



District 5 Newsletter

Councilwoman Norma Sánchez-Stephens



Volume 2, Issue 2

Cibolo, Texas

May 2024



This beautiful mural was created by Riverbank Art Studio. The inspiration came from our city. Cibolo means Buffalo in Native American language and this area was populated by them long before the Germans came and settled. The vibrant colors and deconstructed Indian headdresses pay tribute to the wonderful heritage of our town. This beautiful mural is in downtown Cibolo near the Rooted Fork at 201 N Main St, Cibolo.



This eye-catching mural captures the spirit of the Old Spanish Trail, representing the era of Spanish exploration and colonization that influenced the development of many Texas towns, including Cibolo. The Spanish legacy is an integral part of the region's cultural and historical backdrop.

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A Note from Norma...

Greetings and Welcome to the District 5 Newsletter!

Dear Neighbor,

As we celebrate the one-year anniversary of my election on May 23rd, I am overwhelmed with continued gratitude. Reflecting on the journey through my campaign, I deeply appreciate the unwavering support from our volunteers and community members. Your dedication and belief in our shared vision made it possible. I pledged to work diligently for our citizens, guided by the principles of faith, family, and community. Over the past year, I have remained steadfast in this commitment. Together with the City Council, we have made significant strides for our City of Cibolo.



1. **Development:** To begin with, we are witnessing remarkable growth in our city with the ongoing development of Buffalo Heights shopping area and Steele Plaza. Additionally, our two QT (Quick Trip) gas stations on FM 1103 and FM 78 are under construction, promising to enhance our local infrastructure and convenience.

2. **Infrastructure:** Speaking of infrastructure, it remains a top priority. We have completed the Dean Road project on time, and ongoing construction is progressing on Lower Seguin Rd and Bolton Rd projects. Other road projects in the pipeline in order of proposed priority from our CIP subcommittee is as follows: Town Creek Rd, Firebird Run, Silver Wing, Green Valley Rd (low water crossing to Westmont), Deer Creek Blvd, Green Valley Rd (from Cibolo Valley Drive to Brook Hollow).

3. **Tax Rate:** In terms of financial relief, the tax rate for FY 2023-24 was approved at \$0.4699 per \$100 valuation, a decrease from the FY 2022-23 rate of \$0.4835 per \$100 valuation. This reduction is a testament to our commitment to fiscal responsibility and support for our citizens as property values soared in the past several years.

4. **Community Initiatives:** Moreover, our partnership with the Comal County Senior Citizens Foundation has led to the success of the Cibolo Senior Program as they celebrated their 2nd year anniversary this past February. This initiative provides a vibrant space for our active senior community to enrich their lives through social engagements, community involvement, and activities. The program has quickly grown to just under 200 members, with Meals on Wheels providing breakfast and lunch to its members from Monday through Friday. Meals on Wheels, with the help of volunteers, also helps in providing meals for Seniors in our community. Please consider volunteering this summer or sponsor a neighbor who is a Senior in need to receive meals.

5. **Appreciation for Public Service Staff:** It is also important to highlight that our city thrives because of the dedicated individuals who serve our community to help improve our quality of life. We are fortunate to have such a team invested in making Cibolo the best community in Texas. Their contributions are invaluable, and I extend my heartfelt appreciation to each one of them.

6. **Legal Matters:** On the legal front, we are proud to announce a groundbreaking Comprehensive Settlement Agreement (CSA) with the Green Valley Special Utility District (GVSUD). This milestone was celebrated with a ceremonial signing on April 26, symbolizing a new era of progress and collaboration.

7. **WasteWater Provider:** City Council and GVSUD's Board of Directors outlined the terms for the transfer of wastewater service area in the south Cibolo area in the CSA. This has enabled the City of Cibolo to partner with the City of Schertz and Cibolo Creek Municipal Authority to participate in the funding of the south wastewater plant near Cibolo Creek and become a future retail wastewater service provider across approximately 3,200 acres.

8. **Strategic Planning:** Looking ahead, I extend my gratitude to everyone who contributed to our Comprehensive Master Plan survey. This plan, which will include goals, strategies, and actions through 2050, is a collaborative effort aimed at shaping the future of Cibolo. We anticipate its approval by the City Council in 2024.

9. **Public Safety:** Ensuring the safety and well-being of our residents is our priority. Currently, we are discussing the needs of our Police Department to adequately patrol our city and the addition of School Resource Officer's (SROs). This dialogue is crucial as the safety of our community is of high importance.

10. **Local Heroes:** In addition to our ongoing efforts, I would like to give a special shout-out to Ivory Freeman for his outstanding mentorship with youth and his frequent engagement within our community. His efforts make a significant impact, and we are grateful for his devoted service and dedication to making a difference.

