

# City of Cibolo

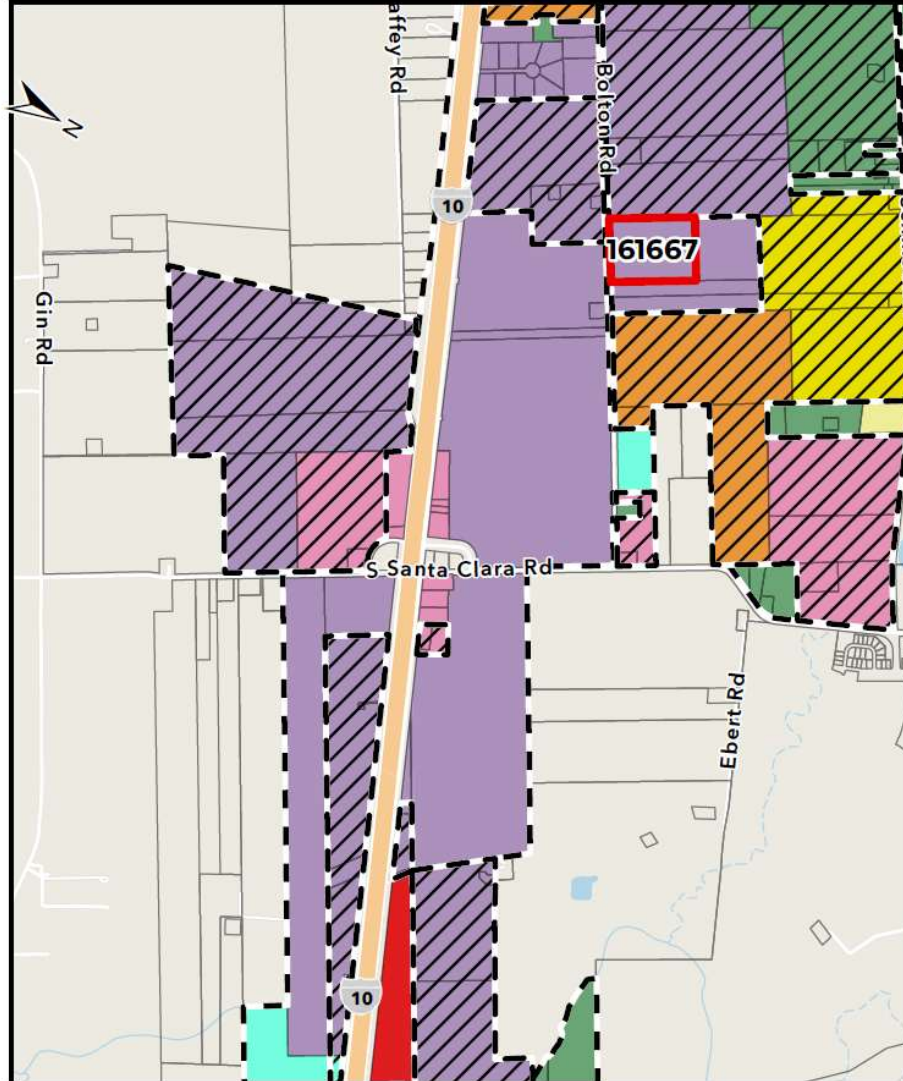
## Land Development Entitlement Process

# City Council Approved Community Development Plans

# City of Cibolo Future Land Use Plan 2026

# FUTURE LAND USE MAP

07/13/2026



## Future Land Use

- Rural Residential/  
Agriculture
- Estate Residential
- Community  
Residential
- Compact Residential
- Neighborhood  
Commercial
- Regional Activity  
Center
- Light Industrial/  
Business Park
- Public Utility/  
Institutional

- Light Industrial/  
Business Park
- Public Utility/  
Institutional

## City of Cibola Jurisdiction

- Cibola City Limits
- Cibola ETJ

## Parcel of Interest



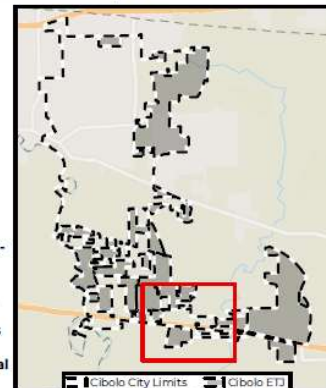
## Parcel Boundaries



0 800 1,600 3,200  
Feet



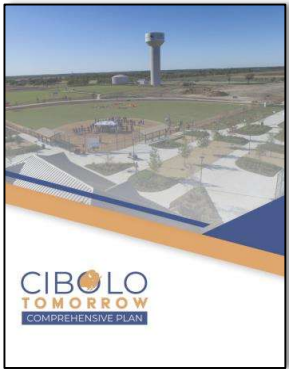
This map product is for informational purposes only and may not have been prepared for or be suitable for legal purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of the property boundaries. The City of Cibola makes no warranty, representation, or guarantee regarding the accuracy of this map. This map is intended for display purposes only and does not replace official recorded documents.



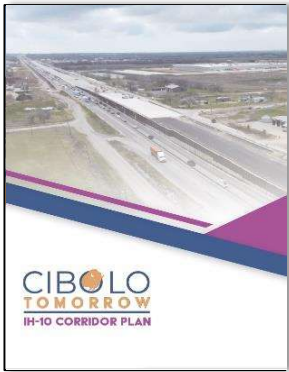
Last updated by emmore at \\GEO\GISFiles\01\_Data and Projects\Departments\Planning\00\_Staff Maps\00\_Project

# 2024 Comprehensive Plan & IH 10 Corridor Plan

# Cibolo Comprehensive Plan/ IH-10 Corridor Plan



Adopted September 10, 2024  
(Ord. 1465)



Approved August 13, 2024

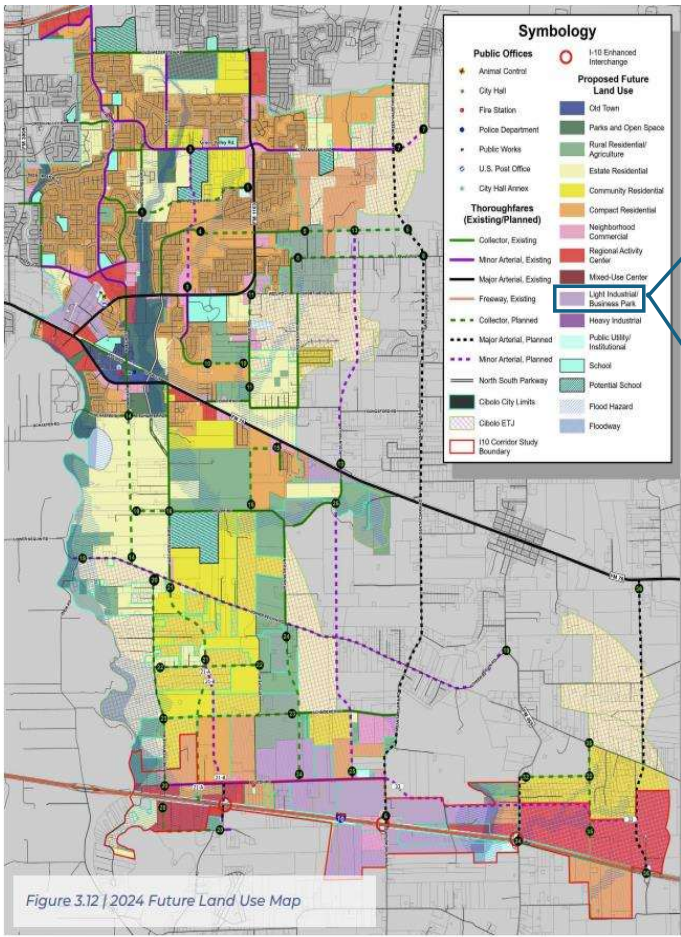


Figure 3.12 | 2024 Future Land Use Map

Future Land Use Map (FLUM)

## LIGHT INDUSTRIAL/BUSINESS PARK

### CHARACTER AND INTENT

Light Industrial/Business Park includes business and office-related land uses, warehousing, and light industrial and manufacturing uses that occur indoors and do not involve the processing of raw materials. Office and business park land uses may be supported by nearby retail and restaurant uses.

