



## Planning and Zoning Commission

Wednesday, March 11, 2026, 6:30 PM  
Council Chambers  
200 S. Main St.  
Cibolo, Texas 78108

Est. Duration: 1 hr 5 min

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### 1. Call to Order

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### 2. Roll call and Excused Absences

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### 3. Invocation/Moment of Silence

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### 4. Pledge of Allegiance

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### 5. Oath of Office

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### 6. Citizens to be Heard

This is the only time during the Meeting that a citizen can address the Commission. It is the opportunity for visitors and guests to address the Commission on any issue to include agenda items. All visitors wishing to speak must fill out the Sign-In Roster prior to the start of the meeting. The Commission may not deliberate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, the Commission may present any factual response to items brought up by citizens. (Attorney General Opinion - JC-0169) (Limit of three minutes each.) All remarks shall be addressed to the Commission as a body. Remarks may also be addressed to any individual member of the Commission so long as the remarks are (i) about matters of local public concern and (ii) not disruptive to the meeting or threatening to the member or any attendee 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.

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### 7. Consent Agenda

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

7.A. Approval of the minutes from the January 14, 2026, meeting.

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### 8. Public Hearing

8.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 Estate Residential to Rural Residential/Agriculture for certain real property located at 5590 Lower Seguin Road, legally described as ABS: 271 SUR: F RODRIGUEZ 11.050 AC. TR 1.

## **9. Discussion/Action Items**

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- 9.A. Discussion/Action regarding the Final Plat of Cibolo Farms Unit 4.
- 9.B. Discussion/Action 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 Estate Residential to Rural Residential/Agriculture for certain real property located at 5590 Lower Seguin Road, legally described as ABS: 271 SUR: F RODRIGUEZ 11.050 AC. TR 1.

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

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- 10.A. Staff Updates
- 10.B. Planning and Zoning Commission Training

## **11. Subcommittee Updates**

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## **12. Items for future agendas**

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## **13. Adjournment**

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

Valerie A. Chapman, TRMC

City Secretary

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

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

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

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the \_\_\_\_ day of \_\_\_\_\_ 2026.

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Name and Title

*Date Posted: March 5, 2026 04:04 pm*



Planning and Zoning Commission Staff Report

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**A. Approval of the minutes from the January 14, 2026, meeting.**

Meeting	Agenda Group
Wednesday, March 11, 2026, 6:30 PM	Consent Agenda Item: 7A.
From	
Valerie Chapman, City Secretary	

**PRIOR CITY COUNCIL ACTION:**

N/A

**BACKGROUND:**

N/A

**STAFF RECOMMENDATION:**

N/A

**FINANCIAL IMPACT:**

N/A

**MOTION(S):**

N/A

**Attachments**

[011426 PZ Minutes.pdf](#)



**PLANNING AND ZONING MEETING  
CIBOLO MUNICIPAL BUILDING  
200 S. Main Street  
January 14, 2026  
6:30 PM**

**MINUTES**

1. **Call to Order** – The meeting was called to order by Ms. Greve at 6:33 p.m.
2. **Roll call and Excused Absences** – Members Present: Ms. Greve, Mr. Sharp, Ms. Dodd, Ms. Garcia, Ms. Fishback, Mr. Thompson, Ms. Hubbard, and Mr. Hinze (Alt).
3. **Invocation/Moment of Silence** – Ms. Fishback gave the Invocation.
4. **Pledge of Allegiance** – All in attendance recited the Pledge of Allegiance.
5. **Election of Chair and Vice Chair**

Chairman – Ms. Garcia made the motion to nominate Ms. Greve for Chairman. The motion was seconded by Mr. Sharp. There were no other nominations a vote was taken at this time. For: All; Against: None. The motion carried 7 to 0. Ms. Greve was elected as the Chairman for Calendar year 2026.

Vice Chairman – Ms. Garcia made the motion to nominate Ms. Fishback for Vice Chairman. The motion was seconded by Ms. Hubbard. There were no other nominations a vote was taken at this time. For: All; Against: None. The motion carried 7 to 0. Ms. Fishback was elected as the Vice Chairman for Calendar year 2026.

6. **Consent Agenda**

- A. Approval of the minutes from the December 17, 2025 meeting.

Ms. Greve made the motion to postpone this item until the February 11<sup>th</sup> P&Z meeting. The motion was seconded by Ms. Hubbard. For: All; Against: None. The motion carried 7 to 0.

7. **Citizens to be Heard**

This is the only time during the Meeting that a citizen can address the Commission. It is the opportunity for visitors wishing to speak must fill out the Sign-In Roster prior to the start of the meeting. The Commission may not debate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, the Commission may present any factual response to items brought up by citizens. (Attorney General Opinion - JC-0169) (Limit of three minutes each.) All remarks shall be addressed to the Commission as a body. Remarks may also be addressed to any individual member of the Commission so long as the remarks are (i) about matters of local public concern and (ii) not disruptive to the meeting or threatening to the member or any attendee.

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

The following citizens signed up to speak during this item. Ms. Latimer spoke on item 9C. She stated that the FLUM is how we view a city and how we want it to look like. Ms. Latimer was not in favor of changing the FLUM. Ms. Roberts introduced herself as Councilwoman At-Large Place 6. She stated she should have introduced herself last year. She thanked everyone for serving on the Commission.

8. **Public Hearing**

- A. Conduct a Public Hearing regarding a Proposed Resolution to Authorize the Schlather Ranch Subdivision to develop a Private Street network.

Mr. Hinze, P&Z alternate stepped out of the chamber during any discussion on the Schlater Ranch.

Ms. Greve opened the Public Hearing at 6:47 p.m. No one wish to speak on this item. Ms. Greve closed the Public Hearing at 6:47 p.m.

9. **Discussion/Action Items**

- A. Discussion/Action to Approve a Land Study and Resolution to Authorize the Schlather Ranch Subdivision with a Private Street network.

Mr. Sharp made the motion to Approve a Land Study and Resolution to Authorize the Schlather Ranch Subdivision with a Private Street network. The motion was seconded by Ms. Fishback. For: All; Against: None. The motion carried 7 to 0.

- B. Discussion/Action regarding the Final Plat of Steele Creek Unit 9.

This item was postponed at the request of the Developer.

- C. Discussion/Action 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.

Ms. Greve made the motion to deny 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. The motion was seconded by Ms. Garcia. For: All; Against: None. The motion carried 7 to 0.

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

A. Staff Updates

Staff went over Site Plans currently in review, Site Plans & Administrative Plats recently approved, Plats currently in review. Staff also briefed the P&Z members on recommendations that were made to City Council and the action that was taken. P&Z members were also briefed on the EDC Report which covered businesses in Planning Review, Building Permits in Process and businesses that are now open and C of O issued.

11. **Items for future agendas** – Sub-Committee update

12. **Adjournment** - Ms. Fishback made the motion to adjourn the meeting at 8:02 p.m. The motion was seconded by Mr. Thompson. For: All; Against: None. The motion carried 7 to 0.

PASSED AND APPROVED THIS 27<sup>TH</sup> DAY OF JANUARY 2026.

Jennifer Greve  
Chairman



Planning and Zoning Commission 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 Estate Residential to Rural Residential/Agriculture for certain real property located at 5590 Lower Seguin Road, legally described as ABS: 271 SUR: F RODRIGUEZ 11.050 AC. TR 1.**

Meeting	Agenda Group
Wednesday, March 11, 2026, 6:30 PM	Public Hearing Item: 8A.
From	
Olivia Hall, Planner I	
Staff Contact(s)	
Olivia Hall,	

**PROPERTY INFORMATION:**

**Project Name:** PZ-2025-21-CPA

**Owners:** Priest Trees Worldwide LLC

**Representatives:** DJ Austin

**Location/Area:** 5590 Lower Seguin Road, 11.050 acres

**Location:** Directly North of Lower Seguin Road and West of Haeckerville Road

**Council Place:** 4

**Existing,**

**Future Land Use:** Estate Residential

**Proposed,**

**Future Land Use:** Rural Residential/Agriculture

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

**Existing Use:** Undeveloped

**Proposed Use:** Agricultural Sales and Services

**APPLICANT REQUEST:**

The property owner, Priest Trees Worldwide LLC, 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 Estate Residential to Rural Residential/Agriculture for one (1) parcel totaling 11.0500 acres – 5590 Lower Seguin Road. According to the applicant’s narrative letter, which is attached herein, they intend to develop a plant nursery.

**SURROUNDING PROPERTIES:**

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.**

<b>Location</b>	<b>Existing Land Use</b>	<b>FLUM Designation</b>	<b>Zoning District</b>
<b>North</b>	Undeveloped	Estate Residential	Agriculture (AG)
<b>South</b>	Residential	Estate Residential	Low Density Single-Family Residential (SF-2)
<b>West</b>	Residential	Estate Residential	Low Density Single-Family Residential (SF-2)
<b>East</b>	Undeveloped	Estate Residential	Low Density Single-Family Residential (SF-2)

**ANALYSIS:**

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 property is currently designated as Estate Residential on the City’s FLUM. According to the Comprehensive Plan, the character and intent of the Estate Residential PlaceType includes “Predominantly single-family housing on large lots located throughout the community...” Primary land uses in Estate Residential consist of “Single-Family Detached Homes, Cluster Development, Parks and Open Space,” while “Civic and Institutional” are considered secondary land uses. This PlaceType allows lot sizes ranging from ½ acre to 2 acres.

The applicant is requesting a FLUM amendment to Rural Residential/Agriculture, which “is intended for areas within the City which will maintain a rural character...” and they “are comprised of natural undeveloped space, agriculture, and large lots with large lot minimums.” Primary land uses in Rural Residential/Agriculture include “Single-Family Detached Homes, Agricultural, Parks and Open Space,” while “Civic and Institutional, Agricultural Business” are shown as secondary land uses. Lot sizes in the Rural Residential/Agriculture PlaceType are greater than 2 acres.

This FLUM amendment request highlights a gap that currently exists between the Cibolo Tomorrow Comprehensive Plan and the City's UDC. While the Comprehensive plan identifies Agricultural Business as a secondary land use in the Rural Residential/Agriculture PlaceType, a plant nursery would be classified under the UDC as Agricultural Sales and Services, which is considered a commercial land use rather than a residential or agricultural use.

Section 13.2, Commercial Uses, of the UDC defines Agricultural Sales and Services as:

**Agricultural Sales and Services.**

Establishments or places of business engaged in sale (from the premises) of feed, grain, fertilizers, pesticides and similar goods in the provision of agricultural related services with incidental storage on lots other than where the service is rendered. Typical uses include nurseries, hay, feed and grain stores and tree service firms.

Under the UDC, this use is permitted by right in the General Commercial (C-4), Light Industrial (I-1), and Heavy Industrial (I-2) zoning districts. It is not permitted in any residential zoning district, including the Agricultural-Homestead (AG) district.

The Comprehensive Plan does not include a commercial or industrial PlaceType that directly aligns with the Agricultural Sales and Services use defined in the UDC.

Therefore, if the requested FLUM amendment is approved, the applicant would subsequently need to submit with a request to rezone the parcel from Low Density Single-Family Residential (SF-2) to either General Commercial (C-4), Light Industrial (I-1), or Heavy Industrial (I-2) in order to allow the property to be developed for Agricultural Sales and Services.

**PUBLIC NOTICE:**

Notice of the public hearing for the Planning & Zoning Commission meeting was published in the local newspaper (Seguin Gazette) on February 22, 2026, and the City's website.

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

**APPROVAL CRITERIA:**

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](#)

[Staff Map](#)

# City of Cibolo

## Planning Department

### Non-MGO - Land Development Application

#### 1. Applicant Information

Applicant/Developer Name: Priest Trees Worldwide, LLC

Company (if applicable): same

Mailing Address: Po Box 10848 Midland TX 79702

Phone: 903 330 1539 Email: dj@priesttreesworldwide.com

#### 2. Property Owner Information (If different from applicant)

Owner Name: same as above

Mailing Address: "

Phone: " Email: "

#### 3. Project Information

Project Name: Priest Trees Worldwide, LLC (tree & pepper nursery)

Property Address / Location: 5590 Lower Seguin Rd, Cibolo

Legal Description (Subdivision, Lot, Block, Abstract, Survey, etc.):

11.05 acres F. Rodriguez Survey, A-271

Total Acreage: 11.05

#### 4. Type of Application Requested

Comp Plan Application

Land use Amendment (filed via MGO)

\_\_\_\_\_

\_\_\_\_\_

**5. Project Description**

Provide a summary of the proposed development:

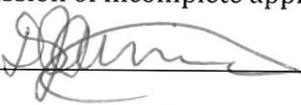
see attached narrative  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**6. Supporting Documentation Attached**

- \$750.<sup>00</sup> + \$100/ac. @ 11.05 ac. (per City of Cibola Fee Schedule)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- Other: \_\_\_\_\_

**7. Acknowledgements**

I hereby certify that the information provided in this application is true and correct. I understand that submission of incomplete applications may result in delays or denial.

Applicant Signature:  Date: 10/23/2025

Owner Signature (if applicable): same Date: \_\_\_\_\_

**Office Use Only**

Application No.: \_\_\_\_\_  
Date Received: \_\_\_\_\_  
Received By: \_\_\_\_\_  
Fee Paid: \$ \_\_\_\_\_

## **Narrative of Application – Priest Trees Worldwide, LLC**

Priest Trees Worldwide, LLC is a partnership between Corwin Priest and DJ Austin, headquartered in Cibolo, Texas. The company was formed with a clear mission: to cultivate and distribute rare exotic trees and premium super-hot pepper varieties to customers across the US. Our business model combines sustainable agricultural practices with modern production and distribution methods, ensuring both quality products and environmental stewardship.

### **Business Plan and Operations**

The primary focus of Priest Trees Worldwide, LLC is the propagation and growth of high-value plant species. We specialize in rare exotic trees, prized for their ornamental, fruit-bearing, or specialty wood qualities, as well as super-hot pepper cultivars sought after by specialty food producers, pepper enthusiasts, and wholesale buyers. Our target market includes wholesale nurseries, botanical gardens, plant retailers, and direct-to-consumer sales through an online platform.

Our production system incorporates:

- Greenhouse cultivation for year-round propagation and protection of sensitive or high-demand plant varieties.
- In-ground planting for larger, more established trees and pepper crops, maximizing growth potential in the Texas climate.
- Automated irrigation systems to ensure precise water delivery, promote healthy root development, and optimize resource efficiency.

### **Land and Infrastructure**

Our agricultural operations are based on our privately owned acreage in Cibolo, Texas. The property has been strategically planned for diversified cultivation, balancing greenhouse facilities with open-field planting areas. These areas are designed to facilitate crop rotation, companion planting, and optimal sun exposure, which enhances plant vigor and yield.

