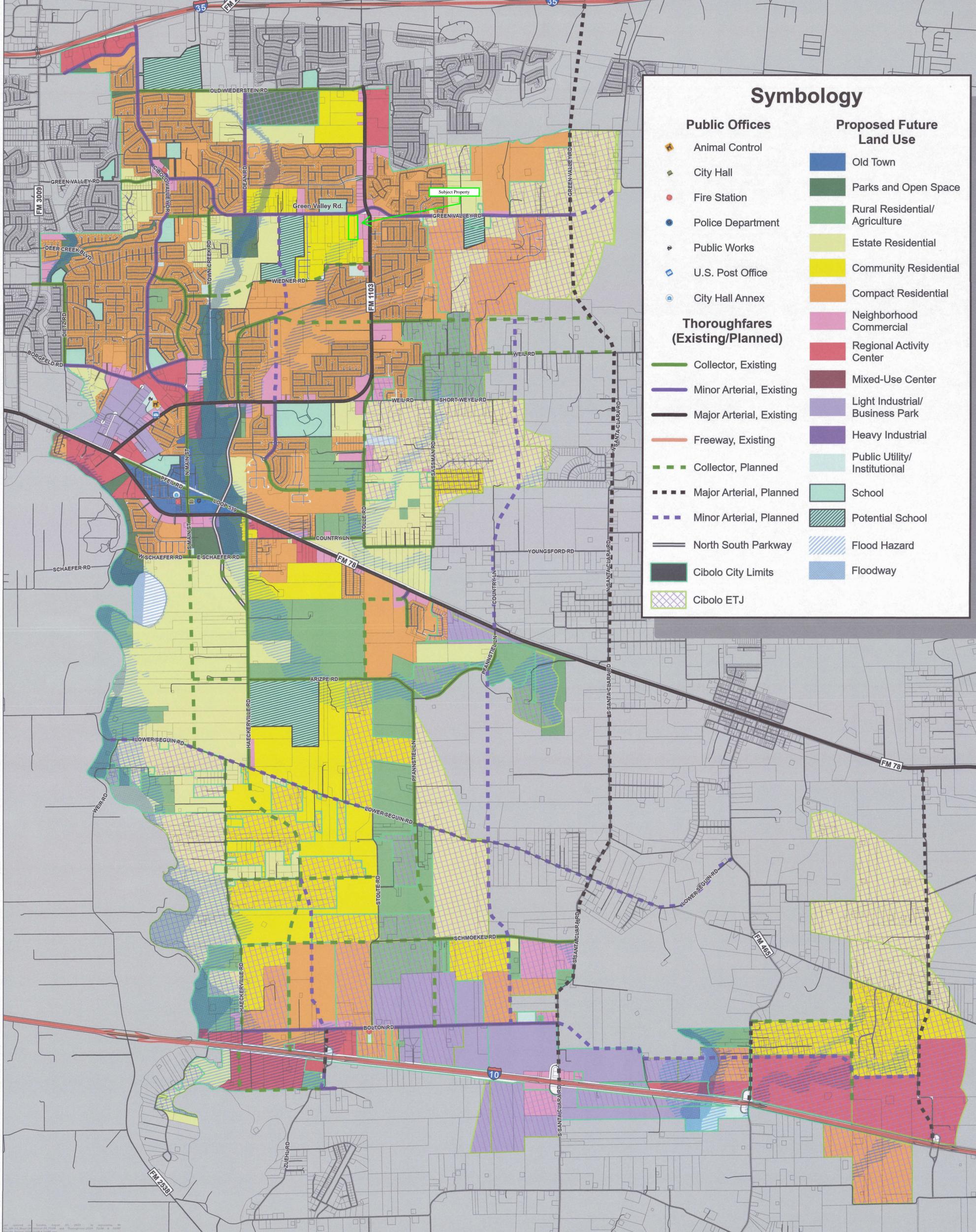
By: 
Ashley Farrimond



Zoning Map - City of Cibolo



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Symbology

Public Offices		Proposed Future Land Use	
	Animal Control		Old Town
	City Hall		Parks and Open Space
	Fire Station		Rural Residential/ Agriculture
	Police Department		Estate Residential
	Public Works		Community Residential
	U.S. Post Office		Compact Residential
	City Hall Annex		Neighborhood Commercial
Thoroughfares (Existing/Planned)			Regional Activity Center
	Collector, Existing		Mixed-Use Center
	Minor Arterial, Existing		Light Industrial/ Business Park
	Major Arterial, Existing		Heavy Industrial
	Freeway, Existing		Public Utility/ Institutional
	Collector, Planned		School
	Major Arterial, Planned		Potential School
	Minor Arterial, Planned		Flood Hazard
	North South Parkway		Floodway
	Cibolo City Limits		
	Cibolo ETJ		



1:23,000

Future Land Use and Thoroughfare Map

City of Cibolo

September 10th 2024

This is to certify this map as the Official Future Land Use Map/Future Thoroughfare Plan adopted on 10 Sept 2024 by the City Council of the City of Cibolo, Texas.

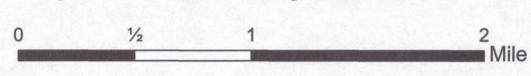
SIGNED:
Mark Allen, Mayor

ATTEST:
Peggy Cimics, City Secretary



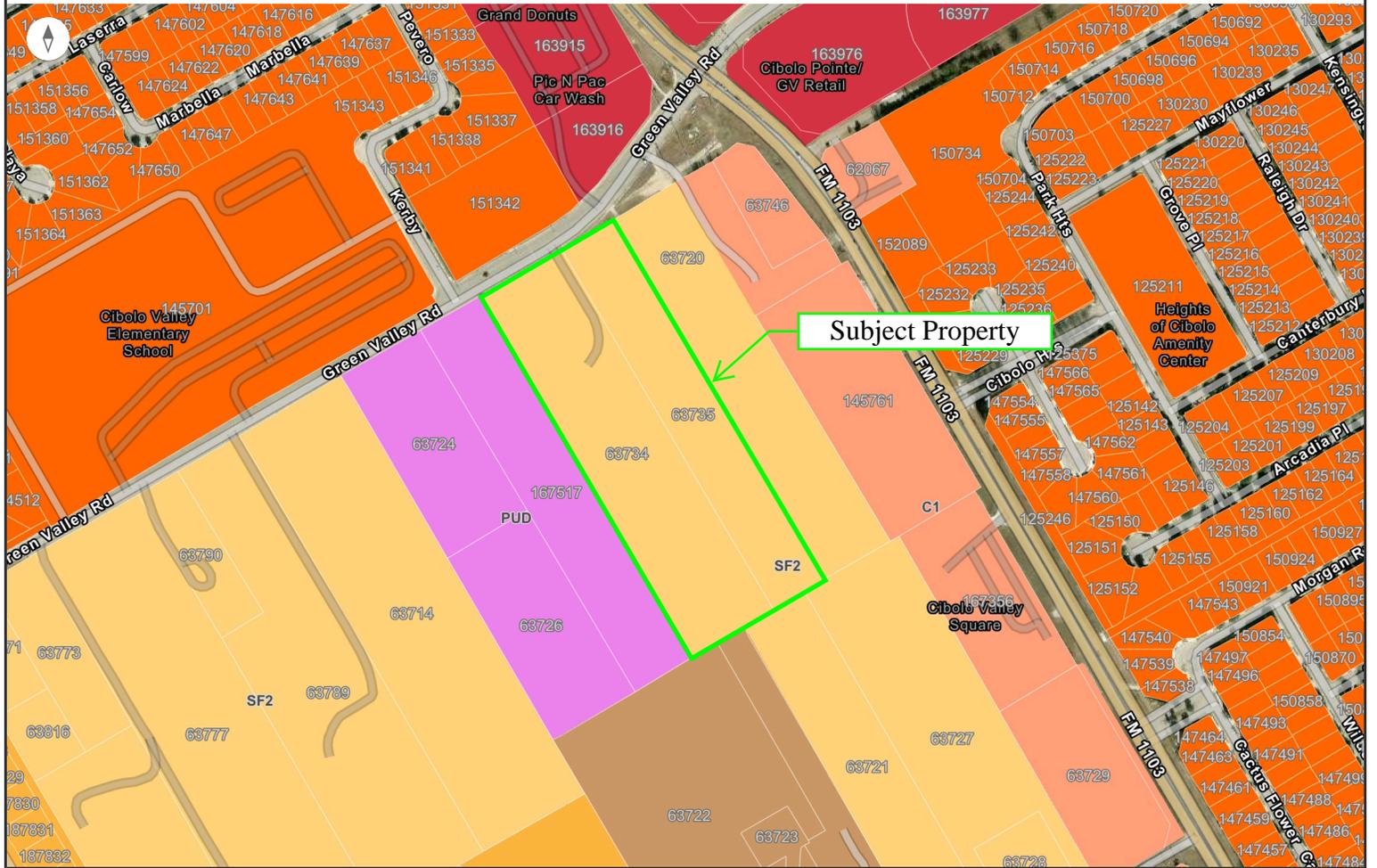
DISCLAIMER: All geospatial data products on this page are for informational purposes only and are not suitable for legal, engineering, or surveying purposes. The City of Cibolo cannot accept any responsibility for any errors, omissions, or positional accuracy, and therefore, there are no warranties which accompany these products. Boundaries do not represent an on-the-ground survey conducted by or under the supervision of a registered professional land surveyor and represents only the approximate relative location of property boundaries. These products may not reflect some data otherwise available. These products are not a substitute for obtaining a survey or other professional advice about a specific property, specific question, or situation.

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries





Zoning Map - City of Cibolo



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Green Valley Road Plan Amendment

Cibolo City Council – 2.10.26



Subject Property

Laserna

Carlow

Marbella

Kamy St

Green Valley Rd

1103

1103

376

West

Park Heights

Antrum

Canstar

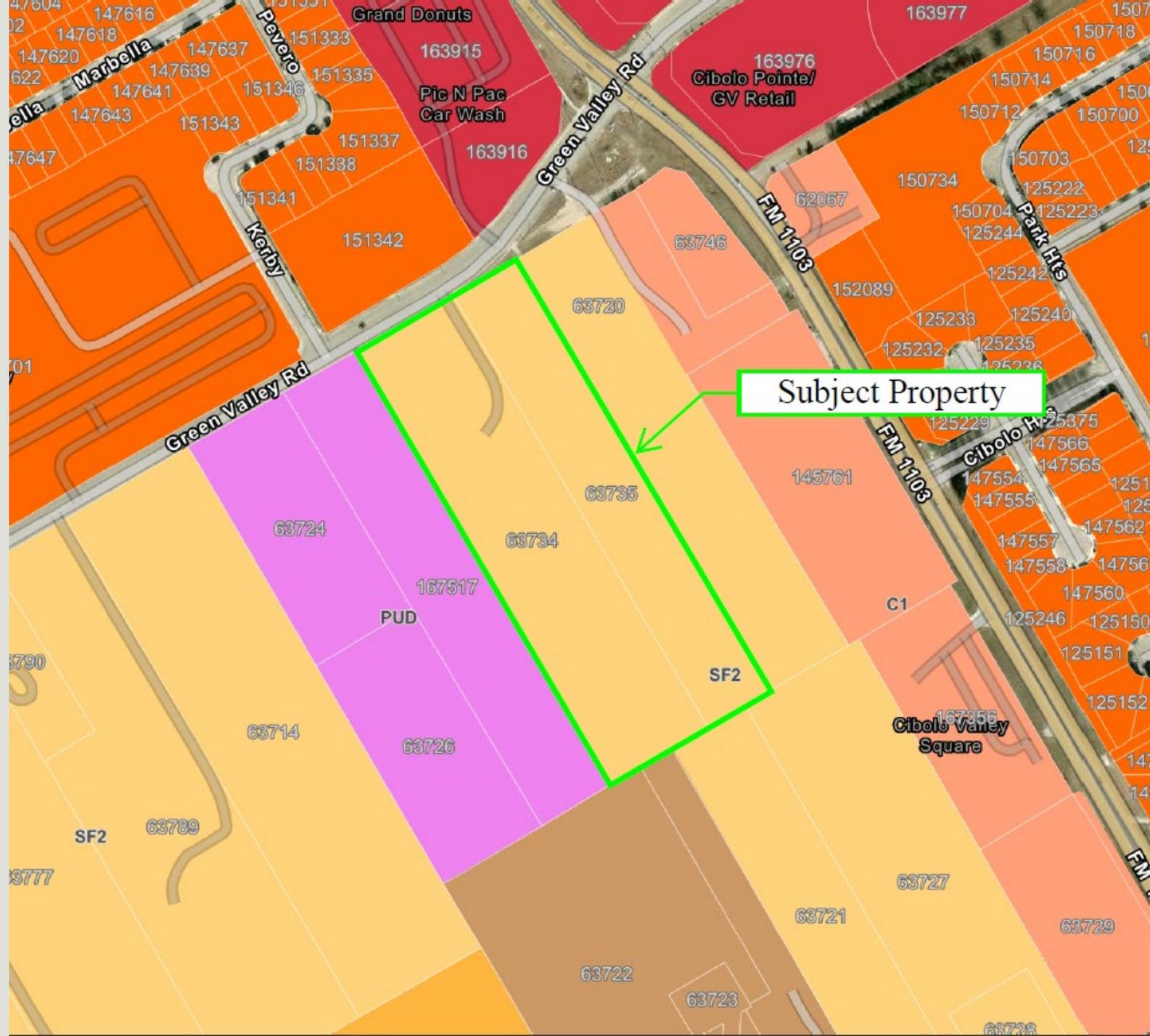
Property

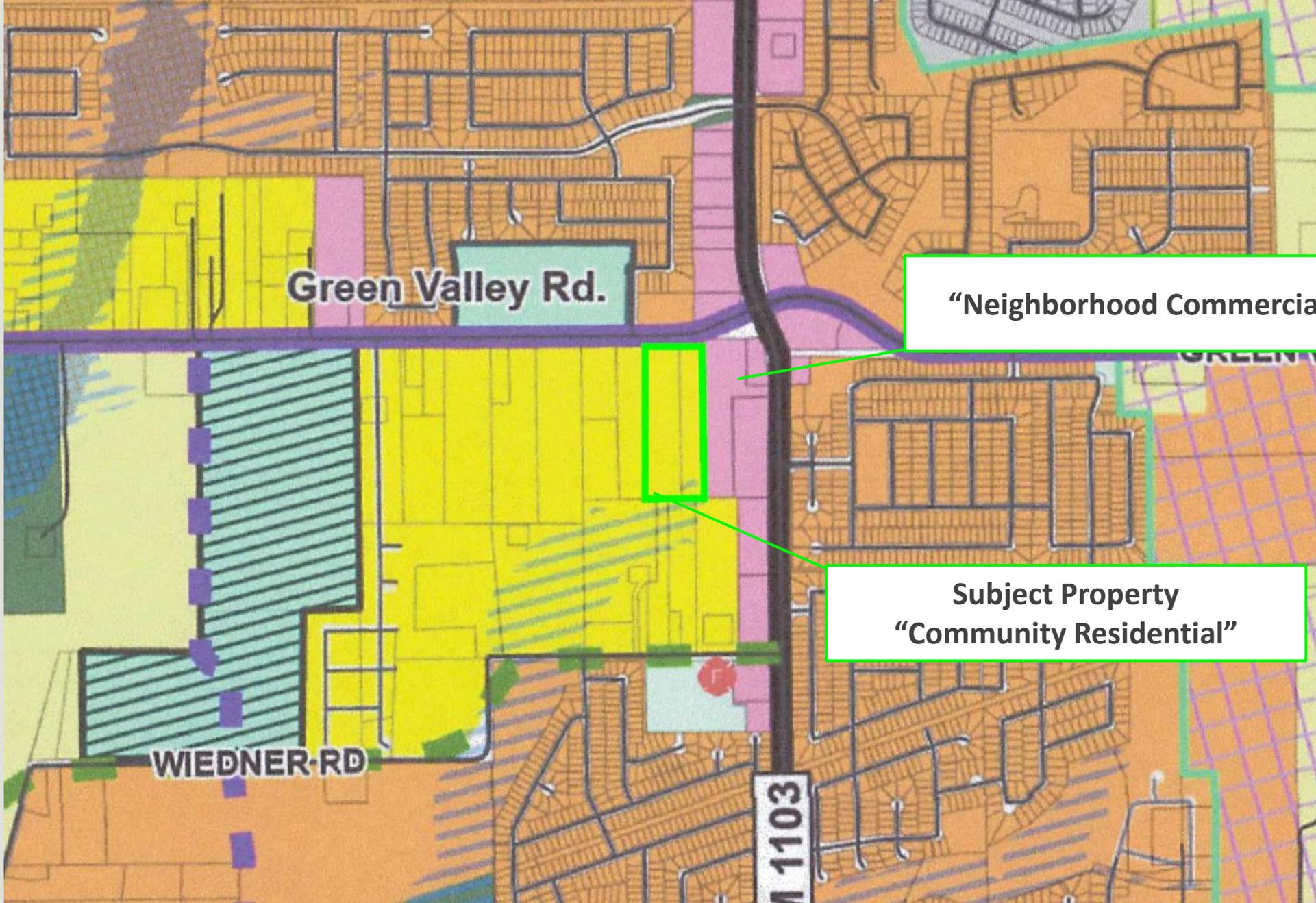
Acreage: Approx. 11.82 acres

Current Zoning and Designation: "SF-2"
Low Density Residential & Community Residential

Rezoning Request and Designation: "MF-2"
Multi-Family Residential District & Compact Residential

Purpose of Plan Amendment and Rezoning: to allow for the development of up to approx. 248-unit senior (55+) residential community.





Green Valley Rd.

“Neighborhood Commercial”

**Subject Property
“Community Residential”**

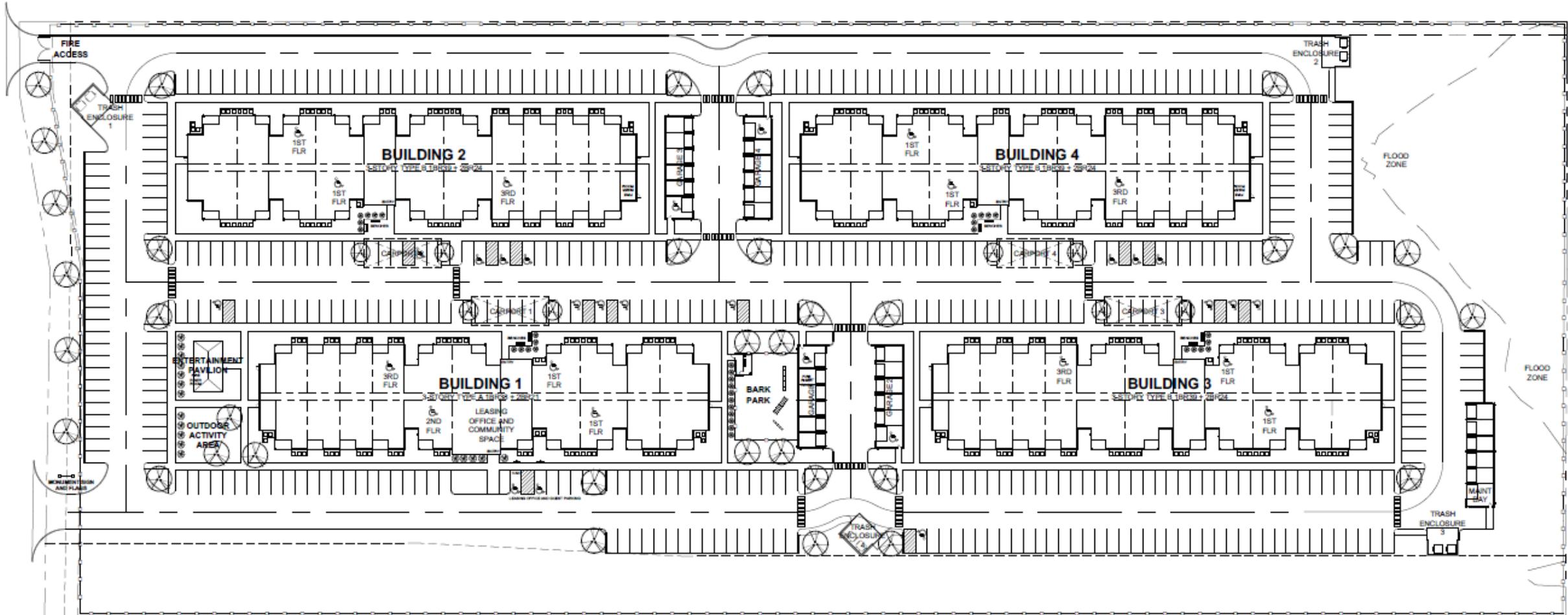
WIEDNER RD

1103

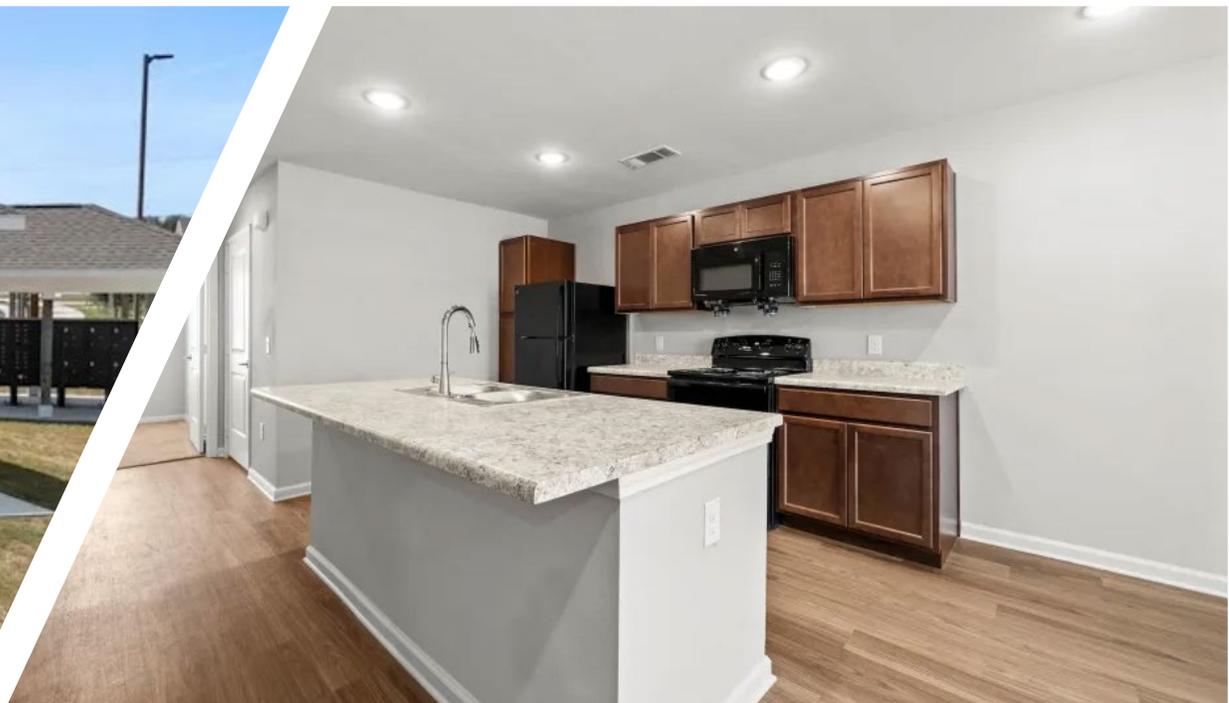
Conceptual Rendering



Conceptual Site Plan



Legacy Square – San Marcos, TX



Laurel Vista – Beaumont, TX

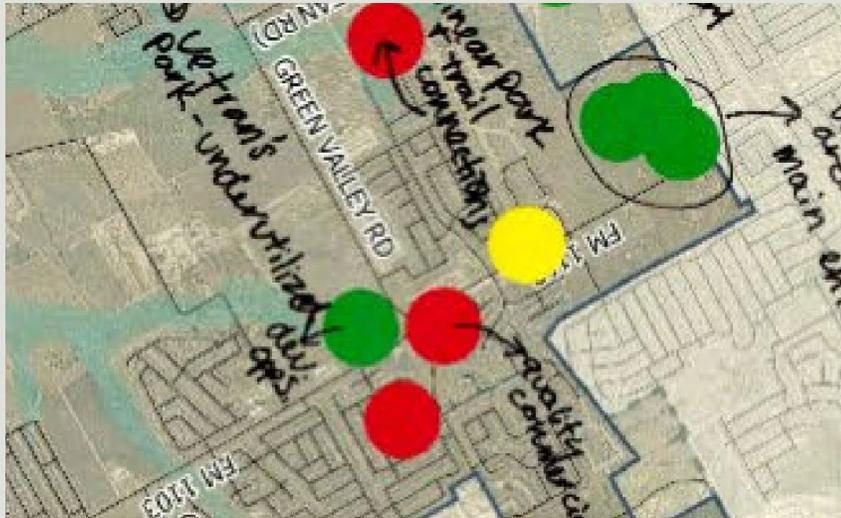


Staff Comments

- “... the Comprehensive Plan recommends incorporating “‘missing middle’ housing options, such as...housing tailored for seniors...”
- The Comprehensive Plan also identifies locations near “key intersections (i.e., FM 78 and FM 1103) and areas within walking distance of local commercial” as being appropriate for Compact Residential[.]”
- “The proposed use of a multi-family senior residential community on the property being in close proximity to neighborhood-oriented commercial uses along FM 1103 and Green Valley Road, would align with the intent and locational guidance of the Compact Residential Place Type.”
- “The proposed amendment could help address this deficiency in available housing types and support the implementation of some policies and actions in the Comprehensive Plan (including L-2 and HN-3) by supporting a broader mix of residential options, particularly those serving seniors.”



CIBOLO
TOMORROW
COMPREHENSIVE PLAN



1. Consistency with the Comprehensive Plan PlaceType Framework

The Comprehensive Plan identifies Compact Residential as appropriate in locations that:

- Are near key intersections and
- Are within walking distance of local commercial uses



COMPACT RESIDENTIAL

CHARACTER AND INTENT

Provides a variety of housing types, including small-lot single-family detached, patio homes, townhomes, and duplexes, in a compact network of complete, walkable streets that are easy to navigate by car, bicycle, or foot. This PlaceType also supports multifamily. Homes are in subdivisions with all utilities, residential streets, sidewalks, and parks, or have connections to neighborhood parks. Neighborhoods may be adjacent to neighborhood-oriented businesses. Key intersections (i.e., FM 78 and FM 1103) and areas within walking distance of local commercial, are the most appropriate locations for this PlaceType, except when between residential neighborhoods and communities (infill development). This PlaceType aims to maintain the charm and integrity of existing single-family neighborhoods while thoughtfully integrating different housing types. It focuses on preserving the character of these neighborhoods, ensuring that any increase in density is seamless and respectful of the existing community.

LAND USE CONSIDERATIONS

PRIMARY LAND USES

Single-Family Detached Homes, Single-Family Attached Homes, Patio Homes, Townhomes, Multifamily Complex

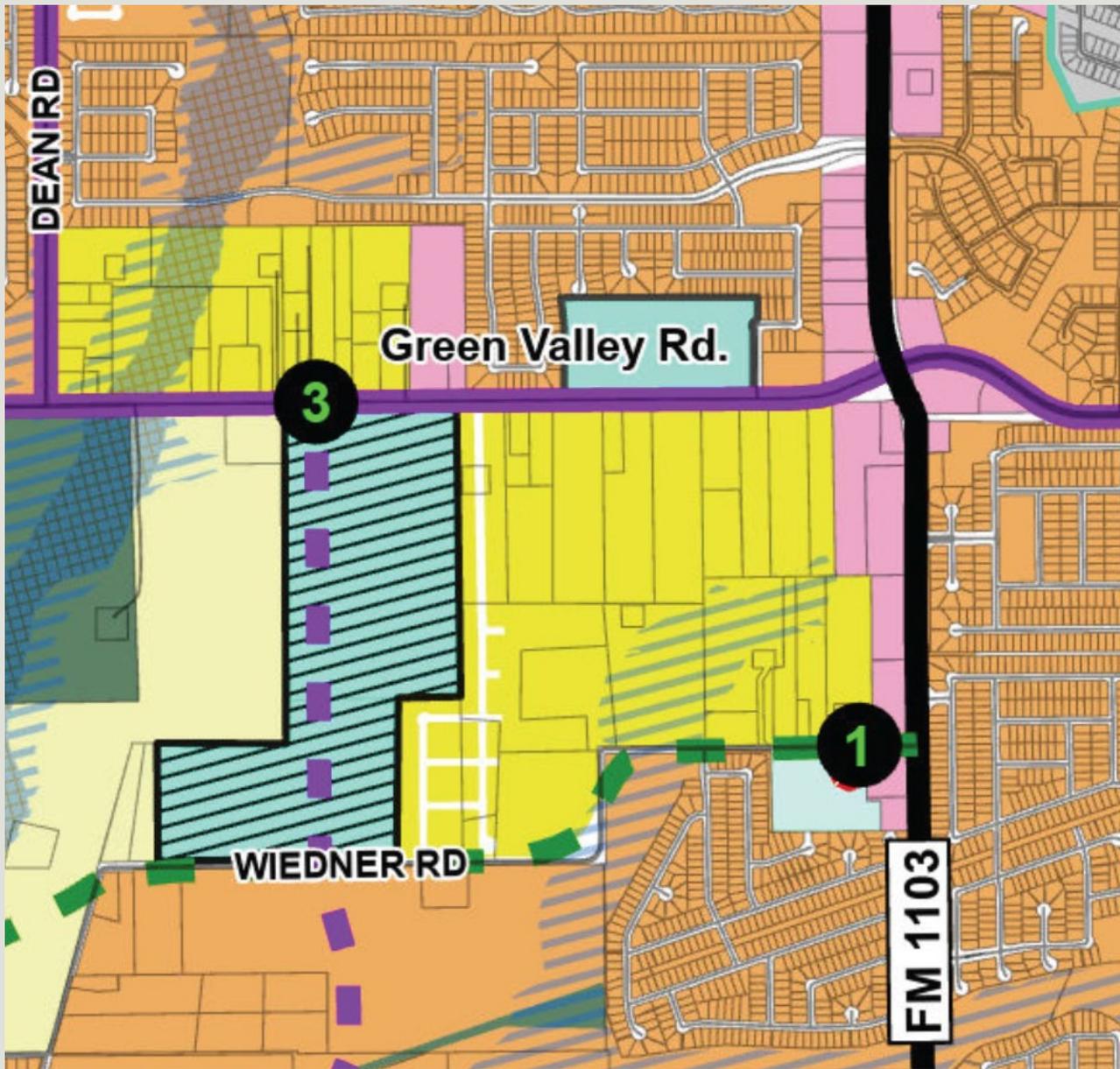
2. Alignment with Transportation and Corridor Policies

The Plan explicitly identifies Compact Residential as a common PlaceType along Minor Arterials:

“Common Place Types along Minor Arterials – Compact Residential, Light Industrial/Business Park, Regional Activity Center, Neighborhood Commercial” (Page 76)



Common PlaceTypes along Minor Arterials - Compact Residential, Light Industrial/Business Park, Regional Activity Center, Neighborhood Commercial



Thoroughfares (Existing/Planned)

-  Collector, Existing
-  Minor Arterial, Existing
-  Major Arterial, Existing
-  Freeway, Existing
-  Collector, Planned
-  Major Arterial, Planned
-  Minor Arterial, Planned
-  North South Parkway
-  Cibolo City Limits
-  Cibolo ETJ
-  I10 Corridor Study Boundary



3. Established Precedent for Compact Residential Development

Existing examples cited in the Plan include:

- Grand at Cibolo Apartments
- Trophy Oak

Both developments:

- Abut Compact Residential and Neighborhood Commercial
- Demonstrate successful integration of higher-density residential near commercial corridors

EXAMPLE LOCATIONS

Single Family Detached Homes: Bentwood Ranch, Cibolo Valley Ranch

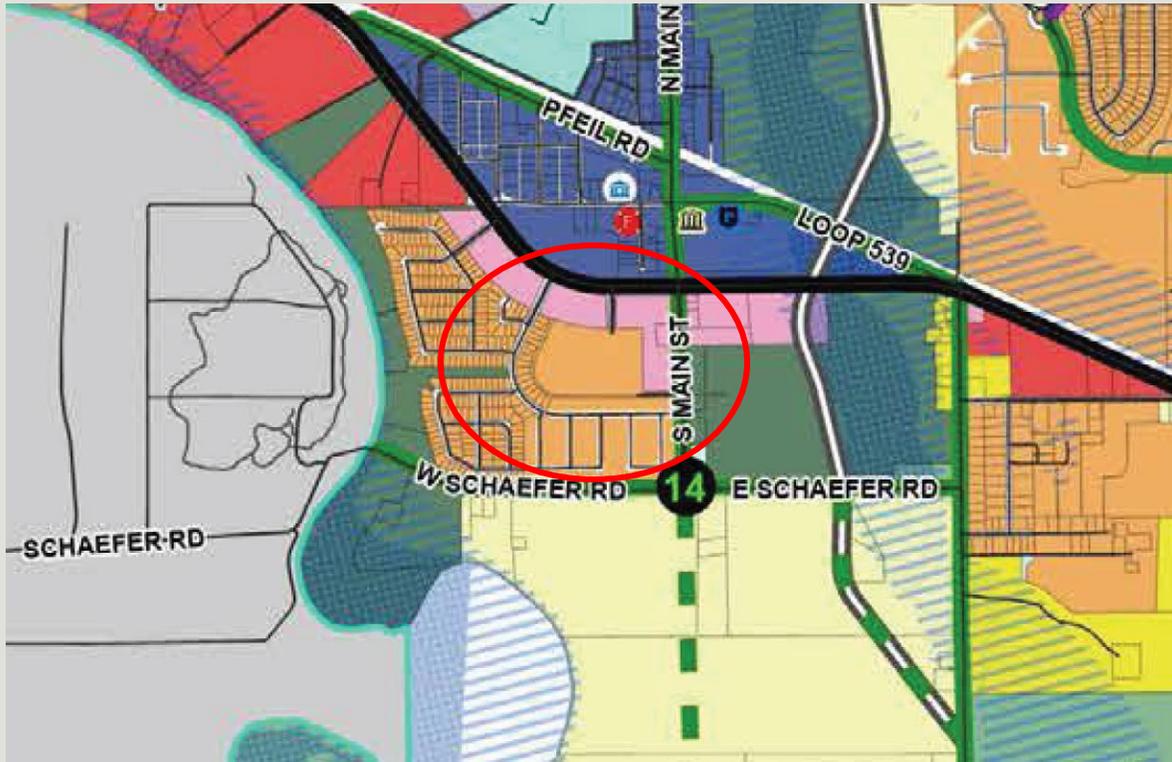
Duplexes: Sydney Cove

Multifamily Complexes: Grand at Cibolo, Trophy Oak



Pg. 42

Trophy Oak

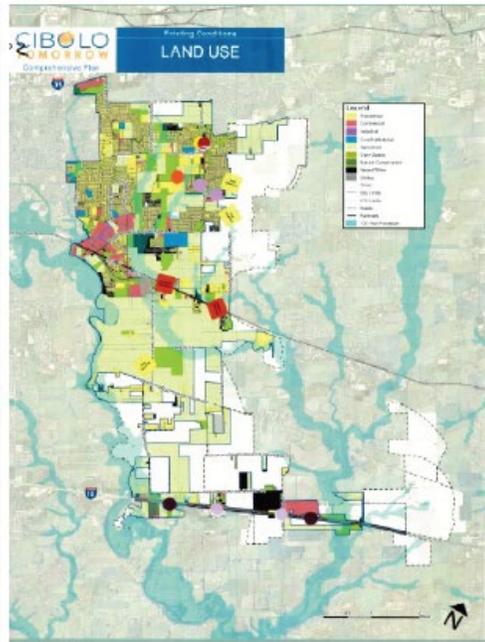


Grand at Cibolo Apartments



4. Response to Growth Scenarios and Community Feedback

Table 2



Takeaways

- Industrial along IH-10 Corridor
- Community Commercial along FM 78
- Compact residential near community residential

The Comprehensive Plan evaluated multiple growth scenarios:

Growth Story A – Outward Expansion

- “Expanding single-family development” received the most negative feedback (Page 158)

Growth Story B – Corridor Growth

- Mixed housing types received an even response, indicating community acceptance when thoughtfully located

Growth Story C – Infill and Maximizing Existing Areas

- However, a key takeaway explicitly supports: “Compact residential near community residential” (Page 169)

This distinction is critical: while blanket density increases were unpopular, strategically located compact residential, particularly near corridors, was supported.

5. Economic Development and Efficient Land Use

The proposed amendment:

Supports efficient use of land along an established corridor

Reduces infrastructure strain associated with outward sprawl

Provides housing for a population that contributes to the local economy while placing limited demand on schools and traffic systems

Affordable senior housing aligns with the City's economic development goals by supporting workforce stability, healthcare access, and long-term community sustainability.

Cibolo Summer Nights	
Community Open House	
Combined Total of Cibolo Summer Nights and the Community Open House	
Topic	Count
Auto Mobility	53
Infrastructure	40
Improve and Maintain Roads	24
Infrastructure	16
Multimodal Mobility	32
Improve sidewalks, trails, and ways to get around by walking and biking	18
Multimodal Mobility	14
Natural Features	10
Beautification Enhancements	17
Make Cibolo more attractive	8
Beautification Enhancements	9
Economic Development	78
More businesses and jobs (paying a livable wage or higher)	6
Invest in IH-10 corridor and new catalyst sites to spur economic development	12
Make downtown a destination	20
More businesses and jobs (paying a livable wage or higher)	16
More and better places to shop, dine and hang out	16
Economic Development	8
City Facilities	22
Access to health and education	1
Invest in new public facilities to serve the community	14
More and better maintained parks, and recreation	1
City Facilities	6

Priority Spending

The goal of this exercise is for participants to prioritize what changes are important to them in Cibolo. At the **Cibolo Summer nights** events City residents were given 5 gold coins, while residents of the ETJ were given 5 silver coins. At the **Cibolo Summer nights** event there were 8 priority topics the participants had to choose from. This exercise was also conducted at the first **Community Open House**. At the open house there were 11 priority topics. Below organizes the topics at both events into categories and counts the total votes at both events.

Cibolo Summer Nights	
Community Open House	
Combined Total of Cibolo Summer Nights and the Community Open House	
Topic	Count
Auto Mobility	53
Infrastructure	40
Improve and Maintain Roads	24
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Economic Development	8
City Facilities	22
Access to health and education	1
Invest in new public facilities to serve the community	14
More and better maintained parks, and recreation	1
City Facilities	6
Housing and Neighborhoods	4

6. Addressing Senior Housing Needs

The Plan explicitly calls for a broader range of housing types:

- “While single-family homes are integral to Cibolo's housing landscape, it is necessary to incorporate ‘missing middle’ housing options... housing tailored for [seniors]... strategically situated throughout the city.” (Page 99)

Meeting-in-a-Box (November 2023) (Page 209)

Over the next 30 years, what groups of people should Cibolo plan on having as part of their community? Examples include youth, seniors, college students, etc.

- More retired using the services of military-retirees like to live close to medical and away from the city.
- Seniors

FUTURE HOUSING AND NEIGHBORHOODS

With the increase in population and developments, ensuring high-quality housing is important. High-quality housing not only enhances residents' overall well-being but also contributes to the attractiveness and competitiveness of the city. High-quality housing catalyzes economic growth, attracting new residents, businesses, and investments to the area. It creates a positive cycle of development, where improved housing stock leads to increased property values, higher tax revenues, and greater municipal resources for essential services and infrastructure.

High-quality housing is essential for addressing the diverse needs of a growing population. By providing a range of housing options, including attainable and accessible housing, cities can accommodate the needs of individuals and families at different life stages and income levels. While single-family homes are integral to Cibolo's housing landscape, it is necessary to incorporate 'missing middle' housing options, such as duplexes, cottages, workforce housing, housing tailored for

seniors, and residences within mixed-use developments, all strategically situated throughout the city.

Action item HN-4 entails securing financial resources to support workforce housing for essential workers earning lower than the median income by researching funding sources such as government grants, tax credits, and private partnerships and developing comprehensive project proposals. Action item HN-6 requires establishing a rental registration program that will require landlords to register their properties to ensure compliance with safety and building codes. This involves defining registration requirements and enforcing compliance standards. The implementation includes landlord outreach, managing penalties for non-compliance, supporting landlords, and educating tenants. These actions aim to enhance affordable workforce housing availability and ensure rental property safety and quality.

AFFORDABLE VS. ATTAINABLE HOUSING

Affordable housing typically refers to housing that is priced below the median market rate and is within the financial means of low- to moderate-income households. Affordable housing initiatives often involve government subsidies, tax incentives, or other forms of financial assistance to make housing more affordable for those who might otherwise be priced out of the market.

On the other hand, attainable housing refers to housing that is within the financial reach of a broader range of income levels, including middle-income households. Attainable housing initiatives focus on creating housing options that are priced at levels that are attainable for working families, professionals, and other individuals who may not qualify for traditional affordable housing programs but still face challenges in finding housing that meets their budget constraints.

In essence, while affordable housing targets low- to moderate-income households specifically, attainable housing aims to address the housing needs of a broader spectrum of income levels, including middle-income earners. For most of the Cibolo Tomorrow Comprehensive Plan, attainable housing is the primary focus to address a more diverse set of needs for the community.



**Cibolo Meeting-in-a-box
Recap Document
November 16, 2023**

Introduction

One public engagement tool used to gather feedback during the Community Summit #2 portion of the Cibolo Tomorrow Comprehensive Plan was a technique called Meeting-in-a-Box. A toolkit of materials was provided to Project Ambassadors—community members who volunteered to facilitate small group discussions—for use in meetings with their neighborhood associations, cultural groups, business associates, etc. Questions were provided to the Ambassadors to encourage targeted discussion among residents and stakeholders on the future of Cibolo.

Six (6) discussions involving approximately 38 individuals were held between June to August of 2023. Twenty-six (26) questions going over twelve (12) topics were provided in the Meeting-in-a-Box materials. Ambassadors were encouraged to work through as many questions as possible in their discussions but to focus on those that seemed most important to their groups if they were not able to cover them all. The topics included:

- Demographics
- Vision
- Land Use & Character
- Transportation
- Housing and Neighborhoods
- Community Facilities & Public Services
- IH-10 Corridor
- Downtown
- Environmental and Sustainability
- Economic Development
- Parks and Open Space
- Arts, Entertainment, and Historic Preservation

Disclaimer: *Comments in this document were transcribed in accordance with the statements submitted in reports from the Meeting-in-a-Box discussions without regard to grammatical errors.*

Demographics

In your experience, how would you describe the makeup of the City of Cibolo?

- Diverse population ethnically and culturally - opportunities to learn from each other younger community ~~but not large college group. college students are going elsewhere.~~ not a large 20 something population. Not attracting that group.
- Well-rounded diverse community comprised heavy military-centric.

Over the next 30 years, what groups of people should Cibolo plan on having as part of their community? Examples include youth, seniors, college students, etc.

- More retired using the services of military-retirees like to live close to medical and away from the city.
- Seniors

What types of services will the community need in the future to best serve its population?

- ~~Don't need more dental offices.~~
- More social spaces for 20+ year olds
- more medical services
- Better public transportation or dependable services like Alamo Regional Transit
- Complex for indoor walking trail around a community center for indoor activities in the heat of summer.

As the City builds out and the population grows over the next 30 years, what are some key considerations that need to stay at the forefront?

- Business to attract the 20 something age group.
- City is family-oriented which brings them back to Cibolo. Otherwise, we will have an aging population.
- Kids are planting elsewhere and did not return with their families.
- Military families at Randolph are transient and may not be as active as others in setting up businesses and in community.
- Infrastructure to connect communities, street maintenance.
- Permanent City owned Senior Center and additional recreational programs to serve them.



Green Valley Road Plan Amendment

Cibolo City Council – 2.10.26



City Council Regular Meeting Staff Report

A. Discussion/Action to approve the Schlather Ranch Residential Subdivision Public Improvement Agreement. (Mr. Vasquez)

Meeting	Agenda Group
Tuesday, February 10, 2026, 6:30 PM	Discussion/Action Item: 13A.
From	
Rick Vasquez, Director of Economic Development and Planning	

PRIOR CITY COUNCIL ACTION:

City Council approved a Preliminary Plat for the Schlather Ranch Residential Subdivision.

BACKGROUND:

Schlather Ranch Public Improvement Agreement (PIA)

Project: Schlather Ranch Residential Subdivision

Developer: KF Schlather LP

Location: Approximately 115.5 acres, approximately 2600 Green Valley Road

Agreement Type: Public Improvements Construction Agreement (PIA)

Purpose of the Agreement

The Schlather Ranch Public Improvement Agreement (PIA) establishes the responsibilities of the Developer and the City for the dedication, construction, funding, and long-term maintenance of public infrastructure and amenities required to serve the proposed residential subdivision. The Agreement implements the requirements of the City of Cibolo Unified Development Code (UDC) and applicable state law while providing certainty to both parties regarding development obligations.

As explained in this cover memo and the attached PowerPoint, the developer is seeking Council's approval of a waiver of tree mitigation fees equaling \$573,821 based on the 2025 Schlather Ranch Tree Preservation Plan and overall parkland dedication in exchange for the value of other public benefits, including, but not limited to, 1) a financial contribution to Weidner Road (\$217,422) future improvements, 2) right-of-way dedication of approximately 1.899 acres (\$270,864) for Bentwood Pass to Weidner Road that promotes the City's Master Thoroughfare Plan, and 3) a 30-foot-wide, approximately 3,000-linear-foot multi-purpose trail easement (\$300,879) to advance a linear park connection between Schlather Park and the Tolle Nature Center, enhancing citywide trail connectivity. These public benefits are not required by the developer, but have been negotiated to advance the Master Thoroughfare Plan in the City's Comprehensive Plan, Linear Parks, and provisions in the Unified Development Code (UDC).

The tree mitigation fees are restricted in their use per Section 17.2.(PROTECTED TREE AND HERITAGE TREE PRESERVATION) and subsection N.1 (Tree Fund). It states, "Expenditures from the tree fund shall be used solely for purchasing and installing trees and associated irrigation on public rights-of-way, public park land or any other city owned property and for administering the tree fund."

This exchange of public benefit is reflected in the proposed Public Improvement Agreement as explained in the attached PowerPoint.

Key Public Improvements and Dedications

Roadway and Right-of-Way Dedications

The Developer shall dedicate the following land to the City at the time of final plat recordation:

- **Bentwood Pass to Weidner Road Connection:**
Approximately **1.899 acres** for future roadway right-of-way (estimated value: **\$270,864**).
- **Green Valley Road Widening:**
Approximately **0.388 acres** (estimated value: **\$21,843**).
- **Weidner Road Widening:**
Approximately **0.447 acres** (estimated value: **\$48,477**).

These dedications support planned collector road connectivity and long-term transportation improvements.

