



## Planning and Zoning Commission

Wednesday, May 13, 2026, 6:30 PM  
Council Chambers  
200 S. Main St.  
Cibolo, Texas 78108

Est. Duration: 50 min

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### 1. Call to Order

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### 2. Roll call and Excused Absences

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### 3. Invocation/Moment of Silence

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### 4. Pledge of Allegiance

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### 5. Citizens to be Heard

This is the only time during the Meeting that a citizen can address the Commission. It is the opportunity for visitors and guests to address the Commission on any issue to include agenda items. All visitors wishing to speak must fill out the Sign-In Roster prior to the start of the meeting. The Commission may not deliberate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, the Commission may present any factual response to items brought up by citizens. (Attorney General Opinion - JC-0169) (Limit of three minutes each.) All remarks shall be addressed to the Commission as a body. Remarks may also be addressed to any individual member of the Commission so long as the remarks are (i) about matters of local public concern and (ii) not disruptive to the meeting or threatening to the member or any attendee including City staff. Any person violating this policy may be requested to leave the meeting, but no person may be requested to leave or forced to leave the meeting because of the viewpoint expressed. This meeting is livestreamed.

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### 6. Consent Agenda

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

6.A. Approval of the minutes from the March 11, 2026, meeting.

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### 7. Discussion/Action Items

7.A. Discussion/Action regarding the Final Plat of Steele Creek Unit 9.

7.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.

7.C. Discussion regarding a proposed joint workshop with City Council, P&Z, and CEDC to review the Future Land Use Map (FLUM) along portions of the FM 78 and IH-10 corridors, as directed by City Council.

7.D. Discussion/Action regarding the appointment of one (1) P&Z member to serve on the Capital Improvements Advisory Committee (CIAC) for a 3-Year Term.

7.E. Discussion regarding accessing meeting information in AgendaLink.

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

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8.A. Staff Updates

## **9. Subcommittee Updates**

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9.A. P&Z Onboarding Training

9.B. AACOG 2026 Planning & Zoning Workshop

## **10. Items for future agendas**

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## **11. 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: May 7, 2026 05:16 pm*



## Planning and Zoning Commission Staff Report

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**A. Approval of the minutes from the March 11, 2026, meeting.**

| Meeting                          | Agenda Group             |
|----------------------------------|--------------------------|
| Wednesday, May 13, 2026, 6:30 PM | Consent Agenda Item: 6A. |
| 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**

[031126 PZ Minutes.pdf](#)



## **Minutes for the Planning and Zoning Commission**

**200 S. Main St., Cibolo, Texas 78108**

**March 11, 2026, 6:30 PM - March 11, 2026, 7:30 PM**

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

Ms. Greve called the meeting to order at 6:33p.m.

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

Members present: Mr. Sharp, Ms. Dodd, Ms. Garcia, Ms. Greve, Ms. Fishback, Mr. Browne, and Ms. Hubbard.

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

Invocation was given by Ms. Garcia.

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

All in attendance recited the Pledge of Allegiance.

### **5. Oath of Office**

Ms. Chapman administered the Oath of Office to Mr. Browne.

### **6. Citizens to be Heard**

Mayor Kara Latimer thanked the commission for their service. She informed the commission that the Council is in the middle of a development agreement with Mosaic Development. She expressed that she would like the Planning and Zoning Commission to be involved in the process and would like them to participate in the workshops.

Councilwoman Norma Sanchez-Stephens spoke to the commission and thanked them for being part of the commission. She spoke on the interview process and how the Council Interview Subcommittee has now incorporated the Chairs of all of the boards in the onboarding process. She gave each member a city lapel pin.

### **7. Consent Agenda**

Ms. Fishback made a motion to approve the minutes from the January 14, 2026, meeting. Motion was seconded by Ms. Hubbard. Dr. Brown abstained from the vote as he was not here for that meeting. For: Sharpe, Dodd, Garcia, Fishback, Hubbard. Against: None. Motion carried 6 to 0.

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

## **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.**

Ms. Greve opened the public hearing at 6:61p.m.

Mayor Kara Latimer disagrees with the assessment of this being a gap in the UDC. She herself lives in agricultural and farms bees, sheep, and chickens. She believes the agricultural zoning is meant for those who live and farm on their land, not those that only farm the land.

Ms. DJ Austin is the owner of the property and agrees with Mayor's statements. She would like to build on the property but has not had a chance to do so yet. She grew up in the oil and gas industry and chose to start growing as a way to balance that. There will be no signs, traffic, cars parked, or interruption to the neighbors around them. She wants to be a good steward of the land. She does not agree with the commercial zoning and would like it to be agricultural zoning. There will be no delivery trucks.

Ms. Greve closed the public hearing at 6:57p.m.

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

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

Ms. Hubbard made the motion to approve the final plat of Cibolo Farms Unit 4 based on the notes staff and the engineer has written. Motion was seconded by Ms. Garcia. For: All; Against: None. Motion carried 7 to 0.

**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.**

Ms. Greve made the motion to postpone this item to give time for the owner and staff to have more conversation about what she would like to do with the property. Motion was seconded by Ms. Hubbard. For: All; Against: None. Motion carried 7 to 0.

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

### **10.A. Staff Updates**

Mr. Spencer gave the Commission updates on the status of site plans, plats, PIA's, FLUM

amendment, building permits, building plans, etc. From the Planning Department. Agenda posting dates to be moved to Tuesday. There will be a joint workshop with Council on March 24.

#### **10.B. Planning and Zoning Commission Training**

Mr. Vasquez gave the commission a briefing on the process for updating the UDC. Mr. Vasquez gave the commission a list of duties that fall under the Planning & Zoning Commission. He went over the plat application and approval process and the Texas Vesting Statute.

#### **11. Subcommittee Updates**

The P&Z training subcommittee has worked hard on a training sharepoint link that will be shared with Mr. Browne for training information and a good resource point. Feedback is welcomed from the commission to the subcommittee. Ms. Greve and Ms. Fishback will finish out the training sharepoint.

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

A P&Z Commission member is still needed for the CIAC. Mr. Spencer provided information on the CIAC.

#### **13. Adjournment**

Ms. Greve made the motion to adjourn the meeting at 7:59p.m. Motion was seconded by Mr. Sharpe. For: All; Against: None. Motion carried 7 to 0.

PASSED AND APPROVED THIS 13<sup>TH</sup> DAY OF MAY 2026.

Jennifer Greve  
Chairperson



## Planning and Zoning Commission Staff Report

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### A. Discussion/Action regarding the Final Plat of Steele Creek Unit 9.

| Meeting                          | Agenda Group                      |
|----------------------------------|-----------------------------------|
| Wednesday, May 13, 2026, 6:30 PM | Discussion/Action Items Item: 7A. |
| From                             |                                   |
| Olivia Hall, Planner II          |                                   |
| Staff Contact(s)                 |                                   |
| Olivia Hall,                     |                                   |

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

#### PROPERTY INFORMATION:

**Project Name:** PC-25-20-FP Steele Creek Unit 9

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

**Representative:** Becky Carroll

**Area:** 23.946 acres

**Location:** Southwest of the intersection of Town Creek Way and Lance Crossing

**Council District:** 4

**Zoning ([map](#)):** Low Density Single-Family Residential (SF-2)

**Proposed Use:** 36 Single Family Residential Lots, 2 Open Space Lots in 2 Blocks

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

#### 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.

This final plat encompasses a total of thirty-six (36) Single-family residential units, that have an average size of 80' x 250'. There is a total of 2 open space lots within a single block. These open space lots are designated as Lot 901, Block 14 and Lot 903, Block 14.

On June 26, 2018, City Council approved the Land Study for the Steele Creek Subdivision. A Public Improvements Agreement (PIA) with Continental Homes of Texas, L.P., was later approved by Council on July 22, 2022. Both the Land Study and PIA were subsequently amended and approved on April 8, 2025.

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

This Plat includes approximately 3,105 linear feet of roadway. This plat establishes Lance Crossing, with a Fifty (50) feet right-of-way. It also establishes a portion of Magnolia Creek, with a Fifty (50) foot right-of-way. All proposed streets will be dedicated to the public and maintained by the City of Cibolo.

The Master Thoroughfare Plan (MTP) identifies a future North-South connector roadway generally located along the FEMA floodplain in Town Creek, west of Unit 9.

An updated Traffic Impact Analysis (TIA), dated March of 2026, was reviewed and approved by the City Engineer as part of the final plat review. The updated TIA was approved on March 30, 2026, and will be valid for a period of 5 years.

#### **UTILITIES:**

Sewer and water will be served by the City of Cibolo. Electricity will be served by Guadalupe Valley Electric Cooperative (GVEC).

Letters of Certification (LOCs) from both GVEC and Cibolo Creek Municipal Authority (CCMA), recommending approval of Unit 9, have been submitted.

#### **DRAINAGE:**

The Stormwater Management Plan (SWMP) for the Steele Creek Subdivision, dated May of 2018, was reviewed and approved by the City Engineer during the submittal and review of the land study. Compliance with the approved master drainage plan was verified as part of review of this plat.

While the FEMA-designated floodplain passes portions of the plat, along Magnolia Creek and a variable-width drainage easement within Lot 901, Block 14, the proposed development does not include any residential lots within the floodplain.

#### **PARKLAND:**

Parkland dedication is not proposed with this plat, as the requirement was previously met with the dedication provided in prior recorded units. In accordance with the PIA, the developer portion of an eight (8) foot public trail will be constructed and completed concurrently with the public improvements for Unit 9 of the project. As of May 1, 2026, the developer is working on submitting a construction plan application for the eight (8) foot public trail.

#### **Approval Criteria:**

Sections 20.3.5.G.8 and 20.3.5.G.9 of the City's UDC provide direction to the Planning & Zoning Commission and City Council when considering approval or disapproval of a Final Plat by outlining the following criteria:

##### **Sec. 20.3.5.G.8**

8. 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;

- b. if approved, the completed development will comply with all applicable zoning and subdivision regulations promulgated by the City and/or County (where applicable);
- 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 complies.
- 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.
- e. conforms with, and is not contrary to, the City's Comprehensive Master Plan;
- f. includes fully executed agreements for all required easements and dedications, including any conveyances relating to public utilities or other public infrastructure;
- 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.
- 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.
- 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.

#### **Sec. 20.3.5.G.9**

9. Disapproval of Final Plat. The Planning and Zoning Commission shall not recommend approval of, nor shall the City Council approve of, any final plat that does not include the following, as applicable:
  - a. Applicant has demonstrated that adequate public improvements have been constructed which are sufficient to service the needs of the proposed subdivision and all lots therein. Such public improvements shall include public streets, roads, alleyways, parks, drainage and other such infrastructure as are necessary and sufficient to provide adequate service the entire subdivision and which have not been designed or installed in a manner that is inconsistent with any provision of the City's Comprehensive Master Plan or other applicable law.
  - b. Applicant has demonstrated that sites for adequate water and wastewater facilities have been dedicated to the appropriate retail public utility responsible for operation and maintenance of the facilities;
  - c. Applicant has provided adequate evidence that adequate water and wastewater facilities have been constructed and installed in accordance with all applicable laws and regulations, pursuant to plans and specifications approved by all appropriate entities having jurisdiction over the facilities being City, County, other public utility provider, and/or TCEQ, including any change orders;
  - d. Applicant has obtained all necessary permits for the proposed water facilities and wastewater facilities (other than for OSSF permits on individual lots within the proposed subdivision) and has entered into a financial agreement with the City or other public utility provider, secured by a bond or other alternative financial



- guarantee such as a cash deposit or letter of credit, for the provision of adequate water and wastewater facilities in compliance with the requirements of the UDC; and
- e. The final plat, or an engineering report attached thereto, must discuss the availability and methodology of providing adequate water and wastewater services to each individual lot within the development, including a detailed cost estimate per lot for any unconstructed water or wastewater facility necessary to serve each lot within the development. The plan shall include a construction schedule for each significant element needed to provide adequate water or wastewater facilities, including any required financial guarantees.

### **Attachments**

[Final Plat](#)

[Staff Map](#)

[Narrative](#)

[Application](#)

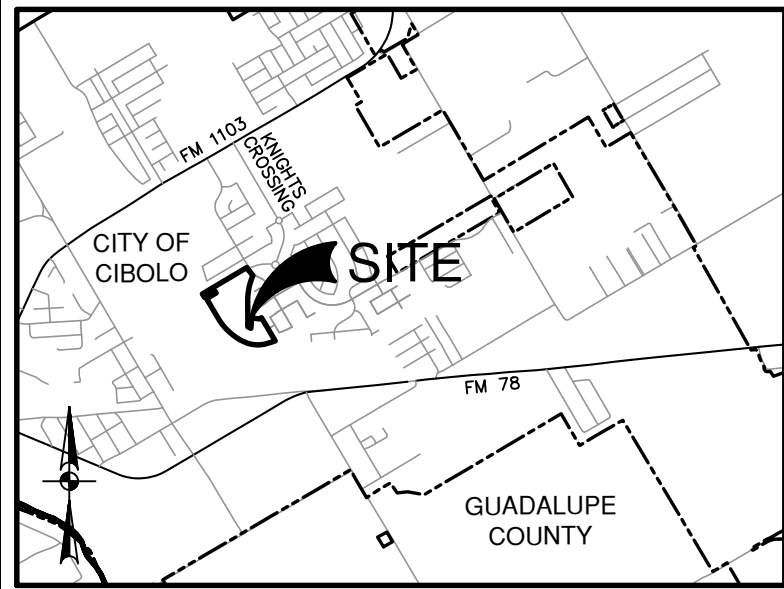
[3. Steele Creek Land Study Exhibit.pdf](#)

[Updated TIA](#)

[CED Approval Letter for the TIA](#)

[CED Approval Letter for the Final Plat](#)

[SWMP for Steele Creek](#)

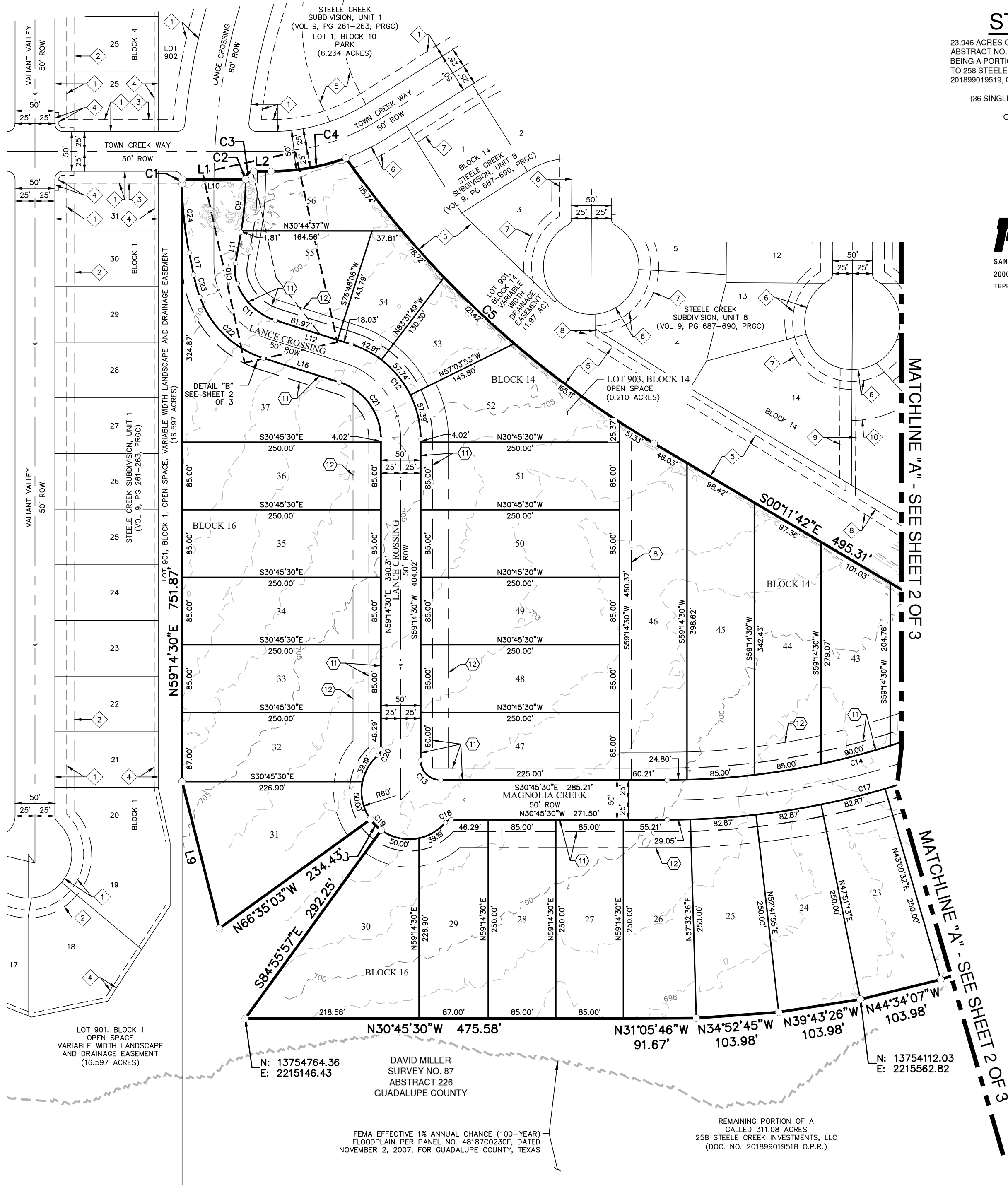


LOCATION MAP

NOT-TO-SCALE

LEGEND

|       |                                                                                                                                      |     |                                                                               |
|-------|--------------------------------------------------------------------------------------------------------------------------------------|-----|-------------------------------------------------------------------------------|
| AC    | ACRE(S)                                                                                                                              | VOL | VOLUME                                                                        |
| DOC   | DOCUMENT                                                                                                                             | PG  | PAGE(S)                                                                       |
| DPRGC | DEED AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS                                                                                     | ROW | RIGHT-OF-WAY (SURVEYOR)                                                       |
| FFE   | FINISHED FLOOR ELEVATION                                                                                                             | ●   | FOUND 1/2" IRON ROD (CUDE UNLESS NOTED OTHERWISE)                             |
| NO    | NUMBER                                                                                                                               | ○   | SET 1/2" IRON ROD (PD)                                                        |
| OPRG  | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GUADALUPE COUNTY, TEXAS                                                                  | ○   | SET 1/2" IRON ROD (PD)-ROW                                                    |
| ---   | 1140                                                                                                                                 | ○   | EASEMENT POINT OF INTERSECTION                                                |
| ---   | EXISTING CONTOURS                                                                                                                    |     |                                                                               |
| ---   | CENTERLINE                                                                                                                           |     |                                                                               |
| ---   | CITY OF CIBOLO CITY LIMITS                                                                                                           |     |                                                                               |
| ---   | FEMA EFFECTIVE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN PER PANEL NO. 48187C0230F, DATED NOVEMBER 2, 2007, FOR GUADALUPE COUNTY, TEXAS |     |                                                                               |
| 6     | VARIABLE WIDTH DRAINAGE EASEMENT                                                                                                     | 5   | VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9, PG 261-263, PRGC)                    |
| 7     | VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT                                                                                             | 6   | 15' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 9, PG 687-690, PRGC) |
| 8     | 10' PRIVATE DRAINAGE EASEMENT                                                                                                        | 7   | 25' BUILDING SETBACK (VOL 9, PG 687-690, PRGC)                                |
| 11    | 15' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT                                                                                  | 8   | 12' SANITARY SEWER EASEMENT (VOL 9, PG 687-690, PRGC)                         |
| 12    | 35' SETBACK EASEMENT                                                                                                                 | 9   | 20' SANITARY SEWER AND DRAINAGE EASEMENT (VOL 9, PG 687-690, PRGC)            |
| 13    | 15' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (TOTAL: 0.064 ACRES "OFF-SITE")                                                  | 10  | 64' BUILDING SETBACK (VOL 9, PG 687-690, PRGC)                                |
| 14    | VARIABLE WIDTH DRAINAGE EASEMENT (TOTAL: 0.672 ACRES "OFF-SITE")                                                                     | 11  | 30' BUILDING SETBACK (VOL 9, PG 687-690, PRGC)                                |
| 15    | VARIABLE WIDTH WATER EASEMENT (TOTAL: 0.074 ACRES "OFF-SITE")                                                                        | 12  | 15' BUILDING SETBACK (VOL 9, PG 687-690, PRGC)                                |
| 1     | 15' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 9, PG 261-263, PRGC)                                                        |     |                                                                               |
| 2     | 25' BUILDING SETBACK (VOL 9, PG 261-263, PRGC)                                                                                       |     |                                                                               |
| 3     | 15' BUILDING SETBACK (VOL 9, PG 261-263, PRGC)                                                                                       |     |                                                                               |
| 4     | 1' VEHICLCE NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL 9, PG 261-263, PRGC)                                                             |     |                                                                               |



FINAL PLAT  
OF  
STEELE CREEK-UNIT 9

23.946 ACRES OF LAND LOCATED IN THE JERONIMO LEAL SURVEY NO. 85, ABSTRACT NO. 210, IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THE AT CERTAIN CALLED 85.592 ACRES OF LAND CONVEYED TO 258 STEELE CREEK INVESTMENTS, LLC, AS DESCRIBED IN DOCUMENT NO. 201899019519, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY.

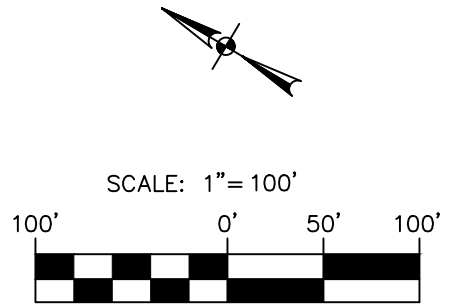
(36 SINGLE FAMILY RESIDENTIAL LOTS, 2 OPEN SPACE LOTS IN 2 BLOCKS)

OWNER: CONTINENTAL HOMES OF TEXAS, LP  
A TEXAS LIMITED PARTNERSHIP  
BY: CHTEX OF TEXAS, INC  
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER  
BY: LESLIE OSTRANDER, ASSISTANT SECRETARY  
5419 N LOOP 1604 E, SAN ANTONIO, TX 78247

DATE OF PRINT: April 11, 2025

**PAPE-DAWSON  
ENGINEERS**

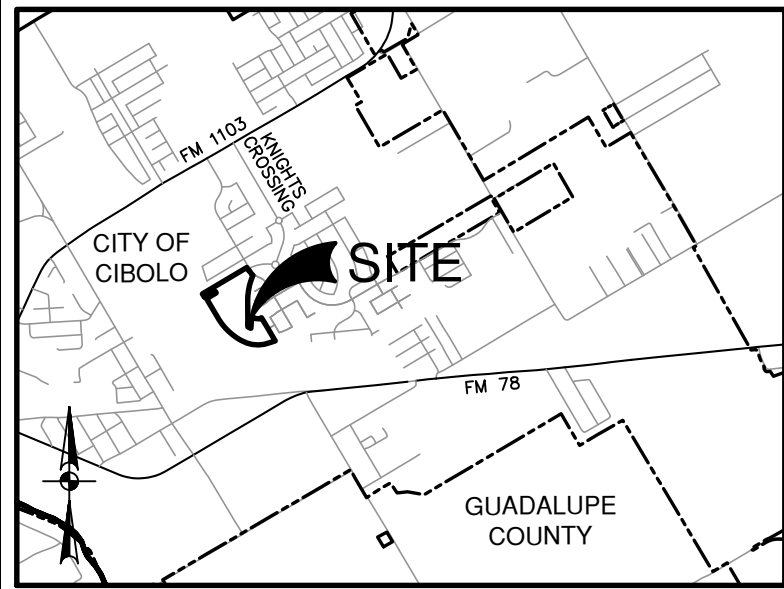
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800



SEE SHEET 3 OF 3 FOR LINE AND  
CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 3

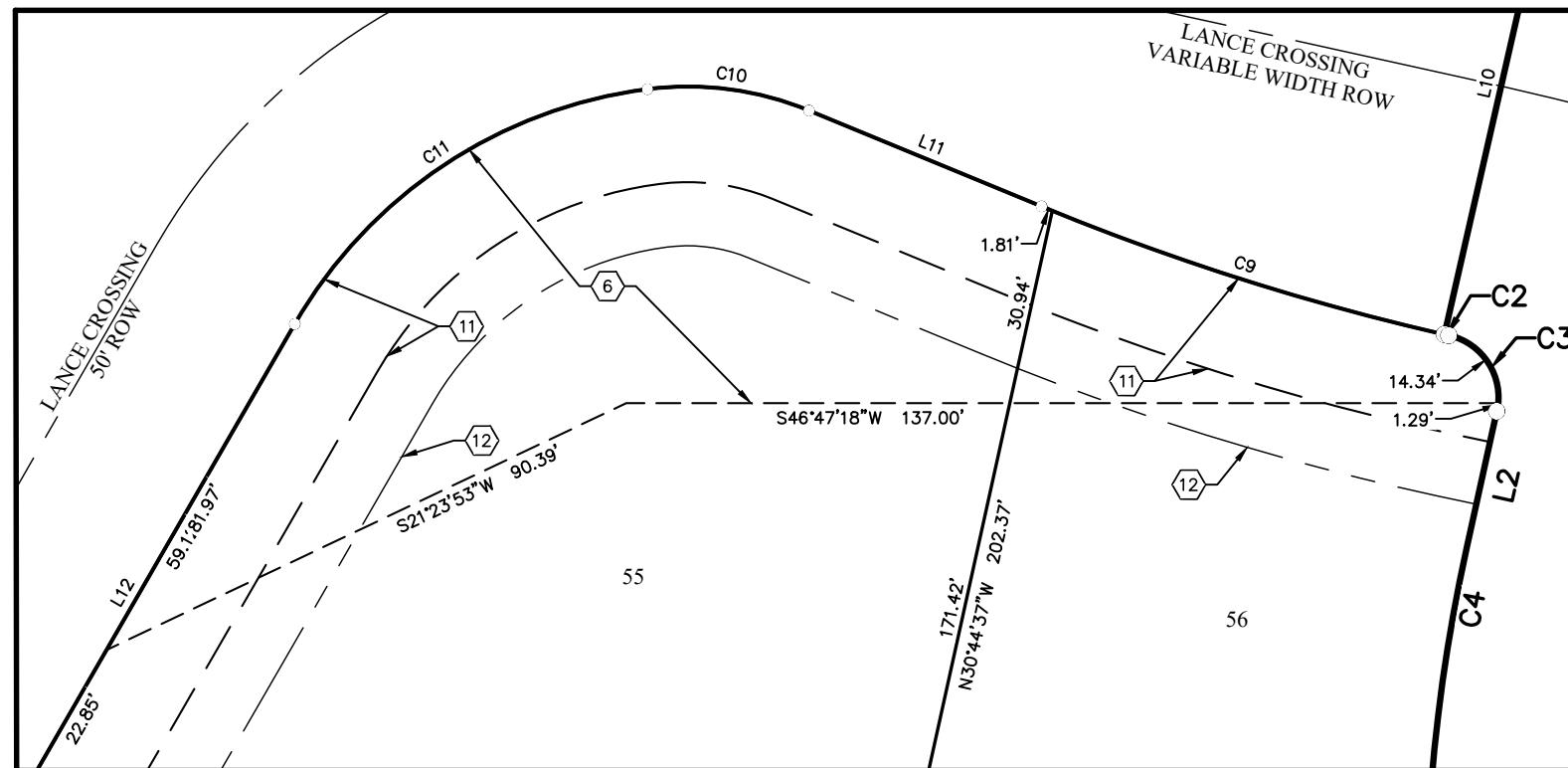
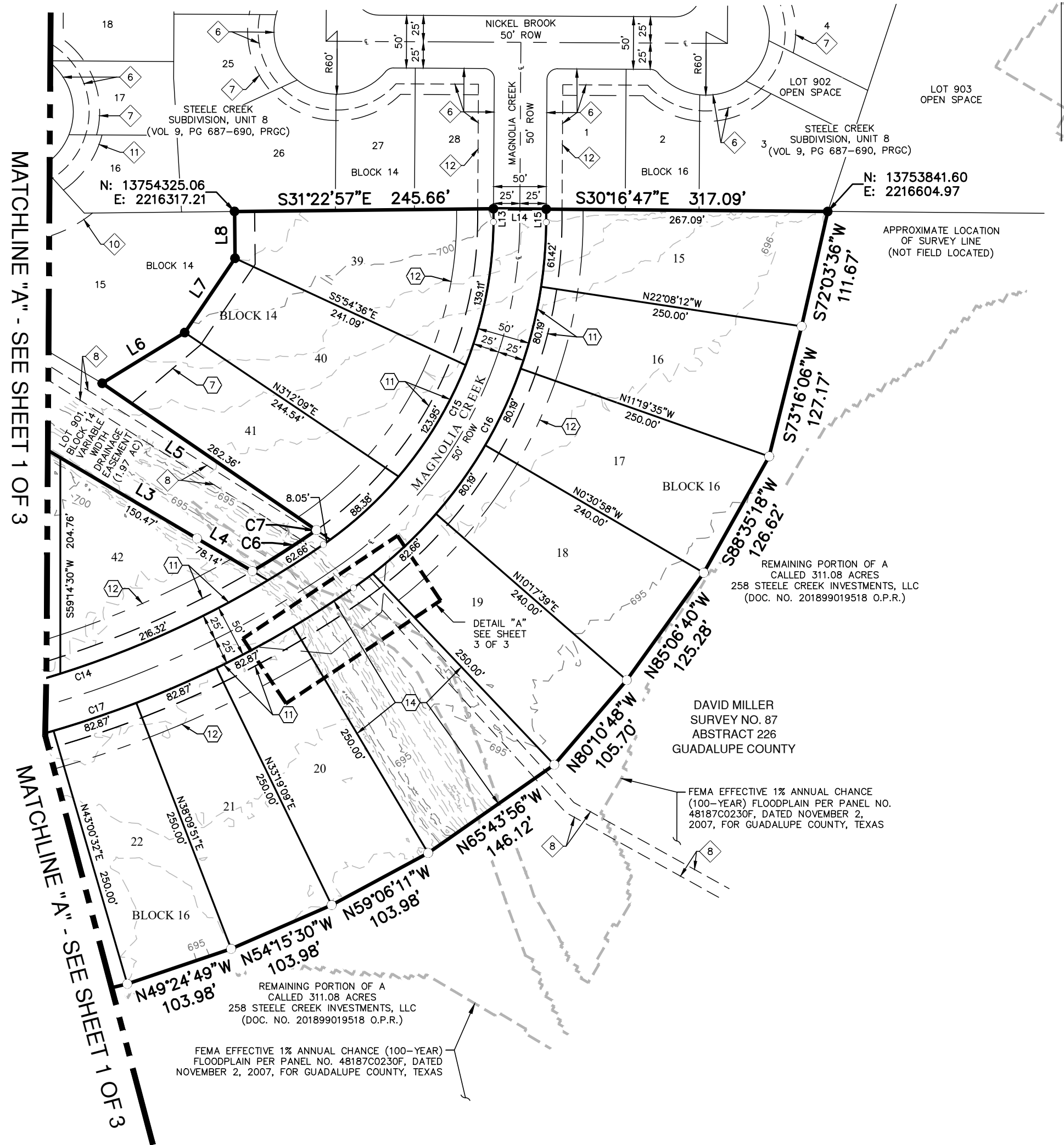


LOCATION MAP

NOT-TO-SCALE

LEGEND

|       |                                                                                                                                      |     |                                                                               |
|-------|--------------------------------------------------------------------------------------------------------------------------------------|-----|-------------------------------------------------------------------------------|
| AC    | ACRE(S)                                                                                                                              | VOL | VOLUME                                                                        |
| DOC   | DOCUMENT                                                                                                                             | PG  | PAGE(S)                                                                       |
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| NO    | NUMBER                                                                                                                               | ○   | SET 1/2" IRON ROD (PD)                                                        |
| OPRGC | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GUADALUPE COUNTY, TEXAS                                                                  | ⊗   | SET 1/2" IRON ROD (PD)-ROW EASEMENT POINT OF INTERSECTION                     |
| ---   | EXISTING CONTOURS                                                                                                                    |     |                                                                               |
| ---   | CENTERLINE                                                                                                                           |     |                                                                               |
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| 4     | 1' VEHILCE NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL 9, PG 261-263, PRGC)                                                              |     |                                                                               |



DETAIL "B"

SEE SHEET 1 OF 3

SCALE: 1" = 30'

SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 3

FINAL PLAT  
OF  
STEELE CREEK-UNIT 9

23.946 ACRES OF LAND LOCATED IN THE JERONIMO LEAL SURVEY NO. 85, ABSTRACT NO. 210, IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THE AT CERTAIN CALLED 85.592 ACRES OF LAND CONVEYED TO 258 STEELE CREEK INVESTMENTS, LLC, AS DESCRIBED IN DOCUMENT NO. 201899019519, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY.

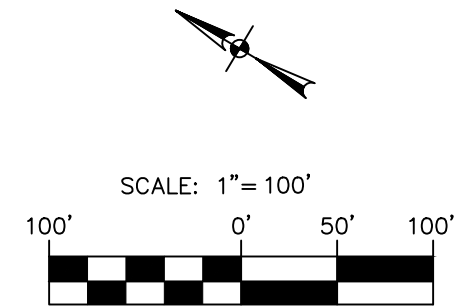
(36 SINGLE FAMILY RESIDENTIAL LOTS, 2 OPEN SPACE LOTS IN 2 BLOCKS)

OWNER: CONTINENTAL HOMES OF TEXAS, LP  
A TEXAS LIMITED PARTNERSHIP  
BY: CHTEX OF TEXAS, INC  
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER  
BY: LESLIE OSTRANDER, ASSISTANT SECRETARY  
5419 N LOOP 1604 E, SAN ANTONIO, TX 78247

DATE OF PRINT: April 11, 2025

**PAPE-DAWSON  
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800





FINAL PLAT  
OF  
STEELE CREEK-UNIT 9

23.946 ACRES OF LAND LOCATED IN THE JERONIMO LEAL SURVEY NO. 85, ABSTRACT NO. 210, IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THE AT CERTAIN CALLED 85.592 ACRES OF LAND CONVEYED TO 258 STEELE CREEK INVESTMENTS, LLC, AS DESCRIBED IN DOCUMENT NO. 201899019519, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY.

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2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TPBE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028900

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

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

THIS SUBDIVISION PLAT OF STEELE CREEK, UNIT 9, SUBMITTED AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

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

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

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

CITY ENGINEER, CITY OF CIBOLO

THIS PLAT OF STEELE CREEK, UNIT 9, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CIBOLO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

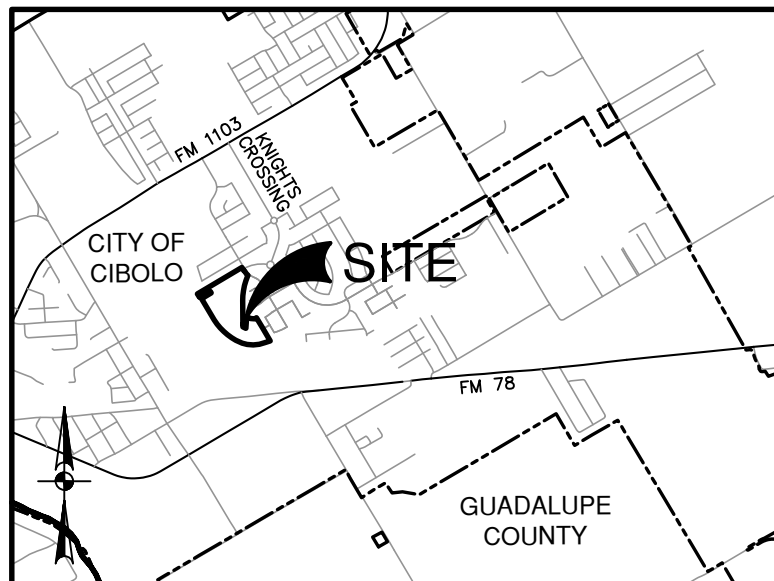
BY: \_\_\_\_\_  
CHAIR

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

THIS PLAT OF STEELE CREEK, UNIT 9, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

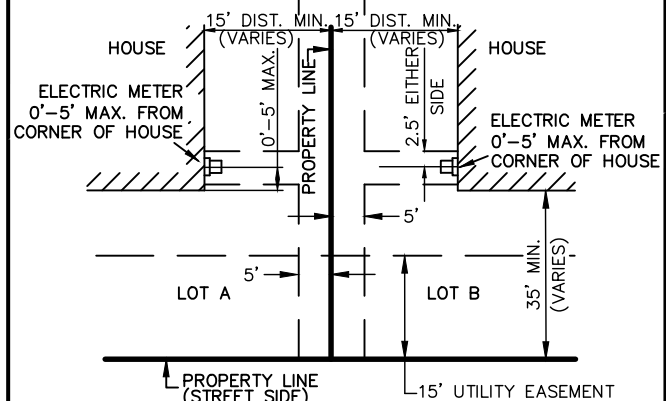
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_\_

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

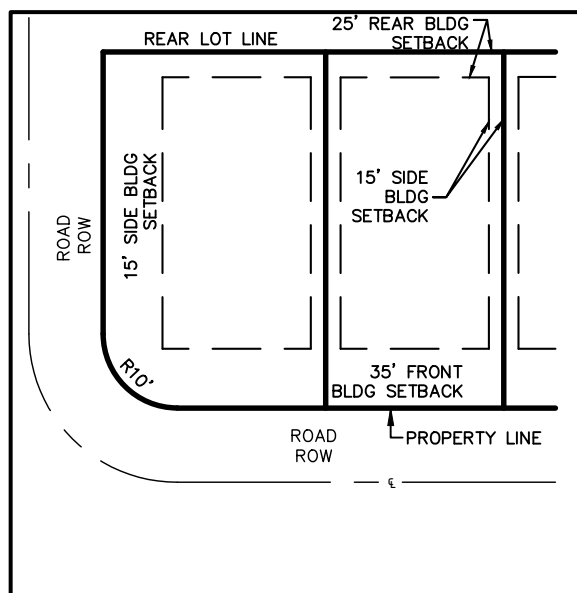


LOCATION MAP  
NOT-TO-SCALE

NOTE: GVEC WILL POSSESS A 5' WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.  
NOTE: GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.



TYPICAL EASEMENT ON  
INTERIOR PROPERTY LINE  
NOT-TO-SCALE



TYPICAL LOT SETBACKS  
EXCEPT AS NOTED  
NOT-TO-SCALE

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

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

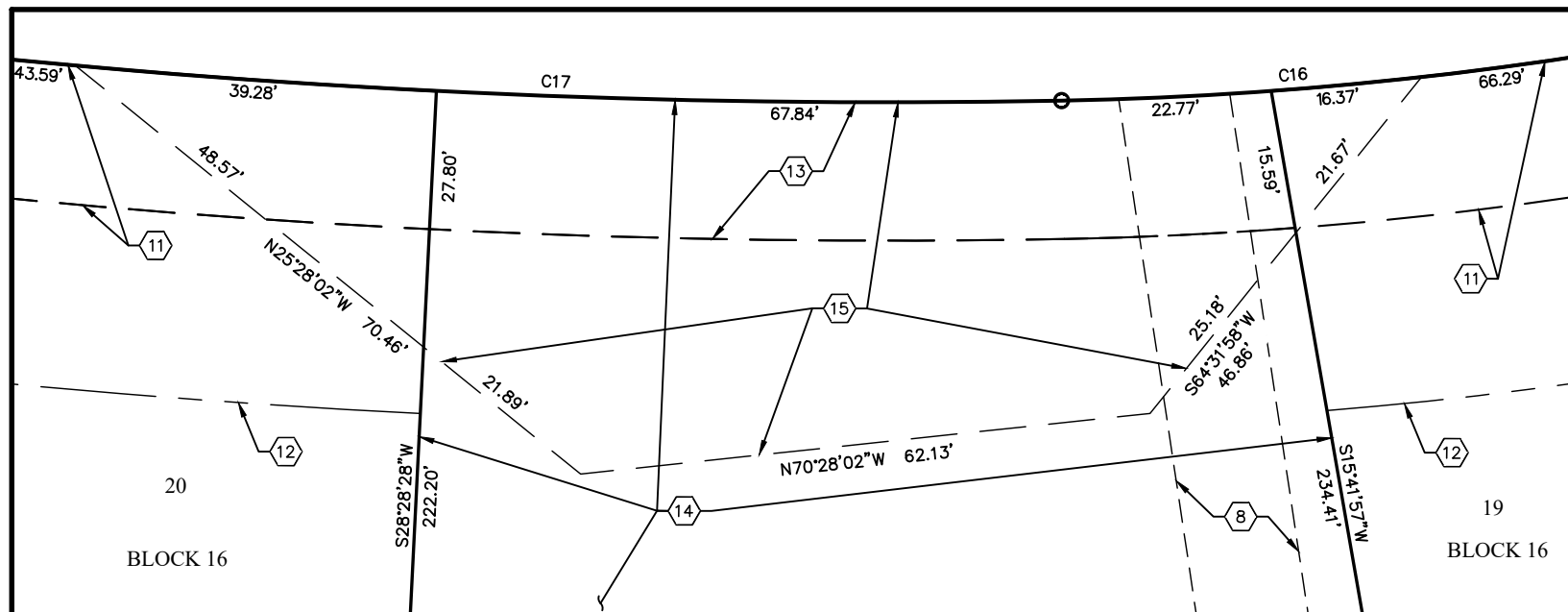
\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

## GENERAL NOTES:

- IN ACCORDANCE WITH THE CIBOLO UDC, APPROXIMATELY 21.20 ACRES OF PARKLAND DEDICATION IS REQUIRED FOR THE OVERALL STEELE CREEK DEVELOPMENT. THIS UNIT CONTAINS 0.000 ACRES.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CIBOLO AND STATE PLATTING STATUTES, AND IS SUBJECT TO FINES AND WITHHOLDINGS OF UTILITIES AND BUILDING PERMITS.
- PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- THE CITY OF CIBOLO RESERVES THE RIGHT TO RENAME STREETS AND/OR CHANGE HOUSE NUMBERS DUE TO INCOMPATIBILITY WITH EXISTING NAME LAYOUT, EMERGENCY VEHICLE RESPONSE, AND MAIL DELIVERY.
- THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF CIBOLO IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PROFESSIONAL LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEERS.
- ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM, IN APPROVING THESE PLANS. THE CITY OF CIBOLO MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- ROUTINE MAINTENANCE OF WEEDS AND GRASS IN ALL EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, HOME OWNERS ASSOCIATION, OR PROPERTY OWNER ASSOCIATION, ON WHICH THE EASEMENT IS LOCATED IN ACCORDANCE WITH CITY OF CIBOLO CODE OF ORDINANCE PROVISIONS FOR HIGH WEEDS AND GRASS.
- A GEOTECHNICAL REPORT DEMONSTRATING COMPLIANCE WITH ALL RECOMMENDED PRACTICE FOR THE DESIGN OF RESIDENTIAL FOUNDATION, VERSION 1 STANDARDS OF THE TEXAS SECTION OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS, THE GEOTECHNICAL STANDARDS OF THE CITY OF CIBOLO UDC, AND THE CITY OF CIBOLO BUILDING CODE, EACH OF WHICH AS MAY BE AMENDED, PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- ACCORDING TO FIRM MAP NO. 48187C0230F DATED NOVEMBER, 2, 2007, ALL RESIDENTIAL LOTS WITHIN THE SUBJECT PROJECT SHOWN HEREON APPEARS TO LIE OUTSIDE ZONE "X" (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- THE ELEVATIONS SHOWN ARE BASED ON NAVD88 DATUM.

## SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.



DETAIL "A"  
SEE SHEET 2 OF 3  
SCALE: 1"= 30'

## CURVE TABLE

| CURVE # | RADIUS   | DELTA      | CHORD BEARING | CHORD   | LENGTH  |
|---------|----------|------------|---------------|---------|---------|
| C1      | 820.00'  | 0°24'25"   | N59°26'43"E   | 5.82'   | 5.82'   |
| C2      | 740.00'  | 0°03'21"   | N59°40'35"E   | 0.72'   | 0.72'   |
| C3      | 10.00'   | 89°32'15"  | S75°31'37"E   | 14.08'  | 15.63'  |
| C4      | 275.00'  | 20°01'04"  | S40°46'02"E   | 95.59'  | 96.08'  |
| C5      | 1245.00' | 24°29'50"  | S12°03'13"W   | 528.26' | 532.31' |
| C6      | 1036.42' | 3°51'38"   | S63°18'18"E   | 69.82'  | 69.83'  |
| C7      | 110.35'  | 1°13'49"   | S65°40'49"E   | 2.37'   | 2.37'   |
| C8      | 60.00'   | 18°20'54"  | N14°14'30"E   | 19.13'  | 19.21'  |
| C9      | 400.00'  | 9°31'25"   | S64°24'37"W   | 66.41'  | 66.49'  |
| C10     | 50.00'   | 29°40'30"  | S54°20'05"W   | 25.61'  | 25.90'  |
| C11     | 75.00'   | 52°41'44"  | S13°08'57"W   | 66.57'  | 68.98'  |
| C12     | 125.00'  | 72°26'25"  | S23°01'18"W   | 147.72' | 158.04' |
| C13     | 25.00'   | 90°00'00"  | S14°14'30"W   | 35.36'  | 39.27'  |
| C14     | 930.00'  | 34°44'00"  | S48°07'30"E   | 555.19' | 563.78' |
| C15     | 375.00'  | 54°55'33"  | N87°02'43"E   | 345.88' | 359.49' |
| C16     | 425.00'  | 54°55'33"  | S87°02'43"W   | 392.00' | 407.42' |
| C17     | 980.00'  | 34°44'00"  | N48°07'30"W   | 585.03' | 594.09' |
| C18     | 10.00'   | 49°20'37"  | N55°25'48"W   | 8.35'   | 8.61'   |
| C19     | 60.00'   | 188°41'13" | N14°14'30"E   | 119.66' | 197.59' |
| C20     | 10.00'   | 49°20'37"  | N83°54'49"E   | 8.35'   | 8.61'   |

## CURVE TABLE

| CURVE # | RADIUS  | DELTA     | CHORD BEARING | CHORD   | LENGTH  |
|---------|---------|-----------|---------------|---------|---------|
| C21     | 75.00'  | 72°26'25" | N23°01'18"E   | 88.63'  | 94.82'  |
| C22     | 125.00' | 52°41'44" | N13°08'57"E   | 110.95' | 114.96' |
| C23     | 200.00' | 8°17'32"  | N43°38'29"E   | 28.91'  | 28.93'  |
| C24     | 450.00' | 11°51'46" | N53°43'02"E   | 93.00'  | 93.17'  |

SEE THIS SHEET FOR LINE AND  
CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SHEET 3 OF 3

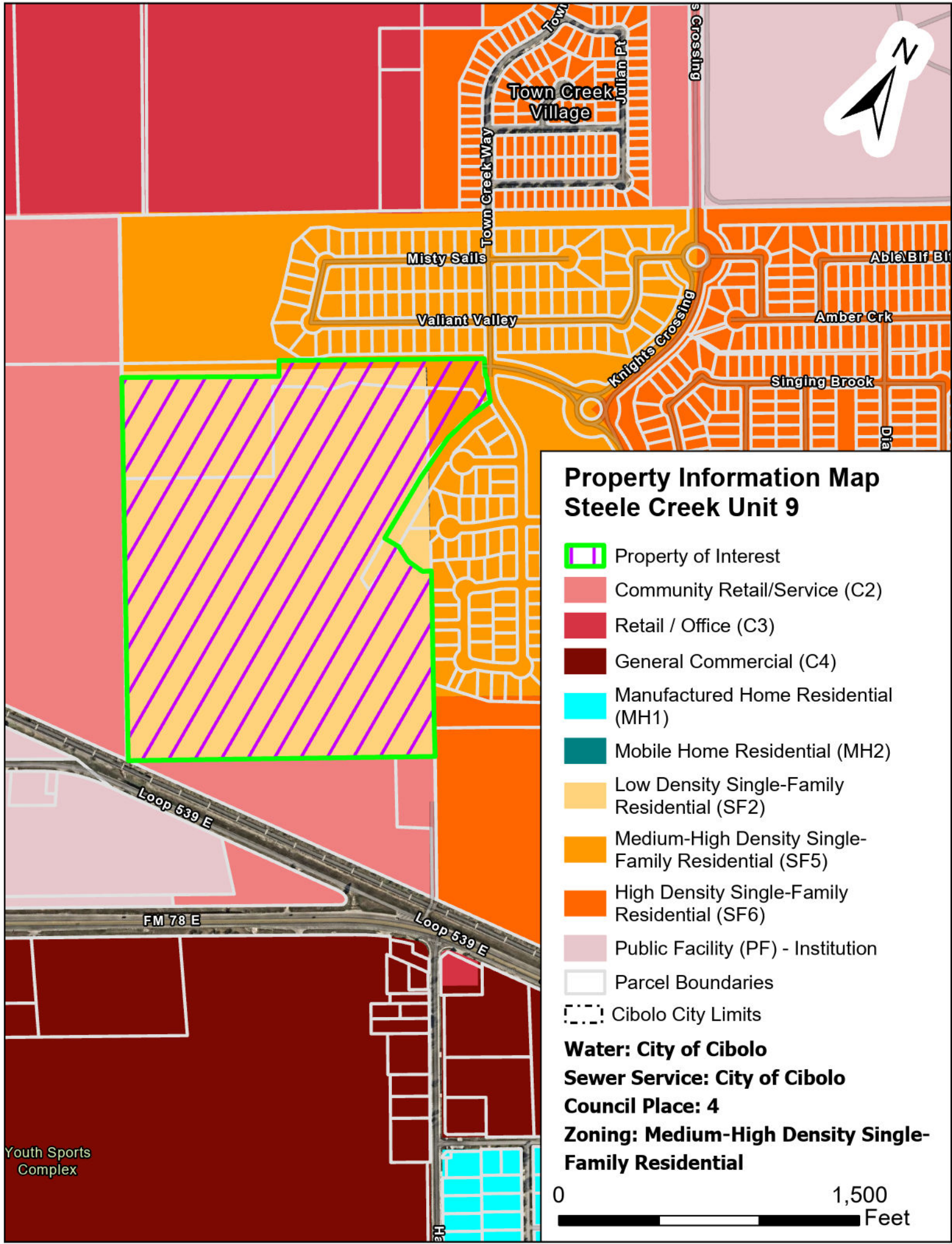
## UNDERGROUND SUBDIVISION PLAT NOTES:

- 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.
- DRAINAGE AND OPEN SPACE EASEMENT NOTES:**
- THIS PLAT IS HEREBY ADOPTED BY THE OWNERS (CALLED "OWNERS") AND APPROVED BY THE CITY OF CIBOLO, (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, SUCCESSOR, AND ASSIGNS: LOT 902, BLOCK 14, AS SHOWN ON THE PLAT IS CALLED "DRAINAGE AND OPEN SPACE EASEMENT." THE DRAINAGE AND OPEN SPACE EASEMENT IS HEREBY RESERVED FOR THE PUBLIC'S USE FOREVER, BUT INCLUDING THE FOLLOWING COVENANTS WITH REGARD TO MAINTENANCE RESPONSIBILITY. THE EXISTING CREEK OR CREEKS TRAVERSING THE DRAINAGE AND OPEN SPACE EASEMENT SHALL REMAIN AS OPEN CHANNELS AT ALL TIMES AND SHALL BE MAINTAINED BY ALL OF THE OWNERS OF LOTS IN THE SUBDIVISION BY AND THROUGH A LAWFULLY CREATED HOMEOWNERS ASSOCIATION TO BE CREATED BY THE OWNERS, THE OWNERS COVENANT AND AGREE THAT SUCH A HOMEOWNERS ASSOCIATION (CALLED "ASSOCIATION") SHALL BE CREATED PRIOR TO THE FINAL ACCEPTANCE BY THE CITY. ASSOCIATION DOCUMENTS SHALL BE SUBJECT TO THE APPROVAL OF THE CITY AND SHALL SPECIFICALLY CONTAIN COVENANTS BINDING THE ASSOCIATION TO CONTINUOUSLY MAINTAIN THE DRAINAGE AND OPEN SPACE EASEMENT. SUCH COVENANTS SHALL NOT RELIEVE THE INDIVIDUAL LOT OWNERS OF THE RESPONSIBILITY TO MAINTAIN THE DRAINAGE AND OPEN SPACE EASEMENT SHOULD THE ASSOCIATION DEFAULT IN THE PERFORMANCE OF ITS MAINTENANCE RESPONSIBILITY. THE ASSOCIATION DOCUMENTS SHALL ALSO CONTAIN PROVISIONS THAT THEY MAY NOT BE AMENDED WITH REGARD TO THE DRAINAGE AND OPEN SPACE EASEMENT SHALL ALWAYS REMAIN IN THE ASSOCIATION. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID CREEK OR CREEKS OR FOR ANY DAMAGE OR INJURY TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER ALONG SAID CREEK, OR FOR THE CONTROL OF EROSION. NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND OPEN SPACE EASEMENT. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO CONSIDER CHANNELIZING OR ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE, THEN IN SUCH EVENT, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE DRAINAGE AND OPEN SPACE EASEMENT AT ANY POINT, OR POINTS, WITH ALL RIGHTS OF INGRESS AND EGRESS TO INVESTIGATE, SURVEY, OR TO ERECT, CONSTRUCT, AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. THE OWNERS AND ASSOCIATION SHALL KEEP THE NATURAL DRAINAGE CHANNELS WITHIN THE DRAINAGE AND OPEN SPACE EASEMENT FREE OF DEBRIS, SILT, OR ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE OWNERS AND THE ASSOCIATION TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE CREEKS AND NATURAL DRAINAGE CHANNELS THROUGH THE DRAINAGE AND OPEN SPACE EASEMENT AS IN THE CASE OF ALL NATURAL CHANNELS, ARE SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE LIABLE FOR ANY DAMAGES AND INJURIES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, NOR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE DRAINAGE AND OPEN SPACE EASEMENT, AND THE OWNERS HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY FROM ANY SUCH DAMAGES AND INJURIES. BUILDING AREAS OUTSIDE THE DRAINAGE AND OPEN SPACE EASEMENT SHALL BE FILLED TO A MINIMUM ELEVATION AS SHOWN ON THE PLAT.

## LINE TABLE

| LINE # | BEARING     | LENGTH  |
|--------|-------------|---------|
| L1     | S30°21'05"E | 80.00'  |
| L2     | S30°45'30"E | 21.96'  |
| L3     | S0°11'42"E  | 495.31' |
| L4     | S0°11'30"E  | 61.02'  |
| L5     | N3°39'45"E  | 246.40' |
| L6     | S62°18'05"E | 91.98'  |
| L7     | S86°37'19"E | 85.04'  |
| L8     | N58°37'03"E | 44.38'  |
| L9     | N45°00'00"E | 190.58' |
| L10    | S30°21'05"E | 80.00'  |
| L11    | S69°10'20"W | 39.53'  |
| L12    | S13°11'54"E | 100.00' |
| L13    | N59°34'57"E | 12.57'  |
| L14    | S30°16'47"E | 50.00'  |
| L15    | S59°34'57"W | 12.45'  |
| L16    | N13°11'54"W | 100.00' |
| L17    | N47°47'09"E | 28.20'  |





**Property Information Map  
Steele Creek Unit 9**

-  Property of Interest
-  Community Retail/Service (C2)
-  Retail / Office (C3)
-  General Commercial (C4)
-  Manufactured Home Residential (MH1)
-  Mobile Home Residential (MH2)
-  Low Density Single-Family Residential (SF2)
-  Medium-High Density Single-Family Residential (SF5)
-  High Density Single-Family Residential (SF6)
-  Public Facility (PF) - Institution
-  Parcel Boundaries
-  Cibolo City Limits

**Water: City of Cibolo**  
**Sewer Service: City of Cibolo**  
**Council Place: 4**  
**Zoning: Medium-High Density Single-Family Residential**

0 1,500 Feet

April 11, 2025

City of Cibolo  
Planning Department  
200 S. Main Street  
Cibolo, TX 78108

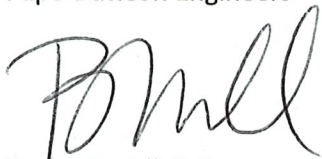
Re: Steele Creek-Unit 9  
Engineer's Summary Letter

To Whom It May Concern:

Steele Creek-Unit 9 is a  $\pm 23.9$ -acre single-family residential project located within the larger  $\pm 411$ -acre Steele Creek Subdivision. This project is located south of FM 1103, north of FM 78, and west of Tolle Road. This phase of the development will consist of construction to support the 41 single-family lot development, street infrastructure, drainage facilities, and utility improvements. Drainage runoff from the development of this phase of the subdivision was analyzed as part of the previously approved Stormwater Management Plan for Steele Creek Subdivision Land Study dated May 2018. Per the request of Mr. Rudolph Klein, P.E., the City Engineer for the City of Cibolo, detention is not being proposed for areas draining to Town Creek and Town Creek East Tributary No. 1 due to concerns regarding the timing of the release of the storm water run-off for the subdivision versus the timing of the peak in Town Creek.

If you have any questions or require additional information, please do not hesitate to contact me at your earliest convenience.

Sincerely,  
Pape-Dawson Engineers



Becky Carroll, P.E.  
Senior Vice President

P:\126\29\09\Word\Letters\250411a1 Engineers Summary Letter.docx





# City of Cibolo

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

## UNIVERSAL APPLICATION - FINAL PLAT

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

Project Name: Steele Creek-Unit 9

Total Acres: 23.946 Survey Name: Jeronimo Leal No. 85 Abstract No.: 210

Project Location (address): Southwest of the intersection of Town Creek Way and Lance Crossing

Current Zoning: SF-2 Overlay: ☒ None ☐ Old Town ☐ FM 78

Proposed Zoning: SF-2 # of Lots: 41 # of Units: 1

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

☐ Other \_\_\_\_\_

Current Use: Undeveloped Total Proposed Square Footage: \_\_\_\_\_

Proposed Use: Single-Family Residential (Commercial/Industrial only)

### Applicant Information:

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

Address: 5419 North Loop 1604 East City: San Antonio

State: Texas Zip Code: 78247 Phone: (210) 496-2668

Email: dbbrodbeck@drhorton.com Fax: \_\_\_\_\_

\*Applicant (if different than Owner): David Brodbeck

\* Letter of Authorization required

Address: 5419 North Loop 1604 East City: San Antonio

State: Texas Zip Code: 78247 Phone: (210) 496-2668

Email: dbbrodbeck@drhorton.com Fax: \_\_\_\_\_

Representative: Becky Carroll

Address: 2000 NW Loop 410 City: San Antonio

State: Texas Zip Code: 78213 Phone: (210) 375-9000

Email: bcarroll@pape-dawson.com Fax: (210) 375-9010

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

David Brodbeck  
Owner or Representative's Signature  
David Brodbeck  
Typed / Printed Name

State of TEXAS

County of BEXAR

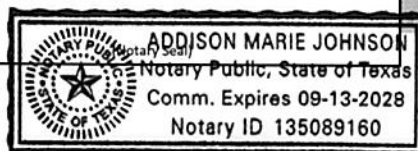
Before me, Addison Johnson, on this day personally appeared  
Name of Notary Public

David Brodeck, to be the person(s) who is/are subscribed to the  
Name of signer(s)

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

Given under my hand and seal of office this 11<sup>th</sup> day of April, 2025

Addison Johnson  
Notary Public Signature



City of Cibolo  
Use Only

Total Fees

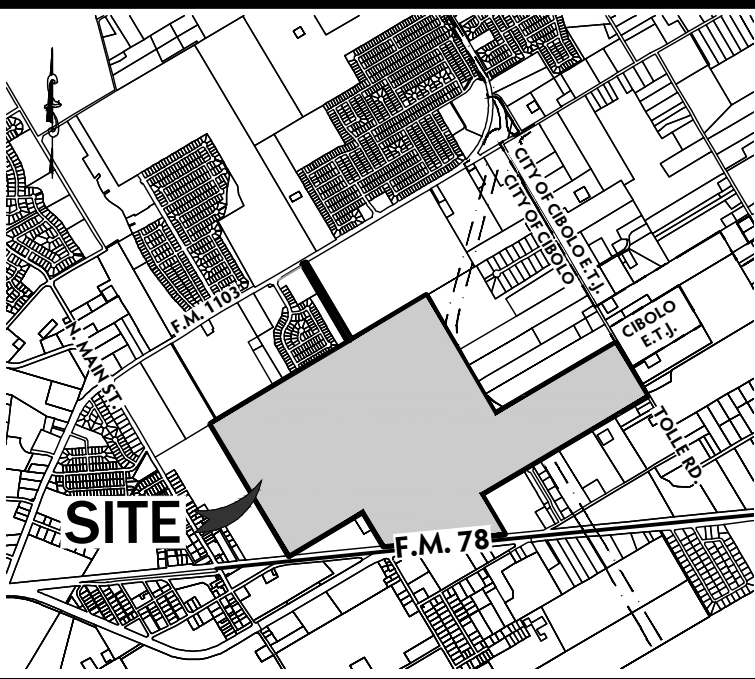
Payment Method

Submittal Date

Accepted by

Case Number





**LEGAL DESCRIPTION:**  
411.584 ACRES OF LAND BEING OUT OF THE GERONIMO LEAL SURVEY NO. 85, ABSTRACT NO. 210 AND THE DAVID MILLER SURVEY NO. 87, ABSTRACT NO. 226, IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 310.989 ACRES OF LAND, AS DESCRIBED IN VOLUME 1302, PAGES 593-596, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS; THAT CERTAIN CALLED 85.60 ACRES, AS DESCRIBED IN VOLUME 2250, PAGE 634, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS AND A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO JANET SCHUBERT SKINNER, ET AL, AS DESCRIBED IN DOCUMENT NUMBER 2015025575, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

## LOCATION MAP

**DEVELOPER:**  
DR HORTON, INC.  
211 N. LOOP 1604 E, SUITE 130  
SAN ANTONIO, TX 78232  
CONTACT PERSON: LESLIE OSTRANDER  
TEL: (210) 681-2951  
FAX: (210) 523-7112

**CIVIL ENGINEER:**  
CUDE ENGINEERS  
CONTACT PERSON: PATRICK MURPHY, P.E.  
4122 POND HILL ROAD, SUITE 101  
SAN ANTONIO, TX 78231  
TEL: (210) 681-2951  
FAX: (210) 523-7112

## NOTES:

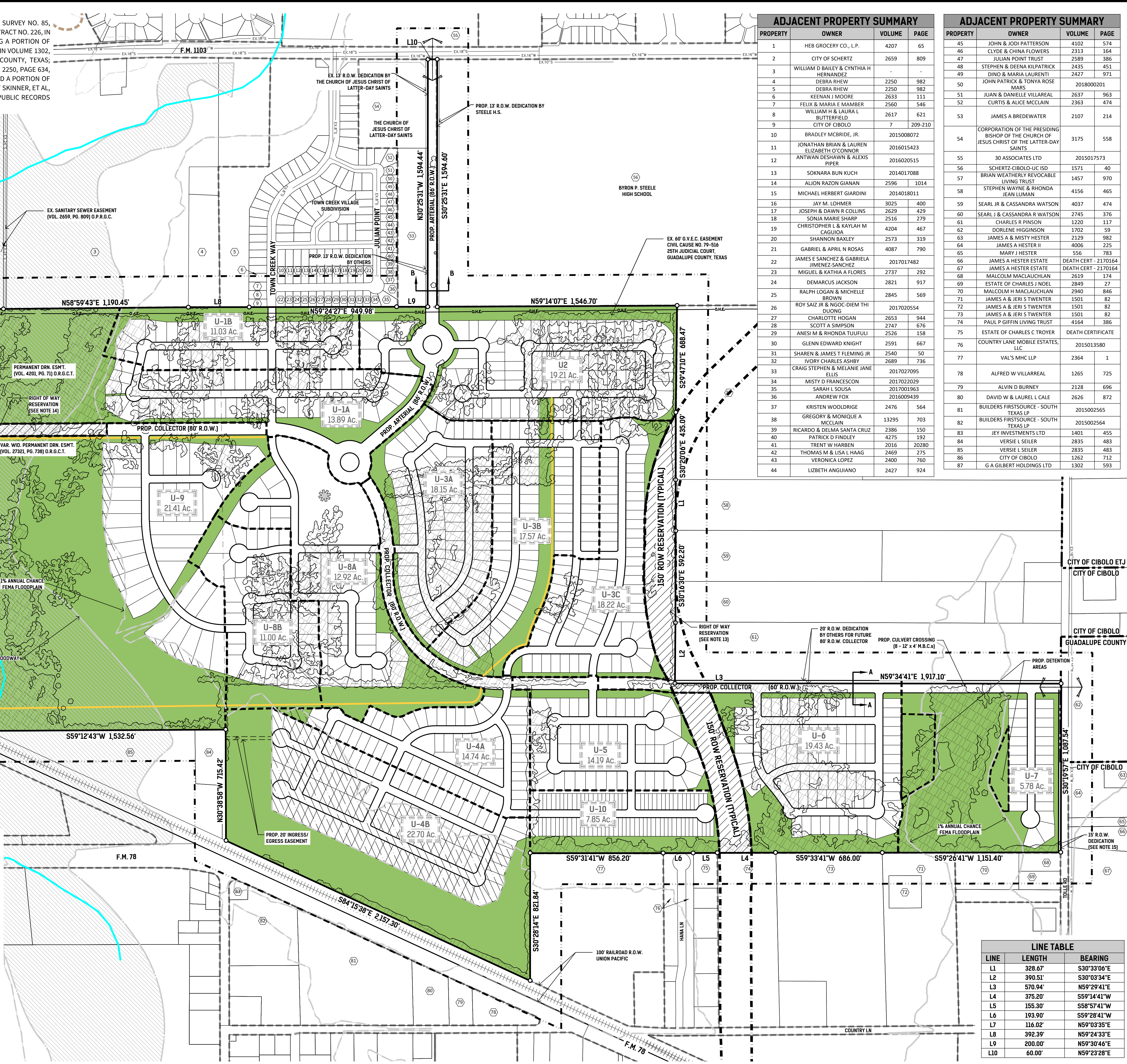
1. SITE IS LOCATED WITHIN THE CITY OF CIBOLO.
2. THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED.
3. PER FEMA FLOOD MAP PANEL 48187C0230F A PORTION OF THE SITE IS WITHIN THE LIMITS OF THE 1% ANNUAL CHANCE FLOODPLAIN. LOTS WITHIN THE 1% ANNUAL FLOOD CHANCE ARE CONDITIONALLY APPROVED PENDING A LETTER OF MAP REVISIONS (LOMR).
4. THERE ARE NO KNOWN ENVIRONMENTALLY SENSITIVE AREAS RELATIVE TO WETLANDS, ENDANGERED OR OTHERWISE LISTED SPECIES, ARCHAEOLOGICAL INDICATORS, SOILS, OR SLOPE ANALYSIS.
5. A TREE SURVEY SHOWING EXISTING HERITAGE AND PROTECTED TREES WILL BE SUBMITTED ON A UNIT-BY-UNIT BASIS PER AGREEMENT WITH THE CITY.
6. SITE ZONING: SF-1, SF-2, & SF-3, PER ORDINANCE #1230
7. LOT STANDARDS ARE PER UDC #1046 (PRE 2018 UPDATES)
8. SANITARY SEWER, WATER, & UTILITY INFORMATION LOCATIONS ARE APPROXIMATE AND LOCATIONS NEED TO BE FIELD VERIFIED.
9. ORDER OF PLATTING APPROXIMATE AND SUBJECT TO CHANGE.
10. ALL STREET LOCATIONS ARE SUBJECT TO CHANGE AND WILL BE FINALIZED DURING THE PLATTING PROCESS.
11. ALL PROPOSED STREETS ARE DESIGNATED AS "LOCAL A" (50' RIGHT OF WAY) UNLESS OTHERWISE NOTED.
12. TOTAL PARKLAND DEDICATION FOR THE TRACT SHALL BE A MINIMUM OF 8% OF SINGLE FAMILY AND MULTI-FAMILY USE ACREAGE PER UDC SECTION 16. TOTAL PARKLAND DEDICATION MAY BE MET BY PARKLAND DEDICATION, CASH CONTRIBUTIONS, PARK IMPROVEMENTS AND/OR OTHER CREDITS AS AGREED TO BY THE DEVELOPER AND THE CITY OF CIBOLO TO BE FURTHER DEFINED IN THE LAND USE STUDY OR DEVELOPMENT AGREEMENT.
13. RIGHT OF WAY RESERVATION CROSSING PROPERTY RESERVED FOR PURCHASE FOR FUTURE EXTENSION OF FM 1103 TOLL WAY BY OTHERS.
14. RIGHT OF WAY RESERVATION TO N MAIN ST RESERVED FOR PURCHASE FOR ROADWAY EXTENSION BY OTHERS.
15. RIGHT OF WAY DEDICATION ALONG EAST PROPERTY LINE TO BE DEDICATED AT THE TIME OF PLATTING OF UNIT 1.
16. ACCESS TO TOWN CREEK WAY TO BE LIMITED TO EMERGENCY VEHICLES ONLY.
17. OPEN SPACE WILL BE OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION.
18. A LEVEL 3 TRAFFIC IMPACT ANALYSIS WILL BE REQUIRED FOR THIS SUBDIVISION PRIOR TO THE PLATTING OF THE FIRST UNIT.
19. THE CONNECTION TO TOLLE RD MUST BE CONSTRUCTED BY THE COMPLETION OF THE 300TH HOME, UNLESS OTHERWISE NOTED.
20. PUBLIC IMPROVEMENTS AND PHASING WILL BE DETERMINED IN A PIA TO BE APPROVED BY CITY COUNCIL.

## LEGEND:

- SITE BOUNDARY
- - - CITY LIMIT BOUNDARY
- EXISTING LIFT STATION
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING RAIL ROAD TRACKS
- FUTURE PUBLIC-USE TRAILS (BY CITY)
- PROPOSED PUBLIC-USE TRAILS (BY DEVELOPER)
- EXISTING ZONING BOUNDARY
- EXISTING DEED LINE
- - - PROPOSED PHASE BOUNDARY
- - - PROPOSED MAJOR THOROUGHFARE
- PROPOSED PRIVATE PARK & AMENITY CENTER
- 1% ANNUAL CHANCE FLOODPLAIN
- FLOODWAY
- PROPOSED LOMR FLOODPLAIN REVISIONS
- EXISTING CANOPY COVER
- PROPOSED PARKLAND DEDICATION (±120 Ac.)

| UNIT  | LAND USE TYPE                    | PLATTING ORDER | MAX. LOT COVERAGE | MAX DENSITY | LOT COUNT | GROSS Ac. | NET Ac. |
|-------|----------------------------------|----------------|-------------------|-------------|-----------|-----------|---------|
| 1A    | MEDIUM DENSITY RESIDENTIAL (SF2) | 2              | 50%               | 4           | 53        | 30.32     | 13.89   |
| 1B    | MEDIUM DENSITY RESIDENTIAL (SF2) | 7              | 50%               | 4           | 43        | 14.52     | 11.03   |
| 2     | MIXED DENSITY RESIDENTIAL (SF3)  | 1              | 60%               | 5.5         | 100       | 29.66     | 19.21   |
| 3A    | MIXED DENSITY RESIDENTIAL (SF3)  | 4              | 60%               | 5.5         | 84        | 20.05     | 18.15   |
| 3B    | MIXED DENSITY RESIDENTIAL (SF3)  | 8              | 60%               | 5.5         | 86        | 22.12     | 17.57   |
| 3C    | MIXED DENSITY RESIDENTIAL (SF3)  | 12             | 60%               | 5.5         | 83        | 20.04     | 18.22   |
| 4A    | MIXED DENSITY RESIDENTIAL (SF3)  | 3              | 60%               | 5.5         | 65        | 15.31     | 14.74   |
| 4B    | MIXED DENSITY RESIDENTIAL (SF3)  | 9              | 60%               | 5.5         | 110       | 43.76     | 22.70   |
| 5     | MIXED DENSITY RESIDENTIAL (SF3)  | 5              | 60%               | 5.5         | 64        | 15.61     | 14.19   |
| 6     | MIXED DENSITY RESIDENTIAL (SF3)  | 14             | 60%               | 5.5         | 95        | 25.08     | 19.43   |
| 7     | MIXED DENSITY RESIDENTIAL (SF3)  | 15             | 60%               | 5.5         | 30        | 23.96     | 5.78    |
| 8A    | MEDIUM DENSITY RESIDENTIAL (SF2) | 10             | 50%               | 4           | 42        | 20.39     | 12.92   |
| 8B    | MEDIUM DENSITY RESIDENTIAL (SF2) | 13             | 50%               | 4           | 47        | 15.74     | 11.00   |
| 9     | LOW DENSITY RESIDENTIAL (SF1)    | 11             | 35%               | 2           | 40        | 67.00     | 21.41   |
| 10    | TOWNHOME ①                       | 6              | 75%               | 18          | 88        | 11.12     | 7.85    |
| -     | PARK SPACE                       | -----          | -----             | -----       | -----     | 6.23      | 6.23    |
| -     | RIGHT OF WAY ②                   | -----          | -----             | -----       | -----     | 30.67     | 30.67   |
| TOTAL |                                  |                |                   |             | 1030      | 411.58    | 264.99  |

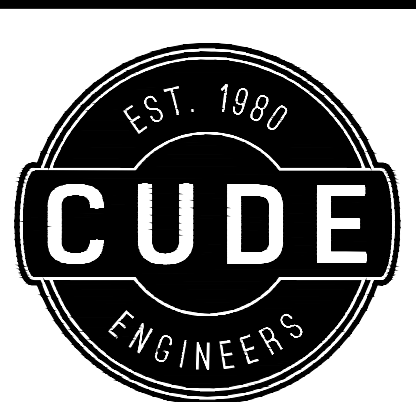
① SUBJECT TO APPROVAL OF A CONDITIONAL USE PERMIT  
② RIGHT-OF-WAY AS INDICATED ON THE MAJOR THOROUGHFARE PLAN & FUTURE LAND USE MAP.  
PARKLAND DEDICATION REQUIRED = 264.99 AC. x 0.08 = 21.20 AC.



| ADJACENT PROPERTY SUMMARY |                                            |            |         |
|---------------------------|--------------------------------------------|------------|---------|
| PROPERTY                  | OWNER                                      | VOLUME     | PAGE    |
| 1                         | HEB GROCERY CO., L.P.                      | 4207       | 65      |
| 2                         | CITY OF SCHERTZ                            | 2659       | 809     |
| 3                         | WILLIAM D BAILEY & CYNTHIA H HERNANDEZ     | -          | -       |
| 4                         | DEBRA RHEW                                 | 2250       | 982     |
| 5                         | DEBRA RHEW                                 | 2250       | 982     |
| 6                         | KEENAN J MOORE                             | 2633       | 111     |
| 7                         | FELIX & MARIA E MAMBER                     | 2560       | 546     |
| 8                         | WILLIAM H & LAURA L BUTTERFIELD            | 2617       | 621     |
| 9                         | CITY OF CIBOLO                             | 7          | 209-210 |
| 10                        | BRADLEY MCBRIDE, JR.                       | 2015008072 |         |
| 11                        | JONATHAN BRIAN & LAUREN ELIZABETH O'CONNOR | 2016015423 |         |
| 12                        | ANTWAN DESHAWN & ALEXIS PIPER              | 2016020515 |         |
| 13                        | SOKNARA BUN KUCH                           | 2014017088 |         |
| 14                        | ALION RAZON GIANAN                         | 2596       | 1014    |
| 15                        | MICHAEL HERBERT GIARDINI                   | 2014018011 |         |
| 16                        | JAY M. LOHMER                              | 3025       | 400     |
| 17                        | JOSEPH & DAWN R COLLINS                    | 2629       | 429     |
| 18                        | SONIA MARIE SHARP                          | 2516       | 279     |
| 19                        | CHRISTOPHER L & KAYLAH M CAGUIOA           | 4204       | 467     |
| 20                        | SHANNON BAXLEY                             | 2573       | 319     |
| 21                        | GABRIEL & APRIL N ROSAS                    | 4087       | 790     |
| 22                        | JAMES E SANCHEZ & GABRIELA JIMENEZ-SANCHEZ | 2017017482 |         |
| 23                        | MIGUEL & KATHIA A FLORES                   | 2737       | 292     |
| 24                        | DEMARCUS JACKSON                           | 2821       | 917     |
| 25                        | RALPH LOGAN & MICHELLE BROWN               | 2845       | 569     |
| 26                        | ROY SAIZ JR & NGOC-DIEM THI DUONG          | 2017020554 |         |
| 27                        | CHARLOTTE HOGAN                            | 2653       | 944     |
| 28                        | SCOTT A SIMPSON                            | 2747       | 676     |
| 29                        | ANESI M & RHONDA TUUFULI                   | 2526       | 158     |
| 30                        | GLENN EDWARD KNIGHT                        | 2591       | 667     |
| 31                        | SHAREN & JAMES T FLEMING JR                | 2540       | 50      |
| 32                        | IVORY CHARLES ASHBY                        | 2689       | 736     |
| 33                        | CRAIG STEPHEN & MELANIE JANE ELLIS         | 2017027095 |         |
| 34                        | MISTY D FRANCESCON                         | 2017022029 |         |
| 35                        | SARAH S SOUSA                              | 2017001963 |         |
| 36                        | ANDREW FOX                                 | 2016009439 |         |
| 37                        | KRISTEN WOOLDRIGE                          | 2476       | 564     |
| 38                        | GREGORY & MONIQUE A MCCLAIN                | 13295      | 703     |
| 39                        | RICARDO & DELMA SANTA CRUZ                 | 2386       | 150     |
| 40                        | PATRICK D FINDLEY                          | 4275       | 192     |
| 41                        | TRENT W HARREN                             | 2016       | 20280   |
| 42                        | THOMAS M & LISA L HAAG                     | 2469       | 275     |
| 43                        | VERONICA LOPEZ                             | 2400       | 760     |
| 44                        | LIZBETH ANGUIANO                           | 2427       | 924     |

| ADJACENT PROPERTY SUMMARY |                                                                                            |                      |      |
|---------------------------|--------------------------------------------------------------------------------------------|----------------------|------|
| PROPERTY                  | OWNER                                                                                      | VOLUME               | PAGE |
| 45                        | JOHN & JODI PATTERSON                                                                      | 4102                 | 574  |
| 46                        | CLYDE & CHINA FLOWERS                                                                      | 2313                 | 164  |
| 47                        | JULIAN POINT TRUST                                                                         | 2589                 | 386  |
| 48                        | STEPHEN & DEENA KILPATRICK                                                                 | 2435                 | 451  |
| 49                        | DINO & MARIA LAURENTI                                                                      | 2427                 | 971  |
| 50                        | JOHN PATRICK & TONYA ROSE MARS                                                             | 2018000201           |      |
| 51                        | JUAN & DANIELLE VILLAREAL                                                                  | 2637                 | 963  |
| 52                        | CURTIS & ALICE MCCLAIN                                                                     | 2363                 | 474  |
| 53                        | JAMES A BREDEWATER                                                                         | 2107                 | 214  |
| 54                        | CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF THE LATTER-DAY SAINTS | 3175                 | 558  |
| 55                        | 30 ASSOCIATES LTD                                                                          | 2015017573           |      |
| 56                        | SCHERTZ-CIBOLO-LIC ISO                                                                     | 1571                 | 40   |
| 57                        | BRIAN WEATHERLY REVOCABLE LIVING TRUST                                                     | 1457                 | 970  |
| 58                        | STEPHEN WAYNE & RHONDA JEAN LUMAN                                                          | 4156                 | 465  |
| 59                        | SEARL JR & CASSANDRA WATSON                                                                | 4037                 | 474  |
| 60                        | SEARL J & CASSANDRA R WATSON                                                               | 2745                 | 376  |
| 61                        | CHARLES R PINSON                                                                           | 1220                 | 117  |
| 62                        | DORLENE HIGGINSON                                                                          | 1702                 | 59   |
| 63                        | JAMES & MISTY HESTER                                                                       | 2129                 | 982  |
| 64                        | JAMES A HESTER II                                                                          | 4006                 | 225  |
| 65                        | MARY J HESTER                                                                              | 556                  | 783  |
| 66                        | JAMES A HESTER ESTATE                                                                      | DEATH CERT - 2170164 |      |
| 67                        | JAMES A HESTER ESTATE                                                                      | DEATH CERT - 2170164 |      |
| 68                        | MALCOLM MACLAUCHLAN                                                                        | 2619                 | 174  |
| 69                        | ESTATE OF CHARLES J NOEL                                                                   | 2849                 | 27   |
| 70                        | MALCOLM H MACLAUCHLAN                                                                      | 2940                 | 846  |
| 71                        | JAMES A & JERI S TWENTER                                                                   | 1501                 | 82   |
| 72                        | JAMES A & JERI S TWENTER                                                                   | 1501                 | 82   |
| 73                        | JAMES A & JERI S TWENTER                                                                   | 1501                 | 82   |
| 74                        | PAUL P GIFFIN LIVING TRUST                                                                 | 4164                 | 386  |
| 75                        | ESTATE OF CHARLES C TROYER                                                                 | DEATH CERTIFICATE    |      |
| 76                        | COUNTRY LANE MOBILE STORES, LLC                                                            | 2015013580           |      |
| 77                        | VAL'S MHC LLP                                                                              | 2364                 | 1    |
| 78                        | ALFRED W VILLARREAL                                                                        | 1265                 | 725  |
| 79                        | ALVIN D BURNEY                                                                             | 2128                 | 696  |
| 80                        | DAVID W & LAUREL L CALE                                                                    | 2626                 | 872  |
| 81                        | BUILDERS FIRSTSOURCE - SOUTH TEXAS LP                                                      | 2015002565           |      |
| 82                        | BUILDERS FIRSTSOURCE - SOUTH TEXAS LP                                                      | 2015002564           |      |
| 83                        | JEV INVESTMENTS LTD                                                                        | 1401                 | 455  |
| 84                        | VERSIE L SEILER                                                                            | 2835                 | 483  |
| 85                        | VERSIE L SEILER                                                                            | 2835                 | 483  |
| 86                        | CITY OF CIBOLO                                                                             | 1262                 | 712  |
| 87                        | G A GILBERT HOLDINGS LTD                                                                   | 1302                 | 593  |

| LINE TABLE |         |             |
|------------|---------|-------------|
| LINE       | LENGTH  | BEARING     |
| L1         | 328.67' | S30°33'06"E |
| L2         | 390.51' | S30°03'34"E |
| L3         | 570.94' | N59°29'41"E |
| L4         | 375.20' | S59°14'41"W |
| L5         | 155.30' | S58°57'41"W |
| L6         | 193.90' | S59°28'41"W |
| L7         | 116.02' | N59°03'35"E |
| L8         | 392.39' | N59°24'33"E |
| L9         | 200.00' | N59°30'46"E |
| L10        | 60.00'  | N59°23'28"E |

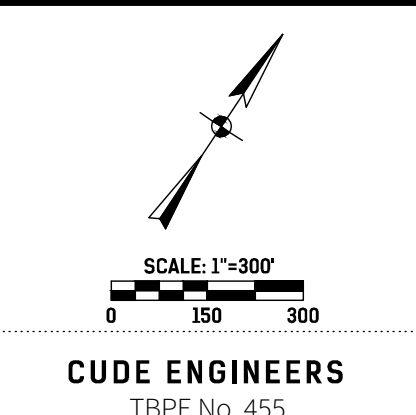


CUDEENGINEERS.COM  
4122 Pond Hill Road, Suite 101  
San Antonio, Texas 78231  
P:(210) 681.2951 F:(210) 523.7112

STEEL CREEK SUBDIVISION  
LAND STUDY  
PROPOSED USE & DEVELOPMENT

DATE  
04-04-2018  
PROJECT NO.  
02907.300  
DRAWN BY  
PMB  
CHECKED BY  
JMC

REVISIONS  
1. REV. PER CITY COMMENTS (05-04-18)  
2. REV. PER CITY COMMENTS (05-25-18)  
3.  
4.  
5.  
6.  
7.  
8.  
9.



CUDE ENGINEERS  
TBPE No. 455

E24.2

2 OF 3

REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.



## MEMO

**TO:** City of Cibolo – Planning Department  
City Hall Annex  
201 W Loop 539  
Cibolo, TX 78108

**DATE:** March 16, 2026

**FROM:** Grant Wuebben, P.E., PTOE 

**PROJECT NO.:** 12629-13

**cc:** Cheridan Mataalii

**RE:** Steel Creek – TIA Update Memo

Pape-Dawson was retained to prepare a Traffic Impact Analysis (TIA) update for the Steele Creek development. The site is located on the southeast corner of FM 1103 at the Main Street intersection, north of FM 78 in the City of Cibolo, Guadalupe County, Texas. The original TIA was performed by CEC and is dated May 15<sup>th</sup>, 2018. This update memo will analyze land use summary of the Steele Creek development consisting of proposed changes to the land uses / sizes contained in the original approved TIA report. Since then, changes have been made to the site plan, and the number of single-family dwelling units has decreased from 1,041 lots to 921 lots. The change in number of trips is documented in this memo.

## SITE PLAN UPDATE

The original TIA consisted of 947 Single-Family dwelling units and 94 town homes. Since then, the number of single-family dwelling units has decreased to 921. Of which, 666 homes are existing or under construction, with 255 dwelling units remaining to be built. In addition, there will no longer be town homes and instead will be replaced with 666 existing or platted single-family dwelling units. There are four units still to be constructed, which includes 255 single-family dwelling units. Units 4A and 9 will be constructed in 2026 and Units 4B and 10 will be constructed in 2027. The original TIA site plan and the proposed site plan are provided in **Attachment A**. In addition, driveway access at the intersection of Tolle Road at Lance Crossing will be constructed in 2027.

**TIA UPDATE MEMO**

Steele Creek TIA Update Memo

March 16, 2026

Page 2 of 4

**TRIP COMPARISON TABLE**

The site trips from the original 2018 TIA were compared to the proposed trips from the updated land use and sizes. The trip generation comparison was performed using ITE 12<sup>th</sup> Edition rates as shown in **Table 1**.

**Table 1. Trip Generation Comparison**

| Land Use (ITE Code)                                                  | Size   | AM Peak Hour |      |       | PM Peak Hour |      |       | Daily Total |
|----------------------------------------------------------------------|--------|--------------|------|-------|--------------|------|-------|-------------|
|                                                                      |        | Enter        | Exit | Total | Enter        | Exit | Total |             |
| Original TIA Trip Generation with ITE 9 <sup>th</sup> Edition (2018) |        |              |      |       |              |      |       |             |
| Single Family Residential (210)                                      | 947 DU | 178          | 532  | 710   | 597          | 350  | 947   | 9,015       |
| Residential Townhouse (230)                                          | 94 DU  | 7            | 34   | 41    | 33           | 16   | 49    | 546         |
| Original TIA (2018) Trips Total                                      |        | 185          | 566  | 751   | 630          | 366  | 996   | 9,561       |
|                                                                      |        | 751          |      |       | 996          |      |       | 9,561       |
| Updated TIA Trip Generation with ITE 12 <sup>th</sup> Edition (2026) |        |              |      |       |              |      |       |             |
| Existing Homes                                                       |        |              |      |       |              |      |       |             |
| Single Family Residential (210)                                      | 666 DU | 126          | 340  | 466   | 384          | 235  | 619   | 6,054       |
| Future Homes                                                         |        |              |      |       |              |      |       |             |
| Single Family Residential (210)                                      | 255 DU | 48           | 131  | 179   | 147          | 90   | 237   | 2,318       |
| Updated TIA (2026) Trips Total                                       |        | 174          | 471  | 645   | 531          | 325  | 856   | 8,372       |
|                                                                      |        | 645          |      |       | 856          |      |       | 8,372       |
| Original TIA (2018) Trips Total                                      |        | 751          |      |       | 996          |      |       | 9,561       |

| Difference | AM Peak     | PM Peak     | Daily        |
|------------|-------------|-------------|--------------|
|            | <b>106</b>  | <b>140</b>  | <b>1,189</b> |
|            | <b>-14%</b> | <b>-14%</b> | <b>-12%</b>  |

As shown in **Table 1**, the updated trip generation shows a reduction of 106 (-14%) AM peak hour site trips, 140 (-14%) PM peak hour site trips, and 1,189 (-12%) daily trips. The number of proposed site trips is less than the number of site trips in the original TIA and therefore, no mitigation changes are proposed from the original recommendations.

## TIA UPDATE MEMO

Steele Creek TIA Update Memo

March 16, 2026

Page 3 of 4

## SITE ACCESS

The proposed development will include two site driveways. Driveway 1, which has been constructed, is located at the intersection of Knights Crossing at FM 1103 and provides direct and regional access to the site. It is noted that Knights Crossing at FM 1103 currently operates as a signalized intersection with a constructed eastbound right-turn and westbound left-turn lane. Driveway 2, which is to be completed in 2027, will be called Lance Crossing and shall be a connector to Tolle Road on the eastern side of the development. In the original TIA, a northbound left-turn lane and a southbound right-turn lane at Tolle Road are proposed mitigations and will remain the same.

## MITIGATION SUMMARY

The mitigation improvements proposed in the TIA mitigation update memo (dated 2/12/2026) will remain the same and are summarized in **Table 2** below. The TIA updated Site Plan (dated 10/29/2026) and the pages from Original TIA are provided in **Attachment A** and **Attachment B**, respectively. No change is proposed for mitigation improvements in the original TIA.

**Table 2. Mitigation Improvements and Status**

| Intersection                      | Improvements                | Status                                                                      |
|-----------------------------------|-----------------------------|-----------------------------------------------------------------------------|
| <b>Signalized Intersections</b>   |                             |                                                                             |
| Knights Crossing at FM 1103       | Traffic Signal Installation | Constructed                                                                 |
|                                   | Install EB Right-Turn Lane  | Constructed                                                                 |
|                                   | Install WB Left-Turn Lane   | Constructed                                                                 |
| <b>Unsignalized Intersections</b> |                             |                                                                             |
| Lane Crossing at Tolle Road       | NB Left-Turn Lane           | Not Constructed – To be constructed when Lance Crossing connection is made. |
|                                   | SB Right-Turn Lane          | Not Constructed – To be constructed when Lance Crossing connection is made. |



**TIA UPDATE MEMO**

Steele Creek TIA Update Memo

March 16, 2026

Page 4 of 4

This TIA update evaluates the revised site plan and associated changes in residential land uses for the Steele Creek development. Based on the updated land use summary, the resulting trip generation is less than what was identified in the original approved TIA. The remaining roadway and access improvements will be constructed with the completion of the Collector connection in 2027. We trust that the enclosed information will satisfy the City's requirements for this application for TIA update. Please let us know if you require additional information.

Sincerely,

Pape-Dawson



Grant Wuebben, P.E., PTOE

Senior Project Manager

## Attachments:

A – Original TIA Site Plan and Proposed Site Plan

B – Original TIA Documents

C – Photos

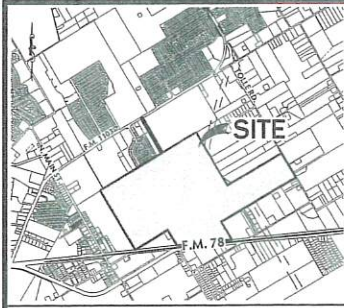
**END OF MEMO**

\\pape-dawson\PD-Legacy\P-Drive\126\29\13\1\_Admin\12\_Agreements\123\_Draft\_Agreements\26\_03\_12\_Steele\_Creek\_TIA\_Update\_Memo.docx

**ATTACHMENT A**  
**Original TIA Site Plan and**  
**Proposed Site Plan**

# **Original TIA Site Plan**





LOCATION MAP  
N.T.S.