### **Sustainability and Environmental Stewardship**

Priest Trees Worldwide, LLC is committed to responsible land management. We actively collaborate with the Natural Resources Conservation Service (NRCS) to implement best practices in erosion control, soil conservation, and fertility management. This includes establishing windbreaks, improving soil structure through organic amendments, and designing planting layouts to prevent runoff.

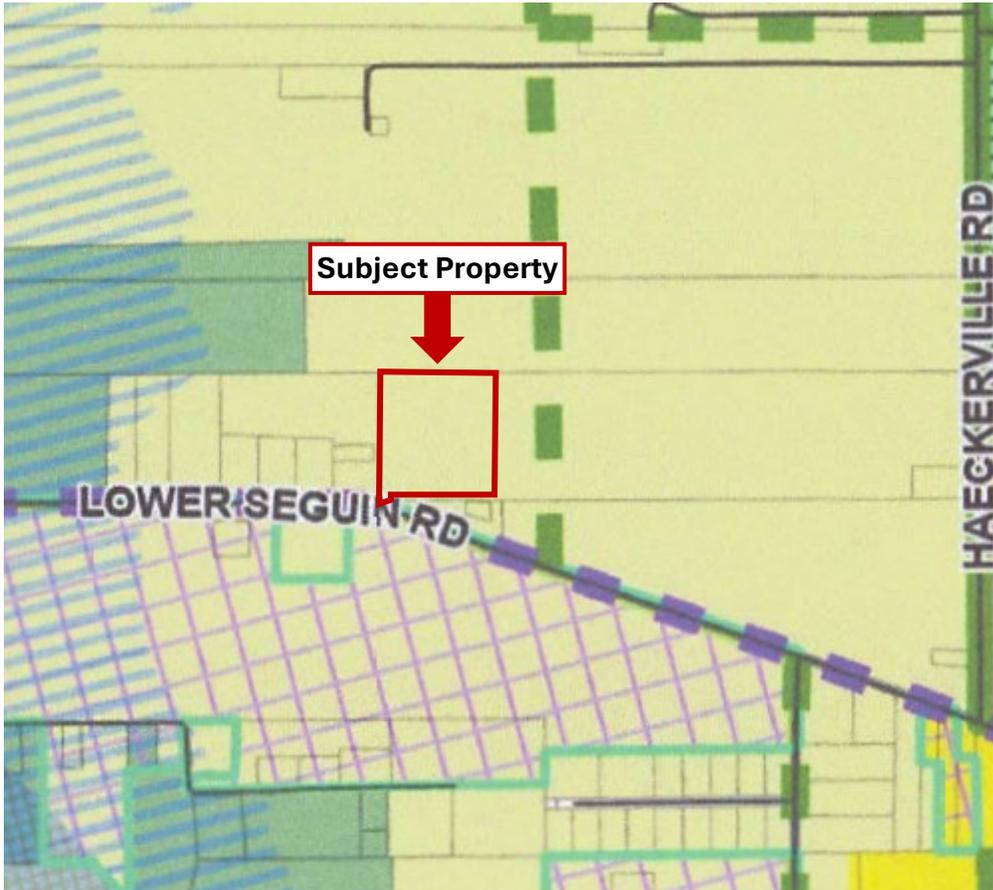
By combining sustainable techniques with advanced horticultural practices, our goal is to produce premium-quality trees and peppers while preserving the productivity and ecological health of our land for generations to come.

## **Growth Potential**

With the rising global demand for unique plant varieties and gourmet-grade peppers, Priest Trees Worldwide, LLC is positioned to become a notable supplier in both wholesale and direct-to-consumer markets, via online retail sales. Our model emphasizes scalability, allowing us to expand greenhouse capacity, diversify our crop selection, and broaden our distribution reach in response to market growth.

Through innovation, dedication, and environmental responsibility, Priest Trees Worldwide, LLC is poised to grow into a thriving enterprise with considerable local impact.



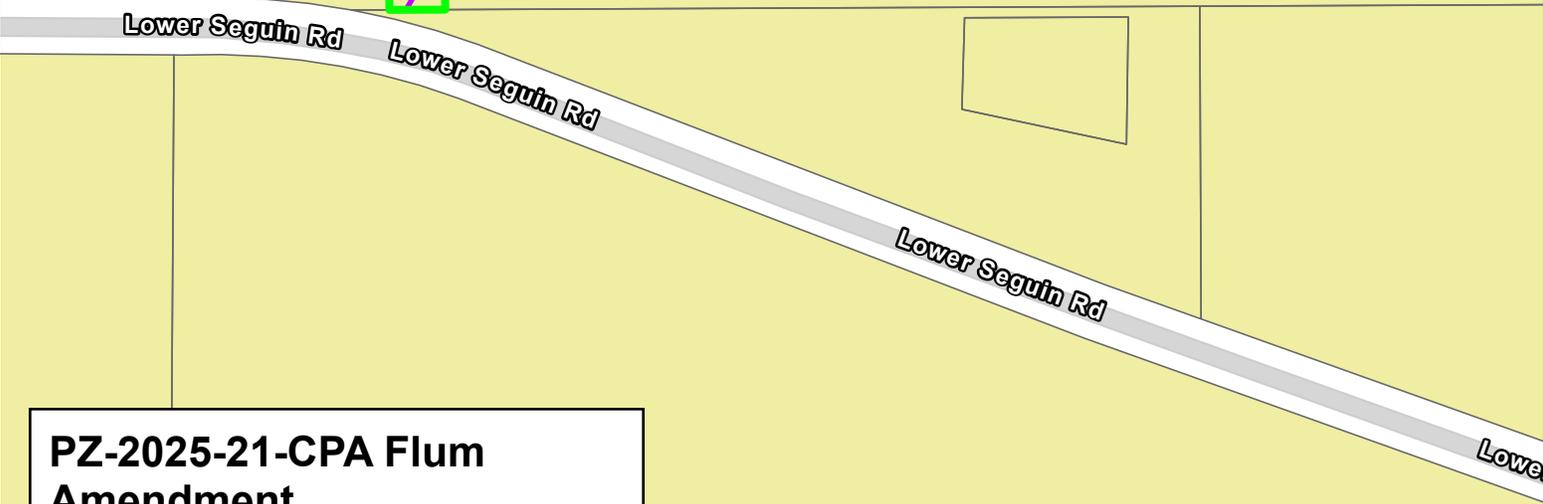
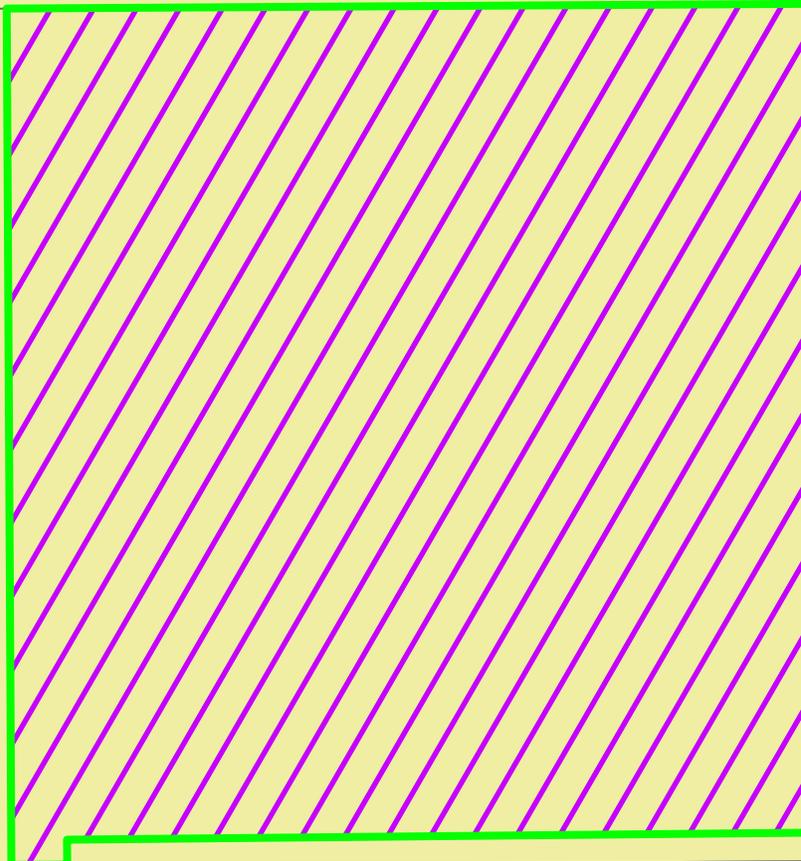




# Zoning Map - City of Cibolo

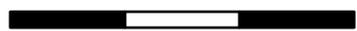


Esri Community Maps Contributors | City of Cibolo, Texas | Vantor | Texas Parks & Wildlife | © OpenStreetMap, Microsoft | CONANP | Esri | TomTom | Garmin | SafeGraph | GeoTechnologies, Inc | METI/NASA | USGS | City of Cibolo, TX | This data was first created by an unknown engineering firm and then passed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



**PZ-2025-21-CPA Flum  
Amendment**

-  Property of Interest
-  Parcel Boundaries
-  Estate Residential

0    100    200    300  
 Feet



Planning and Zoning Commission Staff Report

**A. Discussion/Action regarding the Final Plat of Cibolo Farms Unit 4.**

Meeting	Agenda Group
Wednesday, March 11, 2026, 6:30 PM	Discussion/Action Items Item: 9A.
From	
Rafael Diaz, Planner I	
Staff Contact(s)	
Rafael Diaz,	

**PROPERTY INFORMATION:**

**Project Name:** PZ-2025-19-PLT

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

**Representative:** Mary Stewart, KCI Technologies Inc.

**Area:** 20.107 acres

**Location:** South of Green Valley Rd.

**Future Land Use:** Compact Residential

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

**Proposed Use:** 55 Residential Lots, 3 Open Space Lots, 5 Drainage/Open Space Lots

**Utility Providers:** Sewer/Water – GVSUD - Electricity – GVEC

**FINDINGS/CURRENT ACTIVITY:**

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

The Cibolo Farms subdivision lies outside the corporate limits of the City of Cibolo. The Final Plat of Cibolo Farms Unit 4 establishes 55 residential lots, as well as 3 open space lots and 5 drainage/open space lots. The Preliminary Plat was approved by City Council on November 18, 2025.

An amended Land Study for the subdivision was approved with conditions by City Council on September 28, 2021 – (A.) *Temporary access to Coy Lane shall be built with the construction of Units 2, 3 and 4; (B.) Temporary access cannot be abandoned during the construction of Units 2, 3, and 4; and (C.) Permanent secondary access shall be made with a connection to Saddle Creek Ranch Unit 9, Coy Lane, with the platting of Cibolo Farms Unit 4. Conditions A, B, and C are under International Fire Code Section D107.*

The Land Study for Cibolo Farms encompasses approximately 105.65 acres and includes a total of 385 residential lots.

#### **STREETS/MASTER THOROUGHFARE PLAN (MTP):**

The plat includes approximately 3,362 linear feet of privately maintained roadway. Sixty (60) feet of right-of-way are being dedicated to planned streets of Kenai, Lake Meredith, Caddo Lake, Fort Griffin, and Fort Parker. Eighty (80) feet of right-of-way will be dedicated to Country Club Blvd. All roadway maintenance within this subdivision will be the responsibility of the property owner's association. As such, none of these internal streets are identified on the City's Master Thoroughfare Plan (MTP).

A Traffic Impact Analysis (TIA) Report, dated February 2025, was reviewed and submitted as part of the final plat review.

#### **UTILITIES:**

Water and sewer for Unit 4 will be provided by Green Valley Special Utility District (GVSUD). Electricity will be provided by Guadalupe Valley Electric Cooperative (GVEC).

Letters of Certification (LOCs) from both GVSUD and GVEC, recommending approval of Unit 4 have been submitted.

#### **DRAINAGE:**

The Stormwater Management Plan (SWMP) for Cibolo Farms Unit 4, dated May 2025, has been reviewed by the City Engineer. According to the report, detention ponds will be built within both Units 1 and 4. Approximately 18 acres of offsite flow, as well as flow from the Cibolo Farms development, will drain into the proposed Unit 4 detention pond.

#### **STAFF RECOMMENDATION:**

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

#### **Attachments**

[Final Plat Approval Criteria](#)

[Application](#)

[Narrative](#)

[Final Plat](#)

[Cibolo Farms-Saddle Creek Exhibit](#)

[City Engineer Letter](#)

[Staff Map](#)

## Supplemental Report

### Discussion/Action on the Final Plat of Cibolo Farms Unit 4.

Section 20.3.5.G.8 of the Unified Development Code (UDC) provides direction to the Planning and Zoning Commission and City Council when considering a final plat by outlining the following criteria for approval.

*In exercising its authority under this section, the Planning and Zoning Commission, in reviewing the final plat and making its recommendation, and the City Council, in considering final action on a final plat application should consider the following criteria:*

- a. *Includes all information and supporting documentation required under applicable state and local laws;***

**STAFF FINDING:** The Final Plat for Cibolo Farms Unit 4 has been reviewed in accordance with Section 20.3.5 of the City's Unified Development Code (UDC) and Chapter 212 of the Texas Local Government Code. All required supporting documents—including a Traffic Impact Analysis, Stormwater Management Plan, and utility letters of certification—have been submitted and reviewed by Staff and the City Engineer. These documents are deemed to be consistent with applicable statutory requirements.

- b. *If approved, the completed development will comply with all applicable zoning and subdivision regulations promulgated by the City and/or County (where applicable);***

**STAFF FINDING:** Since the Cibolo Farms subdivision is located outside the corporate limits of the City of Cibolo, the zoning regulations outlined in the UDC do not apply. However, the final plat complies with all applicable subdivision standards (Article 19) and subdivision regulations (Article 20) in the UDC, as verified by City Staff and the City Engineer.

- c. *Compliance with all terms and conditions of a Public Improvement Agreement, if applicable, which may be evidenced by a certified letter, issued by an attorney representing the applicant, affirming that the applicant has reviewed the entire Public Improvement Agreement and determined that the proposed development is in compliance.***

**STAFF FINDING:** This criterion is not applicable. This residential subdivision is located within the City of Cibolo's Extraterritorial Jurisdiction (ETJ), where City-owned and maintained infrastructure is not available, and, therefore, the development is not subject to a Public Improvement Agreement.