Parkland and Open Space Dedication

- The UDC requires residential development to dedicate 8% of gross land area for public parkland, of which no more than 60% may be floodplain/ 0% floodway, unless credit is approved by City Council. This development's 8% land dedication equals 9.24 acres with no more than 5.54 acres should be in the floodplain.
- Council may approve a credit against the parkland dedication in exchange for proposed recreational facilities for the use by the public (up to 20%) and may consider that the dedication of new ROW that will allow the City to vacate existing public right-of-way (portions of Town Creek Road and Weidner Road) that will become part of the existing 68 acre Schlather Park to fulfill the parkland dedication.
- **Six (6) acres** of parkland/open space located at the southwest corner of **Town Creek Way and Weidner Road** are dedicated to the City (estimated value: **\$873,756**). The developer is providing a public trail easement, equal to roughly 2.07 acres, and will maintain approximately 27 acres of open space along the linear park connecting Schlather Park to Tolle Nature Preserve.
- This arrangement will satisfy the Developer's parkland dedication requirements under the UDC if the PIA is approved by City Council.

Multi-Purpose Trail Easement

- A **30-foot-wide, approximately 3,000-linear-foot** multi-purpose trail easement is granted to the City, generally located within the floodplain area.
- The easement will connect **Schlather Park** to the **Tolle Nature Center**, enhancing citywide trail connectivity.
- Estimated easement value: **\$300,879**.
- The exact alignment and legal description will be finalized within **90 days** of Agreement approval.

Construction and Maintenance Responsibilities

City Responsibilities

- Construct, operate, and maintain a **10-foot-wide multi-purpose trail** within the trail easement.
- Maintain and mow the remaining **20 feet** of the trail easement area.
- Accept all dedications upon compliance with City standards.
- Name the **6-acre open space and multi-purpose trail** in honor of the **Schlather family** in recognition of their contributions.

Developer and HOA Responsibilities

- Dedicate all required rights-of-way, parkland, and easements.
- Fund roadway improvements as outlined below.
- Ensure the **Homeowners Association (HOA)** is responsible for:
 - Maintenance of HOA owned common open spaces.
 - Maintaining reserves supported by a reserve study in accordance with Texas Property Code Chapter.

- The HOA may participate in a **Texas Master Naturalists or similar program** to allow managed native vegetation in designated areas, as alternative Property Maintenance Code standards for weeds and tall grass.

Traffic and Roadway Improvements and Contributions

- **Green Valley Road & Access #1 Improvements:**
Construction of a **flared right-turn lane** during site work (estimated cost: **\$33,059**).
- **Weidner Road Improvements:**
Developer contribution in lieu of construction toward roadway widening (12 feet from centerline over 2,000 LF), estimated at **\$217,422**, payable at plat recording or by **October 1, 2026**, whichever occurs first.
- Developer to pay the City's Road Impact Fee for all 106 lots. This development is in Roadway Service Area 1 of the Cibolo 2021 Impact Fee Study. As such, each service unit (equals one single-family home) is **subject to a \$2,100 impact fee** collected at building permit. This subdivision will **pay \$222,600 in Roadway Impact Fees** upon build-out.
- A mutually agreed-upon **construction truck route** will be enforced, with violations subject to penalties.

Parkland Fee and Tree Mitigation Fee Waivers

In consideration of the substantial public land and easement dedications:

- **Parkland Fees:**
The City agrees to waive the **\$600 per lot park fee**, totaling **\$63,600 in exchange for the roughly 6 acre parkland dedication adjacent to Schlather Park**.
- **Tree Mitigation Fees:**
The City agrees to waive **\$573,821** in tree mitigation fees based on the 2025 Schlather Ranch Tree Preservation Plan.
- The Agreement documents extensive tree preservation, including heritage trees and protected caliper trees.
- 1,654 trees, between a size of four caliper inches and above 24 caliper inches.
- 4 Trees to be planted per lot, 1,320 inches, \$198,000 credit.

Slather Ranch Tree Mitigation Plan			
Tree Type	Tree Impact	Size	
Heritage	55	24" up	
Heritage	75	20"=23.99"	
Undersized	116		
Dead	797		
Protected	914		
Mitigation Trees	440	3" up	\$198,000
Mitigation Fee			\$573,821

TREE MITIGATION THROUGH PLANTING			
TOTAL NUMBER OF LOTS	* NUMBER OF TREES TO BE PLANTED PER LOT	CALIPER INCH TO PLANTED	** TOTAL INCHES AVAILABLE FOR MITIGATION
110	4	3.0	1320

FEE CALCULATIONS						
TOTAL INCHES	30% REMOVAL WITHOUT PENALTY	70% OF TOTAL INCHES	REMOVED INCHES TO BE MITIGATED - CREDIT INCHES	FEE PER INCH	TOTAL FEE (MITIGATION - PRESERVATION)	CREDIT AVAILABLE FOR PLANTING
46,056.75	13,817.03	32,239.73	5145.48	\$150	\$771,821.25	\$198,000

Private Streets

If private streets are incorporated:

- The Developer must comply with **UDC Article 18 (Private Streets)**.
- HOA governing documents must include provisions for **maintenance and reserve funding**.

Term, Enforcement, and Securities

- The Agreement remains in effect through completion of construction and applicable warranty periods.
- Default, enforcement, bonding, and security provisions follow the City’s standard PIA templates.
- Monetary contributions are paid directly to the City.

Public Benefit Summary

The Schlather Ranch PIA delivers significant public benefits, including:

- Long-term roadway connectivity and right-of-way preservation;
- A parkland dedication and expanded trail network by easement;
- Environmental preservation through tree mitigation and open-space management;
- Reduced fiscal impact to the City through developer-funded infrastructure and privately maintained open space.

STAFF RECOMMENDATION:

Staff recommends approval of the Public Improvement Agreement (PIA).

FINANCIAL IMPACT:

The following lists the impact fees that will be collected per the PIA:

- Traffic Impact Fee (\$2,100/lot).....\$222,600
- Water Impact Fee (\$1839/lot)..... \$194,934
- Sanitary Sewer Impact Fee (\$873/lot)...\$92,538
- Drainage Fee (\$3500/lot)..... \$371,000
- **Total Impact Fees..... \$ 881,072**

MOTION(S):

Motion to approve the Schlather Ranch Residential Subdivision Public Improvement Agreement

Attachments

[Slather Ranch Land Plan Single Sheet.pdf](#)

[ExhibitCPublicImprovements.pdf](#)

[Schlather Ranch PIA Map 2.pdf](#)

[Appraisal Report - S-25042 - Schlather Ranch Cibolo.1.pdf](#)

[Schlather Ranch - Tree Map Exhibit.pdf](#)

[Schlather -Tree Lot Map Exhibit.pdf](#)

[Schlather Ranch PIA FINAL.pdf](#)

[PowerPoint - Schlather Ranch Subdivision PIA 2026-02-10](#)

[SCHLATHER PIA FINANCIAL TERMS.1.pdf](#)

EXHIBIT "C"

OFF-SITE PUBLIC STREET IMPROVEMENTS - GREEN VALLEY RD

ITEM	DESCRIPTION	UNIT	EST/QTY	\$/UNIT	AMOUNT
1	Street Excavation	C.Y.	100	\$ 5.00	\$ 500.00
2	Street Embankment	C.Y.	20	\$ 5.00	\$ 100.00
3	Lime Stabilized Subgrade (8")	S.Y.	152	\$ 11.00	\$ 1,672.00
4	Flexible Base (18.50" Compacted)	S.Y.	152	\$ 36.00	\$ 5,472.00
5	Prime Coat	GAL.	17	\$ 5.50	\$ 91.30
6	Tack Coat	GAL.	8	\$ 5.50	\$ 45.65
7	HMAC, Type C (2" Pavement Thickness)	S.Y.	83	\$ 13.00	\$ 1,079.00
8	HMAC, Type C (2" Pavement Thickness)	S.Y.	83	\$ 28.00	\$ 2,324.00
9	6' Concrete Sidewalk	S.Y.	335	\$ 65.00	\$ 21,775.00
TOTAL COST					\$ 33,058.95

OFF-SITE STREET IMPROVEMENTS - WIEDNER RD

ITEM	DESCRIPTION	UNIT	EST/QTY	\$/UNIT	AMOUNT
1	Street Excavation	C.Y.	1,500	\$ 5.00	\$ 7,500.00
2	Street Embankment	C.Y.	300	\$ 5.00	\$ 1,500.00
3	Lime Stabilized Subgrade (8")	S.Y.	2,165	\$ 11.00	\$ 23,815.00
4	Flexible Base (21" Compacted)	S.Y.	2,165	\$ 32.00	\$ 69,280.00
5	Prime Coat	GAL.	346	\$ 5.50	\$ 1,903.00
6	Tack Coat	GAL.	173	\$ 5.50	\$ 951.50
7	HMAC, Type C (2" Pavement Thickness)	S.Y.	1,730	\$ 16.50	\$ 28,545.00
8	HMAC, Type D (2" Pavement Thickness)	S.Y.	1,730	\$ 13.00	\$ 22,490.00
9	Machine Laid Curb & Gutter	L.F.	1,300	\$ 17.00	\$ 22,100.00
10	6' Concrete Sidewalk	S.Y.	800	\$ 65.00	\$ 52,000.00
TOTAL COST					\$ 230,084.50

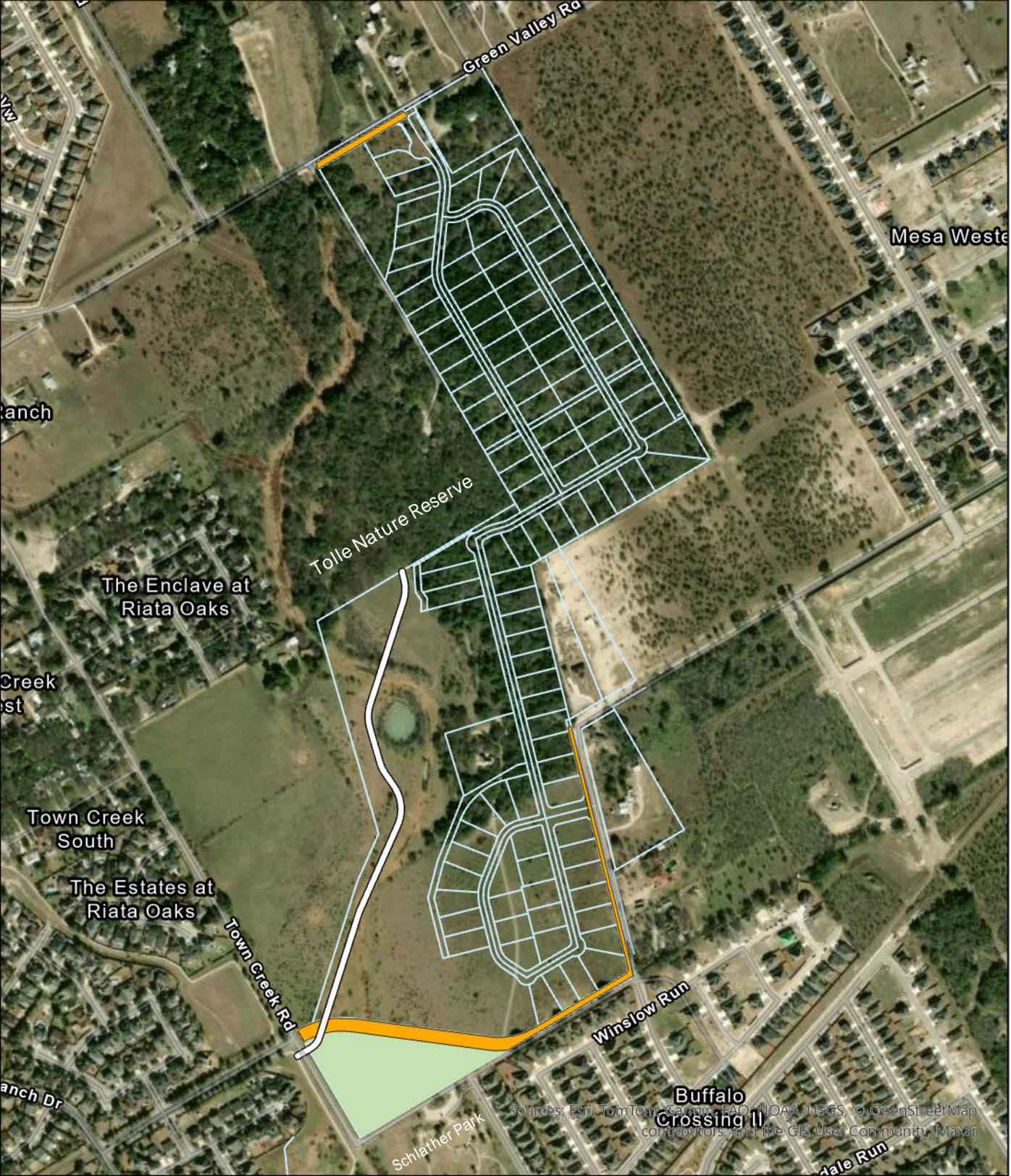
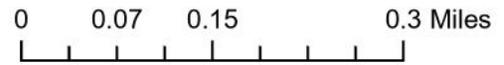
OVERALL TOTAL COST \$ 263,143.45

Exhibit B: Map of Dedications and Easement



Legend

- Pedestrian Pathway Easement
- Roadway Dedication
- Park land Dedication
- Schlather Ranch Subdivision



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar

Map made by the Cibolo Planning Department



APPRAISAL REPORT

116 Proposed Single-Family Residential Lots
Schlather Ranch Subdivision
To be located along the S/S of Green Valley Road
Cibolo, Guadalupe County, Texas

DATE OF REPORT:
7/21/2025

EFFECTIVE DATES OF VALUE:
"As Is": July 15, 2025
"As Complete": August 15, 2026

CLIENT:
Jesus Garcia
Loan Review Analyst
International Bank of Commerce
130 E Travis
San Antonio, TX 78205

THE
HORNSBY
GROUP

7/21/2025

Jesus Garcia
Loan Review Analyst
International Bank of Commerce
130 E Travis
San Antonio, TX 78205

Re: Appraisal of the 116 proposed single-family residential lots within the Schlather Ranch Subdivision, to be located along the south side of Green Valley Road, Cibolo, Guadalupe County, Texas.

Dear. Mr. Garcia,

As requested, I have conducted an appraisal of the herein referenced property, with my findings detailed in this appraisal report. It includes summary discussions of the data, reasoning, and analyses used in the appraisal process to arrive at my value conclusions, with comprehensive supporting documentation maintained in our workfile. The market value conclusion(s) presented in this report is subject to the Assumptions and Limiting Conditions outlined within the accompanying document.

The definition of market value used in this report is derived from the Office of the Comptroller of the Currency's Manual for National Banks, Subpart C, Section 34.42, as amended by Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA), effective August 24, 1990. This report has been prepared in accordance with the reporting requirements of Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP), with OCC Regulations 12 CFR Part 34, FDIC Regulation Part 323 and Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989.

The purpose of our assignment was to provide a current fee simple market value of the subject property as entitled land, as well as the prospective market value "upon completion" of the proposed residential lots.

The client and intended user of this appraisal report is International Bank of Commerce. The intended use of the report is for financing purposes. The effective date of the "as is" market value is July 15, 2025, which represents the date of the site visit. The effective date of the prospective market value upon completion will be August 15, 2026.

Mr. Garcia,

The subject property comprises a 115.501-acre land tract that is located along the south side of Green Valley Rd within the city limits of Cibolo, Texas within the western portion of Guadalupe County. The subject property is to be developed as a subdivision called Schlather Ranch, which will include 116 half-acre single family residential lots. The subject property and the proposed development will be further discussed within the ensuing report.

Based on the data and analyses summarized in this report, the market value opinions are/will be as follows:

MARKET VALUE CONCLUSIONS		
Effective Date	7/15/2025	8/15/2026
Premise	Fee Simple	Fee Simple
Valuation Scenario	"As Is"	"As Complete"
Market Value	\$8,110,000	\$16,820,000

The estimated marketing periods are one year from the effective dates, and the estimated exposure time preceding the effective dates is also one year.

Please feel free to reach out to our office if there are any questions.

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CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and I have no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Practice.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- Hank Hornsby, MAI, LREB has made a personal inspection of the subject property.
- Kenneth Sumners, Appraiser Trainee, provided significant real property appraisal assistance to the person signing this certification.
- As of the date of this report, Hank Hornsby, MAI, LREB has completed the continuing education program for Designated Members of the Appraisal Institute.



Hank Hornsby, MAI, LREB
Managing Director
State Certified, TX 1380873-G

SUMMARY OF CONCLUSIONS

Property Name:	Schlather Tract Subdivision
Property Type:	Vacant Land/Future Residential Lots
Location/Address:	S/S Green Valley Road, Cibolo, Guadalupe County, Texas
Legal Description:	See <i>Legal Description</i> section
Site Size:	115.501 acres or 5,031,224 square feet
Improvements:	None with any contributory value
Zoning:	SF2 – Low Density Single-Family Residential
Highest and Best Use:	
As Vacant:	Low Density Single-Family Residential
Property Rights Appraised:	Fee Simple
Appraisal Premise:	"As Is" & "As Complete"
Effective Date:	"As Is": July 15, 2025 "As Complete": August 15, 2026
Report Date:	7/21/2025
Client/Intended User:	International Bank of Commerce
Intended Use:	Financing Purposes
Extraordinary Assumptions:	See Page 10
Hypothetical Conditions:	N/A
Market Value Conclusions:	

MARKET VALUE CONCLUSIONS

Effective Date	7/15/2025	8/15/2026
Premise	Fee Simple	Fee Simple
Valuation Scenario	"As Is"	"As Complete"
Market Value	\$8,110,000	\$16,820,000

SUBJECT PHOTOS



Street Scene – Green Valley Road



Street Scene – Green Valley Road



Gate along Wiedner Road



Interior View



Interior View

CLIENT, INTENDED USE, & INTENDED USERS OF THE APPRAISAL

The client and intended user of this appraisal report is International Bank of Commerce. The intended use of this appraisal is for financing purposes.

IDENTIFICATION OF THE SUBJECT PROPERTY

The subject property comprises a 115.501-acre land tract that is located along the south side of Green Valley Rd within the city limits of Cibolo, Texas within the western portion of Guadalupe County. The subject property is to be developed as a subdivision called Schlather Ranch, which will include 116 half-acre single family residential lots.

The subject does not have a physical address according to Guadalupe County records.

LEGAL DESCRIPTION

According to the survey provided, the legal description of the subject property is as follows:

A 117.501 ACRE (5,118,345.00 SQUARE FEET) TRACT OF LAND, SAVE AND EXCEPT A 2.000 ACRE (87,108.06 SQUARE FEET) TRACT, LEAVING A NET ACREAGE OF 115.501 ACRES, (5,031,236.94 SQUARE FEET), BOTH SITUATED IN THE TRINIDAD GARIA SURVEY NUMBER 94, ABSTRACT NUMBER 137, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF AN 80 ACRE TRACT, DESIGNATED AS "TRACT 1", AS CONVEYED TO SCHLATHER PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 3005, PAGES 73-79, AND BEING THE REMAINING PORTION OF A 50 ACRE TRACT AS CONVEYED AUGUST EBERT, JR, BY DEED AS RECORDED IN VOLUME 166, PAGE 130, BOTH OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

PROPERTY RIGHTS APPRAISED

The property rights appraised are the fee simple estate, which are defined as "absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."¹

No items of personal property were included within this appraisal.

¹ The Dictionary of Real Estate Appraisal, Seventh Edition, Appraisal Institute, Chicago, Illinois, 2022

TYPE & DEFINITION OF VALUE

Market Value

For this report, Market Value, as described in the Office of the Comptroller of the Currency Manual for National Banks, Subpart C, Section 34.42, as revised by the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA), is defined as follows:

“The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- buyer and seller are typically motivated;
- both parties are well informed or well advised, and each acting in what they consider their own best interest;
- a reasonable time is allowed for exposure in the open market;
- payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”

Individual Retail

Individual retail values are estimated in the performance of a Subdivision or Incremental Sell-out Analysis. Each unit, lot, or parcel of a planned development or subdivision has an individual retail value. This value reflects its expected sales price for its Highest and Best Use as if sold as a singular property for near-term user development. The appraisers must appraise the property based on the highest and best use scenario appropriate for that property type. The individual retail value is estimated using the Allocation Technique and/or the Cost Approach, and then used in a Discounted Cash Flow model to estimate the Present Value or overall Market Value of the whole subdivision over the marketing period.

Paper Lots

Lots that are currently platted and fully engineered ready for construction for their use as home sites with the only remaining costs to bring the lots to completed home sites being a marginal platting fee and the remaining hard costs.

Master Planned Lots

Lots that are currently part of an approved master development plan indicating an approved density of development with all offsite easements to be secured. Engineering for construction plans and significant fees are still needed to be paid before these lots are to be considered ready for home construction.

Based on information provided by the developer, the total remaining engineering fees are \$150,000. Additionally, the developer has reportedly completed all entitlements and received all utility service agreements from the local utility providers. Thus, as of the effective date the only remaining costs to be

incurred by the developer before achieving paper lot status are the remaining engineering costs of \$150,000 and a marginal platting fee.

EFFECTIVE DATE

The effective date of the “as is” market value is April 24, 2025, which represents the date of the site visit. The effective date of the prospective market value upon completion of the proposed lot construction will be August 15, 2026.

EXTRAORDINARY ASSUMPTIONS

Extraordinary Assumption is defined as “an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser’s opinions or conclusions.”²

- It is an extraordinary assumption that all lot construction will be completed on August 15, 2026, based on projections by the developer.
- The prospective market values are based on current market conditions which are expected to continue into the short-term future. The appraisers cannot be held responsible for unforeseen events that might alter market conditions in the future prior to the effective date of this appraisal.

The use of these extraordinary assumption(s), if found to be false, may affect assignment results.

HYPOTHETICAL CONDITIONS

None made herein.

² 2024 Uniform Standards of Professional Appraisal Practice (USPAP)

GENERAL ASSUMPTIONS & LIMITING CONDITIONS

This appraisal has been made with the following general assumptions and limiting conditions:

- It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.
- It is assumed that all necessary permits have been obtained and that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, defined and considered in the appraisal report.
- It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless a nonconformity has been stated and considered in the appraisal report.
- It is assumed that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the opinion of value contained in this report is based.
- The observations of the appraiser relating to the construction and condition of the property discussed within this report are limited only to visible and accessible areas and are not to be relied upon to disclose the conditions of the property. A site and/or building inspection is recommended to be completed by a licensed building or environmental inspector including but not limited to any structures, site improvements, water wells, septic systems, and all other surface or subsurface improvements. The appraiser is not licensed in these professions and the observations by the appraiser are solely for valuation purposes within this appraisal.
- It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
- Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed. We have no knowledge of the existence of such materials on or in the property and are not qualified to detect such substances. The presence of substances including but not limited to asbestos, urea-formaldehyde foam insulation, and other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The intended user is urged to retain an expert in this field, if desired.

- The forecasts, projections, or operating estimates contained herein are based on current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to changes with future conditions.
- It is assumed that the client has accurately provided all relevant information pertaining to the valuation and that no undisclosed leases, agreements, liens, or other encumbrances exist that could affect the property's title or use.
- No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. The title is assumed to be good and marketable unless otherwise stated.
- I will not be required to give testimony or appear in court because of having made an appraisal of the property in question, unless specific arrangements to do so have been made in advance, or as otherwise required by law.
- All mortgages, liens, encumbrances, leases, and servitudes have been disregarded unless explicitly stated in this report. The property is appraised assuming responsible ownership and competent management.
- The appraiser has made no survey of the property and assume no responsibility in connection with such matters. As such, the exhibits and illustrative material in this report have been included only to assist the reader in visualizing the property. The information included in this report was gained from public records or other reliable sources and is assumed to be true and correct. While we have made reasonable efforts to verify this information, we assume no responsibility for its accuracy.
- If requested by the client of this report, estimates of the insurable replacement value/cost have been completed solely at the request of the client for insurance purposes, relying on available cost data publications and other reliable/credible sources for estimating replacement costs. The appraiser is not a licensed insurance agent and it is recommended that the client/intended user of this report seek additional advice and recommendations from appropriate insurance professionals.
- As applicable, any allocation of the total value estimated in this report between the land and the improvements applies only under the stated program of utilization. The separate values allocated to the land and buildings must not be used in conjunction with any other appraisal and are invalid if they are.
- The appraisers have inspected the subject property and have assumed that all Americans with Disability Act (ADA) requirements have been met. However, we reserve the right to modify the value conclusion if it is determined at a later date that the subject is not in compliance.

- The Client is the party or parties who engage an appraiser (by employment contract) in a specific assignment. A party receiving a copy of this report from the client does not, as a consequence, become a party to the appraiser-client relationship. Any person who receives a copy of this appraisal report as a consequence of disclosure requirements that apply to an appraiser's client, does not become an intended user of this report unless the client specifically identified them at the time of the assignment. The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
- If this valuation conclusion is subject to satisfactory completion, repairs, or alterations, it is assumed that the improvements will be completed competently and without significant deviation.

PROPERTY HISTORY

The subject 115.501 acres is part of a larger 143.059 acre parent tract (Property ID 63802) which is currently under the ownership of Schlather Properties, LLC, and has been in excess of three years prior to the effective date. The subject 115.501 acres is being contributed by the current owner as part of a joint venture by the developer and property owner, in which the current owner is designated as and LP with the subject land have a contribution value of \$5,000,000. It is noted that the subject 115.501 acres excludes a 2.0 acre home site at the center of the property (Property ID 63803), which has an existing residence that is to be retained by that ownership entity. The 2.0 acre site is not included within the scope of this analysis, as the proposed lot development is to wrap this 2.0 acre site. Access to this site is to be retained by way of proposed internal roads within the development as noted by the provided plat. Based on the concluded market value herein, the specified contribution value of the subject acreage of \$5,000,000 is considered as being reasonable.

The appraiser was not provided with any LOI's or takedown agreements for the proposed lots. However, the developer reported anticipated pricing of the completed lots at \$185,000 per finished lot, with proposed takedown schedules of 14 lots per quarter. The developer has reported that they have identified a group of eight builders with expressed interest.

TAX ANALYSIS

As noted previously, the subject is part of a larger parent tract. Thus, the following tax information pertains only to the parent tract and is not representative of the subject 115.501 acres. According to the Guadalupe County Appraisal District (GCAD), the most recent available assessed value and tax rate for the subject property are as follows:

PROPERTY TAXES

Property ID	63802
Tax Year	2025
County	Guadalupe
Ag Mkt Valuation	\$1,405,621
+ Improvements	\$10,645
Market Value	\$1,416,266
- Ag/Timber Use Value	-\$1,392,301
Assessed Value	\$23,965
Tax Rate	\$1.9526000
Taxes	\$467.94

Taxing Entity	Tax Rate
CITY OF CIBOLO	0.499000
GUADALUPE COUNTY	0.262700
LATERAL ROAD	0.054000
SCHERTZ-CIBOLO-U.C. ISD	1.136900
Total	1.95260000

Based on the concluded market value herein, the current assessed value of the subject property is well below market levels and a protest is not warranted.

Projected Assessed Value – Residential Lots

Due to property taxes being an inherent cost of holding single-family residential lots, and the fact that the subject's proposed lots do not feature a current assessed value, we have also conducted a tax analysis of similar vacant single-family residential lots in San Antonio to conclude on an estimated assessed value per single-family residential lot for use in the *Income Approach* later. The comparable lots are illustrated to follow along with their current assessed market values:

TAX COMPARABLES

Account/Subdivision	County	Lot Size	Lot Size (SF)	Land Value	Land Value PSF	Tax Rate	Taxes
Homestead	Guadalupe	0.31	13,504	\$23,710	\$1.76	1.943600	\$461
Homestead	Guadalupe	0.51	22,216	\$32,308	\$1.45	1.943600	\$628
Homestead	Guadalupe	0.45	19,602	\$30,330	\$1.55	1.943600	\$589

The single-family residential lot tax comparables feature land value assessments ranging from a low of \$23,710 to a high of \$32,308 or \$1.45 psf to \$1.76 psf with lot sizes ranging from 0.31 acres to 0.51 acres. In this case, we have estimated assessed values for the subject half acre lots of \$32,000. Based on the current tax rates, an assessed value per lot of \$32,000 would incur an annual tax liability of \$625 per lot, which will be utilized in the discounted cash flow in the *Income Approach* later in this report. As of the effective date of this report, the subject lots do not showcase as being platted by the county. However, for purposes of this analysis and based on information provided by the developer, all necessary approvals and entitlements have been obtained as of the effective date of this report, with only approximately \$150,000 of remaining engineering costs to be incurred.

SCOPE OF WORK

The following is a summary of the scope of work deemed necessary in developing the opinions and conclusions within this report. Additional discussions and commentary are included throughout the relevant sections of this report.

Identification of the Problem to be Solved

We have been requested by the client of this report to provide market value opinions of the fee simple interest in the subject property “as is” and “as complete”, being completed residential single family lots.

Property Inspection

Hank Hornsby, MAI, LREB and Kenneth Sumners, Appraiser Trainee, physically inspected the subject property on July 15, 2025 with the assistance of the property owner. The subject site was viewed by way of vehicle to areas deemed accessible, while also being viewed with aerial GIS and other mapping systems. All photos included herein were taken as of the date of the property inspection.

Sources of Relevant Data and Documentation

With regard to the utilized land and lot sales utilized within this report, confirming sources include CoStar, San Antonio MLS (SAMLs), local brokers, online subscription services, parties to the transactions, etc., along with our own internal database. With regard to the site size, we have relied on indications from the survey provided. We have relied on indications from documents from the developer regarding the lot mix, cost budget, target lot pricing, etc. All provided information/documentation is assumed to be true and accurate for purposes of this analysis.

Extent of Analysis Applied

Highest & Best Use

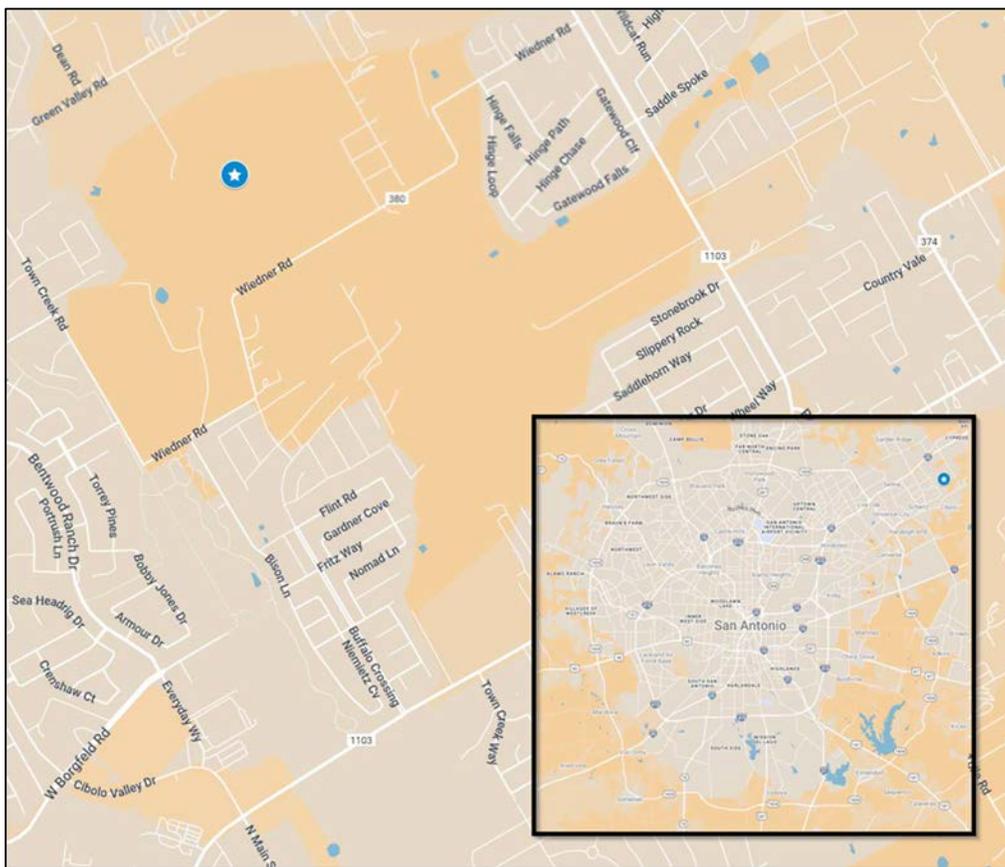
A highest and best use analysis was completed to determine the legally permissible uses, physically possible uses, financial feasibility, and maximally productive uses of the subject property.

Valuation Approaches

All three traditional value approaches were considered. In this case, the Sales Comparison Approach was utilized in determining the “as is” market value of the subject property, as well as the market value conclusion of the individual retail market value of the proposed lots upon completion of construction. With regard to the prospective market value upon completion, the Cost Approach and Income Approaches were also utilized. Each of the utilized approaches is explained in greater detail within its respective section of this report. The market value conclusion from each approach was then reconciled into forming the prospective market value opinions.

REGIONAL OVERVIEW

The San Antonio-New Braunfels Metropolitan Statistical Area (MSA) is located in South-Central Texas and includes eight counties: Guadalupe, Comal, Guadalupe, Atascosa, Bandera, Kendall, Medina, and Wilson. Guadalupe County, home to the city of San Antonio, serves as the urban core of the region. To the northeast is Comal County, with its county seat in New Braunfels, and Guadalupe County lies to the southeast, centered around Seguin. Atascosa County, with Jourdanton as its seat, is located directly south of San Antonio. To the northwest are Bandera and Kendall counties, with their respective county seats in Bandera and Boerne. Medina County lies to the west with Hondo as its county seat, while Wilson County sits to the southeast with Floresville as its administrative center. This diverse mix of urban and rural counties spans over 7,300 square miles, making the San Antonio-New Braunfels MSA a dynamic and geographically varied region.



LOCATION MAP

POPULATION

As of July 1, 2024, the San Antonio-New Braunfels Metropolitan Statistical Area (MSA) had an estimated population of approximately 2,763,000 residents. This marks a significant increase from the 2020 Census count of 2,558,143, reflecting a growth of over 200,000 individuals in just four years. The population density across the MSA is approximately 302 people per square mile, with a median age of 36.5 years, slightly younger than the national median. The region's growth is primarily driven by domestic migration,

with many new residents relocating from other states, seeking more affordable living options compared to larger Texas metros like Austin and Dallas.

Population Overview (as of July 1, 2024)

- Total Population: 2,763,006
- Population in Households: 2,687,054 (98.3%)
- Population in Families: 2,228,941 (81.5%)
- Population Density: 374 people per square mile

Household & Housing Characteristics

- Total Households: 996,691
- Average Household Size: 2.70
- Family Households: 669,851
- Average Family Size: 3.00
- Total Housing Units: 1,095,913
- Owner-Occupied Housing Units: 646,330 (59.0%)
- Renter-Occupied Housing Units: 350,361 (32.0%)
- Vacant Housing Units: 99,222 (9.1%)
- Median Home Value: \$296,052
- Average Home Value: \$354,322
- Housing Affordability Index: 91 (on a scale where 100 is the national average)

Income & Economic Indicators

- Median Household Income: \$75,580
- Average Household Income: \$102,854
- Per Capita Income: \$37,626
- Median Age: 36.2 years

ECONOMIC BASE

San Antonio's economic base is diverse and dynamic, driven by a blend of key industries that fuel both its regional and national economic influence. As a major hub for military, healthcare, and tourism, San Antonio boasts strong sectors in defense, with the presence of military installations like Joint Base San Antonio contributing significantly to the local economy. The healthcare and bioscience sectors are also prominent, with institutions such as the University Health System and the South Texas Medical Center providing both employment and innovation in medical research. The city has increasingly become a technology and cybersecurity hotspot, bolstered by institutions like the Texas Research and Technology Foundation and the expanding tech workforce. Additionally, San Antonio has a thriving energy sector, particularly in oil and gas, with major companies like Valero Energy and CPS Energy headquartered here. Retail, finance, and education also play crucial roles, with regional giants like H-E-B and USAA contributing to both employment and local consumer spending. This diverse economic base, combined with a growing population and infrastructure investments, positions San Antonio as a key economic engine in Texas.

EMPLOYMENT

As of October 2024, the San Antonio-New Braunfels Metropolitan Statistical Area (MSA) reported a civilian labor force of approximately 1.34 million individuals, with an unemployment rate of 3.9%. This rate is slightly above the national average of 3.7% but indicates a relatively healthy labor market (Axios, 2024).

In terms of employment, the MSA's nonfarm payrolls reached 1.21 million in October 2024, marking a 2.0% increase over the past year. Notable sectors contributing to this growth include education and health services, government, and leisure and hospitality. The education and health services sector saw an annual increase of 4.6%, adding approximately 8,600 jobs, while the government sector grew by 2.2%, adding about 4,100 jobs. Leisure and hospitality also experienced a 2.4% increase, translating to an addition of around 3,600 jobs (Federal Reserve Bank of Dallas, 2024; The Business Journals, 2024; Bureau of Labor Statistics, 2024). The "True Rate of Unemployment," which accounts for individuals not actively seeking employment or those working part-time involuntarily, was reported at 27% in 2023, higher than the national average of 23%. This suggests that while job opportunities are increasing, many residents may still be underemployed or in positions that do not meet their financial needs (Axios, 2023). In summary, San Antonio's labor market exhibits positive growth trends, with significant contributions from key sectors.

EDUCATION

San Antonio's education system encompasses a wide network of public and private institutions across primary, secondary, and higher education levels. The San Antonio Independent School District (SAISD) serves around 45,000 students across 99 campuses, with a student-teacher ratio of 15:1 and a graduation rate of approximately 84% (U.S. News, 2024). Other major public districts in the area include Northside ISD and North East ISD, which serve the broader metro area. In 2023, many school districts across the region saw a decline in accountability ratings under the Texas Education Agency's A–F grading system, reflecting updated criteria in evaluating student progress and outcomes (Axios, 2024).

San Antonio is also home to several institutions of higher education. The University of Texas at San Antonio (UTSA), a public research university, is merging with UT Health San Antonio by 2025 to form a unified academic institution (Axios, 2024). UTSA is also expanding programs in fields such as artificial intelligence, cybersecurity, and data science, with enrollment in related programs increasing by 31% since 2019 (Axios, 2024).

Other higher education institutions in the city include St. Mary's University, Trinity University, and the University of the Incarnate Word, offering a range of undergraduate and graduate programs. The education sector in San Antonio continues to develop in response to population growth and evolving workforce demands. Multiple bond initiatives and infrastructure upgrades are underway in local school districts to improve facilities and integrate more technology into classrooms (SAISD, 2024).

TOURISM

Tourism and conventions play a vital role in San Antonio's economy, generating substantial economic activity and supporting a significant share of local employment. In 2023, the city welcomed 37.65 million

visitors, resulting in a record-breaking \$21.5 billion economic impact—an 11% increase over the prior year (Visit San Antonio, 2024). This activity supported more than 147,000 jobs, which accounted for roughly 13% of the metro area's workforce, and contributed \$277 million in local tax revenues (Meeting Spotlight, 2024).

The Henry B. González Convention Center is central to the city's visitor economy, hosting thousands of events annually and anchoring San Antonio's position as a competitive meetings and conventions destination. Plans are underway to expand the center by up to 200,000 square feet to attract larger national and international events (Axios, 2024). Additionally, major developments like Project Marvel—featuring a new arena, hotel, and entertainment district—aim to enhance the city's infrastructure for both leisure and business tourism (City of San Antonio, 2024). Events such as Fiesta San Antonio, which draws over 2.5 million attendees each year, further reinforce the city's cultural significance and economic reliance on tourism (Wikipedia, 2024). The recent hosting of the U.S. Travel Association's IPW conference, with nearly 5,000 global travel professionals in attendance, also positioned San Antonio for increased international exposure and visitation (Axios, 2023). Together, these initiatives underscore tourism and conventions as key pillars of the region's economic development strategy.

MILITARY

San Antonio has a strong and long-standing military presence that plays a significant role in the city's economy and identity. Joint Base San Antonio (JBSA), which includes Fort Sam Houston, Lackland Air Force Base, and Randolph Air Force Base, is the largest joint base in the Department of Defense and the largest military installation in Texas. According to a 2021 economic impact study, JBSA contributed approximately \$39.2 billion to the Texas economy and supported more than 211,000 jobs across the region.

Randolph Air Force Base, located in Universal City just northeast of San Antonio, is often referred to as the "Showplace of the Air Force" due to its distinctive architecture and historic significance. It serves as the headquarters of the Air Education and Training Command (AETC), which oversees Air Force training worldwide. Randolph is a key hub for pilot instructor training, remotely piloted aircraft (RPA) pilot development, and various advanced flight training missions. The base is home to the 12th Flying Training Wing, responsible for training combat systems officers and instructor pilots, and plays a central role in shaping the next generation of Air Force leaders. The presence of highly specialized training operations and long-term assignments contributes to steady housing demand in surrounding communities.

Fort Sam Houston is home to Brooke Army Medical Center, the U.S. military's largest medical facility and the only Level I trauma center in the Department of Defense. The center employs over 8,000 personnel and provides care to both military and civilian patients. Additionally, Lackland AFB is recognized as the primary site for Air Force Basic Military Training, processing tens of thousands of recruits each year.

Port San Antonio, located on the former Kelly Air Force Base site, has transitioned into a 1,900-acre technology and innovation campus. It supports around 16,000 jobs and generates approximately \$5.6 billion in annual economic activity. The site is home to aerospace firms, cybersecurity companies, and advanced manufacturing operations, serving both commercial and defense sectors.

San Antonio continues to expand its defense-related capabilities. In 2024, the U.S. Air Force opened a research office at VelocityTX to facilitate collaboration between military and civilian researchers in areas such as traumatic brain injury and medical innovation. Furthermore, Texas Governor Greg Abbott announced the creation of the Texas Cyber Command, to be based in San Antonio, in order to strengthen statewide cybersecurity efforts and leverage the city's significant cyber industry and academic institutions such as UTSA.

Together, these military installations and initiatives make San Antonio a central hub for defense, medical training, cybersecurity, and technological research in the United States.

CONCLUSION

San Antonio stands as a dynamic metropolitan area with a multifaceted economy anchored by strong sectors in military, healthcare, education, tourism, and technology. Its strategic role as home to Joint Base San Antonio and leading medical and research institutions supports both national defense and regional job creation. At the same time, the city's expanding convention and tourism industry continues to draw millions of visitors annually, significantly contributing to local revenue and employment. Investments in major development projects and educational initiatives further position San Antonio for sustained growth. As the region evolves, its economic resilience, strategic partnerships, and population growth reinforce its status as a leading center for innovation and opportunity in Texas and the broader U.S. Southwest.

AREA/MARKET ANALYSIS

Housing Market Overview

As of early 2025, Cibolo, Texas is experiencing steady growth in its housing market, fueled by its proximity to San Antonio, quality of life, and expanding infrastructure.

- Median Home Price: Approximately \$387,000, marking a 9.2% increase year-over-year.
- Average Home Price: Around \$418,000, with new construction homes averaging closer to \$499,000.
- Market Conditions: Homes are typically selling at about 98.3% of the list price, with a median time of 60 days to pending.
- Rental Market: The average rent is approximately \$1,840, offering slightly more affordability than nearby urban areas and appealing to both renters and investors.

Economic & Retail Development

Cibolo is strategically located along the I-35 corridor and near Randolph Air Force Base, making it an attractive option for military families and commuters to both San Antonio and New Braunfels.

- Business-Friendly Climate: The city is actively pursuing smart-growth initiatives and long-term planning strategies to guide sustainable development.
- Major Employers: Local employment is driven by education, retail, light manufacturing, and defense-related contractors, with spillover benefits from nearby San Antonio and Randolph AFB.
- Retail Growth: Cibolo is seeing continued expansion in retail and dining, including new mixed-use developments that blend residential, commercial, and community spaces.

Infrastructure & Connectivity

- Transportation Access: Cibolo offers direct access to I-35, Loop 1604, and FM 78, making it highly accessible to regional job centers and San Antonio International Airport.
- Population Growth: The population has surged over the past decade, making Cibolo one of the fastest-growing suburbs in the San Antonio metro area.
- Public Services: The city is known for its top-rated school districts (SCUCISD), well-maintained parks, and responsive emergency services, contributing to high livability scores and family appeal.

Investment Outlook

The Cibolo market is well-positioned for continued residential and commercial growth due to:

- Proximity to major military installations and metro areas
- Strong public school ratings and family-oriented amenities
- Active retail and infrastructure expansion

- City investment in planning, zoning, and road improvements

Note: As of the effective date of this report, it has been reported that the existing sewer infrastructure in parts of Schertz/Cibolo is nearing capacity, which could pose a challenge for new development. Developers may face increased off-site costs related to utility extensions or capacity upgrades. As a result, entitled land with existing utility service agreements in place is in high demand, particularly for builders aiming to bring product to market quickly.

Conclusion

Cibolo is increasingly viewed as a high-opportunity submarket within the greater San Antonio area. Its blend of livability, proximity to employment hubs, and expanding amenities makes it appealing to investors, developers, and homebuyers alike. While infrastructure limitations may affect short-term development timelines in certain areas, the long-term outlook remains strong due to robust demand and continued public and private investment.

Lot Absorption Analysis

In order to estimate a forecasted absorption rate for the subject lots upon completion, we have researched lot sales in various subdivisions in the greater San Antonio Market area. It is noted that this information was derived from either takedown agreements, LOI's, or the actual deed records of the respective counties. Please refer to the chart to follow for a summary of the results.

Subdivision	Lot Type	Date	Months	Take Down	Month Rate	Notes
Flat Creek	50'x125' / 60'x130'	Jul-25	9	137	15.22	LOI
Highland Estates	1/2 Acre	Mar-25	14	41	3.00	Contract
Blue Ridge	35'x120' / 40'x120'	Jan-23	12	110	9.17	Deed Records
Annabelle Ranch	1/2 Acre	Jan-25	3	21	7.00	Contract
Annabelle Ranch	1/2 Acre	Jan-24	3	30	10.00	Contract
Vida Subdivision	40'x120' / 50'x120'	Mar-25	10	92	9.20	Contract
		Min	3	21	3.00	
		Max	14	137	15.22	
		Avg	8	72	8.93	

The subdivisions feature a range of absorption rates from a low of 3.00 to a high of 15.22 lots per month with an average of 8.93 lots per month. The developer has projected an absorption rate of 14 lots per quarter, or 4.67 lots per month, which is on the lower end of the range but considered reasonable given the larger half acre lot sizes. This equates to a total of 24.86 months. Thus, for purposes of this analysis, we have estimated that all lots will be absorbed within 25 months following completion of construction. These figures have been applied within the discounted cash flow grids within the Income Approach of this report.