**DEVELOPER:**  
DR HORTON, INC.  
211 N. LOOP 1604 E, SUITE 130  
SAN ANTONIO, TX 78232  
CONTACT PERSON: LESLIE OSTRANDER

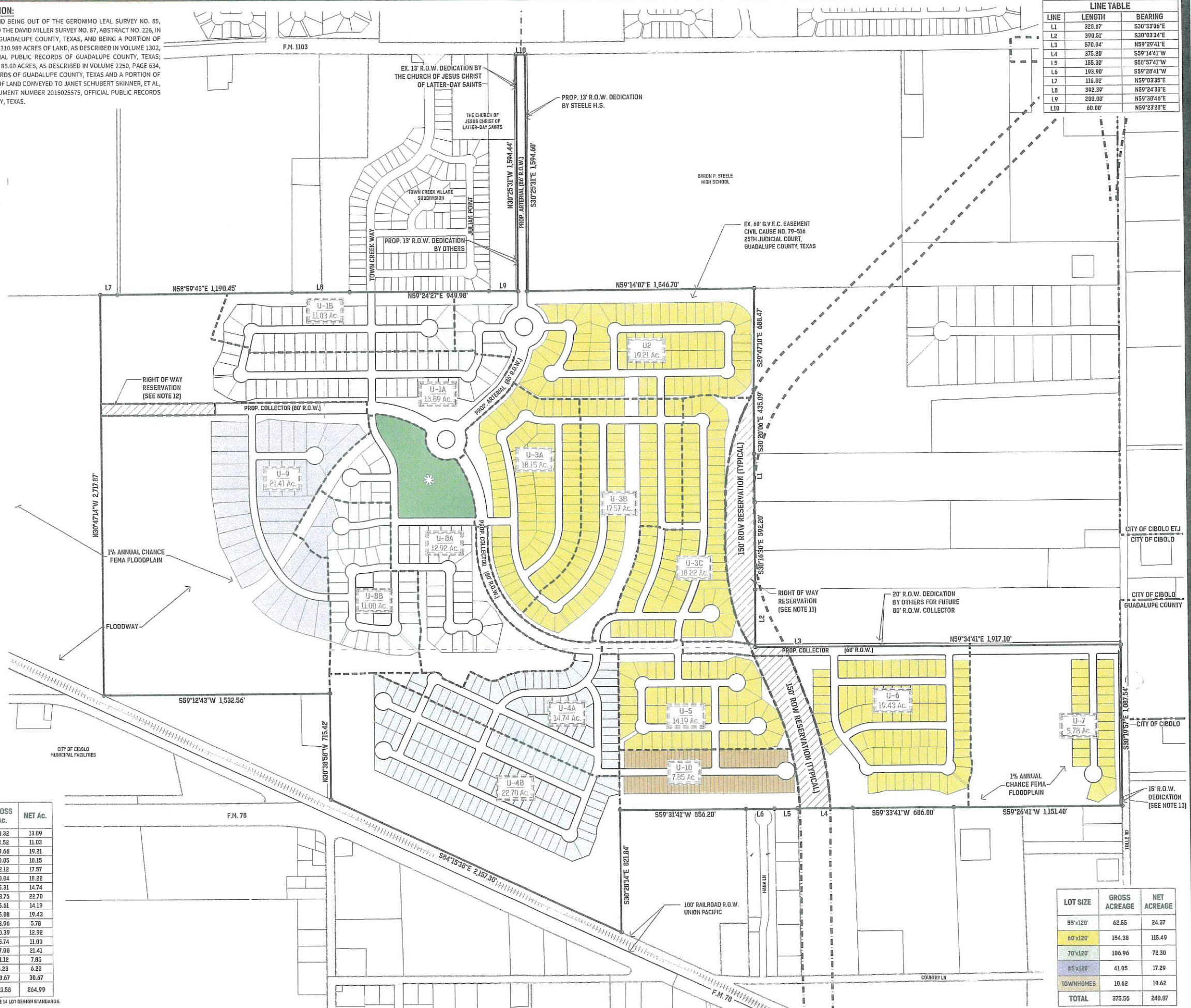
**CIVIL ENGINEER:**  
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FAX: (210) 523-7112

**LEGAL DESCRIPTION:**  
411.584 ACRES OF LAND BEING OUT OF THE GERONIMO LEAL SURVEY NO. 85, ABSTRACT NO. 210 AND THE DAVID MILLER SURVEY NO. 87, ABSTRACT NO. 226, IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 310.989 ACRES OF LAND, AS DESCRIBED IN VOLUME 1302, PAGES 593-596, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS; THAT CERTAIN CALLED 85.60 ACRES, AS DESCRIBED IN VOLUME 2250, PAGE 634, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS AND A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO JANET SCHUBERT SKINNER, ET AL, AS DESCRIBED IN DOCUMENT NUMBER 2015025575, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

- LEGEND:**
- SITE BOUNDARY
  - CITY LIMIT BOUNDARY
  - EXISTING LIFT STATION
  - EXISTING SEWER MAIN
  - EXISTING WATER MAIN
  - EXISTING OVERHEAD ELECTRIC
  - EXISTING RAIL ROAD TRACKS
  - EXISTING ZONING BOUNDARY
  - EXISTING DEED LINE
  - PROPOSED PHASE BOUNDARY
  - PROPOSED MAJOR THOROUGHFARE
  - PROPOSED PRIVATE PARK & AMENITY CENTER
  - 1% ANNUAL CHANCE FLOODPLAIN
  - FLOODWAY
  - PROPOSED CLOMR FLOODPLAIN REVISIONS
  - EXISTING CANOPY COVER
  - PROPOSED OPEN SPACE

| UNIT  | LAND USE TYPE              | PLATTING ORDER | MAX. LOT COVERAGE | MAX. DENSITY | GROSS Ac. | NET Ac. |
|-------|----------------------------|----------------|-------------------|--------------|-----------|---------|
| 1A    | MEDIUM DENSITY RESIDENTIAL | 2              | 60%               | 4            | 30.32     | 13.89   |
| 1B    | MEDIUM DENSITY RESIDENTIAL | 7              | 60%               | 4            | 14.52     | 11.03   |
| 2     | MIXED DENSITY RESIDENTIAL  | 1              | 60%               | 5.5          | 29.66     | 19.21   |
| 3A    | MIXED DENSITY RESIDENTIAL  | 3              | 60%               | 5.5          | 20.05     | 18.15   |
| 3B    | MIXED DENSITY RESIDENTIAL  | 8              | 60%               | 5.5          | 22.12     | 17.87   |
| 3C    | MIXED DENSITY RESIDENTIAL  | 12             | 60%               | 5.5          | 20.04     | 18.22   |
| 4A    | MIXED DENSITY RESIDENTIAL  | 4              | 60%               | 5.5          | 15.31     | 14.74   |
| 4B    | MIXED DENSITY RESIDENTIAL  | 9              | 60%               | 5.5          | 43.76     | 22.70   |
| 5     | MIXED DENSITY RESIDENTIAL  | 5              | 60%               | 5.5          | 15.01     | 14.19   |
| 6     | MIXED DENSITY RESIDENTIAL  | 14             | 60%               | 5.5          | 25.08     | 19.43   |
| 7     | MIXED DENSITY RESIDENTIAL  | 15             | 60%               | 5.5          | 23.96     | 5.78    |
| 8A    | MEDIUM DENSITY RESIDENTIAL | 10             | 60%               | 4            | 20.39     | 12.92   |
| 8B    | MEDIUM DENSITY RESIDENTIAL | 13             | 60%               | 4            | 15.74     | 11.00   |
| 9     | LOW DENSITY RESIDENTIAL    | 11             | 60%               | 2            | 67.00     | 21.41   |
| 10    | TOWNHOME                   | 6              | 75%               | 18           | 11.12     | 7.85    |
| -     | PARK SPACE                 |                |                   |              | 6.23      | 6.23    |
| -     | RIGHT OF WAY               |                |                   |              | 30.67     | 30.67   |
| TOTAL |                            |                |                   |              | 411.58    | 264.99  |

① EQUIVALENT DISTRICT CODE WITH H DESIGNATION INDICATES A MODIFICATION TO ONE OR MORE OF THE ARTICLE 14 LOT DESIGN STANDARDS.  
② RIGHT-OF-WAY AS INDICATED ON THE MAJOR THOROUGHFARE PLAN & FUTURE LAND USE MAP.  
③ PARCEL DEDICATION REQUIRED = 264.99 Ac. ± 0.03 ± 21.20 Ac.



**LINE TABLE**

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 328.67 | S30°33'06"E |
| L2   | 390.51 | S30°03'34"E |
| L3   | 570.94 | N59°29'41"E |
| L4   | 375.20 | S59°14'41"W |
| L5   | 155.30 | S59°57'41"W |
| L6   | 193.90 | S59°28'41"W |
| L7   | 116.02 | N59°03'35"E |
| L8   | 392.39 | N59°24'33"E |
| L9   | 200.00 | N59°30'46"E |
| L10  | 60.00  | N59°23'28"E |

| LOT SIZE  | GROSS ACREAGE | NET ACREAGE |
|-----------|---------------|-------------|
| 55'x120'  | 62.55         | 24.37       |
| 60'x120'  | 154.38        | 115.49      |
| 70'x120'  | 106.96        | 72.30       |
| 85'x120'  | 41.05         | 17.29       |
| TOWNHOMES | 10.62         | 10.62       |
| TOTAL     | 375.56        | 240.07      |

**CUDE ENGINEERS**  
EST. 1980  
CUDEENGINEERS.COM  
4122 Pond Hill Road, Suite 101  
San Antonio, Texas 78231  
P: (210) 681-2951 F: (210) 523-7112

**STEELE CREEK SUBDIVISION  
PLANNED UNIT DEVELOPMENT**  
LAND STUDY:  
PROPOSED USE & DEVELOPMENT

DATE  
2018-04-04  
PROJECT NO.  
02907.300  
DRAWN BY  
PMB  
CHECKED BY  
JMC

- REVISIONS**
- 1.
  - 2.
  - 3.
  - 4.
  - 5.
  - 6.
  - 7.
  - 8.
  - 9.

SCALE: 1"=300'  
CUDE ENGINEERS  
TBPE No. 455

**E24.2**





DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
DATE: January 2018  
JOB NUMBER: EC097600

CIVIL ENGINEERING CONSULTANTS  
DON D U R D E N , I N C .  
11550 I.H. 10 WEST, SUITE 395  
SAN ANTONIO, TEXAS 78230  
TEL: 12101 641-9999  
FAX: 12101 641-6440  
EMAIL: cec@cectexas.com



| REV | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

Steele Creek Planned Unit  
Development  
Aerial Photo Exhibit

B



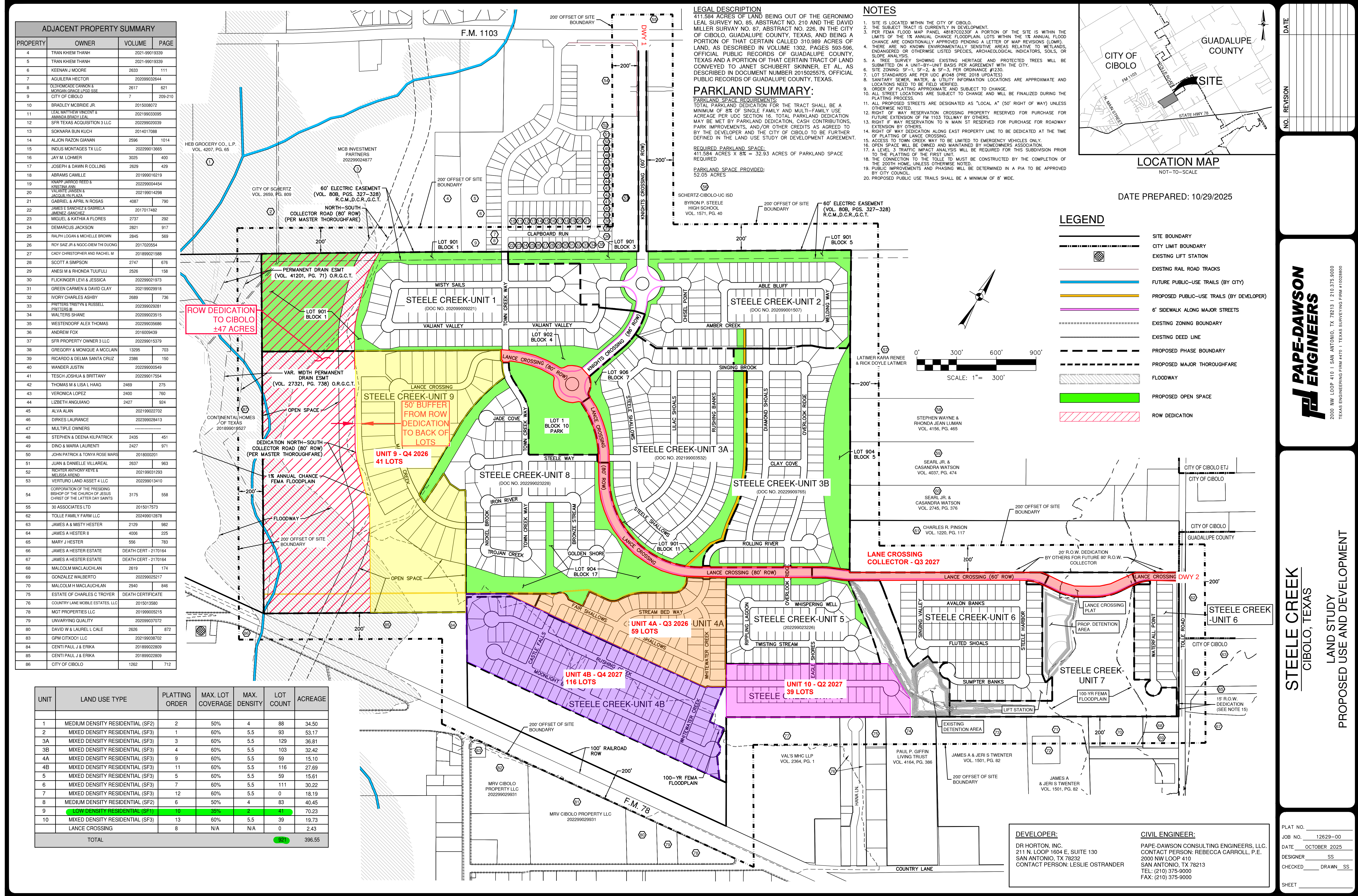




# **Proposed Site Plan**



Date: September 28, 2023, 9:36 AM - User ID: sspulveda  
File: P:\26\29\00\Design\Exhibits\240829 of Land Use Study.dwg



| ADJACENT PROPERTY SUMMARY |                                                                                            |                      |         |
|---------------------------|--------------------------------------------------------------------------------------------|----------------------|---------|
| PROPERTY                  | OWNER                                                                                      | VOLUME               | PAGE    |
| 4                         | TRAN KHIEM THANH                                                                           | 2021-99019339        |         |
| 5                         | TRAN KHIEM THANH                                                                           | 2021-99019339        |         |
| 6                         | KEENAN J MOORE                                                                             | 2633                 | 111     |
| 7                         | AGUILERA HECTOR                                                                            | 202099032644         |         |
| 8                         | OLDSPRACADE CANYON & MORGAN GRACE LEO JSE                                                  | 2617                 | 621     |
| 9                         | CITY OF CIBOLO                                                                             | 7                    | 209-210 |
| 10                        | BRADLEY MCPHIDE JR                                                                         | 2015008072           |         |
| 11                        | LEAL MATTHEW VINCENT & AMANDA BRADY LEAL                                                   | 202199033095         |         |
| 12                        | SFR TEXAS ACQUISITION 3 LLC                                                                | 202299020039         |         |
| 13                        | SOKNARA BUN KUCH                                                                           | 2014017088           |         |
| 14                        | ALJON RAZON GIANAN                                                                         | 2596                 | 1014    |
| 15                        | INDUS MONTAGES TX LLC                                                                      | 202299013665         |         |
| 16                        | JAY M. LOHMER                                                                              | 3025                 | 400     |
| 17                        | JOSEPH & DAWN R COLLINS                                                                    | 2629                 | 429     |
| 18                        | ABRAMS CAMILLE                                                                             | 201999016219         |         |
| 19                        | KHAPP JARROD REED & KRISTINA ANN                                                           | 202299004454         |         |
| 20                        | VALANIE JANSEN & JACQUELIN PLAZA                                                           | 202199014298         |         |
| 21                        | GABRIEL & AFRIEL N ROSAS                                                                   | 4087                 | 790     |
| 22                        | JAMES E SANCHEZ & GABRIELA JIMENEZ SANCHEZ                                                 | 2017017482           |         |
| 23                        | MIGUEL & KATHIA A FLORES                                                                   | 2737                 | 292     |
| 24                        | DEMARCUS JACKSON                                                                           | 2821                 | 917     |
| 25                        | RALPH LOGAN & MICHELLE BROWN                                                               | 2845                 | 569     |
| 26                        | ROY SAIZ JR & NGOC-DIEM THI DUONG                                                          | 2017020554           |         |
| 27                        | CADY CHRISTOPHER AND RACHEL M                                                              | 201899021588         |         |
| 28                        | SCOTT A SIMPSON                                                                            | 2747                 | 676     |
| 29                        | ANESI M & RHONDA TUUFULI                                                                   | 2526                 | 158     |
| 30                        | FLICKINGER LEVI & JESSICA                                                                  | 202299021973         |         |
| 31                        | GREEN CARMEN & DAVID CLAY                                                                  | 202199029918         |         |
| 32                        | IVORY CHARLES ASHBY                                                                        | 2689                 | 736     |
| 33                        | PRITTERS TRISTYN & RUSSELL PRITTERS III                                                    | 202399029281         |         |
| 34                        | WALTERS SHANE                                                                              | 202099023515         |         |
| 35                        | WESTENDORF ALEX THOMAS                                                                     | 202299035686         |         |
| 36                        | ANDREW FOX                                                                                 | 2016009439           |         |
| 37                        | SFR PROPERTY OWNER 3 LLC                                                                   | 202299015379         |         |
| 38                        | GREGORY & MONIQUE A MCCLAIN                                                                | 13295                | 703     |
| 39                        | RICARDO & DELMAS SANTA CRUZ                                                                | 2386                 | 150     |
| 40                        | WANDER JUSTIN                                                                              | 202299005949         |         |
| 41                        | TESCH JOSHUA & BRITTANY                                                                    | 202299017554         |         |
| 42                        | THOMAS M & LISA L HAAG                                                                     | 2469                 | 275     |
| 43                        | VERONICA LOPEZ                                                                             | 2400                 | 760     |
| 44                        | LIZBETH ANGUIANO                                                                           | 2427                 | 924     |
| 45                        | ALVA ALAN                                                                                  | 202199022702         |         |
| 46                        | DIKRES LAURANCE                                                                            | 202299028413         |         |
| 47                        | MULTIPLE OWNERS                                                                            |                      |         |
| 48                        | STEPHEN & DEENA KILPATRICK                                                                 | 2435                 | 451     |
| 49                        | DINO & MARIA LAURENTI                                                                      | 2427                 | 971     |
| 50                        | JOHN PATRICK & TONYA ROSE MARS                                                             | 2018000201           |         |
| 51                        | JUAN & DANIELLE VILLAREAL                                                                  | 2637                 | 963     |
| 52                        | HESTER ANTHONY REY & MELISSA AREND                                                         | 202199031293         |         |
| 53                        | VERTULO LAND ASSET 4 LLC                                                                   | 202299013410         |         |
| 54                        | CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF THE LATTER DAY SAINTS | 3175                 | 558     |
| 55                        | 30 ASSOCIATES LTD                                                                          | 20150117573          |         |
| 62                        | TOLLE FAMILY FARM LLC                                                                      | 202499012878         |         |
| 63                        | JAMES A & MISTY HESTER                                                                     | 2129                 | 982     |
| 64                        | JAMES A HESTER II                                                                          | 4006                 | 225     |
| 65                        | MARY J HESTER                                                                              | 556                  | 783     |
| 66                        | JAMES A HESTER ESTATE                                                                      | DEATH CERT - 2170164 |         |
| 67                        | JAMES A HESTER ESTATE                                                                      | DEATH CERT - 2170164 |         |
| 68                        | MALCOLM MACLAUCHLAN                                                                        | 2619                 | 174     |
| 69                        | GONZALEZ WALBERTO                                                                          | 202299025217         |         |
| 70                        | MALCOLM H MACLAUCHLAN                                                                      | 2940                 | 846     |
| 75                        | ESTATE OF CHARLES C TROYER                                                                 | DEATH CERTIFICATE    |         |
| 76                        | COUNTRY LANE MOBILE ESTATES, LLC                                                           | 2015013580           |         |
| 78                        | MGT PROPERTIES LLC                                                                         | 201999005215         |         |
| 79                        | UNVARYING QUALITY                                                                          | 202099037072         |         |
| 80                        | DAVID W & LAUREL L CALE                                                                    | 2626                 | 872     |
| 83                        | GPM CITYOOL LLC                                                                            | 202199038702         |         |
| 84                        | CENTI PAUL J & ERIKA                                                                       | 201899022809         |         |
| 85                        | CENTI PAUL J & ERIKA                                                                       | 201899022809         |         |
| 86                        | CITY OF CIBOLO                                                                             | 1262                 | 712     |

| UNIT  | LAND USE TYPE                    | PLATTING ORDER | MAX. LOT COVERAGE | MAX. DENSITY | LOT COUNT | ACREAGE |
|-------|----------------------------------|----------------|-------------------|--------------|-----------|---------|
| 1     | MEDIUM DENSITY RESIDENTIAL (SF2) | 2              | 50%               | 4            | 88        | 34.50   |
| 2     | MIXED DENSITY RESIDENTIAL (SF3)  | 1              | 60%               | 5.5          | 93        | 53.17   |
| 3A    | MIXED DENSITY RESIDENTIAL (SF3)  | 3              | 60%               | 5.5          | 129       | 36.81   |
| 3B    | MIXED DENSITY RESIDENTIAL (SF3)  | 4              | 60%               | 5.5          | 103       | 32.42   |
| 4A    | MIXED DENSITY RESIDENTIAL (SF3)  | 9              | 60%               | 5.5          | 59        | 15.10   |
| 4B    | MIXED DENSITY RESIDENTIAL (SF3)  | 11             | 60%               | 5.5          | 116       | 27.69   |
| 5     | MIXED DENSITY RESIDENTIAL (SF3)  | 5              | 60%               | 5.5          | 59        | 15.61   |
| 6     | MIXED DENSITY RESIDENTIAL (SF3)  | 7              | 60%               | 5.5          | 111       | 30.22   |
| 7     | MIXED DENSITY RESIDENTIAL (SF3)  | 12             | 60%               | 5.5          | 0         | 18.19   |
| 8     | MEDIUM DENSITY RESIDENTIAL (SF2) | 6              | 50%               | 4            | 83        | 40.45   |
| 9     | LOW DENSITY RESIDENTIAL (SF1)    | 10             | 35%               | 2            | 41        | 70.23   |
| 10    | MIXED DENSITY RESIDENTIAL (SF3)  | 13             | 60%               | 5.5          | 39        | 19.73   |
|       | LANCE CROSSING                   | 8              | N/A               | N/A          | 0         | 2.43    |
| TOTAL |                                  |                |                   |              | 921       | 396.55  |

**LEGAL DESCRIPTION**  
411.584 ACRES OF LAND BEING OUT OF THE GERONIMO LEAL SURVEY NO. 85, ABSTRACT NO. 210 AND THE DAVID MILLER SURVEY NO. 87, ABSTRACT NO. 226, IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 310.989 ACRES OF LAND, AS DESCRIBED IN VOLUME 1302, PAGES 593-596, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS AND A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO JANET SCHUBERT SKINNER, ET AL, AS DESCRIBED IN DOCUMENT NUMBER 2015025575, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

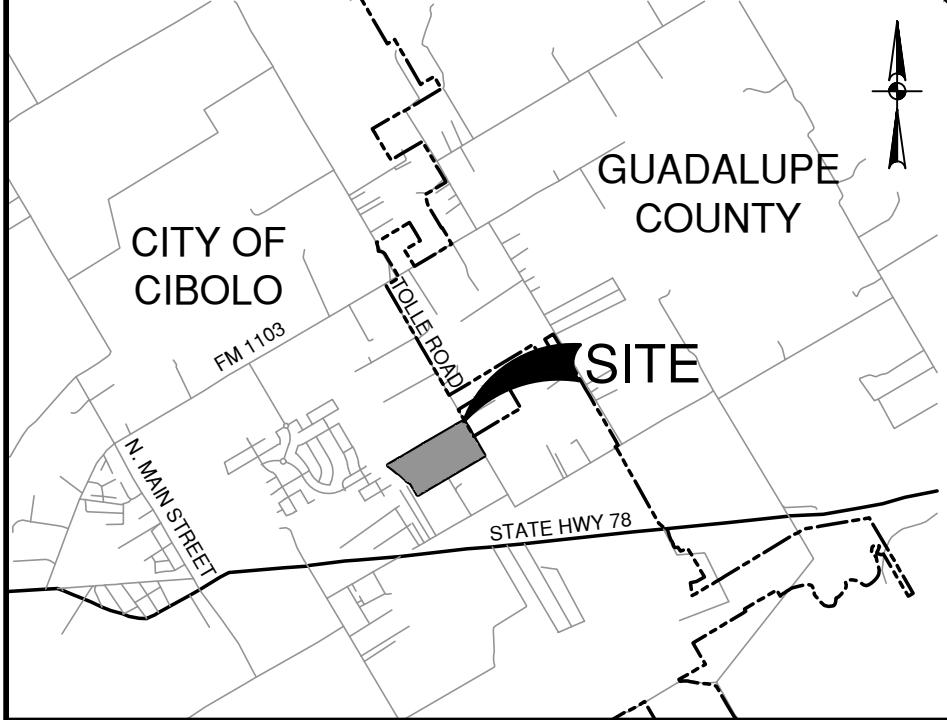
**PARKLAND SUMMARY:**  
**PARKLAND SPACE REQUIREMENTS:**  
TOTAL PARKLAND DEDICATION FOR THE TRACT SHALL BE A MINIMUM OF 8% OF SINGLE FAMILY AND MULTI-FAMILY USE ACREAGE PER UDC SECTION 16. TOTAL PARKLAND DEDICATION MAY BE MET BY PARKLAND DEDICATION, CASH CONTRIBUTIONS, PARK IMPROVEMENTS, AND/OR OTHER CREDITS AS AGREED TO BY THE DEVELOPER AND THE CITY OF CIBOLO TO BE FURTHER DEFINED IN THE LAND USE STUDY OR DEVELOPMENT AGREEMENT.

**REQUIRED PARKLAND SPACE:**  
411.584 ACRES X 8% = 32.93 ACRES OF PARKLAND SPACE REQUIRED

**PARKLAND SPACE PROVIDED:**  
52.05 ACRES

SCHERTZ CIBOLO-UC ISD  
BYRON P. STEELE  
HIGH SCHOOL  
VOL. 1571, PG. 40

- NOTES**
1. SITE IS LOCATED WITHIN THE CITY OF CIBOLO.
  2. THE SUBJECT TRACT IS CURRENTLY IN DEVELOPMENT.
  3. PER FEMA FLOOD MAP PANEL 48187C02203F A PORTION OF THE SITE IS WITHIN THE LIMITS OF THE 1% ANNUAL CHANCE FLOODPLAIN. LOTS WITHIN THE 1% ANNUAL CHANCE ARE CONDITIONALLY APPROVED PENDING A LETTER OF MAP REVISIONS (LDMR).
  4. THERE ARE NO KNOWN ENVIRONMENTALLY SENSITIVE AREAS RELATIVE TO WETLANDS, ENDANGERED OR OTHERWISE LISTED SPECIES, ARCHAEOLOGICAL INDICATORS, SOILS, OR SLOPE ANALYSIS.
  5. A TREE SURVEY SHOWING EXISTING HERITAGE AND PROTECTED TREES WILL BE SUBMITTED ON A UNIT-BY-UNIT BASIS PER AGREEMENT WITH THE CITY.
  6. SITE ZONING: SF-1, SF-2, & SF-3, PER ORDINANCE #1230.
  7. LOT STANDARDS ARE PER UDC #1048 (PRE 2016 UPDATES).
  8. SANITARY SEWER, WATER, & UTILITY INFORMATION LOCATIONS ARE APPROXIMATE AND LOCATIONS NEED TO BE FIELD VERIFIED.
  9. ORDER OF PLATTING APPROXIMATE AND SUBJECT TO CHANGE.
  10. ALL STREET LOCATIONS ARE SUBJECT TO CHANGE AND WILL BE FINALIZED DURING THE PLATTING PROCESS.
  11. ALL PROPOSED STREETS ARE DESIGNATED AS "LOCAL A" (50' RIGHT OF WAY) UNLESS OTHERWISE NOTED.
  12. RIGHT OF WAY RESERVATION CROSSING PROPERTY RESERVED FOR PURCHASE FOR FUTURE EXTENSION OF FM 1103 TOLLWAY BY OTHERS.
  13. RIGHT IF WAY RESERVATION TO N MAIN ST RESERVED FOR PURCHASE FOR ROADWAY EXTENSION BY OTHERS.
  14. RIGHT OF WAY DEDICATION ALONG EAST PROPERTY LINE TO BE DEDICATED AT THE TIME OF PLATTING OF LANCE CROSSING.
  15. ACCESS TO TOWN CREEK WAY TO BE LIMITED TO EMERGENCY VEHICLES ONLY.
  16. OPEN SPACE WILL BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
  17. A LEVEL 3 TRAFFIC IMPACT ANALYSIS WILL BE REQUIRED FOR THIS SUBDIVISION PRIOR TO THE PLATTING OF THE FIRST UNIT.
  18. THE CONNECTION TO THE TOLLE MUST BE CONSTRUCTED BY THE COMPLETION OF THE 200TH HOME, UNLESS OTHERWISE NOTED.
  19. PUBLIC IMPROVEMENTS AND PHASING WILL BE DETERMINED IN A PIA TO BE APPROVED BY CITY COUNCIL.
  20. PROPOSED PUBLIC USE TRAILS SHALL BE A MINIMUM OF 8' WIDE.

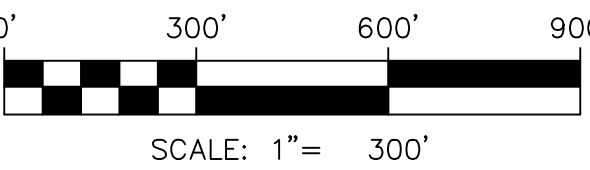


**LOCATION MAP**  
NOT-TO-SCALE

DATE PREPARED: 10/29/2025

**LEGEND**

- SITE BOUNDARY
- CITY LIMIT BOUNDARY
- EXISTING LIFT STATION
- EXISTING RAIL ROAD TRACKS
- FUTURE PUBLIC-USE TRAILS (BY CITY)
- PROPOSED PUBLIC-USE TRAILS (BY DEVELOPER)
- 6" SIDEWALK ALONG MAJOR STREETS
- EXISTING ZONING BOUNDARY
- EXISTING DEED LINE
- PROPOSED PHASE BOUNDARY
- PROPOSED MAJOR THOROUGHFARE
- FLOODWAY
- PROPOSED OPEN SPACE
- ROW DEDICATION



**PAPE-DAWSON ENGINEERS**  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1008800

**STEELE CREEK**  
CIBOLO, TEXAS  
LAND STUDY  
PROPOSED USE AND DEVELOPMENT

**DEVELOPER:**  
DR HORTON, INC.  
211 N. LOOP 1604 E, SUITE 130  
SAN ANTONIO, TX 78232  
CONTACT PERSON: LESLIE OSTRANDER

**CIVIL ENGINEER:**  
PAPE-DAWSON CONSULTING ENGINEERS, LLC.  
CONTACT PERSON: REBECCA CARROLL, P.E.  
2000 NW LOOP 410  
SAN ANTONIO, TX 78213  
TEL: (210) 375-9000  
FAX: (210) 375-9000

PLAT NO. \_\_\_\_\_  
JOB NO. 12629-00  
DATE OCTOBER 2025  
DESIGNER SS  
CHECKED DRAWN SS  
SHEET \_\_\_\_\_



**ATTACHMENT B**  
**Original TIA Documents**



Prepared For:

DR Horton  
211 N. Loop 1604 E., Suite 130  
San Antonio, Texas



## TRAFFIC IMPACT STUDY



# Steele Creek Planned Unit Development 411.584 Acres, FM 1103 Cibolo, Texas



*Intelligent  
Engineering.  
Nature of Design.*

TRANSPORTATION

PUBLIC WORKS

DEVELOPMENT

SURVEYING

# TRAFFIC IMPACT ANALYSIS

---

## **Steele Creek Planned Unit Development 411.584 Acres, FM 1103 Cibolo, Texas**

**Prepared for:**

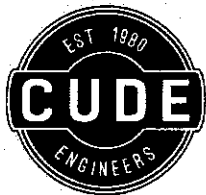
**D R Horton, Inc.  
211 N. Loop 1604 E., Suite 130  
San Antonio, Texas**

**Prepared by:**



**Civil Engineering Consultants  
11550 IH 10 West, Suite 395  
San Antonio, Texas**

**Prepared In Cooperation With:**



**Cude Engineers  
4122 Pond Hill Road, Suite 101  
San Antonio, Texas**

**May 2018  
E0597600**

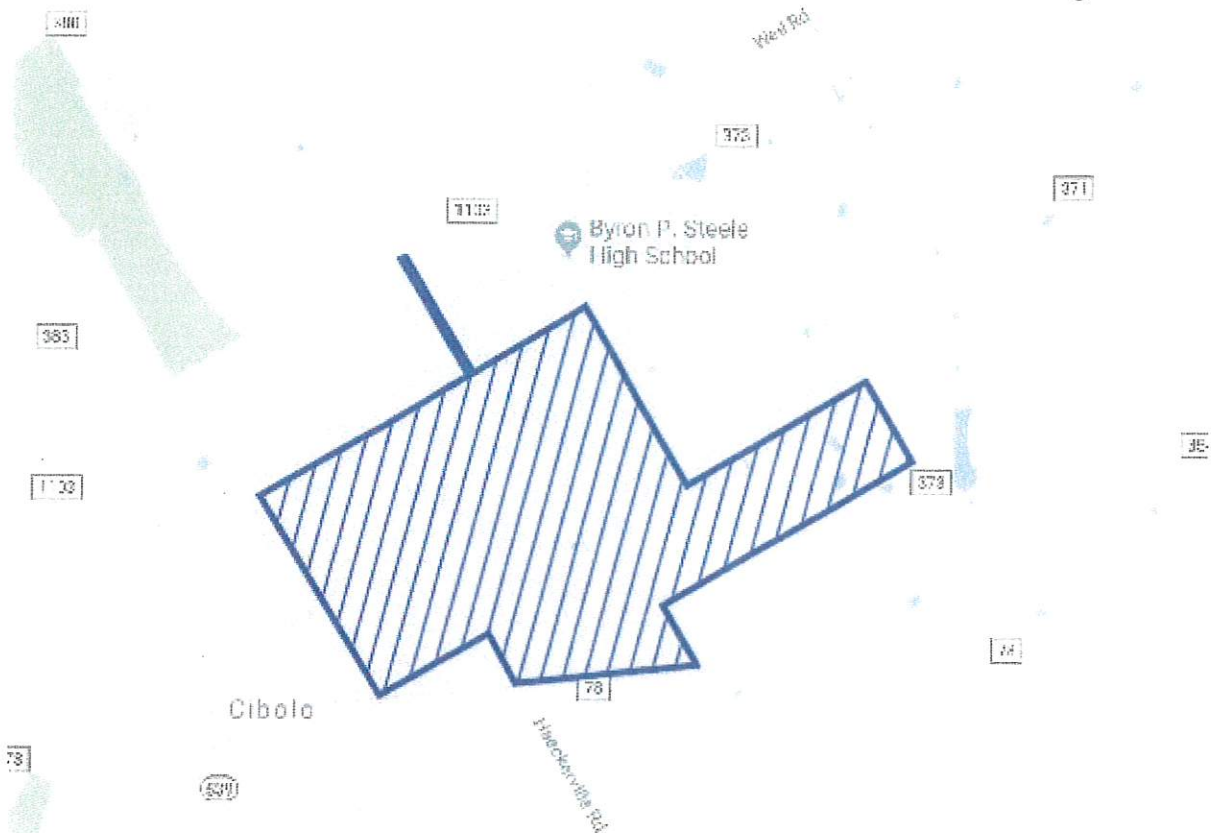


## EXECUTIVE SUMMARY

### TRAFFIC IMPACT ANALYSIS Steele Creek Planned Unit Development 411.584 Acres, FM 1103 Cibola, Texas

#### A. SITE LOCATION

The location of the Steele Creek Planned Unit Development is between FM 1103 and the Union Pacific Railroad and between Town Creek and Tolle Road, as shown in Figure i.



Source: Google Map

Figure i. Steele Creek Planned Unit Development Location

## B. DEVELOPMENT DESCRIPTION

The Steele Creek Planned Unit Development is to consist of as many as 947 single family homes and 94 townhouses. The development is proposed to be built out in five years. The 412 acres are proposed to be developed in ten phases (units). The development will be served by two streets: an arterial street to access FM 1103 and a collector street to access Tolle Road. A collector street will be stubbed out at the eastern flood plain of Town Creek, right-of-way will be dedicated to the western border of the 412 acres to provide for the potential of a future extension of Schlather Street by others. The development layout is shown in Figure ii.

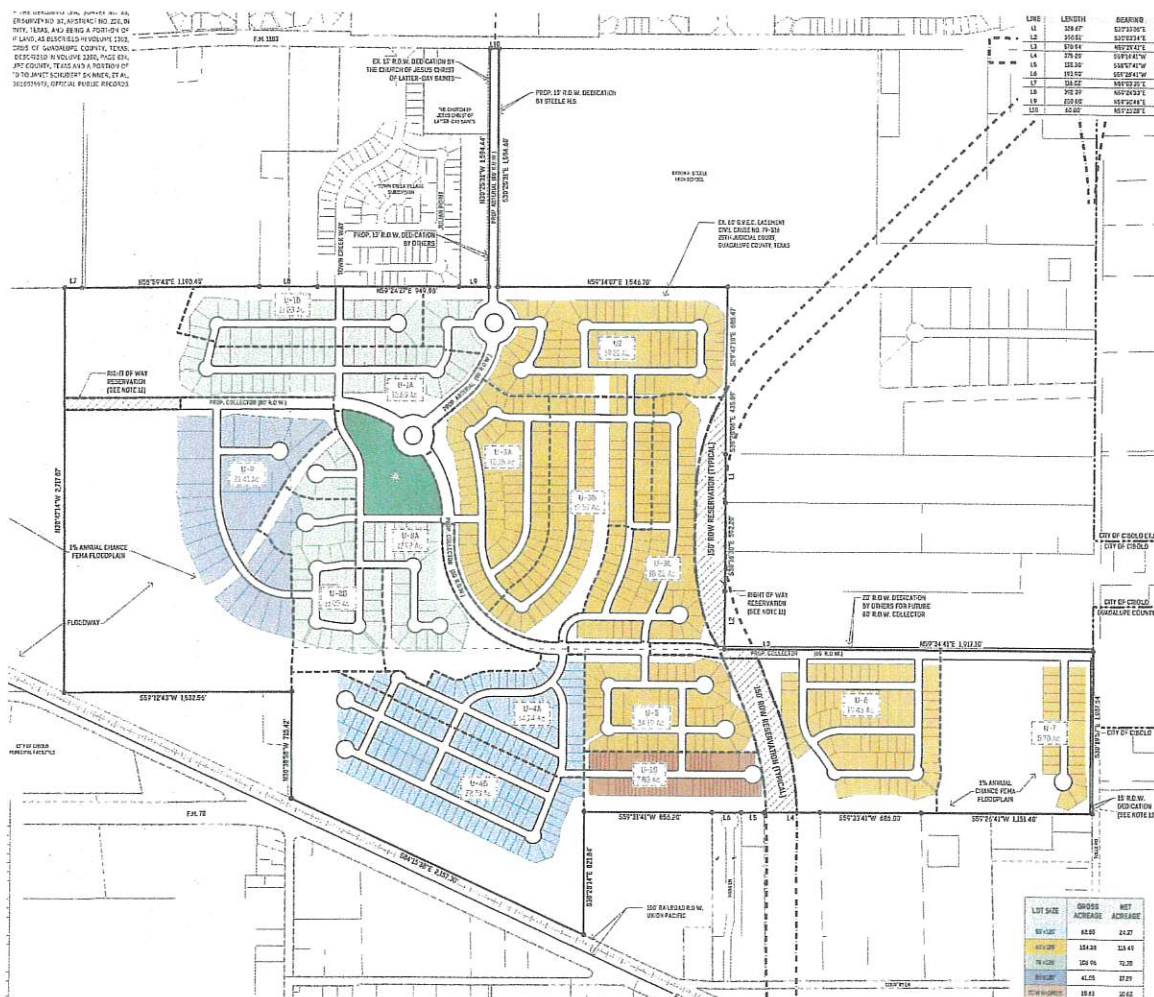


Figure ii Steele Creek Planned Unit Development

## C. PRINCIPAL FINDINGS

**Trip Generation.** Using the Ninth Edition of the ITE *TRIP GENERATION MANUAL* reference, the proposed development is expected to generate trips based the number of residential units. Table i shows the anticipated trip generation for the proposed development.



**Table i. Trip Generation for Steele Creek Planned Unit Development**

| TRIP GENERATION |                                      |       |                    |     |                    |     |                     |       |                  |     |
|-----------------|--------------------------------------|-------|--------------------|-----|--------------------|-----|---------------------|-------|------------------|-----|
| ITE Code        | Weekday<br>24 Hour                   |       | Weekday<br>AM Peak |     | Weekday<br>PM Peak |     | Saturday<br>24 Hour |       | Saturday<br>Peak |     |
| 210             | Single Family Residential – 947 Lots |       |                    |     |                    |     |                     |       |                  |     |
| Rate / Unit     | 9.52                                 |       | 0.75               |     | 1.00               |     | 9.91                |       | 0.93             |     |
| Trips           | 9,015                                |       | 710                |     | 947                |     | 9,385               |       | 881              |     |
| % Enter/Exit    | 50%                                  | 50%   | 25%                | 75% | 63%                | 37% | 50%                 | 50%   | 54%              | 46% |
| # Enter/Exit    | 4,507                                | 4,508 | 178                | 532 | 597                | 350 | 4,693               | 4,692 | 476              | 405 |
| 230             | Residential Townhouse - 94           |       |                    |     |                    |     |                     |       |                  |     |
| Rate / Unit     | 5.81                                 |       | 0.44               |     | 0.52               |     | 5.67                |       | 0.47             |     |
| Trips           | 546                                  |       | 41                 |     | 49                 |     | 533                 |       | 44               |     |
| % Enter/Exit    | 50%                                  | 50%   | 17%                | 83% | 67%                | 33% | 50%                 | 50%   | 54%              | 46% |
| # Enter/Exit    | 273                                  | 273   | 7                  | 34  | 33                 | 16  | 266                 | 267   | 24               | 20  |
| Total           | Total                                |       |                    |     |                    |     |                     |       |                  |     |
| Trips           | 9,561                                |       | 751                |     | 996                |     | 9,918               |       | 925              |     |
| # Enter/Exit    | 4,780                                | 4,781 | 185                | 566 | 630                | 366 | 4,959               | 4,959 | 500              | 425 |

Source: ITE Trip Generation Manual, Ninth Edition

**Pass-By and/or Internal Trip Calculations and Reductions.** For the purpose of this report, no adjustment is made for pass-by or internal trip calculations.

**Identification of Impacts and Mitigation Improvements.**

The traffic models, optimizing the traffic signal operations on FM 1103 at Main Street and at Rodeo Way, indicate that during the current morning peak period, the roadway system operates with a level-of-service (LOS) C or better. The westbound Weil Road approach experiences an average delay resulting in a LOS D. The southbound Country Lane approach to FM 78 experiences an average delay resulting in a LOS E.

During the current weekday evening peak, the intersection of FM 1103 and Main Street experiences average delays on the eastbound FM 103 approach and the southbound Cibolo Parkway approach the result in LOS F, also resulting in a LOS F for the overall intersection.

The traffic models for the projected volumes for the year 2023, taking into account the proposed improvements to FM 1103 as far south and west to Rodeo Way, indicate the average delays at the intersection of FM 1103 and Main Street would have more delays. The approaches of Weil Road and Brite Road to FM 1103 would have average delays resulting in LOS F and E, respectively during the evening peak. The Country Lane approach to FM 78 would have average delays resulting in LOS F during both peak periods.

The addition of the Steele Creek traffic would result in increasing the delays on all approaches. The approaches with LOS D, E, and F would have LOS F.

The delays on the Weil Road and Brite Road approaches could be reduced significantly by adding a short right turn lane on these two approaches to FM 1103. These improvements could be accomplished at minimal cost with the FM 1103 improvements (Tables 9 and 10).

The new toll road, proposed to extend south from FM 1103 between Weil Road and Rodeo Way, would be expected to reduce the through traffic on FM 1103 west of the toll road and reduce the traffic on County Lane at FM 78. Tables 11 and 12 indicate the impact of 50% of the through traffic using the toll road on the intersections west of the toll road and south of FM 1103. The intersection of FM 1103 and Main Street would still have average delays resulting on LOS F but with significantly reduced delays. Future improvements to FM 1103 between Main Street and Rodeo Way to provide two through lanes in each direction would significantly improve the level-of-service of the intersection.

New arterial street at FM 1103. The new arterial street at FM 1103 would be expected to have as many as 499 vehicles an hour entering and exiting during the evening period. As a minor arterial street (typically a four-lane divided roadway or a five-lane roadway with a center left turn lane), the roadway would have a capacity of as many as 34,000 vehicles an hour. Initially constructed as a minor collector street (40-foot pavement width with one through lane in each direction and a third lane for turning movements), the roadway would have a capacity of 800 vehicles an hour. The new arterial street at FM 1103 would be constructed as a minor collector from the northwest property line of the development to FM 1103 due to having only 60 feet of right-of-way width, anticipating that adjacent properties would dedicate the additional right-of-way to make the street a minor arterial street. Within the development, the roadway will be constructed as minor arterial street to a round-about, connecting with two major collector streets, although based on anticipated volumes being less than 500 vehicles an hour, minor collector streets would suffice.

The new arterial street at FM 1103 would have a LOS C during both the morning and evening peak periods. The number of anticipated eastbound right turns would warrant a right turn lane; however, the length of the right turn lane would be limited by the spacing between the new street and the church driveway to the west. In addition, due to an existing bar ditch near the edge of pavement on the south side of FM 1103 and an existing sidewalk along the church property, a right turn lane cannot be constructed on FM 1103 within the existing right-of-way. The existing center two-way left turn lane along FM 1103 would accommodate the anticipated left turn demand. The construction of the new arterial street would be expected to include providing a driveway for the adjacent high school and perhaps closing the existing west drive from the school onto FM 1103. The traffic anticipated to be generated by the Steele Creek development would not be sufficient to warrant a traffic signal. However, with the inclusion of the school traffic, a traffic signal may be warranted.

New collector at Tolle Road. The new collector street at Tolle Road would be expected to have as many as 497 vehicles an hour entering and exiting during the evening period. As a major collector street (44-foot pavement width with two lanes in each direction), the roadway would have a capacity of 1,000 vehicles an hour. As a minor collector street (40-foot pavement width with one through lane in each direction and a third lane for turning movements), the roadway would have a capacity of 800 vehicles an hour. The new collector street at Tolle Road would be constructed as a major collector street. Between the proposed 1103 Toll Road and Tolle Road, a



40-foot right-of-way dedication is expected from the adjacent property (as indicated on the master plan). Within the development the collector streets will be constructed as major collectors, although based on anticipated volumes being less than 500 vehicles an hour, minor collector streets would suffice.

The new collector street at Tolle Road would also have a LOS C during the morning and evening peak periods. The anticipated number of right turns from Tolle Road during the evening peak onto the new collector street would warrant a right turn lane. The number of anticipated left turns from Tolle Road onto the collector street during the evening peak would indicate the need for a left turn lane.

### **C. CONCLUSIONS & RECOMMENDATIONS**

The traffic anticipated to be generated by the Steele Creek development can be accommodated by the adjacent roadway system. The proposed improvements to FM 1103 will relieve much of the congestion west of Rodeo Way. The proposed toll road could have significant improvements to the traffic congestion on FM 1103 and Main Street. Right turn lanes on the Weil Road and Brite Road approaches to FM 1103 would reduce delays on these streets at FM 1103 and should be included in the FM 1103 improvements.

The number of anticipated right turns onto the new collector street at FM 1103 would warrant a right turn lane on FM 1103; however, due to an existing bar ditch near the edge of pavement on the south side of FM 1103 and an existing sidewalk along the church property, a right turn lane cannot be constructed on FM 1103 within the existing right-of-way.

A traffic signal at the intersection of the new collector street and FM 1103 is not warranted based on the Steele Creek development generated traffic. However, if the high school connects to the new street, a traffic signal will be needed at the new intersection.

The new collector street at Tolle Road should include both a right turn lane and a left turn lane on Tolle Road approaching the new intersection.

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**TRAFFIC IMPACT ANALYSIS**  
**Steele Creek Planned Unit Development**  
**411.584 Acres, FM 1103**  
**Cibolo, Texas**

◆ **INTRODUCTION**

**A. Project Description**

The Steele Creek Planned Unit Development is to consist of as many as 947 single family homes and 94 townhouses. The development is proposed to be built out in five years. The 412 acres are proposed to be developed in ten phases (units). The development will be served by two streets: an arterial street to access FM 1103 and a collector street to access Tolle Road. A collector street will be stubbed out at the eastern flood plain of Town Creek, right-of-way will be dedicated to the western border of the 412 acres to provide for the potential of a future extension of Schlather Street by others. The development layout is shown in Figure 1.