### LAND USE CONSIDERATIONS

#### PRIMARY LAND USES

Business Parks, Technology/Data Centers, Flex Offices/Warehousing, Office, Light Manufacturing (i.e., Clothing and Fabric Manufacturing, Electronics and Appliance Manufacturing, Food and Beverage Product Manufacturing, etc.), Call Centers, Logistics

#### SECONDARY LAND USES

Small Scale Retail, Civic and Institutional, Parks and Open Space, Hotel

### EXAMPLE LOCATIONS

AISIN, Schneider Industrial Park, Jorgensen Industrial Park



# City Council Strategic Plan

## City of Cibolo, FY 23-27 Strategic Plan (updated: April 2026)

- 1.2- Promote attractive well planned major throughfares:

1.2.1- Promote growth near IH 10 by coordinating with utility providers in the area to plan for adequate infrastructure to support future growth needs

- 1.2.2- Promote growth near IH I-10 by investing in roads way improvements to support industrial/manufacturing

- 1.3- Aggressive recruitment of targeted industries:

- 1.3.1- Prepare a recruitment plan to bring industry to IH-10; including IT Companies

| 1.2   | Promote attractive well planned major throughfares                                                                                             | '23 | '24 | '25 | '26 | '27 |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----|-----|-----|-----|
| 1.2.1 | Promote growth near I-10 by coordinating with utility providers in the area to plan for adequate infrastructure to support future growth needs |     |     |     |     |     |
| 1.2.2 | Promote growth near I-10 by investing in roadway improvements to support industrial/manufacturing                                              |     |     |     |     |     |
| 1.2.3 | Promote growth near I-10 by designing a Public Safety Facility for fire and police presence                                                    |     |     |     |     |     |
| 1.2.4 | Promote growth near I-10 by constructing a Public Safety Facility for fire and police presence                                                 |     |     |     |     |     |
| 1.2.5 | Develop an incentive agreement package to assist with development                                                                              |     |     |     |     |     |
| 1.2.6 | Update Thoroughfare Plan with FLUM and initiate ROW acquisition/reservations in phases to connect I-10 to FM78                                 |     |     |     |     |     |
| 1.3   | Aggressive recruitment of targeted industries                                                                                                  | '23 | '24 | '25 | '26 | '27 |
| 1.3.1 | Prepare a recruitment plan to bring industry to IH-10, including IT companies                                                                  |     |     |     |     |     |
| 1.3.2 | Attract the City's first Hotel/Motel by promoting the EDC Property & Cibolo Crossing Sites                                                     |     |     |     |     |     |
| 1.3.3 | Explore a Hospital District and what components would go into establishing one                                                                 |     |     |     |     |     |
| 1.3.4 | Conduct Retail Study to identify opportunities to attract new retail sectors and strategy to target retailers to attract them to Cibolo        |     |     |     |     |     |
| 1.3.5 | Develop a Retail Recruitment Strategy for FY 23-24 that includes regular outreach to targeted retailers                                        |     |     |     |     |     |
| 1.3.6 | Create a formalized incentive policy and application                                                                                           |     |     |     |     |     |
| 1.4   | Promote and preserve historic downtown                                                                                                         | '23 | '24 | '25 | '26 | '27 |
| 1.4.1 | Develop a strategy for a safe pedestrian walkway across R.R. downtown by engaging UPRR and TxDOT for right-of-way entry for a public project   |     |     |     |     |     |
| 1.4.2 | Explore options to enhance the pond near H-E-B; provide options to Council for consideration (and include in Parks and Rec. Master Plan)       |     |     |     |     |     |
| 1.4.3 | Create a communications calendar to engage with stakeholders annually; including Cibolo Magazine (newsletter)                                  |     |     |     |     |     |
| 1.4.4 | Create a communications calendar to update Council on ED activities monthly                                                                    |     |     |     |     |     |
| 1.4.5 | Create "Main Street" program w/ focus on small business growth/support                                                                         |     |     |     |     |     |
| 1.4.6 | Review and present on the Downtown "CORE" Plan                                                                                                 |     |     |     |     |     |
| 1.4.7 | Amend Downtown CORE Plan at Council direction and revise UDC                                                                                   |     |     |     |     |     |

Project Planned

Funds Budgeted

Completed

On-Going

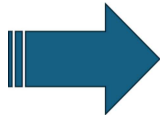
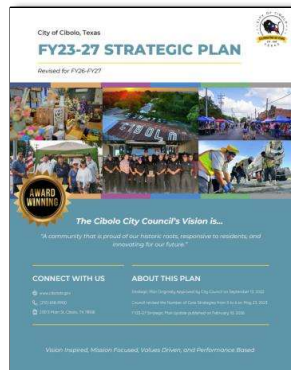
Funds Requested

In Progress

Project Delayed

Not Applicable

# Cibolo City Council Strategic Plan



Approved each fiscal year  
(since FY 2023)

| 1.2   | Promote attractive well planned major thoroughfares                                                                                            | '23       | '24             | '25            | '26            | '27            |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------------|----------------|----------------|----------------|
| 1.2.1 | Promote growth near I-10 by coordinating with utility providers in the area to plan for adequate infrastructure to support future growth needs | Completed | Not Applicable  | Not Applicable | Not Applicable | Not Applicable |
| 1.2.2 | Promote growth near I-10 by investing in roadway improvements to support industrial/manufacturing                                              | Completed | Funds Requested | Completed      | On-Going       | On-Going       |

| 1.3   | Aggressive recruitment of targeted industries                                 | '23       | '24            | '25            | '26            | '27            |
|-------|-------------------------------------------------------------------------------|-----------|----------------|----------------|----------------|----------------|
| 1.3.1 | Prepare a recruitment plan to bring industry to IH-10; including IT companies | Completed | Not Applicable | Not Applicable | Not Applicable | Not Applicable |

Project  
Planned

Funds  
Budgeted

Completed

On-Going

Funds  
Requested

In Progress

Project  
Delayed

Not  
Applicable

Strategic Goal #1 Economic Development

## Strategic Economic Development Plan (adopted: May 6, 2024)

The plan broadly supports industrial, logistics, manufacturing, flex, and employment-generating development but the following are noted as goals:

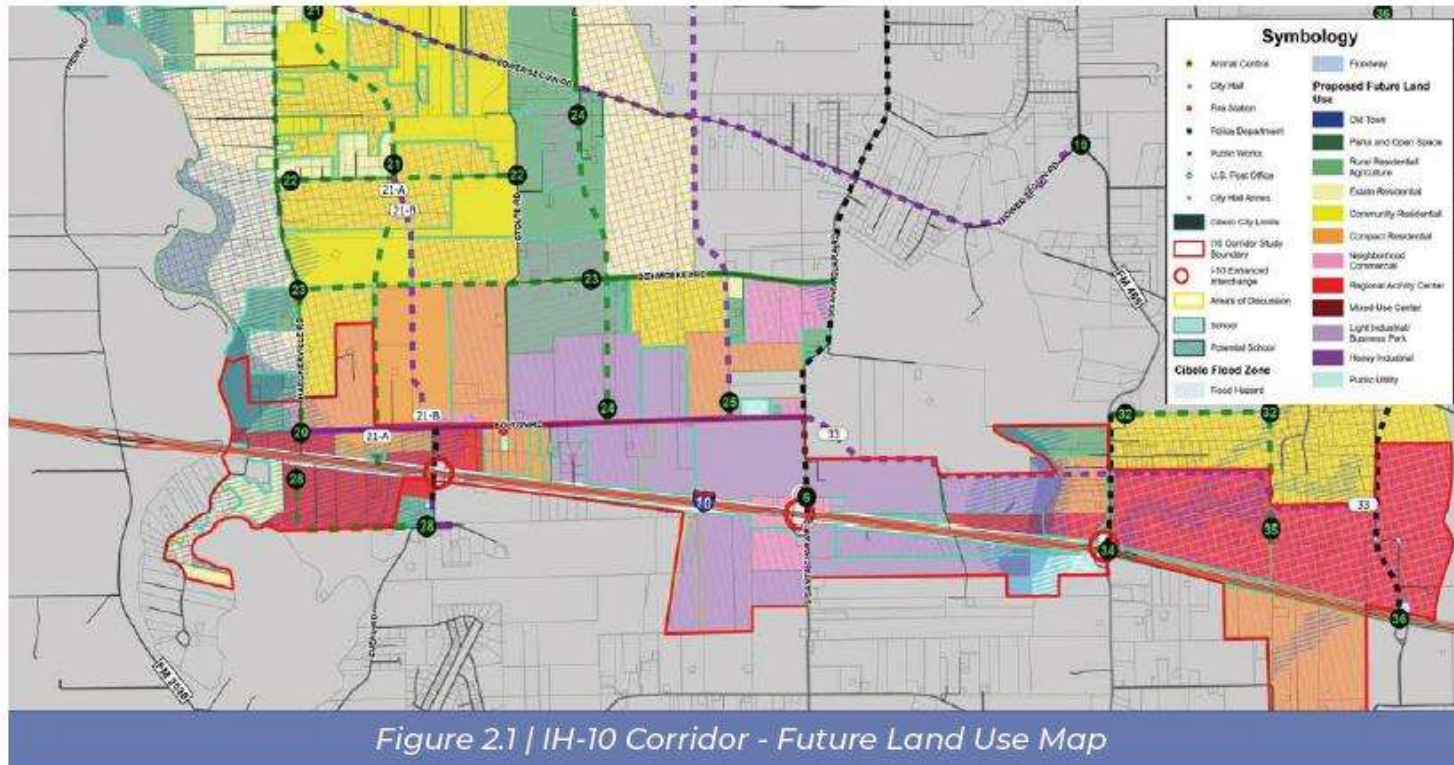
- Diversifying the employment base
- Expanding industrial investment along IH-10
- Leveraging large developable sites
- Supporting utility investment
- Increasing the tax base through capital-intensive projects



# 2024 Cibolo Tomorrow IH-10 Corridor Plan

## PREFERRED SCENARIO

The following figure shows the preferred scenario and Future Land Use Map (FLUM) as it relates to the IH-10 Corridor. This FLUM was developed as part of the strategic direction as described in the previous section.



# Cibolo Tomorrow IH-10 Corridor Plan (adopted: August 14, 2024)

Cibolo Tomorrow IH-10 Corridor Plan

## LIGHT INDUSTRIAL/BUSINESS PARK

### CHARACTER AND INTENT

Light Industrial/Business Park includes business and office-related land uses, warehousing, and light industrial and manufacturing uses that occur indoors and do not include the processing of raw materials. Office and business park land uses may be supported by nearby retail and restaurant uses.



### LAND USE CONSIDERATIONS

**PRIMARY LAND USES** - Business Parks, Technology/Data Centers, Flex Offices/Warehousing, Office, Light Manufacturing (i.e., Clothing and Fabric Manufacturing, Electronics and Appliance Manufacturing, Food and Beverage Product Manufacturing, etc.), Call Centers, Logistics



**SECONDARY LAND USES** - Small Scale Retail, Civic and Institutional, Parks and Open Space, Hotel

### EXAMPLE LOCATIONS

AISIN, Schneider Industrial Park, Jorgensen Industrial Park



## Cibola Tomorrow IH-10 Corridor Plan

**FUTURE LAND USE (2022 VS 2050)**

In Sub-district II, the proposed Framework Plan and Future Land Use Map portray a major reduction in the amount of commercial (now classified as Regional Activity Center) from 491 acres (in 2022) to 32 acres. The reduction of commercial future land use on the IH-10 Corridor is due to attempting to right-size the excess amount of commercial that was concluded in the market analysis referenced on page 25. In addition, the proposed shows industrial (now classified as Industrial/Business Park) increasing from 615 acres to 985 acres.

**SUB-DISTRICT II - STRATEGIC PLAN CONSIDERATIONS**

Sub-district II is the central area of the IH-10 Corridor situated between Stolte Road on the west and Santa Clara Creek on the east. This sub-district is identified as the industrial hub of the corridor both along and adjacent to the IH-10 Frontage Road because of its direct access to the highway and the size of the larger undeveloped lots. To the north, beyond the IH-10 Corridor the industrial land use pattern continues, while to the south it extends to the City and ETJ limits. The floodplain of Santa Clara Creek on the east is a distinguishing feature and natural buffer that can be utilized for frontage, open space, and trail opportunities.

From a placemaking standpoint, the grade separated interchange at Santa Clara Road and IH-10 is significant as it establishes a second major access point and major highway crossing. Santa Clara Road continues north outside of Cibola's ETJ and is intended to connect to IH-35. Future TxDOT plans for this interchange include a reconfiguration to a more direct and efficient circulation pattern, as well as a highway underpass that allows an uninterrupted flow north-south under IH-10. As in Sub-district I, Bolton Road is an important east-west ring road in this sub-district providing vital access to the highway and to routes that link north to Cibola.

# 2024 Unified Development Code

# 2024 City of Cibolo Unified Development Code (UDC)

*Cibolo Unified Development Code  
January 10, 2024*

## ARTICLE 4. ZONING REGULATIONS

### Section 4.1 General Provisions

#### 4.1.1 Purpose and Intent

The purpose of this Article is to promote the public health, safety, general welfare and quality of life of the present and future citizens of the City.

#### 4.1.2 Consistency with Comprehensive Master Plan

The City's Comprehensive Master Plan, as adopted and as amended and periodically updated, is the policy guide for the development of this Article.