SITE DESCRIPTION/ZONING & ANALYSIS

Location/Address:	S/S of Green Valley Road, Cibolo, Guadalupe County, Texas
Site Size:	115.501 acres or 5,031,224 square feet
Number of Units:	116 Lots
Configuration/Shape:	Irregular
Frontage:	563.51' along the S/S of Green Valley Road, 3,679.26' along the north and west sides of Wiedner Road.
Access/Visibility:	Adequate
Utilities:	All available to the site.
Soil Conditions/Drainage:	We have not been provided with any soil reports. Based on our observations, soil and subsoil conditions are assumed to be typical of the area and adequate for the existing improvements and/or planned development with sufficient engineering. Based on our observations, the site has adequate drainage.
Flood Plain:	<p>FEMA Map Panel #: 48187CO230F Map Date: 11/2/2007 Flood Zone: AE, Regulatory Floodway, approximately 33% encumbered based on measurements from aerial mapping systems.</p> <p>Flood Zone AE is a designation by FEMA for areas at a high risk of flooding, particularly those near rivers, lakes, or coastlines. Properties in Zone AE are likely to be inundated during a flood with a 1% annual chance of occurrence, also known as a 100-year flood. This means that for a 100-year period, it's expected that this type of flood will occur once.</p> <p>The appraiser is not qualified to and has not completed a detailed flood risk analysis of the subject site, and this report does not guarantee the absence of flood risks. The client/intended users of this report are encouraged to seek additional information from local floodplain experts or environmental professionals to assess flood risk, if any, and any associated flood insurance premiums.</p>
Land Use Restrictions:	Based on the information available/provided and lack of title report provided for our review, we are unaware of any restrictions that would inhibit the subject development.

Easements/Encumbrances: We are unaware of any adverse easements or encumbrances. Further, we assume that the subject is void of any encroachments.

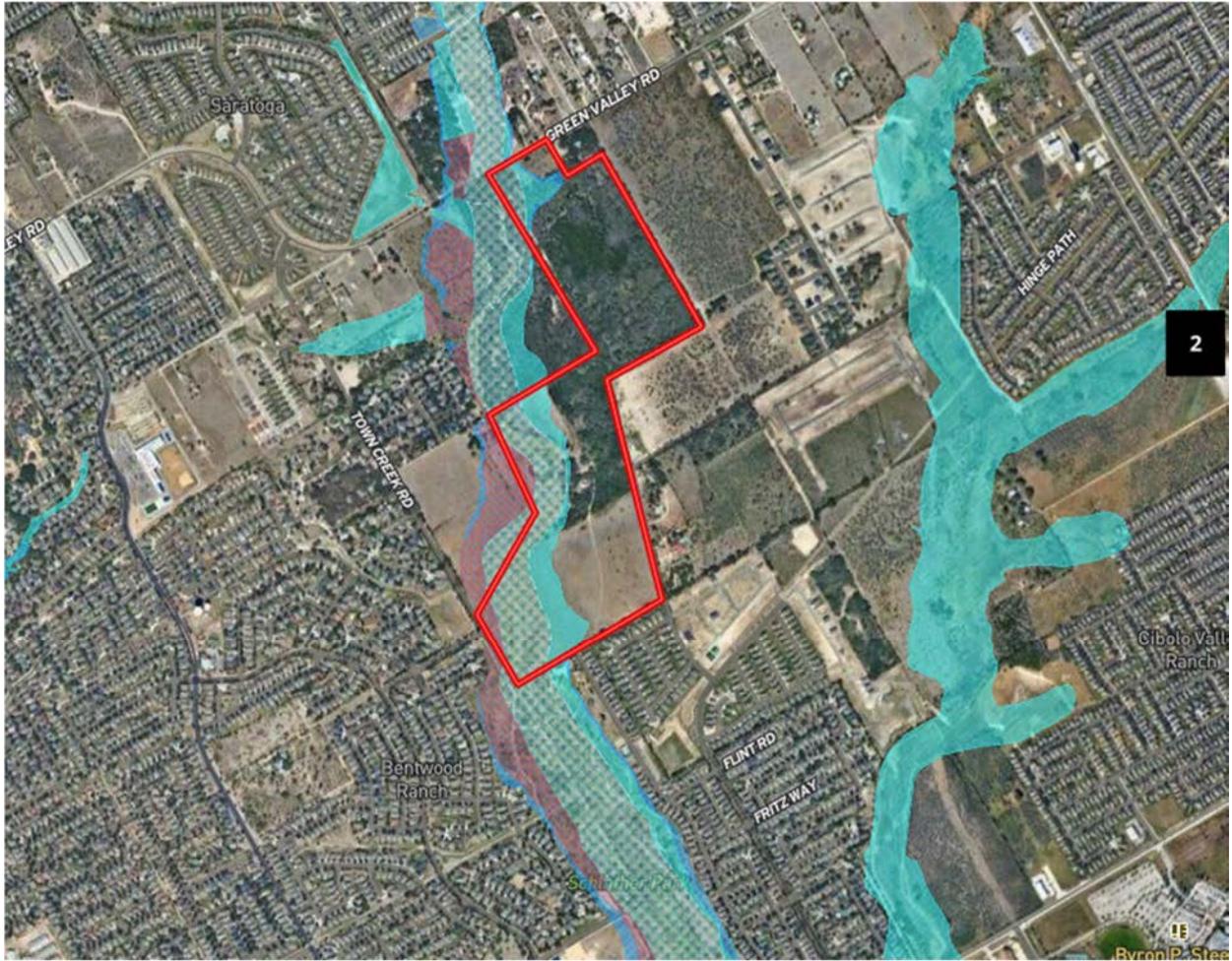
Zoning: **City/Municipality:** Cibolo
Zoning: SF2 – Low Density Single-Family Residential
Definition: According to the city of Cibolo, this district is established for large-lot single-family residential housing and is consistent with a very low density suburban/exurban development with housing arranged in conventional detached format with a maximum density of up to two (2) units per acre, to create a semi-rural setting of the City.
Current Use: Rural residential use, Proposed Residential Subdivision
Legally Permissible: Yes
Zoning Change: N/A
Comments: N/A

Comments: The subject property is to be developed with 116 residential half acre single-family lots, to be known as Schlather Tract. The lots will have a typical size of 110'x200' with 35' front setbacks, 25' rear setbacks, and 15' side setbacks. The subdivision will be a gated community with 50' private streets and no amenity center. The developer indicated that there are ongoing discussions with Cibolo for contribution of the flood plain area and/or building a multi-use trail system within the green area of the development.

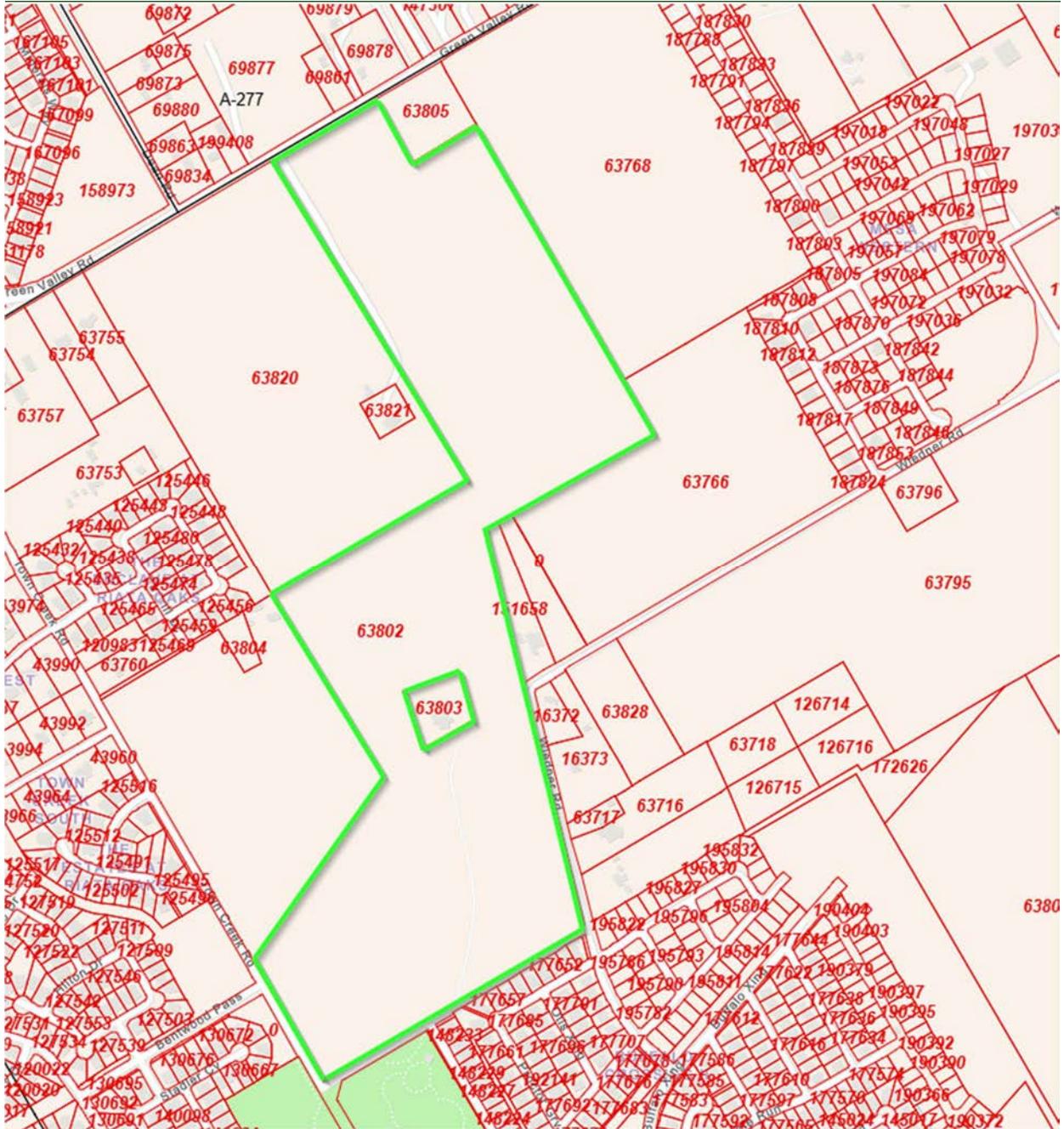
Please see the following pages for several exhibits illustrating the subject site.



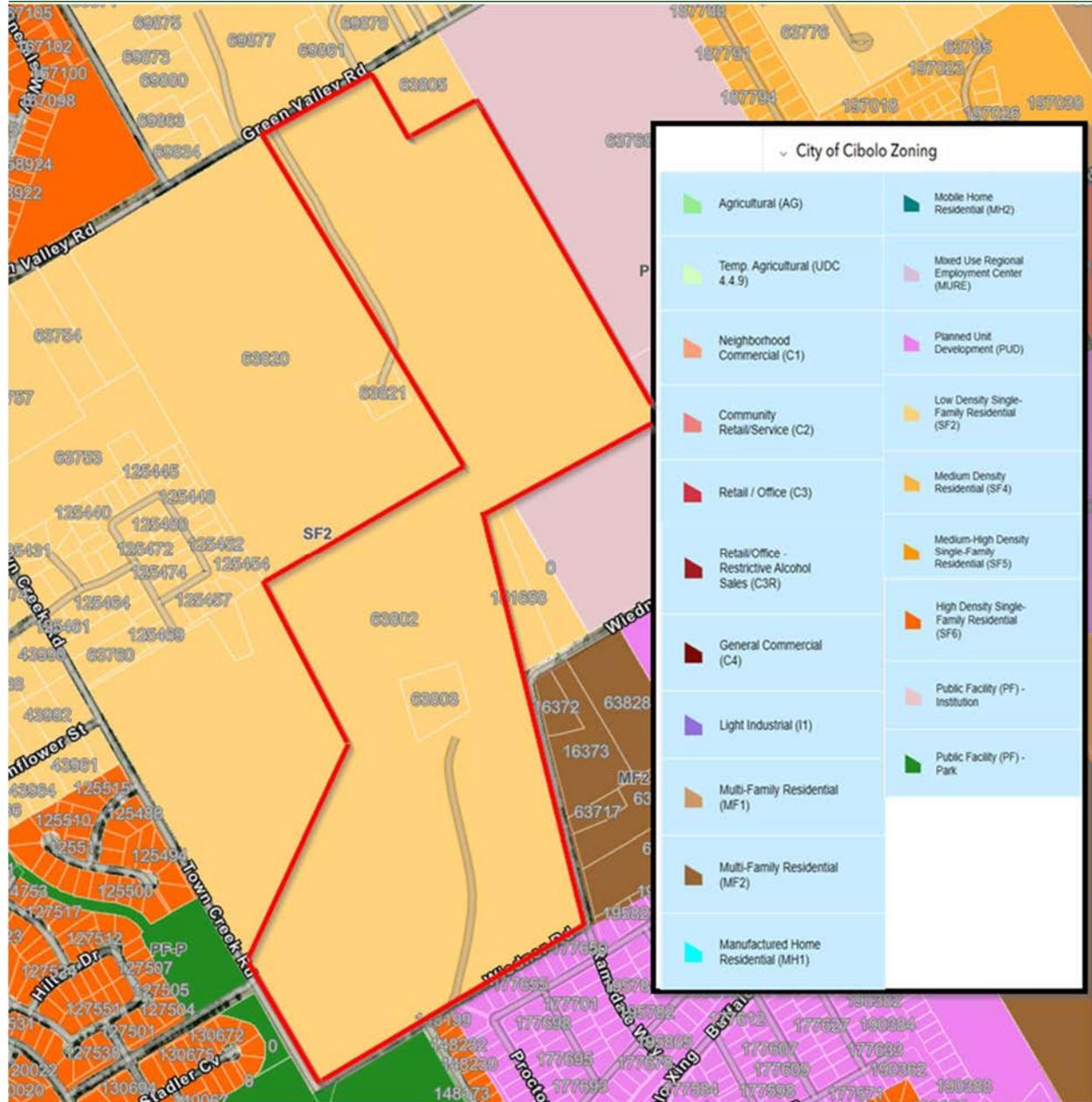
Survey



Aerial Map w/ Flood Plain Overlay

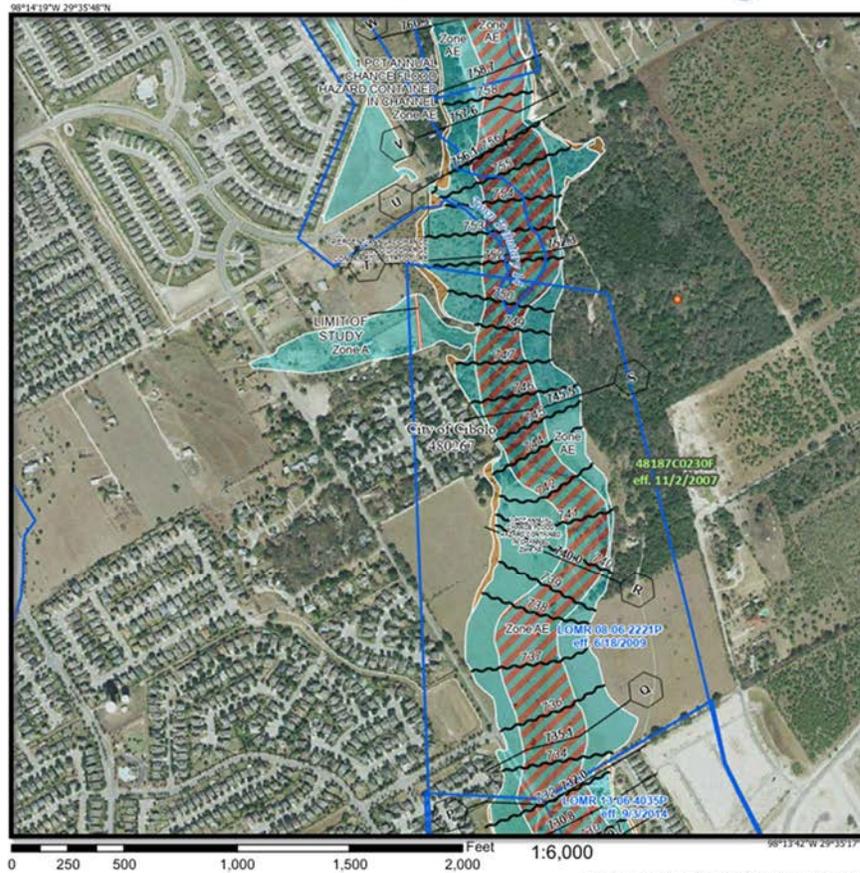


Plat Map



Zoning Map

National Flood Hazard Layer FIRMette



Legend

- SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE) Zone A, V, AE
 - With BFE or Depth Zone AE, AD, AH, VE, AP
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
 - Area with Flood Risk due to Levee Zone D
- OTHER AREAS**
- NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
- OTHER FEATURES**
- Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
- MAP PANELS**
- Digital Data Available
 - No Digital Data Available
 - Unmapped
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/1/2025 at 5:53 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifier, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Flood Map



HIGHEST AND BEST USE ANALYSIS

Highest and Best Use is defined as “The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.”³

AS VACANT

Legally Permissible

In this case, the subject property is located within the city limits of Cibolo and is currently zoned SF-2, Low Density Single Family Residential with a an allowable density of two units per acre. The appraiser is unaware of any deed restrictions or other restrictive covenants that would prohibit the proposed development. Thus, residential use including the proposed half-acre lot development is allowable.

Physically Possible

Based on the site data as discussed within the Site Description section of this report, the subject site has adequate physical characteristics for a wide range of potential uses, including sufficient road frontage/access, usable configuration/topography (based on the provided site plan/plat), and has access to all public utilities. Further, the flood plain along the west boundary decreases the usable area of the site but is not considered to be overly adverse, given that there is adequate remaining usable land area. Thus, with a well-conceived site plan, virtually any legally permissible use of the subject is physically possible, limited only by the subject size, frontage, and utilities in the area. Thus, single family residential subdivision of the subject property is considered to be physically possible.

Financially Feasible

The subject property is located along the south side of Green Valley Road within Cibolo, Texas, where there is significant existing and ongoing residential subdivision development nearby. To the east of the subject is Mesa Western, a recent residential subdivision that includes 0.25 acre lots with average home pricing of \$725,000. This subdivision was developed by Chesmar Homes, who completed both the horizontal and vertical construction and is performing well, reportedly selling 2.5-3 completed homes per month. Thus, based on the significant demand and population growth forecasted in the subject area as well as the success of other recently constructed residential developments, the most probable financially feasible use would be for residential subdivision development. Further, it is noted that the net present value of the subject lots upon completion exceeds that of the Cost Approach, thereby indicating that the proposed development is feasible.

Maximally Productive

The maximally productive use is for residential subdivision development. This is substantiated and complimented by the surrounding uses in the subject area, as well as the previously mentioned highest and best use factors of influence.

³ The Dictionary of Real Estate Appraisal, Seventh Edition, Appraisal Institute, Chicago, Illinois, 2022

SALES COMPARISON APPROACH – “AS IS”

Methodology

In the Sales Comparison Approach, properties similar to the subject property that have been sold recently or for which listing prices or offers are known are compared to the subject property. Data from generally comparable properties is used, and comparisons are made to demonstrate a probable price at which the subject property would sell if offered on the market. Inherent in this approach is the principle of substitution, which states that a buyer will not pay more for a property than the cost of acquiring a comparable and equally desirable substitute, assuming no undue delays.

The following sequential steps are required within the Sales Comparison Approach to value.

1. Locate and confirm comparable sales that are similar to the subject property in terms of economic, physical, functional, and locational factors.
2. Select a unit of comparison such as the sales price per square foot, sales price per unit, sales price per acre, etc.
3. Identify differences in the comparable sales relative to the subject property, and apply any appropriate adjustments.
4. After adjustments, conclude a value for the subject property based on analysis and interpretation of the adjusted values of the comparables.

In the subject market, the most common units of comparison for entitled subdivision land is either the price per lot or price per acre. In this case, the price per acre has been utilized.

As noted previously, the subject property has achieved all necessary entitlements and all utility service agreements, with the only remaining soft costs being \$150,000 of engineering fees. Thus, the subject is considered to be paper lots given the relatively minimal amount of remaining soft costs to be incurred.

Therefore, to ascertain, the “as is” market value of the subject, we have conducted an extensive search for sales of entitled land tracts which were located in the subject’s immediate/nearby competitive market areas. In this case, our search included transfers between the time period of January 1, 2023 to present. The comparable sales are considered the best and most recent sales available for purposes of this analysis.

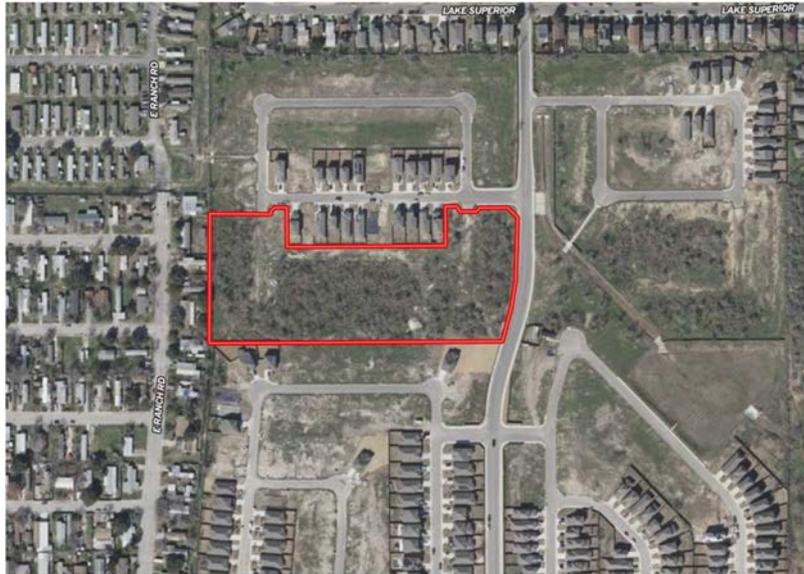
Please see the following pages for summaries of the comparables, which is followed by a Land Sales Map.

Land Sale No. 1

<i>Property Identification</i>		<i>Sale Data</i>	
Property Name:	TBD	Sale Date:	July 11, 2025
Address:	N/S Lower Seguin Road Schertz, TX	Grantor:	Confidential
Location:	N/S Lower Seguin Road	Grantee:	Confidential
County:	Bexar	Sale Conditions:	Arm's Length
MSA/Submarket:	San Antonio/Schertz	Property Rights:	Fee Simple
Tax ID:	Confidential	Sale Price:	\$12,186,795
Legal Description:	167.471 ACRES OUT OF VARIOUS SURVEYS AND ABSTRACTS; BEXAR COUNTY, TX	Financing:	Cash to Seller
Property Type:	Vacant Land	Verification:	Contracts on file
<i>Land Data</i>		<i>Indicators</i>	
Gross Acres/SF:	167.471 Acres, 7,295,037 SF	Sale Price/Unit:	\$29,943/Unit
Units:	407	Sale Price/AC:	\$72,770/AC
Shape:	Irregular but usable		
Topography:	Mostly level		
Utilities:	All Except Sewer (see Remarks)		
Flood Info:	Approximately 17% 100-year flood plain along creek		
Frontage:	Lower Seguin Road		
<i>Comments</i>			

The property comprised a total of 167.471 acres located along the north side of Lower Seguin Road in Schertz, Texas. The two subject parcels were purchased from two sellers, with the total sale price being reflective of the purchase price of both parcels. The property was raw land at time of contract execution. Throughout the contract period, the buyer obtained entitlements for development of 407 residential lots. No sewer EDU's in place at time of sale.

Land Sale No. 2

**Property Identification**

Property Name: Blue Ridge Ranch, Units 4 & 6
Address: N/A
 San Antonio, TX 78222
Location: SWC Heather Meadow & Marble Caverns
County: Bexar
MSA/Submarket: San Antonio
Tax ID: 1338972
Legal Description: See Remarks
Property Type: Subdivision

Sale Data

Sale Date: April 03, 2024
Grantor: RAKMR I, LLC
Grantee: Rosehaven at Blue Ridge Ranch, LLC
Sale Conditions: Arm's Length
Property Rights: Fee Simple
Sale Price: \$1,104,500
Financing: Cash to Seller
Verification: Reliable 3rd Party

Land Data

Gross Acres/SF: 7.314 Acres, 318,598 SF
Units: 47
Shape: Slightly Irregular
Topography: Level
Utilities: All available
Flood Info: None
Frontage: Heather Meadow, Marble Caverns

Indicators

Sale Price/Unit: \$23,500/Unit
Sale Price/AC: \$151,012/AC

Comments

The property consists of 7.314 acres of land, being 47 entitled and engineered paper lots as of the date of sale.

LEGAL DESCRIPTION:

Unit 4: Lots 1-33, Block 22, and Lots 1-14, Block 23, Blue Ridge Ranch Subdivision Unit 4 and Lot 93, Block 2, Blue Ridge Ranch Subdivision Unit 1A, A Subdivision in Bexar County, Texas.

Unit 6: Being a subdivision plat of 7.314 acres out of a 18.70 acre tract of land recorded in Doc #20200251570 of the Official Public Records of Bexar County, Texas, also being out of the Nepomacino Montoya Survey Number 21, Abstract 469, in New City Block 35132, and establishing Lots 34-65, 903, Block 22; Lots 13-27, Block 24 and Public R.O.W., N.C.B. 18440, San Antonio, Bexar County, Texas.

Land Sale No. 3

**Property Identification**

Property Name: TBD
Address: N/A
 San Antonio, TX 78244
Location: S/S Firestone Parkway
County: Bexar
MSA/Submarket: San Antonio
Tax ID: 1392489
Legal Description: See Remarks
Property Type: Subdivision

Sale Data

Sale Date: October 11, 2023
Grantor: VT Woodlake, Ltd.
Grantee: Jabez Development, LP
Sale Conditions: Arm's Length
Property Rights: Fee Simple
Sale Price: \$1,980,000
Financing: Cash to Seller
Verification: Reliable 3rd Party

Land Data

Gross Acres/SF: 15.898 Acres, 692,517 SF
Units: 98
Shape: Slightly Irregular
Topography: Level
Utilities: Electricity/Telephone
Flood Info: None
Frontage: Firestone Parkway

Indicators

Sale Price/Unit: \$20,204/Unit
Sale Price/AC: \$124,544/AC

Comments

The property consists of 15.898 acres of land, being 98 entitled and engineered paper lots as of the date of sale. The average lot width is expected to be 40'.

LEGAL DESCRIPTION:

A 15.898 acre tract of land, situated in the Josefa Leal Survey No. 39, Abstract 420, County Block 5080, Bexar County, Texas, out of the remaining portion of the Woodlake Acres, LLC. 125.521 acre tract, called Tract 2, described in the Deed recorded in Document No. 20170241904, Official Public Records of Bexar County, Texas {D.P.R.}.

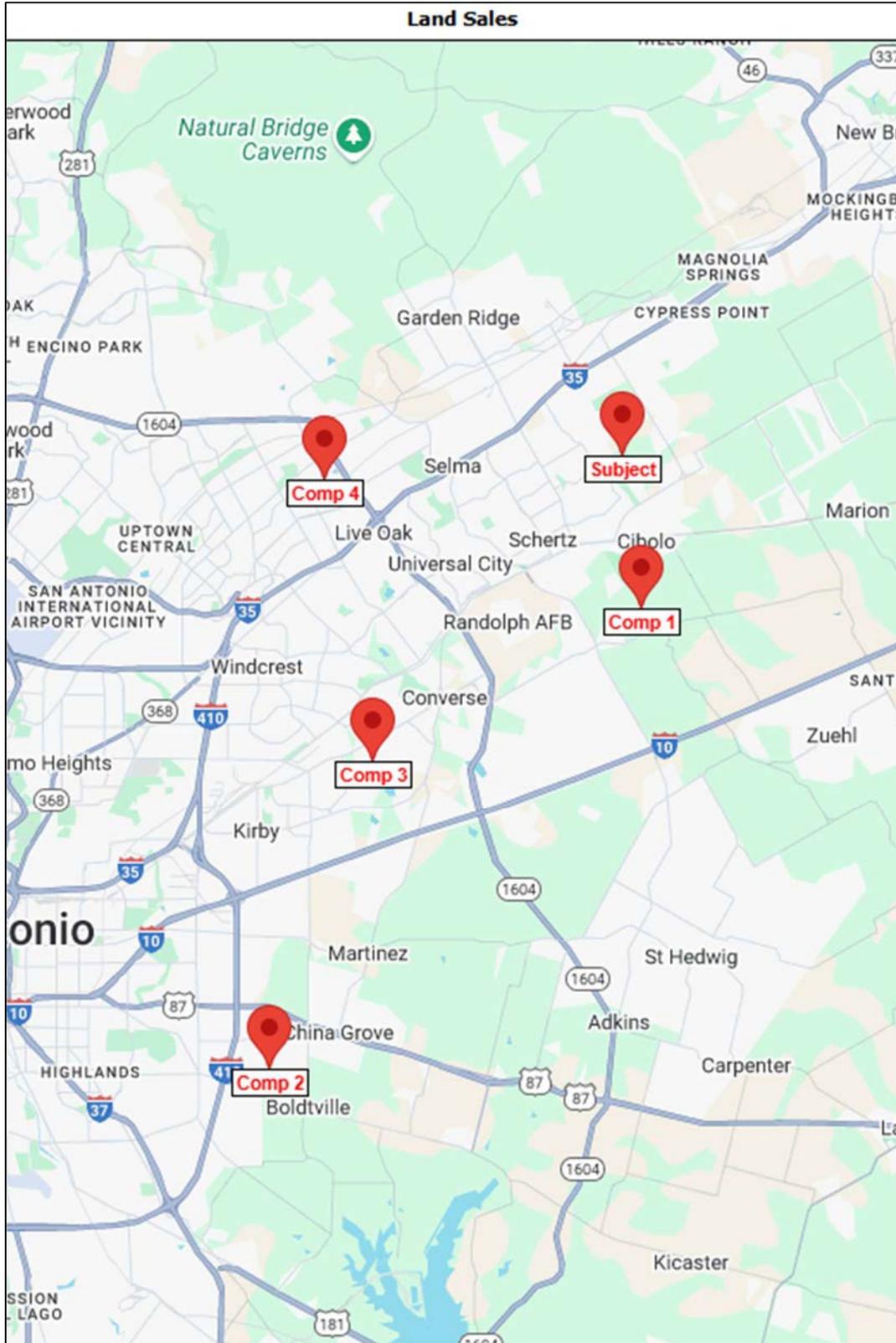
Land Sale No. 4



Property Identification		Sale Data	
Property Name:	Comanche Ridge	Sale Date:	May 12, 2023
Address:	N/A	Grantor:	Ovaro Investments LLC
Location:	San Antonio, TX 78233 E/S Toepperwein Rd, Between Raintree Path & Nacogdoches Road	Grantee:	Meritage Homes of Texas
County:	Bexar	Sale Conditions:	Arm's Length
MSA/Submarket:	San Antonio/Northeast	Property Rights:	Fee Simple
Tax ID:	619756	Sale Price:	\$4,889,500
Legal Description:	Comanche Ridge Proposed Lots 1-82 BLK 36 & Lots 1-45, BLK 38, Unit 4	Financing:	Cash to Seller
Property Type:	Subdivision	Verification:	Reliable 3rd Party
Land Data		Indicators	
Gross Acres/SF:	44.061 Acres, 1,919,297 SF	Sale Price/Unit:	\$38,500/Unit
Units:	127	Sale Price/AC:	\$110,971/AC
Shape:	Slightly Irregular		
Topography:	Level to sloping		
Utilities:	All available		
Flood Info:	None		
Frontage:	Comanche Parkway		

Comments

Represents the sale of 127 paper lots in the Comanche Ridge Subdivision, Unit 4. Typical lot size is 45' x 120'. Subject lots were transferring from Ovaro Investments LLC to Meritage Homes on the basis of \$38,500 per paper lot in a bulk purchase. This unit is 44.061 acres as 127 paper lots. Homes in the development are in the \$350,000-\$550,000 price range.



LAND SALES MAP

Derivation of Adjustments

Please refer to the following discussion of the adjustment processes. It is noted that we have included only discussions relating to the categories warranting adjustments, as all other categories are considered similar with no adjustments required.

Market Conditions

Based on our observations in the subject market area, we have applied upward adjustments to each sale on the basis of 3.0% per year, which is considered as being reasonable and supportable. Sale 5 is currently pending and is considered similar in this regard, warranting no adjustment.

Size (AC)

Typically, there is an inverse relationship between size and unit price, with larger parcels generally selling for less per unit compared to smaller parcels. The comparables have been adjusted accordingly. These adjustments are well founded and market supported.

Location

The subject is located along the south side of Green Valley Road within the city of Cibolo in east Guadalupe County, where there is significant ongoing residential development occurring. In this case, Sales 1 and 2 are inferior and warranted the noted upward adjustments given their locations within areas of San Antonio that are experiencing less significant demand and/or lower premiums paid for residential lots. The remaining sales are similar in this regard and warranted no adjustments.

Utilities

The subject property currently has access to all public utilities including electricity/telephone, water, and sewer, having received all "will serve" letters. Thus, Sales 1 and 3 warranted upward adjustments to varying degrees for their lack of water and/or sewer utilities. The remaining sales were similar in this regard and warranted no adjustments.

Entitlements/Approvals

The subject property has reportedly achieved all necessary entitlements and approvals for the proposed development and is considered to represent paper lots given the relatively minimal remaining soft costs to be incurred of \$150,000 for remaining engineering fees. Thus, all sales are similar other than Sale 1, which warranted an upward adjustment given its inferior approvals in place.

Flood Plain

Approximately 33% of the subject property is encumbered by the 100 year flood plain and floodway, which significantly reduces the overall usable land area. Thus, all sales warranted the noted downward adjustments given their less severe flood plain encumbrance or lack of flood plain. The noted adjustments are considered as being reasonable and supportable in this case.

Please see the following page for the Adjustment Grid – Land Sales.

ADJUSTMENT GRID - LAND SALES

	SUBJECT	SALE #1	SALE #2	SALE #3	SALE #4
Subdivision	Schlather Ranch	TBD	Blue Ridge Ranch, Units 4 & 6	TBD	Comanche Ridge
Location/Address	S/S Green Valley Road	Confidential	SWC Heather Meadow & Marble Caverns	S/S Firestone Pkwy	E/S Toepperwein Road
City, State	Schertz, TX	Schertz, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
County	Guadalupe	Bexar	Bexar	Bexar	Bexar
Size (AC)	115.501 AC	167.471 AC	7.314 AC	15.898 AC	44.061 AC
Size (SF)	5,031,224 SF	7,295,037 SF	318,598 SF	692,517 SF	1,919,297 SF
Number of Lots	116	407	47	98	127
Date of Sale	-	7/11/2025	4/3/2024	10/11/2023	5/12/2023
Sale Price	-	\$12,186,795	\$1,104,500	\$1,980,000	\$4,889,500
Unit Price	-	\$72,770 / AC	\$151,012 / AC	\$124,544 / AC	\$110,971 / AC
TRANSACTIONAL ADJUSTMENTS					
Property Rights	-	0%	0%	0%	0%
Terms of Sale/Financing	-	0%	0%	0%	0%
Conditions of Sale	-	0%	0%	0%	0%
Expenditures After Sale	-	0%	0%	0%	0%
Adjusted Unit Price	-	\$72,770 / AC	\$151,012 / AC	\$124,544 / AC	\$110,971 / AC
Market Conditions	-	0.03%	3.85%	5.28%	6.53%
Adjusted Unit Price	-	\$72,794 / AC	\$156,821 / AC	\$131,126 / AC	\$118,222 / AC
Size (AC)	115.501	167.471	7.314	15.898	44.061
Location	Schertz, TX	5%	-40%	-30%	-10%
Access/Frontage	Average	0%	10%	10%	0%
Utilities	All Available	0%	0%	0%	0%
Site Infrastructure	None	5%	10%	10%	0%
Entitlements/Approvals	Paper Lots	0%	0%	0%	0%
Flood Plain	33%	5%	0%	0%	0%
Special Conditions/Other	N/A	-15%	-30%	-30%	-30%
Gross Adjustments	-	0%	0%	0%	0%
Net Adjustments	-	30%	80%	80%	40%
Indicated Unit Value	-	\$72,794	\$62,728	\$78,676	\$70,933

Conclusion

After adjustments, the comparable sales analyzed and presented herein indicate a range of adjusted sale prices per unit from a low of \$62,728 per unit to a high of \$78,676 per unit, with a mean and median indication of \$71,283 per unit and \$71,863 per unit respectively. In this case, all sales are considered adequate indicators and have been given equal consideration. Thus, we have concluded on the basis of \$71,500 per unit. When applied to the subject's 115.501 acres, the value indication is \$8,258,322.

To ascertain the current "as is" market value of the subject, we have deducted the remaining engineering costs of \$150,000, which are the only remaining costs to be incurred before achieving paper lot status as reported by the developer. When these figures are deducted, the concluded "as is" market value of the subject property is \$8,110,000, after rounding.

Please see the following page for the summary table.

Adjusted Values	
Minimum	\$62,728
Maximum	\$78,676
Mean	\$71,283
Median	\$71,863
Unit Value Conclusion	\$71,500
Size (AC)	115.501
Value Indication (Fully Entitled Land)	\$8,258,322
LESS: REMAINING ENGINEERING COSTS	-\$150,000
MARKET VALUE - "AS IS"	\$8,110,000

COST APPROACH-SUBJECT LOTS

The Cost Approach consists of an analysis of the physical value of the property. The principal of substitution, the underlying rationale of this approach holds that no prudent person will pay more for a property than the price of the site and the cost of constructing without undue delay, an equally desirable and useful property. The subjects in the cost approach include estimating the land value as if vacant; the improvements replacement cost to include indirect costs; the overall depreciation to include physical, functional, and external obsolescence; plus, entrepreneurial profit.

We have received the actual cost estimates from the borrower. The costs will be discussed in detail below. It is noted that the concluded value from the Cost Approach is an indication of the market value of the subject property upon completion of construction.

Hard Cost Estimate

The hard costs as reported by the borrower for the subject for the subject is \$6,405,801, or \$55,222 per lot. In this case, the total costs are inclusive of a contingency factor of 10% or \$582,346, which has been estimated by the developer and is considered typical of similar speculative developments.

These costs include onsite/offsite water improvements, onsite sanitary sewer improvements, drain improvements, street improvements, off-site street improvements, site improvements, contingencies, and miscellaneous fees. The table below summarizes cost comparables of other subdivisions in the San Antonio area of similar type developments.

HARD COST COMPARABLES					
Subdivision	County	Date	Hard Costs	# Lots	Hard Costs/Lot
Flat Creek Phase 4	Bexar	Aug-24	\$3,606,633	92	\$39,203
Rodeo Drive	Comal	Apr-24	\$3,085,365	100	\$30,854
Meagans Landing Phase 1	Medina	Feb-22	\$2,488,000	54	\$46,074
Potranco Oaks Unit 6	Medina	Feb-22	\$1,959,137	40	\$48,978
Waycross Road	Atascosa	Mar-23	\$3,142,086	118	\$26,628
Vista Ridge Phase 3	Bexar	Bexar	\$2,989,424	73	\$40,951
Clark Avenue	Bexar	Bexar	\$999,839	27	\$37,031
Windsong at Boerne Stage	Bexar	Bexar	\$10,254,858	151	\$67,913
Lakeway Estates Phase 1	Aransas	Aransas	\$3,773,836	99	\$38,120
Potranco Oaks Unit 5	Medina	Medina	\$1,352,191	29	\$46,627
		Min	\$999,839	27	\$26,628
		Max	\$10,254,858	151	\$67,913
		Avg	\$3,365,137	78	\$42,238
		Med	\$3,037,395	\$83	\$40,077

The cost comparables included herein provide a range of hard cost per lot of \$26,628 to \$67,913, with a mean and median cost per lot of \$42,238 and \$40,077, respectively. The costs as submitted by the developer of \$55,222 per lot are bracketed, but on the upper end of the range. However, it is noted that

the provided costs are for the entire development in one phase, with the construction of internal collector streets, landscaping, gated entry, monument signage, etc. all being included and thereby inflating the total cost over many of the hard costs noted in the table for latter phases of their respective developments. Additionally, it is reasonable to forecast higher costs per lot for the subject given their larger size, being half acre. Thus, I have utilized the provided cost figures for purposes of this analysis, as they are the actual costs to be incurred by the developer for the proposed project.

Soft Cost Estimate

These costs typically include engineering, legal, soil tests, environmental study, etc. Soft Costs typically range between 10% and 30% of the total costs. The estimated costs per the developer are estimated to be \$1,252,120, which equates to approximately 16% of the total costs and is considered reasonable with regard to the subject development.

In this case, the developer has reportedly spent a total of \$314,000 in soft costs with \$150,000 remaining before achieving paper lot status. Thus, for purposes of this analysis, we have calculated a soft cost figure to be applied of \$938,120, which is representative of the remaining soft cost estimates to be incurred as of the effective date of this report. This is considered reasonable given that we have added the “as is” market value of the subject entitled land as opposed to underlying market value of the land as if it were unentitled.

Total Construction Costs

When the hard and soft cost estimates are combined, the total construction costs equate to \$7,343,921 or \$63,310 per lot.

Total Development Costs

When the current “as is” market value of the subject land is added back of \$8,110,000, the total development cost equates to \$15,453,921.

Entrepreneurial Profit

In order to induce or attract a developer to a subdivision of this magnitude, one would expect a profit above and beyond the normal cost of doing business. This would be the entrepreneurial profit earned for creating and funding the project as a speculative venture. Conversations with developers and investors indicate that this category would be expressed as a percentage of the total construction costs from 10% to 30%. However, the application of the “as is” market value of the entitled land within the Cost Approach is representative of a majority of the profit to be realized for lot development. Further, this is an analysis of proposed lots and does not include the profit to be commanded over the sellout. Thus, a more conservative profit factor of 3% has been applied on the total development costs.

Please see the following page for a summary of the Cost Approach.

COST APPROACH - RESIDENTIAL LOTS

		Total	Per Lot
Hard Cost Estimate		\$6,405,801	\$55,222
<u>Soft Cost Estimate (Not Yet Incurred)</u>	+	<u>\$938,120</u>	<u>\$8,087</u>
Total Construction Costs		\$7,343,921	\$63,310
<u>Add: "AS IS" Land Value</u>	+	<u>\$8,110,000</u>	<u>\$69,914</u>
Total Development Cost		\$15,453,921	\$133,223
<u>Entrepreneurial Profit - 3%</u>	+	<u>\$463,618</u>	<u>\$3,997</u>
<u>Total</u>		<u>\$15,917,539</u>	<u>\$137,220</u>
Rounded		\$15,920,000	\$137,000

Conclusion

After adding the Entrepreneurial Profit, the concluded prospective market value regarding the subject property by the Cost Approach upon completion of the development of 116 single family residential lots will be \$15,920,000, after rounding.

AVERAGE INDIVIDUAL RETAIL VALUE PER LOT

In the conclusion of the average individual retail value per lot, we have undertaken a Sales Comparison Approach. The Sales Comparison Approach analyzes the sales of similar lot sales within the subject neighborhood or competing areas of the San Antonio MSA.

Methodology

In the Sales Comparison Approach, properties similar to the subject property that have been sold recently or for which listing prices or offers are known are compared to the subject property. Data from generally comparable properties is used, and comparisons are made to demonstrate a probable price at which the subject property would sell if offered on the market. Inherent in this approach is the principle of substitution, which states that a buyer will not pay more for a property than the cost of acquiring a comparable and equally desirable substitute, assuming no undue delays.

The following sequential steps are required within the Sales Comparison Approach to value.

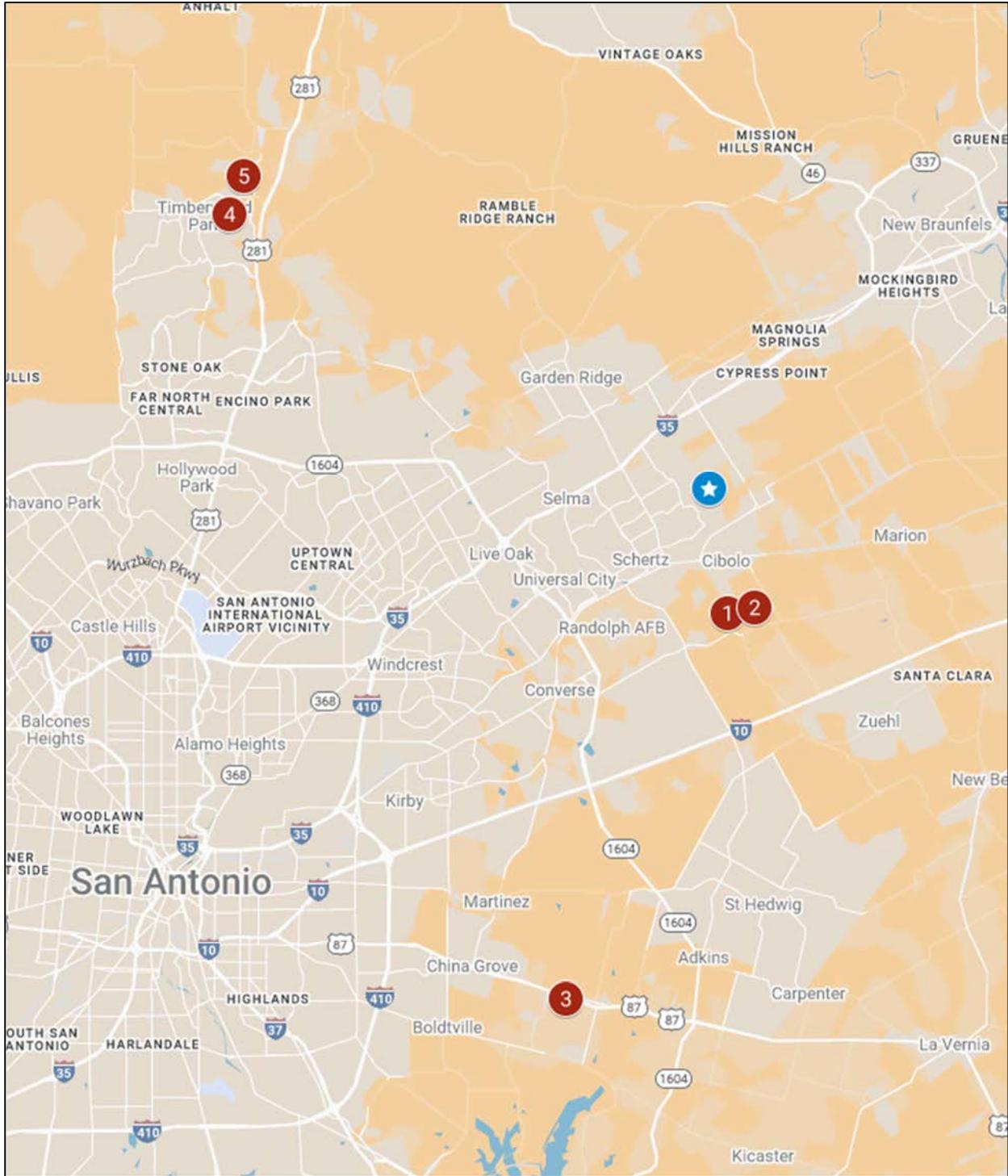
1. Locate and confirm comparable sales that are similar to the subject property in terms of economic, physical, functional, and locational factors.
2. Select a unit of comparison such as the sales price per square foot, sales price per unit, sales price per acre, etc.
3. Identify differences in the comparable sales relative to the subject property, and apply any appropriate adjustments.
4. After adjustments, conclude a value for the subject property based on analysis and interpretation of the adjusted values of the comparables.

Individual Retail Lot Valuation

In this case, the Sales Comparison Approach has been utilized in order to estimate the average individual retail value of the subject lots. In this case, comparable size residential lot sales are scarce in the immediate area with most being notably smaller than the subject half acre lots. Thus, we have expanded our search to other nearby/competitive market areas where more recent sales of similar size lots were available. The comparables are considered the best and most recent sales for purposes of this analysis.