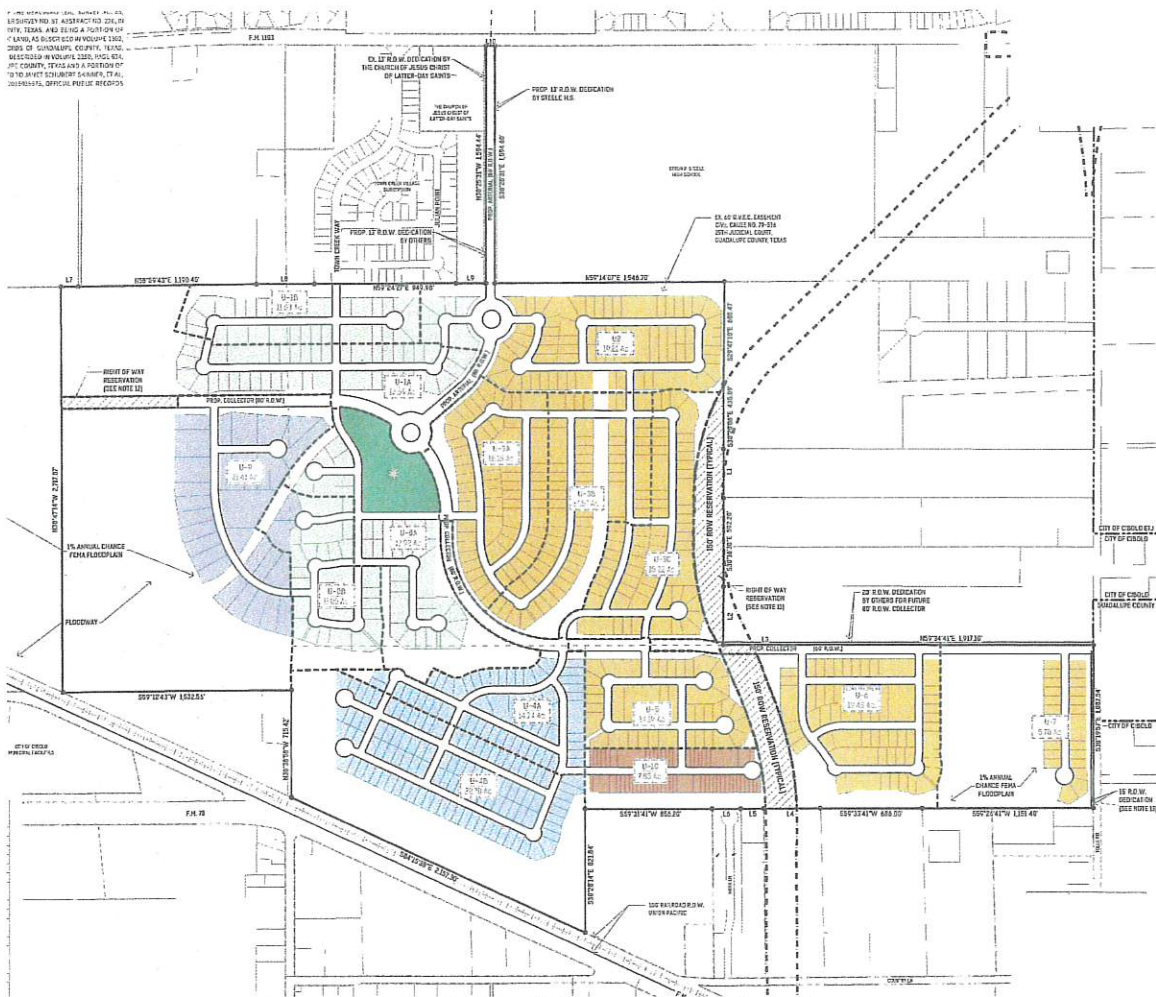
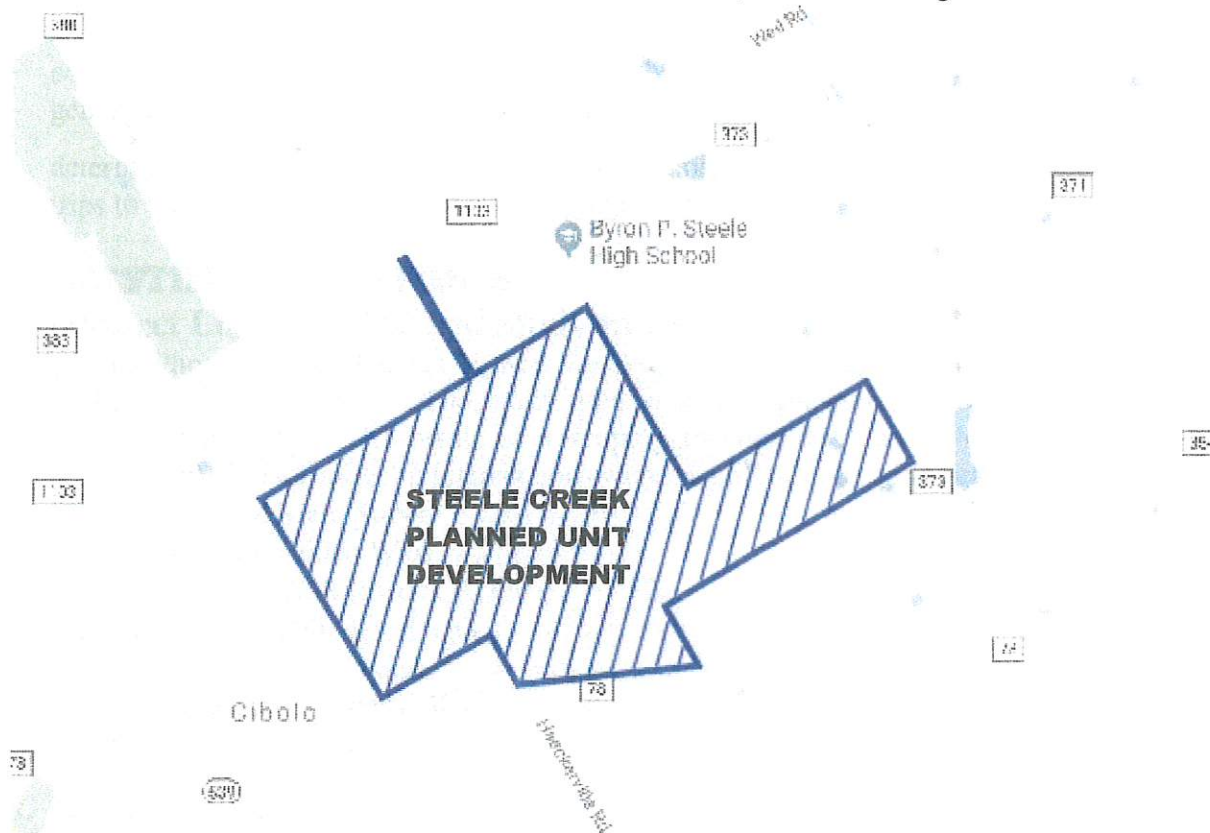


Figure 1. Steele Creek Planned Unit Development

## ◆ PROJECT LOCATION

The location of the Steele Creek Planned Unit Development is between FM 1103 and the Union Pacific Railroad and between Town Creek and Tolle Road, as shown in Figure 2.



Source: Google Map

Figure 2. Steele Creek Planned Unit Development Location

## ◆ PURPOSE OF PROJECT

The purpose of this project is to provide as many as 947 single family residential homes and 94 townhouse homes.

## ◆ STUDY PROCEDURE

The study procedure to determine the impact of the traffic generated by the proposed residential developments would normally include:

- determine the anticipated trips to be generated by the proposed development,
- determine a reasonable trip distribution of the trips during the peak periods of the development (7:00-8:00 AM weekdays and 5:00-6:00 PM weekdays).
- determine the current levels of service of those intersections to be impacted by the trips generated by the proposed developments,



## C. Land Use and Zoning

The property is zoned for residential uses with Town Center Mixed Use Overlay, as indicated in Figure 3

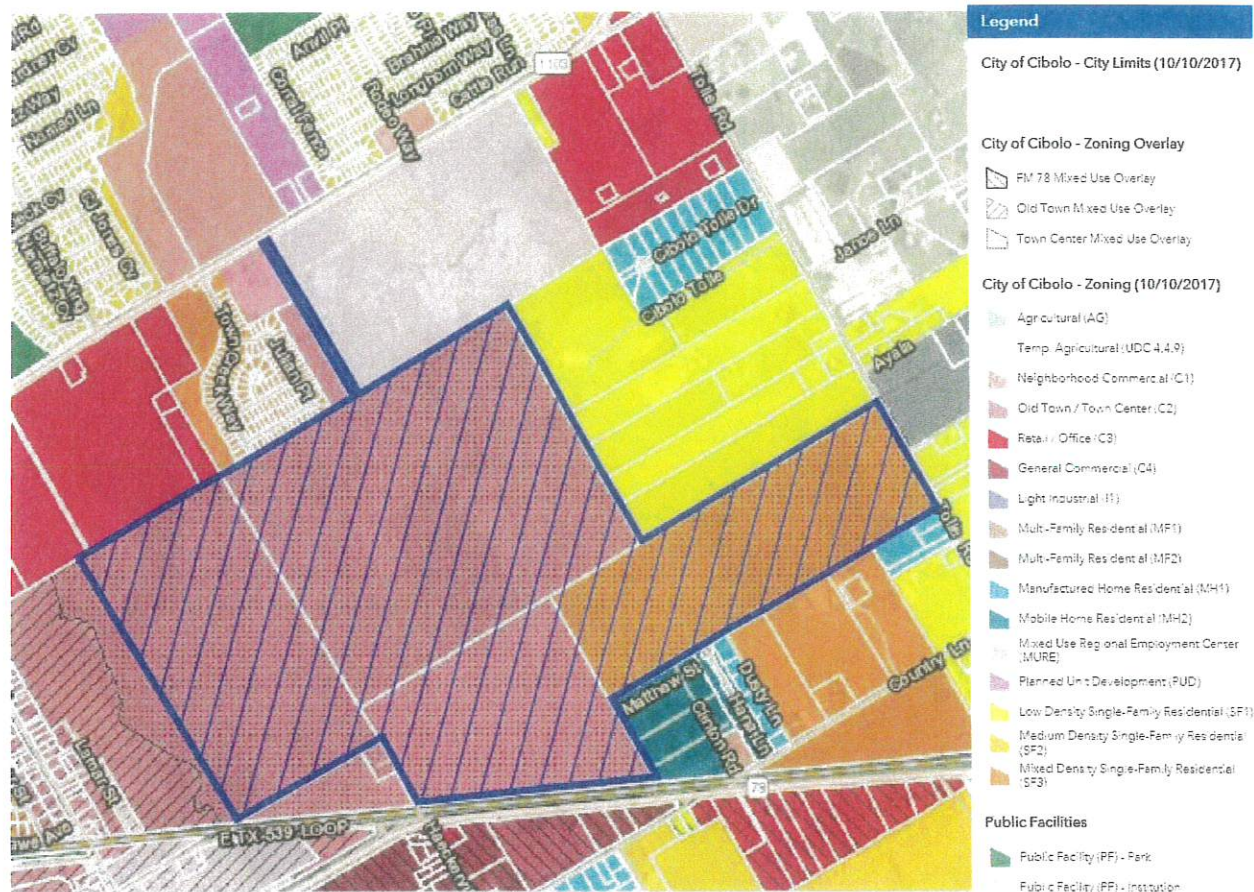


Figure 3. Steele Creek Planned Unit Development Zoning

### ◆ “NO-BUILD” CONDITION

#### A. Future Roadway/Intersection Improvement Projects

As mentioned, a toll road is planned to extend from FM 1103 to south of FM 78 and would pass through the 412 acres west of Tolle Road.

#### B. Other Project Traffic

There would not be other project traffic.

## ◆ TOTAL TRAFFIC CONDITION

### A. Phasing Plan

The development of the single family residential development and town house development are anticipated to be completed in five years, by 2023. The subdivision is proposed to be developed in ten phases (units).

### B. Project Traffic

i. **Trip Generation.** Using the Ninth Edition of the ITE *TRIP GENERATION MANUAL* reference, the proposed development is expected to generate trips based the number of residential units. Table 1 shows the anticipated trip generation for the proposed development.

**Table 1. Trip Generation for Steele Creek Planned Unit Development**

| TRIP GENERATION |                                      |       |                    |     |                    |     |                     |       |                  |     |
|-----------------|--------------------------------------|-------|--------------------|-----|--------------------|-----|---------------------|-------|------------------|-----|
| ITE Code        | Weekday<br>24 Hour                   |       | Weekday<br>AM Peak |     | Weekday<br>PM Peak |     | Saturday<br>24 Hour |       | Saturday<br>Peak |     |
| 210             | Single Family Residential – 947 Lots |       |                    |     |                    |     |                     |       |                  |     |
| Rate / Unit     | 9.52                                 |       | 0.75               |     | 1.00               |     | 9.91                |       | 0.93             |     |
| Trips           | 9,015                                |       | 710                |     | 947                |     | 9,385               |       | 881              |     |
| % Enter/Exit    | 50%                                  | 50%   | 25%                | 75% | 63%                | 37% | 50%                 | 50%   | 54%              | 46% |
| # Enter/Exit    | 4,507                                | 4,508 | 178                | 532 | 597                | 350 | 4,693               | 4,692 | 476              | 405 |
| 230             | Residential Townhouse - 94           |       |                    |     |                    |     |                     |       |                  |     |
| Rate / Unit     | 5.81                                 |       | 0.44               |     | 0.52               |     | 5.67                |       | 0.47             |     |
| Trips           | 546                                  |       | 41                 |     | 49                 |     | 533                 |       | 44               |     |
| % Enter/Exit    | 50%                                  | 50%   | 17%                | 83% | 67%                | 33% | 50%                 | 50%   | 54%              | 46% |
| # Enter/Exit    | 273                                  | 273   | 7                  | 34  | 33                 | 16  | 266                 | 267   | 24               | 20  |
| Total           | Total                                |       |                    |     |                    |     |                     |       |                  |     |
| Trips           | 9,561                                |       | 751                |     | 996                |     | 9,918               |       | 925              |     |
| # Enter/Exit    | 4,780                                | 4,781 | 185                | 566 | 630                | 366 | 4,959               | 4,959 | 500              | 425 |

Source: ITE Trip Generation Manual, Ninth Edition

ii. **Pass-By and/or Internal Trip Calculations and Reductions.** To this report, no adjustment is made for pass-by or internal trip calculations.

iii. **Modal Trip Adjustments.** To this report, no adjustment is made for modal trip adjustments during the peak hours of operation.



**iv. Trip Distribution by Intersection.** The trip distributions, by percentage and by volume, at the intersection of the new streets with FM 1103 and with Tolle Road are shown in Exhibits D1 and E1. Exhibits D2 and E2 indicate the trip distribution of the trips at the intersections of FM 1103 with Main Street, Rodeo Way, Weil Road, and Brite Road and the intersection of FM 78 and Country Lane. The directional trip distributions to and from the development on FM 1103 and on Country Lane are based on the directional distribution of the traffic movements observed in recent traffic counts on FM 1103 and on Country Lane [traffic data in Appendix B].

**v. Trip Distribution Figure by Land Use.** The trip distribution figures by land use are shown in Exhibits D1, D2, E1 and E2.

**vi. Trip Assignment by Intersection.** The trip assignments by street by percentage and by volume are shown in Exhibits D1, D2, E1, and E2.

**vii. Site Generated Peak Hour Entering and Exiting Volume Figure.** The development generated peak hour entering and exiting percentage and volume figures are shown in Exhibits D1, D2, E1, and E2, showing the anticipated traffic volumes, by movements of the development generated volumes at the street intersections.

**viii. Future Roadway Network ADT and Classification.** There are no other future public roadways associated with this project. The proposed toll road is to be constructed by others.

## ◆ CAPACITY ANALYSIS

### TRAFFIC IMPACT ASSESSMENT

In determining the anticipated traffic impact to the surrounding roadway system resulting from the trips to be generated by the proposed development, a microscopic traffic simulation software package is used to evaluate capacity and levels-of-service for each intersection within the study area. The traffic simulation software is used to compare three scenarios:

- existing 2017 volumes
- projected 2023 volumes with 5.75% average annual increase; and
- proposed 2023 volumes with full development.

### TRAFFIC SIMULATION ANALYSIS

SYNCHRO microscopic traffic simulation model application was utilized for comparison of the alternative scenarios. The analysis process involved the development of a base model (network with existing conditions), calibration of the base model (validation of traffic conditions), and alternative comparisons to the base model (traffic impact assessment).

Development of the base model involves the creation of a system network, also referred to as the link-node network. The network development inputs include: link-node assignment, traffic control, traffic signalization, roadway geometry, lane assignment, traffic volumes, and turning movements. The calibration of the base model requires the iterative adjustment of the network inputs to simulate existing roadway and traffic conditions. The analysis focused on the weekday morning and evening peak periods of the residential activities on the adjacent roadways.

As a method of assessing the operational impacts along the study roadways associated with the proposed development, two scenarios were considered for evaluation as listed below.

- Existing 2017 Traffic Volumes
- Projected 2023 Traffic Volumes
- Proposed 2023 Traffic Volumes with full development

**Table 2. Level-of-Service Criteria for Signalized and Unsignalized Intersections**

| Level-of-Service<br>(LOS) | Control Delay<br>(seconds/vehicle) |                               | Description                                                                             |
|---------------------------|------------------------------------|-------------------------------|-----------------------------------------------------------------------------------------|
|                           | Signalized<br>Intersections        | Unsignalized<br>Intersections |                                                                                         |
| <b>A</b>                  | ≤10.0                              | ≤10.0                         | Very low vehicle delay, free traffic flow, good signal progression                      |
| <b>B</b>                  | 10.1 to 20.0                       | 10.1 to 15.0                  | Good signal progression, more vehicle stops and higher delay than LOS A                 |
| <b>C</b>                  | 20.1 to 35.0                       | 15.1 to 25.0                  | Stable traffic flow, fair signal progression, significant number of vehicle stops       |
| <b>D</b>                  | 35.1 to 55.0                       | 25.1 to 35.0                  | Noticeable traffic congestion, longer delays and unfavorable signal progression         |
| <b>E</b>                  | 55.1 to 80.0                       | 35.1 to 50.0                  | Limit of acceptable vehicle delay, unstable traffic flow, poor signal progression       |
| <b>F</b>                  | > 80.0                             | > 50.0                        | Unacceptable delay, extremely unstable flow, heavy congestion, traffic exceeds capacity |

Source: Highway Capacity Manual, Transportation Research Board, 2000.

## TRAFFIC SIMULATION RESULTS AND OBSERVATIONS

The study intersection and driveways were analyzed for the existing weekday morning and evening peak periods (7:00-8:00 AM weekdays and 5:00-6:00 PM weekdays). The individual Level of Service for each approach for each intersection is shown on the Intersection Level of Service Calculation Tables in Appendix C. Table 3 and 4 summarize the level-of-service results by approach with the existing traffic volumes. Tables 5 and 6 summarize the level-of-service results by approach projected for the 2023 projected traffic volumes. Tables 7 and 8 summarize the level-of-service results by approach for the 2023 proposed traffic volumes with the full development.



Table 3. Levels of Service Summary for the Study Area – Weekday Morning Peak Period – Existing (2017)

| Intersection                                 | Intersection Approaches |     |                     |     |                     |     |                     |     | Average             |     |
|----------------------------------------------|-------------------------|-----|---------------------|-----|---------------------|-----|---------------------|-----|---------------------|-----|
|                                              | Control Delay (Sec)     | LOS | Control Delay (Sec) | LOS | Control Delay (Sec) | LOS | Control Delay (Sec) | LOS | Control Delay (Sec) | LOS |
| FM 1103 & Main Street<br>(signalized)        | EB FM 1103              |     | WB FM 1103          |     | NB Main Street      |     | SB Cibola Pkwy      |     | 33.9                | C   |
|                                              | 48.3                    | D   | 34.9                | C   | 18.9                | B   | 28.5                | C   |                     |     |
| FM 1103 & Rodeo Way<br>(signalized)          | EB FM 1103              |     | WB FM 1103          |     | NB school drive     |     | SB Rodeo Way        |     | 12.6                | B   |
|                                              | 18.1                    | B   | 20.1                | C   | 6.9                 | A   | 10.9                | B   |                     |     |
| FM 1103 & Weil Road<br>(Weil Road stops)     | SB FM 1103              |     | NB FM 1103          |     | WB Weil Road        |     |                     |     | 2.6                 | A   |
|                                              | 0.3                     | A   | 0.0                 | A   | 32.8                | D   |                     |     |                     |     |
| FM 1103 & Brite Road<br>(Brite Road stops)   | SB FM 1103              |     | NB FM 1103          |     | WB Brite Road       |     |                     |     | 1.0                 | A   |
|                                              | 0.5                     | A   | 0.0                 | A   | 16.4                | C   |                     |     |                     |     |
| FM 78 & Country Lane<br>(Country Lane stops) | EB FM 78                |     | WB FM 78            |     |                     |     | SB Country Ln       |     | 11.6                | B   |
|                                              | 0.8                     | A   | 0.0                 | A   |                     |     | 42.0                | E   |                     |     |

Table 4. Levels of Service Summary for the Study Area – Weekday Evening Peak Period – Existing (2017)

| Intersection                              | Intersection Approaches |     |                     |     |                     |     |                     |     |                     |     | Average             |     |
|-------------------------------------------|-------------------------|-----|---------------------|-----|---------------------|-----|---------------------|-----|---------------------|-----|---------------------|-----|
|                                           | Control Delay (Sec)     | LOS | Control Delay (Sec) | LOS | Control Delay (Sec) | LOS | Control Delay (Sec) | LOS | Control Delay (Sec) | LOS | Control Delay (Sec) | LOS |
|                                           |                         |     |                     |     |                     |     |                     |     |                     |     |                     |     |
| FM 1103 & Main Street (signalized)        | EB FM 1103              | F   | WB FM 1103          | C   | NB Main Street      | C   | SB Cibola Pkwy      | F   |                     |     | 137.4               | F   |
|                                           | 140.3                   |     | 32.5                |     | 21.9                |     | 248.9               |     |                     |     |                     |     |
| FM 1103 & Rodeo Way (signalized)          | EB FM 1103              | C   | WB FM 1103          | C   | NB school drive     | A   | SB Rodeo Way        | A   |                     |     | 9.2                 | A   |
|                                           | 20.4                    |     | 20.3                |     | 7.1                 |     | 5.9                 |     |                     |     |                     |     |
| FM 1103 & Weil Road (Weil Road stops)     | SB FM 1103              | A   | NB FM 1103          | A   | WB Weil Road        | D   |                     |     |                     |     | 2.8                 | A   |
|                                           | 0.6                     |     | 0.0                 |     | 32.3                |     |                     |     |                     |     |                     |     |
| FM 1103 & Brite Road (Brite Road stops)   | SB FM 1103              | A   | NB FM 1103          | A   | WB Brite Road       | C   |                     |     |                     |     | 1.6                 | F   |
|                                           | 0.8                     |     | 0.0                 |     | 20.8                |     |                     |     |                     |     |                     |     |
| FM 78 & Country Lane (Country Lane stops) | EB FM 78                | A   | WB FM 78            | A   |                     |     | SB Country Ln       | C   |                     |     | 2.4                 | A   |
|                                           | 1.7                     |     | 0.0                 |     |                     |     | 23.6                |     |                     |     |                     |     |



Table 5. Levels of Service Summary for the Study Area – Weekday Morning Peak Period – Projected (2023)

| Intersection                              | Intersection Approaches |     |                     |     |                     |     |                     |     |                     |     | Average             |     |
|-------------------------------------------|-------------------------|-----|---------------------|-----|---------------------|-----|---------------------|-----|---------------------|-----|---------------------|-----|
|                                           | Control Delay (Sec)     | LOS | Control Delay (Sec) | LOS | Control Delay (Sec) | LOS | Control Delay (Sec) | LOS | Control Delay (Sec) | LOS | Control Delay (Sec) | LOS |
|                                           | Control Delay (Sec)     | LOS | Control Delay (Sec) | LOS | Control Delay (Sec) | LOS | Control Delay (Sec) | LOS | Control Delay (Sec) | LOS | Control Delay (Sec) | LOS |
| FM 1103 & Main Street (signalized)        | EB FM 1103              | F   | WB FM 1103          | E   | NB Main Street      | C   | SB Cibola Pkwy      | F   |                     |     | 72.9                | E   |
|                                           | 101.3                   |     | 56.3                |     | 31.6                |     | 85.5                |     |                     |     |                     |     |
| FM 1103 & Rodeo Way (signalized)          | EB FM 1103              | C   | WB FM 1103          | D   | NB school drive     | A   | SB Rodeo Way        | B   |                     |     | 22.3                | C   |
|                                           | 32.6                    |     | 43.4                |     | 7.9                 |     | 18.4                |     |                     |     |                     |     |
| FM 1103 & Weil Road (Weil Road stops)     | SB FM 1103              | A   | NB FM 1103          | A   | WB Weil Road        | E   |                     |     |                     |     | 3.1                 | A   |
|                                           | 0.3                     |     | 0.0                 |     | 39.1                |     |                     |     |                     |     |                     |     |
| FM 1103 & Brite Road (Brite Road stops)   | SB FM 1103              | A   | NB FM 1103          | A   | WB Brite Road       | C   |                     |     |                     |     | 1.0                 | A   |
|                                           | 0.6                     |     | 0.0                 |     | 16.0                |     |                     |     |                     |     |                     |     |
| FM 78 & Country Lane (Country Lane stops) | EB FM 78                | A   | WB FM 78            | A   |                     |     | SB Country Ln       | F   |                     |     | 15.3                | C   |
|                                           | 1.1                     |     | 0.0                 |     |                     |     | 55.7                |     |                     |     |                     |     |

Table 6. Levels of Service Summary for the Study Area – Weekday Evening Peak Period – Projected (2023)

| Intersection                              | Intersection Approaches |     |                     |     |                     |     |                     |     |                     |     | Average             |     |
|-------------------------------------------|-------------------------|-----|---------------------|-----|---------------------|-----|---------------------|-----|---------------------|-----|---------------------|-----|
|                                           | Control Delay (Sec)     | LOS | Control Delay (Sec) | LOS | Control Delay (Sec) | LOS | Control Delay (Sec) | LOS | Control Delay (Sec) | LOS | Control Delay (Sec) | LOS |
| FM 1103 & Main Street (signalized)        | EB FM 1103              |     | WB FM 1103          |     | NB Main Street      |     | SB Cibola Pkwy      |     |                     |     | 290.9               | F   |
|                                           | 433.9                   | F   | 97.0                | F   | 31.2                | C   | 314.2               | F   |                     |     |                     |     |
| FM 1103 & Rodeo Way (signalized)          | EB FM 1103              |     | WB FM 1103          |     | NB school drive     |     | SB Rodeo Way        |     |                     |     | 13.4                | B   |
|                                           | 25.6                    | C   | 25.1                | C   | 11.9                | B   | 8.9                 | A   |                     |     |                     |     |
| FM 1103 & Weil Road (Weil Road stops)     | SB FM 1103              |     | NB FM 1103          |     | WB Weil Road        |     |                     |     |                     |     | 7.5                 | A   |
|                                           | 0.6                     | A   | 0.0                 | A   | 92.6                | F   |                     |     |                     |     |                     |     |
| FM 1103 & Brite Road (Brite Road stops)   | SB FM 1103              |     | NB FM 1103          |     | WB Brite Road       |     |                     |     |                     |     | 2.5                 | A   |
|                                           | 1.3                     | A   | 0.0                 | A   | 41.5                | E   |                     |     |                     |     |                     |     |
| FM 78 & Country Lane (Country Lane stops) | EB FM 78                |     | WB FM 78            |     |                     |     | SB Country Ln       |     |                     |     | 5.1                 | A   |
|                                           | 2.5                     | A   | 0.0                 | A   |                     |     | 62.1                | F   |                     |     |                     |     |



Table 7. Levels of Service Summary for the Study Area – Weekday Morning Peak Period – Proposed 2023

| Intersection                                 | Intersection Approaches |     |                     |     |                     |     |                     |     |                     |     | Average             |     |
|----------------------------------------------|-------------------------|-----|---------------------|-----|---------------------|-----|---------------------|-----|---------------------|-----|---------------------|-----|
|                                              | Control Delay (Sec)     | LOS | Control Delay (Sec) | LOS | Control Delay (Sec) | LOS | Control Delay (Sec) | LOS | Control Delay (Sec) | LOS | Control Delay (Sec) | LOS |
| FM 1103 & Main Street (signalized)           | EB FM 1103              |     | WB FM 1103          |     | NB Main Street      |     | SB Cibola Pkwy      |     |                     |     | 107.5               | F   |
|                                              | 134.2                   | F   | 84.8                | F   | 35.1                | D   | 137.6               | F   |                     |     |                     |     |
| FM 1103 & Rodeo Way (signalized)             | EB FM 1103              |     | WB FM 1103          |     | NB school drive     |     | SB Rodeo Way        |     |                     |     | 24.3                | C   |
|                                              | 27.0                    | C   | 40.1                | D   | 9.0                 | A   | 22.7                | C   |                     |     |                     |     |
|                                              | SB FM 1103              |     | NB FM 1103          |     | WB Weil Road        |     |                     |     |                     |     | 19.3                | C   |
| FM 1103 & Weil Road (Weil Road stops)        | 0.4                     | A   | 0.0                 | A   | 190.5               | F   |                     |     |                     |     |                     |     |
|                                              | SB FM 1103              |     | NB FM 1103          |     | WB Brite Road       |     |                     |     |                     |     | 2.0                 | A   |
| FM 78 & Country Lane (Country Lane stops)    | 0.8                     | A   | 0.0                 | A   | 29.8                | D   |                     |     |                     |     | 73.6                | F   |
|                                              | EB FM 78                |     | WB FM 78            |     |                     |     | SB Country Ln       |     |                     |     |                     |     |
| FM 1103 & new arterial (arterial stops)      | 1.6                     | A   | 0.0                 | A   |                     |     | 212.5               | F   |                     |     | 6.5                 | A   |
|                                              | EB FM 1103              |     | WB FM 1103          |     | NB arterial         |     |                     |     |                     |     |                     |     |
| Tolle Road & new collector (collector stops) | 0.0                     | A   | 2.0                 | A   | 19.1                | C   |                     |     |                     |     |                     |     |
|                                              | SB Tolle Road           |     | NB Tolle Road       |     |                     |     | EB collector        |     |                     |     | 6.8                 | A   |
|                                              | 0.0                     | A   | 2.8                 | A   |                     |     | 18.4                | C   |                     |     |                     |     |

Table 8. Levels of Service Summary for the Study Area – Weekday Evening Peak Period – Proposed 2023

| Intersection                                 | Intersection Approaches |     |                     |     |                     |     |                     |     |                     |     | Average             |     |
|----------------------------------------------|-------------------------|-----|---------------------|-----|---------------------|-----|---------------------|-----|---------------------|-----|---------------------|-----|
|                                              | Control Delay (Sec)     | LOS | Control Delay (Sec) | LOS | Control Delay (Sec) | LOS | Control Delay (Sec) | LOS | Control Delay (Sec) | LOS | Control Delay (Sec) | LOS |
| FM 1103 & Main Street (signalized)           | EB FM 1103              | F   | WB FM 1103          | F   | NB Main Street      | C   | SB Cibolo Pkwy      | F   | 387.9               | F   |                     |     |
|                                              | 520.8                   |     | 109.5               |     | 34.3                |     | 501.8               |     |                     |     |                     |     |
| FM 1103 & Rodeo Way (signalized)             | EB FM 1103              | B   | WB FM 1103          | B   | NB school drive     | E   | SB Rodeo Way        | C   | 33.0                | C   |                     |     |
|                                              | 10.8                    |     | 11.6                |     | 58.2                |     | 20.1                |     |                     |     |                     |     |
| FM 1103 & Weil Road (Weil Road stops)        | SB FM 1103              | A   | NB FM 1103          | A   | WB Weil Road        | F   |                     |     | 76.0                | F   |                     |     |
|                                              | 1.0                     |     | 0.0                 |     | 837.9               |     |                     |     |                     |     |                     |     |
| FM 1103 & Brite Road (Brite Road stops)      | SB FM 1103              | A   | NB FM 1103          | A   | WB Brite Road       | F   |                     |     | 22.6                | C   |                     |     |
|                                              | 2.4                     |     | 0.0                 |     | 339.8               |     |                     |     |                     |     |                     |     |
| FM 78 & Country Lane (Country Lane stops)    | EB FM 78                | A   | WB FM 78            | A   |                     |     | SB Country Ln       | F   | 41.2                | E   |                     |     |
|                                              | 4.1                     |     | 0.0                 |     |                     |     | 469.9               |     |                     |     |                     |     |
| FM 1103 & new arterial (arterial stops)      | EB FM 1103              | A   | WB FM 1103          | A   | NB arterial         | C   |                     |     | 3.8                 | A   |                     |     |
|                                              | 0.0                     |     | 2.4                 |     | 17.1                |     |                     |     |                     |     |                     |     |
| Tolle Road & new collector (collector stops) | SB Tolle Road           | A   | NB Tolle Road       | A   |                     |     | EB collector        | C   | 6.8                 | A   |                     |     |
|                                              | 0.0                     |     | 3.5                 |     |                     |     | 23.6                |     |                     |     |                     |     |



**Table 9. Levels of Service Summary for the Study Area – Weekday Morning Peak Period – Proposed 2023 with right turn lanes at Weil Road and Brite Road**

| Intersection                               | Intersection Approaches |     |                     |     |                     |     |                     |     | Average             |     |
|--------------------------------------------|-------------------------|-----|---------------------|-----|---------------------|-----|---------------------|-----|---------------------|-----|
|                                            | Control Delay (Sec)     | LOS | Control Delay (Sec) | LOS | Control Delay (Sec) | LOS | Control Delay (Sec) | LOS | Control Delay (Sec) | LOS |
|                                            |                         |     |                     |     |                     |     |                     |     |                     |     |
| FM 1103 & Weil Road<br>(Weil Road stops)   | SB FM 1103              |     | NB FM 1103          |     | WB Weil Road        |     |                     |     | 13.0                | C   |
|                                            | 0.4                     | A   | 0.0                 | A   | 127.9               |     | F                   |     |                     |     |
| FM 1103 & Brite Road<br>(Brite Road stops) | SB FM 1103              |     | NB FM 1103          |     | WB Brite Road       |     |                     |     | 1.5                 | A   |
|                                            | 0.8                     | A   | 0.0                 | A   | 19.5                |     | C                   |     |                     |     |

**Table 10. Levels of Service Summary for the Study Area – Weekday Evening Peak Period – Proposed 2023 with right turn lanes at Weil Road and Brite Road**

| Intersection                               | Intersection Approaches |     |                     |     |                     |     |                     |     | Average             |     |
|--------------------------------------------|-------------------------|-----|---------------------|-----|---------------------|-----|---------------------|-----|---------------------|-----|
|                                            | Control Delay (Sec)     | LOS | Control Delay (Sec) | LOS | Control Delay (Sec) | LOS | Control Delay (Sec) | LOS | Control Delay (Sec) | LOS |
|                                            |                         |     |                     |     |                     |     |                     |     |                     |     |
| FM 1103 & Weil Road<br>(Weil Road stops)   | SB FM 1103              |     | NB FM 1103          |     | WB Weil Road        |     |                     |     | 24.6                | C   |
|                                            | 1.0                     | A   | 0.0                 | A   | 267.6               |     | F                   |     |                     |     |
| FM 1103 & Brite Road<br>(Brite Road stops) | SB FM 1103              |     | NB FM 1103          |     | WB Brite Road       |     |                     |     | 6.8                 | A   |
|                                            | 2.4                     | A   | 0.0                 | A   | 90.6                |     | F                   |     |                     |     |

**Table 11. Levels of Service Summary for the Study Area – Weekday Morning Peak Period – Proposed 2023 with 50% toll road impact**

| Intersection                                 | Intersection Approaches |     |                     |     |                     |     |                     |     | Average             |     |
|----------------------------------------------|-------------------------|-----|---------------------|-----|---------------------|-----|---------------------|-----|---------------------|-----|
|                                              | Control Delay (Sec)     | LOS | Control Delay (Sec) | LOS | Control Delay (Sec) | LOS | Control Delay (Sec) | LOS | Control Delay (Sec) | LOS |
| FM 1103 & Main Street (signalized)           | EB FM 1103              |     | WB FM 1103          |     | NB Main Street      |     | SB Cibola Pkwy      |     | 42.9                | D   |
|                                              | 63.2                    | E   | 45.4                | D   | 18.2                | B   | 38.6                | D   |                     |     |
| FM 1103 & Rodeo Way (signalized)             | EB FM 1103              |     | WB FM 1103          |     | NB school drive     |     | SB Rodeo Way        |     | 24.3                | C   |
|                                              | 27.0                    | C   | 40.1                | D   | 9.0                 | A   | 22.7                | C   |                     |     |
| FM 78 & Country Lane (Country Lane stops)    | EB FM 78                |     | WB FM 78            |     |                     |     | SB Country Ln       |     | 15.5                | C   |
|                                              | 1.6                     | A   | 0.0                 | A   |                     |     | 58.3                | F   |                     |     |
| FM 1103 & new arterial (arterial stops)      | EB FM 1103              |     | WB FM 1103          |     | NB arterial         |     |                     |     | 6.5                 | A   |
|                                              | 0.0                     | A   | 2.0                 | A   | 19.1                | C   |                     |     |                     |     |
| Tolle Road & new collector (collector stops) | SB Tolle Road           |     | NB Tolle Road       |     |                     |     | EB collector        |     | 7.3                 | A   |
|                                              | 0.0                     | A   | 2.8                 | A   |                     |     | 19.9                | C   |                     |     |

**Table 12. Levels of Service Summary for the Study Area – Weekday Evening Peak Period – Proposed 2023 with 50% toll road impact**

| Intersection                                 | Intersection Approaches |     |                     |     |                     |     |                     |     | Average             |     |
|----------------------------------------------|-------------------------|-----|---------------------|-----|---------------------|-----|---------------------|-----|---------------------|-----|
|                                              | Control Delay (Sec)     | LOS | Control Delay (Sec) | LOS | Control Delay (Sec) | LOS | Control Delay (Sec) | LOS | Control Delay (Sec) | LOS |
| FM 1103 & Main Street (signalized)           | EB FM 1103              |     | WB FM 1103          |     | NB Main Street      |     | SB Cibola Pkwy      |     | 141.5               | F   |
|                                              | 185.8                   | F   | 57.1                | E   | 13.5                | B   | 157.5               | F   |                     |     |
| FM 1103 & Rodeo Way (signalized)             | EB FM 1103              |     | WB FM 1103          |     | NB school drive     |     | SB Rodeo Way        |     | 33.0                | C   |
|                                              | 10.8                    | B   | 11.6                | B   | 58.2                | E   | 20.1                | C   |                     |     |
| FM 78 & Country Lane (Country Lane stops)    | EB FM 78                |     | WB FM 78            |     |                     |     | SB Country Ln       |     | 7.5                 | A   |
|                                              | 2.8                     | A   | 0.0                 | A   |                     |     | 98.7                | F   |                     |     |
| FM 1103 & new arterial (arterial stops)      | EB FM 1103              |     | WB FM 1103          |     | NB arterial         |     |                     |     | 3.8                 | A   |
|                                              | 0.0                     | A   | 2.4                 | A   | 17.1                | C   |                     |     |                     |     |
| Tolle Road & new collector (collector stops) | SB Tolle Road           |     | NB Tolle Road       |     |                     |     | EB collector        |     | 6.8                 | A   |
|                                              | 0.0                     | A   | 3.5                 | A   |                     |     | 23.6                | C   |                     |     |



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## ◆ IDENTIFICATION OF IMPACTS & MITIGATION IMPROVEMENTS

The traffic models, optimizing the traffic signal operations on FM 1103 at Main Street and at Rodeo Way, indicate that during the current morning peak period, the roadway system operates with a level-of-service (LOS) C or better. The westbound Weil Road approach experiences an average delay resulting in a LOS D. The southbound Country Lane approach to FM 78 experiences an average delay resulting in a LOS E.

During the current weekday evening peak, the intersection of FM 1103 and Main Street experiences average delays on the eastbound FM 103 approach and the southbound Cibolo Parkway approach the result in LOS F, also resulting in a LOS F for the overall intersection.

The traffic models for the projected volumes for the year 2023, taking into account the proposed improvements to FM 1103 as far south and west to Rodeo Way, indicate the average delays at the intersection of FM 1103 and Main Street would have more delays. The approaches of Weil Road and Brite Road to FM 1103 would have average delays resulting in LOS F and E, respectively during the evening peak. The Country Lane approach to FM 78 would have average delays resulting in LOS F during both peak periods.

The addition of the Steele Creek traffic would result in increasing the delays on all approaches. The approaches with LOS D, E, and F would have LOS F.

The delays on the Weil Road and Brite Road approaches could be reduced significantly by adding a short right turn lane on these two approaches to FM 1103. These improvements could be accomplished at minimal cost with the FM 1103 improvements (Tables 9 and 10).

The new toll road, proposed to extend south from FM 1103 between Weil Road and Rodeo Way, would be expected to reduce the through traffic on FM 1103 west of the toll road and reduce the traffic on County Lane at FM 78. Tables 11 and 12 indicate the impact of 50% of the through traffic using the toll road on the intersections west of the toll road and south of FM 1103. The intersection of FM 1103 and Main Street would still have average delays resulting on LOS F but with significantly reduced delays. Future improvements to FM 1103 between Main Street and Rodeo Way to provide two through lanes in each direction would significantly improve the level-of-service of the intersection.

New arterial street at FM 1103. The new arterial street at FM 1103 would be expected to have as many as 499 vehicles an hour entering and exiting during the evening period. As a minor arterial street (typically a four-lane divided roadway or a five-lane roadway with a center left turn lane), the roadway would have a capacity of as many as 34,000 vehicles an hour. Initially constructed as a minor collector street (40-foot pavement width with one through lane in each direction and a third lane for turning movements), the roadway would have a capacity of 800 vehicles an hour. The new arterial street at FM 1103 would be constructed as a minor collector from the northwest property line of the development to FM 1103 due to having only 60 feet of right-of-way width, anticipating that adjacent properties would dedicate the additional right-of-way to make the street a minor arterial street. Within the development, the roadway will be constructed as minor arterial street to a round-about, connecting with two major collector streets, although based on anticipated volumes being less than 500 vehicles an hour, minor collector streets would suffice.

The new arterial street at FM 1103 would have a LOS C during both the morning and evening peak periods. The number of anticipated eastbound right turns would warrant a right turn lane; however, the length of the right turn lane would be limited by the spacing between the new street and the church driveway to the west. In addition, due to an existing bar ditch near the edge of pavement on the south side of FM 1103 and an existing sidewalk along the church property, a right turn lane cannot be constructed on FM 1103 within the existing right-of-way. The existing center two-way left turn lane along FM 1103 would accommodate the anticipated left turn demand. The construction of the new arterial street would be expected to include providing a driveway for the adjacent high school and perhaps closing the existing west drive from the school onto FM 1103. The traffic anticipated to be generated by the Steele Creek development would not be sufficient to warrant a traffic signal. However, with the inclusion of the school traffic, a traffic signal may be warranted.

New collector at Tolle Road. The new collector street at Tolle Road would be expected to have as many as 497 vehicles an hour entering and exiting during the evening period. As a major collector street (44-foot pavement width with two lanes in each direction), the roadway would have a capacity of 1,000 vehicles an hour. As a minor collector street (40-foot pavement width with one through lane in each direction and a third lane for turning movements), the roadway would have a capacity of 800 vehicles an hour. The new collector street at Tolle Road would be constructed as a major collector street. Between the proposed 1103 Toll Road and Tolle Road, a 40-foot right-of-way dedication is expected from the adjacent property (as indicated on the master plan). Within the development the collector streets will be constructed as major collectors, although based on anticipated volumes being less than 500 vehicles an hour, minor collector streets would suffice.

The new collector street at Tolle Road would also have a LOS C during the morning and evening peak periods. The anticipated number of right turns from Tolle Road during the evening peak onto the new collector street would warrant a right turn lane. The number of anticipated left turns from Tolle Road onto the collector street during the evening peak would indicate the need for a left turn lane.

## ◆ CONCLUSIONS & RECOMMENDATIONS

The traffic anticipated to be generated by the Steele Creek development can be accommodated by the adjacent roadway system. The proposed improvements to FM 1103 will relieve much of the congestion west of Rodeo Way. The proposed toll road could have significant improvements to the traffic congestion on FM 1103 and Main Street. Right turn lanes on the Weil Road and Brite Road approaches to FM 1103 would reduce delays on these streets at FM 1103 and should be included in the FM 1103 improvements.

The number of anticipated right turns onto the new collector street at FM 1103 would warrant a right turn lane on FM 1103; however, due to an existing bar ditch near the edge of pavement on the south side of FM 1103 and an existing sidewalk along the church property, a right turn lane cannot be constructed on FM 1103 within the existing right-of-way.

A traffic signal at the intersection of the new collector street and FM 1103 is not warranted based on the Steele Creek development generated traffic. However, if the high school connects to the new street, a traffic signal will be needed at the new intersection.

The new collector street at Tolle Road should include both a right turn lane and a left turn lane on Tolle Road approaching the new intersection.



Prepared by:

A handwritten signature in blue ink, appearing to read "Joe F. Nix".

Joe F. Nix, P.E., P.T.O.E.  
CEC Tex Firm No. F-2274



# **ATTACHMENT C**

## **Photos**

FM 1103 AT  
KNIGHTS CROSSING

KNIGHTS CROSSING



NORTHBOUND



WESTBOUND

SOUTHBOUND

EASTBOUND



FM 1103

MAIN STREET AT  
NORTH STREET



TOLLE ROAD

LANCE CROSSING

NORTHBOUND



EASTBOUND

WESTBOUND

SOUTHBOUND





March 30, 2026

On behalf of the:

City of Cibolo  
Attn: Olivia Hall  
201 W. Loop 539  
Cibolo, Texas 78108



Re: TIA Review  
Steele Creek (PZ-2026-1-TIA)

Ms. Hall,

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

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

Sincerely,

Andy Carruth, P.E.

Plan Reviewer for the City of Cibolo

April 29, 2026

On behalf of the:

City of Cibolo  
Attn: Olivia Hall  
201 W. Loop 539  
Cibolo, Texas 78108



Re: Final Plat Review  
Steele Creek Unit 9 (PC-25-20-FP)

Ms. Hall,

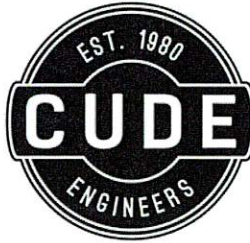
Colliers Engineering & Design has completed its review of the referenced project. We find that the development is in conformance with the City of Cibolo Unified Development Code and flood ordinances. We have no further comments.

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

Sincerely,

Andy Carruth, P.E.

Plan Reviewer for the City of Cibolo



# ***STEELE CREEK SUBDIVISION LAND STUDY***

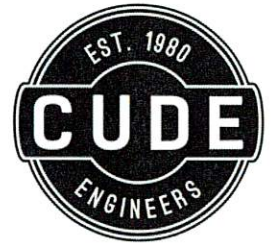
## **STORMWATER MANAGEMENT PLAN**

### **PREPARED FOR:**

CONTINENTAL HOMES OF TEXAS, L.P.  
211 N. 1604 LOOP E., STE. 130  
SAN ANTONIO, TX 78232







May 24, 2018

City of Cibolo  
P.O. Box 826  
200 S. Main St.  
Cibolo, TX 78108

RE: Steele Creek Subdivision Land Study  
Stormwater Management Plan

To Whom It May Concern:

This report for drainage analysis of the Steele Creek Subdivision land study was prepared under my supervision in accordance with provisions of the Cibolo Drainage Design Guidelines for the owners of the property.

If you have any questions regarding the drainage design, hydrology, hydraulics, or regarding this submittal please contact Mr. Patrick Murphy, P.E., CFM ([wmurphy@cudeengineers.com](mailto:wmurphy@cudeengineers.com)) for more detailed assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "PM", is written over a horizontal line.

Patrick Murphy, P.E., CFM  
Senior Project Manager

# **STORMWATER MANAGEMENT PLAN FOR Steele Creek Subdivision Land Study**

## **PROJECT SCOPE:**

The proposed development encompasses 411.58 platted acres located north of F.M. 78 and south of F.M. 1103, east of Town Creek in the City of Cibolo, Guadalupe County, Texas (Mapsco Grid number 522-D7). This development will consist of the construction of single family homes, street infrastructure, drainage facilities, and utility infrastructure. The stormwater runoff generated by this site will be conveyed to Town Creek, Town Creek East Tributary No. 1, and Town Creek Tributary 3.

## **SITE PARAMETERS:**

- Subdivision Name: **Steele Creek Subdivision**
- Plat Acreage: **411.58 Acres**

## **JURISDICTIONAL AUTHORITY:**

- This property is **not** located within the limits of the Edwards Aquifer Recharge Zone per the latest maps published by the Texas Commission on Environmental Quality.
- This property **is** located adjacent to a FEMA Floodplain.
- This property lies within the watershed of Upper Cibolo Creek.
- This property is depicted on Flood Insurance Rate Map, Panel Number 48187C 0230 F and Flood Insurance Rate Map, Panel Number 48187C 0240 F, revision dated November 2, 2007.
- This property is located on the Marion USGS Quadrangle Map.
- This site is to be developed as a multiple unit single family residential subdivision. The zoning of this tract is SF1, SF2, and SF3.

## **ON-SITE DRAINAGE ANALYSIS METHODOLOGY:**

In an effort to accurately analyze the drainage conditions for the Steele Creek Subdivision, storm water runoff for the various areas of this site and upgradient sites had to be computed. The storm water emanating from this site will be conveyed directly into Town Creek, Town Creek East Tributary No. 1, and Town Creek Tributary 3.