- d. *Includes a Conditional Letter of Map Change (CLOMA, CLOMR, or CLOMR-F) issued by the Federal Emergency Management Agency, if any lot within the proposed subdivision will be located within an existing floodplain.***

**STAFF FINDING:** No portion of the subject property lies within the FEMA floodplain. Therefore, no CLOMA, CLOMR, or CLOMR-F is required for this plat.

**e. Conforms with, and is not contrary to, the City's Comprehensive Master Plan;**

**STAFF FINDING:** Unit 4 of the Cibolo Farms subdivision is designated as Compact Residential on the City's adopted Future Land Use Map (FLUM). Primary land uses in Compact Residential include "Single-Family Detached Homes, Single-Family Attached Homes, Patio Homes, Townhomes, and Multifamily Complex." Single-family lot sizes can range up to 9,000 square feet. The final plat establishes 55 residential lots that range from 4,000 square feet to 9,000 square feet, which aligns with Compact Residential.

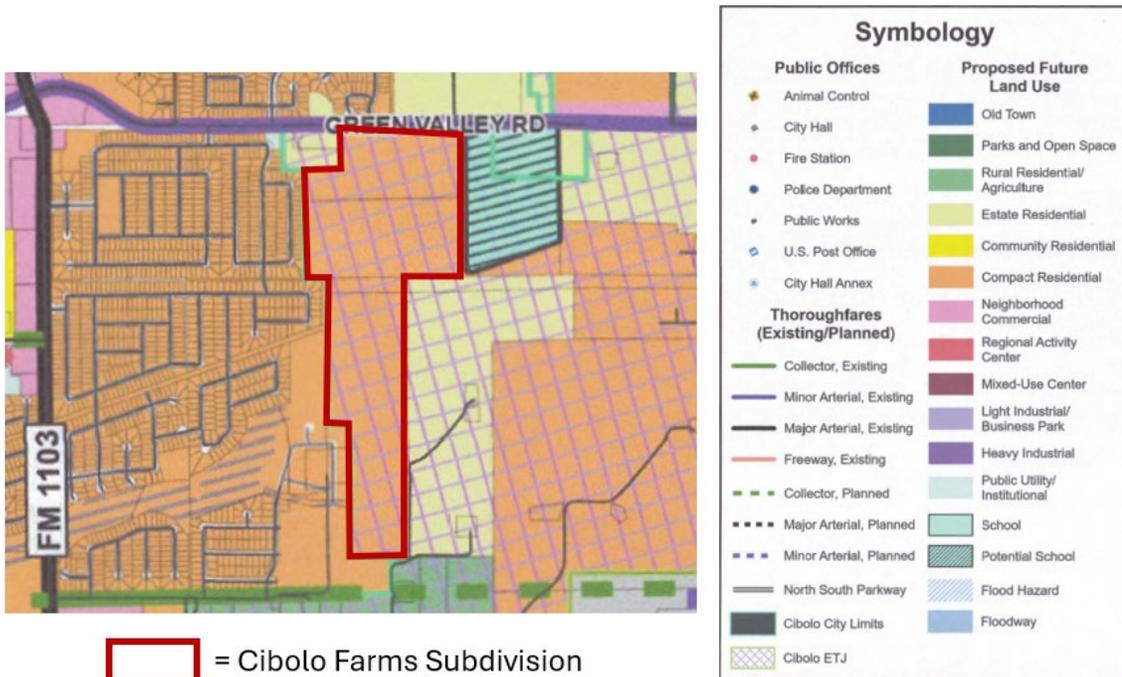


Image: Future Land Use and Thoroughfare Plan Map, Cibolo Tomorrow Comprehensive Plan

None of the internal streets in Unit 4 will connect to a thoroughfare identified on the City's adopted Master Thoroughfare Plan (MTP).

Therefore, the proposed lot layout and density of Cibolo Farms Unit 4 support the adopted policies and goals of the City's Comprehensive Plan.

**f. Includes fully executed agreements for all required easements and dedications, including any conveyances relating to public utilities or other public infrastructure;**

**STAFF FINDING:** The final plat includes appropriate easements for utilities and drainage (i.e., GVSUD and GVEC plat notes). Parkland dedication is not proposed with this plat, as the requirement for this subdivision, was dedicated in previous units. These dedications have been reviewed and approved as part of the final plat review for this unit.

- g. Includes complete plans and specifications, approved in writing by all entities having jurisdiction over the proposed improvements, for the installation, maintenance and operation of adequate water utility service as required by Section 19.1(F) of the UDC, including a final engineering report certifying the availability of sufficient surface water and/or ground water to satisfy the ultimate needs of the subdivision and evidence that sufficient water rights have been obtained and dedicated, whether through acquisition or wholesale water supply agreement.***

**STAFF FINDING:** Water service for Unit 4 will be provided by Green Valley Special Utility District (GVSUD). The subdivision's utility infrastructure has been reviewed and approved by the City Engineer and is consistent with the requirements of Section 19.1.F of the UDC, which is related to Adequate Service for Areas Proposed for Development.

- h. Where wastewater treatment is to be provided by an existing retail public utility, as that term is defined by §13.002(19); Texas Water Code, the applicant shall furnish evidence of a contractual agreement between the applicant and a retail public utility in substantially the form attached in Section 20.6. Before final plat approval, an appropriate permit to dispose of wastes shall have been obtained from the TCEQ and complete plans and specifications for the installation, maintenance and operation of adequate wastewater collection and treatment facilities, as required by Section 19.1(F) of the UDC, shall have been approved by all entities having jurisdiction over the proposed project.***

**STAFF FINDING:** Wastewater service will be provided by Green Valley Special Utility District (GVSUD). All required agreements and approvals for wastewater collection, including a wastewater capacity analysis and a nonstandard service agreement, have been secured. These approvals satisfy the requirements for service within the existing utility service area and ensure compliance with applicable TCEQ regulations.

- i. Where there is no existing retail public utility to construct and maintain the proposed sewerage facilities the applicant shall establish a retail public utility and obtain a CCN from the Public Utility Commission. Before final plat approval, a wastewater treatment permit authorizing the treatment of the wastewater for the ultimate build-out population of the subdivision shall have been obtained from the Texas Commission on Environmental Quality and complete plans and specifications for the proposed wastewater facilities shall have been approved by all entities having jurisdiction over the proposed project.***

**STAFF FINDING:** This criterion is not applicable. Since wastewater service will be provided by the GVSUD, which is an existing public utility, the developer is not required to obtain a new Certificate of Convenience and Necessity (CCN) or establish a new retail public utility.

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

Online Request #: 3111440

Project #: PZ-2025-19-PLT

Submitted by:  
Mary Stewart  
mary.stewart@kci.com  
(210) 641-9999

Location: **Country Club Blvd**

City: **Cibolo** State: **TX** Zip: **78108**

**Contact Information**

**Applicant's Contact Information**

Title: First Name: **Mary** Last Name: **Stewart** Suffix:

Business Name: **KCI Technologies**

Mailing Address: **2806 West Bitters Rd., Suite 218**

City: **San Antonio** State: **TX** Zip: **78248**

Email Address: **mary.stewart@kci.com**

Cell Phone: Work Phone: **(210) 798-9291** Home Phone: **(210) 641-9999**

**Property Owner's Contact Information**

Title: First Name: **Richard** Last Name: **Mott** Suffix:

Business Name: **Lennar Homes of Texas Land and Construction, LTD.**

Mailing Address: **100 NE Loop 410, Ste. 115**

City: **San Antonio** State: **TX** Zip: **78216**

Email Address: **mary.stewart@kci.com**

Cell Phone: Work Phone: **(210) 403-6200** Home Phone:



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

## Representative's Contact Information

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

## Application Questionnaire (\* denotes required question)

### Final Plat

**Project Name \*** Cibolo Farms Unit 4

**Total Acres \*** 20.107

**Survey Name \*** Frailan De La Garza Survey No. 253

**Abstract No. \*** 143

**Current Zoning \*** ETJ

**Proposed Zoning \*** ETJ

**Overlay \*** None

**# of Lots \*** 55



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

# of Units \*

4

Work Type \*

Single-Family

Specify \*

Total Proposed Square Footage \*

Total Proposed Square Footage \*

Current Use \*

Agriculture

Proposed Use \*

Single Family Residential

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

Acknowledgement \*

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

Enter Signature: \*

Mary Stewart



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

## Documents Uploaded

The following documents are attached to the Application.

	<b>final plat application (signed).pdf</b>
	<b>final_plat_checklist - exec.pdf</b>
<b>Copy of a Final Tree Survey</b>	<b>cibolo farms tree exhibit.pdf</b>
<b>Copy of the Final Plat Encompassing All Land Owned by the Subdivider</b>	<b>cibolo farms u4 final plat.pdf</b>
<b>Copy of the Final Traffic Impact Analysis Report</b>	<b>tia report_grace valley ranch.pdf</b>
	<b>2025-02-20 - weil road development tia report.pdf</b>
<b>Copy of the Final Utility and Final Storm Water Management Report</b>	<b>cibolo farms unit 4 swmp 050125.pdf</b>
<b>Narrative of Application Request</b>	<b>cibolo farms u4 narrative (signed).pdf</b>
<b>Project Applicable LOC Approvals</b>	<b>2025 0618 gvec - signed.pdf</b>
	<b>2025 0513 gvsud - signed.pdf</b>
	<b>2025 0429 att - signed.pdf</b>
	<b>2025 0409 charter - signed.pdf</b>
	<b>0421 centerpoint - signed.pdf</b>
<b>Proof of Tax Certification</b>	<b>cibolo farms u4 tax cert.pdf</b>
<b>Signed Professional Service Agreement</b>	<b>signed professional statement.pdf</b>



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

**Statement of the intent of the developer to provide parkland dedication in accordance with the requirements of this UDC or to pay fees in lieu of parkland dedication.**

**cibolo farms u4 parkland (signed).pdf**



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



ISO 9001:2015 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

2806 W. Bitters Road, Suite 218 • San Antonio, Texas 78248 • Phone (210) 641-9999

December 1, 2025

City of Cibolo  
Planning Department  
108 Cibolo Dr.  
Cibolo, Texas 78108

Subject: Cibolo Farms Unit 4 (Final Plat Application #XXXXXXXX)

KCI Technologies is submitting the Cibolo Farms Unit 4 Final Plat for review to City of Cibolo. This plat is part of the Schulmeier-Seiler Tract Land Plan Study (Amended Aug. 2021). This plat will have ~3362 LF of Street, 55 single-family residential lots, 3 open space lots, 5 drainage & open space lots.

Should you have any questions or need additional information, please contact me at your earliest convenience.

Sincerely,

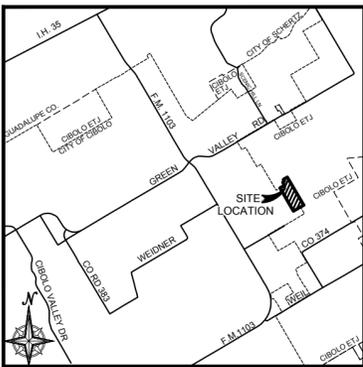
Mary P. Stewart, P.E.

Regional Practice Leader

[mary.stewart@kci.com](mailto:mary.stewart@kci.com)

Texas Firm Registration Numbers  
Engineering F-10573 & Surveying 101943-65

*Employee-Owned Since 1988*



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

**PRIVATE STREETS**

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

**GENERAL PLAT NOTE**

THIS SUBDIVISION IS VESTED TO THE 2018  
UNIFIED DEVELOPMENT CODE (UDC) BASED  
ON CITY COUNCIL'S APPROVAL OF THE LAND  
STUDY ON SEPTEMBER 28, 2021.

PLAT REFERENCE	
①	CIBOLO FARMS UNIT 1 (VOL. 10, PGS. 195-198, P.R.)
③	CIBOLO FARMS UNIT 3 (VOL. 10, PGS. 501-503, P.R.)

**LEGEND**

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

**GVEC NOTES**

TYPICAL FOR METER LOCATIONS (sketch shown as "TYPICAL INTERIOR EASEMENT ALONG PROPERTY LINE").

WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 5-FOOT-WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.

GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.

ANY EASEMENT DESIGNATED AS A GVEC 20' X 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.

ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, UPGRADE, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES AND SHALL REMAIN AT FINAL GRADE.

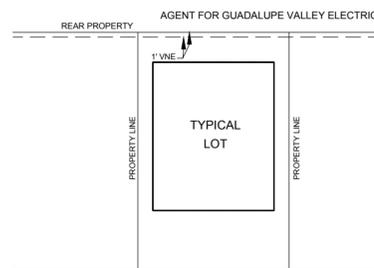
ALL LOTS ADJOINING UTILITY LOT OR PRIVATE, CITY, COUNTY, OR STATE RIGHT OF WAY ARE SUBJECT TO A 5' X 30' GUY WIRE EASEMENT ALONG SIDE AND REAR LOT LINES

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

ANY REQUEST TO SUBSEQUENTLY RELOCATE ANY PORTION OF THE ELECTRIC FACILITIES INSTALLED SHALL BE SUBJECT TO THE COOPERATIVE'S REASONABLE DISCRETION AND THE REQUESTING PARTY SHALL BEAR ALL COSTS ASSOCIATED WITH SUCH RELOCATION.

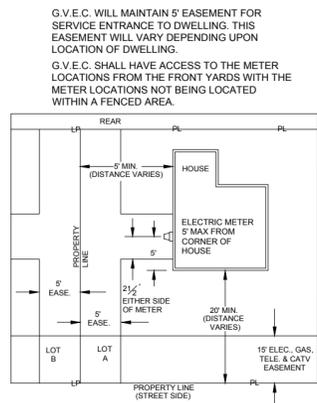
THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRADE, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EXCAVATION BY OR ON BEHALF OF THE COOPERATIVE.

THIS SUBDIVISION PLAT OF CIBOLO FARMS UNIT 4 HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.