Developers and builders often analyze residential lots on the basis of their front foot, being the linear feet of frontage for a typical lot within a subdivision. It is noted that the developer's quoted pricing for the subject half-acre lots is \$185,000 or \$1,682 per front foot.

Please see the following pages for a map denoting the location of the comparables to be followed by a summary table of the comparable retail lot sales.



Lot Sales Map

SUMMARY OF COMPARABLES - RESIDENTIAL LOTS

#	Subdivision	County	Lot Type	Sale Date	# Lots	Lot Price	Price	Annual	Builder	Confirmation
							PFF	Escalator		
1	Confidential	Bexar	80x120	Pending	100	\$136,000	\$1,700	7%	Multiple	Developer
2	Confidential	Bexar	70x120	Pending	96	\$127,400	\$1,820	7%	Multiple	Developer
3	Annabelle Ranch	Bexar	Half Acre	1/1/2025	21	\$108,000	\$982	One Take	M/I Homes	Developer
4	Highland Estates Unit 3	Bexar	Half Acre	2/4/2025	2	\$140,000	\$1,273	7%	Sitterle	Closing Stmt
5	Kinder Ranch	Bexar	65x120	11/1/2024	10	\$125,000	\$1,923	N/A	Ashton Woods	Closing Stmt

Derivation of Adjustments

Please refer to the following discussion of the adjustment processes. It is noted that we have included only discussions relating to the categories warranting adjustments, as all other categories are considered similar with no adjustments required.

Market Conditions

Based on our observations in the subject market area, we have applied upward adjustments to each sale on the basis of 6.0% per year, which is considered to be reasonable and supportable given typical escalators observed in the subject market for residential lots ranging from 5.0% to upwards of 7.0% in some cases. Sales 1 and 2 are currently pending and warranted no adjustments.

Front Feet

Typically, there is an inverse relationship between size and unit price, as larger lots with more linear feet of frontage typically sell for less per front foot as compared to lots smaller lots with less linear feet of frontage. The comparables have been adjusted accordingly. These adjustments are well founded and market supported.

Location

The subject is located along the south side of Green Valley Road within the city of Cibolo in east Guadalupe County, where there is significant ongoing residential development occurring. In this case, Sale 3 is inferior and warranted the noted upward adjustment given its location further south of the subject within a more remote area which is experiencing less significant demand and lower premiums paid for residential lots. The remaining sales are similar in this regard and warranted no adjustments.

Utilities

The subject lots will be serviced by all public utilities, including water and sewer. Thus, Sales 3 and 4 warranted upward adjustments for their lack of sewer utilities. The remaining sales were similar in this regard and warranted no adjustments.

Please see the following page for the Adjustment Grid – Lot Valuation.

ADJUSTMENT GRID - LOT VALUATION

	SUBJECT		SALE #1		SALE #2		SALE #3		SALE #4		SALE #5	
Subdivision	Schlather Ranch		CONFIDENTIAL		CONFIDENTIAL		Annabelle Ranch		Highland Estates Unit 3		Kinder Ranch	
-	Front	Depth	Front	Depth	Front	Depth	Front	Depth	Front	Depth	Front	Depth
Lot Size	110	200	80	120	70	120	110	200	110	200	65	120
Date of Sale	-		PENDING		PENDING		1/1/2025		2/4/2025		11/1/2024	
Lot Price	-		\$136,000		\$127,400		\$108,000		\$140,000		\$125,000	
Lot Price Per Front Foot (FF)	-		\$1,700 FF		\$1,820 FF		\$982 FF		\$1,273 FF		\$1,923 FF	
TRANSACTIONAL ADJUSTMENTS												
Market Conditions	-		0.00%		0.00%		3.21%		2.65%		4.21%	
Adjusted Unit Price	-		\$1,700 FF		\$1,820 FF		\$1,013 FF		\$1,306 FF		\$2,004 FF	
Front Feet	110		80 -5%		70 -10%		110 0%		110 0%		65 -10%	
Location	Schertz, TX		0%		0%		40%		0%		0%	
Utilites	Average		0%		0%		15%		15%		0%	
Amenities	All Available		0%		0%		0%		0%		0%	
Gross Adjustments	-		5%		10%		55%		15%		10%	
Net Adjustments	-		-5%		-10%		55%		15%		-10%	
Indicated Unit Value	-		\$1,615		\$1,638		\$1,571		\$1,502		\$1,804	

Conclusion

After adjustments, the comparable sales analyzed and presented herein indicate a range of adjusted sale prices per front foot from a low of \$1,502 per unit to a high of \$1,804 per unit, with a mean and median indication of \$1,626 per unit and \$1,615 per unit respectively. In this case, all sales are considered adequate indicators and have been given equal consideration. Thus, we have concluded on the basis of \$1,620 per unit. When applied to the front feet of a typical half acre lot within the subject subdivision, being 110 feet, the concluded retail value per lot is \$178,000, after rounding.

Adjusted Values

Minimum	\$1,502
Maximum	\$1,804
Mean	\$1,626
Median	\$1,615
Unit Value Conclusion	\$1,620
Front Feet	110
RETAIL VALUE PER LOT	\$178,000

The concluded retail value for the subject lots is considered as being further supported by typical lot value to improved value ratios for similar type developments. We have observed typical allocated lot values for similar newly constructed residential and multi-family housing from a low of 15% to upwards of 30% of the overall value. The conclusion herein of \$178,000 equates to 24% of the developer's anticipated starting pricing for the completed residences of \$750,000. This figure is well bracketed by the observed market range and considered to provide further support to the conclusion herein.

INCOME APPROACH

Discounted Cash Flow Analysis- 116 Lots

The sell-out period for a development similar to the subject property is typically estimated by analyzing historical trends in lot absorption in other nearby developments. As was fully discussed and developed in the *Market Analysis* section of this report we have concluded on an absorption of 25 months. This would also be 4.64 lots per month.

The average individual retail value of the subject lots was concluded at \$178,000 per lot. Therefore, the retail value of all 116 lots is \$20,648,000.

Discount Rate

The PWC Real Estate Investor Survey is a survey of developers and appraisers that is done every six months and provides a range and a mean of capitalization rates for land development. Free-and-clear discount rates including developer's profit range from 12.0% to 30.0% and average 17.00% in the 4th Quarter of 2024 which is a 213-basis point decrease from six months ago. This average assumes that entitlements are in place and includes developer's profit. According to the US Census Bureau, residential construction for residential housing was down 0.5% for single family residential development year over year from June 2024 versus June 2025.

The 2nd Quarter 2025 Developer Survey from Realtyrates.com reports that, site built residential rates featured an overall increase from 32.64% average to 33.01% over the past quarter. Site-Built Residential Developments indicate an overall range from 14.66% to 51.04% with an average of 33.01%. Developments with under 100 units featured a range from 14.66% to 44.00% with an average of 29.47%. Developments with over 100 units featured a range from 15.02% to 48.40% with an average of 31.87%.

RealtyRates.com DEVELOPER SURVEY - 2nd Quarter 2025*						
National - Subdivisions & PUDs						
	Actual Rates			Pro-Forma Rates		
	Min	Max	Avg	Min	Max	Avg
Site-Built Residential	14.66%	51.04%	33.01%	14.07%	49.00%	31.63%
-100 Units	14.66%	44.00%	29.47%	14.07%	42.24%	28.29%
100-500 Units	15.02%	48.40%	31.87%	14.42%	46.46%	31.20%
500+ Units	15.39%	50.60%	33.16%	14.77%	48.57%	33.10%
Mixed Use	15.76%	51.04%	33.56%	15.12%	49.00%	33.50%
Manufactured Housing	15.11%	55.70%	36.29%	14.51%	53.47%	34.16%
-100 Units	15.11%	48.43%	32.57%	14.51%	46.49%	30.65%
100-500 Units	15.49%	53.27%	35.24%	14.87%	51.14%	33.83%
500+ Units	15.87%	55.70%	36.68%	15.23%	53.47%	35.90%
Business Parks	15.08%	53.26%	35.02%	14.47%	51.13%	32.96%
-100 Acres	15.08%	46.31%	31.46%	14.47%	44.46%	29.61%
100-500 Acres	15.45%	50.94%	34.03%	14.83%	48.90%	32.67%
500+ Acres	15.83%	53.26%	35.41%	15.20%	51.13%	34.65%
Industrial Parks	15.14%	44.97%	30.81%	14.54%	43.17%	29.63%
-100 Acres	15.14%	39.10%	27.80%	14.54%	37.54%	26.22%
100-500 Acres	15.52%	43.01%	30.00%	14.90%	41.29%	28.85%
500+ Acres	15.90%	44.97%	31.19%	15.27%	43.17%	29.42%

*1st Quarter 2025 Data

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The subject property is located within an area seeing notable single family residential growth and will include 116 half acre lots. Therefore, based on the two quoted ranges and given the forecasted demand in the area as well as the size of the development, we have concluded on a discount rate slightly above the average noted by the PWC and on the lower end of the range noted by Realtyrates.com at 19.00% in our analysis.

During the sell-out period, various expenses are associated with the property and are as follows:

Annual Appreciation Rate

An assumption has been made that the lots will appreciate at an annual rate of 6% starting in the 2nd month; this follows the assumed decline in the available number of lots as well as the overall trend in the area for both lots as well as single family homes. Typically, we see this factor range from 5.0% - 7.0%. In this instance, we have applied a 6% factor, which starts in month 2.

Sales Expenses

A 5% cost has been included here to cover any advertising, commissions, legal and closing costs attributable to each lot at closing. This is considered adequate where lots are purchased by individuals with agents representing the buyer and a single agent representing the seller.

Property Taxes

As noted in the Tax section of this report, real estate taxes will be based on an average assessed value of \$32,000 per lot, with an annual tax liability of \$625 per lot, or 0.35% effective property tax rate (annual percentage). The DCF calculates the tax on a pro rata basis as the selloff occurs.

Construction Costs

The subject is being analyzed as if completed with no construction costs being deducted within the DCF.

Management & Administration

A 1%-line item of expense is based on the monthly sales income and includes the expenses necessary to pay for overhead, advertising, printing, computers, telephones, maintenance/HOA costs, etc. This expense accounts for approximately \$219,860 over the sellout.

Sales to Begin

Infrastructure of the lots is estimated to be completed by August 15, 2026. Therefore, we have started our discounted cash flow on August 15, 2026.

Net Present Value Conclusion by DCF

Please refer to the following pages for a summary of the assumptions and conclusion of value and monthly cash flow statement for the 116 subject lots. The typical average retail value of each lot was estimated to be \$178,000 thereby indicating a gross retail value of \$20,648,000. As discussed in the Market Analysis sector of this report, the DCF reflects a marketing period of 25-months. Therefore, it is our opinion that the prospective net present value of the 116 subject lots as of August 15, 2026, after rounding will be \$16,820,000.

The reader's attention is invited to the following pages for assumptions undertaken during the discounted cash flow analysis and a table showing the calculations over the sell-out period.

DCF ASSUMPTIONS - AS COMPLETE VALUATION

Assumptions:		
Average Retail Value Per Lot		\$178,000
Total Number of Units		116
Cummulative retail value of lots		\$20,648,000
Number of units sold each month (AVG)		4.64
Total Sellout Period (Months)		25
Annual Appreciation Rate		6.00%
Discount Rate		19.00%
Sales Expenses		5.00%
Effective Property Tax Rate (Annual %)		0.35%
Construction Costs (Road, sewer, etc.)		0.00%
Management & Administration		1.00%
Sales to begin in Month #		1
Units Sold Per Month		4.64
Appreciation Begins in Month #		2.00
Developer's Profit		0.00%
	Present Value	\$16,824,452
	CONCLUDED VALUE (RD)	\$16,820,000
	Value Per Lot after Disc.	\$145,000

STATEMENT OF CASH FLOWS

YEAR 1	Month Date	1	2	3	4	5	6	7	8	9	10	11	12
		Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27
Number of Lots Sold		4.64	4.64	4.64	4.64	4.64	4.64	4.64	4.64	4.64	4.64	4.64	4.64
Gross Sales		\$825,920	\$825,920	\$825,920	\$825,920	\$825,920	\$825,920	\$825,920	\$825,920	\$825,920	\$825,920	\$825,920	\$825,920
Appreciation		\$0	\$8,259	\$12,389	\$16,518	\$20,648	\$24,778	\$28,907	\$33,037	\$37,166	\$41,296	\$45,426	\$49,555
Total Gross Sales		\$825,920	\$834,179	\$838,309	\$842,438	\$846,568	\$850,698	\$854,827	\$858,957	\$863,086	\$867,216	\$871,346	\$875,475
Sales Expenses		(\$41,296)	(\$41,709)	(\$41,915)	(\$42,122)	(\$42,328)	(\$42,535)	(\$42,741)	(\$42,948)	(\$43,154)	(\$43,361)	(\$43,567)	(\$43,774)
Property Taxes		(\$5,798)	(\$5,557)	(\$5,315)	(\$5,074)	(\$4,832)	(\$4,590)	(\$4,349)	(\$4,107)	(\$3,866)	(\$3,624)	(\$3,382)	(\$3,141)
Developers Profit		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management & Administration		(\$8,259)	(\$8,342)	(\$8,383)	(\$8,424)	(\$8,466)	(\$8,507)	(\$8,548)	(\$8,590)	(\$8,631)	(\$8,672)	(\$8,713)	(\$8,755)
Net Income		\$770,567	\$778,571	\$782,695	\$786,818	\$790,942	\$795,066	\$799,189	\$803,312	\$807,435	\$811,559	\$815,683	\$819,805
Discount Factor		0.98441	0.96907	0.95397	0.93910	0.92446	0.91005	0.89587	0.88190	0.86816	0.85462	0.84130	0.82819
Present Value		\$758,557	\$754,490	\$746,664	\$738,898	\$731,193	\$723,550	\$715,966	\$708,442	\$700,980	\$693,578	\$686,238	\$678,955

YEAR 2	Month Date	13	14	15	16	17	18	19	20	21	22	23	24
		Aug-27	Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28	Jul-28
Number of Lots Sold		4.64	4.64	4.64	4.64	4.64	4.64	4.64	4.64	4.64	4.64	4.64	4.64
Gross Sales		\$825,920	\$825,920	\$825,920	\$825,920	\$825,920	\$825,920	\$825,920	\$825,920	\$825,920	\$825,920	\$825,920	\$825,920
Appreciation		\$53,685	\$57,814	\$61,944	\$66,074	\$70,203	\$74,333	\$78,462	\$82,592	\$86,722	\$90,851	\$94,981	\$99,110
Total Gross Sales		\$879,605	\$883,734	\$887,864	\$891,994	\$896,123	\$900,253	\$904,382	\$908,512	\$912,642	\$916,771	\$920,901	\$925,030
Sales Expenses		(\$43,980)	(\$44,187)	(\$44,393)	(\$44,600)	(\$44,806)	(\$45,013)	(\$45,219)	(\$45,426)	(\$45,632)	(\$45,839)	(\$46,045)	(\$46,252)
Property Taxes		(\$2,899)	(\$2,658)	(\$2,416)	(\$2,174)	(\$1,933)	(\$1,691)	(\$1,450)	(\$1,208)	(\$966)	(\$725)	(\$483)	(\$242)
Developers Profit		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management & Administration		(\$8,796)	(\$8,837)	(\$8,879)	(\$8,920)	(\$8,961)	(\$9,003)	(\$9,044)	(\$9,085)	(\$9,126)	(\$9,168)	(\$9,209)	(\$9,250)
Net Income		\$823,930	\$828,053	\$832,176	\$836,300	\$840,423	\$844,546	\$848,669	\$852,793	\$856,918	\$861,040	\$865,164	\$869,287
Discount Factor		0.81528	0.80257	0.79007	0.77775	0.76563	0.75370	0.74195	0.73038	0.71900	0.70779	0.69676	0.68590
Present Value		\$671,735	\$664,574	\$657,473	\$650,433	\$643,452	\$636,530	\$629,668	\$622,866	\$616,123	\$609,437	\$602,812	\$596,251

YEAR 3	Month Date	25	26	27	28	29	30	31	32	33	34	35	36
		Aug-28	Sep-28	Oct-28	Nov-28	Dec-28	Jan-29	Feb-29	Mar-29	Apr-29	May-29	Jun-29	Jul-29
Number of Lots Sold		4.64	0	0	0	0	0	0	0	0	0	0	0
Gross Sales		\$825,920	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Appreciation		\$103,240	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Gross Sales		\$929,160	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sales Expenses		(\$46,458)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Taxes		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Developers Profit		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management & Administration		(\$9,292)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Income		\$873,410	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Discount Factor		0.67521	0.66469	0.65433	0.64413	0.63409	0.62420	0.61447	0.60490	0.59547	0.58619	0.57705	0.56806
Present Value		\$589,735	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

RECONCILIATION- PROSPECTIVE MARKET VALUE

The utilized approaches indicate the following values for the subject property.

Valuation Approach	As Complete
Sales Comparison Approach	N/A
Cost Approach	\$15,920,000
Income Approach	\$16,820,000

Cost Approach

In subdivision analysis, the Cost Approach is typically utilized a check of financial feasibility. In this case, the proposed development is considered as being feasible given that the value indication by the Income Approach exceeds that of the Cost Approach. The Cost Approach is considered to be a secondary indicator of market value given the lack of reliance placed on this approach in the subject market.

Income Approach

The Income Approach considers the net present value of the 116 subject lots upon completion. The projected marketing period has been developed in the Market Analysis section of this report and is well supported. Various expenses that have support in the market have been deducted to arrive at the monthly cash flow. The monthly cash flows were then discounted to a present value and added to arrive at the prospective market value. Since this method closely resembles the actual development plan, it is the best indicator of value.

Conclusion

Within our conclusion of the prospective market value of the subject, we have placed primary emphasis on the indication from the Income Approach. Therefore, it is our opinion of the concluded prospective market value of the subject property as of August 15, 2026, upon completion of the development of the finished residential lots, subject to the extraordinary assumptions contained herein will be as follows:

MARKET VALUE CONCLUSION	
Effective Date	8/15/2026
Premise	Fee Simple
Valuation Scenario	"As Complete"
Market Value	\$16,820,000

EXPOSURE TIME

Based on our observations of recent comparable sales, it is our opinion that the exposure time would have been approximately one year. The estimated marketing time is also estimated to be one year.

ADDENDA

THE HORNSBY GROUP



Hank Hornsby, MAI, LREB

Managing Director
The Hornsby Group
215 S. San Saba St, #120
San Antonio, TX 78207

hank@thehornsbygrp.com
O: 210-920-6867
C: 210-912-1576
F: 210-920-6867

Services Offered

- Commercial/Residential Real Estate Appraisal
- Expert Witness Testimony
- Ad Valorem Tax Appeal
- Eminent Domain
- Conservation Easements
- Consultation
- Commercial Real Estate Brokerage
- Residential Real Estate Brokerage

Markets Covered

- South Texas
- Central Texas
- West Texas

Experience

Hank Hornsby, MAI, LREB is the Owner and Managing Director of The Hornsby Group, a full-service real estate appraisal firm and brokerage headquartered in San Antonio, Texas, which services the South, Central, and West Texas market areas. Mr. Hornsby has been practicing real estate appraisal across the state of Texas since 2015 and real estate sales since 2020. His experience includes the valuation of all property types throughout his career, including:

- Farm and Ranch Properties
- Residential Subdivisions
- Multifamily Developments
- Industrial Facilities
- Retail Developments
- Office Buildings
- Vacant Land (Rural & Urban)
- Luxury Residences/Estates
- Island Property (International)
- Special-purpose properties:
 - Ground Leases
 - Car Dealerships,
 - Self-Storage Facilities
 - RV Parks/Manufactured housing communities
 - Music Venues
 - Veterinary Clinics

Professional Affiliations & Designations

- MAI Designation
Appraisal Institute No. 588748
- State Certified General Real Estate Appraiser
TALCB No. TX-1380873-G
- Licensed Real Estate Broker
TREC No. TX-739880
- Member of the Appraisal Institute
- Member of the South Texas Chapter - Appraisal Institute

Education

- Bachelor of Business Administration
Hardin-Simmons University 2007-2011
2200 Hickory St,
Abilene, TX 79601



Certified General Real Estate Appraiser

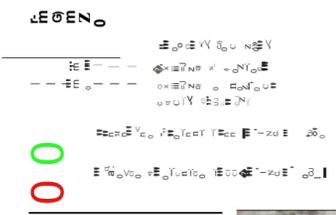
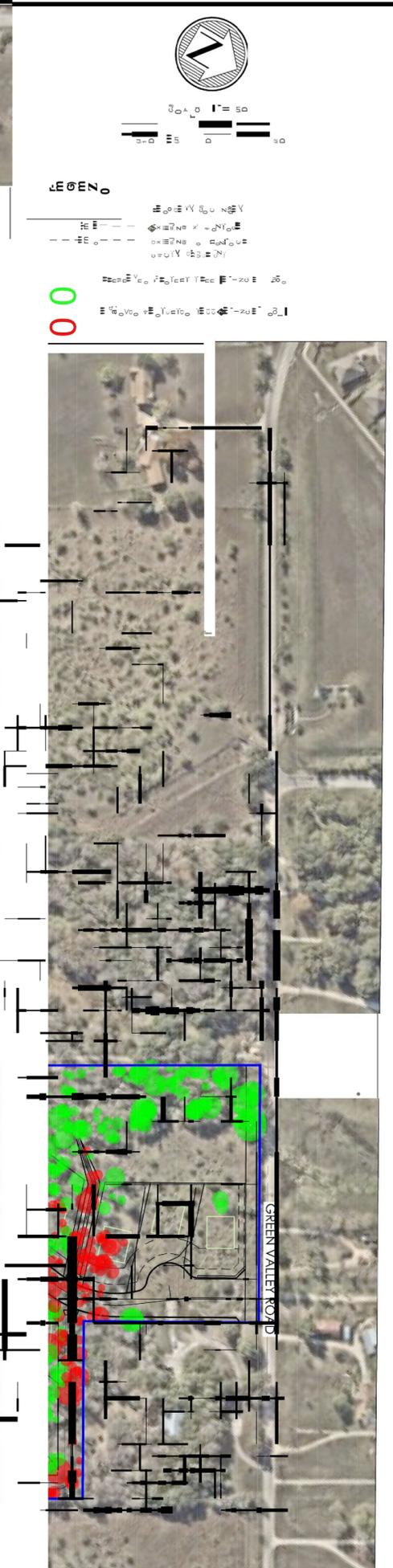
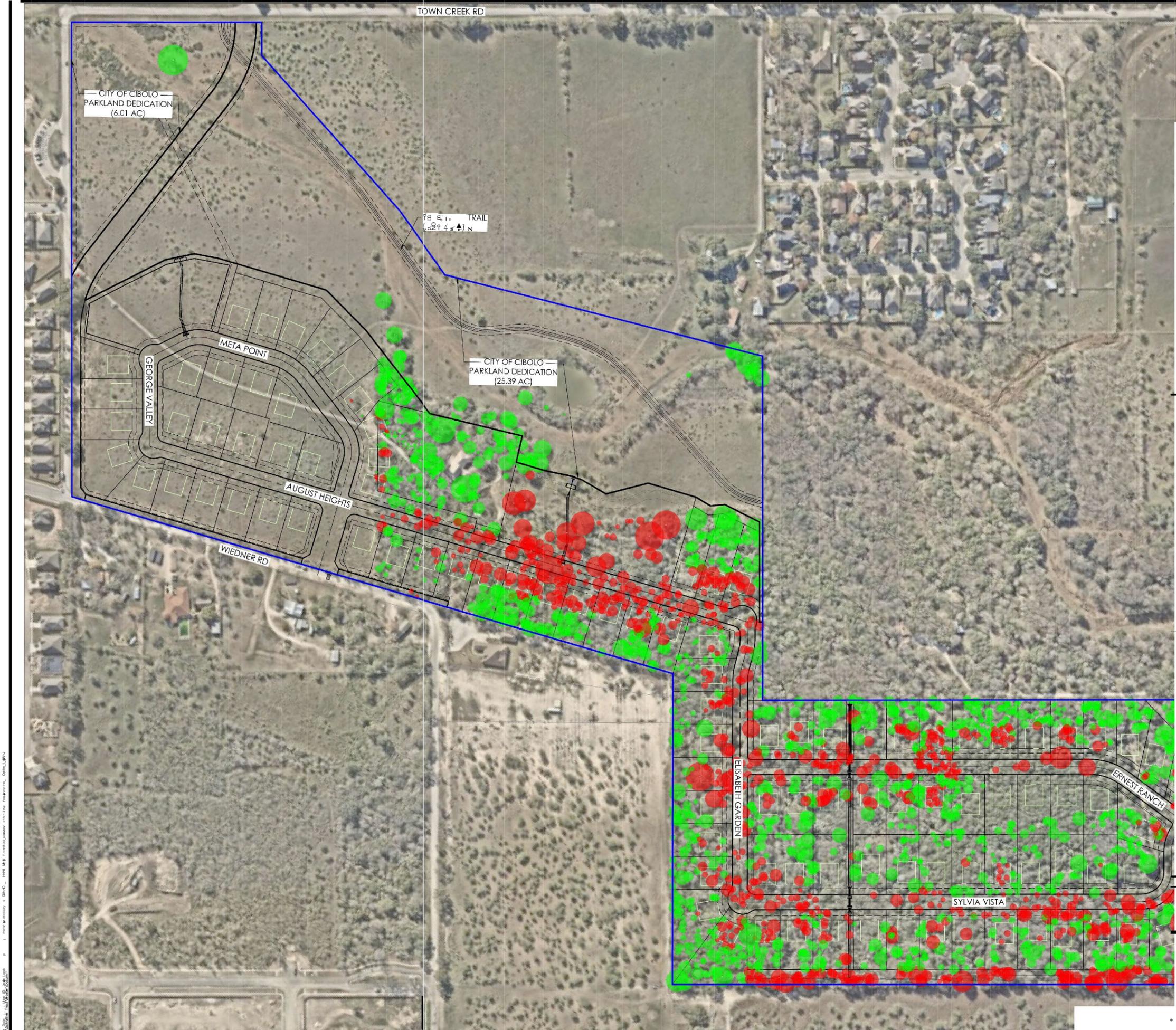
Appraiser: **Hank Hornsby**
License #: **TX 1380873 G**

License Expires: **02/28/2027**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.


Chelsea Buchholtz
Executive Director



SCHLATHER TRACT
TREE PRESERVATION PLAN EXHIBIT

MTR
Moy Tarin Ramirez Engineers, LLC
ENGINEERING F-5297/SURVEYING F-0191500
5723 UNIVERSITY HEIGHTS BLVD., SUITE 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

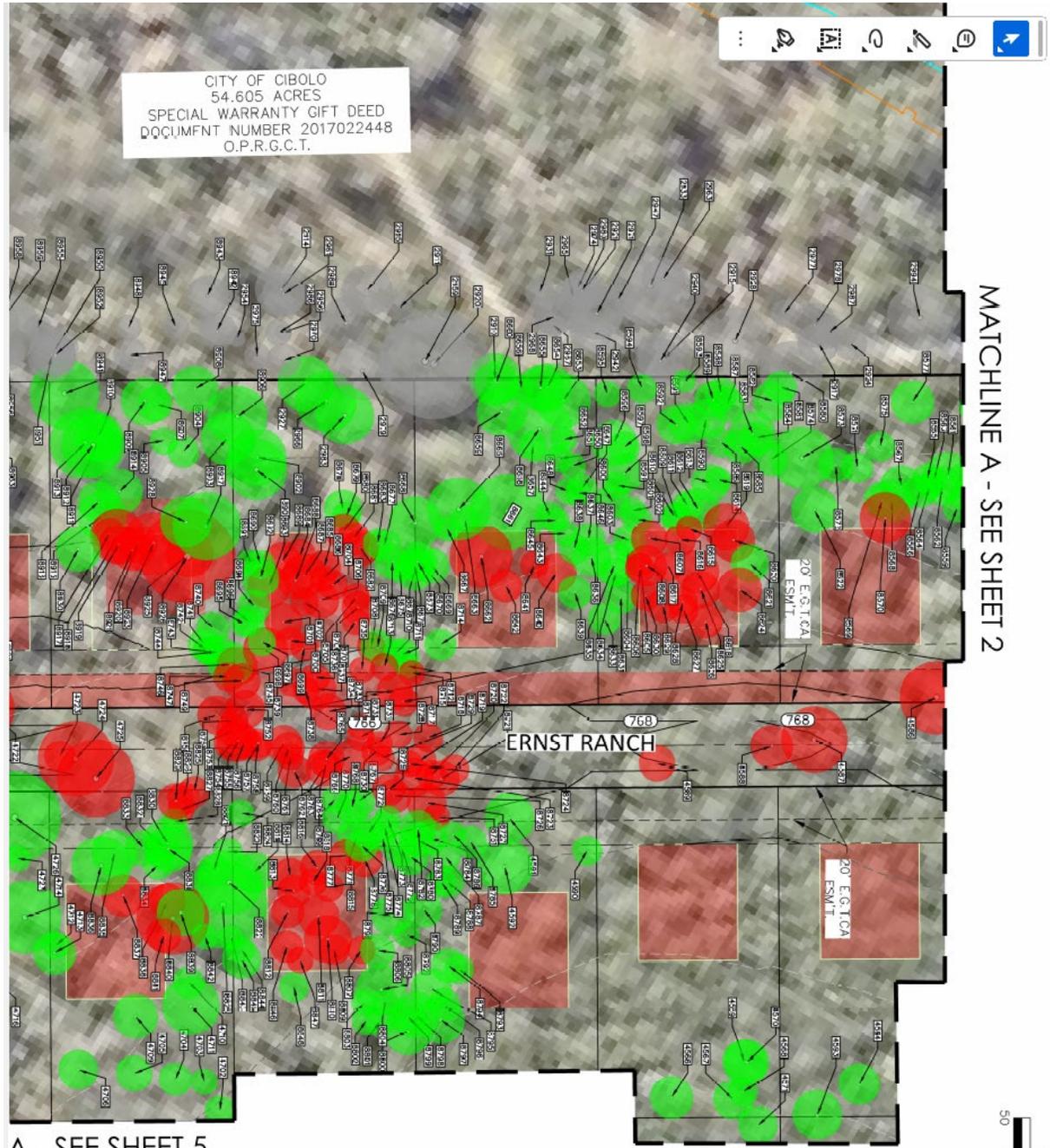
• Engineers
• Surveyors
• Planners

NO.	DATE	DESCRIPTION	BY
NO.1	DATE	DESCRIPTION	BY
NO.2	DATE	DESCRIPTION	BY
NO.3	DATE	DESCRIPTION	BY
NO.4	DATE	DESCRIPTION	BY

PROJ. # _____ DATE BY _____ CHKD. BY _____ DATE

SHEET
EX

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



MATCHLINE A - SEE SHEET 2

A - SEE SHEET 5

MATCHLINE A - SEE SHEET 3



PUBLIC IMPROVEMENTS AGREEMENT
BETWEEN THE CITY OF CIBOLO AND KF SCHLATHER LP

STATE OF TEXAS

COUNTY OF GUADALUPE

This Public Improvements Agreement (the “**Agreement**”) is made and entered into by and between KF SCHLATHER LP , (the "**Developer**") and the City of Cibolo, Texas, (the "**City**”), hereinafter collectively referred to as the "**Parties**".

WHEREAS, the City of Cibolo is a home rule municipality authorized by state law to regulate public systems such as, but not limited to, streets, wastewater, storm water, and flood prevention, as well as land use such as, but not limited to, development and parkland; and

WHEREAS, The City of Cibolo Unified Development Code (UDC) Article 1 imposes impact fees to address the effect that development has on City infrastructure as authorized by Texas Local Government Code 365; and

WHEREAS, the Developer wishes to develop certain property located within the city limits, consisting of 115.501 acres, more or less, which is described as a parcel of land in the TRINIDAD GARCIA SURVEY, ABSTRACT NO. 137, OF GUADALUPE COUNTY, TEXAS (the “**Property**”) as shown in more detail in **Exhibit “A”**, attached; and

WHEREAS, due to the nature of the development intended by Developer, City ordinances and Texas law require Developer to provide certain public improvements, more particularly described in Section 1, below, and on **Exhibit “B”**, attached; and

WHEREAS, Developer has the option to construct and maintain these improvements themselves in conformity with the City of Cibolo’s Code of Ordinances, or to dedicate such improvements to be maintained by the City; and

WHEREAS, Developer desires to dedicate street improvements and right-of-way to the City for the City to take over future maintenance responsibilities and costs; and

WHEREAS, Developer desires to provide streets for necessary access, but to keep those streets privately maintained by the subdivision through a Property Owners Association; and

WHEREAS, Developer desires to dedicate certain lands and easements to the City, and to construct or contribute financially to certain public improvements, all as specified herein; and

WHEREAS, the City of Cibolo’s Unified Development Code (UDC) requires Tree Preservation and Tree Removal Mitigation; and

WHEREAS, the City of Cibolo’s Unified Development Code (UDC) requires the payment of parkland fees; and

WHEREAS, Developer desires to dedicate park land and trail easements to the City in lieu of paying parkland fees and tree mitigation fees; and

WHEREAS, the City and Developer desire to set forth the rights and responsibilities of each in regards to the construction and maintenance of public improvements; and

NOW, THEREFORE, for and in consideration of the premises and mutual obligations, covenants, and benefits hereinafter set forth, the Parties agree as follows:

1. PREAMBLE

1.1 Recitals.

The recitals set forth above are declared to be true and correct by the Parties and are hereby incorporated as part of this Agreement for all purposes.

1.2 The Subdivision.

Developer desires to subdivide and develop the property as a residential subdivision, known as Schlather Ranch, in four (4) blocks with 106 single-family residential lots, four (4) open space/drainage easement lots, four (4) drainage easement lots, two (2) open space/drainage/sewer/access easement lots, one (1) open space/cross access easement lot, one (1) open space/drainage/sewer easement lot, and one (1) drainage easement.

1.3 Public Improvements.

The parties agree and acknowledge that the nature of the subdivision desired by Developer necessitates the need for public improvements in order to comply with state law, the City’s Unified Development Code (UDC), and to provide for health, safety, and enjoyment of future inhabitants of the subdivision. The public improvement described herein includes the following and are described more fully on Exhibits B and C.

A. Dedication of Land for Public Streets

1. Bentwood Pass and Wiedner Road.

Dedication of approximately 1.899 acres, with an estimated appraised value of Two Hundred Seventy-Six Thousand Four Hundred Forty-Two Dollars (\$276,442), for the future roadway connecting Bentwood Pass to Weidner Road.

2. Green Valley Road.

Dedication of approximately 0.388 acres, with an estimated appraised value of Twenty-One Thousand Eight Hundred Forty-Three Dollars (\$21,843), for the future widening of Green Valley Road.

3. Wiedner Road.

Dedication of approximately 0.447 acres, with an estimated appraised value of Forty-Eight Thousand Four Hundred Seventy-Seven Thousand Dollars (\$48,477), for the future widening of Weidner Road.

All dedications described in this Section 1.3 shall be completed and legally conveyed to the City upon recording of the final plat for the Subdivision, unless otherwise agreed in writing by the City.

B. Multi-Purpose Trail Easement

Developer shall grant an easement for a multi-use trail approximately 30 feet wide and 3,000 linear feet in length, with an estimated appraised value of Three Hundred Thousand Seven Hundred Sixty-Five Dollars (\$300,765) located generally in the floodplain area of the subdivision, to connect existing City trails located in Schlather Park to the Tolle Nature Center. The precise location of the easement shall be determined by mutual agreement of the Parties.

The Parties agree that the precise location and legal description of the multi-purpose trail easement shall be finalized and documented no later than ninety (90) days following the approval of the Public Improvements Agreement. The Developer shall, within thirty (30) days thereafter, execute and record the easement instrument in the Official Public Records of Guadalupe County, Texas. A recorded copy of the easement shall be provided to the City within ten (10) days after recording.

1.4 Benefits.

The parties acknowledge and agree that each benefits directly from the promises and covenants in this agreement. The City obtains the benefit of assurance regarding the design, quality, and sufficiency of public improvements, including, but not limited to, the connection of Bentwood Pass to Weidner Road improving safety and regional connectivity as described in Section 1.3, implementation linear park system as described in Section 1.3, dedication of public parkland as described in Section 2.2, and their ability to provide necessary services to the citizens of Cibolo. Developer obtains the benefit of compliance with local ordinances and state law, the avoidance of certain fees, including parkland fee credits and tree mitigation waivers, and assurances regarding development requirements.

The parties further acknowledge that Developer is not required to dedicate land or improvements, but has chosen to do so, due to the long term cost savings.

1.5 Effective Date and Term.

This agreement becomes effective once signed by both parties and stays in effect until the expiration of any maintenance and warranty periods provided herein.

1.6 Exhibits.

The following exhibits are attached hereto, and by this reference, incorporated herein.

Exhibit “A” – Property Survey/Plat

Exhibit “B” – Map of Dedications and Easements

Exhibit “C” – Cost Estimate for Public Improvements

2 DEVELOPER OBLIGATIONS

2.1 Construction of Public Improvements.

The Developer shall design and construct the improvements required to comply with the City’s Unified Development Code, the City of Cibolo Design Construction Manual, and all other applicable City specifications, standards and regulations (collectively, the "**Standards**") and the construction plans for the public improvements approved by the City’s Engineer (the "**Plans**"), which are shown on **Exhibit “B”**; the improvements shown in said Plans shall hereinafter be collectively referred to as the "**Public Improvement**". Developer’s construction is subject to the following terms:

- A. Completion. The Public Improvements must be constructed in accordance with the Standards and Plans and be free from design and construction defects. Upon completion of the Public Improvements, the Developer will provide the City with a complete set of construction plans for the Public Improvements (24” x 36” mylar) certified "as built" by the engineer responsible for preparing the approved Plans.
- B. Security for Design and Construction of Public Improvements. The estimated cost of constructing the Public Improvements in accordance with the Plans, which has been determined by a professional engineer and approved by the City’s Engineer, (the "**Cost Estimate**") is set forth in **Exhibit “C”**. To secure the Developer’s obligations to design and construct the Public Improvements, the Developer shall provide a financial guarantee of performance in the amount of One Hundred Twenty Five Percent (125%) of the Cost Estimate (the "**Security**"). The Security must be in a form approved by the City Attorney.
- C. Restriction on Sale, Transfer or Conveyance of Lots. In the event that the Public Improvements are not constructed to meet the Standards and Plans, and the required Security has expired, the Developer shall not sell, transfer, or convey the Property, or any part or portion of the Property, until sufficient Security has been posted with the City for the completion of the construction and/or correction and repair of defects in materials or workmanship.
- D. Warranty for Maintenance Period. The Developer warrants the Public Improvements will be free from defects for a period of two (2) years from the date the City accepts the construction of the Public Improvements (the "**Maintenance Period**"). The Developer shall correct and repair, or cause to be corrected and repaired, any defects in materials or

workmanship of the Public Improvements that occur before and during the Maintenance Period due to any cause.

- E. Security for Maintenance of Public Improvements. As a condition of the City's acceptance of dedication of any of the Public Improvements, and to secure the Developer's warranty obligations during the Maintenance Period, the Developer shall provide a "**Maintenance Bond**" in the amount of Ten Percent (10%) of the total cost of constructing the Public Improvements. The Maintenance Bond must be in a form approved for use by the City Attorney. The Public Improvements must meet the Standards and Plans at the end of the Maintenance Period in order for the City to release the Maintenance Bond.

2.2 Dedication.

Developer hereby agrees to dedicate the land, improvements, and easements identified in **Exhibit "B"** attached hereto, and sign any additional documents necessary to necessitate such dedication and transfer. The required dedications include the following:

- A. Dedication of approximately 1.899 acres, with an estimated appraised value of Two Hundred Seventy-Six Thousand Four Hundred Forty-Two Dollars (\$276,442), for the future roadway connecting Bentwood Pass to Weidner Road.
- B. Dedication of approximately 0.388 acres, with an estimated appraised value of Twenty-One Thousand Eight Hundred Forty-Three Dollars (\$21,843), for the future widening of Green Valley Road.
- C. Dedication of approximately 0.447 acres, with an estimated appraised value of Forty-Eight Thousand Four Hundred Seventy-Seven Thousand Dollars (\$48,477), for the future widening of Weidner Road.
- D. Dedication of a multi-use trail easement approximately thirty feet (30') in width and three thousand (3,000) linear feet in length, with an estimated appraised value of Three Hundred Thousand Seven Hundred Sixty-Five Dollars (\$300,765). The exact location of the easement shall be determined by mutual agreement of the Parties.
- E. Dedication of approximately six (6) acres, with an estimated appraised value of Eight Hundred Seventy-Three Thousand Seven Hundred Fifty-Six Dollars (\$873,756), for parkland generally located at the southwest corner of Town Creek Way and Wiedner Road.

2.3 Street Improvements.

Green Valley Road & Access #1 Improvements. During site development, Developer shall design and install a flared right-turn lane at the intersection of Green Valley Road and Access #1, with an estimated construction cost of Thirty-Three Thousand Fifty-Nine Dollars (\$33,059).

Wiedner Road Improvements. Developer shall provide funding at the earlier of plat recordation or October 1, 2026, toward the planned widening of Wiedner Road. The contribution shall include the cost of roadway widening — 12 linear feet from centerline

over a 2,000 linear foot segment, estimated at Two Hundred Seventeen Thousand Four Hundred Twenty-Two Dollars and Eight-Two Cents (\$217,422.82).

All costs identified in this Section 2.3 shall be borne solely by the Developer and are considered part of the Developer's required public improvement obligations under this Agreement.

2.4 Pedestrian Path Easement.

Developer shall grant to the City a Pedestrian Path Easement for a multi-purpose trail. The City shall construct the multi-purpose trail within the granted easement. The Pedestrian Path Easement shall consist of a thirty-foot (30') wide by three-thousand-foot (30,000) linear foot easement.

2.5 Parkland Dedication.

Developer shall dedicate approximately six (6) acres of land, with an estimated appraised value of Eight Hundred Seventy-Three Thousand Seven Hundred Fifty-Six Dollars (\$873,756), generally located at the southwest corner of Town Creek Way and Wiedner Road, for parkland purposes, including parks and open space.

Trail Easement Dedication. Developer shall dedicate a multi-purpose trail easement approximately thirty feet (30') in width and three thousand (3,000) linear feet in length, with an estimated appraised value of Three Hundred Thousand Seven Hundred Sixty-Five Dollars (\$300,765).

In consideration for the value of the public parkland/open space, right-of-way, and multi-purpose Trail easement dedications provided by the Developer, the City agrees to waive the \$600 per residential lot developer park fee, totaling Sixty-Three Thousand Six Hundred Dollars (\$63,600), and to reduce or eliminate tree mitigation fees for the Schlather Ranch Subdivision, as further described in Section 2.6 below.

2.6 Tree Mitigation Fees.

In exchange for the dedications described above, the City agrees to waive all tree mitigation fees, Five Hundred Seventy-Three Thousand Eight Hundred Twenty-One Dollars (\$573,821), otherwise applicable to Developer for the Property based on the 2025 Schlather Ranch Tree Preservation Plan. The 2025 Schlather Ranch Tree Preservation Plan is available for review in the City of Cibolo Planning Department.

Schlather Ranch Tree Preservation Summary		
Tree Category	Tree Size (Caliper Inch)	Trees Saved
Protected	4" – 7.99"	113
Protected	8" – 19.99"	1,378
Heritage	20" – 23.99"	80
Heritage	24" and up	83
Total Trees Preserved		1,654

MITIGATION CALCULATIONS

MITIGATION DUE TO TREE REMOVAL			
DIAMETER OF EXISTING TREES (DBH)	TREE REPLACEMENT RATIO	INCHES REMOVED	INCHES TO BE MITIGATED
8-19.99"	1.0	10737.5	10737.5
20-23.99"	2.0	1601.5	3203
24+	3.0	1674	5022
TOTAL		14013.00	18962.50

TREE MITIGATION THROUGH PLANTING				
TOTAL NUMBER OF LOTS	* NUMBER OF TREES TO BE PLANTED PER LOT	CALIPER INCH TO PLANTED	** TOTAL INCHES AVAILABLE FOR MITIGATION	CREDIT FROM PLANTING
110	4	3.0	1320	\$198,000.00

FEE CALCULATIONS							
TOTAL INCHES	30% REMOVAL WITHOUT PENALTY	70% OF TOTAL INCHES	REMOVED INCHES TO BE MITIGATED - CREDIT INCHES	FEE PER INCH	TOTAL FEE (MITIGATION - PRESERVATION)	CREDIT FROM PLANTING	FEE (TOTAL FEE - PLANTING CREDIT)
46,056.75	13,817.03	32,239.73	5145.48	\$150	\$771,821.25	\$198,000.00	\$573,821.25

2.7 Construction Truck Route.

The City and Developer shall mutually agree upon a designated construction truck route to be used by all contractors, subcontractors, suppliers, and any other parties engaged in the construction and development of the Subdivision. The Developer shall be responsible for ensuring that all such parties are notified of, and adhere to, the designated construction truck route.

Developer shall include provisions in its contracts with all contractors and subcontractors obliging them to comply with the designated construction truck route.

Failure of contractors, subcontractors, or suppliers to adhere to the designated construction truck route shall constitute a violation of this Agreement. In the event of such violation, the City may issue citations or impose administrative penalties against the Developer. Developer shall be fully responsible for any fines, penalties, or enforcement actions arising from its contractors', subcontractors', or suppliers' noncompliance with the designated construction truck route.

2.8 Private Street Maintenance.

Developer has elected to maintain a private street and to provide for its maintenance privately instead of dedicating the street for City maintenance in accordance with Article 18 Transportation, Section 18.2 Private Streets, of the City of Cibolo's Unified Development Code (UDC). Pursuant to that election:

- A. Developer shall create a mandatory Homeowners Association (the "**Association**") which shall apply to the lots in the Subdivision, and shall establish bylaws, rules, regulations and restrictive covenants (collectively the "**Association Regulations**") to assure that the Association performs and accomplishes the duties and purpose required to be performed and accomplished by the Association pursuant to this Agreement.
- B. Developer shall submit the Association Regulations to the City for review to assure that the Association Regulations provide adequate language to protect the City's interest with respect to the Association's performance of the duties and obligations assigned to it by this Agreement. Approval by the City of the Association Regulations shall not be unreasonably withheld, conditioned or delayed, and the scope of its review shall be limited to the provisions pertaining to the Association's performance of the duties and obligations assigned to it by this Agreement.
- C. The Association Regulations shall provide that it cannot be amended by its members to diminish or repeal any duty or obligation assigned to it by this Agreement without the written consent of the City.
- D. The owner of each residential lot, present and future, within the Subdivision will be required to be a member of the Association, dues are or will be assessed and collected by the Association, and any unpaid dues or assessments shall be secured by a lien on the future residential lot for which they are assessed as set forth in the Association Regulations.
- E. The Association Regulations shall require the Association to maintain the streets as shown on the final plat of the subdivision and in conformity with Article 18 Transportation, Section 18.2 Private Streets, E. Maintenance, of the UDC.
- F. The Association Regulations shall include a provision to enact Article 18 Transportation, Section 18.2 Private Streets, L. Property Owners Association, Subsections 2 – 6 of the UDC.