To compute the hydrology for this site, we utilized the Rational Method as a preliminary drainage analysis tool. Per the requirements of the City of Cibolo, the Soil Conservation Service (SCS) hydrology method is to be used for any drainage sheds greater than or equal to 50 acres. As this is a preliminary analysis, the Rational Method was used to analyze all on-site drainage areas. A more detailed analysis including SCS hydrology calculations for drainage areas greater than or equal to 50 acres will be provided at the time of preliminary plat and construction plan submittals to the City of Cibolo. The Rational Method was chosen because of the ease of use and drainage area size. Also, as this is a preliminary drainage analysis, the time of concentrations for each drainage area were set to

20 minutes for each drainage area. Actual time of concentrations for each drainage area will be computed during the detailed drainage analysis associated with preliminary plat and construction plan submittal.

The runoff coefficient (C-value) was found using the 2015 City of Cibolo Unified Development Code, Part B 2013 Storm water Design Guidelines (last updated in February 24, 2015), Tables C-2 & C-3, as a reference. For the existing conditions, a C-value of 0.40 was used for pasture/unimproved land with slopes varying from 2 to 7%. For the proposed development, a C-value of 0.55 was used for single family residential areas with lot sizes between 7,000 and 10,000 sq. ft. and slopes ranging from 2 to 7%. These values were used to calculate a composite C-value for each drainage area for existing, proposed, and ultimate conditions. A runoff coefficient value exhibit for existing, proposed, and ultimate conditions can be found in this report.

The rainfall intensities were obtained from the Unified Development Code, Part B 2013 Cibolo Storm Water Design Criteria Table C-1. The previously calculated time of concentration and C-values were used in the chart to determine the rainfall intensities for the 5, 10, 25, and 100-year storm events.

Sizing calculations for some of the larger drainage channels and the proposed culvert to be installed across Town Creek Tributary 3 are provided in this report to confirm maintenance access to these drainage channels can be provided as well as confirmation that the proposed culvert across Town Creek Tributary 3 will provide unflooded access to the site.

#### **FLOODPLAIN ANALYSIS METHODOLOGY:**

In order to confirm the limits of the floodplain within Steele Creek, an HEC-HMS model was obtained from the City of Cibolo for the Town Creek and Town Creek East Tributary No. 1 watersheds. An HEC-HMS model was not available for Town Creek Tributary 3. Also, HEC-RAS models for all 3 water sheds were obtained from the City of Cibolo. For the sake of this preliminary analysis, the flows from the HEC-HMS model for Town Creek and Town Creek East Tributary No. 1 were utilized for this floodplain analysis. The flows contained in the HEC-RAS model for Town Creek Tributary 3 was used for the sake of the floodplain analysis for Town Creek Tributary 3. A more details analysis of the hydrology associated with these floodplains and how they relate to the proposed site will be provided at the time of platting of the first units directly adjacent to these floodplains. Also, a 2-dimension model was performed on each floodplain as well. The HEC-RAS models and 2-D models are being provided on a disk as an appendix to this report.

#### **DETENTION FACILITIES:**

Per the request of Mr. Rudolph Klein, P.E., the City Engineer for the City of Cibolo, detention is not being proposed for areas draining to Town Creek and Town Creek East Tributary No. 1 due to concerns regarding the timing of the release of the storm water run-off for the subdivision versus the timing of the peak in Town Creek. Detention is being proposed for areas draining to the Town Creek Tributary 3 as the time of concentration for the that tributary is significantly shorter than Town Creek and timing of the peak flow should occur sooner during a rainfall event. A preliminary detention analysis for all sheds is being provided whether detention is being proposed or not as a part of this report for comparison's sake. An HEC-HMS model for this detention pond sizing is being provided on



the disk mentioned above in the floodplain analysis methodology section as well as hydrographs showing computed detention volumes.

#### **DETENTION ANALYSIS:**

##### Watershed 1 (drainage area 80)

Pre-Project 100-year Q = 66.5 cfs

Developed 100-year Q = 92 cfs

Approximate Detention volume = 3 ac-ft

##### Watershed 2 (drainage area 74)

Pre-Project 100-year Q = 256.7 cfs

Developed 100-year Q = 299.8 cfs

Approximate Detention volume = 12 ac-ft

##### Watershed 3 (Town Creek)

Pre-Project 100-year Q = 943.7 cfs

Developed 100-year Q = 1,168.1 cfs

Approximate Detention volume = 47 ac-ft (without considering timing of peak in creek)

- Peak flow in creek increases from 13,869.2 cfs to 14,025.1 cfs

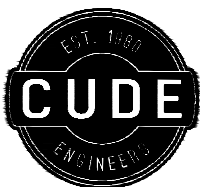
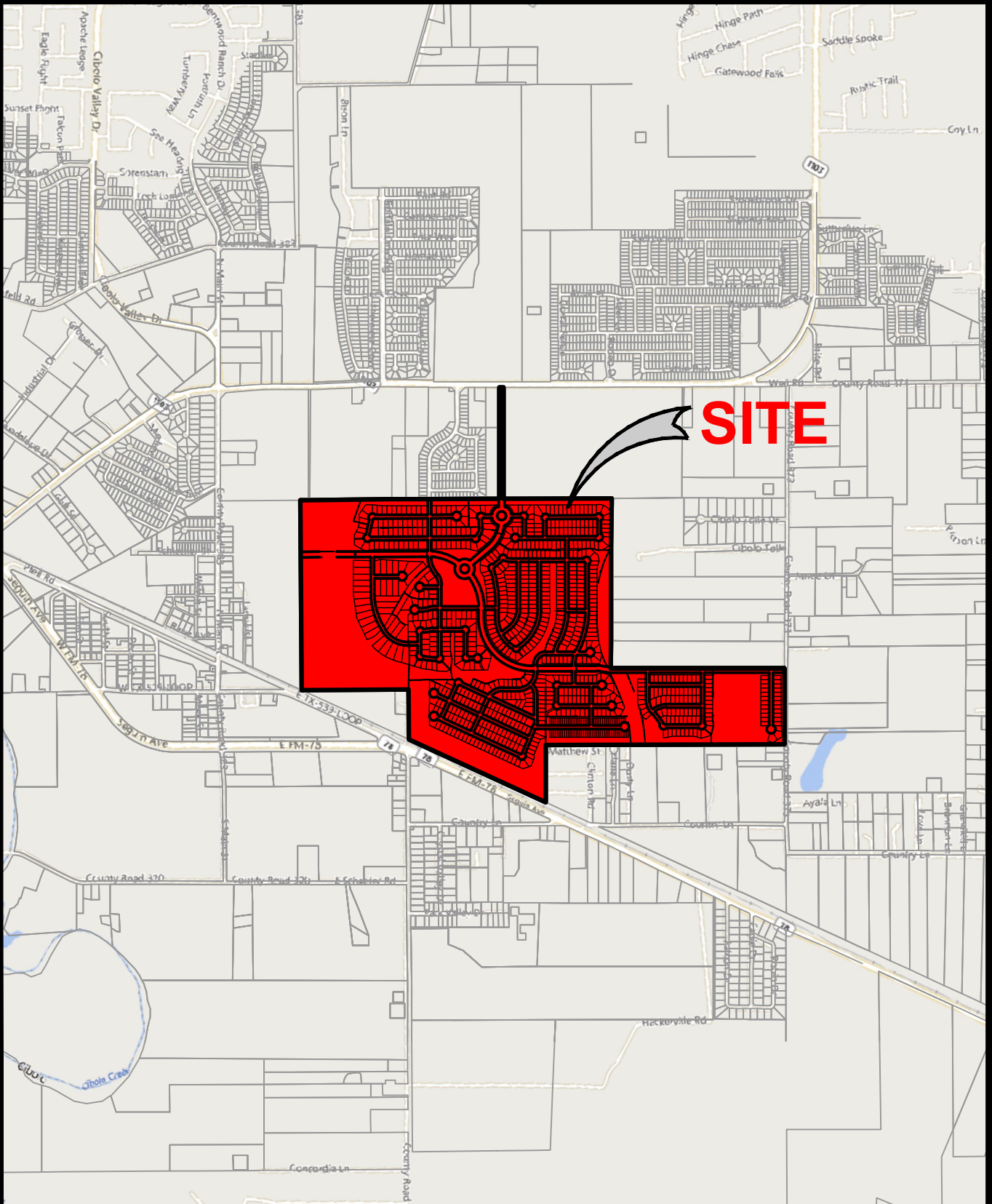
Approximate Detention volume = 83 ac-ft (to avoid increase of peak flow in creek)

- Peak flow in creek reduces from 13,869.2 cfs to 13,856.1 cfs

#### **ATTACHMENTS:**

- Location Map
- USGS Quadrangle Map – Area View
- USGS Quadrangle Map – Site View
- Aerial Photograph – Area View
- Aerial Photograph – Site View
- Flood Insurance Rate Map – Area View
- Flood Insurance Rate Map – Site View
- FEMA FIRM Panel No. 48187C 0230 F
- FEMA FIRM Panel No. 48187C 0240 F
- Steele Creek Subdivision Master Drainage & Grading Plan (Preliminary)
- Preliminary culvert sizing - Town Creek Tributary 3 culvert
- Preliminary channel cross-section computations
- Preliminary Detention sizing computations
- CD containing HEC-RAS, 2-D and HEC-HMS models

\*Note: The detention analysis for the Town Creek and Town Creek East Tributary No. 1 water sheds is being provided for reference only. It is not an indication of the developer's intent to provide storm water detention for those water sheds.



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

## STEELE CREEK SUBDIVISION LAND STUDY



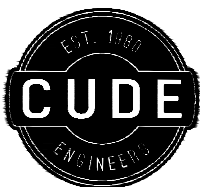
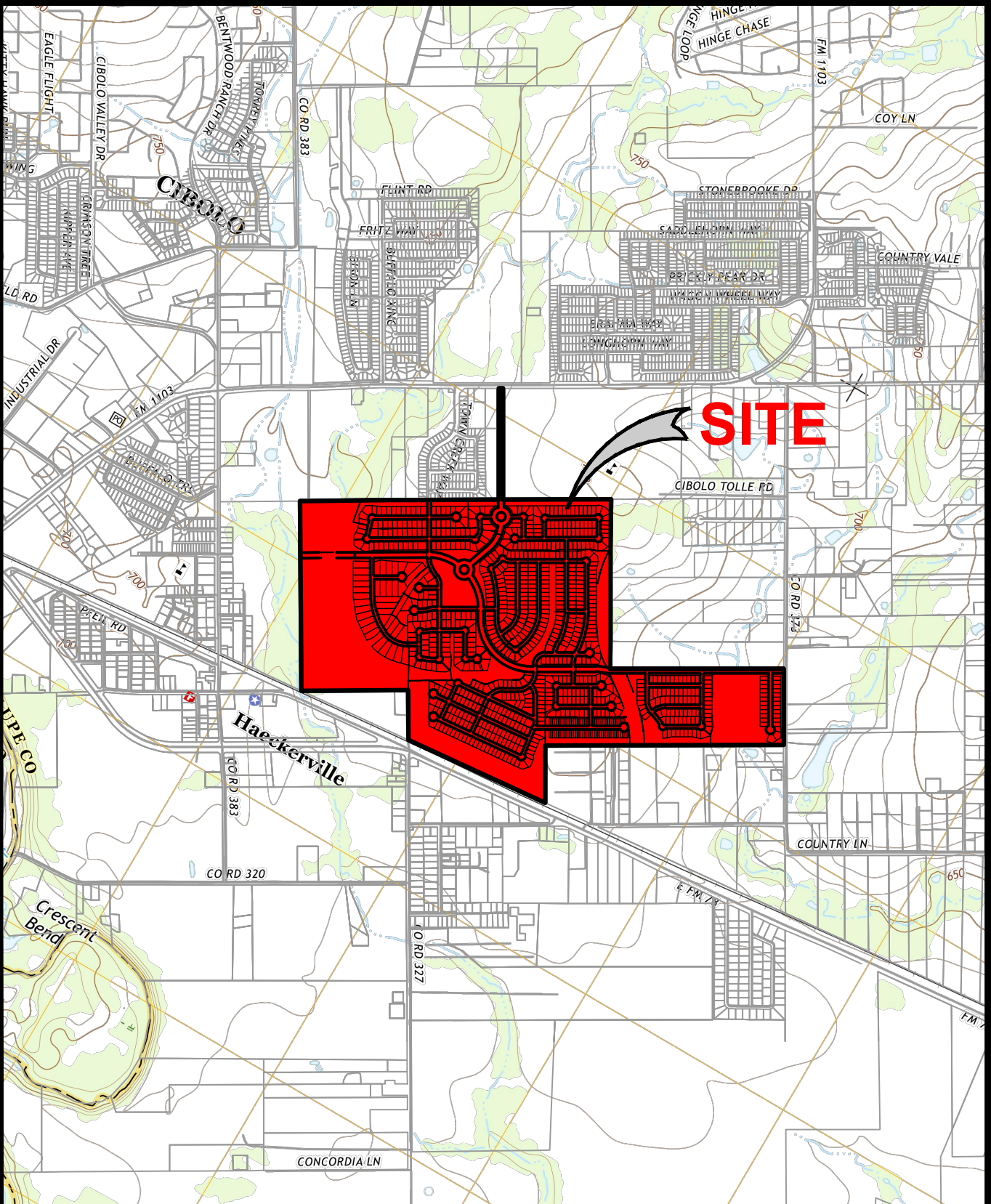
SCALE: 1" = 2,000'

### SITE LOCATION MAP

DATE: 05-25-2018

JOB NO.: 02907.300





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

## STEELE CREEK SUBDIVISION LAND STUDY

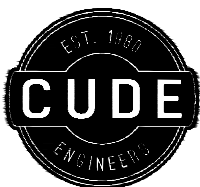
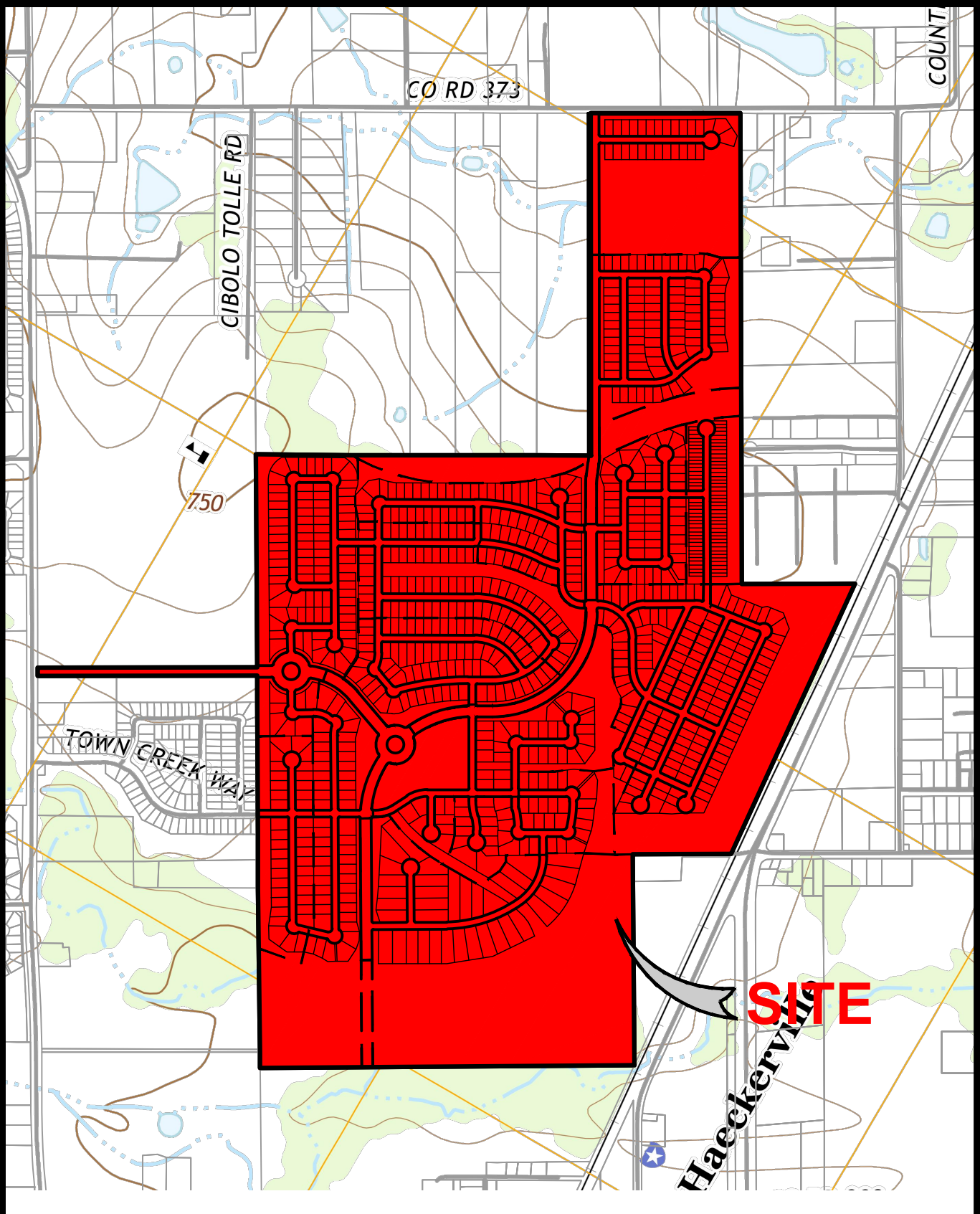


SCALE: 1" = 2000'

U.S.G.S. QUAD MAP  
 (AREA VIEW)

DATE: 05-25-2018

JOB NO.: 02907.300



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

## STEELE CREEK SUBDIVISION LAND STUDY

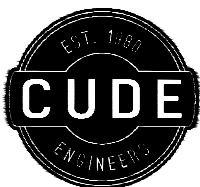
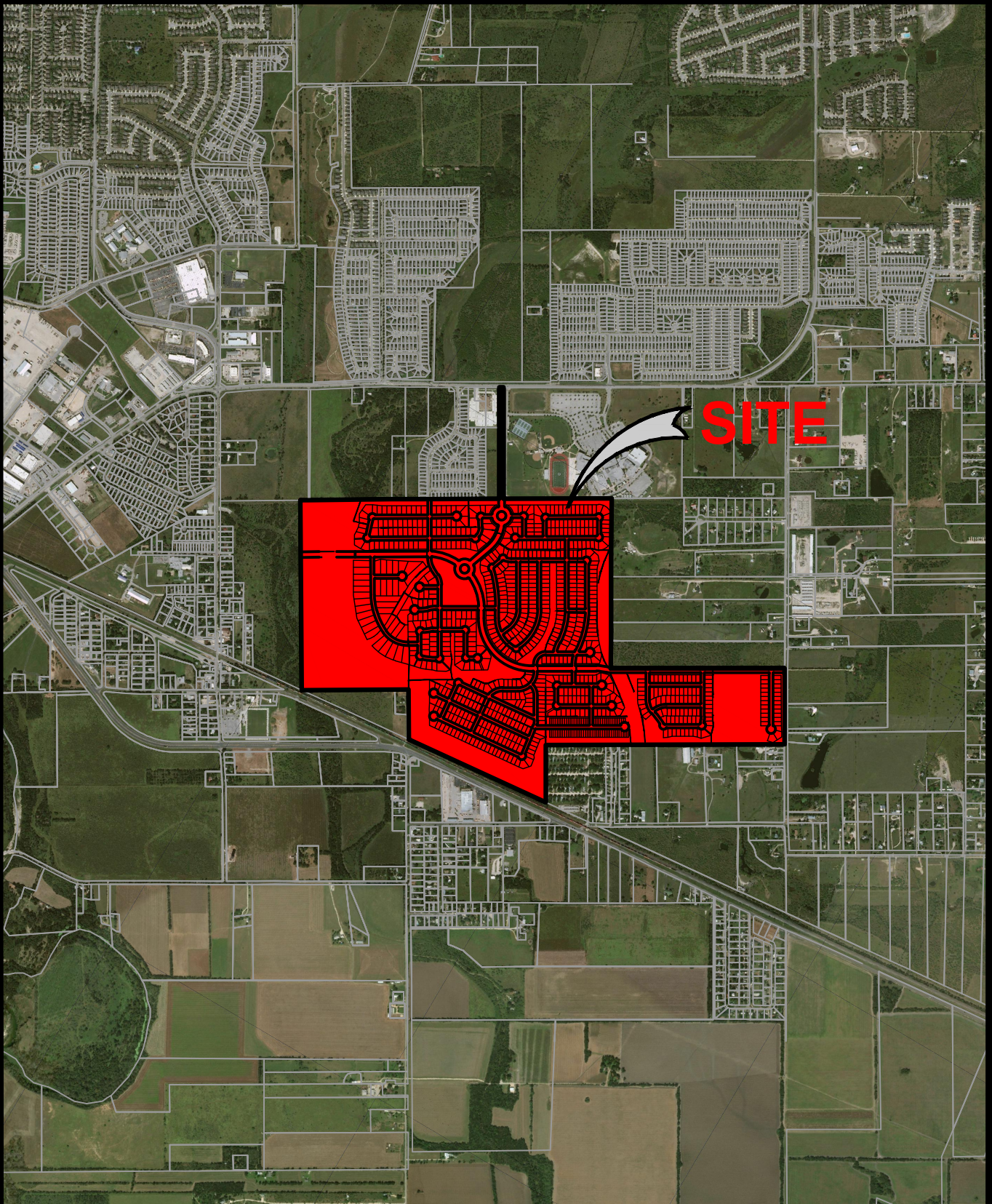


U.S.G.S. QUAD MAP  
(SITE VIEW)

DATE: 05-25-2018

JOB NO.: 02907.300





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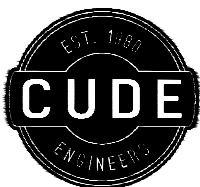
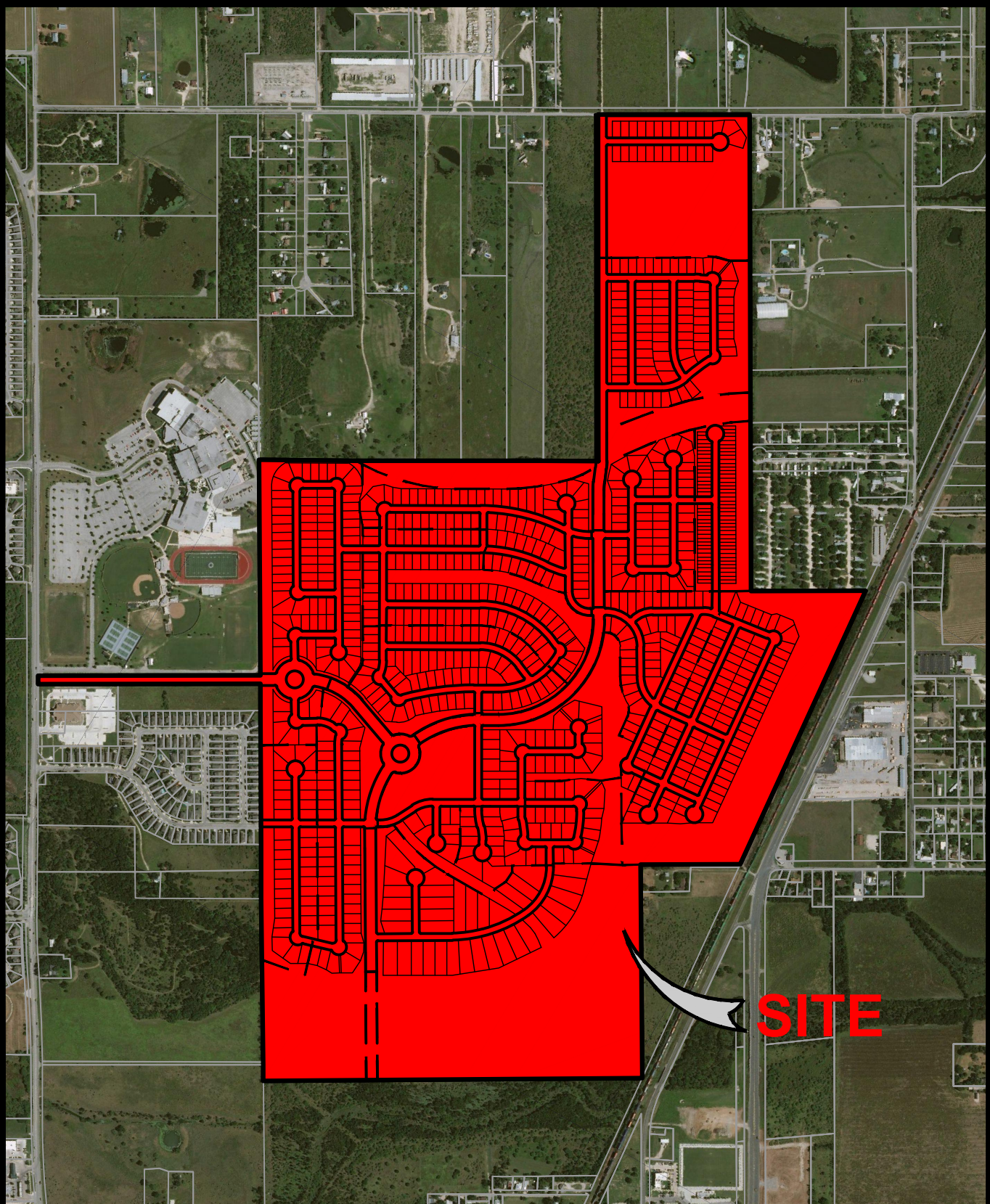


2012 AERIAL PHOTOGRAPH  
(AREA VIEW)

DATE: 05-25-2018

JOB NO.: 02907.300





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## STEELE CREEK SUBDIVISION LAND STUDY



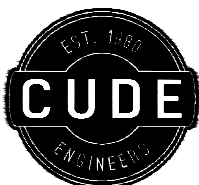
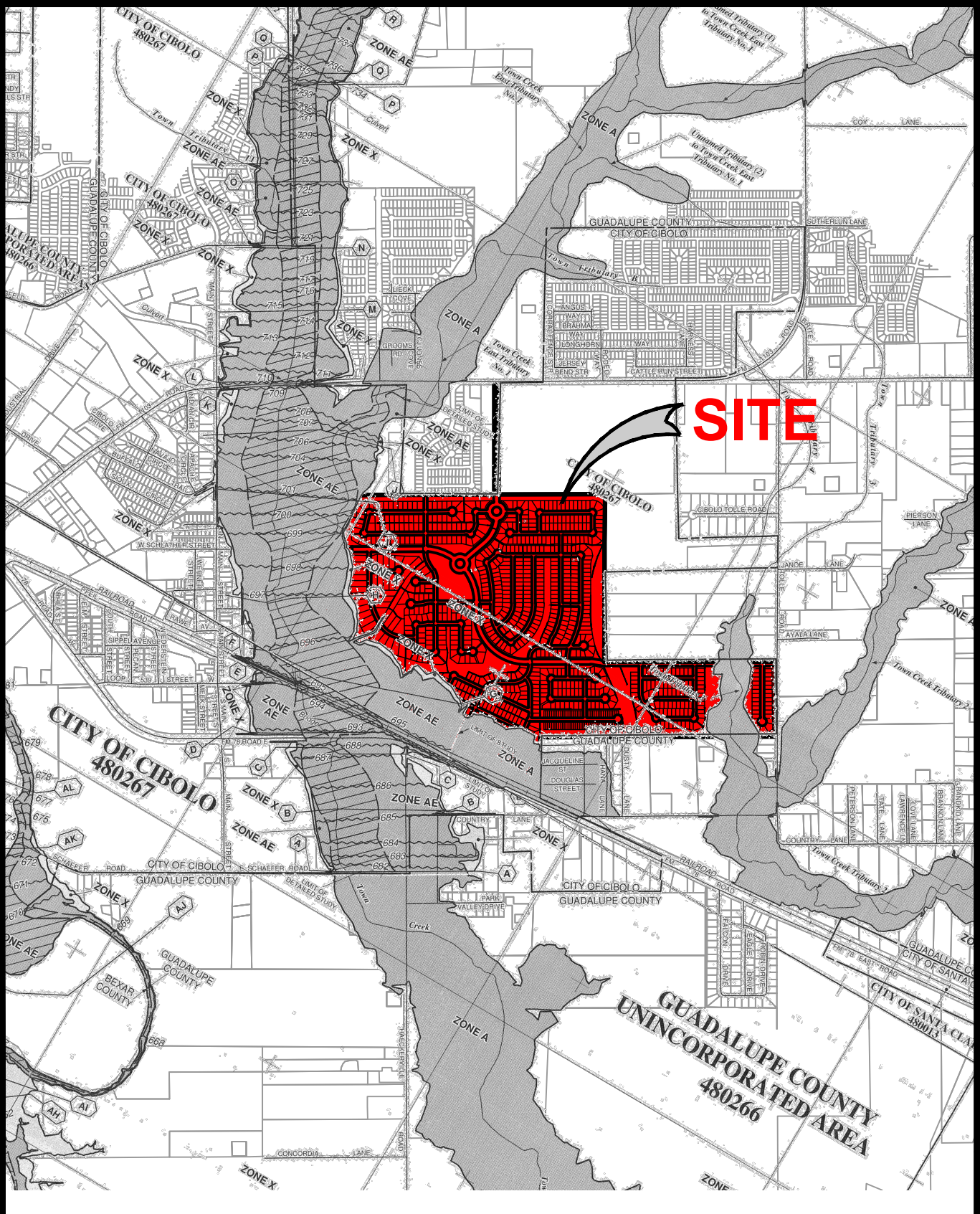
SCALE: 1" = 1000'

2012 AERIAL PHOTOGRAPH  
(SITE VIEW)

DATE: 05-25-2018

JOB NO.: 02907.300





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FIRM #455

## STEELE CREEK SUBDIVISION LAND STUDY



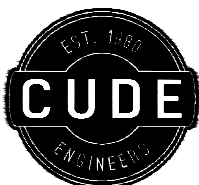
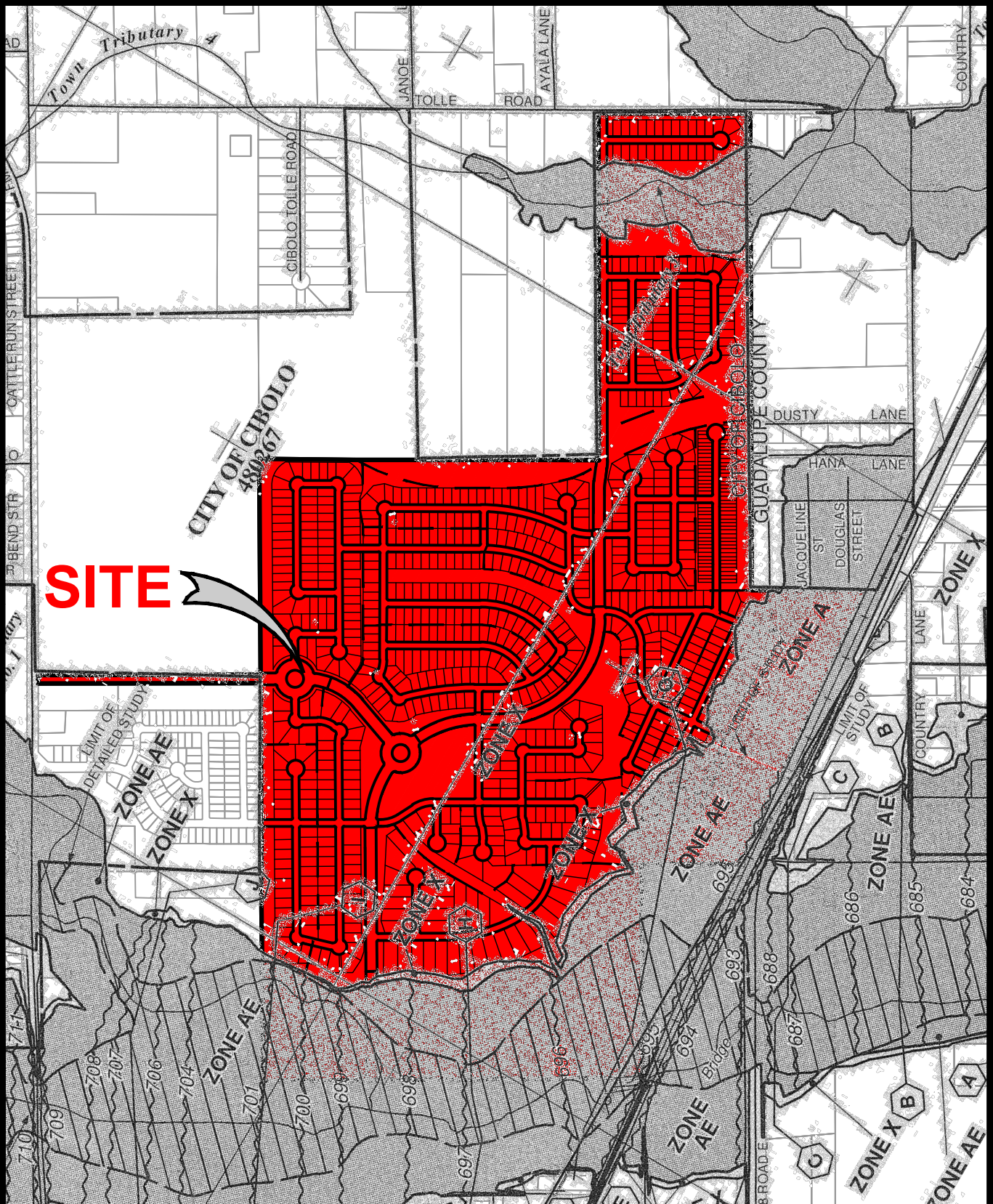
SCALE: 1" = 2000'

FLOOD INSURANCE RATE MAP  
(AREA VIEW)

DATE: 05-25-2018

JOB NO.: 02907.300





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 FIRM #455

## STEELE CREEK SUBDIVISION LAND STUDY



SCALE: 1" = 1000'

FLOOD INSURANCE RATE MAP  
 (SITE VIEW)

DATE: 05-25-2018

JOB NO.: 02907.300



NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Salinwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

**Coastal Base Flood Elevations** shown on this map apply only landward of 0.0 North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Salinwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Salinwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was the Texas State Plane south central zone (FIPS/ZONE 4204). The horizontal datum was NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRM for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of the FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov>, or contact the National Geodetic Survey at the following address:

NGS Information Services  
NCAAS, NNGS12  
National Geodetic Survey  
SSM2-3, #202  
1315 East-West Highway  
Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

**Base map** information shown on this FIRM was provided in digital format by Bear Meiro 911. This information was photogrammetrically compiled at a scale of at least 1:24,000 from aerial photography dated September 2004.

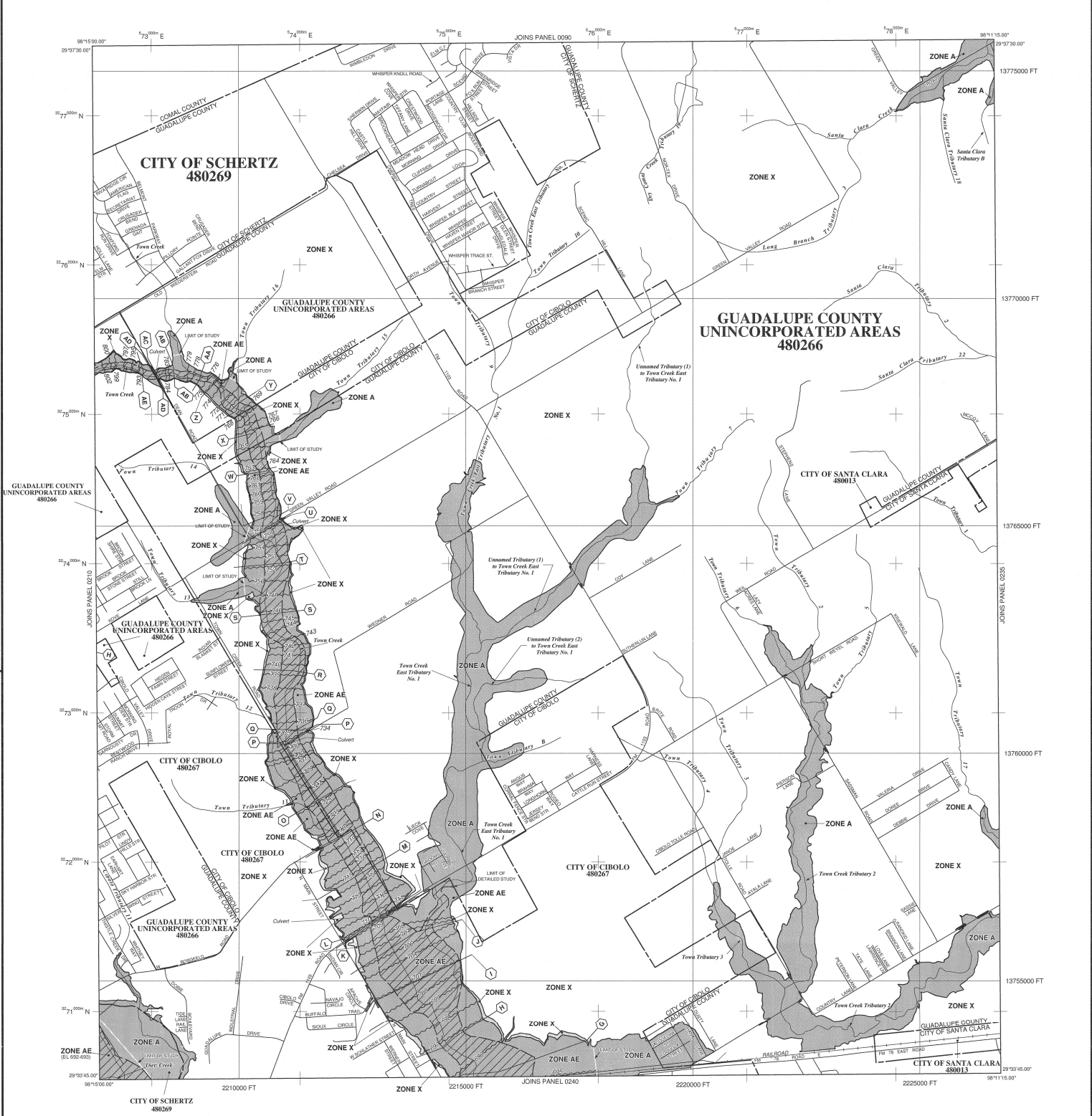
This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contain authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

**Corporate limits** shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by fax at 1-800-358-9620 and its website at <http://www.msc.fema.gov>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov>.



**LEGEND**

**SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.

**ZONE A** Areas of base flood elevation determined.

**ZONE AE** Base Flood Elevations determined.

**ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

**ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

**ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently abandoned. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

**ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

**ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

**ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

**FLOODWAY AREAS IN ZONE AE**

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

**OTHER FLOOD AREAS**

**ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

**OTHER AREAS**

**ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.

**ZONE D** Areas in which flood hazards are undetermined, but possible.

**COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**

**OTHERWISE PROTECTED AREAS (OPAs)**

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

**Floodplain boundary**

**Floodway boundary**

**Zone D boundary**

**CBRS and OPA boundary**

**Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.**

**Base Flood Elevation line and value; elevation in feet\***

**(EL 987)**

**Base Flood Elevation value where uniform within zone; elevation in feet\***

**\* Referenced to the North American Vertical Datum of 1988 (NAVD 88)**

**Cross section line**

**Transect line**

**Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)**

**1000-meter Universal Transverse Mercator grid ticks, zone 14**

**5000-foot grid values: Texas State Plane coordinate system, south central zone (FIPS/ZONE 4204), Lambert Conformal Conic**

**Bench mark (see explanation in Notes to Users section of this FIRM panel)**

**DX5610**

**M1.5**

**MAP REPOSITORIES**

Refer to Map Repositories list on Map Index

**EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP**

November 2, 2007

**EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL**

For community map revision history prior to countywide mapping, refer to the Community Map history table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

**MAP SCALE 1" = 1000'**

**500 1000 2000 FEET**

**300 600 METERS**

**NATIONAL FLOOD INSURANCE PROGRAM**

**PANEL 0230F**

**FIRM FLOOD INSURANCE RATE MAP**

**GUADALUPE COUNTY, TEXAS**

**AND INCORPORATED AREAS**

**PANEL 230 OF 480**

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

**CONTAINS:**

| COMMUNITY            | NUMBER | PANEL | SUFFIX |
|----------------------|--------|-------|--------|
| GUADALUPE COUNTY     | 480266 | 0230  | F      |
| CIBOLO, CITY OF      | 480267 | 0230  | F      |
| SANTA CLARA, CITY OF | 480013 | 0230  | F      |
| SCHERTZ, CITY OF     | 480269 | 0230  | F      |

**Notes to User:** The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

**MAP NUMBER**  
48187C0230F

**EFFECTIVE DATE**  
NOVEMBER 2, 2007

**Federal Emergency Management Agency**

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

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**Coastal Base Flood Elevations** shown on this map apply only landward of 0.7 North American Vertical Datum of 1988 (NAVD88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

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National Geodetic Survey  
SSMC-3, #6202  
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Silver Spring, MD 20910-3282

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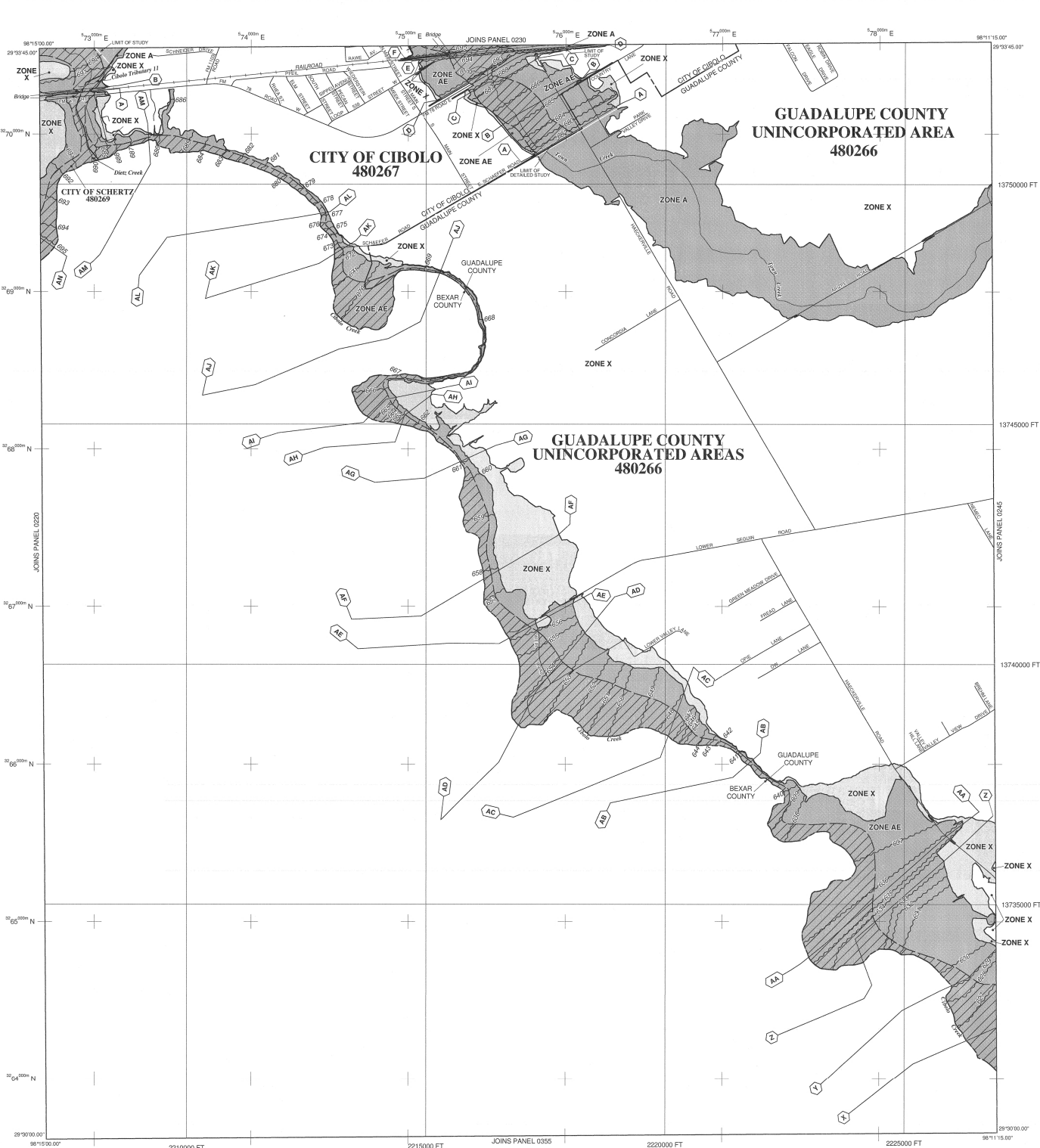
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**LEGEND**

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**ZONE A**  
No Base Flood Elevations determined.

**ZONE AE**  
Base Flood Elevations determined.

**ZONE AH**  
Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

**ZONE AD**  
Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

**ZONE AR**  
Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently vacated. Zone AR indicates that the former flood control system is being retained to provide protection from the 1% annual chance or greater flood.

**ZONE AV**  
Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

**ZONE VE**  
Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

**COASTAL FLOOD ZONE WITH VELOCITY HAZARD (WAVE ACTION);** Base Flood Elevations determined.

**FLOODWAY AREAS IN ZONE AE**

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

**OTHER FLOOD AREAS**

**ZONE X**  
Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

**OTHER AREAS**

**ZONE X**  
Areas determined to be outside the 0.2% annual chance floodplain. Areas in which flood hazards are undetermined, but possible.

**COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**

**OTHERWISE PROTECTED AREAS (OPAs)**

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

Floodplain boundary  
Floodway boundary  
Zone D boundary  
CBRS and OPA boundary

Boundary dividing Special Flood Hazard Areas of different base Flood Elevations, flood depths or flood velocities.  
Base Flood Elevation line and value; elevation in feet\*  
Base Flood Elevation value where uniform within zone; elevation in feet\*

\* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

Cross section line  
Transect line

Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)  
1000-meter Universal Transverse Mercator grid ticks, zone 14  
5000-foot grid values: Texas State Plane coordinate system, south central zone (FIPS/ZONE 4204), Lambert Conformal Conic

Bench mark (see explanation in Notes to Users section of this FIRM panel)  
M1.5

MAP REPOSITORIES  
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP  
November 2, 2007

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

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**MAP SCALE 1" = 1000'**

500 0 500 1000 FEET  
300 0 300 600 METERS

**NATIONAL FLOOD INSURANCE PROGRAM**

**PANEL 0240F**

**FIRM**  
**FLOOD INSURANCE RATE MAP**  
**GUADALUPE COUNTY,**  
**TEXAS**  
**AND INCORPORATED AREAS**

**PANEL 240 OF 480**  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

**CONTAINS:**

| COMMUNITY        | NUMBER | PANEL | SUFFIX |
|------------------|--------|-------|--------|
| GUADALUPE COUNTY | 480266 | 0240  | F      |
| CIBOLO CITY OF   | 480267 | 0240  | F      |
| SCHERTZ CITY OF  | 480269 | 0240  | F      |

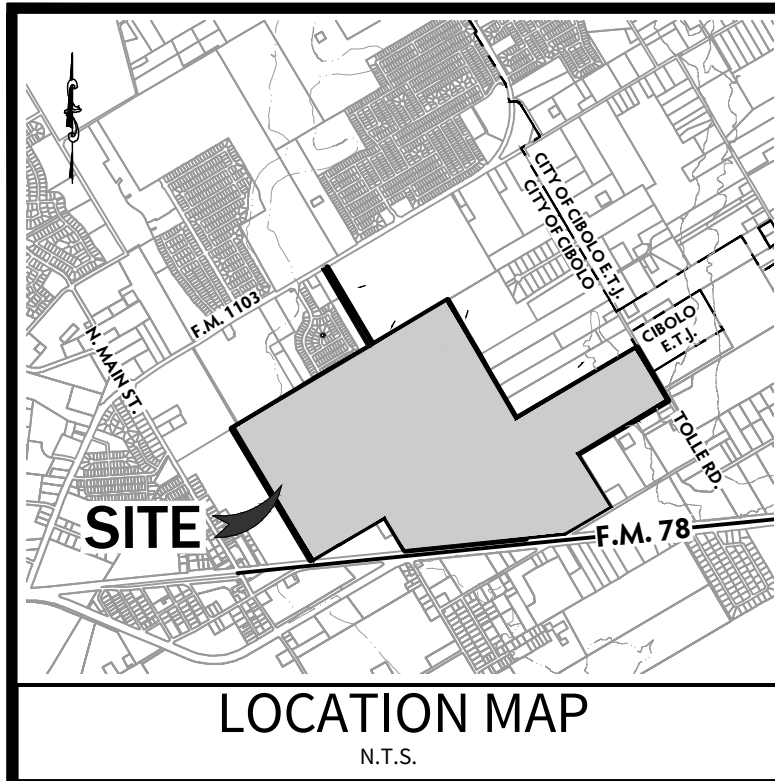
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**MAP NUMBER**  
**48187C0240F**

**EFFECTIVE DATE**  
**NOVEMBER 2, 2007**

Federal Emergency Management Agency



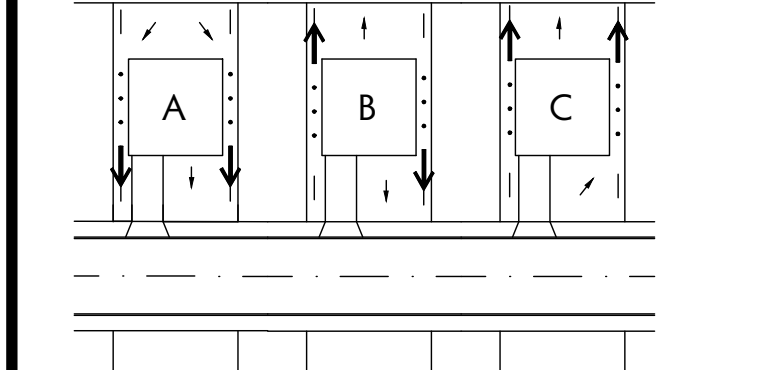


**DEVELOPER:**  
CONTINENTAL HOMES OF TEXAS, L.P.  
CONTACT PERSON: LESLIE OSTRANDER  
2111 W LOOP 1604 E  
SAN ANTONIO, TX 78232

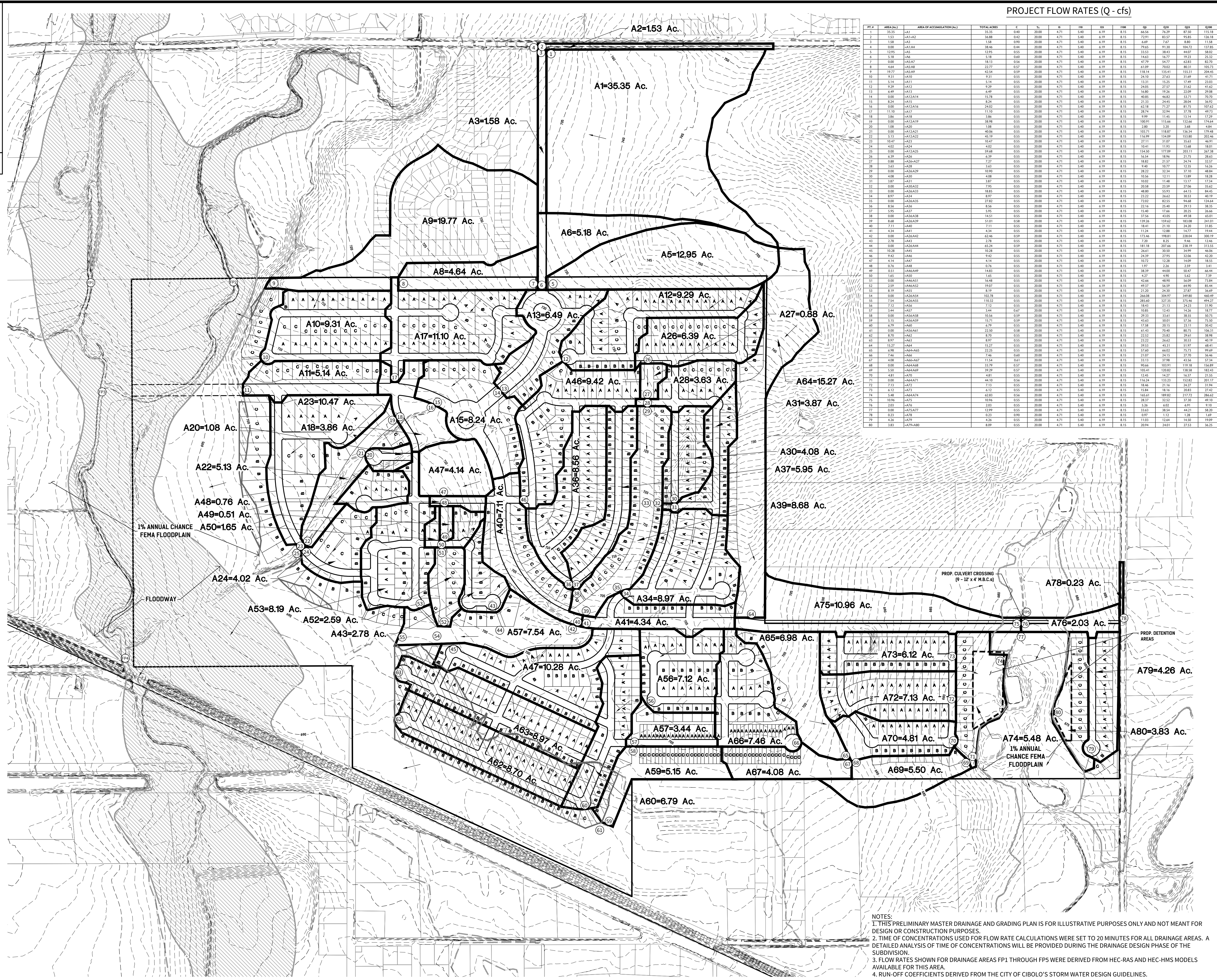
**CIVIL ENGINEER:**  
CUDE ENGINEERS  
CONTACT PERSON: PATRICK MURPHY, P.E.  
4122 POND HILL ROAD, SUITE 101  
SAN ANTONIO, TX 78231  
TEL: (210) 681-2951  
FAX: (210) 523-7112

- LEGEND**
- = SUBDIVISION BOUNDARY
  - = DRAINAGE AREA
  - (XX) = ACCUMULATION POINT
  - = FLOW PATH
  - = FEMA REGULATORY FLOODWAY
  - = FEMA REGULATORY FLOODPLAIN
  - = PROPOSED LOMR FLOODPLAIN REVISIONS

| PT. # | 1% ANNUAL CHANCE EFFECTIVE FLOW RATE (cfs) | 1% ANNUAL CHANCE ULTIMATE FLOW RATE (cfs) |
|-------|--------------------------------------------|-------------------------------------------|
| FP1   | 8,955                                      | 7,559                                     |
| FP2   | 8,945                                      | 8,045                                     |
| FP3   | 13,783                                     | 15,252                                    |
| FP4   | 13,683                                     | 14,963                                    |
| FP5   | 3,583                                      | 3,783                                     |



**TYPICAL LOT SITE PLAN**  
N.T.S.



|       |           |                           | PROJECT FLOW RATES (Q - cfs) |      |      |      |     |     |      |       |       |       |        |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| PT. # | AREA (AC) | AREA OF ACCUMULATION (AC) | TOTAL ACRES                  | C    | Tc   | M    | 116 | 117 | 118  | 119   | 120   | Q12   | Q13    | Q14 | Q15 | Q16 | Q17 | Q18 | Q19 | Q20 | Q21 | Q22 | Q23 | Q24 | Q25 | Q26 | Q27 | Q28 | Q29 | Q30 | Q31 | Q32 | Q33 | Q34 | Q35 | Q36 | Q37 | Q38 | Q39 | Q40 | Q41 | Q42 | Q43 | Q44 | Q45 | Q46 | Q47 | Q48 | Q49 | Q50 | Q51 | Q52 | Q53 | Q54 | Q55 | Q56 | Q57 | Q58 | Q59 | Q60 | Q61 | Q62 | Q63 | Q64 | Q65 | Q66 | Q67 | Q68 | Q69 | Q70 | Q71 | Q72 | Q73 | Q74 | Q75 | Q76 | Q77 | Q78 | Q79 | Q80 | Q81 | Q82 | Q83 | Q84 | Q85 | Q86 | Q87 | Q88 | Q89 | Q90 | Q91 | Q92 | Q93 | Q94 | Q95 | Q96 | Q97 | Q98 | Q99 | Q100 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 1     | AB3A-1    |                           | 35.35                        | 0.40 | 2000 | 4271 | 540 | 619 | 0.15 | 66.56 | 76.29 | 87.50 | 111.18 |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

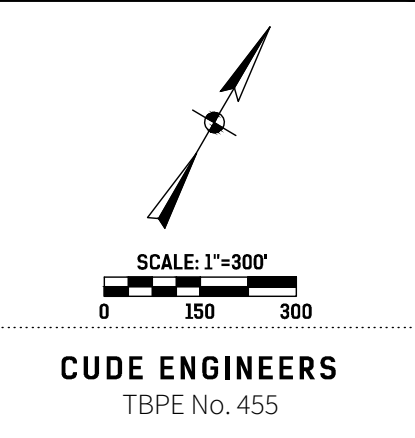
NOTES:  
1. THIS PRELIMINARY MASTER DRAINAGE AND GRADING PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND NOT MEANT FOR DESIGN OR CONSTRUCTION PURPOSES.  
2. TIME OF CONCENTRATIONS USED FOR FLOW RATE CALCULATIONS WERE SET TO 20 MINUTES FOR ALL DRAINAGE AREAS. A DETAILED ANALYSIS OF TIME OF CONCENTRATIONS WILL BE PROVIDED DURING THE DRAINAGE DESIGN PHASE OF THE SUBDIVISION.  
3. FLOW RATES SHOWN FOR DRAINAGE AREAS FP1 THROUGH FP5 WERE DERIVED FROM HEC-RAS AND HEC-HMS MODELS AVAILABLE FOR THIS AREA.  
4. RUN-OFF COEFFICIENTS DERIVED FROM THE CITY OF CIBOLO'S STORM WATER DESIGN GUIDELINES.

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**STEELE CREEK SUBDIVISION**  
LAND STUDY  
PRELIMINARY OVERALL MASTER DRAINAGE AND GRADING PLAN

DATE  
04-04-2018  
PROJECT NO.  
02907.300  
DRAWN BY  
WPM  
CHECKED BY  
WPM

- REVISIONS**
- 2018-05-04 - LAND STUDY COMMENTS
  - 2018-05-25 - LAND STUDY COMMENTS
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**CUDE ENGINEERS**  
TBPE No. 455

**E28.1**



# Culvert Designer/Analyzer Report

## FEMA culvert

| Analysis Component                       |                 |                 |              |           |
|------------------------------------------|-----------------|-----------------|--------------|-----------|
| Storm Event                              | Design          | Discharge       | 3,785.00 cfs |           |
| Peak Discharge Method: User-Specified    |                 |                 |              |           |
| Design Discharge                         | 3,785.00 cfs    | Check Discharge | 0.00 cfs     |           |
| Tailwater Conditions: Constant Tailwater |                 |                 |              |           |
| Tailwater Elevation                      | 4.50 ft         |                 |              |           |
|                                          |                 |                 |              |           |
| Name                                     | Description     | Discharge       | HW Elev      | Velocity  |
| Culvert-1                                | 9-12 x 4 ft Box | 3,785.00 cfs    | 6.21 ft      | 8.76 ft/s |
| Weir                                     | Not Considered  | N/A             | N/A          | N/A       |

# Culvert Designer/Analyzer Report

## FEMA culvert

Component: Culvert-1

|                              |                             |                        |                |
|------------------------------|-----------------------------|------------------------|----------------|
| Culvert Summary              |                             |                        |                |
| Computed Headwater Elevation | 6.21 ft                     | Discharge              | 3,785.00 cfs   |
| Inlet Control HW Elev        | 6.08 ft                     | Tailwater Elevation    | 4.50 ft        |
| Outlet Control HW Elev       | 6.21 ft                     | Control Type           | Outlet Control |
| Headwater Depth/ Height      | 1.45                        |                        |                |
| Grades                       |                             |                        |                |
| Upstream Invert              | 0.40 ft                     | Downstream Invert      | 0.00 ft        |
| Length                       | 80.00 ft                    | Constructed Slope      | 0.005000 ft/ft |
| Hydraulic Profile            |                             |                        |                |
| Profile                      | Pressure                    | Depth, Downstream      | 4.50 ft        |
| Slope Type                   | N/A                         | Normal Depth           | 2.81 ft        |
| Flow Regime                  | N/A                         | Critical Depth         | 3.37 ft        |
| Velocity Downstream          | 8.76 ft/s                   | Critical Slope         | 0.002976 ft/ft |
| Section                      |                             |                        |                |
| Section Shape                | Box                         | Mannings Coefficient   | 0.013          |
| Section Material             | Concrete                    | Span                   | 12.00 ft       |
| Section Size                 | 12 x 4 ft                   | Rise                   | 4.00 ft        |
| Number Sections              | 9                           |                        |                |
| Outlet Control Properties    |                             |                        |                |
| Outlet Control HW Elev       | 6.21 ft                     | Upstream Velocity Head | 1.19 ft        |
| Ke                           | 0.20                        | Entrance Loss          | 0.24 ft        |
| Inlet Control Properties     |                             |                        |                |
| Inlet Control HW Elev        | 6.08 ft                     | Flow Control           | Submerged      |
| Inlet Type                   | 90 ° headwall w 45 ° bevels | Area Full              | 432.0 ft²      |
| K                            | 0.49500                     | HDS 5 Chart            | '10            |
| M                            | 0.66700                     | HDS 5 Scale            | 2              |
| C                            | 0.03140                     | Equation Form          | 2              |
| Y                            | 0.82000                     |                        |                |



Drainage Area 21 - 4% AC flow x-sec  
Worksheet for Trapezoidal Channel

| Project Description |                                        |
|---------------------|----------------------------------------|
| Project File        | untitled.fm2                           |
| Worksheet           | Drainage Area 21 channel - 4% AC flows |
| Flow Element        | Trapezoidal Channel                    |
| Method              | Manning's Formula                      |
| Solve For           | Channel Depth                          |

| Input Data           |                |     |
|----------------------|----------------|-----|
| Mannings Coefficient | 0.035          |     |
| Channel Slope        | 0.011000 ft/ft |     |
| Left Side Slope      | 3.000000 H : V |     |
| Right Side Slope     | 3.000000 H : V |     |
| Bottom Width         | 15.00          | ft  |
| Discharge            | 136.34         | cfs |

| Results              |                |                 |
|----------------------|----------------|-----------------|
| Depth                | 1.44           | ft              |
| Flow Area            | 27.83          | ft <sup>2</sup> |
| Wetted Perimeter     | 24.11          | ft              |
| Top Width            | 23.64          | ft              |
| Critical Depth       | 1.25           | ft              |
| Critical Slope       | 0.018019 ft/ft |                 |
| Velocity             | 4.90           | ft/s            |
| Velocity Head        | 0.37           | ft              |
| Specific Energy      | 1.81           | ft              |
| Froude Number        | 0.80           |                 |
| Flow is subcritical. |                |                 |

Drainage Area 22 - 4% AC flow x-sec  
Worksheet for Trapezoidal Channel

| Project Description |                                        |
|---------------------|----------------------------------------|
| Project File        | untitled.fm2                           |
| Worksheet           | Drainage Area 22 channel - 4% AC flows |
| Flow Element        | Trapezoidal Channel                    |
| Method              | Manning's Formula                      |
| Solve For           | Channel Depth                          |

| Input Data           |                |     |
|----------------------|----------------|-----|
| Mannings Coefficient | 0.035          |     |
| Channel Slope        | 0.011000 ft/ft |     |
| Left Side Slope      | 3.000000 H : V |     |
| Right Side Slope     | 3.000000 H : V |     |
| Bottom Width         | 17.00          | ft  |
| Discharge            | 153.80         | cfs |

| Results              |                |                 |
|----------------------|----------------|-----------------|
| Depth                | 1.45           | ft              |
| Flow Area            | 30.91          | ft <sup>2</sup> |
| Wetted Perimeter     | 26.16          | ft              |
| Top Width            | 25.69          | ft              |
| Critical Depth       | 1.26           | ft              |
| Critical Slope       | 0.017854 ft/ft |                 |
| Velocity             | 4.98           | ft/s            |
| Velocity Head        | 0.38           | ft              |
| Specific Energy      | 1.83           | ft              |
| Froude Number        | 0.80           |                 |
| Flow is subcritical. |                |                 |

Drainage Area 33 - 4% AC flow x-sec  
Worksheet for Trapezoidal Channel

| Project Description |                                        |
|---------------------|----------------------------------------|
| Project File        | untitled.fm2                           |
| Worksheet           | Drainage Area 33 channel - 4% AC flows |
| Flow Element        | Trapezoidal Channel                    |
| Method              | Manning's Formula                      |
| Solve For           | Channel Depth                          |

| Input Data           |                |
|----------------------|----------------|
| Mannings Coefficient | 0.035          |
| Channel Slope        | 0.021000 ft/ft |
| Left Side Slope      | 3.000000 H : V |
| Right Side Slope     | 3.000000 H : V |
| Bottom Width         | 4.00 ft        |
| Discharge            | 64.15 cfs      |

| Results                |          |                 |
|------------------------|----------|-----------------|
| Depth                  | 1.39     | ft              |
| Flow Area              | 11.31    | ft <sup>2</sup> |
| Wetted Perimeter       | 12.77    | ft              |
| Top Width              | 12.32    | ft              |
| Critical Depth         | 1.42     | ft              |
| Critical Slope         | 0.019154 | ft/ft           |
| Velocity               | 5.67     | ft/s            |
| Velocity Head          | 0.50     | ft              |
| Specific Energy        | 1.89     | ft              |
| Froude Number          | 1.04     |                 |
| Flow is supercritical. |          |                 |

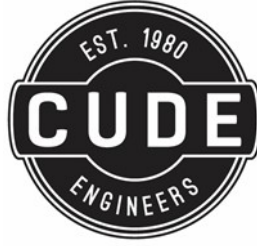


Drainage Area 35 - 4% AC flow x-sec  
Worksheet for Trapezoidal Channel

| Project Description |                                        |
|---------------------|----------------------------------------|
| Project File        | untitled.fm2                           |
| Worksheet           | Drainage Area 35 channel - 4% AC flows |
| Flow Element        | Trapezoidal Channel                    |
| Method              | Manning's Formula                      |
| Solve For           | Channel Depth                          |

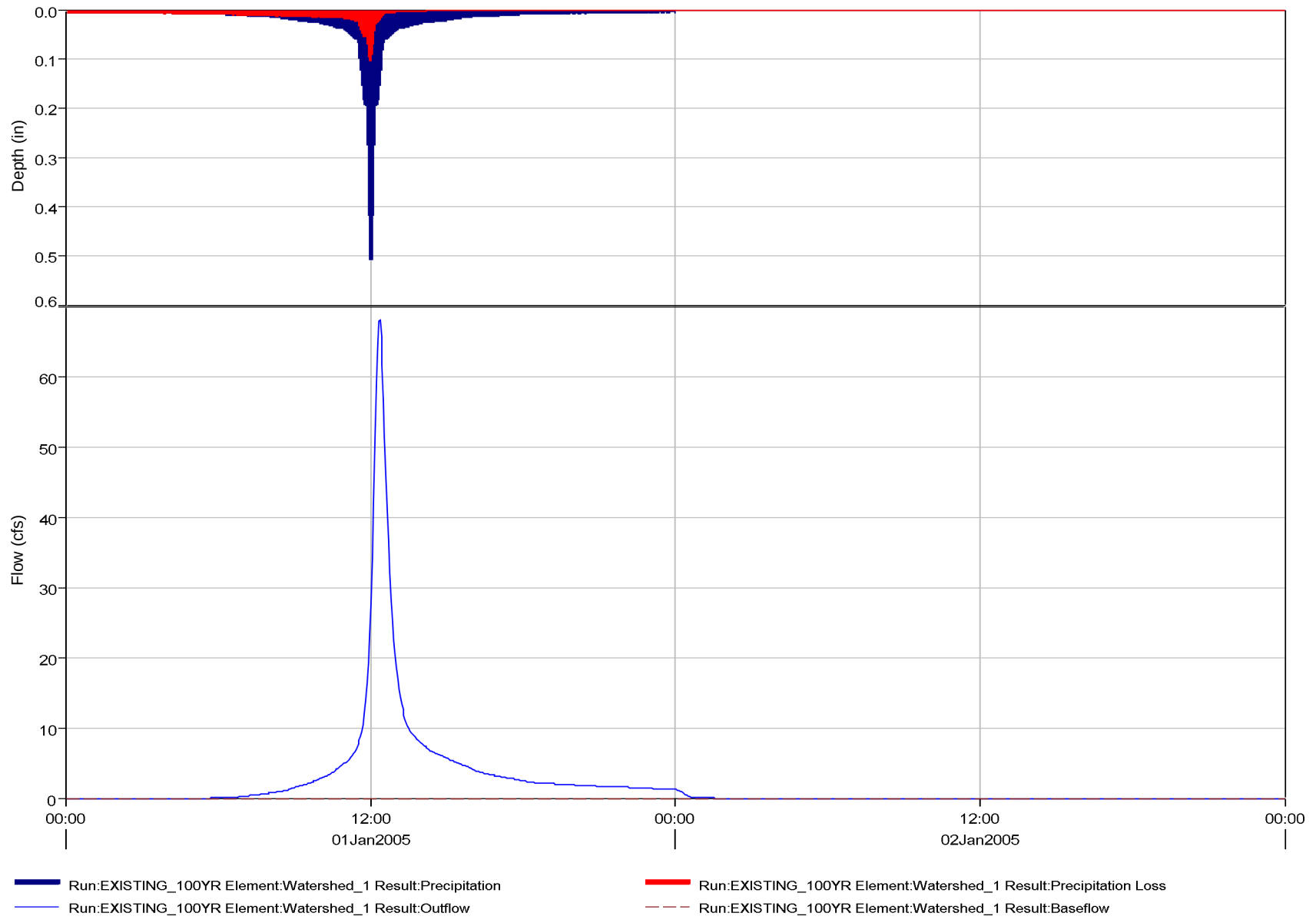
| Input Data           |                |     |
|----------------------|----------------|-----|
| Mannings Coefficient | 0.035          |     |
| Channel Slope        | 0.012500 ft/ft |     |
| Left Side Slope      | 3.000000 H : V |     |
| Right Side Slope     | 3.000000 H : V |     |
| Bottom Width         | 10.00          | ft  |
| Discharge            | 94.68          | cfs |

| Results              |                |                 |
|----------------------|----------------|-----------------|
| Depth                | 1.38           | ft              |
| Flow Area            | 19.44          | ft <sup>2</sup> |
| Wetted Perimeter     | 18.70          | ft              |
| Top Width            | 18.26          | ft              |
| Critical Depth       | 1.24           | ft              |
| Critical Slope       | 0.018574 ft/ft |                 |
| Velocity             | 4.87           | ft/s            |
| Velocity Head        | 0.37           | ft              |
| Specific Energy      | 1.74           | ft              |
| Froude Number        | 0.83           |                 |
| Flow is subcritical. |                |                 |



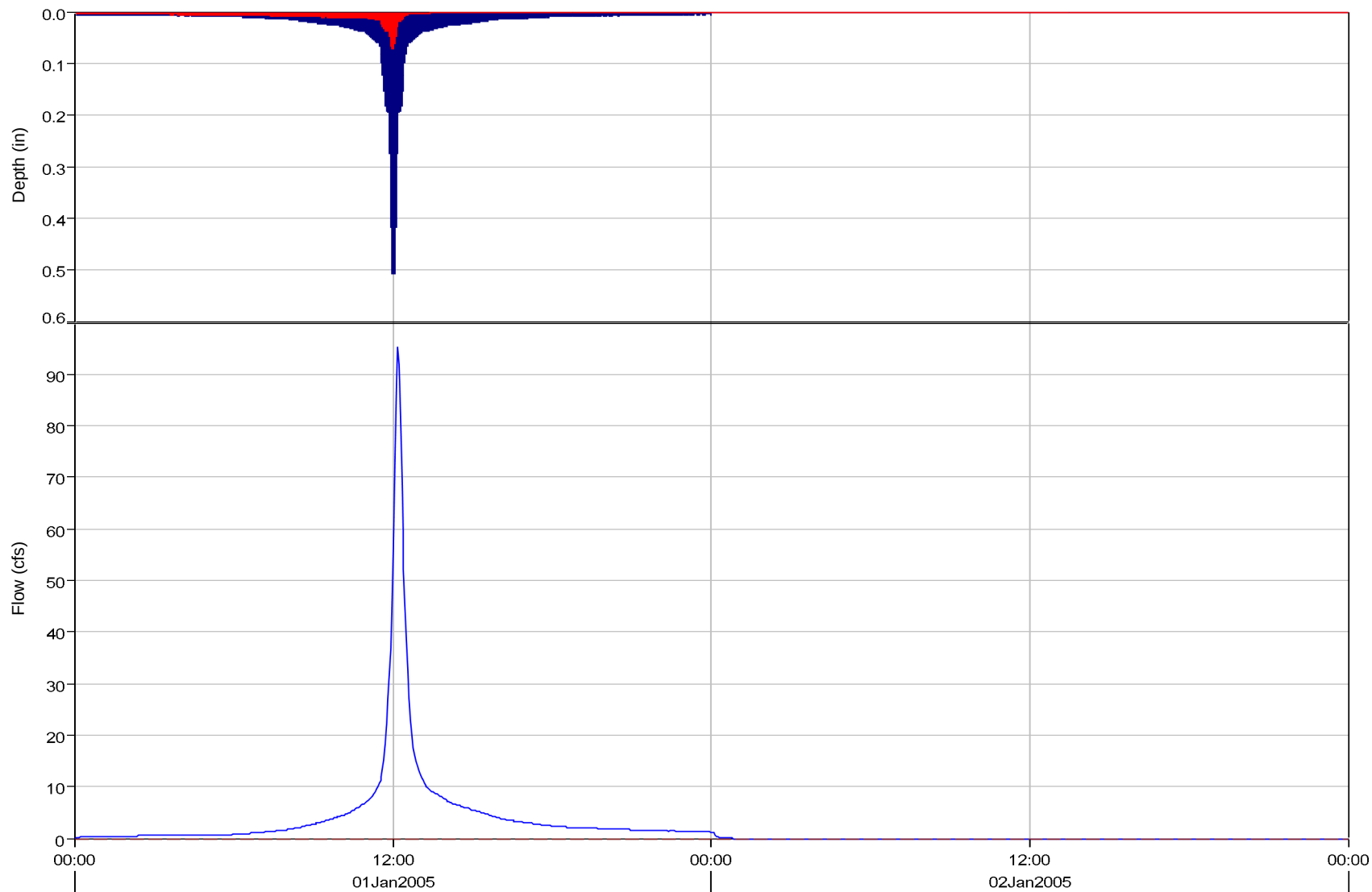
# **PRELIMINARY DETENTION SIZING WATERSHED 1**

Watershed 1 - Pre-Project 1% Precipitation and Discharge





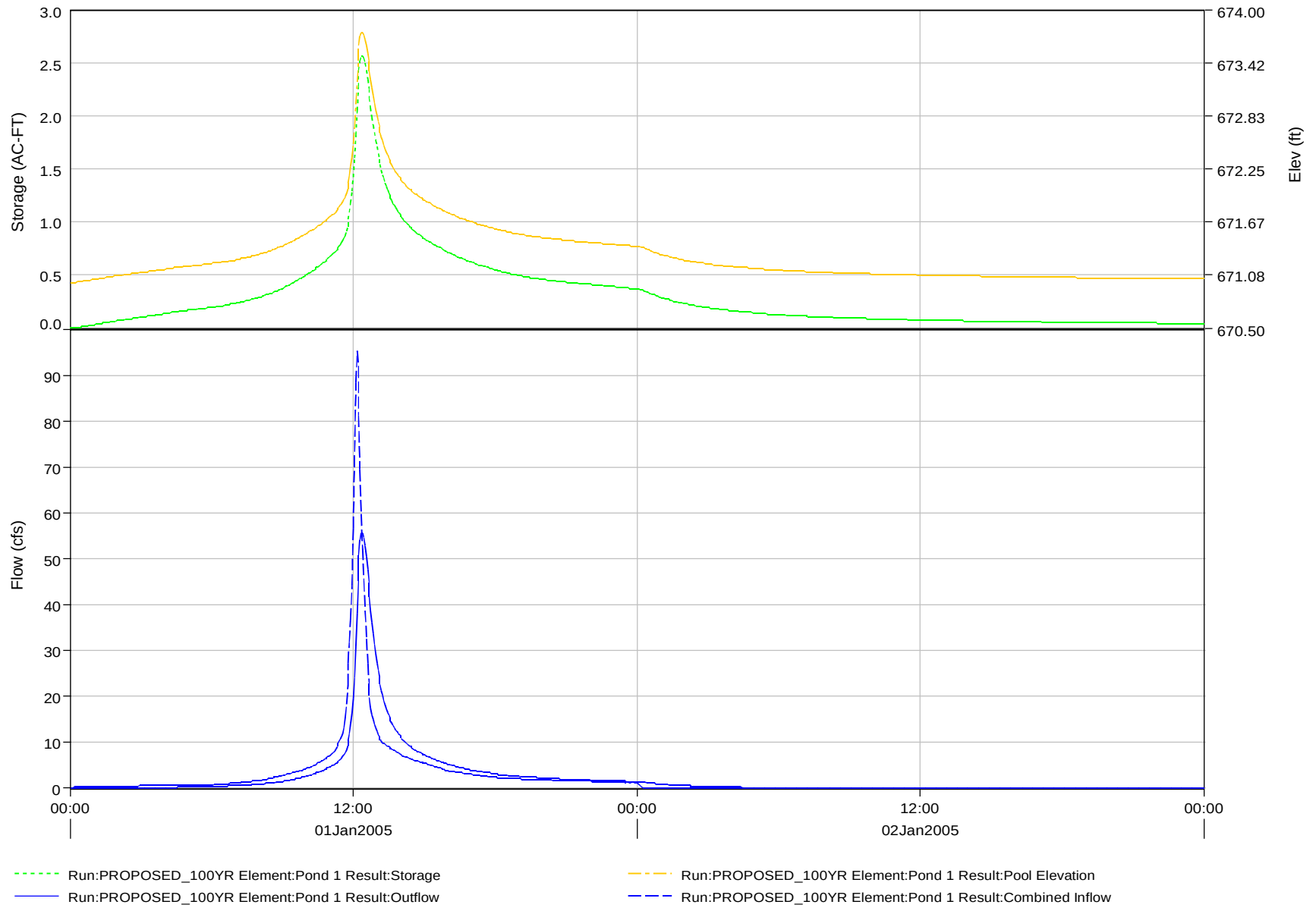
Watershed 1 - Project 1% Precipitation and Discharge

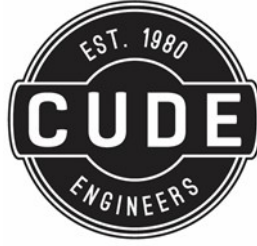


Run:PROPOSED\_100YR Element:Watershed\_1 Result:Precipitation  
Run:PROPOSED\_100YR Element:Watershed\_1 Result:Outflow

Run:PROPOSED\_100YR Element:Watershed\_1 Result:Precipitation Loss  
Run:PROPOSED\_100YR Element:Watershed\_1 Result:Baseflow

Pond 1 Routing - 1% AC Event

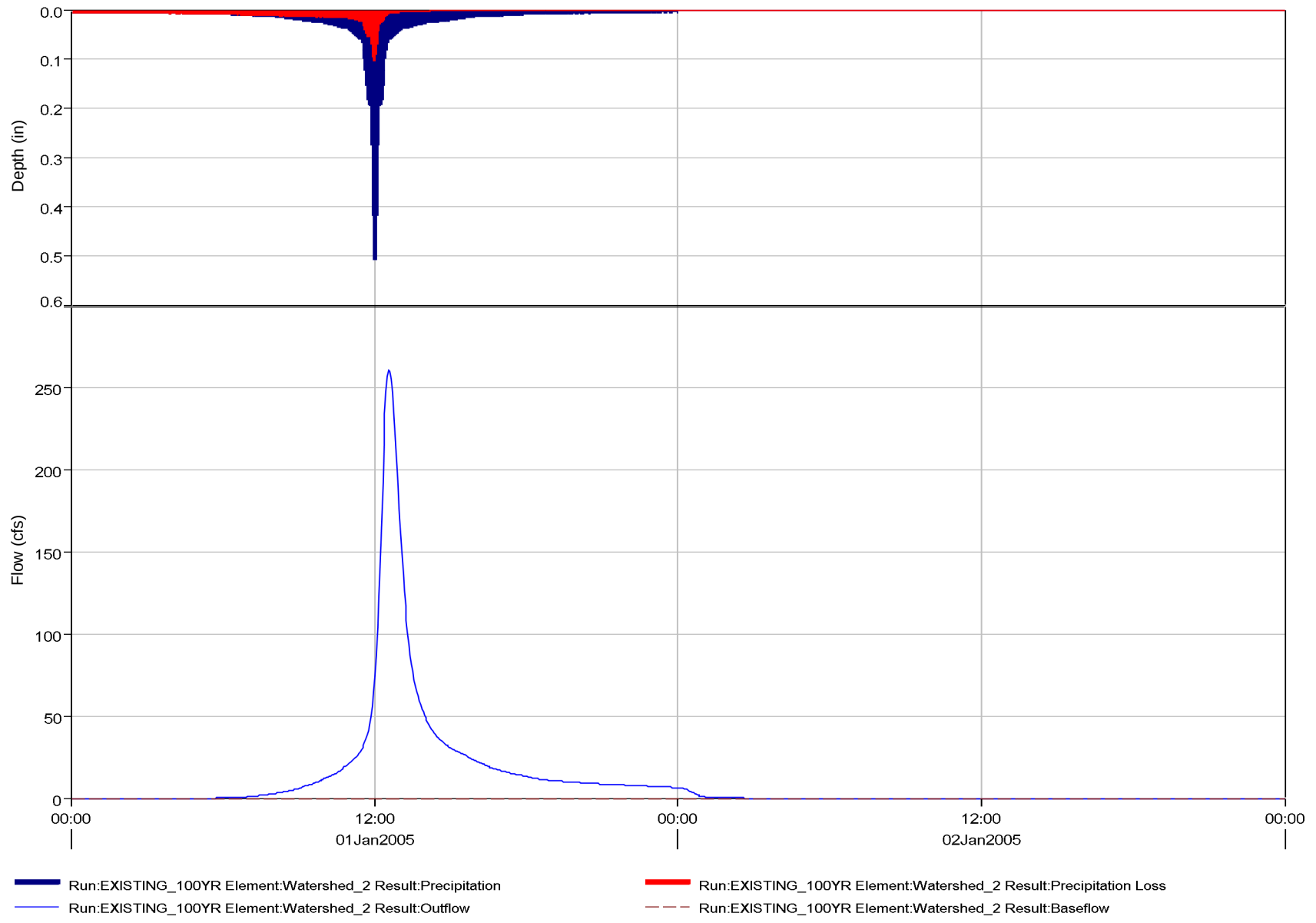




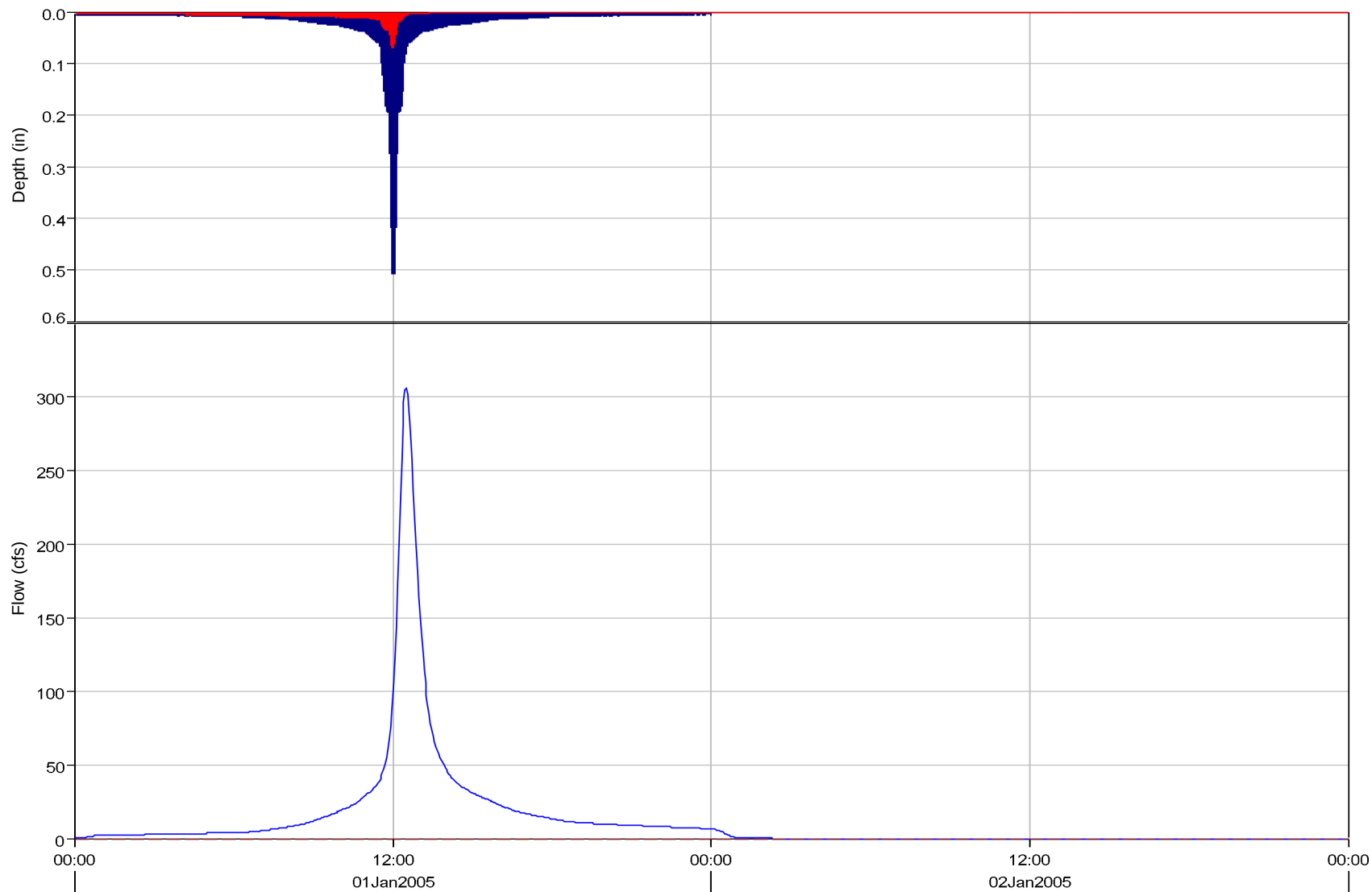
# **PRELIMINARY DETENTION SIZING WATERSHED 2**



Watershed 2 - Pre-Project 1% Precipitation and Discharge



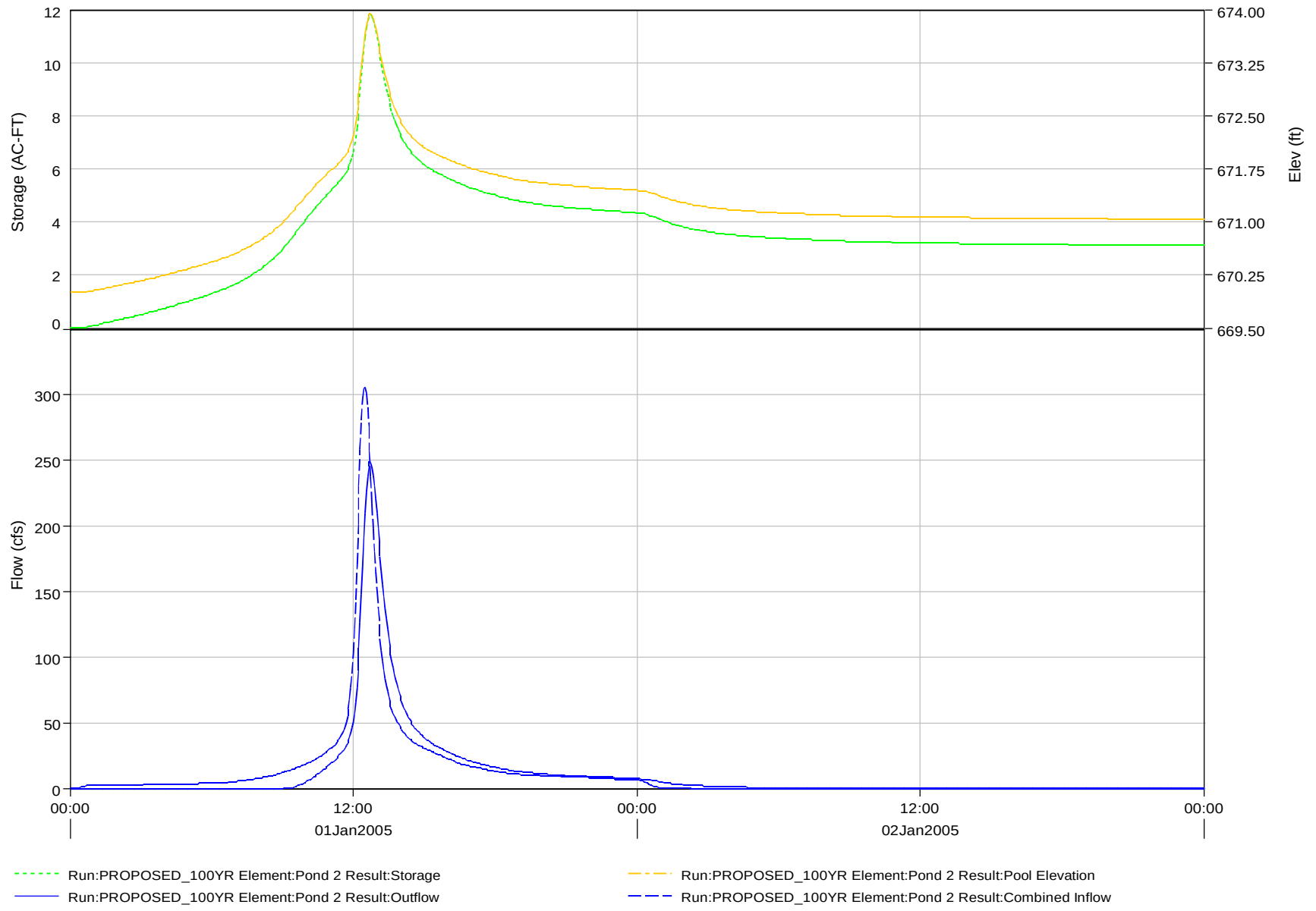
Watershed 2 - Project 1% Precipitation and Discharge



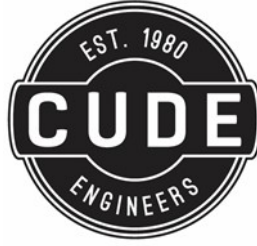
Run:PROPOSED\_100YR Element:Watershed\_2 Result:Precipitation  
Run:PROPOSED\_100YR Element:Watershed\_2 Result:Outflow

Run:PROPOSED\_100YR Element:Watershed\_2 Result:Precipitation Loss  
Run:PROPOSED\_100YR Element:Watershed\_2 Result:Baseflow