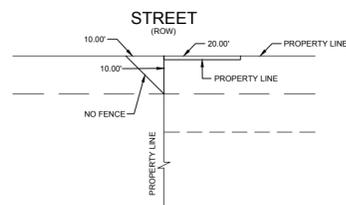
TYPICAL LOT (V.N.E.)  
VEHICULAR NON-ACCESS EASEMENT

NOT TO SCALE



TYPICAL EASEMENT ON  
INTERIOR PROPERTY LINE

NOT TO SCALE



TYPICAL FENCE VISIBILITY TRIANGLE  
("B" WITH LEADER ON SHEETS)

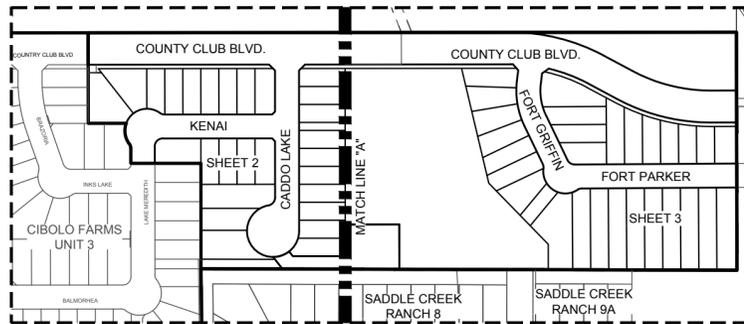
NOT TO SCALE

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	12.60'	20.00'	036°05'26"	N41° 39' 11"E	12.39'
C2	53.82'	55.00'	056°03'42"	N51° 38' 19"E	51.69'
C3	43.09'	65.00'	037°58'48"	S49° 17' 13"E	42.30'
C4	155.68'	55.00'	162°10'51"	N75° 18' 06"W	108.67'
C5	12.60'	20.00'	036°05'26"	S12° 15' 23"E	12.39'
C6	241.41'	490.00'	028°13'40"	N16° 11' 16"W	238.97'
C7	202.17'	410.00'	028°15'07"	S16° 12' 00"E	200.13'
C8	241.61'	490.00'	028°15'07"	S16° 12' 00"E	239.17'
C9	106.39'	410.00'	014°52'05"	N9° 30' 29"W	106.09'
C10	82.65'	145.00'	032°39'37"	S50° 26' 08"W	81.54'
C11	22.58'	20.00'	064°41'55"	S1° 45' 22"W	21.40'
C12	11.61'	20.00'	033°15'15"	N47° 16' 01"W	11.45'
C13	126.08'	55.00'	131°19'59"	S1° 44' 56"W	100.24'
C14	11.63'	20.00'	033°18'46"	N50° 45' 42"E	11.47'
C15	116.86'	205.00'	032°39'37"	S50° 26' 08"W	115.28'
C16	294.77'	65.00'	259°50'09"	S9° 36' 58"W	99.71'
C17	27.87'	20.00'	079°50'09"	S80° 23' 02"E	25.67'
C18	31.42'	20.00'	090°00'00"	N75° 18' 06"W	28.28'
C19	99.76'	175.00'	032°39'37"	S50° 26' 08"W	98.41'
C20	5.64'	410.00'	000°47'15"	N29° 54' 28"W	5.64'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C21	221.70'	450.00'	028°13'40"	N16° 11' 16"W	219.46'
C22	221.89'	450.00'	028°15'07"	S16° 12' 00"E	219.65'
C23	112.68'	400.00'	016°08'25"	N10° 08' 39"W	112.31'
C24	246.55'	500.00'	028°15'07"	S16° 12' 00"E	244.06'

Line Table		
Line	Length	Direction
L1	37.38'	N59°41'54"E
L2	15.07'	S21°43'24"W
L3	38.10'	N21°43'24"E
L4	10.00'	N75°18'06"W
L5	21.21'	S14°41'54"W
L6	65.01'	S30°19'34"E
L7	80.00'	S59°38'28"W
L8	20.22'	N65°36'44"W
L9	25.50'	N66°45'56"E
L10	60.00'	S59°38'28"W
L11	19.81'	N18°13'55"E
L12	21.21'	N75°18'06"W
L13	10.00'	N14°41'54"E
L14	42.17'	S59°41'54"W
L15	92.17'	S59°41'54"W

Line	Length	Direction
L16	15.00'	N14°41'54"E
L17	35.00'	N30°18'06"W
L18	81.60'	S66°45'56"W
L19	15.00'	S88°14'38"E
L20	65.06'	S30°19'34"E
L21	95.10'	N30°18'06"W
L22	102.93'	S59°41'54"W
L23	26.02'	N66°45'56"E
L24	63.63'	N59°54'34"E
L25	65.05'	N30°19'34"W
L26	33.12'	S30°18'06"E



**GREEN VALLEY SPECIAL UTILITY DISTRICT PLAT NOTES**

- GREEN VALLEY SPECIAL UTILITY DISTRICT (GVSD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY IN THE AREAS DESIGNATED ON THIS PLAT AS "WATER" OR "SANITARY SEWER" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING MAINTAINING, INSPECTING, REPAIRING, REMOVING, AND RELOCATING BURIED AND/OR EXPOSED WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES.
- TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, GVSD SHALL HAVE THE RIGHT TO REMOVE SAID WATER EASEMENT OF ALL TREES OR PARTS THEREOF, OR ANY OTHER OBSTRUCTIONS WHICH MAY ENDANGER, OR INTERFERE WITH MAINTENANCE OF, THE FACILITIES AND APPURTENANCES.
- OTHER UTILITIES, STRUCTURES, GRADING, DRAINAGE CHANNELS, DETENTION/RETENTION PONDS, LANDSCAPING, TREES, ROADS, PARKING LOTS, FENCES, WALLS, CONSTRUCTION OF ANY TYPE, OR ANY OTHER IMPROVEMENTS OR OBSTRUCTIONS, ARE NOT ALLOWED WITHIN GVSD EASEMENTS, OTHER UTILITIES, DRAINAGE CHANNELS, ROADS, AND FENCES MAY CROSS GVSD UTILITY EASEMENTS AT OR NEAR A 90-DEGREE ANGLE TO THE LONGITUDINAL SIDE OF THE EASEMENT. DESIGNS FOR ANY PROPOSED ALTERATIONS OR CROSSINGS OF GVSD EASEMENTS MUST BE APPROVED IN WRITING BY GVSD AND THE INSTALLATION OF SUCH MUST BE INSPECTED AND APPROVED BY GVSD.
- THE PROPERTY OWNER MUST INSTALL 16-FOOT GATES IN ANY FENCES THAT CROSS GVSD EASEMENTS. GATES MUST BE CENTERED ACROSS GVSD UTILITIES.
- MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER; HOWEVER, GVSD MAY ELECT TO MAINTAIN THE EASEMENT AS PROVIDED IN THE EASEMENT AGREEMENT.
- GVSD MAY REMOVE ALL TREES AND SHRUBBERY FROM EASEMENTS WITHOUT NOTICE OR COMPENSATION.

**"GREEN VALLEY SPECIAL UTILITY DISTRICT CERTIFICATE"**

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

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

STATE OF TEXAS  
COUNTY OF GUADALUPE

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

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

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

THIS PLAT OF CIBOLO FARMS UNIT 4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CIBOLO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2025.

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

THIS PLAT OF CIBOLO FARMS UNIT 4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF CIBOLO, AND IS HEREBY RECOMMENDING APPROVAL BY SUCH COMMISSION.

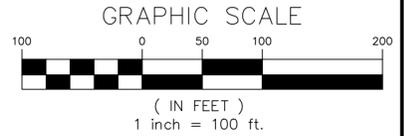
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2025

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

4 BLOCKS WITH 55 RESIDENTIAL LOTS,  
3 OPEN SPACE LOTS, 5 DRAINAGE & OPEN SPACE LOTS

**FINAL PLAT  
CIBOLO FARMS - UNIT 4**

BEING 20.107 ACRES OF LAND OUT OF THE CALLED 46.541 ACRES RECORDED IN DOCUMENT NO. 202299002652 DEED RECORDS (D.R.) IN THE FRILAN DE LA GARZA SURVEY NO. 253, ABSTRACT NO. 143 GUADALUPE COUNTY, TEXAS.



**KCI TECHNOLOGIES, INC.**

2806 W. BITTERS RD, SUITE 218  
SAN ANTONIO, TEXAS 78248  
PHONE: (210) 641-9999  
FAX: (210) 641-6440  
REGISTRATION #F-10573 / #101943-65

**DATE OF PREPARATION: NOVEMBER, 2025**

STATE OF TEXAS  
COUNTY OF GUADALUPE

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

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

BY: RICHARD MOTT

STATE OF TEXAS  
COUNTY OF GUADALUPE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2025.

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF GUADALUPE

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

REGISTERED PROFESSIONAL ENGINEER  
LANCE T. ELLING

SWORN TO & SUBSCRIBED BEFORE ME THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2025.

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF GUADALUPE

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

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO & SUBSCRIBED BEFORE ME THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2025.

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF GUADALUPE

APPROVED ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY THE CITY ENGINEER, CITY OF CIBOLO, TEXAS

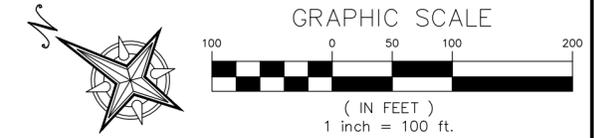
BY: \_\_\_\_\_  
CITY ENGINEER, CITY OF CIBOLO

PLAT NOTES APPLY TO EVERY PAGE OF  
THIS MULTIPLE PAGE PLAT

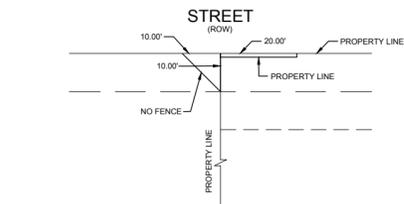
4 BLOCKS WITH 55 RESIDENTIAL LOTS,  
3 OPEN SPACE LOTS, 5 DRAINAGE & OPEN SPACE LOTS

# FINAL PLAT CIBOLO FARMS - UNIT 4

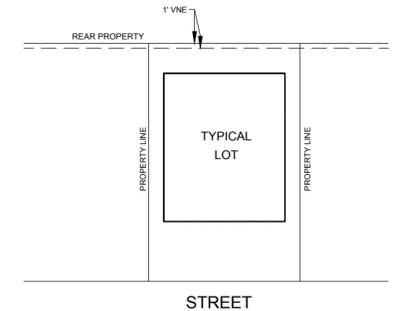
BEING 20.107 ACRES OF LAND OUT OF THE CALLED 46.541 ACRES RECORDED IN DOCUMENT NO. 202299002652 DEED RECORDS (D.R.) IN THE FRILAN DE LA GARZA SURVEY NO. 253, ABSTRACT NO. 143 GUADALUPE COUNTY, TEXAS.



**KCI TECHNOLOGIES, INC.**  
2806 W. BITTERS RD, SUITE 218  
SAN ANTONIO, TEXAS 78248  
PHONE: (210) 641-9999  
FAX: (210) 641-6440  
REGISTRATION #F-10573 / #101943-65  
**DATE OF PREPARATION: NOVEMBER, 2025**

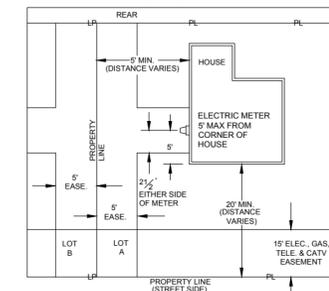


TYPICAL FENCE VISIBILITY TRIANGLE  
("B" WITH LEADER ON SHEETS)  
NOT TO SCALE

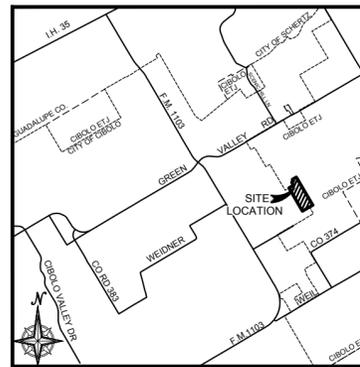


TYPICAL LOT (V.N.E.)  
VEHICULAR NON-ACCESS EASEMENT  
NOT TO SCALE

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



TYPICAL EASEMENT ON  
INTERIOR PROPERTY LINE  
NOT TO SCALE



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

### PRIVATE STREETS

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

### GENERAL PLAT NOTE

THIS SUBDIVISION IS VESTED TO THE 2018  
UNIFIED DEVELOPMENT CODE (UDC) BASED  
ON CITY COUNCIL'S APPROVAL OF THE LAND  
STUDY ON SEPTEMBER 28, 2021.

PLAT REFERENCE table with 3 entries: Cibolo Farms Unit 1, Cibolo Farms Unit 2, and Cibolo Farms Unit 3.

### LEGEND

- 1. BUILDING SETBACK LINE - B.S.L.
- 2. GREEN VALLEY SPECIAL UTILITY DISTRICT - GVSUD
- 3. CERTIFICATE OF CONVENIENCE AND NECESSITY - C.C.N.
- 4. GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION EASEMENT - G.E.T.V.E.
- 5. OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS - O.P.R.
- 6. PLAT RECORDS OF GUADALUPE COUNTY, TEXAS - P.R.
- 7. DEED RECORDS OF GUADALUPE COUNTY, TEXAS - D.R.
- 8. EXTRA-TERRITORIAL JURISDICTION - E.T.J.
- 9. CLEAR VISION EASEMENT - C.V.E.
- 10. VOLUME - VOL.
- 11. PAGE - PG.
- 12. LINEAR FEET - L.F.
- 13. RIGHT OF WAY - R.O.W.
- 14. STREET CENTERLINE - C.
- 15. VEHICLE NON-ACCESS EASEMENT - V.N.E.
- 16. BLOCK - BLK.
- 17. SQUARE FOOTAGE - S.F.
- 18. ACRE - AC.
- 19. PROPOSED FIRE HYDRANT - FH
- 20. EXISTING CONTOUR - CON
- 21. PROPOSED FINISHED CONTOUR - F.C.
- 22. 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN - IR
- 23. 1/2" IRON ROD FOUND W/ KCI CAP - IRK
- 24. 1/2" IRON ROD SET W/ KCI CAP - IRKS
- 25. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83(92011), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, COMBINED SCALE FACTOR IS 1.00017
- 26. MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF KCI TECHNOLOGIES TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND KCI PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.