- G. The Association Regulations shall provide that the Association may only cease collection of fees and maintenance of the street by a complete and successful dedication of the streets to the City.

2.9 Open Space Maintenance and Management.

Developer shall include in the Association Regulations provisions specifying that the HOA shall be responsible for the ongoing maintenance of the common open space and all trail easements, including, without limitation, mowing, debris removal, and general cleaning. Upon construction and installation of the multi-purpose path by the City, the City shall assume responsibility for the maintenance and repair of the multi-purpose trails surface and associated improvements located within the easement. Prior to the final acceptance of the subdivision's public infrastructure, the Developer shall provide to the City a copy of the HOA Declaration of Covenants, Conditions, and Restrictions (CC&Rs) governing documents, including a reserve study, per the Texas Property Code, specifically Chapter 209, for the City's awareness, not approval, to demonstrate the Developer has properly conducted a reserve study to base assessments to future property owners concerning their obligation to pay fees (assessments) to cover expenses related to maintenance of community standards and managing common areas that are to be owned and maintained by the HOA.

- A. Maintenance Requirement. The HOA shall be responsible for the maintenance of all designated open spaces within the community. Such maintenance shall be conducted in full compliance with the *City of Cibolo Code of Ordinances, Section 46*, pertaining to offensive, foul, or noxious weed or vegetation growth. The HOA shall ensure that open space areas remain free of conditions deemed offensive, hazardous, or detrimental to public health, safety, or welfare.
- B. Optional Natural Habitat Management Program. As an alternative or supplemental approach, the Association may elect to participate in an approved program with the Texas Master Naturalists Program or a similar recognized conservation organization. The purpose of such participation shall be to develop and implement an *Open Space Management Program* that promotes the growth of native grasses, prairies, and other natural vegetation consistent with regional ecological practices.
- C. Allowance for Taller Vegetation. In the event the HOA participates in such a recognized program, it is agreed that certain designated open space areas may contain vegetation taller than the height limitations otherwise prescribed by the *City of Cibolo Code of Ordinances, Section 46*. These areas shall be managed and maintained in accordance with the approved open space management plan, ensuring the vegetation remains intentional, controlled, and beneficial to the natural habitat.
- D. Documentation and Communication. The HOA shall maintain documentation of any such approved management program and provide notice to the City of Cibolo and community members regarding the designated natural areas and maintenance protocols.

3. CITY OBLIGATIONS

- 3.1 Inspection and Acceptance of Public Improvements. The City will inspect the Public Improvements during and at the completion of construction. If the Public Improvements are completed in accordance with Plans and the Standards, the City will approve the Public Improvements and accept the Public Improvements by issuing an **Acceptance Letter** in the format approved by the City at the time. The City will accept the dedication of the parkland in full satisfaction of all City ordinance requirements for Parkland Fees and will confirm that Developer's satisfaction of that obligation to Developer in writing.
- 3.2 Notice of Defect. The City will notify the Developer if an inspection reveals that any portion of the Public Improvements is not constructed in accordance with the Plans or the Standards or is otherwise defective. However, the City is not responsible for the construction of the Public Improvements, the quality of the material, or the construction methods utilized. In addition, the City is not responsible for making continuous on-site inspections of the construction work and the City has no privity with or responsibility for the construction contractor or any subcontractors.
- 3.3 Release. Upon the expiration of the Maintenance Period, if there are no existing defects in or failures of the Public Improvements the Developer is required to correct, repair or reconstruct, the City's Engineer will recommend release of the Maintenance Bond and/or the remaining Security and/or any Escrowed Funds provided pursuant to Section 5 herein. The City will release the Maintenance Bond and/or the remaining Security and/or remaining Escrowed Funds within thirty (30) days after the recommendation from the City's Engineer.
- 3.4 Maintenance and Operation of Multi-Purpose Trail. The City shall be responsible for the maintenance and operation of the multi-purpose trail located within the Pedestrian Path Easement area. At its sole cost and expense, the City shall install and maintain a ten-foot (10') wide multi-purpose trail within the Pedestrian Path Easement Area. The City shall further be solely responsible for the ongoing maintenance and mowing of the remaining twenty feet (20') of the thirty-foot (30') wide by three-thousand-foot (3,000') long Pedestrian Path Easement Area.
- 3.5 Naming of Open Space and Trail. The City agrees to name the 6-acre open space and multi-purpose trail in honor of the Schlather family in recognition and appreciation of their commitment to creating open spaces and dedication of pedestrian easements in the City of Cibolo.

4. DEFAULT

- 4.1 Events of Default. Events of Default under this Agreement are:
- A. Developer's failure to design the Public Improvements as required to comply with the Standards and Plans;

- B. City's failure to approve or accept Public Improvements constructed in compliance with the Standards and Plans;
- C. Developer's failure to provide the City with a complete set of construction plans for the Public Improvements, certified "as built" by the engineer responsible for preparing the approved Plans;
- D. Developer's failure to comply with the warranty that the Public Improvements will comply with the Standards and Plans during the Maintenance Period;
- E. Developer's failure to provide additional Security within thirty (30) days after notice and demand;
- F. The acquisition of the Property or a portion of the Property by the issuer of the Security or other creditor through foreclosure or an assignment or conveyance in lieu of foreclosure; and/or
- G. Developer's failure to comply with any other material provision of this Agreement.

4.2 Notice of Default and Intent to Draw.

The City shall provide notice of default and intent to draw on the Security or Maintenance Bond, as applicable, to Developer with a copy of the notice to any Surety, lender, or Trustee. The notice will identify the event of default and City may, in its sole discretion, provide an opportunity for Developer to cure the default. Upon default, or if Developer fails to cure the default as expressly allowed by City, the City shall be entitled to draw the amount necessary to perform the Developer's obligations under this Agreement up to the total amount of Security and/or Maintenance Bond, as applicable.

4.3 Force Majeure

- A. The term "Force Majeure" as employed herein shall mean and refer to acts of God; strikes, lockouts, or other industrial disturbances; acts of public enemies, orders of any kind of the government of the United States, the State of Texas or any civil or military authority; insurrections; riots; epidemic; pandemic; landslides; lightning; earthquakes; fires; hurricanes; storms; floods; washouts; droughts; arrests; restraint of government and people; civil disturbances; explosions; breakage or accidents to machinery, pipelines, or canals; or other causes not reasonably within the control of the party claiming such inability, including but not limited to the period, if any, for which development of the Subdivision, or the construction of residences or buildings therein, is limited or suspended pursuant to any moratorium imposed by the city.
- B. If, by reason of Force Majeure, any party hereto shall be rendered wholly or partially unable to carry out its obligations under this Agreement, then such party shall give written notice of the full particulars of such Force Majeure to the other party within thirty (30) days after the occurrence thereof. The obligations of the party giving such notice, to the extent effected by the Force Majeure, shall be suspended during the continuance of the inability claimed, except as hereinafter provided, but for no longer period, and the party shall endeavor to remove or overcome such inability with all reasonable dispatch.

5. USE OF SECURITY AND/OR MAINTENANCE BOND.

5.1 Security; Maintenance Bond; Escrow.

The City may use the Security and/or Maintenance Bond for the purpose of completing the Public Improvements in accordance with the Standards and Plans or to correct, repair or reconstruct the Public Improvements to achieve compliance with the Standards and Plans, subject to the following terms:

- A. The City may, at its option and discretion, accept substitute security instead of, or in addition to, drawing on the Security and/or Maintenance Bond.
- B. The City may, at its option and in its discretion, complete some or all of the unfinished Public Improvements at the time of default, regardless of the extent to which development has taken place or whether development ever commenced, without incurring any obligation to complete any of the unfinished Public Improvements.
- C. The City's draw on the Security and/or Maintenance Bond and use of Security and/or Maintenance Bond to complete, correct, repair, or reconstruct the Public Improvements is not an acceptance of the dedication of the Public Improvements. The acceptance of the Public Improvements is specifically and expressly conditioned on the delivery to the City of Public Improvements constructed to comply with the Standards and Plans or the express order of acceptance by the City Council, and the Public Improvements shall not be considered accepted by the City without the City's issuance of an executed duly-authorized Acceptance Letter.
- D. Security proceeds and/or Maintenance Bond proceeds obtained by the City pursuant to one or more draws shall be maintained by the City in an account or accounts until such funds, together with accrued interest thereon, if any, ("**Escrowed Funds**") are disbursed by the City.
- E. The City shall disburse the Escrowed Funds as Public Improvements are completed, corrected, repaired or reconstructed by the City, or in accordance with the terms of a written construction contract between the City and a third party for the construction of the Public Improvements.
- F. The City will release the Security, and the Escrowed Funds, if any, within thirty (30) days following acceptance of the Public Improvements by the City and when a Maintenance Bond has been provided by Developer.

5.2 No Claim. The Developer has no claim or rights under this Agreement to Security proceeds, Maintenance Bond proceeds, or Escrowed Funds, to the extent used by the City.

6. MISCELLANEOUS

- A. Covenants, Restrictions, and Conditions. The covenants, restrictions, and conditions included in this Agreement will operate as covenants running with the land and will be binding upon the Developer and the Developer's legal representatives, heirs, successors, and permitted assigns.
- B. Remedies. The remedies available to the City and the Developer under this Agreement and Texas law are cumulative in nature.

- C. No Third-Party Beneficiaries. This Agreement shall not be construed as affording any rights or benefits to anyone other than City and Developer. No third-party, including without limitation a trustee in bankruptcy, shall have any interest in or claim to posted Security and/or Security proceeds.
- D. Indemnification. **The Developer shall indemnify and hold the City harmless from and against all claims, demands, costs, and liability of every kind and nature, including reasonable attorney's fees, for the defense of such claims and demands, arising from any breach on the part of Developer of any provision in this Agreement, or from any act or negligence of Developer or Developer's agents, contractors, employees, tenants, or licensees in the construction of the Public Improvements. The Developer further agrees to indemnify and defend the City, if the City is named as a defendant in an action arising from any breach on the part of Developer of any provision in this Agreement or from any act or negligence of Developer or Developer's agents, contractors, employees, tenants, or licensees in the construction of the Public Improvements.**
- E. No Waiver. The waiver of any provision of this Agreement will not constitute a waiver of any other provision, nor will it constitute a continuing waiver unless expressly provided for by a written amendment to this Agreement. The City's failure to enforce any provision of this Agreement will not constitute a waiver or estoppel of the right to do so.
- F. Successors and Assigns. This Agreement is binding on the Developer and the heirs, successors, and permitted assigns of the Developer and on any person acquiring an ownership interest in the Property, or a part or portion of the Property, through the Developer. The Developer's obligations under this Agreement may not be assigned without the written approval of the City; provided the City's approval shall not be unreasonably withheld if the Developer's assignee expressly assumes all obligations of the Developer under this Agreement and said assignee is not in default on their taxes or in bankruptcy.
- G. An assignment shall not be construed as releasing the Developer from Developer's obligations under this Agreement and Developer's obligations hereunder shall continue notwithstanding any assignment approved pursuant to this Paragraph unless and until the City executes and delivers to the Developer a written release. The City agrees to release the Developer, if the Developer's assignee expressly assumes the Developer's obligations under this Agreement and has posted the Security and/or Maintenance Bond required by this Agreement. The City may assign some or all of its rights under this Agreement and any such assignment shall be effective upon notice to the Developer.
- H. Notice. Any notice under this Agreement must be in writing and will be effective when personally delivered or three (3) days after deposit in the U.S. Mail, postage prepaid, certified with return receipt requested, and addressed as indicated below, if the notice is not returned as undeliverable. Two properly addressed and posted notices that are returned as undeliverable constitute proper notice. It is acknowledged by the parties that an unofficial courtesy notice, in the form of electronic mail, in addition to formal notice is preferred. An email is not itself notice and cannot substitute official notice as otherwise provided herein.

Developer:

City:

Director of Planning
City of Cibolo, Texas
P.O. Box 826
Cibolo, Texas 78108

With copy to:

With copy to:

Dan Santee
2517 N. Main Avenue
San Antonio, TX 78212

The Parties may change their respective addresses for notice to any other location in the United States in accordance with the provisions of this Paragraph.

- I. Non-Severability. The provisions of this agreement each address the specific and interdependent needs and desires of the parties. It is not the intention of the parties for provisions declared invalid to be severed.
- J. Jurisdiction and Venue. This Agreement concerns real property located in Guadalupe County, Texas, and shall be governed and construed under Texas law. Venue for any action arising under this Agreement shall be exclusively in Guadalupe County, Texas.
- K. Captions Immaterial. The captions or headings of the paragraphs of this Agreement are for convenience only and shall not be considered in construing this Agreement.
- L. Entire Agreement. This Agreement contains the entire agreement between the Parties with respect to the subject matter hereof. Any oral representations or modifications concerning this Agreement shall be of no force or effect, except a subsequent written modification executed by both Parties. NO OFFICIAL, EMPLOYEE, OR AGENT OF THE CITY HAS ANY AUTHORITY, EITHER EXPRESS OR IMPLIED, TO AMEND, MODIFY, OR OTHERWISE CHANGE THIS AGREEMENT, EXCEPT PURSUANT TO SUCH EXPRESS AUTHORITY AS MAY BE GRANTED BY THE CITY COUNCIL.

Right of Entry. The Developer grants to the City and its successors, assigns, agents, contractors, and employees, a nonexclusive right and easement to enter the Property to inspect the construction of the Public Improvements, and to construct, inspect, maintain, and repair any public improvements made on the Property by the City.

[signatures on the following page]

This Agreement is executed as of the dates set forth below and is effective upon approval by the City of the final plat for the Schlater Ranch Subdivision.

THE CITY OF CIBOLO:

By: _____
Wayne Reed, City Manager

Date: _____

ATTEST:

Peggy Cimics, City Secretary

APPROVED AS TO FORM:

Dan Santee, City Attorney

DEVELOPER:

By: _____
Name: _____
Title: _____
Date: _____

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF GUADALUPE

This instrument was acknowledged before me on the _____ day of _____,
20__ by _____, in the capacity stated herein.

Notary Public – State of Texas

Exhibit “A” – Property Survey/Plat



Exhibit “B” – Map of Dedications and Easements

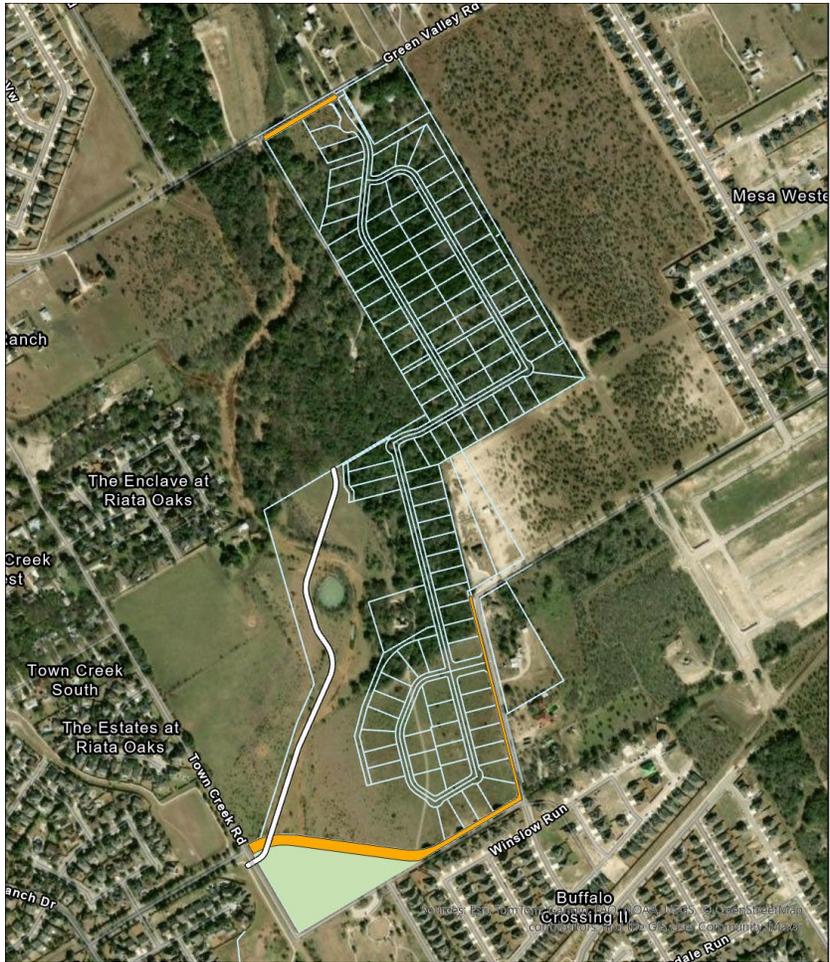
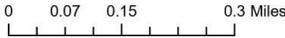


Exhibit B: Map of Dedications and Easement

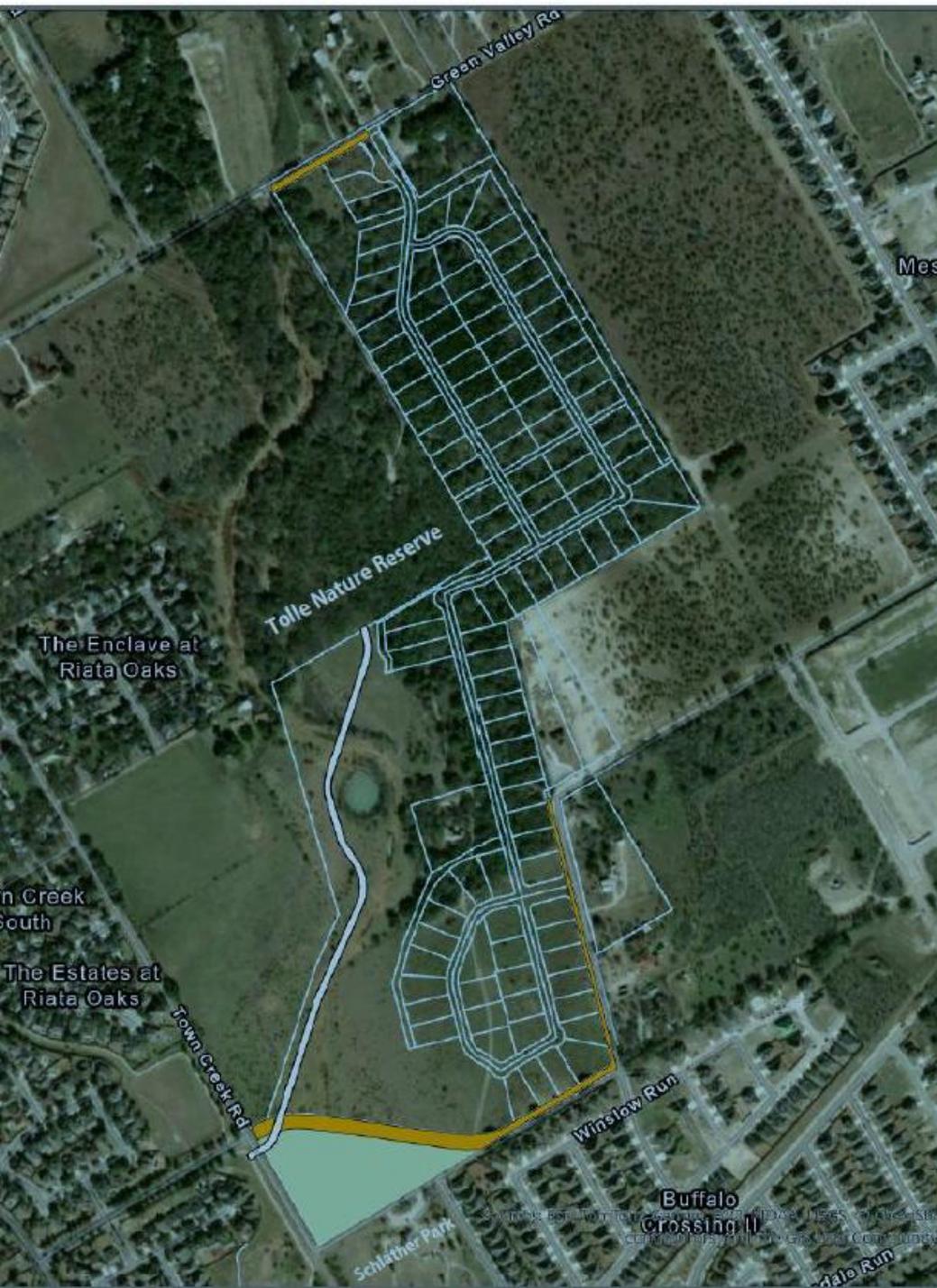
Legend

-  Pedestrian Pathway Easement
-  Roadway Dedication
-  Park land Dedication
-  Schlather Ranch Subdivision



Map made by the Cibolo Planning Department

Exhibit “C” – Cost Estimate for Public Improvements



Schlather Ranch Residential Subdivision Public Improvement Agreement (PIA)

Council Feedback & Direction

- Does City Council agree with the proposed terms of the Schlather Ranch Public Improvement Agreement (PIA) as presented?
 - Accept public contribution of right-of-way, linear trail easement, roadway construction, and cash contribution in exchange for tree mitigation and open space fees.
- If not, does City Council wish to provide direction regarding any requested changes to the PIA?

Overview

- Project Information
- Public Improvement Agreement (PIAs)
- Unified Development Code (UDC) Requirements
- Comprehensive Plan Guidance
- Schlather Ranch Proposed PIA Terms
- Schlather Ranch PIA Public Benefits
- Council Feedback & Direction
- Staff Recommendation

Schlather Ranch Residential Subdivision

- Preliminary Plat (approved on 6/10/25)
- Land Plan (approved on 1/27/26)
- Private Street Site (approved on 1/27/26)
- Public Improvement Agreement (PIA)
- Final Plat (pending)

Existing Cibolo PIA's

Subdivision

1. Bella Rosa

2. Bentwood Ranch

3. Buffalo Crossing II

4. Foxbrook

5. Homestead

6. Landmark Pointe

7. Mesa Western

8. Red River Ranch

9. Saratoga

10. Steele Creek

11. Turning Stone

12. Venado Crossing

2024 Unified Development Code (UDC)

Article 19. General Subdivision Standards

SECTION 19.6 PUBLIC AND COMMUNITY FACILITIES

A. Specific Intent

1. Anticipate and evaluate the incremental and **long-term impact** of development on **broader public and community facility needs**.
2. Identify opportunities to **integrate plans for public and community facilities** into the planning and design of proposed land divisions.
3. Consider the location of public and community facilities with initial planning **considerations for streets**, open spaces, blocks, and lots, so that needed facilities are located conveniently in neighborhoods and districts and serve as focal points for the community.
4. Provide the opportunity to **negotiate** a fair and equitable price for land needed to develop public or community facilities, or alternatively to **provide an incentive** for landowners to dedicate land for needed facilities where the lack of facilities may otherwise constrain potential future development.
5. Ensure that the most appropriate locations of public and community facilities are identified and considered **prior to the premature commitment of these areas** to conflicting development patterns.

2024 Unified Development Code (UDC)

Article 19. General Subdivision Standards

SECTION 19.6 PUBLIC AND COMMUNITY FACILITIES

B. Dedication of Public Sites

C. Reservation of Land

D. Credits

Any land dedicated to a public entity for future public or community facilities may request City Council consideration of credits in proportion to the value of the land dedicated for public use. This requirement does not pertain to require parkland dedications or any easements. In order to receive credit, the site must be acceptable to the public entity.

E. Connection to Linear Parks

Article 16. Dedication Of Parklands & Recreational Improvements

2. Land Dedication Guidelines.

a. An applicant or developer who is required to dedicate parkland shall make a total land dedication of at least **eight (8%) percent** of the total tract, excluding any commercial or industry land uses that may be in the tract, of which **no more than 60% may be floodplain/0% floodway**.

4. Parkland and Facilities Credit.

Applicants may be allowed a **credit** against the parkland dedication requirement when improvements, such as recreational facilities are provided for the use of the public, as **approved by the City Council**, however, any allowed credit for improvements or recreational facilities shall be credited **no more than twenty percent** of the overall parkland dedication requirement of the project.

5. Green Space Preservation Parkland Credit.

Article 16. Dedication of Parklands and Article 19. General Subdivision Standards

- UDC Green Space Preservation – applicant may dedicate a **3:1 ratio** of flood plain if City prefers additional open space.

UDC, Section 19.9 Drainage and Flood Hazards, O. Green Space Preservation, 10. Incentives

b, iii. Additional flood plain acreage **over seventy-five (75%)** percent of required parkland may be dedicated at a **(3:1)** ratio in acres in lieu of **non-flood plain property** and any such consideration of acreage shall be at the discretion of the Planning Director in compliance with the Parks and Open Space Comprehensive Master Plan.

UDC, Section 19.9 Drainage and Flood Hazards, O. Green Space Preservation, 9. Linear Parks

It is the policy of the City to reserve appropriate spaces that may be interconnected into a linear park network. The City Council may require that any drainage or utility easement that provides a connection or connections to adjoining neighborhoods or an existing or proposed linear park network also be designed as a **public access easement for the purpose of providing pedestrian and bicycle access** and may request parkland dedication for this purpose in accordance with this UDC. Linear parks, when provided, must be designed in accordance with the Cibolo Design and Construction Manual.

2016 Comprehensive Plan, Chapter 5 - Parks, Recreation, & Open Space

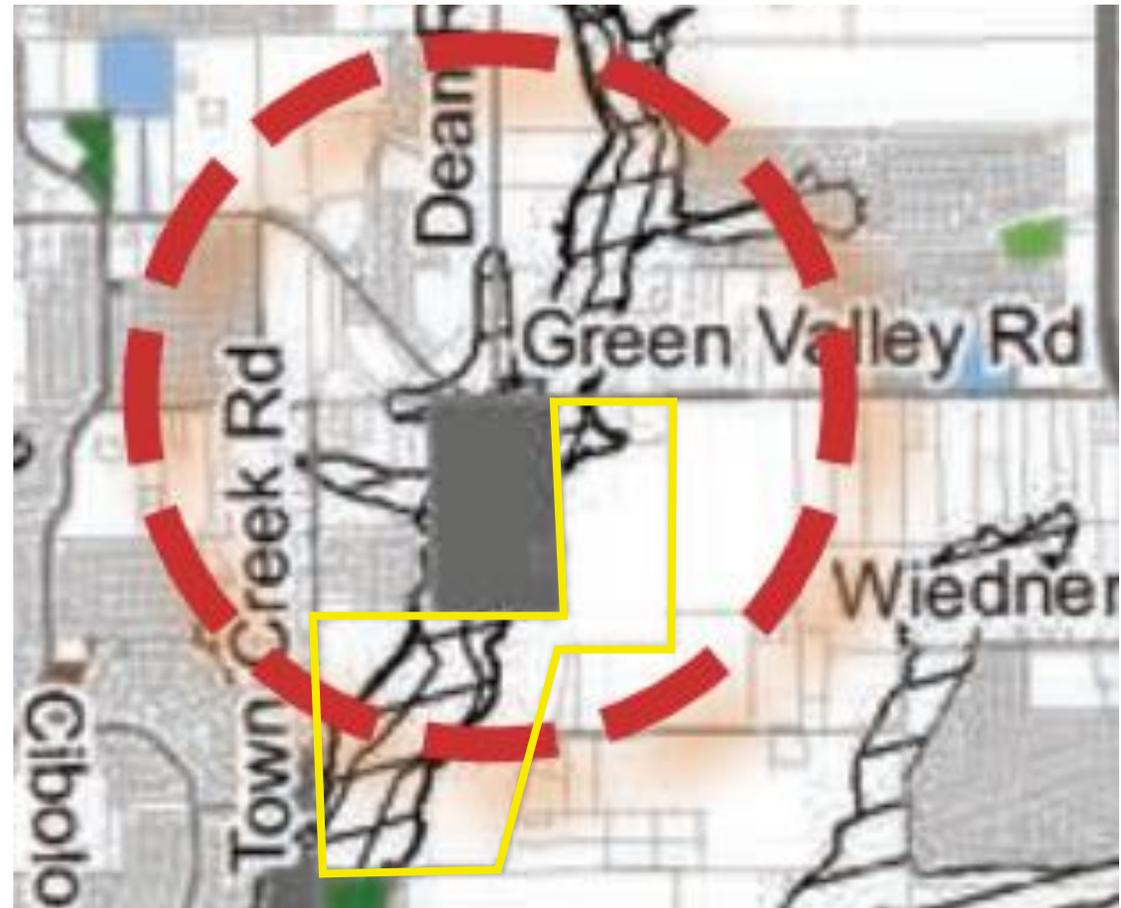
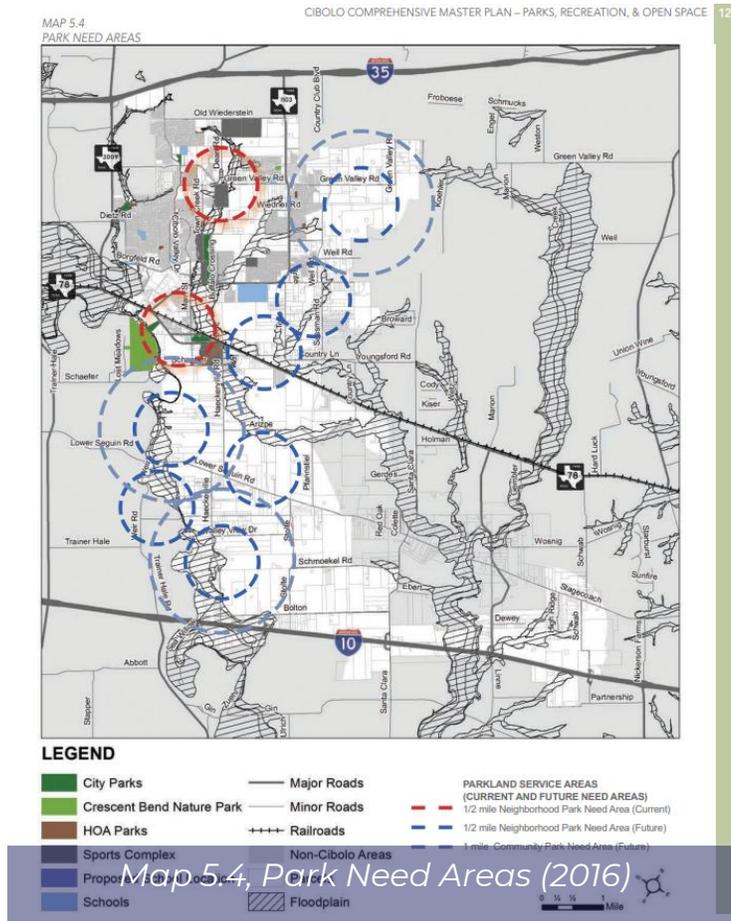
- The previous Comprehensive Plan, adopted on 11/15/2016, was in effect at the time the current 2024 Unified Development Code (UDC) was adopted.
- Chapter 5 of the 2016 Comprehensive Plan (Parks, Recreation & Open Space) includes an inventory of existing park facilities and general goals. However, it is not a parks and recreation master plan.
 - Action P-1.1. Prepare a Parks, Recreation, and Open Space Master Plan (PROSMP).

CIBOLO COMPREHENSIVE MASTER PLAN – IMPLEMENTATION

Rank	Action Number	Potential Projects & Actions	Years			Involved Entities	Action Type
			1-2	3-10	10+		
STUDY ACTION RECOMMENDATIONS							
1	CFPS-5.5	Develop a continuity of operations plan to effectively respond to catastrophic incidents.	■			City / Area Partners	Study
2	T-3.4	Coordinate with TX DOT to determine long-term plans for the improvement of FM 78 and its key intersections.	■			City / TX DOT	Policy
3	P-1.1	Prepare a Parks, Recreation, and Open Space Master Plan (PROSMP).	■			City	Study

- It is best practice to prepare a more refined parks plan to determine specific projects and actions for moving forward.

2016 Comprehensive Plan, Chapter 5 - Parks, Recreation, & Open Space



1/2 mile Neighborhood Park Need Area (Current)



Schlather Ranch Subdivision

2016 Comprehensive Plan, Chapter 5 - Parks, Recreation, & Open Space

- The purpose of a Parks, Recreation, and Open Space Master Plan is to:
 - Provide detailed analyses to address the City’s current and future park and recreation demands
 - Establish park types, level-of-service standards, and facility needs
 - Evaluate the adequacy of parkland dedication requirements
 - Identify funding needs and resources for park development and maintenance
- A parks and recreation chapter was intentionally excluded from the 2024 Comprehensive Plan, as the Parks, Recreation, and Open Space Master Plan will be developed as a standalone document through a separate effort.
 - Action T-6. Create a parks and trails master plan to ensure a coordinated parks and trails system.

NO.		Transportation Actions						
Action Number	Action Type	Action	I	S	M	L	Cost	Resp
T-6	ST	Create a parks and trails master plan to ensure a coordinated parks and trails system.					\$	City

- \$250K in EDC funds is proposed to be allocated in FY 2026 for the Parks, Recreation, and Open Space Master Plan.

Unified Development Code (UDC) Article 17. Landscaping, Buffering and Protected Trees

1. To **protect**, maintain and manage the City's existing forest resources by providing regulations relating to the cutting, removal or destruction of protected trees
2. To **encourage** a resourceful and prudent approach to urban development of wooded areas
3. To **minimize** tree loss and provide for replacement of trees removed and destroyed resulting from development
4. To provide an **objective method** to evaluate a development's impact on trees and wooded areas and identify whether and how the impact may be reduced
5. To provide **incentives** for creative subdivision and site design which preserve trees while allowing development in wooded areas
6. To provide for the enforcement and administration of tree protection, thereby promoting and protecting the public health, safety and welfare and enhancing the quality of life.
7. To clearly define protected trees and heritage trees and ways in which their encroachment limits differ. 8. To clearly define the limitations for encroachment of hazardous activities related to protected trees and heritage trees.

Protected Trees 8-inch to 19.99-inch (Residential tree list)

Heritage Trees 20-inch to 24-inch (Residential tree list)

Champion Trees Champion trees are designated by City Council and are on the Champion Tree Registry.

A **dead** tree is not considered a protected tree and is not subject to the tree removal permit requirements

Applicants may remove protected trees whose total diameters are not more than **30 percent** of the diameter inches of all protected trees on the site.

Unified Development Code (UDC) Article 17 Landscaping, Buffering and Protected Trees

Undersized Preserved trees 4” to 7.99 inches	133 trees	556.5 inches
Preserved Protected trees 8” to 19.99”	1,378 trees	16,161 inches
<hr/>		
Total	1,511 trees	16,717.5 inches

Unified Development Code (UDC) Article 17 Landscaping, Buffering and Protected Trees

Preserved Heritage trees 20' to 23.99 inches	80 trees	1,717 inches
Preserved Heritage trees 24 inches and above	83 trees	2,407 inches
<hr/>		
Total	163 trees	4,124 inches

Unified Development Code (UDC) Article 17 Landscaping, Buffering and Protected Trees

Removed undersized trees 4" to 7.99"	16 trees	92.5 inches
Removed Heritage trees 8" to 19.99"	917 trees	10,737.5 inches
Removed Heritage trees 20" to 23.99"	75 trees	1,601.5 inches
Removed Heritage trees 24" and above	55 trees	1,674 inches
<hr/>		
Total	1,063 trees	14,105.5 inches

Unified Development Code (UDC) Article 17 Landscaping, Buffering and Protected Trees

Dead Trees	797	10,653 inches
------------	-----	---------------

E. Removal and/or Replacement of Existing Trees

1. A **dead** tree is not considered a protected tree and is not subject to the tree removal permit requirements set forth in this section. The process for removal of a **dead** tree that was previously designated a champion tree by city council or was considered a protected or heritage tree at the time it was alive, is as follows:

MITIGATION CALCULATIONS

MITIGATION DUE TO TREE REMOVAL			
DIAMETER OF EXISTING TREES (DBH)	TREE REPLACEMENT RATIO	INCHES REMOVED	INCHES TO BE MITIGATED
8-19.99"	1.0	10737.5	10737.5
20-23.99"	2.0	1601.5	3203
24+	3.0	1674	5022
	TOTAL	14013.00	18962.50

TREE MITIGATION THROUGH PLANTING				
TOTAL NUMBER OF LOTS	* NUMBER OF TREES TO BE PLANTED PER LOT	CALIPER INCH TO PLANTED	** TOTAL INCHES AVAILABLE FOR MITIGATION	CREDIT FROM PLANTING
110	4	3.0	1320	\$198,000.00

FEE CALCULATIONS							
TOTAL INCHES	30% REMOVAL WITHOUT PENALTY	70% OF TOTAL INCHES	REMOVED INCHES TO BE MITIGATED - CREDIT INCHES	FEE PER INCH	TOTAL FEE (MITIGATION - PRESERVATION)	CREDIT FROM PLANTING	FEE (TOTAL FEE - PLANTING CREDIT)
46,056.75	13,817.03	32,239.73	5145.48	\$150	\$771,821.25	\$198,000.00	\$573,821.25

Unified Development Code (UDC) Article 17. Landscaping, Buffering and Protected Trees

SECTION 17.2 PROTECTED TREE AND HERITAGE TREE PRESERVATION

N. Tree Fund

1. The tree fund shall consist of fees generated as a result of tree replacement requirements as well as general donations for public tree plantings.

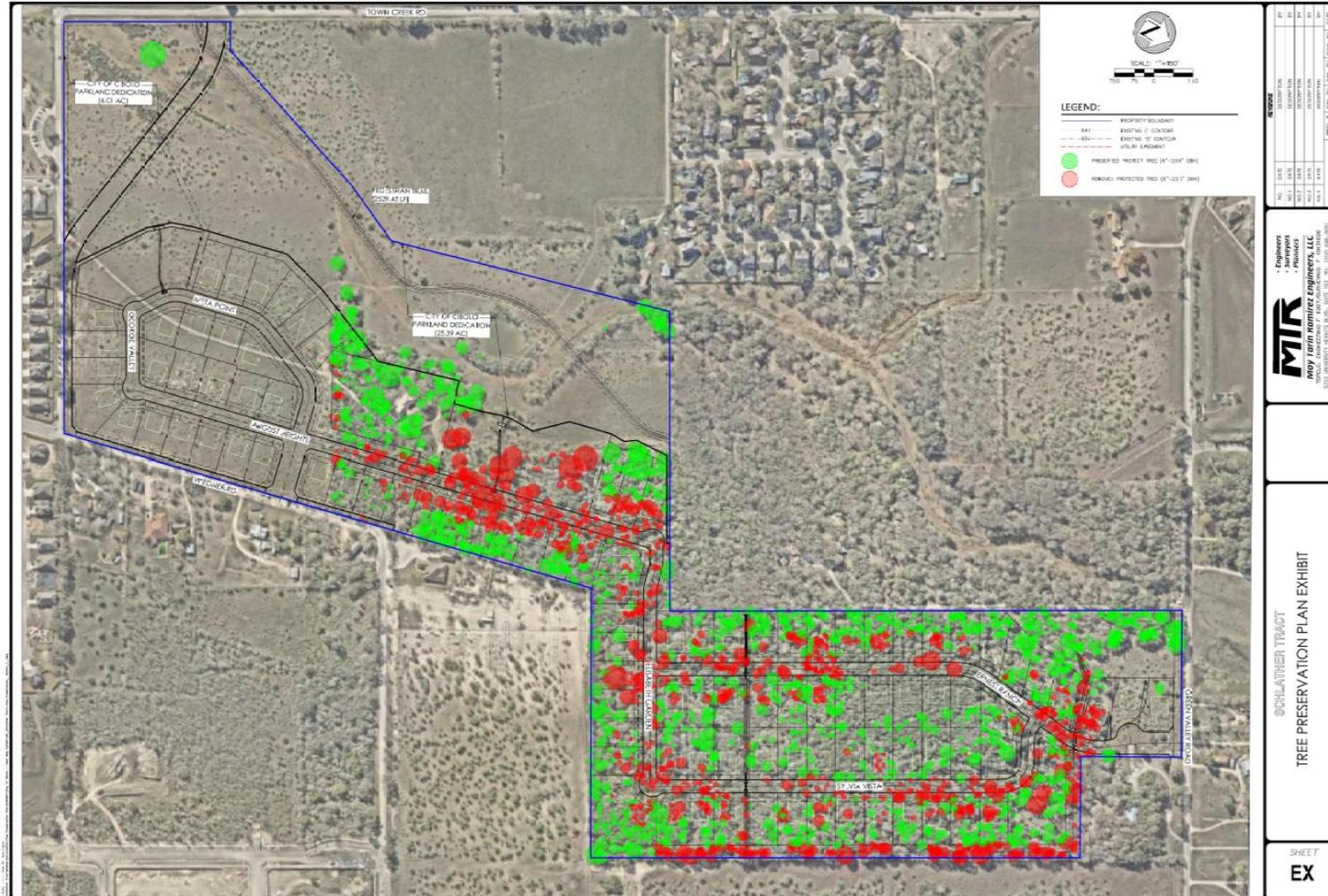
a. Establishment of fund.

b. Funds to be deposited.

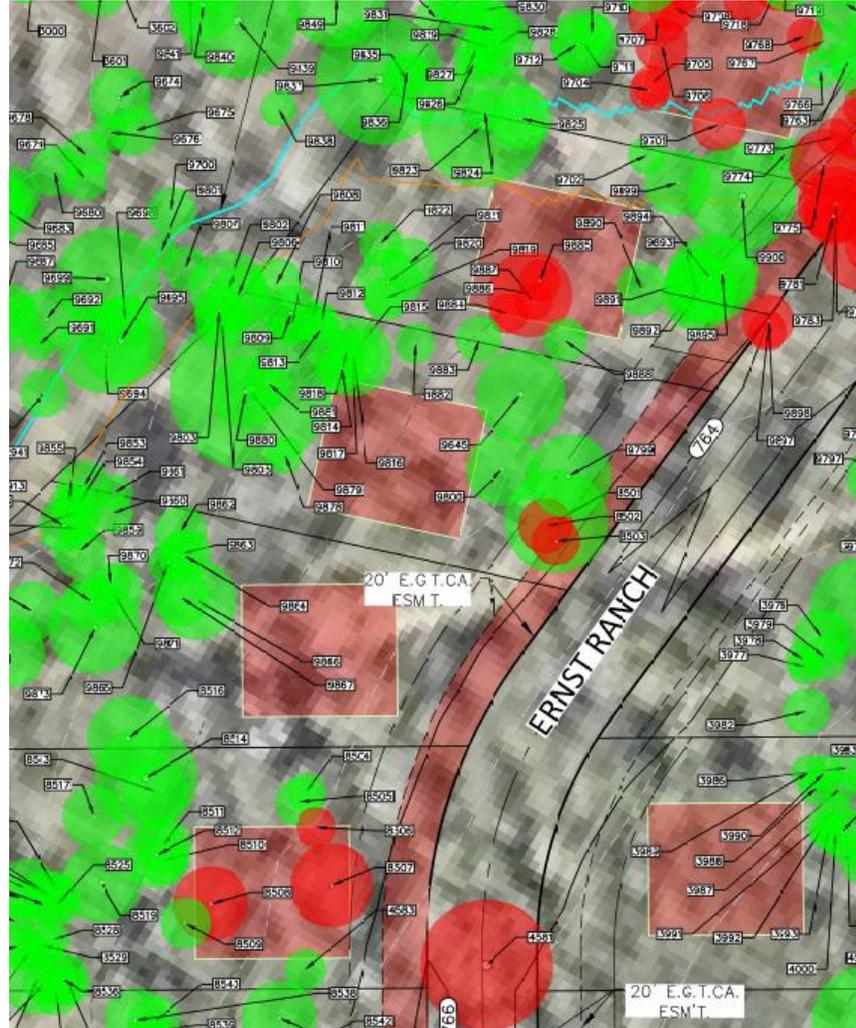
c. Use of funds.

Expenditures from the tree fund shall be **used solely for purchasing and installing trees and associated irrigation** on public rights-of-way, public park land or any other city-owned property and for administering the tree fund.