Pond 2 Routing - 1% AC Event

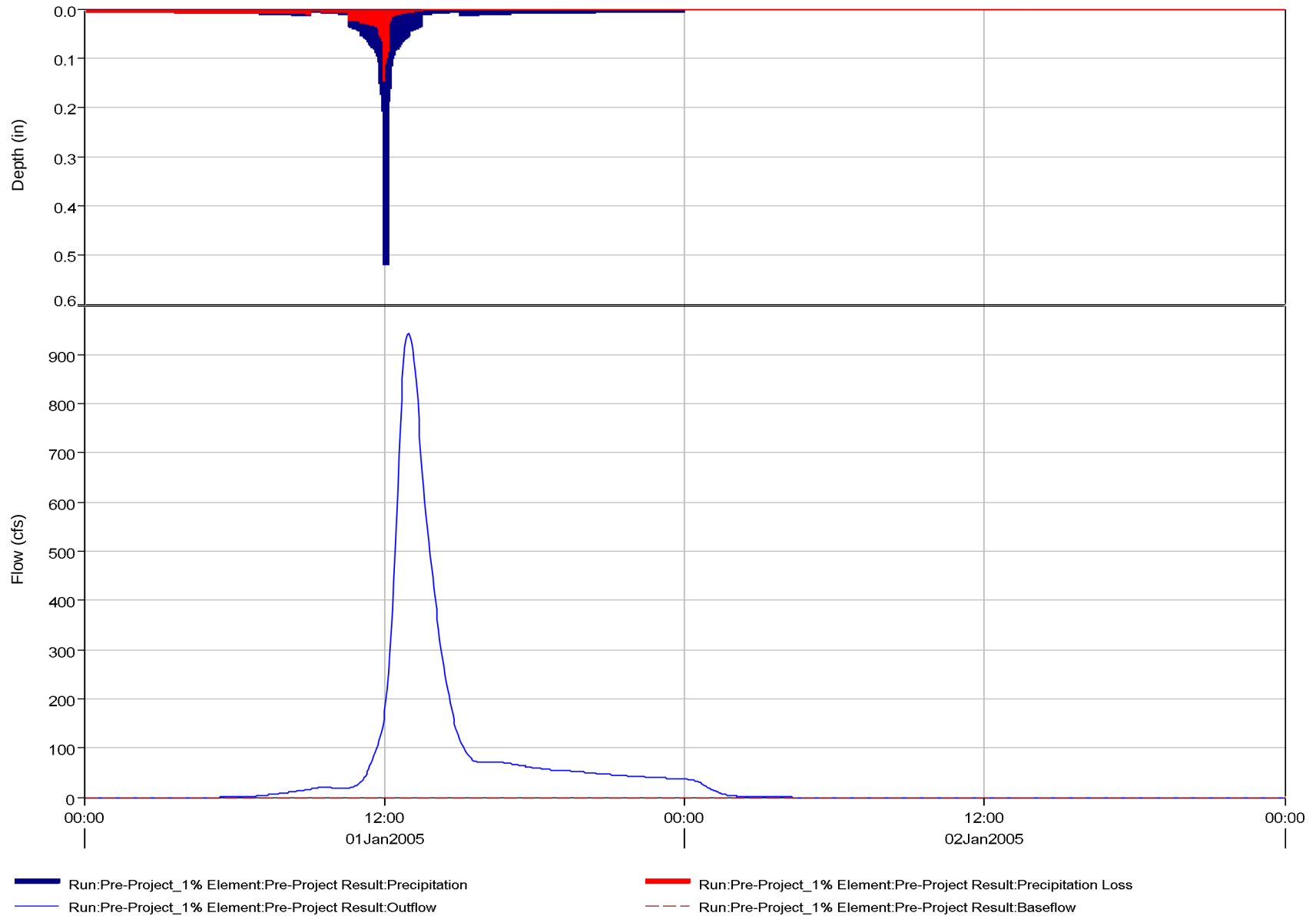




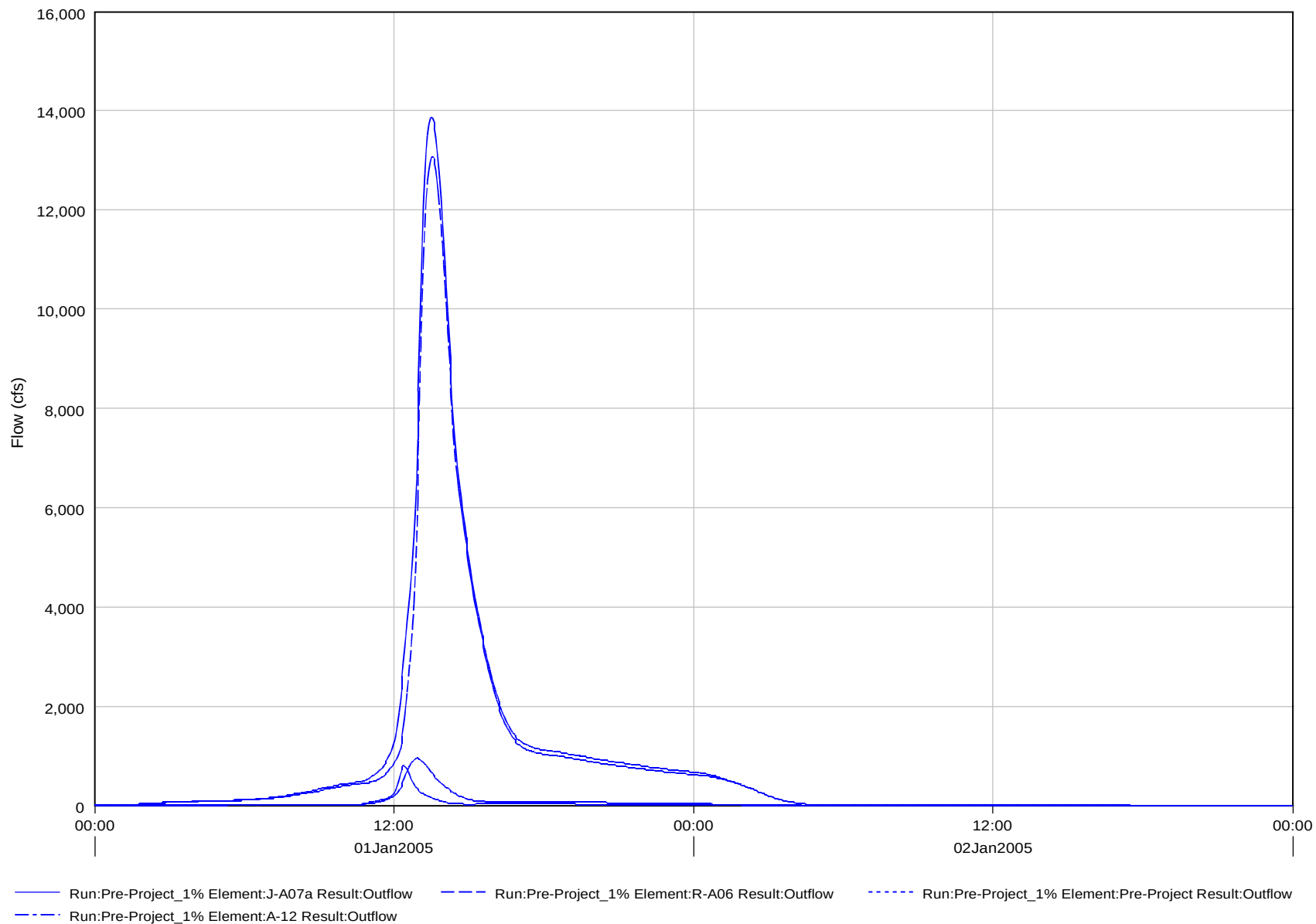


# **PRELIMINARY DETENTION SIZING WATERSHED 3**

Watershed 3 - Pre-Project 1% Precipitation and Discharge

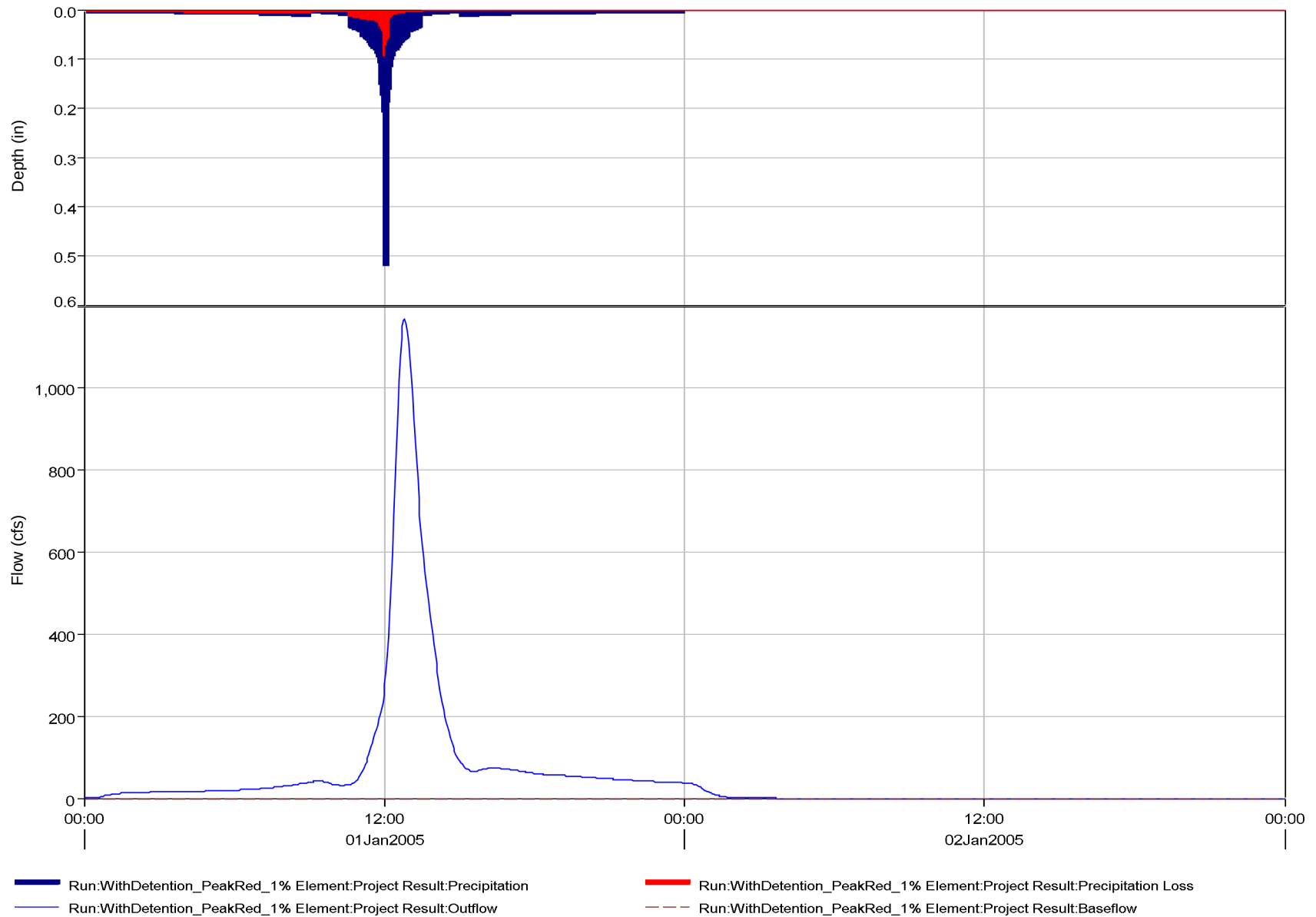


Pre-Project 1% Discharge in Town Creek

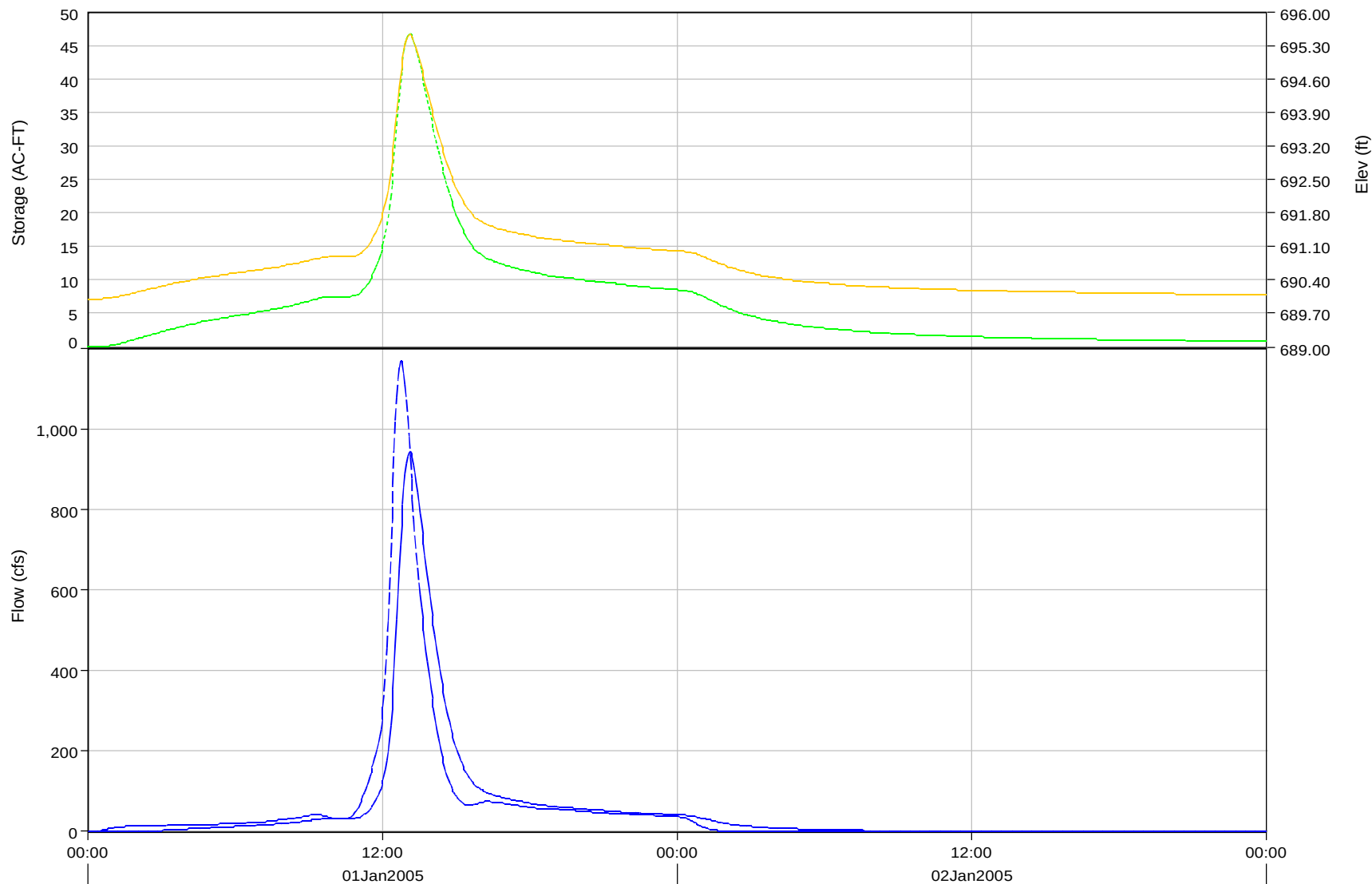




Watershed 3 - Project 1% Precipitation and Discharge



Pond 3 Routing - 1% AC Event - Without Peak Reduction in Town Creek



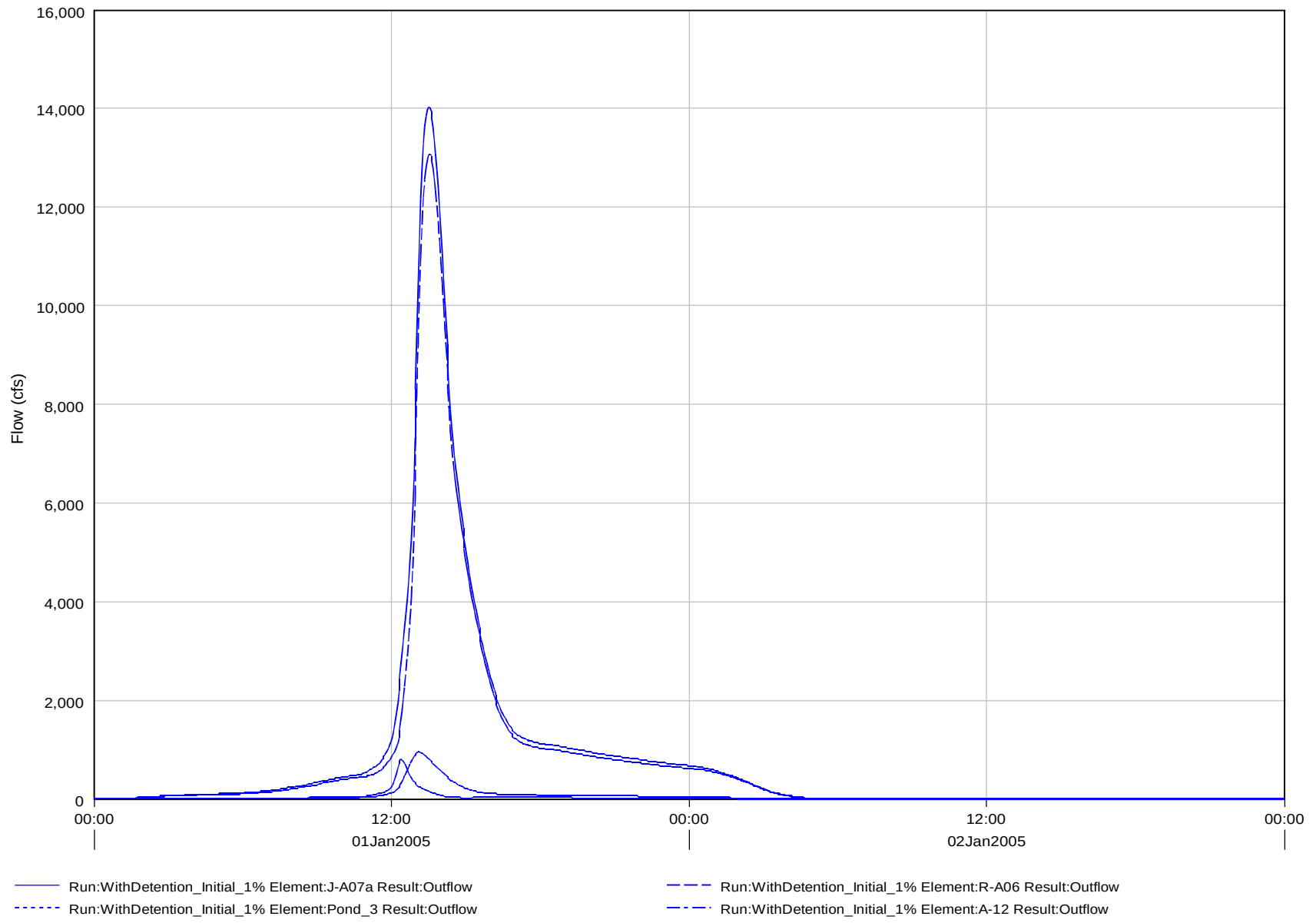
Run:WithDetention\_Initial\_1% Element:Pond\_3 Result:Storage

Run:WithDetention\_Initial\_1% Element:Pond\_3 Result:Outflow

Run:WithDetention\_Initial\_1% Element:Pond\_3 Result:Pool Elevation

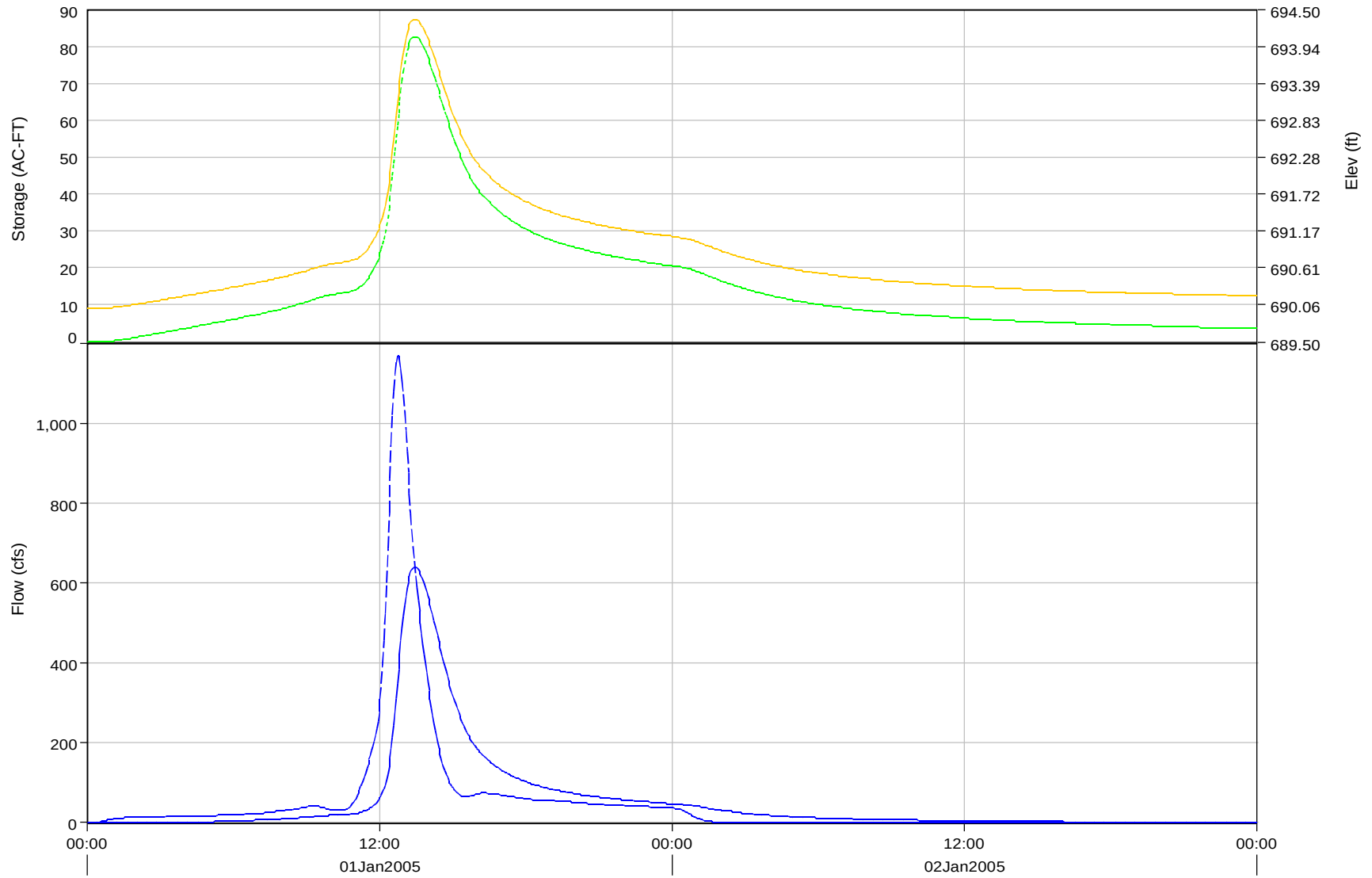
Run:WithDetention\_Initial\_1% Element:Pond\_3 Result:Combined Inflow

Project 1% Discharge in Town Creek with 47 AC-FT Detention Pond





Pond 3 Routing - 1% AC Event - With Peak Reduction in Town Creek



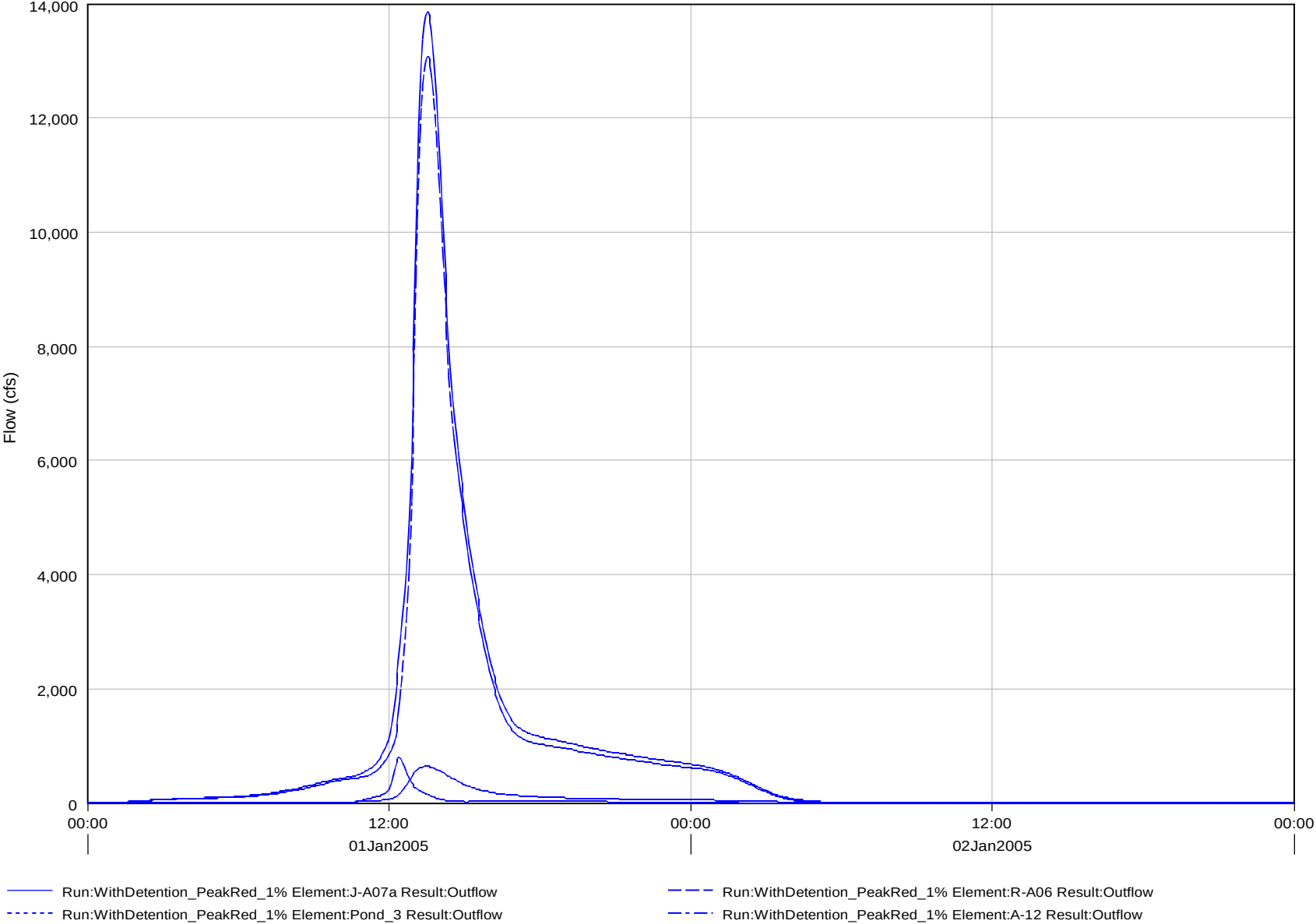
--- Run:WithDetention\_PeakRed\_1% Element:Pond\_3 Result:Storage

— Run:WithDetention\_PeakRed\_1% Element:Pond\_3 Result:Outflow

--- Run:WithDetention\_PeakRed\_1% Element:Pond\_3 Result:Pool Elevation

--- Run:WithDetention\_PeakRed\_1% Element:Pond\_3 Result:Combined Inflow

Project 1% Discharge in Town Creek with 83 AC-FT Detention Pond





## Planning and Zoning Commission Staff Report

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**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.**

| Meeting                          | Agenda Group                      |
|----------------------------------|-----------------------------------|
| Wednesday, May 13, 2026, 6:30 PM | Discussion/Action Items Item: 7B. |
| From                             |                                   |
| Olivia Hall, Planner II          |                                   |

### **Attachments**

[Staff Report](#)

[Staff Map](#)

[Narrative](#)

[Site Plan](#)

[PTW](#)

[Address verification letter - 5590 Lower Seguin Rd](#)

[Property Survey\\_\(access easement\).](#)





## Staff Report

# Comprehensive Master Plan Amendment

PZ-2025-21-CPA

**Property:** 5590 Lower Seguin Road, legally described as ABS: 271 SUR: F RODRIGUEZ 11.050 AC. TR 1.

**Request:** Comprehensive Master Plan Amendment – Future Land Use Map PlaceType from Estate Residential to Rural Residential/Agricultural.

**Proposed Use:** The applicant is proposing this change in order to develop a horticultural farmstead.

### Future Land Use Map (FLUM)

PlaceTypes are designations for the FLUM that describe the predominant use and character of an area. Rather than point to a single use or zoning category, PlaceTypes portray a development pattern that is established through scale, density and the way it is used.

The subject property is designated as Estate Residential FLUM PlaceType.

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



The applicant is proposing to change the FLUM PlaceType to Rural Residential/Agricultural.

*The Rural Residential/ Agricultural PlaceType is intended for areas within the City which will maintain a rural character during the plan horizon and beyond. These areas are comprised of natural undeveloped space, agriculture, and large lots with large lot minimums.*

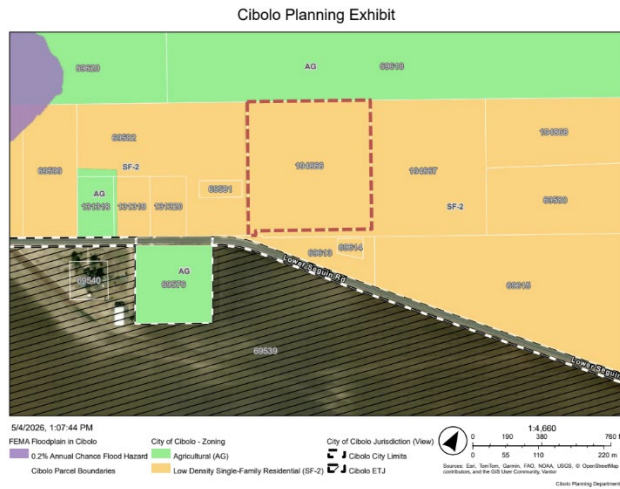
The table below summarizes the surrounding FLUM PlaceTypes:

|              |                    |
|--------------|--------------------|
| <b>North</b> | Estate Residential |
|--------------|--------------------|

|              |                    |
|--------------|--------------------|
| <b>South</b> | Estate Residential |
| <b>East</b>  | Estate Residential |
| <b>West</b>  | Estate Residential |

## Zoning

The subject property is zoned Low Density Single-Family Residential (SF-2).



The table below summarizes the surrounding zoning districts:

|              |                                              |
|--------------|----------------------------------------------|
| <b>North</b> | Agricultural - Homestead (AG)                |
| <b>South</b> | Low Density Single-Family Residential (SF-2) |
| <b>East</b>  | Low Density Single-Family Residential (SF-2) |
| <b>West</b>  | Low Density Single-Family Residential (SF-2) |

## Land Use

The subject property is currently undeveloped land.



The table below summarizes the surrounding land uses:

|              |                        |
|--------------|------------------------|
| <b>North</b> | Farmland               |
| <b>South</b> | Single Family Dwelling |
| <b>East</b>  | Farmland               |
| <b>West</b>  | Single Family Dwelling |

### **Analysis**

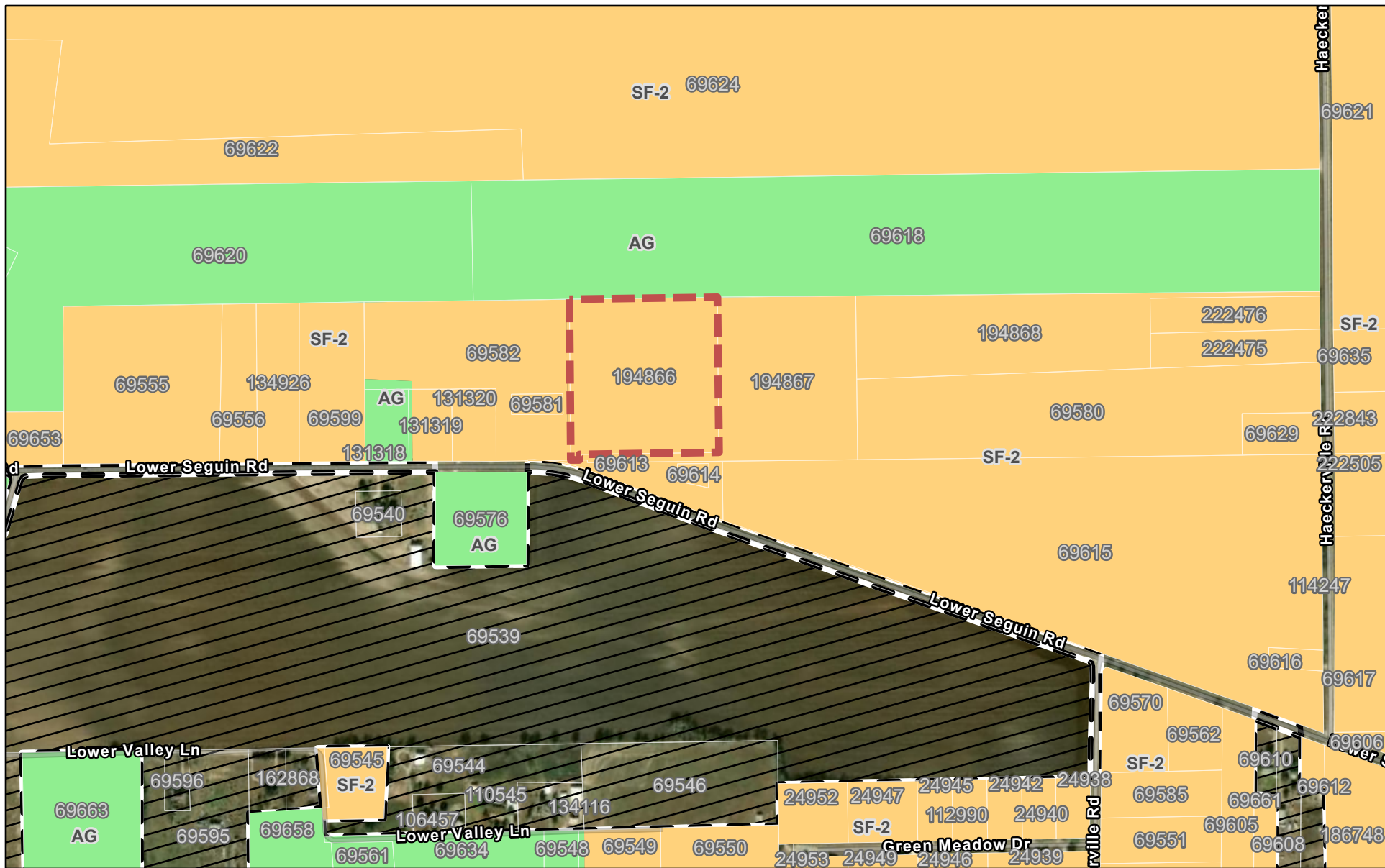
This item was included on the agenda for the March 11, 2026, Planning and Zoning Commission meeting. During the meeting, the Commission indicated a need for additional information regarding the scope of the proposed business and whether the applicant intends to reside on the property. As a result, the Commission voted to table the item to allow staff time to gather the necessary information to support a future recommendation to City Council.

Pursuant to Section 3.6.D, in considering an amendment to the Comprehensive Master Plan, the following criteria should be considered:

- ☐ (met) ☐ (not met)      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;
- ☐ (met) ☐ (not met)      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;
- ☐ (met) ☐ (not met)      3. An amendment to the Future Land Use Map, Master 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;
- ☐ (met) ☐ (not met)      4. Any proposed amendment is consistent with the goals and objectives of the Comprehensive Master Plan;
- ☐ (met) ☐ (not met)      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
- ☐ (met) ☐ (not met)      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.



# Cibolo Planning Exhibit



4/29/2026, 3:39:53 PM

### Cibolo Parcel Boundaries

City of Cibolo - Zoning

 Agricultural (AG)

 Low Density Single-Family Residential (SF-2)

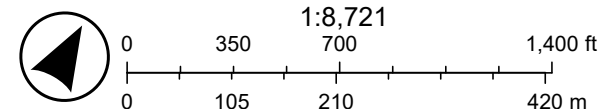
City of Cibolo Jurisdiction (View)



### Cibolo City Limits



Cibolo ETJ



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

Cibolo Planning Department

## **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.





# PRIEST TREES WORLDWIDE FARM

Priest Trees Worldwide, LLC

## Commission Response Packet

Addressing Questions & Concerns from the March 11, 2026 Meeting

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Project Reference | PZ-2025-21-CPA                                                      |
| Property Address  | 5590 Lower Seguin Road, Cibolo, Texas 78108                         |
| Legal Description | ABS: 271 SUR: F RODRIGUEZ 11.050 AC. TR 1                           |
| Entity Name       | Priest Trees Worldwide, LLC                                         |
| DBA / Farm Name   | Priest Trees Worldwide Farm                                         |
| Representatives   | DJ Austin & Corwin Priest, Co-Owners                                |
| Date of Packet    | April 2026                                                          |
| Application Type  | FLUM Amendment: Estate Residential to Rural Residential/Agriculture |
| Submitted To      | City of Cibolo Planning & Zoning Commission                         |

*This packet is submitted in direct response to each question, concern, and request made by the Planning & Zoning Commission during the public hearing and discussion of item 9B on March 11, 2026, at which time the Commission voted unanimously to postpone action pending additional information from the applicant.*

## Section 1 — Executive Summary

---

Priest Trees Worldwide, LLC respectfully submits this response packet to directly address every question raised by the Planning & Zoning Commission at the March 11, 2026 meeting. We welcome the Commission's careful scrutiny and believe that the full picture of our operation firmly establishes that what is proposed is a bona fide working farm under every definition applicable under the City of Cibolo's Unified Development Code (UDC), Texas state law, and the Texas Constitution.

We are asking the Commission to recommend approval of a Future Land Use Map (FLUM) amendment from Estate Residential to Rural Residential/Agriculture for our 11.05-acre property at 5590 Lower Seguin Road. This is not a commercial enterprise. It is a farm — an owner-occupied agricultural homestead where rare exotic trees and premium super-hot pepper cultivars are grown from seed, cultivated over time, and shipped directly to wholesale and individual buyers entirely through online channels. There will be no hand-to-hand sales on this property. Ever. Not one.

The following facts define this application:

- **Priest Trees Worldwide Farm** is a working farm — trees and peppers are grown from seed, cultivated, and harvested on this land.
- **The owner (DJ Austin) will reside on the property** as their primary domicile — making this an Agricultural-Homestead use in every sense.
- **All sales are exclusively online.** There is zero on-site retail, zero hand-to-hand sales, and zero customer foot traffic.
- **Products are packaged and shipped from the property** by mail carrier (USPS/UPS/FedEx). There are no delivery trucks, no loading docks, and no commercial traffic generators.
- **Maximum workforce at any time will be 5 to 10 people, including owners.** This is a small, family-scale farm operation.
- **Our operation matches the UDC Section 1.12 definition of 'Agricultural'** word for word — horticulture, silviculture, greenhouse, nursery, and marketing are all explicitly listed.
- **We do NOT meet the UDC Section 13.2 definition of 'Agricultural Sales and Services'** because that use requires sale 'from the premises.' We have no on-premises sales.
- **Our farm is protected under the Texas Right to Farm Act (Tex. Agric. Code Ch. 251)** and the 2023 Texas Constitutional amendment protecting the right to farm and ranch.



## Section 2 — Residency & Owner-Occupancy

---

**COMMISSION QUESTION/CONCERN:** *Does the applicant intend to live on the property? The packet did not state this clearly.*

### APPLICANT RESPONSE:

Yes. Unequivocally and without reservation. DJ Austin, co-owner and managing member of Priest Trees Worldwide, LLC, intends to establish primary residence on the property at 5590 Lower Seguin Road and will reside there as part of the farm operation. This is not a conditional or aspirational statement — it is the foundational purpose of this application. A farmer lives on their farm. That is what we are asking to do.

Corwin Priest, co-owner and the namesake of the enterprise, also intends to be present on the property in a working capacity and is evaluating establishing residency as well. Both partners have committed nearly 20 years each to careers in the oil and gas industry and are now investing in land, a home, and a farm as their next chapter. This is a deeply personal, long-term commitment to this community.

### Why residency is legally determinative for this application

Under Cibolo UDC Section 4.5.1.12, the Agricultural district is formally designated 'Agricultural-Homestead.' This naming convention is not accidental. The district was designed precisely for owner-operators who live on and farm their land. The UDC states the district is 'intended to serve as a permanent zoning designation for those rural properties of the City that are ideally suited for agricultural purposes,' and it is classified as a residential district because 'single-family residences are permitted in this district.'

An owner who lives on the land and farms it from that land is the core use case this district was built to accommodate. Citizen speaker Ms. Latimer described her own operation — sheep, bees, chickens, and active farming on land she owns and occupies — as the archetype of what Agricultural-Homestead means. We are asking to do exactly the same thing with trees and peppers. Her operation and ours are legally identical in character. The district name says it all: Agricultural-Homestead. We are asking to live here and farm here.

### Statement of Residency Intent

#### Formal Statement of Residency Intent

I, DJ Austin, co-owner and managing representative of Priest Trees Worldwide, LLC, hereby formally affirm that I intend to establish and maintain primary residential occupancy at the property located at 5590 Lower Seguin Road, Cibolo, Texas 78108 (ABS 271, F. Rodriguez Survey, 11.050 AC, Tract 1). It is my firm and unconditional intention to construct a residence on this property and to live there permanently as part of the agricultural homestead operation of Priest Trees Worldwide Farm.

Living on this land and farming it is not a secondary consideration — it is the primary reason for this application. We are not a developer. We are farmers who will call this place home.

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

DJ Austin, Co-Owner / Managing Member, Priest Trees Worldwide, LLC

## Section 3 — Farm Operations Description

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**COMMISSION QUESTION/CONCERN:** *In plain language, what are you growing and selling? What is the scale? How much of the land will be used?*

### APPLICANT RESPONSE:

Priest Trees Worldwide Farm is a working agricultural operation growing two categories of crops: rare and exotic trees, and premium super-hot pepper cultivars. Both are grown from seed or vegetative cuttings, cultivated over time under careful horticultural management, and shipped directly to buyers via standard mail carriers. This is farming. It is not retail. It is not commercial. It is not industrial. It is a person growing plants on their land and selling the crop.

### What We Grow

- **Rare and exotic trees:** Ornamental, fruit-bearing, and specialty wood species propagated from seed or cuttings and grown in containers and in-ground over multi-year growth cycles. Trees are a slow crop — some take 2 to 5 years from seed to marketable size. This is not a fast-turnaround retail operation.
- **Super-hot pepper cultivars:** Specialty varieties including Carolina Reaper, Moruga Scorpion, and other extreme-heat cultivars grown in controlled greenhouse conditions from seed stock. Target buyers include specialty food producers, artisan hot sauce makers, and serious collectors. These are niche agricultural products not available at any local retail outlet.
- **All cultivation follows sustainable practices** developed in active coordination with the USDA Natural Resources Conservation Service (NRCS), including soil conservation, erosion control, windbreak establishment, and organic soil amendment.

### How We Sell — No Hand-to-Hand Sales, Ever

#### Critical Point: Zero On-Site Sales

There will be no hand-to-hand sales of any product on this property at any time. No customer will ever visit this farm to make a purchase. Every transaction is initiated online, payment is collected electronically, and the product is packaged and handed to a mail carrier for delivery. This is the same commercial activity as any individual who operates an eBay, Etsy, or Amazon store from their home — it is e-commerce incidental to an agricultural operation, not a retail establishment.

- **100% online sales only** through our website (priesttreesworldwide.com) and established wholesale channels.
- **No storefront, no signage, no walk-in sales, no cash register, no public access to the farm** for the purpose of purchasing product.
- **No on-site retail hours**, no 'open' sign, no customer parking area.
- **All products are packaged at the farm** and picked up by USPS, UPS, or FedEx carriers — the same daily pickup service received by millions of residential addresses across Texas.
- **Wholesale orders are pre-arranged online** and fulfilled by scheduled carrier pickup. No buyer comes to the farm to collect product.



## Workforce & Traffic

- **Maximum workforce at any given time: 5 to 10 people, including both owners.** This is a small-scale family farm. We are not building a workforce. We are building a homestead.
- **Traffic generated by this operation:** One mail carrier pickup per day during active shipping seasons. Occasional delivery of growing supplies (soil amendments, containers, seeds). No commercial trucks. No tractor-trailers. No loading docks.
- **No customers visiting the property.** Zero. The only vehicles on this property will be those of the owners, occasional farm workers, and the mail carrier.
- **No signage of any kind** will be placed on or visible from the property. Neighbors and passersby will see a farm — not a business.

## Site Layout & Land Use

|                                    |                                                                                            |
|------------------------------------|--------------------------------------------------------------------------------------------|
| <b>Total property</b>              | 11.05 acres (~750 ft x 750 ft square parcel)                                               |
| <b>Fenced growing area (trees)</b> | ~4.0 acres — enclosed with agricultural fencing, in-ground and container cultivation       |
| <b>Pepper cultivation area</b>     | ~1.0 acre — fenced, adjacent to greenhouse cluster, specialty cultivar production          |
| <b>Greenhouse 1</b>                | 20 ft x 40 ft (800 sq ft) — propagation and year-round cultivation of sensitive varieties  |
| <b>Greenhouse 2</b>                | 20 ft x 40 ft (800 sq ft) — additional capacity, pepper seedling production                |
| <b>Storage Container 1</b>         | 8 ft x 40 ft — agricultural supplies, soil amendments, containers, tools                   |
| <b>Storage Container 2</b>         | 8 ft x 40 ft — equipment storage, packaging supplies, cold storage                         |
| <b>Residence</b>                   | 20 ft x 40 ft footprint (<1,000 sq ft) — owner-occupied primary domicile                   |
| <b>Driveway</b>                    | 12 ft wide, gravel, runs along west property line to residence — no commercial access road |
| <b>Open / grass land</b>           | ~5.65 acres — existing vegetative cover, buffer areas, future expansion potential          |
| <b>On-site retail area</b>         | None. Zero. Does not exist.                                                                |
| <b>Customer parking</b>            | None. Zero. Does not exist.                                                                |

## Section 4 — UDC Definitional Analysis: Why We Are Agricultural, Not Commercial

**COMMISSION QUESTION/CONCERN:** *Staff classified this as 'Agricultural Sales and Services' — a commercial use. Is a FLUM amendment even necessary? Could this be handled differently?*

### APPLICANT RESPONSE:

This is the most important legal question before the Commission, and we believe the answer is clear: Priest Trees Worldwide Farm is an Agricultural use under UDC Section 1.12, not an Agricultural Sales and Services use under UDC Section 13.2. The difference is not subtle. It is determinative. Below we analyze both definitions side by side and demonstrate that our operation fits entirely within the Agricultural definition and does not meet the Agricultural Sales and Services definition by its own explicit terms.

### The Agricultural Definition — UDC Section 1.12

#### UDC Section 1.12 — Definition of 'Agricultural' (verbatim)

*"...the use of land for the production and primary processing of food and fibers for sale, including cultivating, dairying, horticulture, pasturing, floriculture, silviculture, viticulture, animal and poultry husbandry, and such incidental accessory facilities as greenhouses and nurseries provided that the operation of such accessory facilities shall be clearly secondary to normal agricultural activities... Agriculture includes, but is not limited to, the related activities of tillage, fertilization, pest control, harvesting, and marketing."*

Every element of this definition describes Priest Trees Worldwide Farm:

- **Production of food and fibers for sale:** Peppers are food. Trees are fiber/timber. We grow both for sale.
- **Horticulture:** The cultivation of peppers and ornamental/specialty plants is horticulture by definition.
- **Silviculture:** The propagation and cultivation of trees is silviculture by definition. Our primary crop — rare exotic trees — is a classic silvicultural operation.
- **Greenhouse as incidental accessory facility:** The UDC explicitly lists greenhouses as permitted incidental accessory facilities within the Agricultural definition. Our two 20x40 greenhouses are exactly this.
- **Nursery as incidental accessory facility:** The UDC explicitly lists nurseries as permitted incidental accessory facilities. Growing young trees in containers in a nursery context is precisely what is described.
- **Marketing:** The UDC explicitly includes marketing as one of the related activities of an agricultural operation. Selling our crop through an online platform is marketing. It is no different than a farmer listing grain prices through a commodity broker, or a rancher selling cattle through an online livestock exchange.

#### Conclusion on Agricultural Definition

Priest Trees Worldwide Farm matches every word of the UDC Section 1.12 Agricultural definition. There is no element of our operation that falls outside this definition. We ask the Commission to identify which specific word in UDC Section 1.12 does not describe what we do. There is no such word.

## The Agricultural Sales and Services Definition — Why It Does NOT Apply

### UDC Section 13.2 — Definition of 'Agricultural Sales and Services' (verbatim)

*"Establishments or places of business engaged in sale (from the premises) of feed, grain, fertilizers, pesticides and similar goods or 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."*

There are three reasons this definition does not apply to our farm:

### Reason 1: We Do Not Sell 'From the Premises'

#### **The Three Most Important Words in This Entire Application: 'FROM THE PREMISES'**

The UDC definition of Agricultural Sales and Services requires, as an operative element, that the sale occur 'from the premises.' This parenthetical is not decorative. It is not an example. It is the defining characteristic of the use. A feed store sells from its premises. A retail nursery sells from its premises. We do not sell from the premises — we sell online and ship by mail carrier. No buyer ever sets foot on this property to make a purchase. The 'from the premises' requirement is the bright line that separates a retail agricultural establishment from a working farm that markets its crop. We are firmly on the farm side of that line.

If the Commission finds that any operation that grows plants and sells them online falls under Agricultural Sales and Services, then the entire agricultural homestead community in Cibolo would be subject to commercial zoning requirements — including every person who sells eggs, honey, vegetables, or livestock through online marketplaces. That cannot be the intent of Section 13.2.

### Reason 2: We Do Not Sell the Products Listed in the Definition

UDC Section 13.2 describes establishments selling 'feed, grain, fertilizers, pesticides and similar goods.' We sell trees and peppers. We do not sell feed. We do not sell grain. We do not sell fertilizers to the public. We do not sell pesticides to the public. We are not a farm supply store. We are a farm.

### Reason 3: The 'Typical Uses' Are Commercial Retail Operations

The UDC lists as 'typical uses' for Agricultural Sales and Services: 'nurseries, hay, feed and grain stores and tree service firms.' These are all walk-in retail establishments or service businesses. A hay store sells hay from a storefront. A feed store sells feed from shelves. A tree service firm sends crews to customers' properties. None of these describes a farm that grows crops and ships them by mail to buyers who purchase online. The typicals listed confirm that this definition targets retail and service businesses, not agricultural producers.

## The Exclusion Clause — Why It Does Not Apply to Us



**UDC Section 1.12 — Agricultural Exclusion Clause (verbatim)**

*"Establishments primarily engaged in supplying equipment, pesticides, landscaping, food processing and warehousing on a commercial or industrial scale; shall not be considered to be an agricultural use."*

Staff or the Commission may raise the exclusion clause as a basis for removing our operation from the Agricultural definition. We address each excluded category directly:

- **Supply of equipment:** We do not supply equipment to anyone. We grow trees and peppers.
- **Supply of pesticides:** We do not sell pesticides. We use them responsibly in our own cultivation under NRCS guidance.
- **Landscaping:** We do not provide landscaping services. We are not a landscape contractor.
- **Food processing:** We do not process food. Fresh peppers shipped directly to buyers is agricultural sale of a crop, not food processing.
- **Warehousing on a commercial or industrial scale:** We have two 8x40 shipping containers for farm supply storage. This is farm storage — not warehousing. Industrial warehousing means large-scale distribution centers, not two containers on a working farm.