### GREEN VALLEY SPECIAL UTILITY DISTRICT PLAT NOTES

- 1) GREEN VALLEY SPECIAL UTILITY DISTRICT (GVSUD) IS HEREBY DEDICATED TO THE EASEMENTS AND RIGHT-OF-WAY IN THE AREAS DESIGNATED ON THIS PLAT AS "WATER" OR "SANITARY SEWER" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING MAINTAINING, INSPECTING, REPAIRING, REMOVING, AND RELOCATING BURIED AND/OR EXPOSED WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES.
- 2) TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, GVSUD SHALL HAVE THE RIGHT TO REMOVE SAID WATER EASEMENT OF ALL TREES OR PARTS THEREOF, OR ANY OTHER OBSTRUCTIONS WHICH MAY ENDANGER, OR INTERFERE WITH MAINTENANCE OF, THE FACILITIES AND APPURTENANCES.
- 3) OTHER UTILITIES, STRUCTURES, GRADING, DRAINAGE CHANNELS, DETENTION/RETENTION PONDS, LANDSCAPING, TREES, ROADS, PARKING LOTS, FENCES, WALLS, CONSTRUCTION OF ANY TYPE, OR ANY OTHER IMPROVEMENTS OR OBSTRUCTIONS, ARE NOT ALLOWED WITHIN GVSUD EASEMENTS. OTHER UTILITIES, DRAINAGE CHANNELS, ROADS, AND FENCES MAY CROSS GVSUD UTILITY EASEMENTS AT OR NEAR A 90-DEGREE ANGLE TO THE LONGITUDINAL SIDE OF THE EASEMENT. DESIGNS FOR ANY PROPOSED ALTERATIONS OR CROSSINGS OF GVSUD EASEMENTS MUST BE APPROVED IN WRITING BY GVSUD AND THE INSTALLATION OF SUCH MUST BE INSPECTED AND APPROVED BY GVSUD.
- 4) THE PROPERTY OWNER MUST INSTALL 16-FOOT GATES IN ANY FENCES THAT CROSS GVSUD EASEMENTS. GATES MUST BE CENTERED ACROSS GVSUD UTILITIES.
- 5) MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER; HOWEVER, GVSUD MAY ELECT TO MAINTAIN THE EASEMENT AS PROVIDED IN THE EASEMENT AGREEMENT.
- 6) GVSUD MAY REMOVE ALL TREES AND SHRUBBERY FROM EASEMENTS WITHOUT NOTICE OR COMPENSATION.

### NOTES:

- 1.) THE PROPERTY SHOWN HEREON LIES WITHIN ETJ OF CIBOLO.
- 2.) THE PROPERTY SHOWN HEREON IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- 3.) THE PROPERTY SHOWN HEREON IS LOCATED INSIDE SCHERTZ-CIBOLO-UNIVERSAL CITY SCHOOL DISTRICT.
- 4.) ALL PROPOSED STREETS WILL NOT BE DEDICATED TO THE PUBLIC NOR MAINTAINED BY GUADALUPE COUNTY.
- 5.) THE PROPERTY SHOWN HEREON WILL HAVE UTILITIES PROVIDED BY THE FOLLOWING:  
WATER - GVSUD  
SEWER - GVSUD  
ELECTRICITY - G.V.E.C.  
TELEPHONE - AT&T  
GAS - CENTERPOINT ENERGY
- 6.) NO PORTION OF THE PROPERTY EXCEPT SHOWN HEREON IS LOCATED WITHIN A 100-YEAR FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP GUADALUPE COUNTY, TEXAS COMMUNITY PANEL NUMBER 48187C 0230F, REVISED NOV 2, 2007
- 7.) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED ABOVE.
- 8.) ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
- 9.) G.V.E.C. TO HAVE 5' WIDE ELECTRIC EASEMENT ON ALL ROAD CROSSINGS IN WHICH ELECTRIC LINES ARE PLACED.
- 10.) PROPERTY OWNERS ASSOCIATION WILL MOW AND MAINTAIN PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS.
- 11.) GUADALUPE COUNTY AND/OR THE CITY OF CIBOLO RESERVES THE RIGHT TO RENAME STREETS AND/OR CHANGE HOUSE NUMBERS DUE TO INCOMPATIBILITY WITH EXISTING NAME LAYOUT, EMERGENCY VEHICLE RESPONSE, AND MAIL DELIVERY.
- 12.) LOT SQUARE FOOTAGES SHOWN HEREON WERE DERIVED FROM DIMENSIONS SHOWN, BUT DO NOT REFLECT A CERTIFIED INCREASE IN ACREAGE ACCURACY BEYOND THAT OF THE TOTAL ACREAGE SHOWN HEREON. (20.107 AC.)
- 13.) THIS PLAT CONTAINS APPROXIMATELY 3,362 L.F. OF ROADWAY.
- 14.) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CIBOLO AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 15.) PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.

- 16.) THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF CIBOLO IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- 17.) APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL. WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEERS.
- 18.) ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF CIBOLO MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- 19.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
- 20.) ROUTINE MAINTENANCE OF WEEDS AND GRASS IN ALL EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, HOA, OR PROPERTY OWNER ASSOCIATION ON WHICH THE EASEMENT IS LOCATED IN ACCORDANCE WITH CITY OF CIBOLO CODE OF ORDINANCES PROVISIONS FOR HIGH WEEDS AND GRASS.
- 21.) PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A GEOTECHNICAL REPORT SHALL BE COMPLETED SHOWING COMPLIANCE WITH ALL RECOMMENDED PRACTICE FOR THE DESIGN OF RESIDENTIAL FOUNDATIONS, VERSION 1 - STANDARDS OF THE TEXAS SECTION OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS, THE GEOTECHNICAL STANDARDS OF THE CITY OF CIBOLO UDC AND THE CITY OF CIBOLO BUILDING CODE, EACH OF WHICH MAY BE AMENDED.
- 22.) TREE SURVEY WILL BE PROVIDED ON A UNIT TO UNIT BASIS.
- 23.) NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF CIBOLO SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANITE S' ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.
- 24.) ALL PRIVATE STREETS ARE DESIGNATED AS A 60' UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, RECYCLED WATER MAINS, AND EMERGENCY ACCESS EASEMENT.
- 25.) THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENT. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER IDENTIFIES AND HOLDS THE CITY OF CIBOLO, GUADALUPE COUNTY, THEIR OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.

- 26.) THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF CIBOLO AND/OR GUADALUPE COUNTY, TEXAS. NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY ASSUMES ANY OBLIGATION TO THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY ASSUMES ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINAGE OR PROTECTING THE PUBLIC ROAD SYSTEM AND PUBLIC STREETS IN THE RESPECTIVE JURISDICTIONS.
- 27.) THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR OF AND GV RESIDENTIAL COMMUNITY, INC. OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF CIBOLO OR GUADALUPE COUNTY. EASEMENTS EXPIRING TO ROW: EASEMENTS TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY.
- 28.) THE ROADS SHALL BE MAINTAINED TO SUCH A STANDARD THAT WILL ALLOW EMERGENCY VEHICLES TO ACCESS THE LOTS.
- 29.) EVERY DEED THAT CONVEYS OWNERSHIP OF A LOT MUST CONTAIN NOTICE TO THE GRANTEE THAT ALL ROADS ARE PRIVATE, THE HOMEOWNERS' ASSOCIATION SHALL BE PERPETUALLY LIABLE FOR MAINTENANCE; NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY, TEXAS, WILL EVER ACCEPT THE ROADS FOR MAINTENANCE; AND THE QUALITY OF THE ROADS MUST BE MAINTAINED AS TO NOT AFFECT ACCESS BY PUBLIC SERVICE AGENCIES SUCH AS POLICE, FIRE AND EMERGENCY MEDICAL SERVICES.
- 30.) IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO LANDSCAPING, IRRIGATION, DECORATIVE LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH GUADALUPE COUNTY.
- 31.) THE STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.
- 32.) NO PARKLAND DEDICATION FOR THIS UNIT

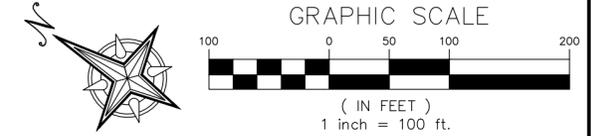
REFERENCE LINE AND CURVE TABLE  
DATA ON SHEET 1 OF 3

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THIS MULTIPLE PAGE PLAT

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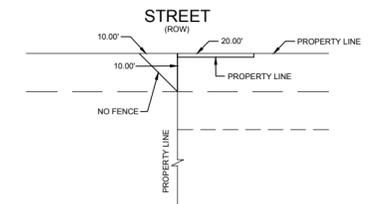
# FINAL PLAT CIBOLO FARMS - UNIT 4

BEING 20.107 ACRES OF LAND OUT OF THE CALLED 46.541 ACRES RECORDED IN DOCUMENT NO. 202299002652 DEED RECORDS (D.R.) IN THE FRILAN DE LA GARZA SURVEY NO. 253, ABSTRACT NO. 143 GUADALUPE COUNTY, TEXAS.

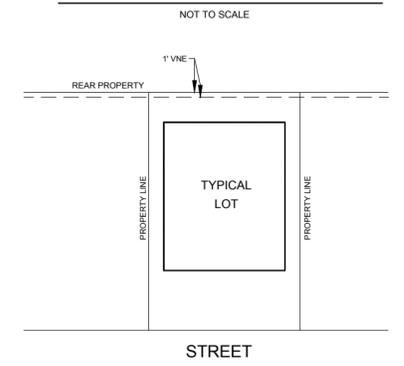


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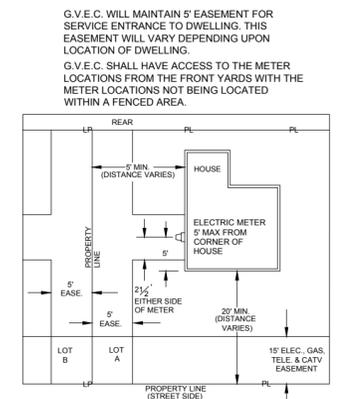
**DATE OF PREPARATION: NOVEMBER, 2025**



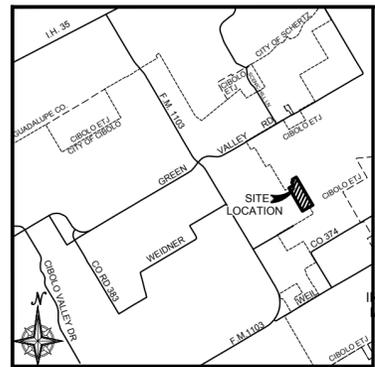
TYPICAL FENCE VISIBILITY TRIANGLE  
("B" WITH LEADER ON SHEETS)



TYPICAL LOT (V.N.E.)  
VEHICULAR NON-ACCESS EASEMENT



TYPICAL EASEMENT ON  
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100 NE LOOP 410, SUITE 1155  
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**GENERAL PLAT NOTE**  
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PLAT REFERENCE	
1	CIBOLO FARMS UNIT 1 (VOL. 10, PGS. 195-198, P.R.)
3	CIBOLO FARMS UNIT 3 (VOL. 10, PGS. 501-503, P.R.)

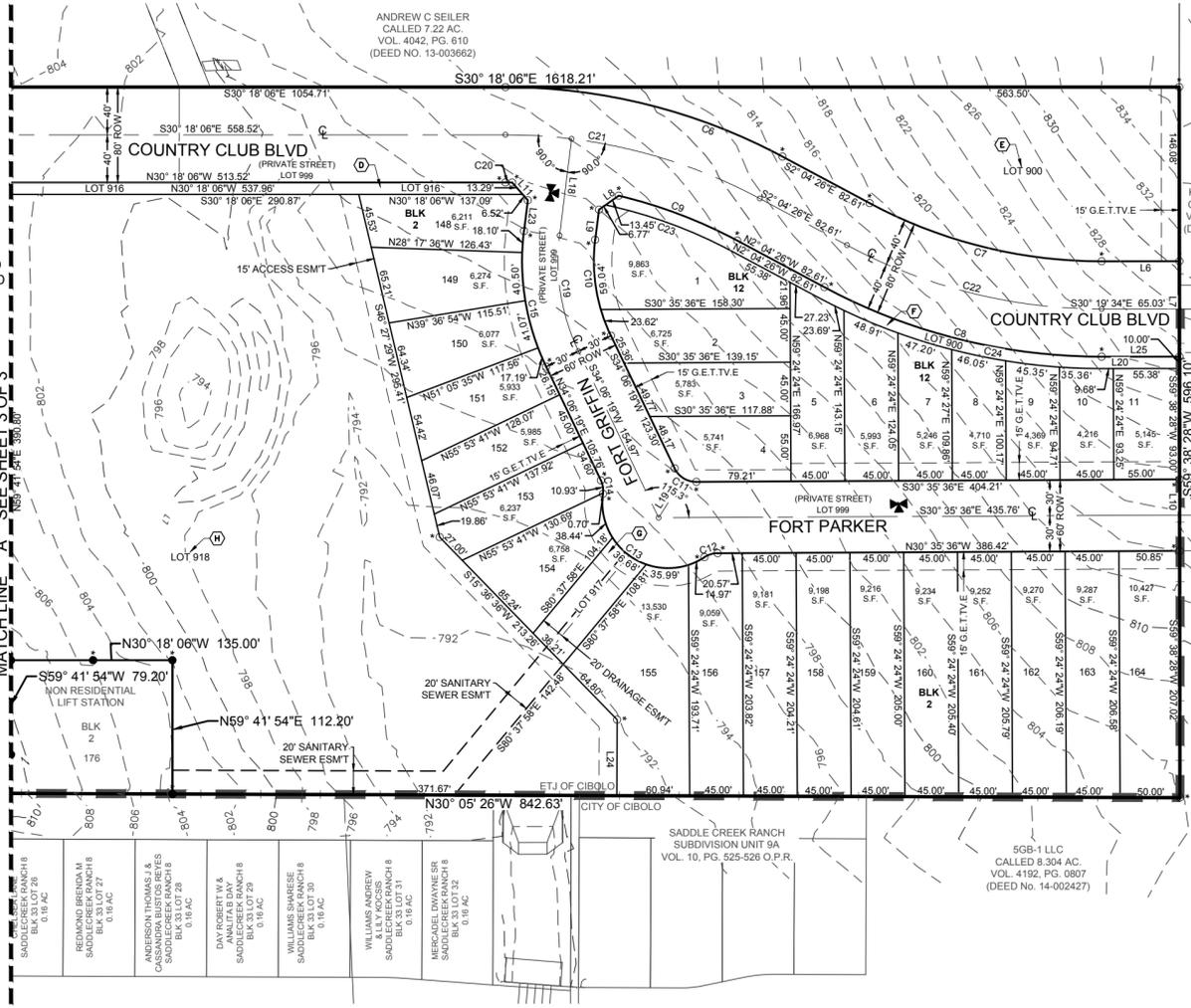
**LEGEND**

1. BUILDING SETBACK LINE	B.S.L.
2. GREEN VALLEY SPECIAL UTILITY DISTRICT	GVSDUD
3. CERTIFICATE OF CONVENIENCE AND NECESSITY	CCN
4. GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION EASEMENT	G.E.T.V.E.
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11. PAGE	PG.
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16. BLOCK	BLK.
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LOT 916, BLOCK 2 OPEN SPACE, DRAINAGE ESMT (PERMEABLE) (0.121 OF AN ACRE) 5285 S.F.	(D)	LOT 917, BLOCK 2 OPEN SPACE, DRAINAGE ESMT (PERMEABLE) (0.086 OF AN ACRE) 3761 S.F.	(E)	LOT 918, BLOCK 2 OPEN SPACE, DRAINAGE ESMT (PERMEABLE) (0.115 OF AN ACRE) 5013 S.F.	(F)	LOT 919, BLOCK 2 OPEN SPACE, DRAINAGE ESMT (PERMEABLE) (4.048 ACRES) 176311 S.F.	(G)
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- GREEN VALLEY SPECIAL UTILITY DISTRICT PLAT NOTES**
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SEWER - GVSDUD  
ELECTRICITY - G.V.E.C.  
TELEPHONE - AT&T  
GAS - CENTERPOINT ENERGY
  - NO PORTION OF THE PROPERTY EXCEPT SHOWN HEREON IS LOCATED WITHIN A 100-YEAR FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP GUADALUPE COUNTY, TEXAS COMMUNITY PANEL NUMBER 48187C 0230F, REVISED NOV 2, 2007
  - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED ABOVE.
  - ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, READING METERS AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
  - G.V.E.C. TO HAVE 5' WIDE ELECTRIC EASEMENT ON ALL ROAD CROSSINGS IN WHICH ELECTRIC LINES ARE PLACED.
  - PROPERTY OWNERS ASSOCIATION WILL MOW AND MAINTAIN PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS.
  - GUADALUPE COUNTY AND/OR THE CITY OF CIBOLO RESERVES THE RIGHT TO RENAME STREETS AND/OR CHANGE HOUSE NUMBERS DUE TO INCOMPATIBILITY WITH EXISTING NAME LAYOUT, EMERGENCY VEHICLE RESPONSE, AND MAIL DELIVERY.
  - LOT SQUARE FOOTAGES SHOWN HEREON WERE DERIVED FROM DIMENSIONS SHOWN, BUT DO NOT REFLECT A CERTIFIED INCREASE IN ACREAGE ACCURACY BEYOND THAT OF THE TOTAL ACREAGE SHOWN HEREON. (20.107 AC.)
  - THIS PLAT CONTAINS APPROXIMATELY 3,362 L.F. OF ROADWAY.
  - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CIBOLO AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
  - PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.



- THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF CIBOLO IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEERS.
- ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF CIBOLO MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A GEOTECHNICAL REPORT SHALL BE COMPLETED SHOWING COMPLIANCE WITH ALL RECOMMENDED PRACTICE FOR THE DESIGN OF RESIDENTIAL FOUNDATIONS, VERSION 1 - STANDARDS OF THE TEXAS SECTION OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS, THE GEOTECHNICAL STANDARDS OF THE CITY OF CIBOLO UDC AND THE CITY OF CIBOLO BUILDING CODE, EACH OF WHICH MAY BE AMENDED.
- TREE SURVEY WILL BE PROVIDED ON A UNIT TO UNIT BASIS.
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF CIBOLO SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.
- ALL PRIVATE STREETS ARE DESIGNATED AS A 60' UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE, CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, RECYCLED WATER MAINS, AND EMERGENCY ACCESS EASEMENT.
- THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY, OR ROAD WIDENING EASEMENT. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER IDENTIFIES AND HOLDS THE CITY OF CIBOLO, GUADALUPE COUNTY, THEIR OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
- THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF CIBOLO AND/OR GUADALUPE COUNTY, TEXAS. NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY ASSUMES ANY OBLIGATION TO THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY ASSUMES ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE PUBLIC ROAD SYSTEM AND PUBLIC STREETS IN THE RESPECTIVE JURISDICTIONS.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR OF AND GV RESIDENTIAL COMMUNITY, INC. OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF CIBOLO OR GUADALUPE COUNTY. EASEMENTS EXPIRING TO ROW: EASEMENTS TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY.
- THE ROADS SHALL BE MAINTAINED TO SUCH A STANDARD THAT WILL ALLOW EMERGENCY VEHICLES TO ACCESS THE LOTS.
- EVERY DEED THAT CONVEYS OWNERSHIP OF A LOT MUST CONTAIN NOTICE TO THE GRANTEE THAT ALL ROADS ARE PRIVATE, THE HOMEOWNERS' ASSOCIATION SHALL BE PERPETUALLY LIABLE FOR MAINTENANCE; NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY, TEXAS, WILL EVER ACCEPT THE ROADS FOR MAINTENANCE; AND THE QUALITY OF THE ROADS MUST BE MAINTAINED AS TO NOT AFFECT ACCESS BY PUBLIC SERVICE AGENCIES SUCH AS POLICE, FIRE AND EMERGENCY MEDICAL SERVICES.
- IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO LANDSCAPING, IRRIGATION, DECORATIVE LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH GUADALUPE COUNTY.
- THE STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.
- NO PARKLAND DEDICATION FOR THIS UNIT.

REFERENCE LINE AND CURVE TABLE  
DATA ON SHEET 1 OF 3

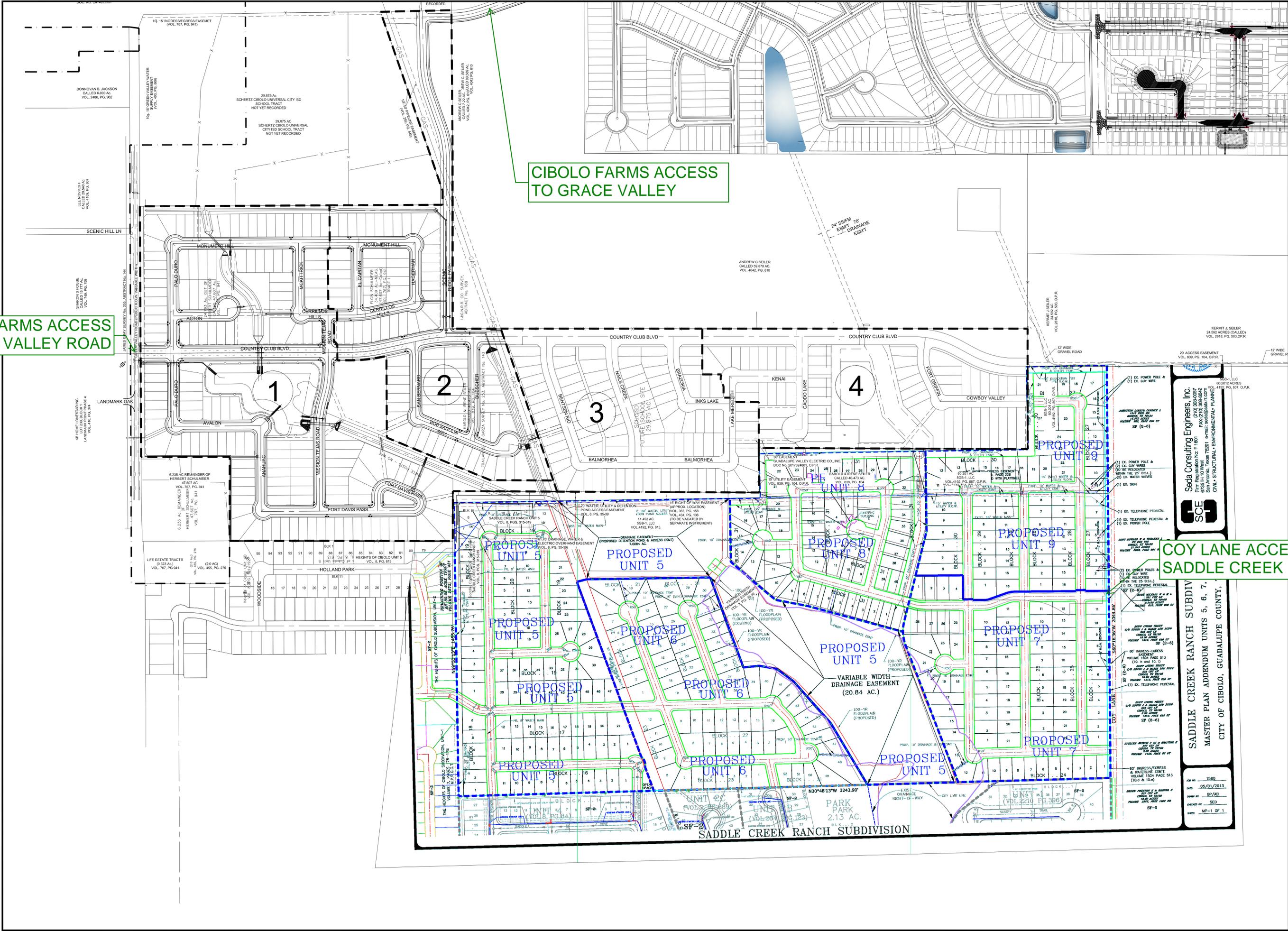
PLAT NOTES APPLY TO EVERY PAGE OF  
THIS MULTIPLE PAGE PLAT

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

BOLO FARMS ACCESS  
GREEN VALLEY ROAD

CIBOLO FARMS ACCESS  
TO GRACE VALLEY

COY LANE ACCESS TO  
SADDLE CREEK



DESIGNED BY:  
DRAWN BY:  
DATE:  
JOB NO.:

CIVIL ENGINEERING CONSULTANTS  
DON DURREN, INC.  
11550 IH-10 WEST, SUITE 395  
SAN ANTONIO, TEXAS 78230  
TEL: 210.641.8440  
REGISTRATION #F-2214  
SURVEY LICENSE #10041000  
EMAIL: cec@cectexas.com



**Seda Consulting Engineers, Inc.**  
Firm Registration No. F-1801  
6755 H-10 West  
San Antonio, Texas 78230  
CIVIL STRUCTURAL ENVIRONMENTAL PLANNING

**SCE**

**SADDLE CREEK RANCH SUBDIVISION**  
MASTER PLAN ADDENDUM UNITS 5, 6, 7,  
CITY OF CIBOLO, GUADALUPE COUNTY.

REV	DATE	DESC

# CIBOLO FARMS / SADDLE CREEK EXHIBIT

January 26, 2026

On behalf of the:

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



Re: Final Plat Review  
Cibolo Farms U4 (PZ-2025-19-PLT)

Ms. Hall,

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

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

Sincerely,



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

Andy Carruth, P.E.

Plan Reviewer for the City of Cibolo

# Property Information Map Cibolo Farms Unit-4

-  Property of Interest
-  Neighborhood Commercial (C1)
-  High Density Single-Family Residential (SF6)
-  Parcel Boundaries
-  Cibolo City Limits
-  Cibolo ETJ



Cibolo Farms

UNIT 1

UNIT 2

UNIT 3

UNIT 4

Saddle Creek Ranch

Saddle Creek Ranch Amenity Center

Saddle House

Cowboy Knoll

Cowboy Peak

Saddle Dawn

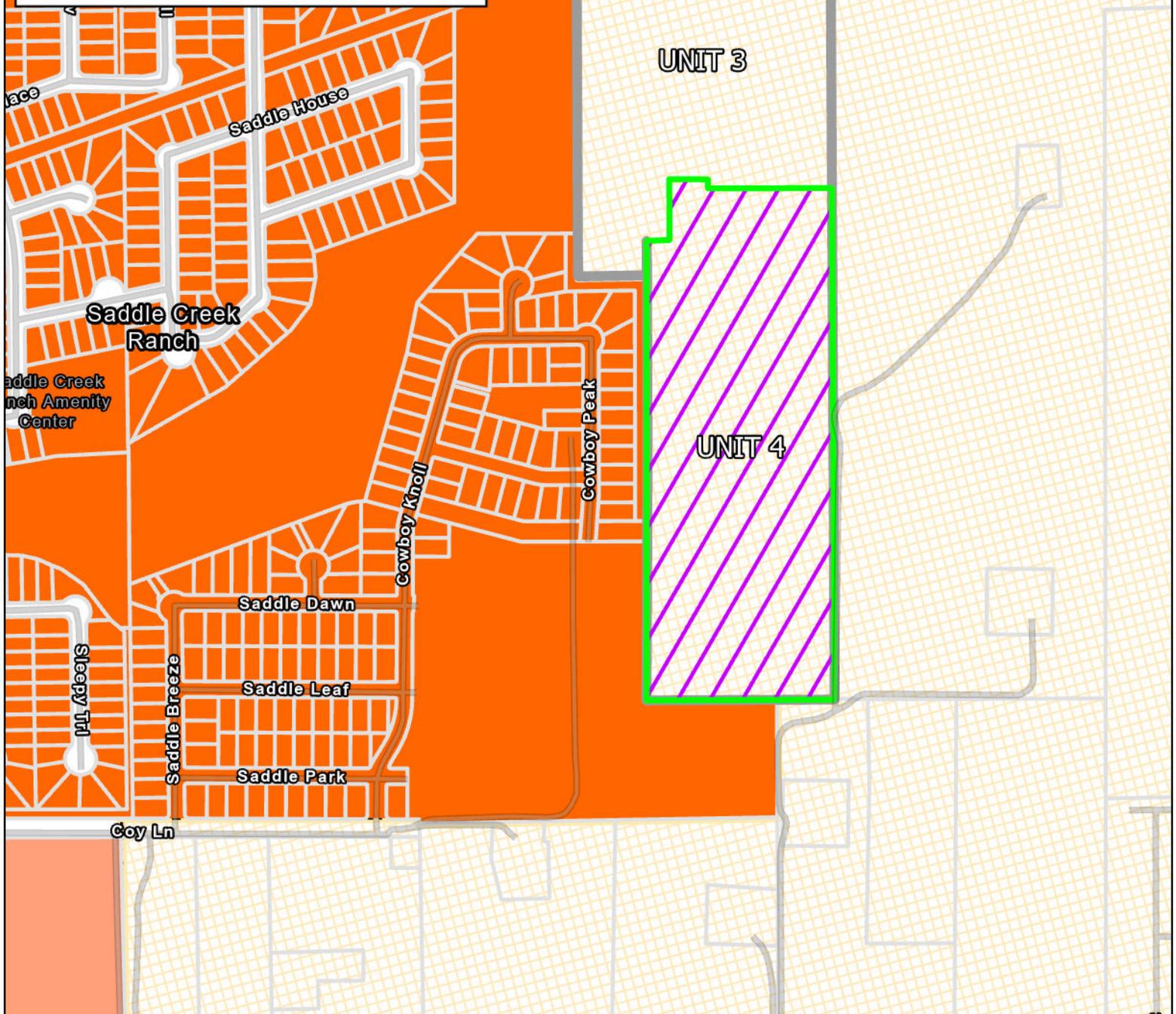
Saddle Leaf

Saddle Park

Sleepy Hill

Saddle Breeze

Coy Ln





Planning and Zoning Commission Staff Report

B. Discussion/Action 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 Estate Residential to Rural Residential/Agriculture for certain real property located at 5590 Lower Seguin Road, legally described as ABS: 271 SUR: F RODRIGUEZ 11.050 AC. TR 1.