#### 4.4.7 Classification of New and Unlisted Uses

It is recognized that new types of land uses will develop, and forms of land use not anticipated may seek to locate in the City. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use shall be made as follows:

- A. The question concerning any new or unlisted use shall be determined by the City Planner. The City Planner may choose to refer the matter to the Planning and Zoning Commission for an interpretation as to the zoning classification into which such use should be placed. The referral of the use interpretation question shall be accompanied by a statement of facts listing the nature of the use and whether it involves dwelling activity, sales, processing, type of product, storage and amount and nature thereof, enclosed or open storage, anticipated employment, transportation requirements, the amount of noise, odor, fumes, dust, toxic material, and vibration likely to be generated, and the general requirement for public utilities such as water and sanitary sewer. An applicant may appeal the decision of the City Planner with respect to the classification of a new or unlisted use.
- B. The Planning and Zoning Commission shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts and determine the zoning district or districts within which such use should be permitted.
- C. If the Planning and Zoning Commission determines that the proposed use should be added to the Schedule of Permitted Uses (Article 13 of this UDC), the UDC shall be amended after public hearings before the Planning and Zoning Commission and the City Council. If the Planning and Zoning Commission determines that the proposed use fits within the definition of a use currently listed in the Schedule of Permitted Uses, it shall transmit such finding, together with an appropriate parking requirement, in recommendation form to the City Council. The City Council shall by simple majority vote with respect to the recommendation of the Planning and Zoning Commission or make such determination concerning the classification of such use as is determined appropriate based on its findings and direct staff accordingly.

# Land Use Impact Analysis

# Anatomy of a Data Center

- **Server Hall** (White Space) – Houses the server racks, storage systems, and networking equipment that perform computing operations.
- **Closed-Loop Cooling System** – Includes direct liquid cooling or computer room air handlers (CRAHs), pumps, piping, heat exchangers, and dry coolers that remove heat without significant evaporative water loss.
- **Electrical Infrastructure** – Consists of the utility connection, transformers, switchgear, uninterruptible power supplies (UPS), backup generators, and power distribution equipment.
- **Mechanical Plant** – Contains the pumps, heat exchangers, coolant distribution units (CDUs), expansion tanks, and control systems that circulate and manage the cooling fluid.
- **Network and Communications Infrastructure** – Includes fiber optic connections, routers, switches, and telecommunications equipment that connect the data center to external networks.
- **Building Support Systems** – Includes fire protection, security systems, building management systems (BMS), and environmental monitoring.
- **Site Infrastructure** – Includes the electrical substation, backup generators, dry coolers, access roads, stormwater facilities, security fencing, and parking.

| Land Use Impact Comparison |                                               |                                    |                                                                                   |
|----------------------------|-----------------------------------------------|------------------------------------|-----------------------------------------------------------------------------------|
|                            |                                               |                                    |                                                                                   |
| Planning Factor            | Data Center                                   | Merchandise Fulfillment Center     | Auto Transmission Assembly Plant                                                  |
| Employment Density         | Very Low (20–100 employees/shift)             | High (500–2,500 employees)         | Moderate to High (400–1,500 employees)                                            |
| Passenger Vehicle Traffic  | Very Low                                      | Very High                          | Moderate                                                                          |
| Truck Traffic              | Low                                           | Very High                          | Moderate to High                                                                  |
| Peak Hour Congestion       | Minimal                                       | Significant                        | Moderate                                                                          |
| Noise                      | Continuous fan noise (mitigated by design)    | Truck loading, trailers, forklifts | Manufacturing operations, truck activity                                          |
| Air Emissions              | Negligible                                    | Minimal                            | Moderate industrial emissions (paint, machining, boilers depending on operations) |
| Water Consumption          | Low (closed-loop fan cooled)                  | Very Low                           | Moderate to High                                                                  |
| Wastewater Generation      | Very Low                                      | Low                                | High                                                                              |
| Stormwater Runoff          | Similar for all depending on impervious cover | Similar                            | Similar                                                                           |
| Hazardous Materials        | Minimal                                       | Minimal                            | Moderate                                                                          |
| Outdoor Storage            | None                                          | Trailer storage common             | Parts storage possible                                                            |
| Visual Impact              | Large industrial building                     | Large warehouse                    | Large industrial building                                                         |
| Lighting                   | Moderate security lighting                    | High overnight lighting            | Moderate                                                                          |
| 24-Hour Operations         | Typically yes                                 | Often yes                          | Often multiple shifts                                                             |
| Utility Demand             | Extremely High electrical demand              | Moderate                           | High electricity and natural gas                                                  |
| Taxable Equipment Value    | Extremely High                                | Moderate                           | High                                                                              |
| Property Tax Revenue       | Excellent                                     | Good                               | Excellent                                                                         |
| Job Creation               | Low                                           | Excellent                          | Excellent                                                                         |

| Water Demand Comparison      |                            |                     |
|------------------------------|----------------------------|---------------------|
|                              |                            |                     |
| Water Demand Characteristic  | Traditional Cooling Towers | Closed-Loop Cooling |
| Continuous Water Consumption | Yes                        | No                  |
| Evaporation Loss             | High                       | Minimal             |
| Makeup Water Required        | Continuous                 | Occasional          |
| Cooling Tower Blowdown       | Yes                        | None or Minimal     |
| Water Treatment Chemicals    | Significant                | Limited             |
| Sewer Discharge              | Moderate                   | Very Low            |
| Water Use During Summer      | Highest                    | Nearly Constant     |
| Municipal Water Demand       | High                       | Low                 |

# Daily estimated potable water consumption.

| Cooling Type                                       | Daily Water Consumption      |
|----------------------------------------------------|------------------------------|
| <b>Closed-loop liquid cooling with dry coolers</b> | <b>0–500 gallons/day</b>     |
| Hybrid system                                      | 5,000–50,000 gallons/day     |
| Cooling tower (evaporative)                        | 100,000–500,000+ gallons/day |

**Estimated sanitary sewer flow: 2,000–5,000 gallons per day.**

Most of this wastewater would come from:

- Employee restrooms and handwashing
- Breakrooms or limited food service
- Janitorial activities
- Occasional maintenance-related drainage

It would **not normally include cooling-system water**, because the closed-loop coolant is recirculated rather than continuously discharged to the sanitary sewer.



# Platting of Site –Skloss Commercial Subdivsion

Lot 1, Block 1

39.136 Aces

Recorded in Guadalupe  
County - October 3, 2018

*David P. Olson*  
AGENT FOR GREEN VALLEY SPECIAL UTILITY DISTRICT

STATE OF TEXAS:  
GUADALUPE COUNTY:

THIS PLAT OF SKLOSS COMMERCIAL HAS BEEN SUBMITTED TO  
AND CONSIDERED BY THE PLANNING DEVELOPMENT SERVICES  
DEPARTMENT OF THE CITY OF CIBOLO, TEXAS, AND IS HEREBY  
APPROVED.

DATED THIS 2<sup>ND</sup> DAY OF OCTOBER 2018

BY: *Lia G*  
CITY PLANNER/DIRECTOR OF PLANNING AND ENGINEERING  
DEPARTMENT

STATE OF TEXAS:  
GUADALUPE COUNTY: 201899022765

I, TERESA KIEL, COUNTY CLERK OF GUADALUPE COUNTY, TEXAS,  
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN  
MY OFFICE ON THE 3 DAY OF OCT 2018 A.D. AT 2:11  
O'CLOCK P.M. AND DULY RECORDED IN VOLUME 9 PAGE  
39 OF THE MAP AND PLAT RECORDS OF GUADALUPE  
COUNTY, TEXAS.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF  
OFFICE THIS 3 DAY OF OCT 2018 A.D.