Schlather Ranch Tree Preservation Plan Maps



Schlather Ranch Tree Preservation Plan Maps



LEGEND:

- PROPERTY BOUNDARY
- - - 6.48 - - - EXISTING 2' CONTOUR
- - - 6.50 - - - EXISTING 10' CONTOUR
- - - UTILITY EASEMENT
- 1% A.C. ZONE AE EFFECTIVE FEMA FLOODPLAIN
- 0.2% ENVIRONMENTALLY SENSITIVE FLOODPLAIN
- AREA OF TREE REMOVAL

- PRESERVED PROTECT TREE (6"-23.5" DBH)
- REMOVED PROTECTED TREE (6"-23.5" DBH)
- LO LIVE OAK
- CE CEDAR ELM
- GB GUM BUMELIA
- ML MOUNTAIN LAUREL
- PER PERSIMMON
- CM CRAPE MYRTLE

Schlather Ranch Residential Subdivision

- 115 Acres
- 106 ½-acre residential lots (SF-2)
- Private streets
- Public trail easement (connect Schlather Park to Tolle Nature Preserve)
- 6-acre expansion Schlather Park (existing 68 acres)
- Gated community
- Traffic Impact Fees
- Water/sanitary sewer impact fees
- Drainage impact fees

Schlather Ranch

Proposed PIA Terms

- Arterial road right-of-way (ROW) dedications (Green Valley & Wiedner Road). *(PIA, Section 2.3 Street Improvements)*
- Arterial road cash contribution for pavement widening projects *(PIA, Section 2.3 Street Improvements)*
- Town Creek Regional Trail easement dedication (connect Schlather Park to Tolle Nature Center). *(PIA, Section 2.4 Pedestrian Path Easement)*
- ROW dedication to improve alignment of Bentwood Pass and Weidner Road intersections (removal of two 90-degree intersections). *(PIA, Section 2.2 Dedication)*
- Park land dedication, Schlather Park expansion. *(PIA, Section 2.5 Parkland Dedication)*
- Cash and construction contributions, tree plantings in-lieu of tree mitigation fee *(PIA, Section 2.6 Tree Mitigation Fees)*

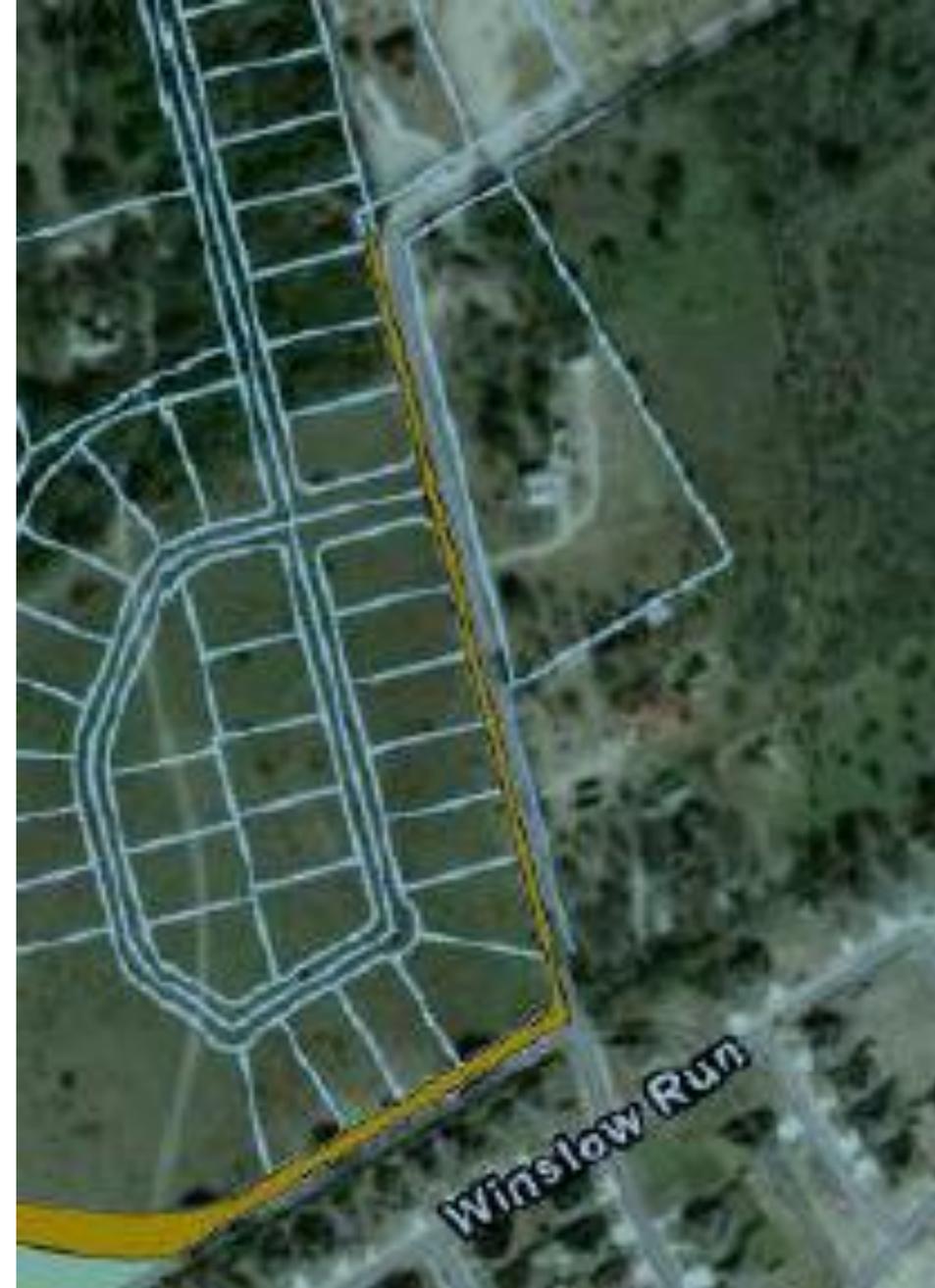
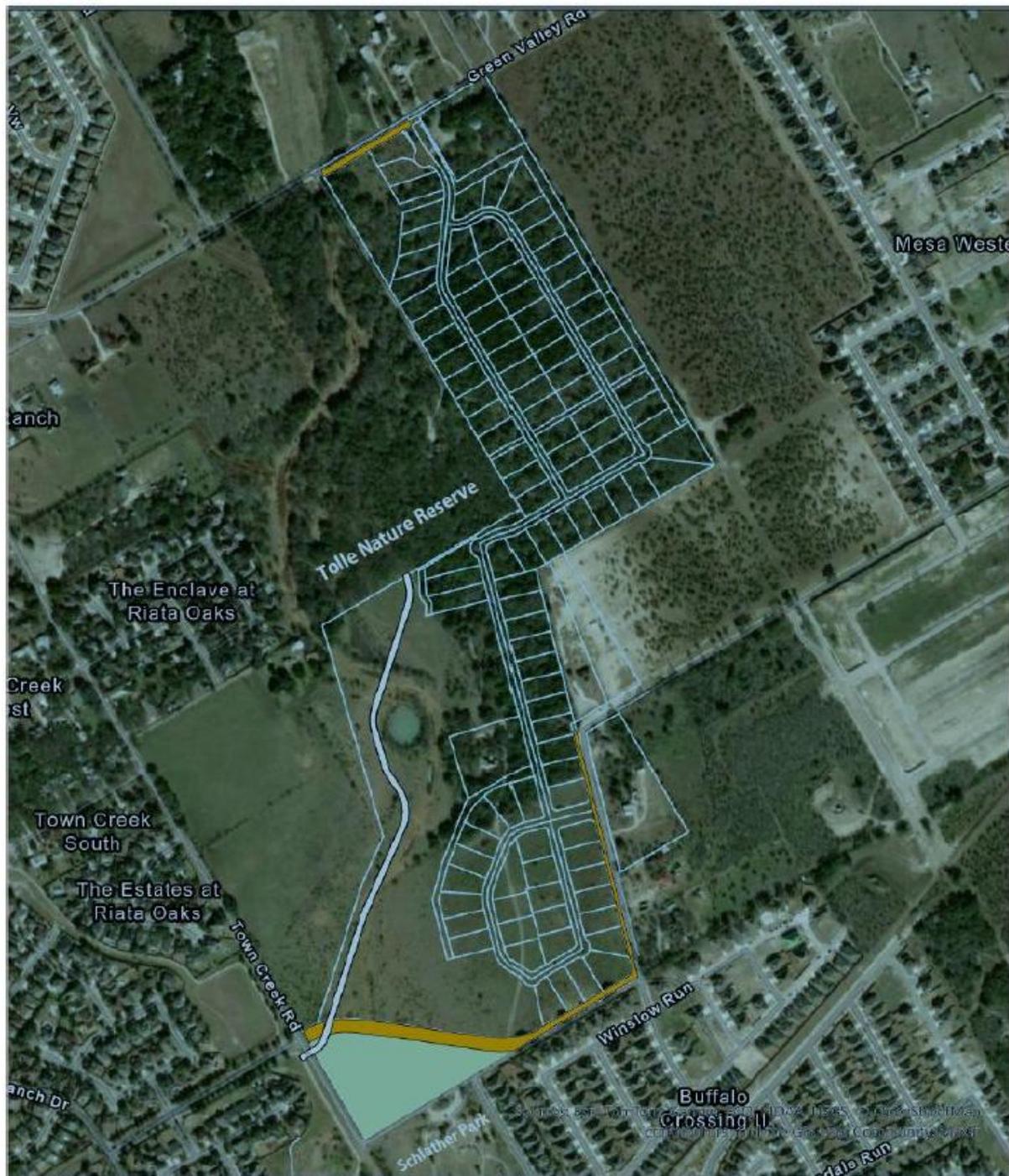
Schlather Ranch

Proposed PIA Terms

- HOA option to meet property maintenance code high weed and grass regulations or enter into a natural habitat management program. *(PIA, Section 2.9 Open Space Maintenance and Management)*
- HOA responsible for maintenance and operation of private open space, reserve fund study to be provided before final plat recording. *(PIA, Section 2.9 Open Space Maintenance and Management)*
- Truck routing during construction *(PIA, Section 2.7 Construction Truck Route)*

Schlather Ranch PIA Public Benefits

- Operational improvement to Green Valley Road with addition of turning lanes.
- Operation & safety improvements to Wiedner Road through roadway widening.
- Operational & safety improvements to future roadway realignment of Bentwood Pass and Wiedner Road, remove 90 degree turns.
- 2-acre Town Creek Trail easement for linear park linkage
- 6-acre public open space expansion of Schlather Park (requested less than required due to Public Works maintenance and operation limitations)
- Transportation, water, sanitary sewer, drainage impact fees



Schlather Ranch Subdivision



APPRAISAL REPORT

116 Proposed Single-Family Residential Lots
Schlather Ranch Subdivision
To be located along the S/S of Green Valley Road
Cibolo, Guadalupe County, Texas

DATE OF REPORT:
7/21/2025

EFFECTIVE DATES OF VALUE:
"As Is": July 15, 2025
"As Complete": August 15, 2026

CLIENT:
Jesus Garcia
Loan Review Analyst
International Bank of Commerce
130 E Travis
San Antonio, TX 78205

\$1.4 mm current AG market value

\$8.1 mm current market value

\$16.8 mm in estimated increase in tax base (land)

\$178,000 Lot (appraised)

\$750,000 Lot & building (estimated)

\$79 mm in estimated increase in tax base (land + building)

Schlather Ranch Right-of-Way Dedications

Bentwood Pass/Weidner Road Arterial Road	\$276,442	(1.899 acres)
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Green Valley Widening	\$21,843	(0.388 acres)
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Wiedner Road Widening	\$48,477	(0.447 acres)
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Schlather Ranch Pedestrian Path Easement Dedications

Linear Park Trail Easement	\$300,765	(2.07 acres)
----------------------------	-----------	--------------

Schlather Ranch Open Space Dedication

Schlather Park Expansion \$873,756 (6 acres)

Schlather Ranch Cash/Construction Contributions for Improvements to Existing Public Streets

Green Valley Road flared right turns	\$33,059	
Wiedner Road Improvements	\$217,422	(2,000 linear feet)

*Exceed minimum UDC transportation regulations

Schlather Ranch Fiscal Impact

Tree Mitigation Fee		
Tree Mitigation Fee	573,821	
ROW Dedications	(346,762)	
Road Improvement/cash	(250,481)	
Balance	-23,422	
Open Space Dedication	Acres	Acres
8% Park land dedication	115	9.2
Schlather Park Expansion		6
Trail Easement		2.07
Balance land dedication		1.13
Impact Fees		
Traffic Impact Fee	2,100	222600
Water Impact Fee	1839	194934
Sanitary Sewer Impact Fee	873	92538
Drainage Fee	3500	371000
Total Impact Fees		\$ 881,072

Council Feedback & Direction

- Does City Council agree with the proposed terms of the Schlather Ranch Public Improvement Agreement (PIA) as presented?
 - Accept public contribution of right-of-way, linear trail easement, roadway construction, and cash contribution in exchange for tree mitigation and open space fee.
- If not, does City Council wish to provide direction regarding any requested changes to the PIA?

Slather Ranch PIA Financial Terms

UDC Fees

Tree Mitigation Fee	573,821
Park Fee \$600/lot	63600
	637,421

UDC Required

Open Space Dedication 8%	60% Flood Acreage	40% Non-flood acreage
	5.52	3.68

ROW Dedications

	Land Value	Acreage
Bentwood Pass/Wiedner	276,422	1.899
Green Valley	21,843	0.388
Wiedner	48477	0.477
	346,742	2.764

Open Space Dedications

	Land Value	Acreage
Linear Park Trail	300,765	2.07
Schlathge Park Expansion	873,756	6
	1,174,521	8.07

Road Construction Cash Construction Contributions

Green Valley (Developer Construction)	33,059
Wiedner (Cash to city project)	217,422
	250,481

Dedication+Open Space + Cash **1,771,744**

Dedication+Open Space + Cash - FEES 1,134,323

Open Space + ROW Acreage 10.834

Acres	Acres
	3:1 Ratio
9.2	23



City Council Regular Meeting Staff Report

B. Discussion/Action on the FY25 Annual Report and the updated FY26-27 Council Strategic Plan, including the public posting of these documents on the City's website. (Mr. Morris/Mr. Reed)

Meeting	Agenda Group
Tuesday, February 10, 2026, 6:30 PM	Discussion/Action Item: 13B.
From	
Dustin Morris, Sr. HR Business Partner	

PRIOR CITY COUNCIL ACTION:

At the January 27, 2026, Regular City Council Meeting, the City Council supported moving forward with approving both the FY25 Annual Report and the FY26-FY27 Strategic Plan.

BACKGROUND:

Extensive background information and past City Council actions were provided on the cover memo for the January 27, 2026, agenda item.

STAFF RECOMMENDATION:

City staff recommends approval of the FY25 Annual Report and the FY26-FY27 Strategic Plan and to direct Staff to publish them on the City's website.

FINANCIAL IMPACT:

N/A

MOTION(S):

Suggested motion: "I move to approve both the FY25 Annual Report and the FY26-FY27 Strategic Plan. I also move to direct staff to publish both of these approved documents on the City's website."

Attachments

[Finalv2 - FY2025 Annual Report.pdf](#)

[Final - FY2026-2027 Strategic Plan Revision.pdf](#)



FY2025 ANNUAL REPORT



The Cibolo City Council's Vision is...

"A community that is proud of our historic roots, responsive to residents, and innovating for our future."

CONNECT WITH US

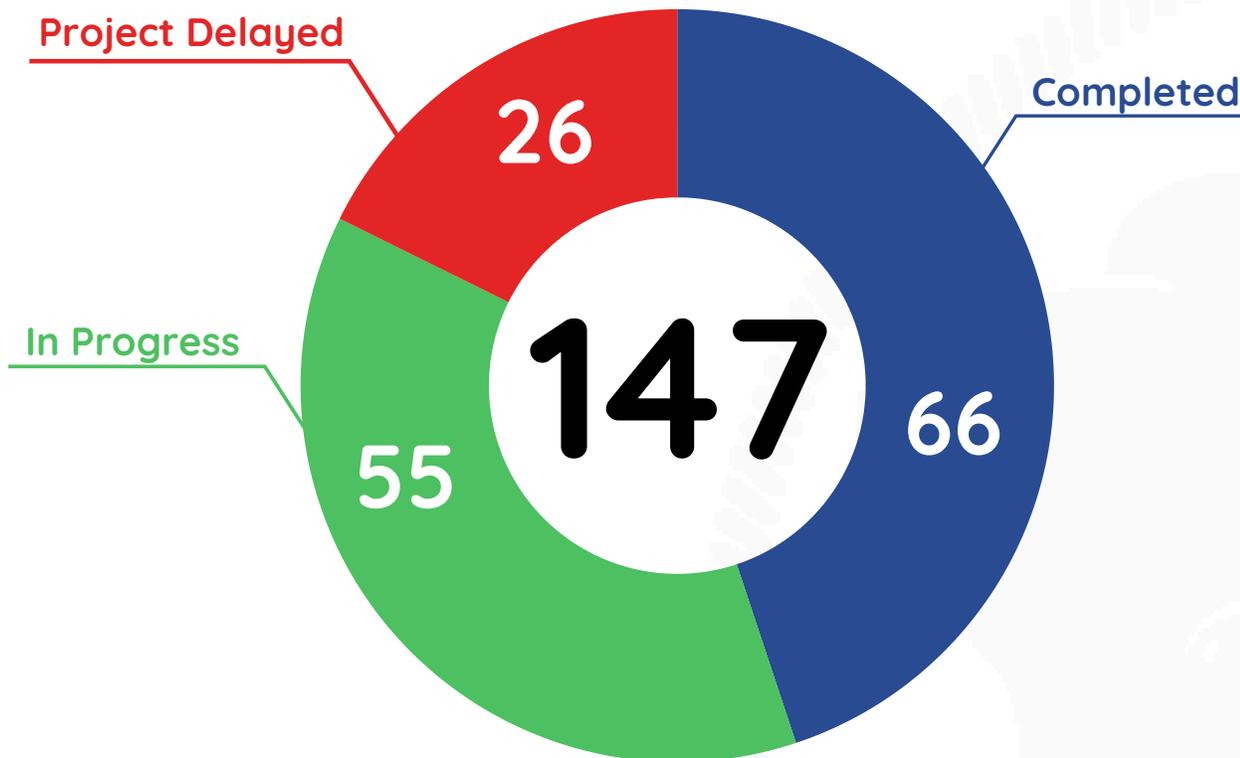
-  www.cibolotx.gov
-  (210) 658-9900
-  200 S Main St, Cibolo, TX 78108

ABOUT THIS REPORT

- Strategic Plan Originally Approved by City Council on September 13, 2022
- Council revised the Number of Core Strategies from 5 to 6 on May 23, 2023
- Annual Report published on January 13, 2026

Vision Inspired, Mission Focused, Values Driven, and Performance Based

FY25 IN REVIEW



In FY2025, **147** total goals were identified – **66** goals were '**Completed**', **55** goals are '**In Progress**' with completion in future fiscal years, and **26** goals were identified as '**Project Delayed**', including projects not yet funded.

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INTRODUCTION & COUNCIL

The City of Cibolo's FY2025 Annual Report is a crucial supporting document to the City Council's FY2023-FY2027 Strategic Plan. Over the past year, dedicated City staff have worked tirelessly to achieve the goals and objectives identified by the City Council. From infrastructure development to public safety initiatives, the Annual Report highlights the key actions taken by staff to ensure that the City's strategic goals are met. By showcasing the progress made in various areas of the City, the Annual Report provides a clear picture and transparency of how the City's Departments are contributing to the overall success of the strategic plan. The report serves as an important tool that will help the City Council and the Public review the previous year's activities, identify areas of success and potential improvements, and guide the implementation of future policies and programs that will propel Cibolo to achieving its Vision. In FY2025, **147** total goals were identified – **66** goals were '**Completed**', **56** goals are '**In Progress**' with completion in future fiscal years, and **25** goals were identified as '**Project Delayed**', including projects not yet funded.



Mark Allen
Mayor



Jeff McGlothlin
District 1



Randy Roberts
District 2



Robert Mahoney
District 3



Katie Cunningham
District 4



Norma Sanchez-Stephens
District 5



Donetta Roberts
District 6



Joel Hicks
District 7

EXECUTIVE TEAM



Wayne Reed
City Manager



Peggy Cimics
City Secretary



Bryan Huggins
Safety & Infrastructure



Thedrick Andres
Police Chief



Mario Troncoso
Fire Chief



Rick Vasquez
Planning & Economic
Development



Anna Miranda
Finance



Tracy Beekman
Information Services



Elizabeth Taplin
People & Performance



Julio Gomez
Public Works & Capital
Improvement Projects



Matt Hanson
Chief Building Official



Nicole Perez
Executive Assistant,
City Manager

STRATEGIC GOALS



#1. ECONOMIC DEVELOPMENT

Guiding Principle: The City of Cibolo will promote a strong and diverse economy that strengthens the local sales tax and property tax base while also contributing to a high quality of Life.



#2. INFRASTRUCTURE

Guiding Principle: The City of Cibolo will proactively work towards addressing and anticipating both current and future infrastructure needs in all aspects - utilities, roads, transportation, and more.



#3. PARTNERSHIPS & RELATIONSHIPS

Guiding Principle: The City of Cibolo will strive to foster and develop both current and new relationships with community partners, residents, and employees.



#4. QUALITY OF LIFE

Guiding Principle: The City of Cibolo will strive to create and sustain safe and well-kept neighborhoods and parks, while also providing recreational activities for all-ages to create memorable experiences.



#5. FINANCIAL INTEGRITY

Guiding Principle: The City of Cibolo will manage its finances in a transparent, accountable, and responsible manner; building public trust and ensuring that its financial resources are used to the best advantage of its citizens.



#6. ORGANIZATIONAL EXCELLENCE

Guiding Principle: The City of Cibolo will strive to be the best it can be by constantly seeking ways to improve its processes, service delivery, and outcomes to our customers.

ECONOMIC DEVELOPMENT



Initiative 1.1 Institute forward thinking business, land use, development, and public safety strategies to promote community growth and development

Initiative 1.2 Promote attractive well planned major throughfares

Initiative 1.3 Aggressive recruitment of targeted industries

Initiative 1.4 Promote and preserve historic downtown

Overview

INITIATIVE 1.1

Initiative 1.1 Institute forward thinking business, land use, development, and public safety strategies to promote community growth and development

1.1.2	Create a Fiscal Impact Model that is custom tailored to Cibolo to calculate the revenues produced versus cost to serve from a project to understand how land development will contribute to sustaining City's LOS; also to calculate build-out.	Project Delayed
1.1.3	Update FM 78 Corridor Plan	Project Delayed
1.1.4	Achieve 50% revenue increase from sales tax over next 3 years by attracting quality retail businesses	In Progress
1.1.8	City Economic Development staff to facilitate with the EDC Board and City Council the development of the first-year work plan (one-year strategy) of the Strategic Economic Development Plan (adopted 7/23/24) and a more refined work plan for next 2-5 years.	In Progress
1.1.9	Align roles of current staffing positions with existing programs and develop a plan on how to grow economic development activities following the recommendations in the Strategic Economic Development Plan (see Pages 7-15 and 7-16) and as identified in the implementation matrix.	In Progress
1.1.10	Evaluate deeper lots along major thoroughfares to identify desirable land development patterns	In Progress
1.1.11	In reference to 1.1.10, Ensure landowners are informed of discussions	In Progress

Under Initiative 1.1, 7 identified goals were in FY2025. Out of those 7 goals, 5 are considered 'In Progress' with anticipated completion in FY2026 or future fiscal years, and 2 are considered 'Project Delayed'.

1.1.2.....Project Delayed

This project is considered delayed due to funding not being allocated for this item in FY25 and FY26. In March 2025, Staff contracted with an economic development modeling software company to measure economic impact, fiscal impact, and incentives on a project-by-project basis. Staff will be submitting again for FY27 consideration.

1.1.3.....Project Delayed

This project is considered delayed due to funding not being allocated for this item in FY2024, FY2025, and FY2026. Staff will be submitting again for FY2027 consideration.

1.1.4.....In Progress

While not met in the planned 3-year period, new business are continuing to choose Cibolo to diversify our tax base and work towards lessening the burden on homeowners. In FY20, the City collected \$3,943,739 (\$4M) in sales tax. The annual sales tax revenue has grown in FY25 to \$8,152,813 (\$8.2M), a more than doubling over this period of time. Over the last three fiscal years (FY23 - FY25), the sales tax revenue has grown by \$2.2M or 137% compared to FY22 collections of \$5,928,025.

1.1.8.....In Progress

This is an on-going item.

1.1.9.....In Progress

This is an on-going item.

1.1.10.....In Progress

As part of the ongoing rewrite of the Unified Development Code (UDC), the project consultants, in collaboration with City Staff, are reviewing current development regulations—including permitted land uses, zoning districts, and lot design standards—to better support more desirable and context-sensitive development patterns for deeper lots along major corridors. Community feedback obtained throughout the project will help shape these recommended updates.

1.1.11.....In Progress

Refer to goal 1.1.10 under Initiative 1.1.

Overview

INITIATIVE 1.2

Initiative 1.2 Promote attractive well planned major throughfares

1.2.2	Promote growth near I-10 by investing in roadway improvements to support industrial/manufacturing	Completed
1.2.3	Promote growth near I-10 by designing a Public Safety Facility for fire and police presence	Completed
1.2.4	Promote growth near I-10 by constructing a Public Safety Facility for fire and police presence	In Progress
1.2.5	Develop an incentive agreement package to assist with development	In Progress

Under Initiative 1.2, 4 identified goals were in FY2025. Out of those 4 goals, 2 are considered 'Completed' and 2 are considered 'In Progress' with anticipated completion in FY2026 or future fiscal years.

1.2.2.....Completed

This project was completed in FY2025 in relation to the Bolton Road Reconstruction Project (Haeckerville Road to Stolte Road).

1.2.3.....Completed

In November of 2024, voters approved the construction of a Public Safety Facility. The design is still was substantially completed in 2025 with minor adjustments being made to accomodate a septic system to allow construction to commence in 2026 at Santa Clara Road and I-10.

1.2.4.....In Progress

In November of 2024, voters approved the construction of a Public Safety Facility. While construction of the project was estimated to begin in FY2025. Construction is now scheduled to commence in mid-FY2026 with a timeline of about 18-24 months for total construction.

1.2.5.....In Progress

Staff are actively reviewing current incentive agreement packages. During the June 24, 2025 regular City Council Meeting, Staff presented Council with a renewal of the current abatement policy.

Overview

INITIATIVE 1.3

Initiative 1.3 Aggressive recruitment of targeted industries

1.3.2	Attract the City’s first Hotel/Motel by promoting the EDC Property & Cibolo Crossing Sites	Project Delayed
1.3.4	Conduct Retail Study to identify opportunities to attract new retail sectors and strategy to target retailers to attract them to Cibolo	Completed
1.3.5	Develop a Retail Recruitment Strategy for FY 23-24 that includes regular outreach to targeted retailers	In Progress
1.3.6	Create a formalized incentive policy and application	In Progress

Under Initiative 1.3, 4 identified goals were in FY2025. Out of those 4 goals, 1 is considered ‘**Completed**’, 2 are considered ‘**In Progress**’ with anticipated completion in FY2026 or future fiscal years, and 1 is considered as ‘**Project Delayed**’.

1.3.2.....Project Delayed

Current hotel market is not favorable for new locations. On August 27, 2024, a City consultant presented his findings on hotel feasibility inside the city limits. He found the EDC property was at a disadvantage relative to the competitive market given current conditions and that the City should focus on the I-35 corridor where demand remains strong. Staff will continue conversations with all leads in FY2026 and report back during next year’s Annual Report.

1.3.4.....Completed

In FY2025, the Retail Study was conducted, and results are published here. Staff participated in multiple nationwide recruitment conventions such as ICSC. The retail categories identified with the largest leakage in the market analysis include electronics/appliance stores, building materials, and retail goods (clothing, sporting goods). In addition, the city continues to recruit sit down restaurants, because of the resident feedback from the survey conducted for the retail study.

1.3.5.....In Progress

Staff has established regular participation in retail recruitment events 3x per year. including speaking at a panel at a retail conference about Cibolo.

1.3.6.....In Progress

Refer to goal 1.2.5 under Initiative 1.2.

Overview

INITIATIVE 1.4

Initiative 1.4 Promote and preserve historic downtown

1.4.1	Develop a strategy for a safe pedestrian walkway across R.R. downtown by engaging UPRR and TxDOT for right-of-way entry for a public project	In Progress
1.4.5	Create “Main Street” program w/ focus on small business growth/support	In Progress
1.4.6	Review and present on the Downtown “CORE” Plan	Completed
1.4.7	Amend Downtown CORE Plan at Council direction and revise UDC	In Progress

Under Initiative 1.4, 4 identified goals were in FY2025. Out of those 4 goals, 1 is considered ‘**Completed**’ and 3 are considered ‘**In Progress**’ with anticipated completion in FY2026 or future fiscal years.

1.4.1.....In Progress

On November 18, 2025, City Council authorized the submission of a Public Project through U.P.R.R. for a sidewalk across the railroad on Main Street. In addition, the City and U.P.R.R. executed a preliminary engineering agreement to advance a design and assessment of the proposed pedestrian crossing. The design is estimated to take one year.

1.4.5.....In Progress

While still waiting for delays due to a program freeze from the State of Texas during the last fiscal year to clear, Staff has researched and presented on the Texas Main Street Program to City Council and drafted application documents. At the time of writing, Staff and the City of Cibolo are part of the first initiative to join once the program and are waiting for the program to reopen.

1.4.6.....Completed

Based on City Council’s feedback and direction on September 24, 2024, the RFP for the Old Town Master Plan was issued on October 15, 2024. City Council approved the award of contract on February 25, 2025. Since then, several engagement opportunities, including an open house, survey, walking tour, stakeholder sessions, and an advisory committee meeting—have taken place. Additional outreach efforts will continue through the project’s anticipated completion in FY2026.

1.4.7.....In Progress

Refer to goal 1.4.6 above.

INFRASTRUCTURE



Initiative 2.1 Be intentional with infrastructure investment to promote economic development, responsible growth, and public safety

Initiative 2.2 Gain Control of utility service areas within our growth area

Initiative 2.3 Execute on the City's funded Capital Improvement Projects

Overview

INITIATIVE 2.1

Initiative 2.1 Be intentional with infrastructure investment to promote economic development, responsible growth, and public safety

2.1.1	Create a master information technology strategic plan to incorporate in to master plan or as a standalone strategic plan	Completed
2.1.2	Create a CIP practice during annual budget process to look at infrastructure coordination over multiple years (2-3)	In Progress
2.1.3	Create a meeting schedule between City Staff and utility providers to ensure coordination is taking place with development	In Progress
2.1.5	Continually market benefits of street maintenance tax to the public through various communication channels	Completed
2.1.6	Explore Right-of-Way (ROW) permit program and staff resources required to implement	In Progress
2.1.7	Advocate with Guadalupe County for it to share back the lateral road tax based on the tax revenue generated from Cibolo properties	Completed
2.1.9	Present on the City's Pavement Management Plan Report City of Cibolo (dated 6/27/2019) annually during budget workshops	Completed
2.1.13	Remain active on AAMPO, TAC, & NEP as well as working with County on Lateral Road tax with the goal to improve FM78	Completed
2.1.14	Bring road maintenance funds to at least \$1M annually in 3 years (FY23, FY24, FY25)	Completed
2.1.15	Develop an annual street maintenance program including presentation to Council and RFBs	In Progress

2.1.16	City staff to work with San Antonio River Authority as FEMA's Cooperating Technical Partner to obtain latest floodplain mapping to learn of flood risk	Project Delayed
2.1.17	Provide opportunity through public workshops for residents to give input on updated floodplain maps to understand local flooding events and document this data in a local data repository; evaluate local flooding accounts to develop possible solutions to reduce potential risks	In Progress
2.1.18	Fund and conduct a formal Master Drainage Study using local knowledge and resident accounts collected to develop a plan to reduce flood risks.	Project Delayed

Under Initiative 2.1, 13 identified goals were in FY2025. Out of those 13 goals, 6 are considered 'Completed', 5 are considered 'In Progress' with anticipated completion in FY2026 or future fiscal years, and 2 are considered 'Project Delayed'.

2.1.1.....Completed

In FY2024, The City entered into an agreement with Sciens to create an IT Master Plan. On March 25, 2025, Council received a presentation on the 5-Year Strategic Technology Plan. The recommendations in this plan were considered in the FY26 budget process.

2.1.2.....In Progress

Now a standard way of doing business. Will reoccur during each budget cycle. Conclusion will come in FY2027 to determine if this method of CIP practice is sustainable and beneficial to the City.

2.1.3.....In Progress

Now a standard way of doing business. Staff will continue to develop this schedule in FY2026 after the implementation of the Right-of-Way (ROW) Ordinance.

2.1.5.....Completed

With the street maintenance tax continuing through the voter's approval in the 2023 election, Staff in the Communication and Public Works Departments have published multiple project updates and overviews on road improvements made utilizing this tax source through social media and the printed InCibolo magazine.

2.1.6.....In Progress

Staff will work towards developing the ordinance in FY2026. This will include staffing requirements.

2.1.7.....Completed

With the completion of the Dead Road, Lower Seguin Road, and Bolton Road construction projects in 2025, a formal request for reimbursement was submitted to the County in December 2025. Staff will continue to advocate for joint funding on other roads as opportunities arise.

2.1.9.....Completed

Staff provided City Council with 2 presentations over Pavement Management in FY2025.

2.1.13.....Completed

Members of Council and Staff have remained engaged with the partnering organizations to ensure advocacy of improvements needed for FM78. This will continue as a normal business practice going forward.

2.1.14.....In Progress

Funding for street maintenance in FY25 was \$750,000.

2.1.15.....Completed

Completed for this fiscal year. See Goal 2.1.9 above. Will reoccur in future fiscal years during the budget process. In FY2025, 2 projects were completed - ~\$500,000.00 of Pavement Preservation efforts.

2.1.16.....Project Delayed

Staff continued to work on this initiative in FY2025. The City Engineer has made a request for the latest floodplain maps from the San Antonio River Authority (SARA). Staff will continue with this effort.

2.1.17.....In Progress

In FY2025, Staff initiated its MS4 Program and provided community outreach through City-sponsored events like Cibolofest. However, funding for a drainage master plan was not secured. Staff will continue to apply for grants to fund this project.

2.1.18.....Project Delayed

Staff applied for grant funding but was not selected. Will look at options during FY2026 or for FY2027 budget consideration. Presently, the City is supporting Guadalupe County's request for funding to conduct a countywide drainage master plan in FY2026.

Overview

INITIATIVE 2.2

Initiative 2.2 Gain Control of utility service areas within our growth area

2.2.1	Create a quarterly or semi-annual meeting schedule with other utility providers to strengthen partnerships	Completed
2.2.3	Explore CCN for Wastewater	In Progress
2.2.4	Discuss options for dual-certification of CCN - Water and Sewer with GVSUD	Completed
2.2.6	Decision on CVLGC water projects. Explore SSLGC partnership on water resources	In Progress
2.2.8	Explore options to expand broadband internet service	Completed
2.2.9	Coordinate with broadband providers to locate WCP (5G) facilities	In Progress
2.2.10	Present options to expand broadband internet service to the City Council	Completed
2.2.11	To remain compliant with TCEQ reserve requirements, develop a plan to replace the Crystal Clear SUD leased water. (741 acre feet)	Completed
2.2.12	Continue to work on developing long term water sources and determine if CVLGC will remain as our primary project	In Progress
2.2.13	As a Public Water System, continue to maintain our system to retain our rating as a Superior Water System and develop adequate water resources to remain in compliance with TCEQ regulations related to water reserve requirements	Completed

Under Initiative 2.2, 10 identified goals were in FY2025. Out of those 10 goals, 6 are considered 'Completed', and 4 are considered 'In Progress' with anticipated completion in FY2026 or future fiscal years.

- 2.2.1**.....**Completed**
 Staff continues to meet regularly with the following utility providers: GVSUD, GVEC, CRWA, CCMA, and others. This has become a standard practice in the way Cibolo conducts business.
- 2.2.3**.....**In Progress**
 The City hired a consultant to develop a SSWW Master Plan that is expected to be completed in the Spring of 2026. Currently, the PUC is still reviewing the application.
- 2.2.4**.....**Completed**
 On-going communication with GVSUD regarding the service area south of FM 78 to Interstate 10.
- 2.2.6**.....**In Progress**
 During the past year, the City Council gave direction to Staff to explore next steps with CVLGC, including an assessment of the value of CVLGC assets.
- 2.2.8**.....**Completed**
 Cibolo has multiple providers to include Google Fiber and AT&T installing high-speed fiber in Cibolo over the next 2-3 years. Over the past year, AT&T has brought high-speed internet to multiple neighborhoods.
- 2.2.9**.....**In Progress**
 At the time of writing, Staff has collected information from AT&T and is still working on the collection from the other service providers.
- 2.2.10**.....**Completed**
 Google Fiber should begin installation of their fiber lines in the next 2 years using its ROW License agreement with the City.
- 2.2.11**.....**Completed**
 The City is continuing to explore a short-term (5-10 year) solution. The City entered into an agreement with LRE Water to explore TCEQ water requirements and found the City does not need to acquire additional water to serve project growth past 2040.
- 2.2.12**.....**In Progress**
 The City continues discussions with the City of Schertz (CVLGC Partner) to determine the viability of CVLGC as the long-term solution for future water needs. The City will explore the necessity of continuing with CVLGC in FY2026.
- 2.2.13**.....**Completed**
 Tri-annual TCEQ inspection was completed in July 2024. TCEQ confirmed the City's rating as a Superior Water System for the next 3 years. Next inspection will occur in 2027. Utilities Division keeps up with routine maintenance and testing.

Overview

INITIATIVE 2.3

Initiative 2.3 Execute on the City's funded Capital Improvement Projects

2.3.1	12" Water Main - G.V.R Mesa Western to Town Crk Rd (Construction)	Completed
2.3.2	12" Water Main - Haeckerville Rd South to Arizpe Rd (Design)	In Progress
2.3.3	Sewer Trunk Line Venado L.S. West to H'ville Area (Design)	In Progress
2.3.4	12" Water Main - H'ville Rd - Arizpe to Lower Seguin (Design)	In Progress
2.3.8	Schlather Park - Restrooms	Project Delayed
2.3.9	Deer Creek Automatic Low Water Crossing Gates	Project Delayed
2.3.10	Lower Seguin Rd	Completed
2.3.16	Warbler Woods Preservation	In Progress
2.3.17	15" Wastewater Gravity Main - Tolle Rd. (Design)	Project Delayed
2.3.18	Fiber to City Facilities	Completed
2.3.19	Animal Services Facility (existing) - Improvements to the office and the kennels	In Progress
2.3.20	Town Creek Trail Parking Lot (Construction)	Completed
2.3.21	FM 78 Water Main Extension (Construction)	In Progress
2.3.22	Deer Creek Drainage Channel Improvements (Construction)	Completed
2.3.23	Green Valley Road Low Water Crossing (Construction)	Completed

2.3.24	Tolle Road (Design and Right-of-Way Acquisition)	In Progress
2.3.25	Deer Creek, Town Creek, Fire Bird Run, Silver Wing, and two other portions of Green Valley Road (Construction)	In Progress
2.3.26	Wastewater CCN Infrastructure (Design)	In Progress

Under Initiative 2.3, 18 identified goals were in FY2025. Out of those 18 goals, 6 are considered 'Completed', 9 are considered 'In Progress' with anticipated completion in FY2026 or future fiscal years, and 3 are considered 'Project Delayed'.

2.3.1.....Completed

Completed.

2.3.2.....In Progress

Project is in design as a future project.

2.3.3.....In Progress

Project is in design as a future project.

2.3.4.....In Progress

Project is in design as a future project.

2.3.8.....Project Delayed

Project is delayed until FY2027.

2.3.9.....Project Delayed

Project is delayed until FY2026.

2.3.10.....Completed

Completed.

2.3.16.....In Progress

The City contributed \$140,000 towards the preservation of an additional 40 acres in Warbler Woods in 2025; part of a \$1,238,674 transaction to secure a conservation easement.

2.3.17.....Project Delayed

Project is delayed until FY2026.

2.3.18.....**Completed**

Completed.

2.3.19.....**In Progress**

Voters approved the bond for this project in the November 2024 Election. Quorum has been selected as the architect for this project. The design will be completed in 2026 with construction starting in late 2026 or early 2027.

2.3.20.....**Completed**

Completed.

2.3.21.....**In Progress**

Project is under construction.

2.3.22.....**Completed**

Project was completed but damaged with flooding in July 2025. The repairs were completed at the end of 2025.

2.3.23.....**Completed**

Completed.

2.3.24.....**In Progress**

Right-of-Way acquisition is on-going. Design is 90% complete.

2.3.25.....**In Progress**

4 of the 6 projects are completed. Remaining 2 are on-going.

2.3.26.....**In Progress**

On October 27, 2025, the City Council received a presentation on the final South Cibolo Wastewater Master Plan. It directed staff to bring it back for approval. The Master Plan is scheduled for approval on January 13, 2026, by resolution.

PARTNERSHIPS & RELATIONSHIPS



Initiative 3.1 Build strong connections and relationships with community partners, residents, and employees

Initiative 3.2 Lead efforts to advocate for legislations to promote Cibolo's interest

Initiative 3.3 Be prepared to engage partner agencies when at the table

Overview

INITIATIVE 3.1

Initiative 3.1 Build strong connections and relationships with community partners, residents, and employees

3.1.7	Create and maintain an annual meeting plan for the Guadalupe County Mayors, Judge, and Commissioners (Pct. 3 & 4) meetings	Completed
3.1.9	Create and maintain an annual meeting plan to engage local non-profits and religious organizations to increase community participation	Completed
3.1.10	Create and maintain an annual regional calendar that is shared with Council that includes events in other cities nearby	Completed
3.1.11	Create and maintain an annual meeting plan with SCUCISD	Completed
3.1.12	Create and maintain an annual meeting plan for the City Manager to meet with other city managers in our area	Completed
3.1.13	Create and maintain an annual meeting plan for the City Manager to meet with our local Chambers of Commerce	Completed
3.1.14	Create and maintain an annual meeting plan for the City Manager and appropriate staff to meet with utility providers that service Cibolo	Completed
3.1.16	Create and maintain an annual meeting plan with State Reps and other state-level organizations/groups	Completed
3.1.17	Implement a college-level internship program annually	Project Delayed
3.1.18	Host an annual Volunteer recognition event to celebrate our citizens that serve on a volunteer body	Completed
3.1.20	Create and maintain an annual Years of Service recognition program for employees	Completed
3.1.21	Host an annual recognition/appreciation event for all employees	Completed

Under Initiative 3.1, 12 identified goals were in FY2025. Out of those 12 goals, 11 are considered 'Completed', and 1 is considered 'Project Delayed'.

3.1.7.....Completed

This has become a standard practice in the way Cibolo conducts business. City Council participates with Guadalupe County Judge to attend the County's Mayors meeting.

3.1.9.....Completed

This has become a standard practice in the way Cibolo conducts business. The Police and Fire Departments regularly engage with local non-profits and religious organizations as part of their community engagement initiatives.

3.1.10.....Completed

A Regional Calendar has been created and shared by the City Secretary's Office.

3.1.11.....Completed

This has become a standard practice in the way Cibolo conducts business. There are scheduled monthly meetings with SCUCISD that alternate between the City and their location.

3.1.12.....Completed

This has become a standard practice in the way Cibolo conducts business. There are scheduled quarterly meetings with the surrounding cities that alternate between Cibolo and their locations.

3.1.13.....Completed

This has become a standard practice in the way Cibolo conducts business. There are quarterly meetings between the City Manager's Office and The Schertz-Cibolo-Selma Chamber that include the City Managers from the other two cities.

3.1.14.....Completed

There are regular meetings between the City Manager's Office, Public Works, Planning, and the utility providers that serve our area.

3.1.16.....Completed

This is an on-going process and will be repeated annually.

3.1.17.....Project Delayed

Due to budget constraints, this year's internship program was not funded. This will be evaluated in the FY2027 budget cycle.

3.1.18.....**Completed**

This year (April 2025) the City Secretary’s Office, with the help of Municipal Court, held the City Council Volunteer Dinner for all members of City Committees, Commissions, Boards, and Corporations. This dinner is to recognize all the citizens of the community that volunteer their time to help the city by serving on one of the 10 committees/commission/boards we have in Cibolo. Each member receives a small gift to go along with the theme chosen each year. In 2025 the theme was Hollywood. Staff had a red carpet when individuals arrived and a backdrop for pictures to be taken. Each person received a bag of goodies just like at the Oscars. Each group was announced, and pictures were taken with the Mayor and Council. Dinner was provided and served by the Mayor, Council, and City Manager to all the volunteers. After all the volunteers were served their meals the servers (Mayor, Council, and CM) sat down with the volunteers to talk with them and just to get to know them better.

3.1.20.....**Completed**

The City Manager’s Office and the People & Performance Department have ensured employees are recognized for their years of service throughout the year.

3.1.21.....**Completed**

This is an on-going process and will be repeated annually.

Overview

INITIATIVE 3.2

Initiative 3.2 Lead efforts to advocate for legislation that promotes Cibolo’s interests

3.2.1	Create and maintain a list of staff members that can serve as support staff for Council; review annually	Completed
3.2.2	Create and maintain an annual action plan for TML items in the coming year to share with Council and staff	Completed
3.2.3	City Attorney is required to provide an annual update regarding new laws that impact municipal authority for development	Project Delayed

Under Initiative 3.2, 3 identified goals were in FY2025. Out of those 3 goals, 2 are considered ‘**Completed**’ and 1 is considered ‘**Project Delayed**’.

3.2.1.....**Completed**

This is an on-going process and will be repeated annually.

3.2.2.....**Completed**

This is an on-going process and will be repeated annually.

3.2.3.....**Project Delayed**

This is an on-going process and will be repeated annually. It was not done in 2025 due to transition in the City Attorney’s Office.

Overview

INITIATIVE 3.3

Initiative 3.3 Be prepared to engage partner agencies when at the table

3.3.2	Apply for grants to seek funding for new public safety facilities and other city facilities	In Progress
3.3.5	Engage the County on reallocating lateral-road tax revenue to consider road improvements within the City and the ETJ	Completed

Under Initiative 3.3, 2 identified goals were in FY2025. Out of those 2 goals, 1 is considered 'Completed' and 1 is considered 'In Progress' with anticipated completion in FY2026 or future fiscal years.

3.3.2.....In Progress

Staff is currently working with the in-house grant writer and third-party grant writer (Vickers Consulting Group) to make its 4th application. For Hiring Activity grants, recipients must contribute 25 percent of the actual costs incurred in each of the first and second years of the grant, and 65 percent of the actual expenses incurred in the third year of the grant.

3.3.5.....Completed

Refer to goal 2.1.7 under Initiative 2.1.

QUALITY OF LIFE



Initiative 4.1 Promote active lifestyles for all ages by providing opportunities to recreate

Initiative 4.2 Create and sustain safe and well-kept neighborhoods that residents love to call home

Initiative 4.3 Support youth activities

Initiative 4.4 Provide unique outdoor experiences “Memorable experiences”

Initiative 4.5 Update the Parks & Recreation Master Plan

Overview

INITIATIVE 4.1

Initiative 4.1 Promote active lifestyles for all ages by providing opportunities to recreate

4.1.1	Explore development of new sports fields for events by conducting a feasibility study to identify resources and impact for the City	Project Delayed
4.1.2	Develop a trail system that connects neighborhoods and commercial areas	In Progress
4.1.3	Explore the possibility of utility easements for hike and bike trail connectivity throughout the City	Project Delayed
4.1.6	Explore incorporating designs and costs for on-street shared use paths to be considered in future Thoroughfare Master Plan updates	In Progress
4.1.10	Monitor the utilization of the existing Senior Program and provide annual updates to Council with a presentation	In Progress
4.1.11	Explore opportunities to provide a larger facility	Completed
4.1.12	Adopt/Update City standards for public park improvements and minimum amenities	Project Delayed

Under Initiative 4.1, 7 identified goals were in FY2025. Out of those 7 goals, 1 is considered ‘**Completed**’, 3 are considered ‘**In Progress**’ with anticipated completion in FY2026 or future fiscal years, and 3 are considered ‘**Project Delayed**’.

4.1.1.....**Project Delayed**

Parks Master Plan is budgeted for FY26.

4.1.2.....**In Progress**

On-going design of the Town Creek Trail Project. In addition, the City funded a Parks and Trails Master Plan in the FY26 budget. A request for proposals will be initiated in 2026 after the completion of the Old Town Master Plan.

4.1.3.....Project Delayed

Project is delayed until FY2026. This will be explored as part of a new Parks, Open Space, and Trails Master Plan, which has been funded in FY26.

4.1.6.....Project Delayed

Project is delayed until FY2026. This will be explored as part of a new Parks, Open Space, and Trails Master Plan, which has been funded in FY26.

4.1.10.....In Progress

No action at this time as the renovation of the remaining sections of the Cibolo Community Center is underway.

4.1.11.....Completed

Program moved to the Cibolo Community Center in October 2025. The program continues to grow in membership. A presentation was provided to City Council on January 20, 2025.

4.1.12.....Project Delayed

Project is delayed until FY2026. This will be explored as part of a new Parks, Open Space, and Trails Master Plan, which has been funded in FY2026 budget.

Overview

INITIATIVE 4.2

Initiative 4.2 Create and sustain safe and well-kept neighborhoods that residents love to call home

4.2.4	Evaluate park impact fees for park dedication fee changed to developer in lieu of land dedication	Project Delayed
4.2.5	Create a schedule to update, maintain and enhance GIS products posted on City website (such as the Current Developments Map)	Completed
4.2.6	Conduct annual sidewalk inventory and create a funding plan that prioritizes repairs and filling gaps	In Progress
4.2.7	Increase promotion of SeeClickFix for citizens to help build better relationships with quality City-to-citizen service delivery times	Completed
4.2.8	Develop a neighborhood parks range of features so that as local parks develop, the features complement, rather than duplicate one another	In Progress
4.2.9	Conduct a study on City's Fire ISO and identify recommendations on how to improve Fire ISO	Completed

Under Initiative 4.2, 6 identified goals were in FY2025. Out of those 6 goals, 3 are considered **'Completed'**, 2 are considered **'In Progress'** with anticipated completion in FY2026 or future fiscal years, and 1 is considered **'Project Delayed'**.