**Conclusion on Exclusion Clause**

None of the activities listed in the exclusion clause describe what Priest Trees Worldwide Farm does. The exclusion clause was written to prevent large-scale commercial and industrial operations from claiming agricultural status as a shield. It was not written to exclude a two-person family farm that grows trees and peppers from seed and ships them by mail.

## Section 5 — Texas Right to Farm Act & Constitutional Protections

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**COMMISSION QUESTION/CONCERN:** *What state law protections apply to this type of operation?*

### APPLICANT RESPONSE:

Priest Trees Worldwide Farm is not only protected by the Cibolo UDC's Agricultural definition — it is independently protected by Texas state law and the Texas Constitution. We raise these protections not as a threat, but as information the Commission should have before making its recommendation. The Commission has broad discretion in zoning matters, but that discretion has limits when the subject of the application is a constitutionally recognized agricultural operation.

### Texas Right to Farm Act — Texas Agriculture Code Chapter 251

#### **Texas Agriculture Code Section 251.002 — Definition of 'Agricultural Operation' (verbatim)**

*"Agricultural operation" means any activity involving the cultivation of crops or production of plant or animal products, including floriculture, horticulture, and silviculture... and the marketing of those products."*

Under the Texas Right to Farm Act, Priest Trees Worldwide Farm qualifies as an agricultural operation on every element:

- **Cultivation of crops:** Trees (silviculture) and peppers (horticulture) are crops. We cultivate them.
- **Production of plant products:** Trees and peppers are plant products. We produce them.
- **Floriculture:** Ornamental plant cultivation is floriculture. Our exotic tree varieties include ornamental species.
- **Horticulture:** Pepper cultivation and tree propagation are both horticultural activities.
- **Silviculture:** Tree propagation and cultivation is silviculture by statutory definition.
- **Marketing of those products:** Selling our crops online is marketing. The statute explicitly includes marketing as part of the agricultural operation.

The Right to Farm Act provides that agricultural operations that have been in existence for one year or more are protected from nuisance actions and from local regulatory actions that would effectively prohibit the operation. While we are in the early stages of establishing our farm, the Act reflects the Texas Legislature's clear policy intent: bona fide agricultural operations are to be protected from municipal actions that would treat them as commercial or industrial uses.

### Texas Constitution Article I, Section 34 — The Right to Farm Amendment (2023)

In November 2023, Texas voters approved by an overwhelming margin a constitutional amendment protecting the right of citizens to engage in farming and ranching. Texas Constitution Article I, Section 34 now provides:

#### **Texas Constitution Article I, Section 34 (added 2023)**

*"The right of the citizens of this state to engage in farming, ranching, timber production, horticulture, and wildlife management for food and fiber production shall not be infringed."*

This constitutional provision places the right to engage in horticulture, silviculture, and food production at the highest level of legal protection in Texas. Local ordinances — including zoning and FLUM designations — may not be applied in a manner that effectively prohibits a constitutionally protected agricultural activity. Priest Trees Worldwide Farm engages in horticulture (pepper cultivation), silviculture (tree propagation), and food production (peppers as food). All three activities are explicitly named in the constitutional protection.

**Legal Exposure Warning**

A vote to deny Agricultural zoning for a farm operation engaged in horticulture and silviculture — activities explicitly named in the Texas Constitution — and to instead require Commercial or Light Industrial zoning creates exposure to legal challenge. We are not threatening litigation. We are raising this as relevant information for the Commission's deliberation. The path of least legal exposure is to recognize this operation for what it is: a farm.

## Section 6 — Agricultural Zoning Is the Correct and Permanent Designation

**COMMISSION QUESTION/CONCERN:** *Is AG zoning just a temporary holding designation? What else could go on this property if we approve it?*

### APPLICANT RESPONSE:

These are legitimate questions, and the UDC answers both of them directly.

### AG Can Be — and Is — a Permanent Designation

#### UDC Section 4.4.9 — Annexation (verbatim)

*"The City Council can consider the Agricultural district as a permanent zoning designation through the Zoning Map Amendment Process, as prescribed by this UDC."*

The Commission raised the question of whether AG is intended only as a transitional or temporary zone for newly annexed land. UDC Section 4.4.9 answers this question unambiguously: AG can be a permanent designation. We are not asking for a temporary classification. We are asking for the permanent designation the UDC explicitly authorizes for properties ideally suited for agricultural purposes. Our 11-acre farm is exactly such a property.

### Comparing AG to the Alternative Designations

If the Commission is concerned about what other uses might be permitted on this property under AG zoning, the comparison to the commercial and industrial alternatives is instructive. The Commission and planning staff have indicated that if our operation is classified as Agricultural Sales and Services, we would need to rezone to General Commercial (C-4), Light Industrial (I-1), or Heavy Industrial (I-2). Consider what those zones permit:

| Zone                          | Permitted Uses (examples)                                                                               | Neighbor Impact                                                                                                   |
|-------------------------------|---------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| <b>AG (requested)</b>         | Working farm, single-family home, greenhouse, nursery, horticulture, silviculture. Owner lives on-site. | Minimal. One mail carrier per day. No retail traffic. No signage. Looks like a farm.                              |
| <b>C-4 General Commercial</b> | Vehicle sales, auto repair, big-box retail, warehouse clubs, drive-throughs, heavy commercial services. | Heavy traffic, commercial signage, lighting, noise, customer parking lots. Devastating to rural character.        |
| <b>I-1 Light Industrial</b>   | Warehousing, distribution centers, light manufacturing, flex-space industrial, truck terminals.         | Truck traffic, 24-hour operations possible, industrial noise and lighting. Incompatible with adjacent residences. |

The Commission's neighbors deserve to know: the alternative to approving our farm is a commercially or industrially zoned parcel that could host any of the uses listed above. A farm with a resident owner who has a direct personal stake in being a good neighbor is vastly preferable to any commercial or industrial use from the perspective of the surrounding community.





## Section 7 — Neighbor Compatibility & Community Impact

**COMMISSION QUESTION/CONCERN:** *Do neighbors support this? Have written comments been received? How does this affect surrounding properties?*

### APPLICANT RESPONSE:

We have personally spoken with our neighboring property owners. Not one has expressed opposition. In fact, neighbors who were aware of the alternative — that the parcel could remain SF-2 or be rezoned commercially — expressed a strong preference for a working farm. A farm that is quiet, low-traffic, and maintained by a resident owner is the best possible neighbor this parcel could have.

We are actively pursuing written letters of support from neighboring landowners and will provide them to city staff for inclusion in the record prior to the next Commission meeting.

### Impact Analysis

|                          |                                                                                                                                                                                                     |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Traffic generated</b> | One mail carrier pickup per day during active seasons. Occasional farm supply delivery (no different than any rural residence). Zero customer vehicles.                                             |
| <b>Noise</b>             | Farm equipment (hand tools, small irrigation pumps). No heavy equipment, no generators, no commercial HVAC systems beyond greenhouse ventilation.                                                   |
| <b>Visual impact</b>     | A maintained working farm with growing fields, two greenhouses, and a residence. No commercial signage. No parking lots. No loading docks. Indistinguishable from any other agricultural homestead. |
| <b>Lighting</b>          | Residential-level lighting only. No commercial area lighting, no security floodlights beyond what any home would have.                                                                              |
| <b>Odor</b>              | Negligible. Growing trees and peppers produce no offensive odors. Organic soil amendments have short-duration mild odor consistent with all agricultural operations.                                |
| <b>Water use</b>         | Automated precision irrigation. Rain catchment systems planned. NRCS-supervised water management. City water supply supplemental only.                                                              |
| <b>Property values</b>   | Working farms on adjacent parcels historically sustain or increase surrounding property values relative to commercial development.                                                                  |

## **Section 8 — Approval Criteria Analysis (UDC Section 3.6.D)**

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UDC Section 3.6.D provides six criteria for evaluating a FLUM amendment request. We address each in turn.

### **Criterion 1: Promotes health, safety, or general welfare and orderly development**

A working agricultural farm that is owner-occupied, low-traffic, and sustainably managed promotes the health and general welfare of the community. It preserves open space, maintains rural character, supports local food systems, and contributes to the ecological health of the Lower Seguin Road corridor. Approving this amendment promotes orderly development by keeping agricultural land agricultural rather than allowing residential or commercial subdivision to consume one of the remaining rural parcels in this area.

### **Criterion 2: Consistent with other policies of the Comprehensive Master Plan**

The Cibolo Tomorrow Comprehensive Plan's Environmental Protection Policy Section B.7 states explicitly that 'Agricultural and ranch lands should be priority areas for open space preservation.' Approving this FLUM amendment keeps an 11-acre parcel in active agricultural production rather than allowing it to be developed into residential lots. This is precisely the outcome the Comprehensive Plan's environmental protection policies direct the Commission to favor.

### **Criterion 3: Consistent with policies of the Comprehensive Plan applicable to the map**

The Rural Residential/Agriculture PlaceType is described in the Comprehensive Plan as intended for 'areas within the City which will maintain a rural character' and 'comprised of natural undeveloped space, agriculture, and large lots with large lot minimums.' This describes our property perfectly: an 11-acre agricultural homestead with a single owner-occupied residence and active farm operations, maintaining rural character along Lower Seguin Road.

### **Criterion 4: Consistent with goals and objectives of the Comprehensive Plan**

The Comprehensive Plan's goals include preserving the rural and agricultural character of appropriate areas, protecting open space, and ensuring that land use designations reflect actual and intended uses. A working farm on 11 acres that is owner-occupied and agriculturally active is entirely consistent with these goals. The Estate Residential designation, by contrast, contemplates single-family lots of one-half to two acres — exactly the kind of residential subdivision that would eliminate this parcel's rural agricultural character permanently.

### **Criterion 5: Addresses changed circumstances or corrects a deficiency**

Staff's own report acknowledges that this application 'highlights a gap that currently exists between the Cibolo Tomorrow Comprehensive Plan and the City's UDC.' That acknowledgment is itself the changed circumstance: the Comprehensive Plan identifies Agricultural Business as a secondary use in the Rural Residential/Agriculture PlaceType, but the UDC does not have a zoning district that clearly accommodates a farm-based online agricultural business. Approving this FLUM amendment addresses that gap by recognizing the Rural Residential/Agriculture designation as the appropriate framework for an owner-occupied agricultural operation.

**Criterion 6: City Council discretion relating to public health, safety, and welfare**

An owner-occupied working farm that generates minimal traffic, no commercial signage, no retail foot traffic, and no industrial activity is among the lowest-impact land uses available for this parcel. It is categorically better for the public health, safety, and welfare of surrounding residents than any commercial or industrial use the alternative zoning designations would permit. The Commission's recommendation should reflect this reality.



## Section 9 — Summary & Commission Request

Priest Trees Worldwide Farm is a bona fide working agricultural homestead. It is not a commercial nursery. It is not a retail establishment. It is not an industrial operation. It is a farm, in the truest and oldest sense of the word: people who own land, live on it, grow crops in the ground and in greenhouses, and sell what they grow. Every generation of Texans has understood what a farm is. This is one.

The Cibolo UDC's own Agricultural definition describes our operation. The Texas Right to Farm Act protects our operation. The Texas Constitution protects our operation. The neighbors support our operation. The Comprehensive Plan's environmental policies support our operation. The only obstacle is a misclassification of our farm as a commercial establishment — a misclassification that rests entirely on the word 'nursery' appearing in the list of typical uses under Agricultural Sales and Services, while ignoring that the operative requirement of that definition — sale 'from the premises' — is completely absent from our business model.

### Our Specific Request to the Commission

We respectfully request that the Commission recommend approval of the FLUM amendment from Estate Residential to Rural Residential/Agriculture for the property at 5590 Lower Seguin Road, and that the Commission simultaneously indicate support for a subsequent rezoning from SF-2 to Agricultural-Homestead (AG) — the permanent designation that the UDC explicitly authorizes for working farms in the City of Cibolo.

### Commitments We Are Prepared to Make

- **Owner-occupancy:** DJ Austin will establish and maintain primary residence on this property as a condition of the agricultural homestead use.
- **No on-site retail — ever:** We will accept any deed restriction or recorded covenant confirming that no hand-to-hand, walk-in, or on-site retail sales will occur on this property.
- **No commercial signage:** No business signs will be placed on or visible from this property.
- **Workforce limit:** No more than 5 to 10 people including owners will work on-site at any given time.
- **Coordination with city staff:** We commit to working with Olivia Hall, Rick Vasquez, and Councilmember Cunningham's office to ensure all building permits, site plan reviews, and zoning applications are processed correctly and transparently.
- **NRCS partnership:** We will continue our active coordination with the USDA Natural Resources Conservation Service and will make NRCS documentation available to staff on request.

### Contact Information

|                                    |                             |
|------------------------------------|-----------------------------|
| <b>Applicant / Managing Member</b> | DJ Austin                   |
| <b>Co-Owner</b>                    | Corwin Priest               |
| <b>Entity</b>                      | Priest Trees Worldwide, LLC |

|                           |                                                             |
|---------------------------|-------------------------------------------------------------|
| <b>Farm Name</b>          | Priest Trees Worldwide Farm                                 |
| <b>Phone</b>              | (903) 330-1539                                              |
| <b>Email</b>              | dj@priesttreesworldwide.com                                 |
| <b>Property Address</b>   | 5590 Lower Seguin Road, Cibolo, TX 78108                    |
| <b>City Staff Contact</b> | Olivia Hall, Planner I — City of Cibolo Planning Department |
| <b>Council District</b>   | Place 4 — Councilmember Cunningham                          |

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*We appreciate the Commission's thorough review and look forward to answering any remaining questions at the next scheduled hearing.*

Priest Trees Worldwide Farm | 5590 Lower Seguin Road, Cibolo, Texas | PZ-2025-21-CPA | April 2026



## GUADALUPE COUNTY ROAD & BRIDGE

310 IH 10 West  
Seguin, Texas 78155  
[www.guadalupe.tx.us](http://www.guadalupe.tx.us)

### GIS DEPARTMENT

(830) 303-4188  
[gis@co.guadalupe.tx.us](mailto:gis@co.guadalupe.tx.us)



5/19/2025

Priest Trees Worldwide,  
PO Box 10848  
Midland, TX 79702

### RE: ADDRESS ASSIGNMENT VERIFICATION

To: Priest Trees Worldwide

This notice is to inform you of your physical location address. The address assigned to the location is:

### **5590 Lower Seguin Rd**

Please display this address on your structures and/or driveway with 3" or larger reflective numbers so emergency personnel can easily locate these structures in an emergency. **Please check with your local post office before using this new address for mailing purposes.** If you receive mail at a post office box, your mailing address will not change. In this case, the address listed above will be used for location purposes only.

If you have any questions regarding this assignment, please contact me at (830) 379-9761.

Thank you,

Guadalupe County  
GIS Department (Addressing)

**78108** \*Zip Codes are unofficial until verified by the Postmaster  
2G0271-0000-03630-0-00

**\*\*Note: Any new driveways entering public right-of-ways need to be permitted through this office, the Texas Department of Transportation, or a municipality. New driveways entering private lanes do not need a permit. Property owners will need a septic permit (new or connecting to existing system) and may also need floodplain/floodway permit if in the floodplain/floodway. Commercial use will need permitting through the Guadalupe County Fire Marshal's Office. Check with the development center prior to starting any work on the property\***







## Planning and Zoning Commission Staff Report

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C. Discussion regarding a proposed joint workshop with City Council, P&Z, and CEDC to review the Future Land Use Map (FLUM) along portions of the FM 78 and IH-10 corridors, as directed by City Council.

| Meeting                                   | Agenda Group                      |
|-------------------------------------------|-----------------------------------|
| Wednesday, May 13, 2026, 6:30 PM          | Discussion/Action Items Item: 7C. |
| From                                      |                                   |
| Eron Spencer, Assistant Planning Director |                                   |

**PRIOR CITY COUNCIL ACTION:**

N/A

**BACKGROUND:**

N/A

**STAFF RECOMMENDATION:**

N/A

**FINANCIAL IMPACT:**

N/A

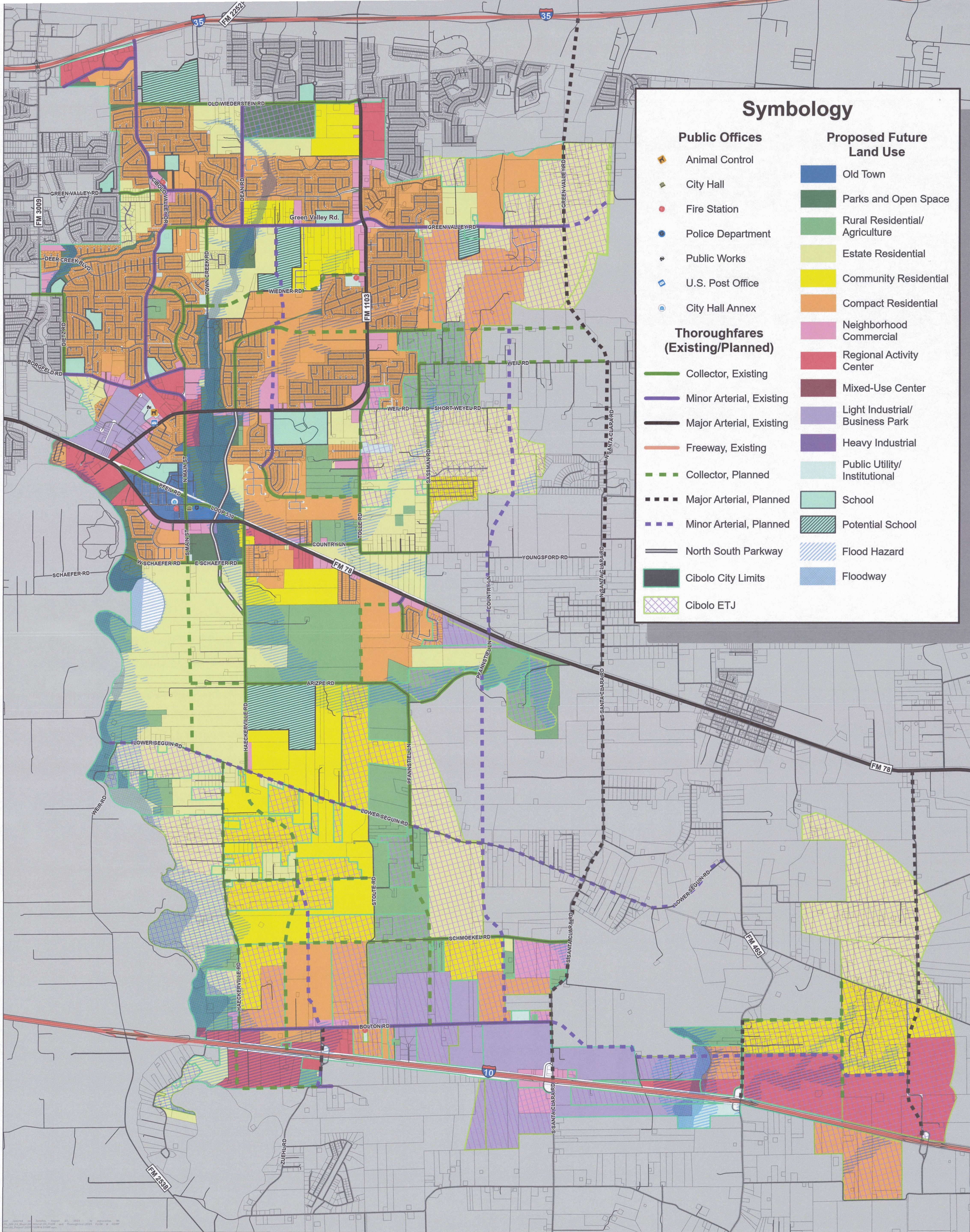
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N/A

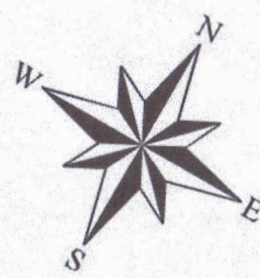
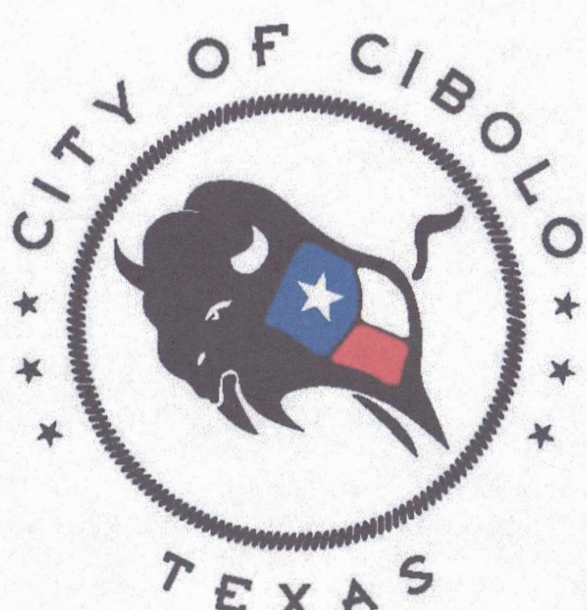
**Attachments**

[Cibolo Future Land Use Map](#)





Map created by: [illegible]  
Date: [illegible]  
Scale: 1:23,000  
Projection: [illegible]



1:23,000

# Future Land Use and Thoroughfare Map

City of Cibolo

September 10th 2024

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

SIGNED: Mark Allen, Mayor

ATTEST: Peggy Cimics, City Secretary



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

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

0 1/2 1 2 Mile





## Planning and Zoning Commission Staff Report

### D. Discussion/Action regarding the appointment of one (1) P&Z member to serve on the Capital Improvements Advisory Committee (CIAC) for a 3-Year Term.

| Meeting                                   | Agenda Group                      |
|-------------------------------------------|-----------------------------------|
| Wednesday, May 13, 2026, 6:30 PM          | Discussion/Action Items Item: 7D. |
| From                                      |                                   |
| Eron Spencer, Assistant Planning Director |                                   |

#### PRIOR CITY COUNCIL ACTION:

- December 8, 2020... City Council adopted Ordinance 1323 concerning the establishment of a seven (7) member Capital Improvements Advisory Committee (CIAC), which would participate in the update to the City's impact fees in 2021.
- September 14, 2021... City Council adopted Ordinance 1348 which updated the water, wastewater, drainage, and roadway impact fees based on the Cibolo Impact Fee Program Update study.
- January 14, 2025... City Council gave direction to City staff to re-establish the CIAC under Ordinance 1323 to assist with the update to the City's impact fees in 2025.
- January 14, 2025... City Council approved a contract under the master Services Agreement with Freese and Nichols, Inc., for an update to the City's Water, Wastewater, Roadway, and Drainage Impact Fees. This is the same firm that updated the impact fees in 2021.

#### BACKGROUND:

The City Council needs to appoint members to the CIAC as the terms of the previously appointed members have expired. This agenda item is intended to assist the appointment process and facilitate City Council's selection of CIAC members.

The City will be initiating an update to its Impact Fee Program in 2025, including the Land Use Assumptions, Capital Improvements Plan, Impact Fee Service Area boundaries, and Impact Fees. The Capital Improvements Advisory Committee will begin meeting on a monthly basis in 2025 as part of the update to the Impact Fee Program and will continue to meet beyond the update on a regular basis to comply with State law requirements. The City's consultant, Freese and Nichols, will provide training to the members of the CIAC as part of the project.

State law requires the establishment of Capital Improvements Advisory Committee, as follows:

- The Advisory Committee is composed of not less than five members who shall be appointed by a majority vote of the governing body of the political subdivision.
- **Not less than 40 percent** of the membership of the Advisory Committee must be representatives of the real estate, development, or building industries who are not employees or officials of a political subdivision or governmental entity.
- If the impact fee is to be applied in the extraterritorial jurisdiction of the political subdivision, the membership must include a representative from that area.

On January 14, 2025, City Council directed City staff to move forward with re-establishing the seven (7) member Capital Improvements Advisory Committee based on Ordinance 1323. The CIAC membership is to be comprised as follows:

- **One (1) member from the Planning and Zoning Commission**
- One (1) member from the Economic Development Corporation Board
- One (1) member from the Extraterritorial Jurisdiction
- Four (4) members that have “special knowledge, skills, or information that the Council may deem to be beneficial to this Committee”

Members are appointed to serve three (3) year terms. To be compliant with the State law requiring at least 40% of the members being representatives of the real estate, development, or building industries, Cibolo's CIAC must have a minimum of three members with experience in one or more of these three fields.

**PLANNING AND ZONING COMMISSION ACTION:**

The Planning and Zoning Commission may give direction in the form of a motion or statement. The formal action would be to appoint a P&Z member to serve a three-year term on the CIAC and attend the monthly meetings in 2025.





## Planning and Zoning Commission Staff Report

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### E. Discussion regarding accessing meeting information in AgendaLink.

| Meeting                          | Agenda Group                      |
|----------------------------------|-----------------------------------|
| Wednesday, May 13, 2026, 6:30 PM | Discussion/Action Items Item: 7E. |
| From                             |                                   |
| AgendaLink, Support              |                                   |

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

N/A

### **BACKGROUND:**

N/A

### **STAFF RECOMMENDATION:**

N/A

### **FINANCIAL IMPACT:**

N/A

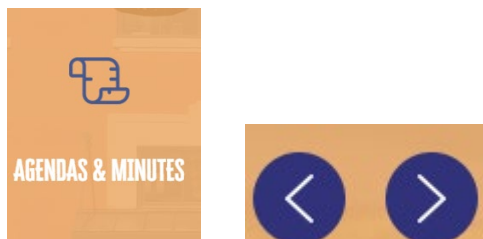
### **MOTION(S):**

N/A

### **Attachments**

[Agendalink Instructions](#)

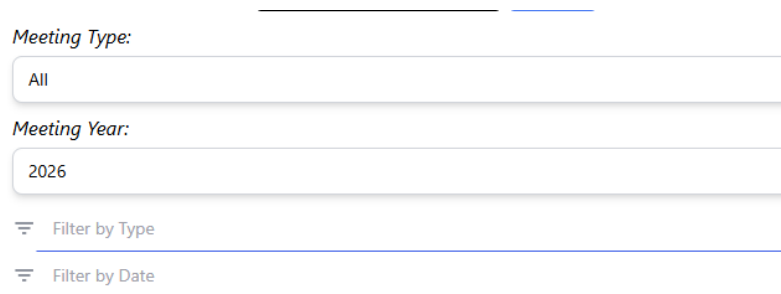
On the City's Home Page, scroll down to the orange portion, hover over Agenda's and Minutes, and click on Learn More. (If you are on a mobile device, you will see Online Services and will need to click the blue circle with the arrow to go to the right.)



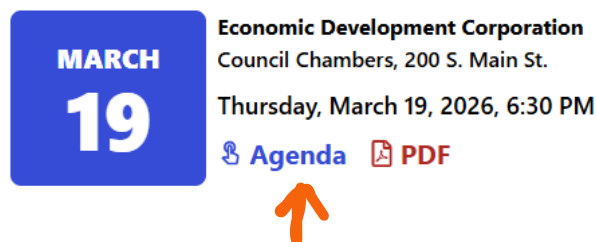
Under Latest Meeting Information, you will see a list of meetings (past and future). Move your cursor over the list and you can use your scroll to move down and choose the meeting you want to view.



You can also scroll down until you see the drop-down boxes and filter the meeting type (Regular Council Meeting, Economic Development Corporation, etc.) and year.



If the meeting's agenda has already been published, you can click on the blue Agenda link.



Once the agenda has come up on the screen, you have a few options:

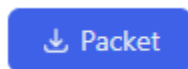
1. You can print the agenda by clicking on the printer icon at the top. (desktop only)



2. You can download the agenda by clicking on the download icon.



3. You can download the packet (agenda plus all supporting documents) by clicking on the download packet icon.



4. You can place your cursor over the agenda on the screen and use your scroll to move down the agenda and click on any item in blue to see its supporting documents. Once you click on one of the blue items, you will either see attachments on the left of the screen, or you may see a paperclip at the top if you are using a mobile device. If there are multiple attachments for this item, there will be a dropdown box below the paperclip. You can also print by clicking on the printer icon if you only want to print a single item and not the entire packet. Once you are done with this item and want to go back to the agenda, you will click the X beside the printer icon or click Done if you are on a mobile device.

## Approval of the Minutes of the Regular Economic De...



### Table of Contents

#### Report

EDC Minutes 2-19-26.pdf



## City of Cibolo Economic Development Corporation Staff Report

Approval of the Minutes of the Regular Economic Development Corporate Meeting held on February 19, 2026

| Meeting                                     |  | Agenda Group   |           |
|---------------------------------------------|--|----------------|-----------|
| Thursday, March 19, 2026, 6:30 PM           |  | Consent Agenda | Item: 7A. |
| From                                        |  |                |           |
| Clancy Hardin, Economic Development Manager |  |                |           |







## Planning and Zoning Commission Staff Report

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### A. Staff Updates

| Meeting                                   | Agenda Group                                      |
|-------------------------------------------|---------------------------------------------------|
| Wednesday, May 13, 2026, 6:30 PM          | UDC, CIP, Master Plan and Staff Updates Item: 8A. |
| 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**

[5-13-26 Staff Update](#)

[Development Projects Update - 03.2026](#)

[UDC & Old Town Project Updates - 05.2026](#)

# Planning Department - Staff Update

May 13, 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                 |
| O'Reilly Auto Parts          | 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     | Site Plan   |
| Buffalo Crossing II Amenity Center | Site Plan   |
| Chamberlin Roofing & Waterproofing | Site Plan   |
| Warehouse with Server Storage      | Site Plan   |

## 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 |
| Hild Subdivision               | Preliminary Plat |
| Saddle Creek Ranch Unit 9A     | Amending Plat    |

## P&Z Recommendations/City Council Action

| Agenda item                    | P&Z recommendation | date      | City Council action | date      |
|--------------------------------|--------------------|-----------|---------------------|-----------|
| Cibolo Farms Unit 4 Final Plat | Approval           | 3/11/2026 | Approved            | 3/24/2026 |



# CIBOLO CITY COUNCIL

## *Economic Development*

### REPORT

Date: MARCH 2026



# IN PLANNING REVIEW

|                               |                                                                                                                                                                                                                                                                                                         |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CIBOLO CROSSING</b>        | <ul style="list-style-type: none"> <li>Dorado Apartments @ Cibolo Crossing (Site Plan under review, no comments received since 5/14/25, project appears to be on hold for moment)</li> </ul>                                                                                                            |
| <b>CIBOLO VALLEY DRIVE</b>    |                                                                                                                                                                                                                                                                                                         |
| <b>DOWNTOWN/<br/>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>Midas (Site plan under review)</li> <li>Cibolo Farms unit 4 (Final Plat Approved)</li> <li>O'Reilly Autoparts(Site Plan under review)</li> </ul> |
| <b>FM 78</b>                  |                                                                                                                                                                                                                                                                                                         |
| <b>IH-10</b>                  | <ul style="list-style-type: none"> <li>Industrial Warehouses @ 465/Linne Rd &amp; IH-10 (Pre-Application)</li> <li>Warehouse with server storage @ 1000 Bolton Rd (Site Plan Approved)</li> </ul>                                                                                                       |
| <b>OTHER</b>                  | <ul style="list-style-type: none"> <li>Borgfeld Plaza Retail Center (Site Plan in Review)</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 (Under Review)</li> </ul>      |

# BUILDING PERMITS IN PROCESS

|                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CIBOLO CROSSING       | <ul style="list-style-type: none"> <li>Dorado Apartments @ 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>Gringos (Building Permit approved and issued 4.22.26)</li> <li>Max &amp; Louie's New York Dinner (Permitted and interior finish out)</li> <li>Cibolo Crossing Phase II (Shell Bldgs. I &amp; II) - Building Plans Under Review</li> </ul> |
| CIBOLO VALLEY DRIVE   | <ul style="list-style-type: none"> <li>Boss Bagel (Permitted, ready for tenant finish out)</li> <li>Ace Hardware (Permitted, working on tenant finish out)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| DOWNTOWN/<br>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 (Permitted)</li> <li>Vapeology (Permitted, ready for tenant finish out)</li> <li>El Jinete (Under Plan Review, tenant finish out)</li> </ul>                                                                                                                                                                                                                                                                                                                                              |
| FM 78                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| IH-10                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| OTHER                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

# NOW OPEN / C OF O ISSUED

| CIBOLO CROSSING       |                                                                                                         |
|-----------------------|---------------------------------------------------------------------------------------------------------|
| CIBOLO VALLEY DRIVE   | <ul style="list-style-type: none"><li>Olive Garden - COO (issued 3/13/26, not open yet)</li></ul>       |
| DOWNTOWN/<br>OLD TOWN | <ul style="list-style-type: none"><li>Agor Jiu Jitsu- Rawe Ave (Permitted, Tenant finish out)</li></ul> |
| FM 1103               | <ul style="list-style-type: none"><li>Therea Nails Lab (COO issued 4/6/26)</li></ul>                    |
| FM 78                 |                                                                                                         |
| IH-10                 |                                                                                                         |
| OTHER                 |                                                                                                         |



# Economic Development Department Updates

March 2026



## Business Attraction Efforts

Number of Eligible RFIs Submitted: 2

Number of Prospect Visits: 4

# of Prospect Meetings: 0

*Notes: We received 3 requests for information, 4 prospect visits were EDD direct contacts*

## Business Retention & Expansion Efforts

Number of Business Support Meetings/Activities: 20

*Visited: Fearfully & Wonderfully Made, State Farm Alex Hartman, River Rat Tattoos, Just focus real estate, Marigold on main, Hope healing group, Coco Lefor, Suite Magnolia, Concrete Yoga, The Pretty Little CowGirls, Tranquill Roots Counseling, STR Transmission & Automotive, Ink & Ivy Tattoos, Performance Fix, U-haul Dealer, Serenity Nail & SPA, 46th St New York Style Pizzeria, Orange Leaf, Cibolo Bowling Club, Kowloon Kitchen, Signatue Plating*

## \*Targeted Recruitment (Coming to May 2026 Report)

- *Retail:*
- *Restaurants/ Food and Beverage:*
- *Personal & Professional Services:*

*\*Specific business names will not be included in this report*

## Highlights/Successes

- *Manufacturing executives guild meeting*
- *CEDC Board approved: \$150,000 in EDGE Grant Requests*
- *Northeast Partnership lunch, Chamber lunch*
- *Women Council Relators Hill Country speaking event*
- *Meetings: TSTC, Greater:SATX, Max and Louie's tour*
- *2026 Texas Legislative Conference*
- *ICSC prep work underway*



## Cibolo Unified Development Code Rewrite

The City of Cibolo is undertaking a comprehensive rewrite of its Unified Development Code (UDC), a regulatory document that guides all aspects of land use, zoning, and development within the city. Originally...



### DRAFT UNIFIED DEVELOPMENT CODE - REVIEW THIS DOCUMENT

#### Contents:

CHAPTER 1 GENERAL PROVISIONS (Module 1)  
CHAPTER 2 ZONING DISTRICTS AND DIMENSIONAL STANDARDS (Module 1)  
CHAPTER 3 USE STANDARDS (Module 1)  
CHAPTER 4 DEVELOPMENT AND DESIGN STANDARDS (Module 2)  
CHAPTER 5 FLOODPLAIN AND FLOODWAY DEVELOPMENT (Module 2)  
CHAPTER 6 SUBDIVISION AND IMPROVEMENT STANDARDS (Module 2)  
CHAPTER 7 DEVELOPMENT REVIEW BODIES (Module 3)  
CHAPTER 8 DEVELOPMENT REVIEW PROCEDURES (Module 3)  
CHAPTER 9 NONCONFORMITIES AND ENFORCEMENT OF UDC (Module 3)  
CHAPTER 10 MEASUREMENTS AND WORD USAGE (All Modules)  
APPENDICES

### CHAPTER 1 GENERAL PROVISIONS (MODULE 1)

#### Contents:

Article 1.1 Title and Purposes  
Article 1.2 Authority, Jurisdiction, and Severability  
Article 1.3 Effect of UDC

#### Article 1.1 Title and Purposes

##### Section 1.1.1 Title

- A. **Official Title.** This document ~~Appendix A of the City Code of Ordinances~~ shall be known and may be cited as the City of Cibolo, Texas Unified Development Code ~~of the City or simply as the Unified Development Code or the UDC.~~
- B. **Short Title.** References to "this Code," "this Ordinance," or "this UDC" are interpreted as references to this Unified Development Code.

##### Section 1.1.2 Purposes

This UDC is adopted to ~~protect, promote, improve and provide for the public health, safety and general welfare of the citizens of the City.~~ The provisions of this UDC are specifically intended to:

- A. **Public Health and Safety.** Protect public health and safety by:
1. Ensuring adequate provision of ~~Provide for~~ open space for light, air, and fire safety;



## Cibolo Old Town Master Plan

The City of Cibolo, in collaboration with Lionheart Places, has initiated an important update to the Cibolo Downtown Revitalization Plan originally adopted in 2014. This project seeks to reimagine and...

**CIBOLO**  
**TOMORROW**  
**OLD TOWN PLAN**

CITY OF CIBOLO | APRIL 2026





## Community Outreach (p. 24 – 26)



## Study Area Boundary (p. 15)

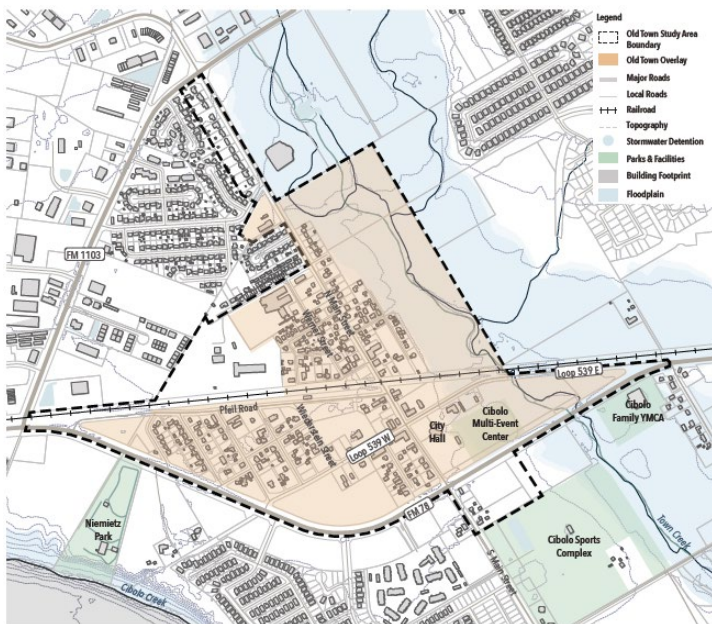


Figure 1: Study Area Boundary, Old Town Cibolo

Source: City of Cibolo  
0 mi 1/4 mi 1/2 mi 1 mi  
Introduction and Context | 15

## Zoning (p. 88 – 93)

### 2. Update Development Standards

Old Town has undergone a number of code updates to accommodate the changing nature of the types of uses needed in the area. There is a need to review and revise zoning and development standards to ensure that new projects in Old Town complement existing character and scale. This includes establishing an Old Town zoning district, allowing new uses, and simplifying approval processes to encourage appropriate infill and adaptive reuse.

#### ACTIONS

- POLICY 2** Establish an Old Town zoning district to include gateway entries and publicly-owned property.
- POLICY 3** Establish distinct character areas that include standards to define the architectural style and built environment of each area.

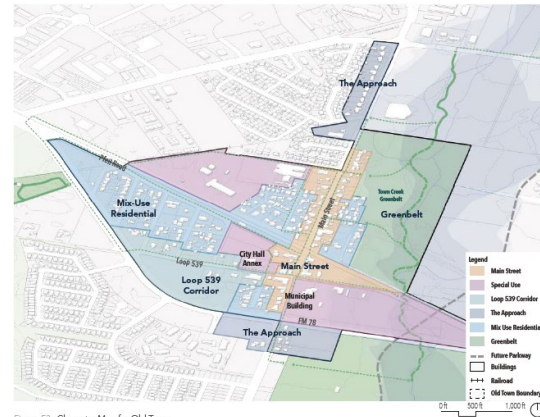


Figure 53. Character Map for Old Town

88 Cibola Old Town Plan

## Parking (p. 94 – 96)

### 3. Create an Area-Wide Consolidated Parking Plan

Old Town provides various parking options for visitors. However, these options are not always convenient or easily accessible. The City should develop a comprehensive, area-wide parking plan for Old Town that identifies potential gaps and opportunities for additional parking. This plan should include programs to assist local businesses in helping their customers find parking and incorporate wayfinding signage to direct visitors to available parking locations.

#### ACTIONS

- PROJECT 3** Develop a wayfinding system to quickly direct out-of-town visitors to shared public parking and encourage a "park once" policy.
- PROJECT 4** Convert on-street parking on Main Street to loading zones.
- PROGRAM 2** Implement shared parking agreements, cost-sharing methods, and an employee parking program that designates safe, shared locations outside prime visitor/customer spaces.
- POLICY 4** Update the Unified Development Code to adjust requirements for off-street parking on small lots and small businesses.
- POLICY 5** Initiate a parking study to assess current parking usage and identify if there is a need for additional supply.



94 Cibola Old Town Plan

## Landscaping & Thoroughfares (p. 98 – 99)

### 4. Enhance Safety and Comfort along Streetscapes

By enhancing the design and function of streetscapes, Old Town will support pedestrians and cyclists while maintaining efficient vehicular traffic flow. The re-imagined streets will reflect a balanced approach that accommodates future growth while preserving the city's rural nature and small-town charm.

#### ACTIONS

- PROJECT 5** Enhance Main Street to improve pedestrian infrastructure and walkability.
- PROJECT 6** Redevelop Loop 539 with pedestrian and bicycle infrastructure to support additional business activity.
- POLICY 6** Update the development code to include enhanced mobility and streetscaping elements for Old Town's boundary.
- POLICY 7** Include streetscape and infrastructure improvements as an eligible expenditure in the TIRZ plan.



98 Cibola Old Town Plan

## Implementation (pg. 132-137)

### 4.3 Implementation Plan

| IMPLEMENTATION STRATEGIES                        | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | TYPE    | ACTIONS                                                                                                                                                                  | LEVEL OF INVESTMENT | TIME      | POTENTIAL FUNDING SOURCES                                                                                            | POTENTIAL PARTNERSHIPS                                                                                 | IMPLEMENTING AGENCY                                      | GOALS ACHIEVED                                      |
|--------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-----------|----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|----------------------------------------------------------|-----------------------------------------------------|
| 1. Create a New Community Hub                    | Old Town has several gathering places along Main Street, but no centralized hub for the community. Establishing a new community hub will serve as a shared space for residents, visitors, and small businesses. The community hub will include flexible outdoor areas for markets, performances, and cultural programming, enhancing Old Town's identity as the heart of the community. The strategy will enhance connections to downtown and encourage connections to regional markets, promote walkability, and balance vehicular access with the pedestrian experience. | Project | Create a community event space for active daytime and evening use that reflects Old Town's identity.                                                                     | High                | 1-2 years | City of Cibola, Cibola's Budget, Local Businesses, Community Fundraising Programs, and Grants for Small Improvements | Local businesses, community organizations, and local development community                             | Economic Development, Planning, Public Works/Engineering | Community Hub, Walkability, Economic Revitalization |
| 2. Update Development Standards                  | Old Town has undergone a number of code updates to accommodate the changing nature of the types of uses needed in this area. There is a need to review and revise zoning and development standards to ensure that new projects in Old Town complement existing character and scale. The study will enhance connections to downtown and encourage connections to regional markets, promote walkability, and balance vehicular access with the pedestrian experience.                                                                                                        | Policy  | Establish an Old Town zoning district to include gateway entries and publicly-owned property.                                                                            | High                | 1-2 years | City of Cibola, Budget Allocation                                                                                    | Local businesses and community organizations, local development community                              | Planning Department                                      | Walkability, Economic Revitalization                |
| 3. Create an Area-Wide Consolidated Parking Plan | Old Town provides various parking options for visitors. However, these options are not always convenient or easily accessible. The City should develop a comprehensive, area-wide parking plan for Old Town that identifies potential gaps and opportunities for additional parking. This plan should include programs to assist local businesses in helping their customers find parking and incorporate wayfinding signage to direct visitors to available parking locations.                                                                                            | Project | Develop a wayfinding system to quickly direct out-of-town visitors to shared public parking and encourage a "park once" policy.                                          | High                | 1-2 years | City of Cibola, Budget Allocation, Public Private Partnerships                                                       | Local businesses and community organizations, local development community, Public Private Partnerships | Public Works/Engineering                                 | Walkability, Economic Revitalization                |
|                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Policy  | Implement shared parking agreements, cost-sharing methods, and an employee parking program that designates safe, shared locations outside prime visitor/customer spaces. | High                | 1-2 years | City of Cibola, Budget Allocation, Public Private Partnerships                                                       | Local businesses and community organizations, local development community, Public Private Partnerships | Public Works/Engineering                                 | Walkability, Economic Revitalization                |
|                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Policy  | Update the Unified Development Code to adjust requirements for off-street parking on small lots and small businesses.                                                    | High                | 1-2 years | City of Cibola, Budget Allocation, Public Private Partnerships                                                       | Local businesses and community organizations, local development community, Public Private Partnerships | Public Works/Engineering                                 | Walkability, Economic Revitalization                |
|                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Policy  | Initiate a parking study to assess current parking usage and identify if there is a need for additional supply.                                                          | High                | 1-2 years | City of Cibola, Budget Allocation, Public Private Partnerships                                                       | Local businesses and community organizations, local development community, Public Private Partnerships | Public Works/Engineering                                 | Walkability, Economic Revitalization                |

KEY: Hope of Old Town Preserve Character Enhance Experience Invest in Infrastructure Support Business and Economy

137 Cibola Old Town Plan



## Planning and Zoning Commission Staff Report

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### A. P&Z Onboarding Training

| Meeting                                   | Agenda Group                   |
|-------------------------------------------|--------------------------------|
| Wednesday, May 13, 2026, 6:30 PM          | Subcommittee Updates Item: 9A. |
| From                                      |                                |
| Eron Spencer, Assistant Planning Director |                                |

### **BACKGROUND:**

To provide a centralized location for storing and accessing training materials prepared by the P&Z Subcommittee, the documents presented during Phase 1 and Phase 2 of the P&Z Commissioner training have been uploaded to SharePoint for all commissioners to access and download.

### **SHAREPOINT LINK:**

<https://cibolotxgov.sharepoint.com/sites/PlanningandZoning/Shared%20Documents/Forms/AllItems.aspx?id=%2Fsites%2FPlanningandZoning%2FShared%20Documents%2FP%26Z%20Board%20Packets%2FP%26Z%20Trainir>





## Planning and Zoning Commission Staff Report

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### B. AACOG 2026 Planning & Zoning Workshop

| Meeting                                   | Agenda Group                   |
|-------------------------------------------|--------------------------------|
| Wednesday, May 13, 2026, 6:30 PM          | Subcommittee Updates Item: 9B. |
| From                                      |                                |
| Eron Spencer, Assistant Planning Director |                                |

### **OVERVIEW:**

#### 2026 Planning and Zoning Workshop

This in person workshop will be presented by Denton, Navarro, Rodriguez, Bernal, Santee & Zech, P.C., and will cover the fundamentals of planning and zoning, along with information on subdivisions and platting, and development agreements.

### **DATE & TIME:**

Friday, May 15, 2026, 9:00am - 4:00pm

### **LOCATION:**

Alamo Area Council of Governments (AACOG)

2700 Northeast Interstate 410 Loop, San Antonio, TX 78217

### **REGISTRATION LINK:**

<https://www.eventbrite.com/e/2026-planning-and-zoning-workshop-tickets-1988095406880?aff=oddtcreator>