*Jeanne Carver*, Deputy  
COUNTY CLERK, GUADALUPE COUNTY, TEXAS  
*Jeanne Carver*

ALVIN F. SCHAEFER  
16.246 ACRE TRACT  
VOLUME 940, PAGE 697  
OFFICIAL PUBLIC RECORDS  
OF GUADALUPE COUNTY, TEXAS  
ZONING: NON-ANNEXATION AGREEMENT

2'

1/4" IRON PIPE  
EQUAD (EQU)

# Race Track Zoning Ordinance 1173



COPY

ORDINANCE 1173

AN ORDINANCE ASSIGNING A PERMANENT ZONING CLASSIFICATION OF CERTAIN REAL PROPERTIES GENERALLY LOCATED NORTH OF BOLTON ROAD AND EAST OF STOLTE ROAD, COMPRISED OF 39.14 ACRES FROM AGRICULTURAL (AG) TO LIGHT INDUSTRIAL (I-1) WITH A CONDITIONAL USE PERMIT (CUP) TO ALLOW A COMMERCIAL GO-KART COMPLEX; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Texas Local Government Code Section 211.002 authorizes the City of Cibolo, as a home-rule municipality, to adopt, repeal or amend zoning district boundaries in order to promote the public health, safety and general welfare of the City; and

WHEREAS, Section 9.02 of the City Charter of the City of Cibolo also provides that the City Council with the authority to fix City zoning district boundaries by ordinance, and provide for the alteration of said boundaries in any manner provided by law; and

WHEREAS, the City of Cibolo received an application to rezone 39.14 acres generally located north of Bolton Road and east of Stolle Road, to be rezoned from Agricultural (AG) to Light Industrial (I-1) with a Conditional Use Permit (CUP) to allow a commercial Go-Kart complex; and

WHEREAS, the proposed use under the zoning of Light Industrial (I-1) district, is expressly allowed only upon the issuance of a CUP; and

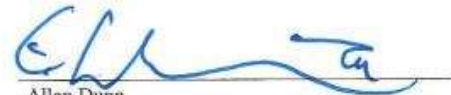
WHEREAS, the Cibolo UDC stipulates that Conditional Use may be granted subject to all procedural requirements of the zoning map amendment process, as stipulated in Texas Local Government Code Section 211.006, and the CUP criteria stipulated in UDC Section 4.3.2; and

WHEREAS, two public hearings were held to discuss the rezoning and the issuance of a CUP at the properties described herein; with the first public hearing being conducted by the Planning & Zoning Commission on Wednesday, July 13, 2016 at 6:30 p.m. in the Cibolo City Hall; and, the second public hearing being conducted by City Council on Tuesday, July 26, 2016 at 6:30 p.m. in the Cibolo City Hall; each being conducted for the purpose of providing all interested persons the opportunity to be heard concerning the proposed CUP and rezoning of 39.14 acres from AG to I-1, as described herein and depicted on Exhibit A; and

WHEREAS, legal notice notifying the public of both public hearings on the rezoning and the issuance of a CUP for the properties described herein, was published in the *Seguin Gazette*, a newspaper of general circulation in the City of Cibolo, on June 26, 2016 and June 28, 2016, with said publications provided more than fifteen (15) days prior to the public hearing before the City Council; and

THIS ordinance will take effect its passage, approval and publication as provided by law.

PASSED, APPROVED, AND ADOPTED THIS 23<sup>RD</sup> DAY OF AUGUST, 2016.

  
Allen Dunn  
Mayor, City of Cibolo

ATTEST:

  
Peggy Cimics  
City Secretary, City of Cibolo



# Electrical Service

- City of Cibolo will not provide electrical service.
- Located within GVEC's Certificate of Convenience and Necessity (CCN)
- 13 Counties
- 100,000 meters
- GVEC is not electricity generator. It is active in the wholesale power markets and has direct relationships with more than 10 major power suppliers participating in the ERCOT market.
- Transmission and retail provider

# Electrical Service

- The substation on Bolton Road is separate from native load.
- Substation is 100 MW Capacity
- 70 MW allocated to existing and proposed users
- 30 MW Available for Future Expansion
- GVEC enters wholesale contracts with numerous suppliers active in the ERCOT market to serve load.
- GVEC enters separate wholesale contracts for large industrial users with dedicated industrial substations.

# GVEC Capacity to Serve Approval



April 9, 2026

City of Cibolo Planning Department  
201 W Loop 539  
Cibolo, TX 78108

Subject: 1000 Bolton Road Project

To Whom it May Concern,

GVEC is the certificated electric utility provider for the project planned at 1000 Bolton Road in Cibolo, Texas and has coordinated with the project developer to plan for electric service to that location.

GVEC has adequate electric capacity to serve the project, pending construction of underground distribution facilities to the location. Binding contracts are currently in place between GVEC and project developer to guarantee capacity availability.

Regards,

A handwritten signature in black ink, appearing to read "Travis Engler", is written over a light blue horizontal line.

Travis Engler  
Interconnection Project Manager

[tenabler@gvec.org](mailto:tenabler@gvec.org)  
830.857.4937  
6400 IH 10 W  
Seguin, Texas 78155

825 E. Sarah DeWitt Dr. | P.O. Box 118 | Gonzales, Texas 78629 | [gvec.org](http://gvec.org) | 800.223.4832

Electricity | AC/Heating | Electrician Services | Solar & Battery | Internet | Community

# Will residents compete with the data center for electricity and will rates increase?

- 50 MW
- 4,000 residential meters

## How Texas Electrical Markets Work

### Why Residential Customers Do Not Compete with Industrial Customers

ERCOT manages the Texas electric grid and balances electricity supply and demand in real time.

Power generators sell electricity into a competitive wholesale market and **bilaterally to retail providers, municipal utilities, and electric cooperatives**

Retail Electric Providers (REPs), municipal utilities, and electric cooperatives purchase power to serve customers.

Residential customers are generally served through a utility's or cooperative's planned 'native load' portfolio.

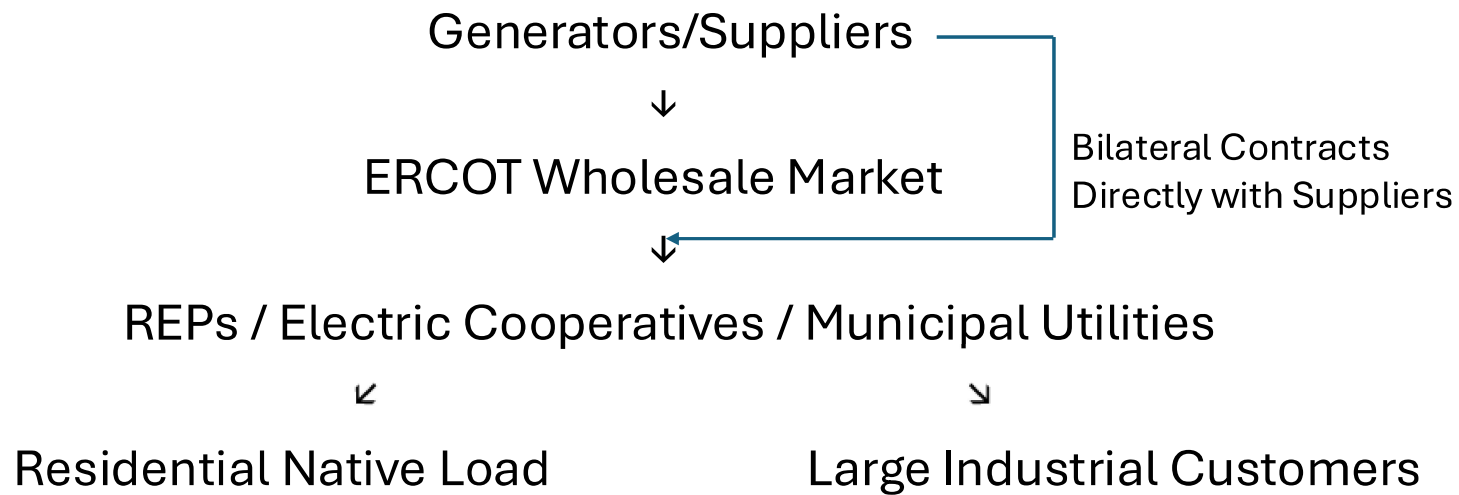
Large industrial customers (e.g., data centers and manufacturers) often secure power through separate contracts or dedicated service arrangements.