Table with meeting details: Meeting (Wednesday, March 11, 2026, 6:30 PM), Agenda Group (Discussion/Action Items Item: 9B.), From (Olivia Hall, Planner I), and Staff Contact(s) (Olivia Hall).

PROPERTY INFORMATION:

Project Name: PZ-2025-21-CPA
Owners: Priest Trees Worldwide LLC
Representatives: DJ Austin
Location/Area: 5590 Lower Seguin Road, 11.050 acres
Location: Directly North of Lower Seguin Road and West of Haeckerville Road
Council Place: 4
Existing,
Future Land Use: Estate Residential
Proposed,
Future Land Use: Rural Residential/Agriculture
Existing Zoning: Low Density Single-Family Residential (SF-2)
Existing Use: Undeveloped
Proposed Use: Agricultural Sales and Services

APPLICANT REQUEST:

The property owner, Priest Trees Worldwide LLC, 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 Estate Residential to Rural Residential/Agriculture for one (1) parcel totaling 11.0500 acres – 5590 Lower Seguin Road. According to the applicant’s narrative letter, which is attached herein, they intend to develop a plant nursery.

**SURROUNDING PROPERTIES:**

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.**

<b>Location</b>	<b>Existing Land Use</b>	<b>FLUM Designation</b>	<b>Zoning District</b>
<b>North</b>	Undeveloped	Estate Residential	Agriculture (AG)
<b>South</b>	Residential	Estate Residential	Low Density Single-Family Residential (SF-2)
<b>West</b>	Residential	Estate Residential	Low Density Single-Family Residential (SF-2)
<b>East</b>	Undeveloped	Estate Residential	Low Density Single-Family Residential (SF-2)

**ANALYSIS:**

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 property is currently designated as Estate Residential on the City’s FLUM. According to the Comprehensive Plan, the character and intent of the Estate Residential PlaceType includes “Predominantly single-family housing on large lots located throughout the community...” Primary land uses in Estate Residential consist of “Single-Family Detached Homes, Cluster Development, Parks and Open Space,” while “Civic and Institutional” are considered secondary land uses. This PlaceType allows lot sizes ranging from ½ acre to 2 acres.

The applicant is requesting a FLUM amendment to Rural Residential/Agriculture, which “is intended for areas within the City which will maintain a rural character...” and they “are comprised of natural undeveloped space, agriculture, and large lots with large lot minimums.” Primary land uses in Rural Residential/Agriculture include “Single-Family Detached Homes, Agricultural, Parks and Open Space,” while “Civic and Institutional, Agricultural Business” are shown as secondary land uses. Lot sizes in the Rural Residential/Agriculture PlaceType are greater than 2 acres.

This FLUM amendment request highlights a gap that currently exists between the Cibolo Tomorrow Comprehensive Plan and the City's UDC. While the Comprehensive plan identifies Agricultural Business as a secondary land use in the Rural Residential/Agriculture PlaceType, a plant nursery would be classified under the UDC as Agricultural Sales and Services, which is considered a commercial land use rather than a residential or agricultural use.

Section 13.2, Commercial Uses, of the UDC defines Agricultural Sales and Services as:

**Agricultural Sales and Services.**

Establishments or places of business engaged in sale (from the premises) of feed, grain, fertilizers, pesticides and similar goods in the provision of agricultural related services with incidental storage on lots other than where the service is rendered. Typical uses include nurseries, hay, feed and grain stores and tree service firms.

Under the UDC, this use is permitted by right in the General Commercial (C-4), Light Industrial (I-1), and Heavy Industrial (I-2) zoning districts. It is not permitted in any residential zoning district, including the Agricultural-Homestead (AG) district.

The Comprehensive Plan does not include a commercial or industrial PlaceType that directly aligns with the Agricultural Sales and Services use defined in the UDC.

Therefore, if the requested FLUM amendment is approved, the applicant would subsequently need to submit with a request to rezone the parcel from Low Density Single-Family Residential (SF-2) to either General Commercial (C-4), Light Industrial (I-1), or Heavy Industrial (I-2) in order to allow the property to be developed for Agricultural Sales and Services.

**PUBLIC NOTICE:**

Notice of the public hearing for the Planning & Zoning Commission meeting was published in the local newspaper (Seguin Gazette) on February 22, 2026, and the City's website.

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

**PLANNING & ZONING COMMISSION ACTION:**

1. Recommend **Approval** of the request to amend the Future Land Use Map (FLUM) in the Cibolo Tomorrow Comprehensive Plan to change the future land use designation from Estate Residential to Rural Residential/Agriculture for certain real property located at 5590 Lower Seguin Road, legally described as ABS: 271 SUR: F RODRIGUEZ 11.050 AC. TR 1.
2. Recommend **Approval** of the request, *with conditions*.
3. Recommend **Denial** of the request, *with findings*.

A motion to deny can have a finding that the request to the 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 the adoption of the Comprehensive Plan. The absence of change in circumstances since adoption of the Comprehensive Plan on September 10, 2024, that would warrant an amendment to the FLUM.

**APPROVAL CRITERIA:**

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](#)

[Staff Map](#)

# City of Cibolo

## Planning Department

### Non-MGO - Land Development Application

#### 1. Applicant Information

Applicant/Developer Name: Priest Trees Worldwide, LLC

Company (if applicable): same

Mailing Address: Po Box 10848 Midland TX 79702

Phone: 903 330 1539 Email: dj@priesttreesworldwide.com

#### 2. Property Owner Information (If different from applicant)

Owner Name: same as above

Mailing Address: "

Phone: " Email: "

#### 3. Project Information

Project Name: Priest Trees Worldwide, LLC (tree & pepper nursery)

Property Address / Location: 5590 Lower Seguin Rd, Cibolo

Legal Description (Subdivision, Lot, Block, Abstract, Survey, etc.):

11.05 acres F. Rodriguez survey, A-271

Total Acreage: 11.05

#### 4. Type of Application Requested

Comp Plan Application

Land use Amendment (filed via MGO)

\_\_\_\_\_

\_\_\_\_\_

**5. Project Description**

Provide a summary of the proposed development:

see attached narrative

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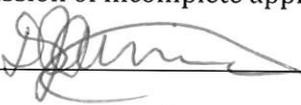
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**6. Supporting Documentation Attached**

- \$750.<sup>00</sup> + \$100/ac. @ 11.05 ac. (per City of Cibola Fee Schedule)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- Other: \_\_\_\_\_

**7. Acknowledgements**

I hereby certify that the information provided in this application is true and correct. I understand that submission of incomplete applications may result in delays or denial.

Applicant Signature:  Date: 10/23/2025

Owner Signature (if applicable): same Date: \_\_\_\_\_

**Office Use Only**

Application No.: \_\_\_\_\_

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

Received By: \_\_\_\_\_

Fee Paid: \$ \_\_\_\_\_

## **Narrative of Application – Priest Trees Worldwide, LLC**

Priest Trees Worldwide, LLC is a partnership between Corwin Priest and DJ Austin, headquartered in Cibolo, Texas. The company was formed with a clear mission: to cultivate and distribute rare exotic trees and premium super-hot pepper varieties to customers across the US. Our business model combines sustainable agricultural practices with modern production and distribution methods, ensuring both quality products and environmental stewardship.

### **Business Plan and Operations**

The primary focus of Priest Trees Worldwide, LLC is the propagation and growth of high-value plant species. We specialize in rare exotic trees, prized for their ornamental, fruit-bearing, or specialty wood qualities, as well as super-hot pepper cultivars sought after by specialty food producers, pepper enthusiasts, and wholesale buyers. Our target market includes wholesale nurseries, botanical gardens, plant retailers, and direct-to-consumer sales through an online platform.

Our production system incorporates:

- Greenhouse cultivation for year-round propagation and protection of sensitive or high-demand plant varieties.
- In-ground planting for larger, more established trees and pepper crops, maximizing growth potential in the Texas climate.
- Automated irrigation systems to ensure precise water delivery, promote healthy root development, and optimize resource efficiency.

### **Land and Infrastructure**

Our agricultural operations are based on our privately owned acreage in Cibolo, Texas. The property has been strategically planned for diversified cultivation, balancing greenhouse facilities with open-field planting areas. These areas are designed to facilitate crop rotation, companion planting, and optimal sun exposure, which enhances plant vigor and yield.

### **Sustainability and Environmental Stewardship**

Priest Trees Worldwide, LLC is committed to responsible land management. We actively collaborate with the Natural Resources Conservation Service (NRCS) to implement best practices in erosion control, soil conservation, and fertility management. This includes establishing windbreaks, improving soil structure through organic amendments, and designing planting layouts to prevent runoff.

By combining sustainable techniques with advanced horticultural practices, our goal is to produce premium-quality trees and peppers while preserving the productivity and ecological health of our land for generations to come.

## **Growth Potential**

With the rising global demand for unique plant varieties and gourmet-grade peppers, Priest Trees Worldwide, LLC is positioned to become a notable supplier in both wholesale and direct-to-consumer markets, via online retail sales. Our model emphasizes scalability, allowing us to expand greenhouse capacity, diversify our crop selection, and broaden our distribution reach in response to market growth.

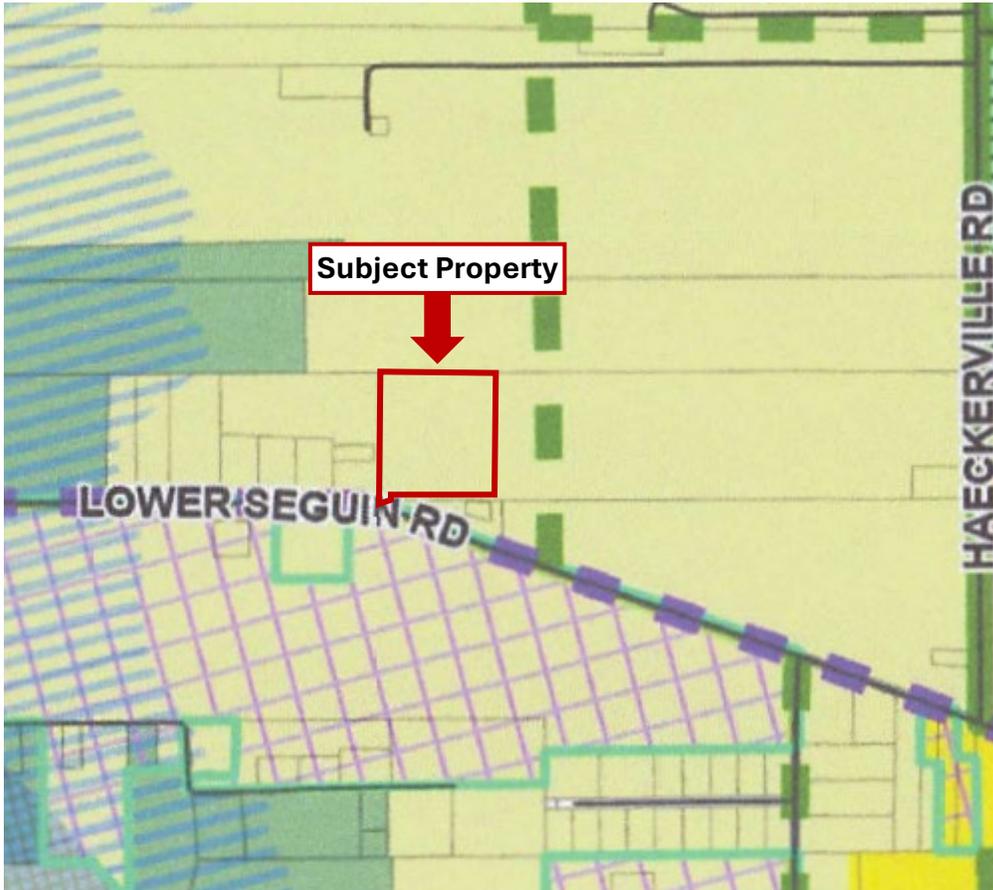
Through innovation, dedication, and environmental responsibility, Priest Trees Worldwide, LLC is poised to grow into a thriving enterprise with considerable local impact.



## Aerial View



Esri Community Maps Contributors | City of Cibolo, Texas | Vantor | Texas Parks & Wildlife | © OpenStreetMap, Microsoft | CONANP | Esri | TomTom | Garmin | SafeGraph | GeoTechnologies, Inc | METI/NASA | USGS | City of Cibolo, TX | 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. | City of Cibolo | EPA | NPS | US Census Bureau | USDA | USFWS