4.2.4.....**Project Delayed**

This will be explored as part of a new Parks, Open Space, and Trails Master Plan, which has been funded in FY2026.

4.2.5.....**Completed**

This is now considered a way of doing business and will continue for future years.

4.2.6.....**In Progress**

This is an on-going process. Work Orders are generated through SeeClickFix tickets.

4.2.7.....**Completed**

Through the use of social media and printed newsletters, Staff have continued to promote SeeClickFix and the benefits of the community utilizing this tool.

4.2.8.....**In Progress**

Currently working on this item with Kimley-Horn for Veterans Memorial Park and Niemietz Park. A comprehensive inventory will be completed as part of the Parks, Open Space, and Trails Master Plan.

4.2.9.....**Completed**

The Fire Department secured Mike Pietsch, P.E. Consulting Services, Inc., in December 2023 and has evaluated key components related to ISO ratings, including **1)** Fire Department; Staffing and Equipment **2)** Water Supply; Hydrant type and location with needed fire flow **3)** Emergency Communications System; Adequate CAD system, Facilities for dispatching fire companies/engines and **4)** Community Risk Reduction; Community outreach programs, Fire prevention enforcement. The initial phase was completed on February 2, 2024. The consultant found that the City of Cibolo's total earned credits would move to an ISO Class 2/2X. On August 29, 2024, the project was completed, and the new ISO class request was submitted. With approval in April of 2025, the City of Cibolo's ISO rating is now a 2 ISO rated community.

Overview

INITIATIVE 4.3

Initiative 4.3 Support youth activities

4.3.1	Promote a youth sports association by engaging local groups to evaluate interest and incorporate findings into the P&R Master Plan	In Progress
4.3.2	Exploring funding for Phase II of the Youth Sports Complex	In Progress
4.3.3	Provide Council with a semi-annual report on field usage by YMCA	Project Delayed
4.3.4	Schedule an annual presentation from the YMCA to Council	Project Delayed
4.3.5	Track usage of playing fields in City Parks and MEC and report on an annual basis and identify best practices that are supporting the aim to maximize use of city parks	Project Delayed
4.3.7	Execute agreement with Relentless Sports for multi-year arrangement for the use of the Multi-Event Center	Project Delayed

Under Initiative 4.3, 6 identified goals were in FY2025. Out of those 6 goals, 2 are considered ‘**In Progress**’ with anticipated completion in FY2026 or future fiscal years, and 4 are considered ‘**Project Delayed**’.

4.3.1.....In Progress

Staff is working with YMCA and Cibolo Little League for youth sport league coordination.

4.3.2.....In Progress

On-going effort. The City was in discussions with a potential developer, but the project stalled.

4.3.3.....Project Delayed

Staff will present in January 2026.

4.3.4.....Project Delayed

Goal was not met in FY2025. The YMCA will present in January 2026.

4.3.5.....Project Delayed

Project is delayed until FY2026.

4.3.7.....Project Delayed

Council agreed to provide Relentless Soccer with preferred dates and times of MEC Field use while still providing usage of the facility to other local sports groups.



Overview

INITIATIVE 4.4

Initiative 4.4 Provide unique outdoor experiences - “Memorable Experiences”

4.4.1	Update Downtown Master Plan to create clear vision for the heart and soul of our community	In Progress
4.4.2	Continue Cibolo Summer Nights, Market Days, Holiday Parade, Cibolofest and other complementary special events on an annual basis	Completed
4.4.4	Design and construct Council identified improvements in existing city parks per 5-year CIP	In Progress
4.4.5	Complete design and initiate construction of the Town Creek Trail from FM 1103 to the Community Center	In Progress

Under Initiative 4.4, 4 identified goals were in FY2025. Out of those 4 goals, 1 is considered ‘**Completed**’ and 3 are considered ‘**In Progress**’ with anticipated completion in FY2026 or future fiscal years.

4.4.1.....**In Progress**

Refer to goal 1.4.6 under Initiative 1.4.

4.4.2.....**Completed**

Successful completion of Cibolofest and Cibolo Summer Nights. Market Days was discontinued for FY2025 but will revisit for FY2026.

4.4.4.....**In Progress**

The City Council provided direction during the Council Budget Workshop. Veterans and Niemietz Parks are in the Planning Phase.

4.4.5.....**In Progress**

This is still under design due to issues with UPRR. Project will likely be completed in FY2027 or later.

Overview

INITIATIVE 4.5

Initiative 4.5 Update the Parks & Recreation Master Plan

4.5.1	Update the Parks & Recreation (P&R) Master Plan to include the linear park/trail system	Project Delayed
4.5.2	Identify and explore current/new recreation trends and consider updating the P&R Master Plan to include findings	Project Delayed
4.5.3	Update the Thoroughfare Master Plan (T.M.P.) for on-street bike lanes while coordinating with the P&R Master Plan when funding is available	Project Delayed

Under Initiative 4.5, 3 identified goals were in FY2025. Out of those 3 goals, all 3 are considered as **‘Project Delayed’**.

4.5.1.....**Project Delayed**

The Cibolo EDC will be funding the Parks Master Plan in FY2026.

4.5.2.....**Project Delayed**

This will be part of the Parks Master Plan in FY2026. See 4.5.1.

4.5.3.....**Project Delayed**

This will be part of the Parks Master Plan in FY2026. See 4.5.1.

FINANCIAL INTEGRITY



Initiative 5.1 Foster fiscal health through disciplined long-term planning, cost control, efficiency, increased revenue, & innovative funding solutions

Initiative 5.2 Develop 5-Year Forecasts and maintain CIP funding sources

Initiative 5.3 Develop Financing strategies aligned with customer service delivery expectations

Initiative 5.4 Implement Procurement Functions

Overview

INITIATIVE 5.1

Initiative 5.1 Foster fiscal health through disciplined long-term planning, cost control, efficiency, transparency, increased revenue, & innovative funding solutions

5.1.1	Ensure a balanced budget is achieved through the annual budget process by managing expenses within revenues	Completed
5.1.2	Create city facility master plan to provide long term facility needs as City grows and maintain annually	In Progress
5.1.5	Achieve TX state comptroller awards for transparency annually	Completed
5.1.7	Maintain market pay to be competitive in workforce to attract and retain top talent	In Progress
5.1.8	Annually review official City financial policies	Completed
5.1.9	Provide total rewards statement to every employee on annual basis	In Progress

Under Initiative 5.1, 6 identified goals were in FY2025. Out of those 6 goals, 3 are considered ‘**Completed**’ and 3 are considered ‘**In Progress**’ with anticipated completion in FY2026 or future fiscal years.

5.1.1.....Completed

A balanced budget was developed for FY2026 and adopted by City Council on September 18, 2025. Revenues are consistently monitored, and negative variances are communicated to the City Manager and to staff to ensure that we are managing costs to stay within our available revenues.

5.1.2.....In Progress

A presentation was provided to Council in March on the Facility Master Plan program. The City acquired the Noble Group Event Center in August to expand available office space for City employees and programs. Staff will continue exploring grants to fund a facility master plan in the next budget.

5.1.5.....Completed

The City maintained a star for Traditional Finances and will be seeking one to two additional stars in FY2026.

5.1.7.....**In Progress**

Market study has been completed for all remaining positions that were not moved to market in the FY2025 budget. Proposed market adjustments were presented to council during the FY2026 budget workshops and approved as part of the FY2026 budget. The adjustments are effective as of January 3, 2026.

5.1.8.....**Completed**

Official city financial policies include Fund balance policy, investment policy, purchasing policy and debt management policy. City Council was provided a presentation on the Fund Balance Policy on July 8, 2025, and directed Staff to return with an amendment. On October 14, 2025, City Council adopted Ordinance 1512 amending the City’s Investment Policy, which is required annually by the Public Funds Investment Act (PFIA). The City Council approved Resolution 1728 on August 26, 2025, amending the Fund Balance Policy, including changing the minimum Unassigned Fund Balance from 28% to 25% for the General Fund.

5.1.9.....**In Progress**

The City hired a new benefits broker which is providing the necessary software to generate Total Rewards Statements for employees. The first statement will be generated in January 2026 after market study adjustments and COLAs are issued to all employees.

Overview

INITIATIVE 5.2

Initiative 5.2 Develop 5-Year Forecasts and maintain CIP funding sources

5.2.1	Develop a 5-year financial plan and update annually during the budget process	In Progress
5.2.2	Develop 5-year CIP projections and update annually during the budget process	Completed
5.2.3	Provide a CIP scope of work, timeline, and outcomes to Council Sub-committee as required	Completed
5.2.4	Strengthen CIP by creating procurement templates, dashboard, master schedule, and communication of future projects forms and contracts, and ensure timely execution from time of funding and update annually as needed	Completed
5.2.5	Complete project development, including costs, before bonds are issued	Completed
5.2.6	Initiate Capital Improvement Projects within 12 months of debt issuance	Completed

Under Initiative 5.2, 6 identified goals were in FY2025. Out of those 6 goals, 5 are considered ‘**Completed**’, and 1 is considered ‘**In Progress**’ with anticipated completion in FY2026 or future fiscal years.

5.2.1.....**In Progress**

The Finance Director is developing a 5-year forecast of revenue and estimated expenses, accounting for any significant known events to determine capacity and prepare for future growth. A presentation will be scheduled in early 2026.

5.2.2.....**Completed**

A 5-Year CIP projection has been developed and is updated during each annual budget process.

5.2.3.....**Completed**

This is now considered a way of doing business and will continue for future years.

5.2.4.....**Completed**

This is now considered a way of doing business and will continue for future years.

5.2.5.....**Completed**

The CIP manager improved cost calculations during the FY2025 budget process. This improved the accuracy of bond issuance.

5.2.6.....**Completed**

The City has consistently issued bonds for design and construction services for capital improvement projects within twelve months of bond issuance since 2023.



Overview

INITIATIVE 5.3

Initiative 5.3 Develop Financing strategies aligned with customer service delivery expectations

5.3.1	Update All Impact Fee Studies	In Progress
5.3.2	Address sales tax base - sales tax audit	Project Delayed

Under Initiative 5.3, 2 identified goals were in FY2025. Out of those 2 goals, 1 is considered 'In Progress' and 1 is considered as 'Project Delayed'.

5.3.1.....**In Progress**

On January 14, 2025, the City Council approved a contract with Freese & Nichols and authorized the City Manager to execute the contract to update the City's water, wastewater, roadway, and drainage impact fees. Due to a delay in filling the Capital Improvement Advisory Committee (CIAC), the first CIAC meeting is scheduled for January 2026.

5.3.2.....**Project Delayed**

Project is delayed until FY2027.

Overview

INITIATIVE 5.4

Initiative 5.4 Develop and implement improved internal policies and procedures

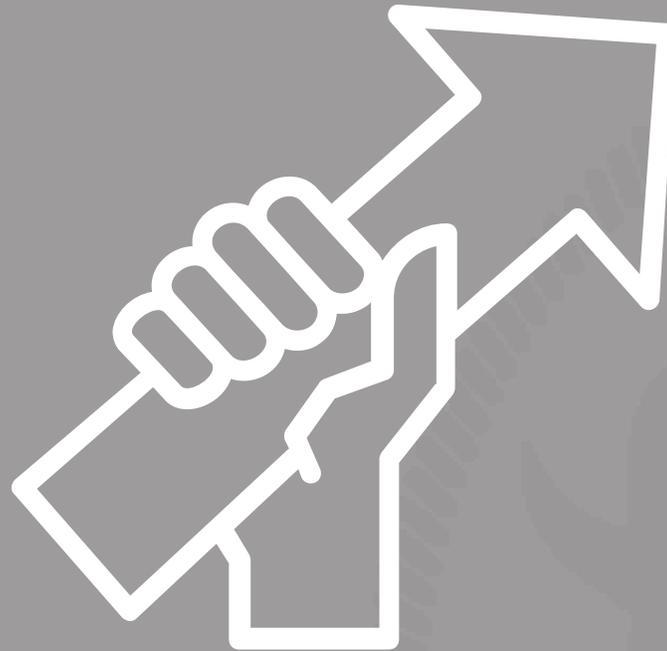
5.4.3	Implement Purchase Order Process in OpenGov and create Citywide SOP	Completed
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Under Initiative 5.4, 1 identified goal was in FY2025. This goal is considered as **‘Completed’**.

5.4.3.....Completed

Digital workflow process for requisitions and purchase orders are now in OpenGov. This new workflow replaced a manual process that involved more staff time. The digital workflow has reduced the time it takes to process requisitions and purchase orders as well as eliminated mistakes and duplication of staff efforts.

OPERATIONAL EXCELLENCE



- Initiative 6.1** Govern openly to build and sustain trust through citizen inclusion and involvement
- Initiative 6.2** Cibolo communicates its goals, successes, and challenges to the community and serves as a leader and champion for the community
- Initiative 6.3** High quality services are responsive to citizens' needs, readily accessible, courteously delivered, and professionally managed
- Initiative 6.4** Commitment to the pursuit of continuous improvement for the benefit of the organization and the community we serve

Overview

INITIATIVE 6.1

Initiative 6.1 Govern openly to build and sustain trust through citizen inclusion and involvement

6.1.1	Create an annual UDC work program using UDC Advisory, P&Z, and Council direction on Committee	In Progress
6.1.3	Update Parks and Recreation Master Plan after Comprehensive Plan	Project Delayed
6.1.4	Update UDC after Comprehensive Plan	In Progress
6.1.5	Update the DCM	Completed
6.1.6	Fund Update Water/Wastewater Master Plan after City resolves litigation with GVSUD	In Progress
6.1.7	Update the Pavement Management Plan Report from June 2019	In Progress
6.1.8	Continue CIP Staff Committee to coordinate on project development and management	Completed
6.1.9	Provide calendar of community engagement opportunities on City Website	Completed
6.1.15	Conduct in-person Town Hall meetings twice annually and test virtual town halls	Completed
6.1.16	Annually review official City personnel policies	In Progress

Under Initiative 6.1, 10 identified goals were in FY2025. Out of those 10 goals, 4 are considered **Completed**, 5 are considered **In Progress** with anticipated completion in FY2026 or future fiscal years, and 1 is considered as **Project Delayed**.

- 6.1.1**.....**In Progress**
 The City has initiated a complete UDC rewrite.
- 6.1.3**.....**Project Delayed**
 This project was delayed until FY2026 budget. It will begin after the Old Town Master Plan is completed in 2026.
- 6.1.4**.....**In Progress**
 Following City Council’s direction on September 10, 2024, the RFP for the UDC Rewrite was issued on October 11, 2024. City Council approved an award of contract for the UDC Rewrite on December 10, 2024. Initial engagement has included stakeholder sessions and a joint workshop, and continued community engagement is planned throughout this ongoing initiative. Scheduled to be completed in 2026.
- 6.1.5**.....**Completed**
 City Council received a presentation on the proposed amendments to the Streets Design Criteria Manual (DCM) and directed the City Engineer to return with ordinances. On August 26, 2025, City Council adopted Ordinance 1507.
- 6.1.6**.....**In Progress**
 City Council received a presentation on October 27, 2025, and approved a resolution to adopt this plan on January 13, 2025.
- 6.1.7**.....**In Progress**
 Funding was allocated in FY2026 in CIP to update the Pavement Management Plan.
- 6.1.8**.....**Completed**
 Staff continues to have regular CIP Meetings to discuss current projects and plan for future eCIP projects.
- 6.1.9**.....**Completed**
 Completed. This will be maintained annually.
- 6.1.15**.....**Completed**
 Completed. This will be maintained annually.
- 6.1.16**.....**In Progress**
 A review of the personnel policies began in the summer and presented to Council for feedback in September. Final review and adoption will be in Q1 of FY2026.

Overview

INITIATIVE 6.2

Initiative 6.2 Cibolo communicates its goals, successes, and challenges to the community and serves as a leader and champion for the community

6.2.2	Create annual EDC report	Completed
6.2.3	Conduct townhall meetings with opportunities for Utilize Public Input tool through digital options (such as the City's website)	Completed
6.2.4	Utilize Everbridge option for Town Hall notice to Citizens	Completed
6.2.5	Hold Town Hall meetings with elected officials	In Progress
6.2.7	Continue posting after Council presentations, proclamations, service awards, etc...	Completed
6.2.8	Develop videos of Public Works staff completing projects	Completed

Under Initiative 6.2, 6 identified goals were in FY2025. Out of those 6 goals, 5 are considered 'Completed' and 1 is considered 'In-Progress' with anticipated completion in FY2026 or future fiscal years.

6.2.2.....Completed

Staff now issues monthly reports on business development and Economic Development Department activities to give real-time overviews on the business climate instead of an annual report with the same information.

6.2.3.....Completed

Completed. Town Halls are scheduled on an as needed basis.

6.2.4.....Completed

Completed with the first Town Hall in FY2025.

6.2.5.....**In Progress**

Town Halls are scheduled on an as needed basis.

6.2.7.....**Completed**

Completed. This will be maintained annually.

6.2.8.....**Completed**

Completed. This will be maintained annually.



Overview

INITIATIVE 6.3

Initiative 6.3 High quality services are responsive to citizens’ needs, readily accessible, courteously delivered, and professionally managed

6.3.1	Provide Bond and CIP updates to the public with a dedicated webpage, social media blasts and newsletter articles	Completed
6.3.2	Re-establish Council Orientations and ensure there is representation from all departments	Completed
6.3.3	Create and maintain all committee orientations	Completed
6.3.4	Maintain existing GIS Development map and website, add CIP tracker	Completed
6.3.6	Increase video presence on new website and social media accounts	Completed
6.3.7	Continue to execute Organizational Excellence through Vision Inspired, Mission Focused, Values Driven, and Performance Based strategy Hire, retain, and develop top talent and hold employees accountable to the Departmental Business Plans	Completed
6.3.10	Conduct staffing analysis to determine LOS to meet Council and community expectations	Project Delayed
6.3.13	Collect data regularly over the telework policy and make routine presentations to Council	Completed

Under Initiative 6.3, 8 identified goals were in FY2025. Out of those 8 goals, 7 are considered ‘**Completed**’ and 1 is considered as ‘**Project Delayed**’.

6.3.1.....**Completed**
 Completed. This will be maintained annually. In 2025, residents were provided an update in the InCibolo magazine.

6.3.2.....**Completed**
 Completed. This will be maintained following each local election.

6.3.3.....**Completed**

Completed. This will be maintained annually. Board and Commission orientations continue to evolve and include more training.

6.3.4.....**Completed**

Completed. This will be maintained annually.

6.3.6.....**Completed**

Completed. This will be maintained annually.

6.3.7.....**Completed**

Completed. This will be maintained annually.

6.3.10.....**Project Delayed**

This is expected to be discussed during the FY2027 budget process.

6.3.13.....**Completed**

During the update to the employee handbook, the City Council received an update on the utilization of telework by Staff. City Council approved Resolution 1737 on December 9, 2025, adopting an updated employee handbook, including the telework policy.

Overview

INITIATIVE 6.4

Initiative 6.4 Commitment to the pursuit of continuous improvement for the benefit of the organization and the community we serve

6.4.5	(Finance) Develop and implement a digital workflow through OpenGov to improve the approval process of Accounts Payable items and contracts resulting in a reduced processing time	In Progress
6.4.7	(Information Services) Lower the average wait time of IT service request tickets to improve customer service delivery by researching new external programs and what options are available with the current software	In Progress
6.4.10	(Performance Management Program) Through the use of Lean Process Improvement training opportunities and workshops, work with at least six (6) service areas to improve one (1) of their processes and document the results	In Progress
6.4.12	(Police) Enhance the reporting on police activity in the community and officer performance within the organization by researching record management software that will reduce customer waiting times, optimize staff time, and provide more transparency to the public	In Progress
6.4.13	(Public Works) Develop and implement a new digital workflow for SeeClickFix to better address citizen concerns in a more timely and consistent manner	In Progress

Under Initiative 6.4, 5 identified goals were in FY2025. Out of those 5 goals, all 5 are considered ‘**In-Progress**’ with anticipated completion in FY2026 or future fiscal years.

6.4.5.....**In Progress**

Currently on-going. Staff is working with other departments to address a roadblock that is stalling project. Will conclude in FY2026.

6.4.7.....**In Progress**

The Information Systems Department is working with a new ticketing tool, NinjaOne, and is measuring results to identify if the rollout lead to lower wait times for ticket resolutions.

6.4.10.....**In Progress**

At the beginning of FY2025, the PMP program held its first Green Belt training cohort. This cohort had 13 members and consisted of all Executive Staff and Executive Assistants. This training taught Lean and Continuous Process Improvement methodology and the tools to capture meaningful and relevant data on processes being evaluated. While the cohort is still working on evaluating the success of their chosen process, FY2026 will welcome the next cohort and consist of front-line employees.

6.4.12.....**In Progress**

In June 2025, the Police Department started the implementation and rollout of the new Record Management System (RMS) with Tyler Technologies. While still in the process of moving systems, the ability to better maintain and produce police records, including data and statistics, is a projected outcome of this system switch. This project will be completed in FY2026. This transition to a new, modern, RMS will be completed by end of 2026.

6.4.13.....**In Progress**

Staff is working with the vendor to design and implement SOPs to address concerns about the time it takes for citizens to get a response to tickets. With report at the end of FY2026 with any outcomes.



City of Cibolo, Texas

FY23-27 STRATEGIC PLAN

Revised for FY26-FY27



The Cibolo City Council's Vision is...

"A community that is proud of our historic roots, responsive to residents, and innovating for our future."

CONNECT WITH US

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ABOUT THIS PLAN

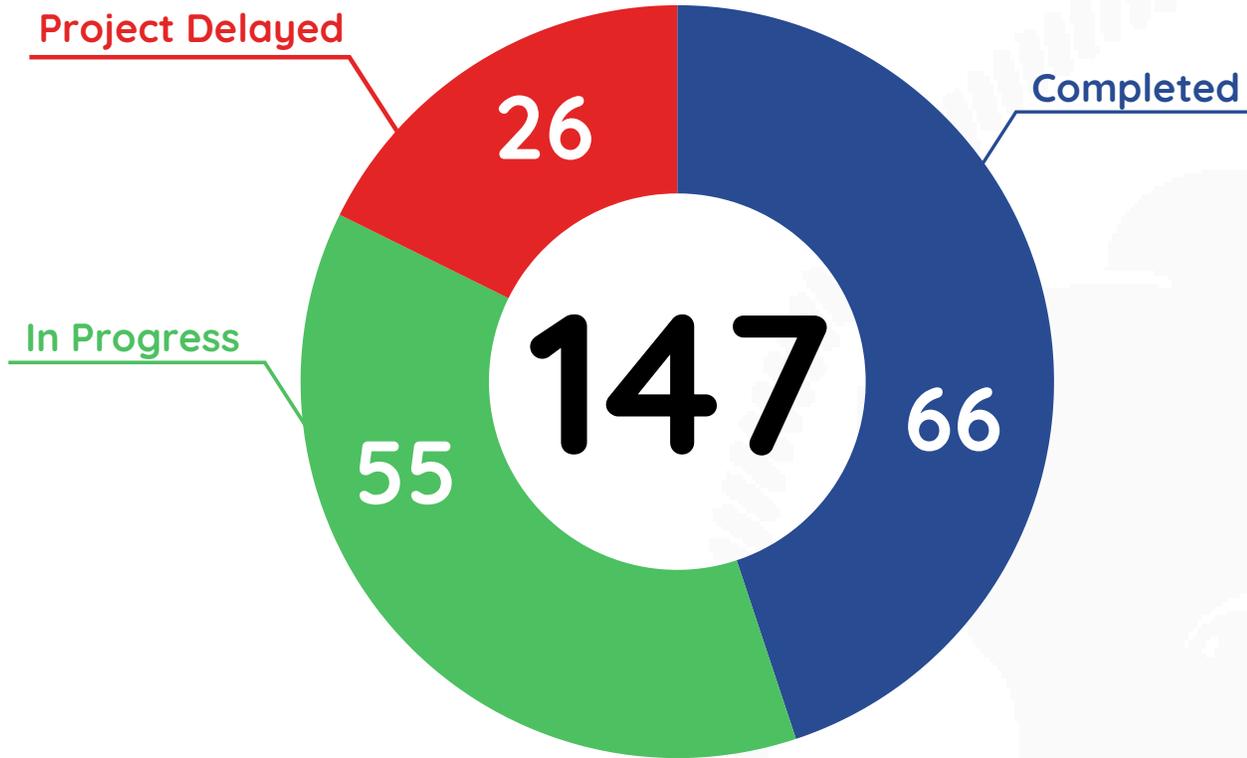
Strategic Plan Originally Approved by City Council on September 13, 2022

Council revised the Number of Core Strategies from 5 to 6 on May 23, 2023

FY23-27 Strategic Plan Update published on December XX, 2025

Vision Inspired, Mission Focused, Values Driven, and Performance Based

FY25 IN REVIEW



In FY2025, **147** total goals were identified – **66** goals were '**Completed**', **55** goals are '**In Progress**' with completion in future fiscal years, and **26** goals were identified as '**Project Delayed**', including projects not yet funded.

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HISTORY & COUNCIL

The City of Cibolo’s City Council developed its second ever Strategic Plan in 2023, beginning at its strategic planning workshop on March 17, 2023, and over the course of the next seven months. Wayne Reed, ICMA-CM, City Manager, facilitated the strategic planning workshop and subsequent updates and feedback sessions to compile this plan. City Council adopted its updated FY2024 – FY2027 Strategic Plan on October 10, 2023. Council revised the Number of Core Strategies from 5 to 6 on May 23, 2023.



Mark Allen
Mayor



Jeff McGlothlin
District 1



Randy Roberts
District 2



Robert Mahoney
District 3



Katie Cunningham
District 4



Norma Sanchez-Stephens
District 5



Donetta Roberts
District 6



Joel Hicks
District 7

EXECUTIVE TEAM



Wayne Reed
City Manager



Peggy Cimics
City Secretary



Bryan Huggins
Safety & Infrastructure



Thedrick Andres
Police Chief



Mario Troncoso
Fire Chief



Rick Vasquez
Planning & Economic
Development



Anna Miranda
Finance



Tracy Beekman
Information Services



Elizabeth Taplin
People & Performance



Julio Gomez
Public Works & Capital
Improvement Projects



Matt Hanson
Chief Building Official



Nicole Perez
Executive Assistant,
City Manager

PREFACE

by Wayne Reed, City Manager, ICMA-CM

Creating an Organization of Excellence:

It has been a privilege to work with Mayor Allen and the City Council members in 2023 to develop the City of Cibolo's second City Council Strategic Plan. This is a critical resource for Cibolo to become an organization of excellence that delivers world class services to its residents and businesses. This Strategic Plan will serve as a guide for Fiscal Years 2024 - 2027. It will be updated annually by the City Council with a rolling three-year horizon; an Action Plan is located at the end for tracking progress. Based upon reports from the executive staff in January and February, each annual update will include an identification of work performed and accomplishments regarding Goals and Actions.

To achieve the Council's Vision for the community, Cibolo as an organization must transition from a reactive governance approach to an intentional, strategic model of governance, if it is to maximize the opportunities and mitigate the threats to its quality of life and the public's health and safety. Our mantra is to be **Vision Inspired, Mission Focused, Values Driven, and Performance Based**. The Council's Strategic Plan is a critical step on this journey.

Pivotal Moment:

Cibolo is at a pivotal point in its history. At the beginning of this century, there were 3,035 people in 1,092 households residing in the City of Cibolo. A short twenty (20) years later, the U.S. Census found the community had grown by more than nine-fold to 32,276 residents and 9,106 households. Economic forecasts project our community and region will continue to experience strong growth over the next two decades and beyond. Cibolo is posed to grow with available land area for residential and nonresidential development along with its continued investment in infrastructure and resources needed to create high quality neighborhoods, commercial centers, parks and recreational amenities, and primary employment businesses. The organization must approach the future with a different approach if it wants to improve the outcomes and shed some of its past practices that led to less-than-optimal results.

Strategic Thinking:

The Strategic Plan can be a very effective "tool in the toolbox" for the City Council. It illustrates Council's desire to use strategic thinking to view and make sense of the environment (both internally and externally) that influences and surrounds the community. City Council's intention to use this plan to guide its decision-making reaffirms its commitment to develop a new approach to governance as our community leaders' approach the future with confidence so that its decisions and actions today will produce the best possible results over the next three years and beyond. The City Council understands

the environments at the local, state, and national levels are ever changing and will require the organization to be flexible in its execution and to constantly survey the environment to make sure their strategies, initiatives, and goals maintain their long-term Vision.

Team Cibolo:

The success of the City Council's Strategic Plan will be measured by the ownership from Team Cibolo. Achieving the Council's aspirations will be a day-to-day process involving a lot of hard work. Successfully using the plan will require establishing clear roles and expectations, making strategic planning a way of doing business, tracking performance, communicating progress, revisiting the plan annually, and holding one another accountable. I am confident this Strategic Plan will provide you with the insight into the City Council's Vision, Strategies, and Goals. I am looking forward to seeing the team overcome obstacles that hinder our progress and celebrating the successes we will achieve together.

Introduction:

This plan is intended to communicate the long-term vision of the Cibolo City Council and how it plans to allocate the organization's limited resources in a realistic and practical manner to proactively improve the community and better serve its residents, businesses, and various stakeholders, while it goes about fulfilling its everyday business. The journey to organizational and operational excellence requires everyone to be rowing in the same direction, willing to make incremental improvements, and committed to being accountable to Team Cibolo.

This document includes a comprehensive overview of the steps taken to build the strategic plan. It walks through the process in detail and shows how each session was built on the last and through every step consensus was reached. A summary of the Cibolo City Council strategic plan and the process to achieve these goals follows.

This plan is to be used in numerous ways to help the City Council and City staff be proactive and intention in their governance. It is a communication, budgetary, and an accountability tool.

The development of this strategic plan evolved over seven months and required multiple work sessions at different Council meetings as explained in the following sections. In addition to the work by Mayor Allen and the Council members to develop the Vision, Strategies and Goals, the Cibolo executive staff played an important role by asking clarifying questions about goals and adding Actions to execute on Council's work. This plan includes an execution ("action") plan.

Strategic Plan Framework:

This strategic plan is inspired by the Council Vision Statement and is organized by **6 Core Strategies**. Each Strategy has multiple **Strategic Initiatives** with **Goals** and supporting **Actions** under each Goal, all promoting the Vision statement. Here is an explanation of the levels:

STRATEGY: A plan of action or an approach designed to use resources in most effective and efficient way to achieve the City Council’s Vision.

Strategy (an Initiative) is about making choices; it’s about deliberately setting a course for the future of the organization. It recognizes that investing resources in other initiatives should be tempered or run the risk of overreaching, exhausting the capacity of the organization to be effective at execution.

Strategy (an Initiative) is about moving an organization from where it is today to where it wants to be in the future.

GOAL: A desired result that an organization plans and commits to achieve a Strategy. It is the aim toward which effort is directed. Endeavor to reach a goal within a finite time by setting deadlines.

ACTION: An action is Specific, Measurable, Attainable, and Realistic. It is an accomplishment of a Goal over a period of time. Actions are assigned to individuals and/or groups to accomplish.

FY2025 Strategic Planning Workshop Summary:

The Cibolo City Council met on April 5, 2025, to conduct a strategic planning session. Led by the City Manager and facilitated by the Executive Staff, the workshop engaged Council in conversations over the following topics:

- Performance Management Program Evolution
- Strategic Plan Accomplishments
- Operation Matters
- SWOT Trend Analysis
- Plus/Delta Exercise

Items Not Addressed:

- Alignment with Strategic Plan



Figure 1: Strategic Planning Workshop held on April 05, 2025.

Workshop Overview:

The City Council's Strategic Planning Workshop was facilitated using a consensus building methodology to build agreement through a collective participation process (Figure 2). When consensus is reached, all participants feel their ideas, insights, and perspectives have been honored, and the consensus includes their ideas. This methodology was used during all subsequent input sessions over the next several months.

Inclusive Participation:

We will invite and sustain the participation of all members of this group.

Collaboration and Teamwork:

Teamwork and collaboration are necessary to complete this challenge in an effective and efficient way.

Individual and Group Creativity:

We will bring out the best in each person and encourage group creativity by soliciting ideas from one another.

Action and Ownership:

We want to position all of you to take actions on the decisions owned and supported by this group. Group ownership of decisions moves the group towards action!

Reflection and Learning:

We want to confirm individual and group resolve and allow for full appreciation of the value and importance of consensus and collective action.

Figure 2: Facilitative Consensus Building from Technology of Participation (ToP)

Importance of Strategic Planning:

At the beginning of the workshop, City Manager, Wayne Reed, led Council through a background discussion on the importance of strategic planning and their role in leading the organization and the community through the plan they create through two main questions, 1) "Why are we here?" and 2) "What is the purpose of a Strategic Plan?".

"Why are we here?"

- The Strategic Management Workshop reinforces Council's Vision, Strategies, and Goals.
- Council can respond to and take advantage of the constantly changing environment to ensure Cibola moves the needle towards its aspiration, its VISION.
- Strategic thinking deliberately sets aside time to think strategically to lead our community. It creates a space that is conducive to thinking strategically. It is also to use the Strategic Plan to create how we do business.
- It is to foster positive, productive, and professional working relationships between City Council members and City Staff.

“What is the purpose of a Strategic Plan?”

- It shapes and guides what an organization is, who it serves, what it does, and why it does certain activities...focus on the future.
- It is an organizational management activity that helps identify Council’s priorities and aligns them with the budget process.
- It allows Staff to focus energy and resources across the year to implement the identified ACTIONS.
- It prepares the organization for the future and sets expectations on the outcomes.
- **It is the Guiding North Star, providing stability and more certainty in the face of challenges (elections, state laws, staff, economy, etc.).**

Performance Management Program (PMP) Evolution:

The morning started with an informal conversation between the Mayor, Council members, and City staff. The conversation covered the following topics:

- How has PMP evolved in FY2025?
- What are the expectations and deliverables for this program for the upcoming year?

The Senior HR Business Partner, Mr. Dustin Morris, spoke about the newly created Green Belt training program for Continuous Process Improvement. The training highlights the integration of the Cibolo Green Belt Program and an Innovation Form to drive continuous improvement and data-driven change.

The program is focused on systematically improving our existing processes. To support this, staff has implemented an Innovation Form as a key tool for streamlined communication and the collection of data necessary for informed decision-making.

This Innovation Form focuses on capturing essential information, including the Problem being addressed, associated Costs, relevant Metrics for measurement, and key Lessons learned. Staff’s analysis process emphasizes the consideration of both data and equity in evaluating potential improvements.

For effective utilization of these tools, staff emphasizes the importance of a strong “Why” behind each initiative, the use of supporting data, and effective teamwork. The primary focus of these efforts is to identify and address roadblocks and waste, ultimately leading to the implementation of impactful solutions.

Operation Matters:

The next goal of the Workshop led Council through a series of operational concerns and objectives staff felt critical to the upcoming few years. Topics discussed included:

o **Emergency Preparedness:**

- Need and Scope - The initial discussion centered on establishing warming centers to address the needs of vulnerable populations, particularly older residents in underserved areas, during major weather events. The conversation then shifted to emergency management for shelters.
- Partnerships and Pilot - Exploring partnerships with organizations like HEB and YMCA was suggested, with a pilot program seen as a valuable starting point to assess feasibility.
- Demographics and Impact - Understanding the local demographics, especially the senior population, and focusing on the human impact of setting up shelters and emergency preparedness were emphasized.
- Emergency Management Integration - Strong coordination with the City's and surrounding area's Emergency Management teams is considered essential for resource planning and activation.
- Operational Considerations: Key operational aspects discussed included securing appropriate locations with necessary resources, leveraging community volunteer support, and aligning with existing emergency management policies.
- Facility Limitations and Coordination: The city's current limited sheltering capacity and the need for coordination with Guadalupe County for larger events were noted.
- Funding and Sustainability: The overarching goal is to identify funding sources and develop a sustainable model for emergency preparedness operations.

o **CIP Exercise**

SMW 2025 CIP & Parks Exercise	FY25	FY26	FY27	FY28	FY29	FY30
	\$11.5M	\$4M (Revised: \$4.5M)	\$13M (Revised: \$9.625M)	\$9.5M (Revised: \$7.575M)	\$16M (Revised: \$21.35M)	\$8.955M
FACILITIES					Lift Station Decommission (\$2.4M)	
ROADS	FM1103 Phase II Utility Relocation (\$2M) Green Valley Road Recon (\$441K) Green Valley Rd Mill & Overlay (\$633K) Silver Wing (\$738K) Firebird Lane (\$1.3M) Deer Creek Blvd (\$2.2M)	FM1103 Phase II Match (\$3.4M) Cibolo S. Neighborhood (\$5.68M)		Heackerville Rd. Extension (\$7.89M)		Weidner Road (Cost -TBD)
DRAINAGE						
PARKS	Niemetz Park (\$1.3M) Veterans Park (\$632K) Parks FY25 (\$750K) MEC Sod & Sprinklers (\$275K)		Schlater Park Renovations (\$1.3M) Parks & Rec Master Plan (\$250K) <i>NOTE: This will include a master plan for the Sports Complex and Warbler Woods Park Land</i>	Tolle Nature Center (\$1.1M)	Al Rich Park Renovations (\$788K) Schlather Park Renovations (\$928K)	
TOTAL EST.	\$10.269M	\$9.08M	\$1.5	\$9M	\$1.7M	

- **CIP Exercise (continued):**

- Parks Feedback - What does Council want to see with Parks?
 - The Council's vision for Parks includes several key priorities: upgrading Niemetz Field with more parking and relocating Parks Division storage; initiating development at Tolle Nature Park and the Town Creek Trail; optimizing space for family activities like volleyball, pickleball, and basketball across parks, coupled with improved parking; enhancing Niemitz and Al Rich baseball fields with better parking and updated signage, and updating the Veterans entrance sign; addressing playground safety and equipment at Veterans and Niemitz; improving the Schlather Park Frisbee Golf course, potentially with community input; exploring the Schefter Road field for sports; finding football field solutions, prioritizing Veterans and then the new property near the bird sanctuary, with softball and baseball near the sports complex; and generally improving parking, activities, and beautification across all parks.
- Solid Waste Franchise Update
 - **Service Continuation:** Mr. Hicks wants assurance that trash container pickup by the current provider will continue until a new provider/contract is in place.
 - **Recycling Frequency:** Mrs. Cunningham, with Mrs. Sanchez-Stephens concurring, expressed concern about a potential shift to every other week recycling, emphasizing that many residents rely on weekly recycling. They requested consideration of Option B, which includes weekly recycling.
 - **Additional Recycling Cart:** Mr. Hicks inquired about the possibility of residents having two trash carts and two recycling carts.
 - **Extra Bin Costs:** Council requested that the extra cost for additional bins be presented to them when the staff brings the matter for official adoption.
 - **Loose Trash Bags:** There was an inquiry about Waste Connections potentially requiring residents to get a second bin if they consistently pick up loose bags of trash (and they would take photos as evidence).

(The rest of this page was left intentionally blank. Please continue to the next page.)

Strategic Plan Accomplishments for FY2025 Actions Items (Green Card Exercise):

Following the Council Conversations around Performance Management, Council was briefed on the accomplishments made by staff towards the current Strategic Plan. The conversation covered the following topic through a Green Card Exercise (**Figure 3**):

- Update on Strategic Initiatives and Goals - Review What has been Accomplished and What Remains a Work in Progress

To read more about the accomplishments made towards FY2024 goals, please read the FY2024 Strategic Plan Annual Report located on the City’s website.

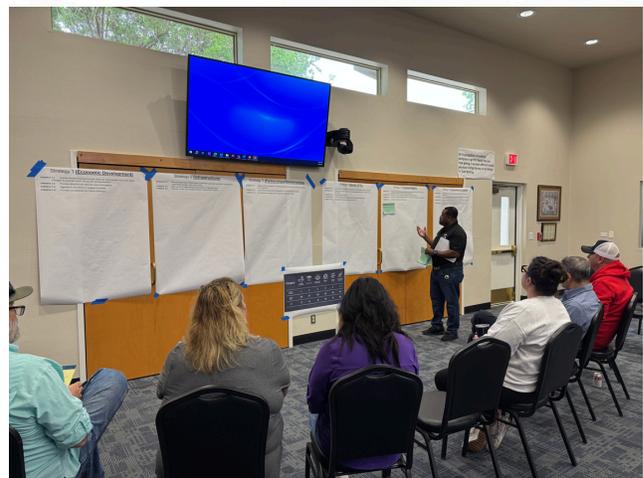
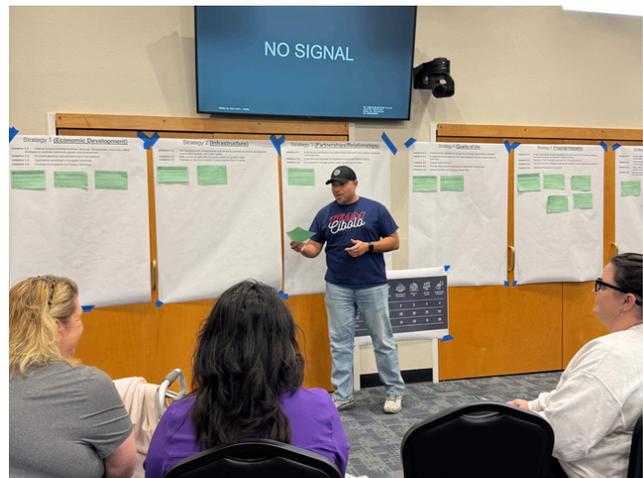


Figure 3: Green Card Exercise led by members of the Executive Staff covering accomplishments on FY2025 goals.

SWOT Analysis: (Figure 4)

PAST		PRESENT		FUTURE	
Accomplishments	Setbacks	Strengths	Weaknesses	Risk	Opportunities
<i>As illustrated by:</i>		<i>As illustrated by:</i>		<i>As illustrated by:</i>	
<ul style="list-style-type: none"> Started & Finished Drainage Project Ordinance Revisions (ex: Noise & Foundations) Finishing CIP Underbudget Cibolo Valley Drive Reconstruction of Dean Road & the Low Water Bridge on GVD. Increased Property & Sales Tax Revenue Master Plan Complete CIP Setting Up CIP Reconstruction of Cibolo Valley Drive Relationships with County, TxDOT, AAMPO, & Other Cities CIP Projects Some Economic Tax Base Increasing w/ New Opening Businesses GVSUD 	<ul style="list-style-type: none"> Money Money TxDOT – FM1103 FM1103 Not Starting on Time Not Following Through Fully on CIP Projects Can Kicking Employee Performance – Leadership Not Knowing What Their People Are Doing Ordinance Updates (UDC still in Progress) Companies Locating in Cibolo Economic Inflation Need Stronger Economic Development Tax Base CIP Delays from Deadline 	<ul style="list-style-type: none"> Partnerships 9+ Road Projects (Need 10 More) CMO working to Find Funding For Projects Relationships Ability to Start Looking to the Future on Roads Opened 40 new Businesses in 2024 Increase Commercial Revenue Old Town Commercial Development in Advantage of Open Land AA+ Rating SCUCISD (need to keep improving relationship) Getting Better at Goal Setting & Playing Catchup 	<ul style="list-style-type: none"> Old Town (Zoning, Drainage, etc.) TxDOT Short on Resources Can't Annex New Land EDC Update Roads (Maintenance, Aging Roads) Funds to Hire the Talent Needed Train Crossings Need to Get Going on Tolle Road Staffing (Not Enough) Leadership Not Knowing What Their Real Culture is Outside of City Hall Partnerships for Human Services Side (Non-Profits) Need to Think Creatively to Maximize Resources & Move Forward We Need Better Communication Neimitez Park & EDC Project Went Nowhere 	<ul style="list-style-type: none"> Current Zoning (Multi-Family) Cost of Materials/Projects/Manpower DOGE Eliminating Federal Jobs in Cibolo Economy (People Losing Jobs, ASIN w/ Tariffs) Increasing/Outpacing Tax Exemptions w/ New Residential Development Reputation Need Utilities on I10 (Both Sides) Internal Conflict Persisting Difficulty of New Businesses Coming to Cibolo (UDC) Not Enough Funding Legislation Passing Bills Against Cities Relationships w/ Other Entities Reputation UDC is Taking Too Long Businesses Overlooking Cibolo 	<ul style="list-style-type: none"> I-10 is great for more Commercial Businesses We Plan to Help Open 50 New Businesses This Year FM1103 is Starting this Month Grants Working on S. Cibolo Wastewater to Attract Growth Need Nice New Neighborhoods Between I-10 & FM 78 Long Term Planning Great Relationships w/ Entities Setting Up Master Plans Helped to Get Grants ACM TxDOT/MPO/Grants (Need Creative Funding Ideas) Plans in Place (Comp Plan, Others In-Progress) Plans Being Started & Continued to Evolve

Figure 4: SWOT Trend Analysis - Past, Present, Future with Council responses.

Past:

Accomplishments: Council reviewed past successes, including completed infrastructure projects (drainage, road revisions, Cibolo Valley Drive, Dean Road bridge), under-budget CIP finishing, increased property and sales tax revenue, a master plan completion, setting up the CIP, reconstruction projects with various entities, CIP projects, some economic tax base increase, and new business openings.

Setbacks: Council acknowledged past challenges, primarily centered around financial issues (money), TxDOT-related delays (FM1103), projects not starting on time or fully following through (CIP projects), employee performance leadership gaps, difficulties with ordinance updates (UDC), companies locating in Cibolo, economic inflation, a need for a stronger economic development tax base, and CIP delays from deadlines.

Present:

Strengths: The council identified current advantages, such as partnerships, a need for more road projects, a CMO looking for funding, strong relationships, the ability to start looking to the future on

roads, newly opened businesses in 2024, increasing commercial revenue, old town commercial development, the city's advantageous location, an AA+ rating, SCUCISD relationships, getting better at goal setting and playing catchup.

Weaknesses: The council recognized current limitations, including old town zoning issues, TxDOT constraints, a short supply of resources, inability to annex new land, EDC updates, road maintenance challenges, difficulty funding hired talent, train crossings, a need to get on the toll road, staffing shortages, leadership not knowing the real culture, outside city hall partnerships for human services (non-profits), a need to think creatively to maximize resources and move forward, and the Nemitz Park & EDC project not progressing.

Future:

Risks (Threats): The council anticipated potential future challenges, including current zoning (multi-family) concerns, the cost of materials/projects/manpower, DOGE eliminating federal jobs, economic issues (people losing jobs, ASW/tariffs), increasing outpacing tax exemptions, new residential development, reputation concerns, the need for utilities on I-10 (both sides), internal conflict persisting, the difficulty of new businesses coming to Cibolo (UDC), not enough funding, legislation passing bills against cities, relationships with other entities, UDC taking too long, and businesses overlooking Cibolo.

Opportunities: The council identified potential future advantages, such as I-10 being favorable for more commercial businesses, plans to help open 50 new businesses this year, FM1103 starting this month, grants becoming available, working on S. Cibolo wastewater to attract growth, a need for nice new neighborhoods between I-10 & FM 78, long-term planning, great relationships with entities, setting up master plans to help get grants, ACM, TxDOT/MPO grants (needing creative funding ideas), plans in place (Comp Plan, others in progress), and plans being started and continued to evolve Cibolo.