New industrial loads are typically treated as incremental demand, prompting additional generation and transmission investments.

ERCOT plans transmission and reliability upgrades to ensure both existing and new customers receive reliable service.

Bottom Line: Residential customers are not competing with industrial customers for the same block of electricity; the market is designed to add new resources as demand grows.

# Illustrative Market Structure



Industrial growth drives investment in additional generation and transmission rather than reducing residential supply.

# Green Valley SUD Water and Wastewater

- City of Cibolo will not provide water.
- Site is located in GVSUD's CCN
- 6 acre-feet of water to fill cooling system, one time.
- Up to 500 gallons a day for rest-rooms, cleaning and drinking.
- GVSUD more than adequate supply to serve
- Package plant to be built by owner and licenses by TCEQ
- GVSUD sanitary sewer when line extended
- Waste water pretreatment standards established and enforced by GVSUD

# Waste Water Feasibility Study –Green Valley SUD Feasibility Study



**Green Valley Special Utility District**  
**1000 Bolton Road**  
**Wastewater Service Feasibility Study**  
**March 2026**

Location Map:



Prepared For:



Green Valley Special Utility District  
P.O. Box 99  
Marion, TX 78124  
Phone: 830-914-2330  
Fax: 830-420-4138

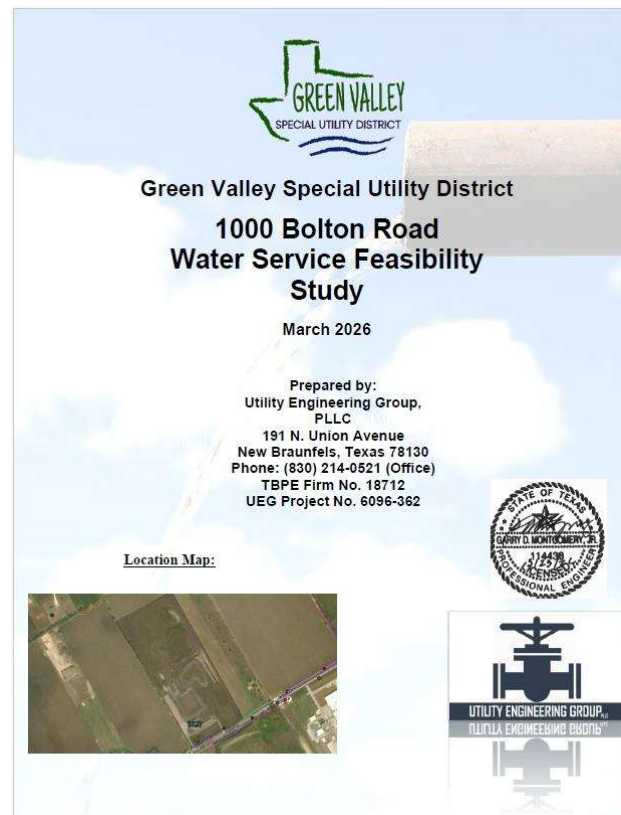
Prepared By:



**UTILITY ENGINEERING GROUP, P.C.**

Utility Engineering Group, PLLC  
191 N. Union Avenue  
New Braunfels, Texas 78130  
Phone: (830) 214-0521 (Office)  
TBPE Firm No. 18712  
UEG Project No. 6096-362

# Green Valley Water Service Feasibility Study



# Will Cibolo Water Rate Payers Compete with the Data Center for Water Supply?

The data-center will fill the system one time with 6 acre-feet of water.

Occasionally, may need to add a few gallons.

Average daily use for rest-rooms and cleaning – 50 to 500 gallons.

# Will Cibolo Water Rate Payers Compete with the Data Center for Water Supply?

- Unlike electricity, **Texas does not have a centralized water market.** Water is governed primarily through **property rights, state regulation, and local utility planning.**

The **Texas Commission on Environmental Quality (TCEQ)** regulates public water systems, water rights, groundwater districts (in coordination with local districts), wastewater permits, and drinking water standards.

# Will Cibolo Water Rate Payers Compete with the Data Center for Water Supply

Texas water comes from two primary sources:

## 1. Surface Water

- Rivers
- Lakes
- Reservoirs

Surface water is owned by the **State of Texas**.

Anyone wishing to divert or use surface water generally must obtain a **water right permit** from TCEQ.

## 2. Groundwater

- Aquifers
- Wells
- Groundwater is generally governed under the **Rule of Capture**

# How Water "Markets" Work

Water is acquired through:

- Long-term water rights
- Water purchase contracts
- Groundwater leases
- Reservoir storage contracts
- Regional water supply agreements
- Infrastructure investments

Water rights can be bought and sold, but each transaction generally requires regulatory review and approval to ensure existing users and environmental resources are protected.

# Why Residential Customers Do Not Compete with Industrial Customers

- Utilities forecast future growth.
- Cities prepare Water Master Plans.
- Utilities secure additional water supplies years in advance.
- Infrastructure is expanded before new large customers connect.

If additional capacity is needed, the developer is often required to pay impact fees or construct improvements before service is provided.

# How Texas Groundwater Markets Work

- In Texas, groundwater is generally owned by the landowner, they have a recognized property interest in the groundwater beneath their land and may produce it, subject to regulations.

That groundwater right becomes an economic asset that can be:

- Leased
- Sold (in some circumstances)
- Reserved when land is sold
- Used as collateral
- Contracted for long-term supply

# Market Participants

Buyers may include:

- Municipal water utilities
- River authorities
- Water supply corporations
- Municipal Utility Districts (MUDs)
- Industrial facilities
- Power plants
- Developers
- Water marketers or investment firms

Sellers are typically:

- Ranch owners
- Farmers
- Timber companies
- Investment landowners
- Large private landowners
- Utilities

## **A groundwater transaction usually specifies:**

- Maximum annual production (acre-feet per year)
- Contract term (often 20–100 years)
- Price per acre-foot
- Escalation clauses
- Water quality requirements
- Responsibility for wells, pumps, pipelines, and maintenance
- Regulatory compliance with the applicable GCD

These agreements resemble long-term natural gas or mineral leases more than daily commodity trades.

Although groundwater rights are privately held, production is often regulated. If a GCD exists, the buyer generally must obtain:

- A production permit
- Well registration
- Compliance with spacing requirements
- Compliance with pumping limits
- Reporting of annual production

The GCD does **not** determine the price of the transaction but regulates how much groundwater may be produced and under what conditions.