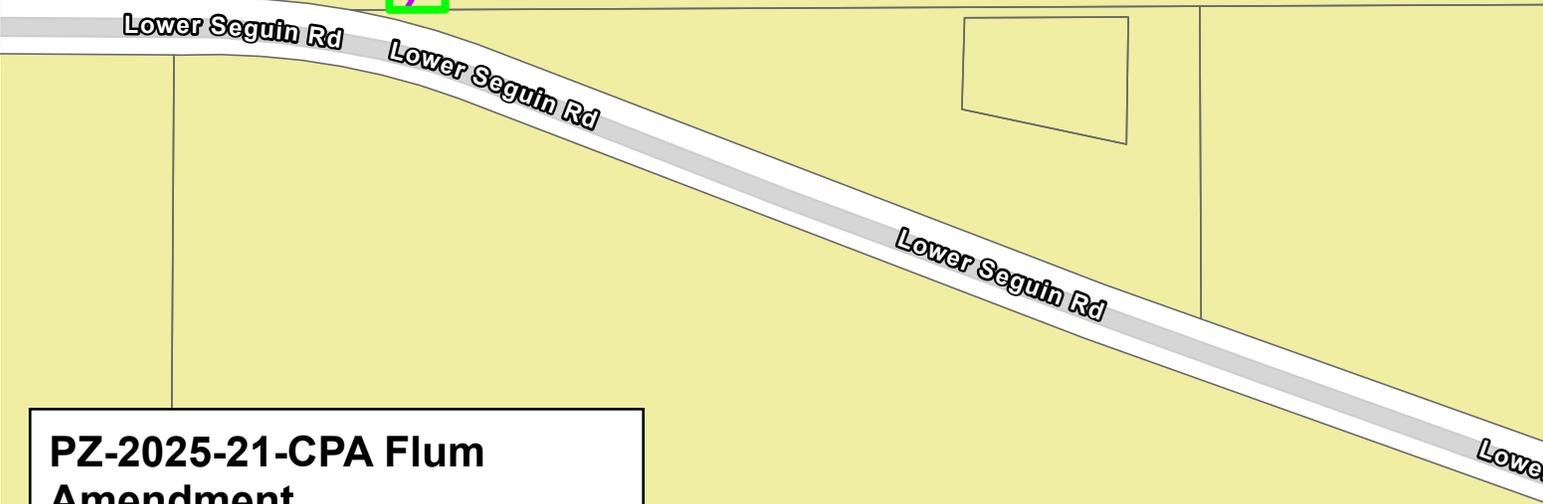
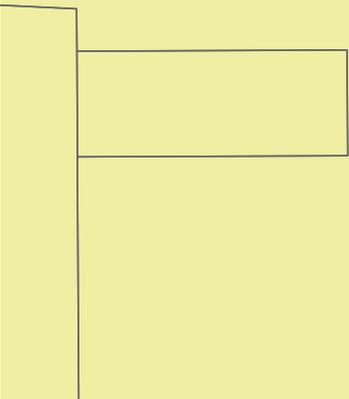
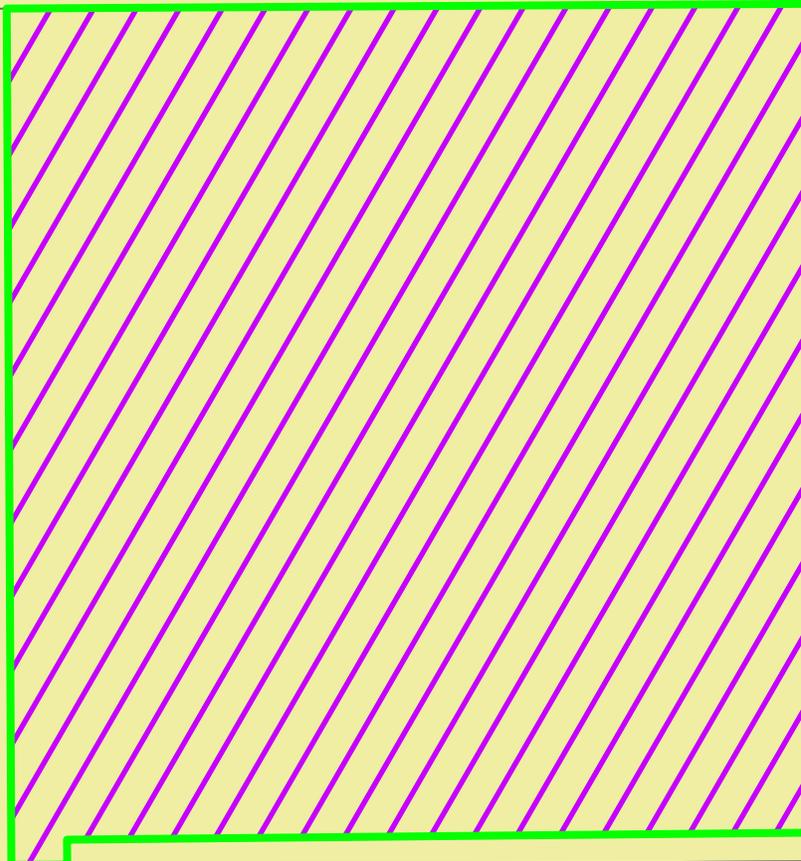




# Zoning Map - City of Cibolo

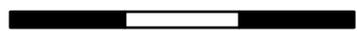


Esri Community Maps Contributors | City of Cibolo, Texas | Vantor | Texas Parks & Wildlife | © OpenStreetMap, Microsoft | CONANP | Esri | TomTom | Garmin | SafeGraph | GeoTechnologies, Inc | METI/NASA | USGS | City of Cibolo, TX | This data was first created by an unknown engineering firm and then passed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



**PZ-2025-21-CPA Flum  
Amendment**

-  Property of Interest
-  Parcel Boundaries
-  Estate Residential

0    100    200    300  
 Feet



Planning and Zoning Commission Staff Report

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**A. Staff Updates**

Meeting	Agenda Group
Wednesday, March 11, 2026, 6:30 PM	UDC, CIP, Master Plan and Staff Updates Item: 10A.
From	
Eron Spencer, Assistant Planning Director	

**PRIOR CITY COUNCIL ACTION:**

N/A

**BACKGROUND:**

N/A

**STAFF RECOMMENDATION:**

N/A

**FINANCIAL IMPACT:**

N/A

**MOTION(S):**

N/A

**Attachments**

[3-11-26 Staff Update](#)

[Economic Development Report - January 2026](#)

# Planning Department - Staff Update

March 11, 2026

## Site Plans currently in review

Project	Description
Borgfeld Plaza	Retail
Dorado Amenity Center	Community Amenity Center
Cibolo Small Animal Hospital	Veterinarian Commercial Renovation
Cibolo Creek Collective	Burn Boot Camp
21001 Old Wiederstein	Storage Facility
Midas	Automotive Service

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

## Site Plans & Administrative Plats recently approved

Project	Description
Olive Garden	Site Plan
Venado Crossing Amenity Center	Community Amenity Center
Buffalo Crossing II Amenity Center	Community Amenity Center
Chamberlin Roofing & Waterproofing	Roofing Contractor Warehouse

## Plats currently in review

Project	Application Type
Steele Creek Unit 9	Final Plat
611 FM 1103	Replat
Tackett Commercial Subdivision	Preliminary Plat
21001 Old Wiederstein	Final Plat
Grace Valley Ranch Phase 5	Preliminary Plat

## P&Z Recommendations/City Council Action

Agenda item	P&Z recommendation	date	City Council action	date
Schlather Ranch Land Study & Private Streets	Approval	1/14/2026	Approved	1/27/2026
4240 & 4270 Green Valley Rd FLUM Amendment (Community Residential to Compact Residential)	Denial	1/14/2026	Denied	2/10/2025



# CIBOLO CITY COUNCIL

# *Economic Development*

# REPORT

Date: JANUARY 2026

# IN PLANNING REVIEW

<b>CIBOLO CROSSING</b>	<ul style="list-style-type: none"> <li>• Dorado @ Cibolo Crossing (Site Plan under review, no comments received since 5/14/25, project appears to be on hold for moment)</li> <li>• Olive Garden (Site plan and Sign permits approved)</li> <li>• Gringos (Amending Plat approved)</li> </ul>
<b>CIBOLO VALLEY DRIVE</b>	
<b>DOWNTOWN/ OLD TOWN</b>	<ul style="list-style-type: none"> <li>• Grooming Coop (Pre-Application)</li> </ul>
<b>FM 1103</b>	<ul style="list-style-type: none"> <li>• Old Wiederstein Road Self-Storage CUP (Preliminary plat approved, final plat application under review)</li> <li>• Seatcraft (Minor Plat Approved and Recorded)</li> <li>• Midas (Site plan under review)</li> <li>• Cibolo Farms unit 4 (Final Plat under review)</li> </ul>
<b>FM 78</b>	<ul style="list-style-type: none"> <li>• Cibolo Small Animal Hospital (Approved)</li> </ul>
<b>IH-10</b>	<ul style="list-style-type: none"> <li>• Industrial Warehouses @ 465/Linne Rd &amp; IH-10 (Pre-Application)</li> <li>• Data Center @ 1000 Bolton Rd (Pre-Application)</li> </ul>
<b>OTHER</b>	<ul style="list-style-type: none"> <li>• Borgfeld Plaza Retail Center (Site Plan in Review)</li> <li>• Chamberlin Roofing and Waterproofing (Site Plan Approved)</li> <li>• Cibolo Creek Collective/Burn Boot Camp (Site plan under review)</li> <li>• Tackett Commercial Subdivision (Preliminary Plat under review)</li> <li>• 370 FM 78 Land Study application has been submitted</li> </ul>

# BUILDING PERMITS IN PROCESS

CIBOLO CROSSING	<ul style="list-style-type: none"> <li>• Dorado @ Cibolo Crossing (MEP's Permit Application on Hold, site plan under review, no comments received since 5/14/25, project appears to be on hold for moment; building permit has been extended three times but not picked up for issuance. This permit will expire on January 6, 2026 but <b>was extended to July 6, 2026</b>)</li> <li>• Olive Garden (Permitted under construction)</li> <li>• Gringos (Building Plans under review)</li> </ul>
CIBOLO VALLEY DRIVE	<ul style="list-style-type: none"> <li>• Dental Office of Dr Schroeder (Finish out, Unit 110)</li> <li>• Boss Bagel (Permitted, ready for tenant finish out)</li> <li>• Ace Hardware (Permitted, working on tenant finish out)</li> </ul>
DOWNTOWN/ OLD TOWN	
FM 1103	<ul style="list-style-type: none"> <li>• QT – Location #1 at FM 1103 &amp; Old Wiederstein Road (Permitted)</li> <li>• Cibolo Food Mart Shell Bldg (Awaiting Payment for Building Permit)</li> <li>• Thera Nails Lab (Permitted, ready for tenant finish out)</li> <li>• Vapeology (Permitted, ready for tenant finish out)</li> <li>• Midas (Building Plans under review)</li> </ul>
FM 78	
IH-10	
OTHER	

# NOW OPEN / C OF O ISSUED

<b>CIBOLO CROSSING</b>	
<b>CIBOLO VALLEY DRIVE</b>	<ul style="list-style-type: none"><li>• PT Solutions (Now Open)</li></ul>
<b>DOWNTOWN/ OLD TOWN</b>	
<b>FM 1103</b>	
<b>FM 78</b>	
<b>IH-10</b>	
<b>OTHER</b>	



Planning and Zoning Commission Staff Report

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**B. Planning and Zoning Commission Training**

Meeting	Agenda Group
Wednesday, March 11, 2026, 6:30 PM	UDC, CIP, Master Plan and Staff Updates Item: 10B.
From	
Rick Vasquez, Director of Economic Development and Planning	

**PRIOR CITY COUNCIL ACTION:**

N/A

**BACKGROUND:**

N/A

**STAFF RECOMMENDATION:**

N/A

**FINANCIAL IMPACT:**

N/A

**MOTION(S):**

N/A

**Attachments**

[Intro to P&Z Commission](#)

# Planning & Zoning Commission Introduction

## City of Cibolo – Planning & Zoning Commission Training Program

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### I. Purpose of the Training

#### Objectives

- Provide legal foundation for **municipal land use authority in Texas**.
  - Clarify the **roles and limitations of the Planning & Zoning Commission**.
  - Ensure compliance with:
    - **Texas Local Government Code Chapter 211 (Zoning)**
    - **Texas Local Government Code Chapter 212 (Subdivision Regulation)**
    - **Texas Vesting Statute – Chapter 245**
  - Explain how these statutes are implemented through the **City of Cibolo Unified Development Code (UDC)**.
  - Provide guidance on **plat review procedures and statutory deadlines (“Shot Clock”)**.
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### II. Texas Municipal Land Use Authority

#### A. Source of Authority

Municipal authority to regulate land development derives from:

1. **Texas Constitution – Police Power**
2. **Texas Local Government Code**
3. **Adopted Municipal Ordinances (UDC / Zoning Ordinance)**

#### Key Principle

Municipalities **only possess powers granted by the State of Texas**.

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### III. Texas Local Government Code Chapter 211 – Zoning

#### A. Purpose of Chapter 211

Allows municipalities to regulate:

- Land use

- Building height
- Density
- Lot size
- Setbacks
- District zoning

## **Objectives**

Promote:

- Public health
  - Safety
  - General welfare
  - Orderly development
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## **B. Planning and Zoning Commission Responsibilities**

Under §211.007–211.009:

Planning Commission must:

- Hold public hearings
- Provide notice
- Make recommendations to City Council
- Review zoning amendments

## **Key Point**

The **Planning Commission recommends**, but **City Council makes the final zoning decision**.

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## **C. Zoning Actions Requiring Public Hearings**

Examples include:

- Rezoning
  - Zoning map amendments
  - Conditional use permits
  - Planned Unit Developments (PUDs)
  - Zoning text amendments
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## IV. Texas Local Government Code Chapter 212 – Subdivision Regulation

### A. Purpose of Chapter 212

Allows municipalities to regulate:

- Subdivision of land
  - Platting
  - Public infrastructure
  - Streets
  - Utilities
  - Easements
  - Drainage
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### B. Authority of Planning Commission

Under §212.006

Planning Commission may:

- Approve subdivision plats
  - Disapprove plats
  - Ensure compliance with adopted subdivision regulations
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## V. Ministerial Nature of Plat Approval

### A. Definition of Ministerial Action

A **ministerial action** occurs when:

- The law **requires approval** if all standards are met.
  - The decision maker **has no discretion**.
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### B. Texas Law on Plat Approval

Under §212.009

A plat **must be approved** if it meets all applicable regulations.

A plat **may only be denied** if it fails to comply with:

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- Adopted subdivision regulations
  - Infrastructure standards
  - State law requirements
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### **C. Important Legal Principle**

Planning Commissions **cannot deny a plat for policy reasons.**

Examples of improper reasons:

- Traffic concerns not tied to adopted standards
  - Neighborhood opposition
  - Preference for different land use
  - Density concerns unrelated to regulations
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## **VI. Texas Vesting Statute – Chapter 245**

### **A. Purpose**

Protects property owners from changing regulations during development.

### **Key Principle**

Projects are reviewed under the regulations **in effect at the time the first permit application is filed.**

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### **B. What Triggers Vesting**

Examples:

- Preliminary plat
  - Site plan
  - Development permit
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### **C. Effect on Municipal Review**

Once vested:

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The project must be reviewed under the **regulations in effect at the time of application**, not later code amendments.

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## **VII. City of Cibolo Unified Development Code (UDC)**

### **A. Evolution of the UDC**

The City has adopted several versions of its development regulations:

<b>Year</b>	<b>Purpose</b>
<b>2013 UDC</b>	Initial modern unified code
<b>2018 Amendments</b>	Development standards updates
<b>2022 Amendments</b>	Process updates
<b>2023 Amendments</b>	Regulatory refinements
<b>2024 UDC</b>	Current governing development regulations

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### **B. UDC Components**

The UDC integrates:

- Zoning regulations
  - Subdivision regulations
  - Development standards
  - Infrastructure requirements
  - Parkland dedication
  - Administrative procedures
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## **VIII. Preliminary Plat Application Requirements**

### **A. Purpose of a Preliminary Plat**

A **preliminary plat** establishes:

- Overall subdivision layout
- Street network
- Blocks and lots
- Utility framework
- Drainage strategy

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## **B. Typical Application Components**

Required materials typically include:

- Application form
- Plat drawing
- Legal description
- Boundary survey
- Utility plan
- Drainage study
- Traffic impact analysis (if required)
- Engineering reports
- Applicable fees