Plus/Delta Exercise:

Lastly, the Council participated in a Plus/Delta exercise to solicit feedback on how staff could improve future Strategic Management Workshops. The following feedback was provided on the following page ([Figures 5 & 6](#)):

PLUS - Questions to Consider

- What worked well today?
- What provided value to help you focus on the future?
- What can we build on?

PLUS - Example Feedback from Council

- Clear and informative materials were provided.
- Well-organized staff delivered comprehensive information and resources.
- Demonstrated effective time management and focus on tasks.
- Expressed enthusiasm for discussions and work related to roads and parks.
- Showed interest in learning about Lean Processes and Activities.
- Maintained a positive balance with directors (In 2026, include an additional PMP Quarterly Meeting with the City Manager and Department Head).
- Identified SMW as a valuable tool.

Figure 5: The 'Plus' portion of the exercise

DELTA - Questions to Consider

- What can be done better or differently to help you focus on the future?

DELTA - Example Feedback from Council

- Continue to minimize scheduling conflicts with other events (e.g., avoid scheduling during Spring Break).
- Establish and confirm the 2026 SMW date by May 2025.
- Incorporate dedicated time and activities for team building.

Figure 6: The 'Delta' portion of the exercise

For more information on all products from the Strategic Management Workshop held on April 5, 2025, please visit the City's website or by [clicking here](#).

STRATEGIC GOALS



#1. ECONOMIC DEVELOPMENT

Guiding Principle: The City of Cibolo will promote a strong and diverse economy that strengthens the local sales tax and property tax base while also contributing to a high quality of Life.



#2. INFRASTRUCTURE

Guiding Principle: The City of Cibolo will proactively work towards addressing and anticipating both current and future infrastructure needs in all aspects - utilities, roads, transportation, and more.



#3. PARTNERSHIPS & RELATIONSHIPS

Guiding Principle: The City of Cibolo will strive to foster and develop both current and new relationships with community partners, residents, and employees.



#4. QUALITY OF LIFE

Guiding Principle: The City of Cibolo will strive to create and sustain safe and well-kept neighborhoods and parks, while also providing recreational activities for all-ages to create memorable experiences.



#5. FINANCIAL INTEGRITY

Guiding Principle: The City of Cibolo will manage its finances in a transparent, accountable, and responsible manner; building public trust and ensuring that its financial resources are used to the best advantage of its citizens.



#6. ORGANIZATIONAL EXCELLENCE

Guiding Principle: The City of Cibolo will strive to be the best it can be by constantly seeking ways to improve its processes, service delivery, and outcomes to our customers.

ECONOMIC DEVELOPMENT



Initiative 1.1 Institute forward thinking business, land use, development, and public safety strategies to promote community growth and development

Initiative 1.2 Promote attractive well planned major thoroughfares

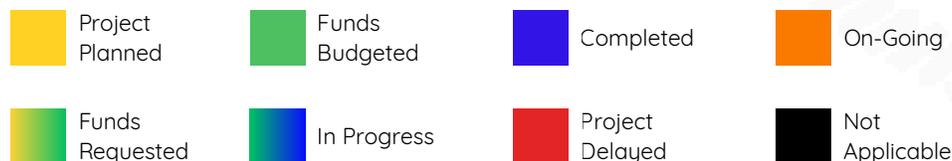
Initiative 1.3 Aggressive recruitment of targeted industries

Initiative 1.4 Promote and preserve historic downtown

Strategic Goal #1

ECONOMIC DEVELOPMENT

1.1	Institute forward thinking business, land use, development, and public safety strategies to promote community growth and development	'23	'24	'25	'26	'27
1.1.1	Update the Comp Plan's FLUM to reflect a balance Cibolo's tax base to include increased revenue through sales tax	Completed	Completed	Not Applicable	Not Applicable	Not Applicable
1.1.2	Create a Fiscal Impact Model that is custom tailored to Cibolo to calculate the revenues produced versus cost to serve from a project to understand how land development will contribute to sustaining City's LOS; also to calculate build-out.	Funds Requested	Project Delayed	Project Delayed	Project Planned	Not Applicable
1.1.3	Update FM 78 Corridor Plan	Project Delayed	Project Delayed	Project Delayed	Project Delayed	Project Planned
1.1.4	Achieve 50% revenue increase from sales tax over next 3 years by attracting quality retail businesses	Completed	In Progress	In Progress	Not Applicable	Not Applicable
1.1.5	Conduct an E.D.C. Strategic Plan	Completed	Completed	Not Applicable	Not Applicable	Not Applicable
1.1.6	Explore improving access to broadband internet service by engaging local providers	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
1.1.7	Seek grants and assistance to explore options to bring broadband service to parts of city that are in need	Completed	Completed	Not Applicable	Not Applicable	Not Applicable
1.1.8	City Economic Development staff to facilitate with the EDC Board and City Council the development of the first-year work plan (one-year strategy) of the Strategic Economic Development Plan (adopted 7/23/24) and a more refined work plan for next 2-5 years.	Not Applicable	Not Applicable	Completed	Project Planned	Not Applicable
1.1.9	Align roles of current staffing positions with existing programs and develop a plan on how to grow economic development activities following the recommendations in the Strategic Economic Development Plan (see Pages 7-15 and 7-16) and as identified in the implementation matrix.	Not Applicable	Not Applicable	Completed	Project Planned	Not Applicable
1.1.10	Evaluate deeper lots along major thoroughfares to identify desirable land development patterns	Not Applicable	Not Applicable	Completed	On-Going	On-Going
1.1.11	In reference to 1.1.10, Ensure landowners are informed of discussions	Not Applicable	Not Applicable	Completed	On-Going	On-Going



1.2	Promote attractive well planned major thoroughfares	'23	'24	'25	'26	'27
1.2.1	Promote growth near I-10 by coordinating with utility providers in the area to plan for adequate infrastructure to support future growth needs	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
1.2.2	Promote growth near I-10 by investing in roadway improvements to support industrial/manufacturing	Completed	In Progress	Completed	On-Going	On-Going
1.2.3	Promote growth near I-10 by designing a Public Safety Facility for fire and police presence	In Progress	Completed	Completed	Not Applicable	Not Applicable
1.2.4	Promote growth near I-10 by constructing a Public Safety Facility for fire and police presence	Not Applicable	Not Applicable	Project Delayed	Project Planned	Not Applicable
1.2.5	Develop an incentive agreement package to assist with development	Not Applicable	In Progress	In Progress	Project Planned	Not Applicable
1.2.6	Update Thoroughfare Plan with FLUM and initiate ROW acquisition/reservations in phases to connect I-10 to FM78	In Progress	Completed	Not Applicable	Not Applicable	Not Applicable

1.3	Aggressive recruitment of targeted industries	'23	'24	'25	'26	'27
1.3.1	Prepare a recruitment plan to bring industry to IH-10; including IT companies	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
1.3.2	Attract the City's first Hotel/Motel by promoting the EDC Property & Cibolo Crossing Sites	In Progress	In Progress	Project Delayed	On-Going	On-Going
1.3.3	Explore a Hospital District and what components would go into establishing one	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
1.3.4	Conduct Retail Study to identify opportunities to attract new retail sectors and strategy to target retailers to attract them to Cibolo	Funds Requested	In Progress	Completed	Not Applicable	Not Applicable
1.3.5	Develop a Retail Recruitment Strategy for FY 23-24 that includes regular outreach to targeted retailers	Not Applicable	In Progress	Completed	Not Applicable	Not Applicable
1.3.6	Create a formalized incentive policy and application	Not Applicable	In Progress	In Progress	Project Planned	Not Applicable

1.4	Promote and preserve historic downtown	'23	'24	'25	'26	'27
1.4.1	Develop a strategy for a safe pedestrian walkway across R.R. downtown by engaging UPRR and TxDOT for right-of-way entry for a public project	In Progress	In Progress	In Progress	Project Planned	Not Applicable
1.4.2	Explore options to enhance the pond near H-E-B; provide options to Council for consideration (and include in Parks and Rec. Master Plan)	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
1.4.3	Create a communications calendar to engage with stakeholders annually; including Cibolo Magazine (newsletter)	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
1.4.4	Create a communications calendar to update Council on ED activities monthly	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
1.4.5	Create "Main Street" program w/ focus on small business growth/support	In Progress	Project Delayed	In Progress	Not Applicable	Not Applicable
1.4.6	Review and present on the Downtown "CORE" Plan	Funds Requested	In Progress	Completed	Not Applicable	Not Applicable
1.4.7	Amend Downtown CORE Plan at Council direction and revise UDC	Funds Requested	In Progress	In Progress	Project Planned	Not Applicable



INFRASTRUCTURE



Initiative 2.1 Be intentional with infrastructure investment to promote economic development, responsible growth, and public safety

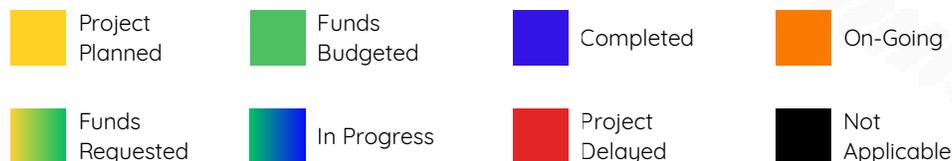
Initiative 2.2 Gain Control of utility service areas within our growth area

Initiative 2.3 Execute on the City's funded Capital Improvement Projects

Strategic Goal #2

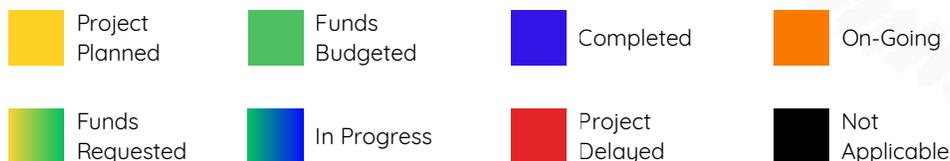
INFRASTRUCTURE

2.1	Be intentional with infrastructure investment to promote economic development, responsible growth, and public safety	'23	'24	'25	'26	'27
2.1.1	Create a master information technology strategic plan to incorporate in to master plan or as a standalone strategic plan	Not Applicable	In Progress	Completed	Not Applicable	Not Applicable
2.1.2	Create a CIP practice during annual budget process to look at infrastructure coordination over multiple years (2-3)	Completed	In Progress	In Progress	On-Going	On-Going
2.1.3	Create a meeting schedule between City Staff and utility providers to ensure coordination is taking place with development	Completed	In Progress	In Progress	On-Going	On-Going
2.1.4	Reauthorize street maintenance tax in November 2022	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
2.1.5	Continually market benefits of street maintenance tax to the public through various communication channels	Completed	Completed	Completed	On-Going	On-Going
2.1.6	Explore Right-of-Way (ROW) permit program and staff resources required to implement	Project Delayed	Project Delayed	In Progress	Project Planned	Not Applicable
2.1.7	Advocate with Guadalupe County for it to share back the lateral road tax based on the tax revenue generated from Cibolo properties	Completed	Completed	Completed	On-Going	On-Going
2.1.8	Conduct a feasibility study for ambulance service to understand the steps, requirements, and costs associated with implementing a new ambulatory service, including a comparison analysis to cost and level of service of current arrangement with Schertz EMS	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
2.1.9	Present on the City's Pavement Management Plan Report City of Cibolo (dated 6/27/2019) annually during budget workshops	Completed	Completed	Completed	On-Going	On-Going
2.1.10	Hire a consultant to complete an update to the DCM	Not Applicable	Completed	Not Applicable	Not Applicable	Not Applicable
2.1.11	Create a communication plan to promote the Public Safety Facility to ensure citizens understand what is being asked on the November 2024 ballot	Not Applicable	Completed	Not Applicable	Not Applicable	Not Applicable
2.1.12	Create a communication plan to promote the Animal Services Facility to ensure citizens understand what is being asked on the November 2024 ballot	Not Applicable	Completed	Not Applicable	Not Applicable	Not Applicable
2.1.13	Remain active on AAMPO, TAC, & NEP as well as working with County on Lateral Road tax with the goal to improve FM78	Completed	Completed	Completed	On-Going	On-Going
2.1.14	Bring road maintenance funds to at least \$1M annually in 3 years (FY23, FY24, FY25)	In Progress	In Progress	Completed	Not Applicable	Not Applicable
2.1.15	Develop an annual street maintenance program including presentation to Council and RFBs	Completed	Completed	Completed	On-Going	On-Going



2.1	Be intentional with infrastructure investment to promote economic development, responsible growth, and public safety	'23	'24	'25	'26	'27
2.1.16	City staff to work with San Antonio River Authority as FEMA's Cooperating Technical Partner to obtain latest floodplain mapping to learn of flood risk		In Progress	Project Delayed	Project Planned	
2.1.17	Provide opportunity through public workshops for residents to give input on updated floodplain maps to understand local flooding events and document this data in a local data repository; evaluate local flooding accounts to develop possible solutions to reduce potential risks		Project Delayed	Funds Budgeted		
2.1.18	Fund and conduct a formal Master Drainage Study using local knowledge and resident accounts collected to develop a plan to reduce flood risks.			Project Delayed	Project Planned	

2.2	Gain control of utility service areas within our growth area	'23	'24	'25	'26	'27
2.2.1	Create a quarterly or semi-annual meeting schedule with other utility providers to strengthen partnerships	Completed	Completed	Completed	On-Going	On-Going
2.2.2	Engage GVSUD on wastewater CCN through participation in on-going litigation meetings	Completed	Completed	Not Applicable		
2.2.3	Explore CCN for Wastewater	Completed	Completed	In Progress	Project Planned	
2.2.4	Discuss options for dual-certification of CCN – Water and Sewer with GVSUD	Completed	Completed	Completed		
2.2.5	Decide on City's commitment to financially contribute to the CCMA Woman Hollering Creek WWTP by Dec 2023 (FY24 Budget)	Completed	Completed	Not Applicable		
2.2.6	Decision on CVLGC water projects. Explore SSLGC partnership on water resources	Completed	In Progress	Funds Budgeted		
2.2.7	Engage GVSUD to build working relationship through recurring meetings with staff presence	Completed	Completed	Not Applicable		
2.2.8	Explore options to expand broadband internet service	Completed	Completed	Completed	On-Going	On-Going
2.2.9	Coordinate with broadband providers to locate WCP (5G) facilities	Completed	In Progress	In Progress	On-Going	On-Going
2.2.10	Present options to expand broadband internet service to the City Council	Completed	Completed	Completed	On-Going	On-Going
2.2.11	To remain compliant with TCEQ reserve requirements, develop a plan to replace the Crystal Clear SUD leased water. (741-acre feet)	Not Applicable	In Progress	In Progress	Completed	Not Applicable
2.2.12	Continue to work on developing long term water sources and determine if CVLGC will remain as our primary project	Completed	In Progress	In Progress	On-Going	On-Going
2.2.13	As a Public Water System, continue to maintain our system to retain our rating as a Superior Water System and develop adequate water resources to remain in compliance with TCEQ regulations related to water reserve requirements	Completed	Completed	Completed	On-Going	On-Going



2.3	Execute on the City's funded Capital Improvement Projects	'23	'24	'25	'26	'27
2.3.1	12" Water Main - G.V.R Mesa Western to Town Creek Rd (Design)		In Progress	Completed		
2.3.2	12" Water Main - Haeckerville Rd South to Arizpe Rd (Design)		In Progress	Completed	Project Planned	
2.3.3	Sewer Trunk Line Venado L.S. West to Haeckerville Area (Design)		In Progress	Completed	Project Planned	
2.3.4	12" Water Main - Haeckerville Rd - Arizpe to Lower Seguin (Design)		In Progress	Completed	Project Planned	
2.3.5	Dean Rd		Completed			
2.3.6	Bolton Rd		Completed			
2.3.7	5 Other Roads - Design Only		Completed			
2.3.8	Schlather Park - Restrooms		Project Delayed	Project Delayed	Project Planned	
2.3.9	Deer Creek Automatic Low Water Crossing Gates		Project Delayed	Project Delayed	Project Planned	
2.3.10	Lower Seguin Rd		In Progress	Completed		
2.3.11	Loose Equipment - Fire		Completed			
2.3.12	Fire Fleet - Engine/Pumper		Completed			
2.3.13	Fire Fleet - Ladder Truck		Completed			
2.3.14	Public Works Fleet		Completed			
2.3.15	Police Fleet		Completed			
2.3.16	Warbler Woods Preservation		In Progress	Project Delayed	Project Delayed	
2.3.17	15" Wastewater Gravity Main		Completed	Project Delayed	Project Planned	
2.3.18	Fiber to City Facilities		In Progress	Completed		
2.3.19	Animal Services Facility (existing) - Improvements to the office and the kennels			In Progress	Project Planned	
2.3.20	Town Creek Trail Parking Lot (Construction)			Completed		
2.3.21	FM 78 Water Main Extension (Construction)			In Progress	Project Planned	
2.3.22	Deer Creek Drainage Channel Improvements (Construction)			In Progress	Project Planned	
2.3.23	Green Valley Road Low Water Crossing (Construction)			Completed		
2.3.24	Tolle Road (Design and Right-of-Way Acquisition)			In Progress	Project Planned	
2.3.25	Deer Creek, Town Creek, Fire Bird Run, Silver Wing, and two other portions of Green Valley Road (Construction)			In Progress	Project Planned	
2.3.26	Wastewater CCN Infrastructure (Design)			In Progress	Project Planned	



PARTNERSHIPS & RELATIONSHIPS



Initiative 3.1 Build strong connections and relationships with community partners, residents, and employees

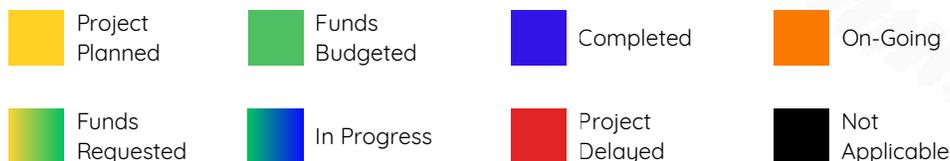
Initiative 3.2 Lead efforts to advocate for legislations to promote Cibolo's interest

Initiative 3.3 Be prepared to engage partner agencies when at the table

Strategic Goal #3

PARTNERSHIPS & RELATIONSHIPS

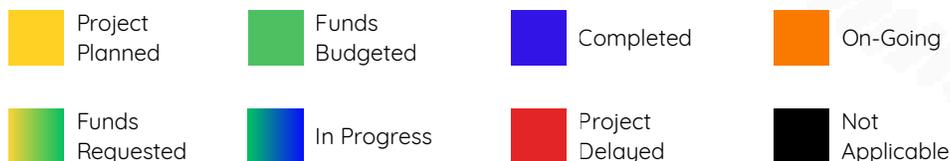
3.1	Build strong connections and relationships with community partners, residents, and employees	'23	'24	'25	'26	'27
3.1.1	Create a monthly schedule for developer meetings with staff to share 3-6-month projections to help with demand forecasting	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
3.1.2	Create a communication standard for Council covering existing standards and how they can share that with developers	Project Delayed	Completed	Not Applicable	Not Applicable	Not Applicable
3.1.3	Create a master developers contact list and maintain with updates annually	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
3.1.4	Create and maintain an annual meeting plan for Planning Staff to collaborate/share ideas with other Planning Departments in the area	Funds Requested	Completed	Not Applicable	Not Applicable	Not Applicable
3.1.5	Create and maintain an annual meeting plan with the VFW, VA, and other veteran's group as appropriate	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
3.1.6	Develop a transitional workforce program for local veterans to include training opportunities	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
3.1.7	Create and maintain an annual meeting plan for the Guadalupe County Mayors, Judge, and Commissioners (Pct. 3 & 4) meetings	Completed	Completed	Completed	On-Going	On-Going
3.1.8	Create and maintain an annual meeting plan for Economic Development staff to meet with local/regional development organizations/groups	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
3.1.9	Create and maintain an annual meeting plan to engage local non-profits and religious organizations to increase community participation	Completed	Completed	Completed	On-Going	On-Going
3.1.10	Create and maintain an annual regional calendar that is shared with Council that includes events in other cities nearby	Completed	Completed	Completed	On-Going	On-Going
3.1.11	Create and maintain an annual meeting plan with SCUCISD	Completed	Completed	Completed	On-Going	On-Going
3.1.12	Create and maintain an annual meeting plan for the City Manager to meet with other city managers in our area	Completed	Completed	Completed	On-Going	On-Going
3.1.13	Create and maintain an annual meeting plan for the City Manager to meet with our local Chambers of Commerce	Completed	Completed	Completed	On-Going	On-Going
3.1.14	Create and maintain an annual meeting plan for the City Manager and appropriate staff to meet with utility providers that service Cibolo	Completed	Completed	Completed	On-Going	On-Going



3.1	Build strong connections and relationships with community partners, residents, and employees	'23	'24	'25	'26	'27
3.1.15	Create and maintain a current HOA contact list to host annual town halls with topics important to HOAs	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
3.1.16	Create and maintain an annual meeting plan with State Reps and other state-level organizations/groups	Completed	Completed	Completed	On-Going	On-Going
3.1.17	Implement a college-level internship program annually	Completed	Project Delayed	Project Delayed	On-Going	On-Going
3.1.18	Host an annual Volunteer recognition event to celebrate our citizens that serve on a volunteer body	Completed	Completed	Completed	On-Going	On-Going
3.1.19	Implement a City Manager's recognition program to recognize employees on-the-spot	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
3.1.20	Create and maintain an annual Years of Service recognition program for employees	Completed	Completed	Completed	On-Going	On-Going
3.1.20	Host an annual recognition/appreciation event for all employees	Completed	Completed	Completed	On-Going	On-Going

3.2	Lead efforts to advocate for legislation that promotes Cibolo's interests	'23	'24	'25	'26	'27
3.2.1	Create and maintain a list of staff members that can serve as support staff for Council; review annually	Completed	Completed	Completed	On-Going	On-Going
3.2.2	Create and maintain an annual action plan for TML items in the coming year to share with Council and staff	Completed	Completed	Completed	On-Going	On-Going
3.2.3	City Attorney is required to provide an annual update regarding new laws that impact municipal authority for development	Completed	Completed	Project Delayed	On-Going	On-Going

3.3	Be prepared to engage partner agencies when at the table	'23	'24	'25	'26	'27
3.3.1	Explore a County/City joint facility off of IH-10, e.g. Fire Station #4 and Police Annex	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
3.3.2	Apply for grants to seek funding for new public safety facilities and other city facilities	Completed	Completed	Funds Requested	On-Going	On-Going
3.3.3	Explore/Develop an appropriate method of communication with developers building in non-annexed areas to encourage annexation annually	Not Applicable	Completed	Not Applicable	Not Applicable	Not Applicable
3.3.4	Create a communication plan to engage with neighboring cities to coordinate/cooperate on infrastructure projects and events	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
3.3.5	Engage the County on reallocating lateral-road tax revenue to consider road improvements within the City and the ETJ	Completed	Completed	Completed	On-Going	On-Going



QUALITY OF LIFE



Initiative 4.1 Promote active lifestyles for all ages by providing opportunities to recreate

Initiative 4.2 Create and sustain safe and well-kept neighborhoods that residents love to call home

Initiative 4.3 Support youth activities

Initiative 4.4 Provide unique outdoor experiences “Memorable experiences”

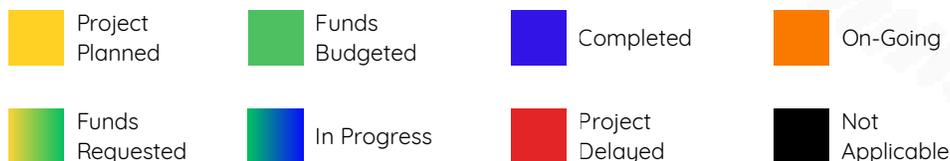
Initiative 4.5 Update the Parks & Recreation Master Plan

Strategic Goal #4

QUALITY OF LIFE

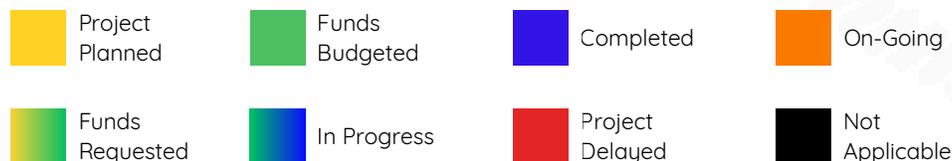
4.1	Promote active lifestyles for all ages by providing opportunities to recreate	'23	'24	'25	'26	'27
4.1.1	Explore development of new sports fields for events by conducting a feasibility study to identify resources and impact for the City					
4.1.2	Develop a trail system that connects neighborhoods and commercial areas					
4.1.3	Explore the possibility of utility easements for hike and bike trail connectivity throughout the City					
4.1.4	Develop a Grants Program Master Plan to identify funding opportunities that support the development of parks/trail systems					
4.1.5	Explore personnel policies that can support work-life balance and compare to other local comparable agencies					
4.1.6	Explore incorporating designs and costs for on-street shared use paths to be considered in future Thoroughfare Master Plan updates					
4.1.7	Recruit bike friendly companies					
4.1.8	Develop marketing initiatives that strengthen the image of Cibolo being a "City of Choice" in relation to recreation opportunities					
4.1.9	Ensure all current/new public facilities comply with ADA requirements to create a safe and fair environment for the public					
4.1.10	Monitor the utilization of the existing Senior Program and provide annual updates to Council with a presentation					
4.1.11	Explore opportunities to provide a larger facility					
4.1.12	Adopt/Update City standards for public park improvements and minimum amenities					

4.2	Create and sustain safe and well-kept neighborhoods that residents love to call home	'23	'24	'25	'26	'27
4.2.1	Create a 'Quality Development Standards' document that can be shared with all developers to help communicate the City's vision					
4.2.2	Increase shifts from four (4) patrol offices plus sergeant to (5) patrols officers plus sergeant to provide extra coverage for neighborhoods					



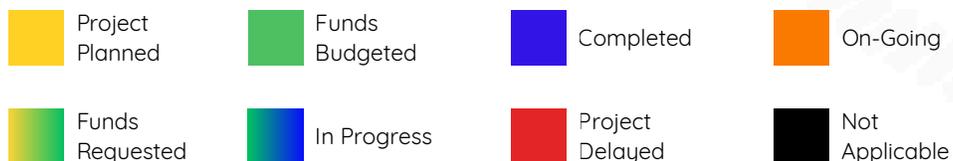
4.2	Create and sustain safe and well-kept neighborhoods that residents love to call home	'23	'24	'25	'26	'27
4.2.3	Promote/Encourage the creation of Neighborhood Watch Programs through educational presentations	Completed	Completed	Not Applicable	Not Applicable	Not Applicable
4.2.4	Evaluate park impact fees for park dedication fee changed to developer in lieu of land dedication	Not Applicable	Project Delayed	Project Delayed	Project Planned	Not Applicable
4.2.5	Create a schedule to update, maintain and enhance GIS products posted on City website (such as the Current Developments Map)	Completed	Completed	Completed	On-Going	On-Going
4.2.6	Conduct annual sidewalk inventory and create a funding plan that prioritizes repairs and filling gaps	Project Delayed	In Progress	In Progress	On-Going	On-Going
4.2.7	Increase promotion of SeeClickFix for citizens to help build better relationships with quality City-to-citizen service delivery times	Completed	Completed	Completed	On-Going	On-Going
4.2.8	Develop a neighborhood parks range of features so that as local parks develop, the features complement, rather than duplicate one another	Completed	Project Delayed	In Progress	On-Going	On-Going
4.2.9	Conduct a study on City's Fire ISO and identify recommendations on how to improve Fire ISO	Not Applicable	In Progress	Completed	Not Applicable	Not Applicable

4.3	Support youth activities	'23	'24	'25	'26	'27
4.3.1	Promote a youth sports association by engaging local groups to evaluate interest and incorporate findings into the P&R Master Plan	Completed	Project Delayed	In Progress	Project Planned	Not Applicable
4.3.2	Exploring funding for Phase II of the Youth Sports Complex	Not Applicable	Project Delayed	In Progress	Project Planned	Not Applicable
4.3.3	Provide Council with a semi-annual report on field usage by YMCA	Completed	Completed	Project Delayed	On-Going	On-Going
4.3.4	Schedule an annual presentation from the YMCA to Council	Completed	Completed	Project Delayed	On-Going	On-Going
4.3.5	Track usage of playing fields in City Parks and MEC and report on an annual basis and identify best practices that are supporting the aim to maximize use of city parks	Completed	Project Delayed	Project Delayed	On-Going	On-Going
4.3.6	Make online parks reservation portal available to customers on the new website	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
4.3.7	Execute agreement with Relentless Sports for multi-year arrangement for the use of the Multi-Event Center	Not Applicable	Project Delayed	Project Delayed	Project Planned	Not Applicable



4.4	Provide unique outdoor experiences - “Memorable Experiences”	‘23	‘24	‘25	‘26	‘27
4.4.1	Update Downtown Master Plan to create clear vision for the heart and soul of our community					
4.4.2	Continue Cibolo Summer Nights, Market Days, Holiday Parade, Cibolofest and other complementary special events on an annual basis					
4.4.3	Explore acquisition of Warbler Woods property for park land and preservation of the nature preserve in partnership with Green Space Alliance and the property owner					
4.4.4	Design and construct Council identified improvements in existing city parks per 5-year CIP					
4.4.5	Complete design and initiate construction of the Town Creek Trail from FM 1103 to the Community Center					

4.5	Update the Parks & Recreation Master Plan	‘23	‘24	‘25	‘26	‘27
4.5.1	Update the Parks & Recreation (P&R) Master Plan to include the linear park/trail system					
4.5.2	Identify and explore current/new recreation trends and consider updating the P&R Master Plan to include findings					
4.5.3	Update the Thoroughfare Master Plan for on-street bike lanes while coordinating with the P&R Master Plan when funding is available					



FINANCIAL INTEGRITY



Initiative 5.1 Foster fiscal health through disciplined long-term planning, cost control, efficiency, increased revenue, & innovative funding solutions

Initiative 5.2 Develop 5-Year Forecasts and maintain CIP funding sources

Initiative 5.3 Develop Financing strategies aligned with customer service delivery expectations

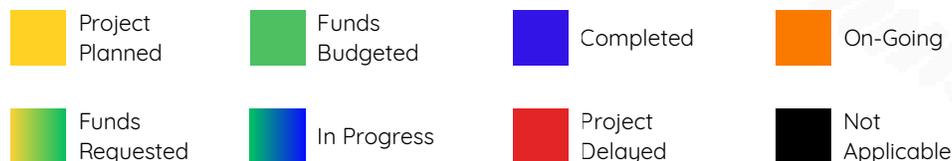
Initiative 5.4 Implement Procurement Functions

Strategic Goal #5

FINANCIAL INTEGRITY

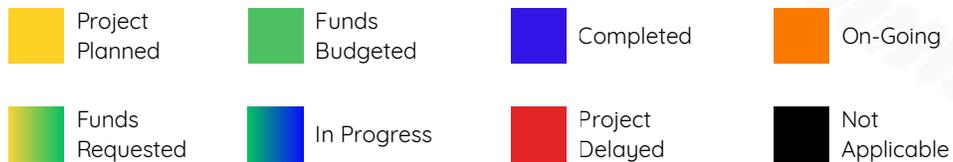
5.1	Foster fiscal health through disciplined long-term planning, cost control, efficiency, transparency, increased revenue, & innovative funding solutions	'23	'24	'25	'26	'27
5.1.1	Ensure a balanced budget is achieved through the annual budget process by managing expenses within revenues	Completed	Completed	Completed	On-Going	On-Going
5.1.2	Create city facility master plan to provide long term facility needs as City grows and maintain annually	Not Applicable	In Progress	In Progress	On-Going	On-Going
5.1.3	Collect quotes for a new contract for printed newsletter	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
5.1.4	Implement fiscal transparency tool included with Open Gov	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
5.1.5	Achieve TX state comptroller awards for transparency annually	Completed	Completed	Completed	On-Going	On-Going
5.1.6	Utilize PEG Funds and create production studio and PEG channel	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
5.1.7	Maintain market pay to be competitive in workforce to attract and retain top talent	Completed	In Progress	In Progress	On-Going	On-Going
5.1.8	Annually review official City financial policies	Completed	Completed	Completed	On-Going	On-Going
5.1.9	Provide total rewards statement to every employee on annual basis	Project Delayed	In Progress	In Progress	On-Going	On-Going

5.2	Develop 5-Year Forecasts and maintain CIP funding sources	'23	'24	'25	'26	'27
5.2.1	Develop a 5-year financial plan and update annually during the budget process	Funds Requested	Project Delayed	Completed	On-Going	On-Going
5.2.2	Develop 5-year CIP projections and update annually during the budget process	Completed	Completed	Completed	On-Going	On-Going
5.2.3	Provide a CIP scope of work, timeline, and outcomes to Council Subcommittee as required	Completed	Completed	Completed	On-Going	On-Going
5.2.4	Strengthen CIP by creating procurement templates, dashboard, master schedule, and communication of future projects forms and contracts, and ensure timely execution from time of funding and update annually as needed	Completed	Completed	Completed	On-Going	On-Going
5.2.5	Complete project development, including costs, before bonds are issued	Completed	Completed	Completed	On-Going	On-Going
5.2.6	Initiate Capital Improvement Projects within 12 months of debt issuance	Completed	Completed	Completed	On-Going	On-Going

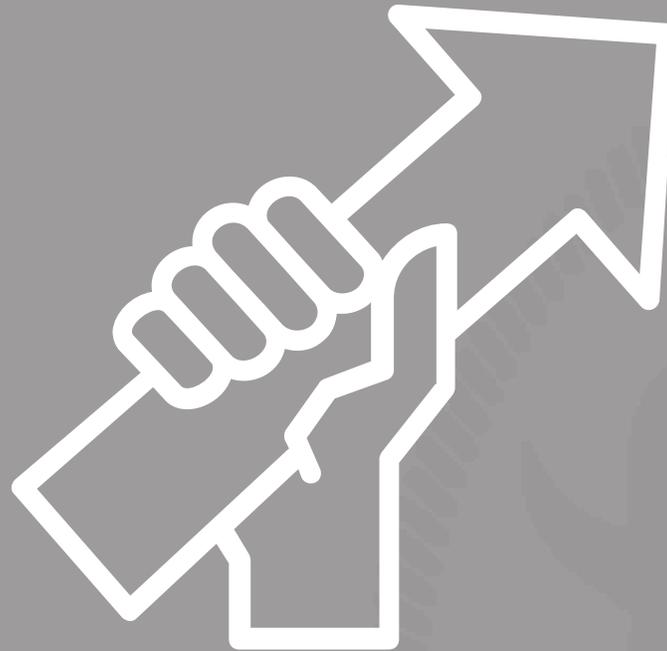


5.3	Develop financing strategies aligned with customer service delivery expectations	'23	'24	'25	'26	'27
5.3.1	Update All Impact Fee Studies		Red	Red	Yellow	
5.3.2	Address sales tax base - sales tax audit		Red	Red	Yellow	
5.3.3	Develop a sustainable and equitable Water Rate		Blue			
5.3.4	Develop a sustainable and equitable Wastewater Rate		Blue			
5.3.5	Evaluate and Develop Capital Replacement Funding (Vehicles/Equipment, Facilities, Infrastructure)		Blue			

5.4	Develop and implement improved internal policies and procedures	'23	'24	'25	'26	'27
5.4.1	Hire Procurement Specialist	Blue				
5.4.2	Establish Procurement Policy to include purchases, credit card purchases, employee reimbursables, etc.	Blue	Blue			
5.4.3	Implement Purchase Order Process in OpenGov and create Citywide SOP		Blue	Blue		
5.4.4	Formalize process for contracts execution and compliance	Blue	Blue			



OPERATIONAL EXCELLENCE

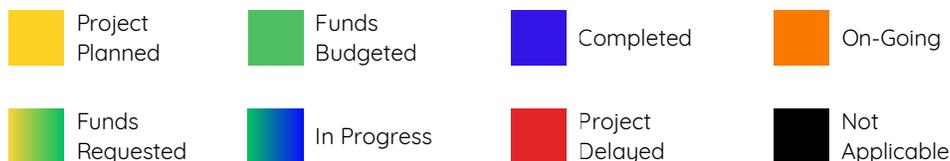


- Initiative 6.1** Govern openly to build and sustain trust through citizen inclusion and involvement
- Initiative 6.2** Cibolo communicates its goals, successes, and challenges to the community and serves as a leader and champion for the community
- Initiative 6.3** High quality services are responsive to citizens' needs, readily accessible, courteously delivered, and professionally managed
- Initiative 6.4** Commitment to the pursuit of continuous improvement for the benefit of the organization and the community we serve

Strategic Goal #6

OPERATIONAL EXCELLENCE

6.1	Govern openly to build and sustain trust through citizen inclusion and involvement	'23	'24	'25	'26	'27
6.1.1	Create an annual UDC work program using UDC Advisory, P&Z, and Council direction on Committee	In Progress	In Progress	In Progress	Project Planned	Not Applicable
6.1.2	Update Comprehensive Plan	In Progress	Completed	Not Applicable	Not Applicable	Not Applicable
6.1.3	Update Parks and Recreation Master Plan after Comprehensive Plan	Not Applicable	Project Delayed	Project Delayed	Project Planned	Not Applicable
6.1.4	Update UDC after Comprehensive Plan	Not Applicable	In Progress	In Progress	Project Planned	Not Applicable
6.1.5	Update the DCM	Not Applicable	In Progress	Completed	Not Applicable	Not Applicable
6.1.6	Fund Update Water/Wastewater Master Plan after City resolves litigation with GVSUD	Not Applicable	In Progress	In Progress	Project Planned	Not Applicable
6.1.7	Update the Pavement Management Plan Report from June 2019	Not Applicable	In Progress	In Progress	Project Planned	Not Applicable
6.1.8	Continue CIP Staff Committee to coordinate on project development and management	Completed	Completed	Completed	On-Going	On-Going
6.1.9	Provide calendar of community engagement opportunities on City Website	Completed	Completed	Completed	On-Going	On-Going
6.1.10	Implement a Public Input survey for citizen engagement	Completed	Completed	Not Applicable	Not Applicable	Not Applicable
6.1.11	Ensure that there is a requirement in RFP or RFBs for CIP projects to include renderings	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
6.1.12	Have developers and builders provide renderings for development projects	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
6.1.13	Enhance GIS products and maps on City Website	Completed	Completed	Not Applicable	Not Applicable	Not Applicable
6.1.14	Implement new website (Revize) and survey tools to provide greater accessibility for citizens to provide feedback	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
6.1.15	Conduct in-person Town Hall meetings twice annually and test virtual town halls	Completed	Completed	Completed	On-Going	On-Going
6.1.16	Annually review official City personnel policies	Completed	Project Delayed	In Progress	On-Going	On-Going



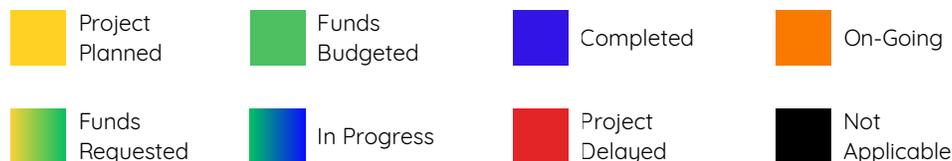
6.2	Cibolo communicates its goals, successes, and challenges to the community and serves as a leader and champion for the community	'23	'24	'25	'26	'27
6.2.1	Create digital newsletter content calendar	Completed	Completed	Not Applicable	Not Applicable	Not Applicable
6.2.2	Create annual EDC report	Completed	Completed	Completed	On-Going	On-Going
6.2.3	Conduct townhall meetings with opportunities for Utilize Public Input tool through digital options (such as the City's website)	Completed	Completed	Completed	On-Going	On-Going
6.2.4	Utilize Everbridge option for Town Hall notice to Citizens	Not Applicable	In Progress	Completed	Not Applicable	Not Applicable
6.2.5	Hold Town Hall meetings with elected officials	Completed	In Progress	In Progress	On-Going	On-Going
6.2.6	Create a "Council Action" recap video series for citizens by the Mayor	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
6.2.7	Continue posting after Council presentations, proclamations, service awards, etc...	Completed	Completed	Completed	On-Going	On-Going
6.2.8	Develop videos of Public Works staff completing projects	Completed	Completed	Completed	On-Going	On-Going

6.3	High quality services are responsive to citizens' needs, readily accessible, courteously delivered, and professionally managed	'23	'24	'25	'26	'27
6.3.1	Provide Bond and CIP updates to the public with a dedicated webpage, social media blasts and newsletter articles	Completed	Completed	Completed	On-Going	On-Going
6.3.2	Re-establish Council Orientations and ensure there is representation from all departments	Completed	Completed	Completed	On-Going	On-Going
6.3.3	Create and maintain all committee orientations	Completed	Completed	Completed	On-Going	On-Going
6.3.4	Maintain existing GIS Development map and website, add CIP tracker	Completed	Completed	Completed	On-Going	On-Going
6.3.5	Mandatory staff training on SeeClickFix for each department	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
6.3.6	Increase video presence on new website and social media accounts	Completed	Completed	Completed	On-Going	On-Going
6.3.7	Continue to execute Organizational Excellence through Vision Inspired, Mission Focused, Values Driven, and Performance Based strategy Hire, retain, and develop top talent and hold employees accountable to the Departmental Business Plans	Completed	Completed	Completed	On-Going	On-Going
6.3.8	Implement a performance management program built off of department/service area missions and strategic goals	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
6.3.9	Revamp recruiting process to reduce vacancy times and employee turnover	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
6.3.10	Conduct staffing analysis to determine LOS to meet Council and community expectations	Not Applicable	Project Delayed	Project Delayed	Project Planned	Not Applicable
6.3.11	Revamp Building Services Department	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable

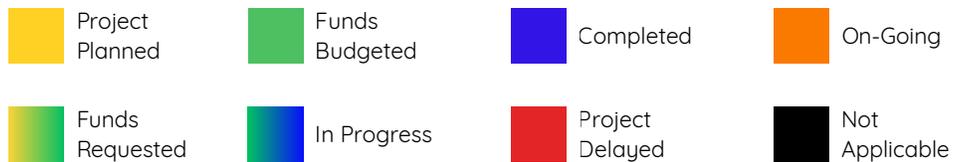


6.3	High quality services are responsive to citizens' needs, readily accessible, courteously delivered, and professionally managed	'23	'24	'25	'26	'27
6.3.12	Explore telecommuting & flex work policy by presenting a proposed policy and management structure to Council	Completed	Not Applicable	Not Applicable	Not Applicable	Not Applicable
6.3.13	Collect data regularly over the telework policy and make routine presentations to Council	Not Applicable	Completed	Completed	On-Going	On-Going

6.4	Commitment to the pursuit of continuous improvement for the benefit of the organization and the community we serve	'23	'24	'25	'26	'27
6.4.1	(Building Inspections) Develop and implement the 'Codes and Coffee' program to foster communication and collaboration between contractors, developers, and Building Department staff to address process questions, permit software issues, and code-related queries	Not Applicable	Completed	Not Applicable	Not Applicable	Not Applicable
6.4.2	(City Manager's Office) Implement a development and policy review committee (DPRC) to provide a forum for technical staff to meet with executive leadership early in the process of developing policies, processes, initiatives, and development to enhance communication, improve execution, better coordination, and ensure alignment with the Council Strategic Plan	Not Applicable	Completed	Not Applicable	Not Applicable	Not Applicable
6.4.3	(City Secretary's Office) Develop and implement a shared digital calendar for the Multi Event Center that communicates upcoming reservations with the appropriate members of staff, while also communicating up-to-date availability to potential interested parties of the public	Not Applicable	Completed	Not Applicable	Not Applicable	Not Applicable
6.4.4	(Economic Development) Develop and implement a digital application process for the Economic Development Corporation's Business Improvement Grant	Not Applicable	Completed	Not Applicable	Not Applicable	Not Applicable
6.4.5	(Finance) Develop and implement a digital workflow through OpenGov to improve the approval process of Accounts Payable items and contracts resulting in a reduced processing time	Not Applicable	Funds Requested	Funds Budgeted	Project Planned	Not Applicable
6.4.6	(Fire) Work towards reducing response times to emergency calls to improve the chances of saving lives and property of our community and the surrounding areas	Not Applicable	Completed	Not Applicable	Not Applicable	Not Applicable
6.4.7	(Information Services) Lower the average wait time of IT service request tickets to improve customer service delivery by researching new external programs and what options are available with the current software	Not Applicable	Funds Requested	Funds Budgeted	Project Planned	Not Applicable
6.4.8	(Communications) Enhance stakeholder engagement and brand reputation through integrated multichannel communication and increased public transparency on social media	Not Applicable	Completed	Not Applicable	Not Applicable	Not Applicable
6.4.9	(People & Performance) Using ADP's talent acquisition software, develop and implement a recruitment workflow to hire top candidates seamlessly, while maximizing recruiting efficiency and decreasing time-to-hire waiting periods.	Not Applicable	Completed	Not Applicable	Not Applicable	Not Applicable



6.4	Commitment to the pursuit of continuous improvement for the benefit of the organization and the community we serve - One project per service area each fiscal year	'23	'24	'25	'26	'27
6.4.10	(Performance Management Program) Through the use of Lean Process Improvement training opportunities and workshops, work with at least six (6) service areas to improve one (1) of their processes and document the results		In Progress	In Progress	Project Planned	
6.4.11	(Planning) Develop and implement a redesigned pre-development process to improve on customer service delivery		Completed			
6.4.12	(Police) Enhance the reporting on police activity in the community and office performance within the organization by researching record management software that will reduce customer waiting times, optimize staff time, and provide more transparency to the public		In Progress	In Progress	Project Planned	
6.4.13	(Public Works) Develop and implement a new digital workflow for SeeClickFix to better address citizen concerns in a more timely and consistent manner		In Progress	In Progress	Project Planned	





City Council Regular Meeting Staff Report

E. Discussion/Action on the review and confirmation of all upcoming meetings, special meetings and workshops and scheduling the time, date and place of additional meetings, special meetings or workshops. (Ms. Cimics)

Meeting	Agenda Group
Tuesday, February 10, 2026, 6:30 PM	Discussion/Action Item: 13E.
From	
Peggy Cimics, City Secretary	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[Feb.March 2026.pdf](#)

February



2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4 Parks Meeting 6:30pm	5 BOA Meeting 6:30pm Youth Council 6:30pm	6	7
8	9	10 Council Meeting 6:30pm	11 Municipal Court P&Z Meeting 6:30pm	12 NEP Luncheon 11:30am Historic Meeting 6:30pm	13	14
15	16 City Offices Closed 	17 Chamber Luncheon 11:15am	18	19 EDC Meeting 6:30pm	20	21
22	23	24 Council Meeting 6:30pm	25 Municipal Court	26	27	28

March



2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4 Parks Meeting 6:30pm	5 Youth Council 6:30pm	6	7
8	9	10 City Council 6:30pm	11 Municipal Court P&Z Meeting 6:30pm	12 NEP Luncheon 11:30am Historic Meeting 6:30pm	13	14
15	16	17 Chamber Luncheon 11:15am	18	19 EDC Meeting 6:30pm	20	21
22	23 Old Town Open House 6:30pm	24 City Council 6:30pm	25 Municipal Court	26	27	28
29	30	31				