# Site Plan

|                |                                                                                  |
|----------------|----------------------------------------------------------------------------------|
| April 6, 2026  | Application                                                                      |
| April 29, 2026 | Site Plan approved.                                                              |
| May 18, 2026   | Application to revise approved site plan.<br>Revised site plan approval pending. |

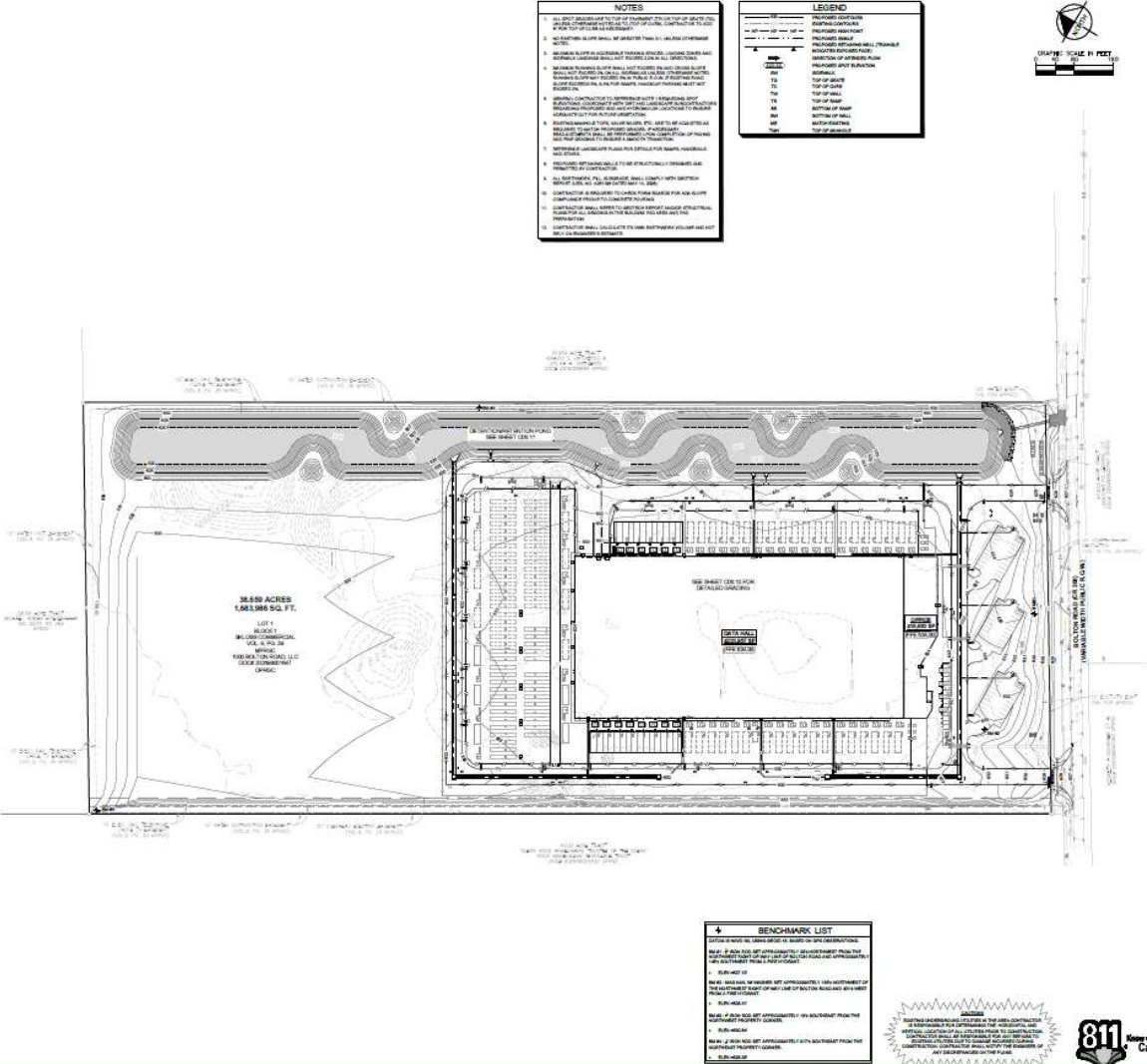
Letters of Availability from both utilities required as a condition of site approval.

No permits approved at this time.

[illegible]

May 18, 2026

Sheet 25 - Topography - Interiors - June 15, 2025 07:42:42am - K:\Users\janderson\Documents\Legacy\San Antonio Data Center\Interior\Topography.dwg



LEGACY INVESTMENTS



| No. | Description | Date |
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ISSUE FOR CONSTRUCTION



LEGACY INVESTMENTS

LEGACY SAN ANTONIO  
Data Center - INTERIORS

OVERALL GRADING PLAN

|                |               |
|----------------|---------------|
| Project Number | D65054501     |
| Date           | 15 June, 2025 |
| Drawn By       | ASC           |
| Checked By     | MAS           |
| Scale          | AS SHOWN      |

C06.00

# Chapter 46 Noise

Decibel limits for all other types of nonresidential properties.

1. If no property line of the subject property is located within 150 feet of any property line of a residential district or residential home, the maximum permissible decibel level for any type of sound emitted from that subject property is:

(i) Up to 85 decibels at all times.

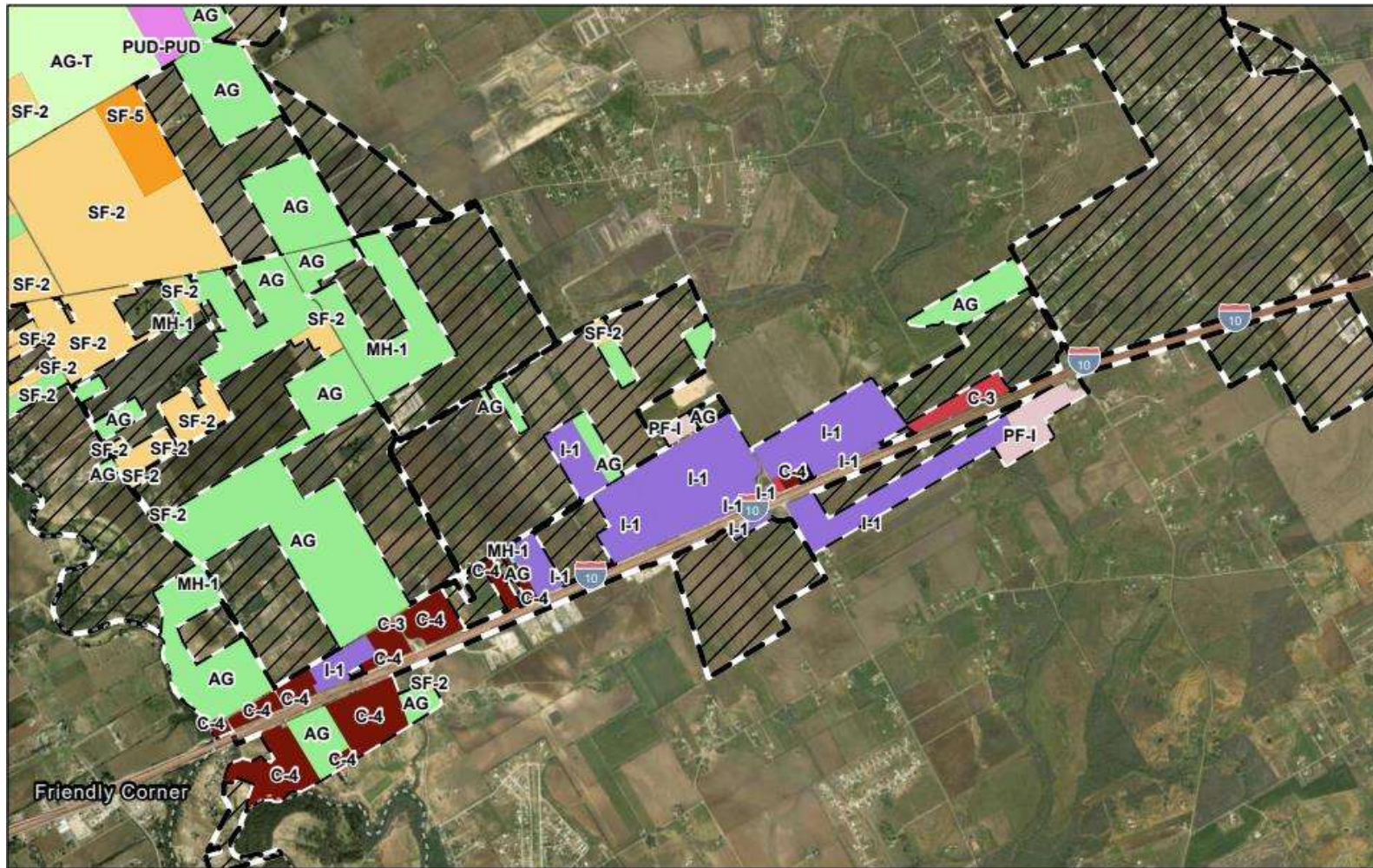
2. If any property line of the subject property is located within 150 feet of any property line of a residential district or residential home, the maximum permissible decibel level for any type of sound emitted from that subject property is:

(i) Up to 75 decibels between 10:00 a.m. and 10:00 p.m.

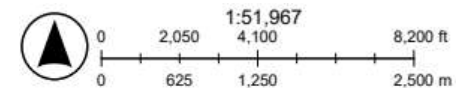
(ii) Up to 65 decibels at all other times.

# IH-10 Zoning Cases

# IH-10 Zoning Map



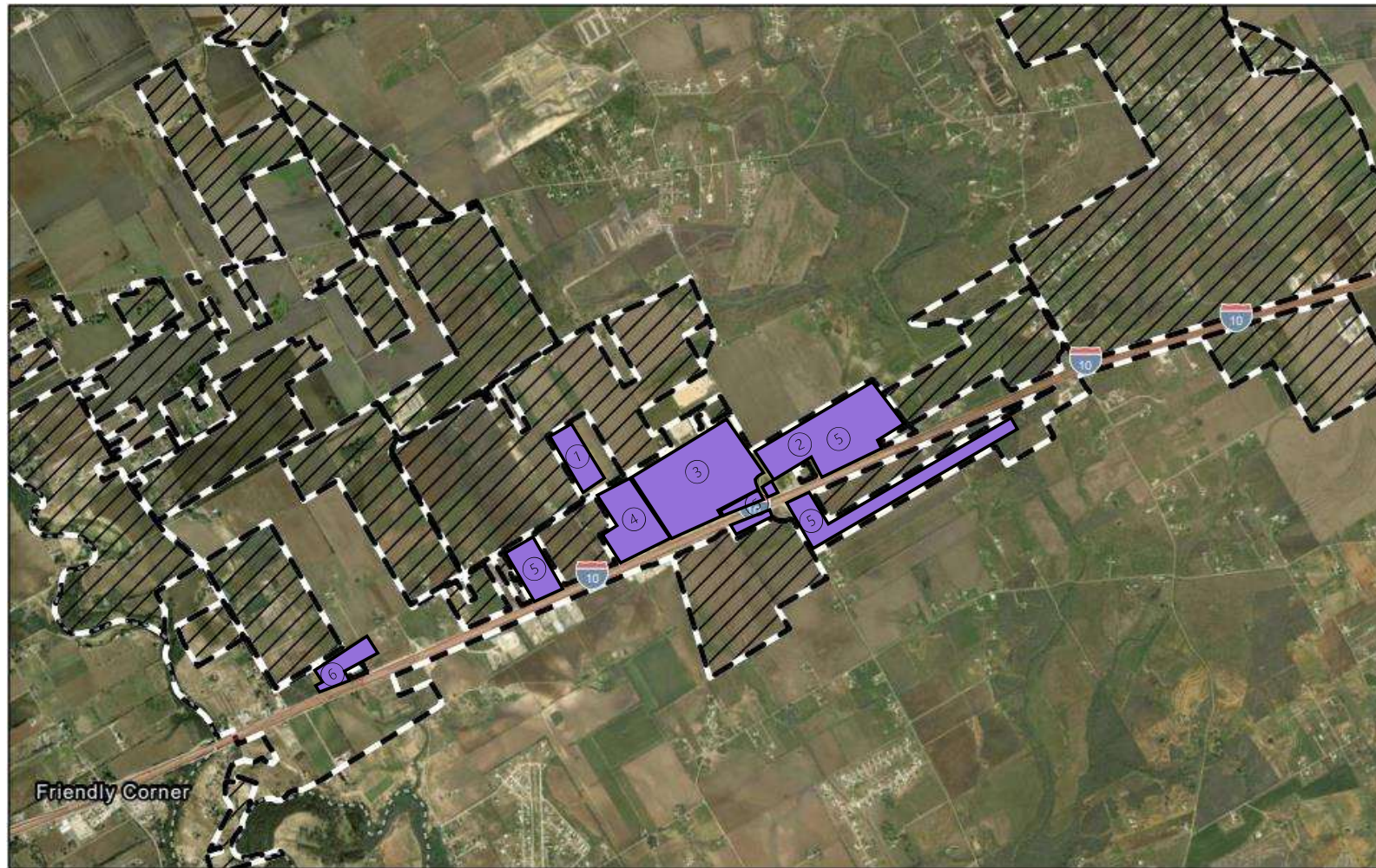
- City of Cibolo - Zoning
- Agricultural (AG)
  - Temp. Agricultural (UDC 4.4.9)
  - Retail/Office (C-3)
  - General Commercial (C-4)
  - Light Industrial (I-1)
  - Manufactured Home Residential (MH-1)
  - Public Facility (PF) - Institution
  - Planned Unit Development (PUD)
  - Low Density Single-Family Residential (SF-2)
  - Medium-High Density Single-Family Residential (SF-5)
- City of Cibolo Jurisdiction (View)
- Cibolo City Limits
  - Cibolo ETJ



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, City of Cibolo, Texas, Earthstar

Cibolo Planning Department

## IH-10 Light Industrial Zoning Cases

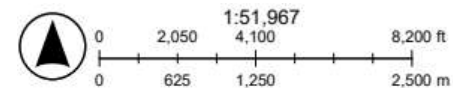


City of Cibolo - Zoning  
 Light Industrial (I-1)

City of Cibolo Jurisdiction (View)  
 Cibolo City Limits  
 Cibolo ETJ

### Zoning Ordinances

- ① Ord. 1173 – Agricultural (AG) to Light Industrial (I-1) (August 23, 2016)
- ② Ord. 1252 – Retail/Office (C-3) to Mixed Use Regional Employment Center (MURE) (January 8, 2019)
- ③ Ord. 1270 – Agricultural (AG) to Light Industrial (I-1) (June 11, 2019)
- ④ Ord. 1419 – Annexation with Light Industrial (I-1) (November 14, 2023)
- ⑤ Ord. 1497 – Mixed Use Regional Employment Center (MURE) to Light Industrial (I-1) (July 8, 2025)
- ⑥ Ord. 1509 – General Commercial (C-4) to Light Industrial (I-1) (September 9, 2025)



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, City of Cibolo, Texas, Earthstar

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