11. **Youth Mentorship:** Finally, the youth of today continue to impress me with their potential and enthusiasm. City Council is working on a Youth Advisory Council to provide an opportunity for them learn about local government and how they can contribute and make an impact to the needs of young people in our city.

12. Thank you for your continued support. Together, we can keep working towards a brighter future for Cibolo. As always, I am available in person, by phone or via email if you have any questions or concerns. I can be reached at nSanchezstephens@cibolotx.gov or 726-229-5263.

Yours in Service,



Norma Sánchez-Stephens
Councilwoman, District 5
City of Cibolo

Capital Improvement Projects

Scheduled Pavement Maintenance

- ✓ **Haeckerville Rd/Town Creek Drainage** - Expected Substantial Completion Early-June
 - o Project has incurred some weather delays; crews working on non-critical path items to push through
 - o First lift of asphalt completed 5/8
 - o Curb will begin 5/14
- ✓ **Dean Rd** - Substantially Completed
 - o Paving completed
 - o Striping completed 5/9
 - o Project is substantially complete
 - o Will be setting up final walkthrough
- ✓ **Bolton Rd** - Expected Completion Mid-May
 - Project has incurred some weather delays and trucking delays
 - Culvert installation at Zuehl is completed
 - Flex base has been installed
 - Paving expected the week of 5/13
 - Striping estimated to be completed by early-June
- ✓ **Lower Seguin** - Expected Start Date Late May
 - 3 phases, starting in Late May*
 - Phase I - Low Water Crossing to Haeckerville Rd
 - Phase IA - Low Water Crossing to Weir (Rework existing base material)
 - Phase IB - Weir to Hackerville (Full Reconstruction)
 - Phase II - Haeckerville Rd to Haeckerville Rd
 - Full Reconstruction
 - Phase III - Haeckerville Rd South to Pfannsteil Ln
 - Full Reconstruction
- ✓ **2024 Street Preservation Contract - Buffalo Crossing, Bentwood Ranch, Bentwood Pass**
 - Microsurface Start Date: 4/22
 - Microsurface Completion Date: 4/24
 - Striping Start Date: 5/7
 - Striping Completion Date: 5/8
 - Final Walk Through in a couple of weeks



Drainage Projects

✓ **Green Valley Low Water Crossing (FY24) - Out for Bid**

- OPCC - \$425k
- Anticipated Construction Date: 7/22

✓ **Deer Creek Drainage Repairs (FY24)**

- Colliers Engineering has completed survey work for this area and working on design.
- Target is to have project out for bids in early August (latest)
- Award of Contract would be October
- Maximum budget = \$500K



Scheduled CIP Projects FY2024



Capital Improvement Project Tracker

Click here for the latest updates.

<https://experience.arcgis.com/experience/38884767b16c494fa052965f856cc351>

✓ **Town Creek Trail Parking Lot - Out for Bid**

- OPCC - \$248K
- Anticipated Construction Date: 7/22

6 Remaining Roads (In order from Proposed Priority per CIP Subcommittee)

- ✓ **Town Creek Rd:** Design 100% - Estimated \$1.2 million
- ✓ **Firebird Run:** Design 70% - Estimated \$1.8 million
- ✓ **Silver Wing:** Design 70% - Estimated \$700K
- ✓ **Green Valley #2:** Design 70% - Estimated \$715K (LWC to Westmont)
- ✓ **Deer Creek:** Design 70% - Estimated \$1.4 million
- ✓ **Green Valley #1:** Design 100% - Estimated \$571K (CVD to Brook Hollow)

CIBOLO

TOMORROW

Cibolo is planning for it's future by revising it's Comprehensive Plan! The Comprehensive Plan is the City's master plan for establishing and realizing a vision for the future build-out for our growing city.

Feedback is highly desired and sought after through in-person town hall meetings, public hearings and our interactive project website.

The Comprehensive Plan will have an approximately 20 year outlook (to the year 2050) and will include short-term, mid-term, and long-term goals, strategies, and actions.

Our Master Plan Advisory Committee (MPAC) is needing your input, please click on the link below:



<https://publicinput.com/t6763>

You may find other features on this website.

- a. Project Information
- b. Comprehensive Plan Chapters
- c. Upcoming Meetings
- d. Podcasts with Councilmembers, City Staff and more
- e. Previous Meeting Recap Documents

November Election Preview: Upcoming Bond Projects

Public Safety Facility

Cibolo City Council is proposing a Public Safety Facility on the upcoming November ballot. This facility would improve response times for police and fire services, especially in the southern part of Cibolo near FM 78 and I-10. Voters will decide on this bond proposition alongside a proposed animal services facility. Read below for more details...



The new facility would be able to accommodate:

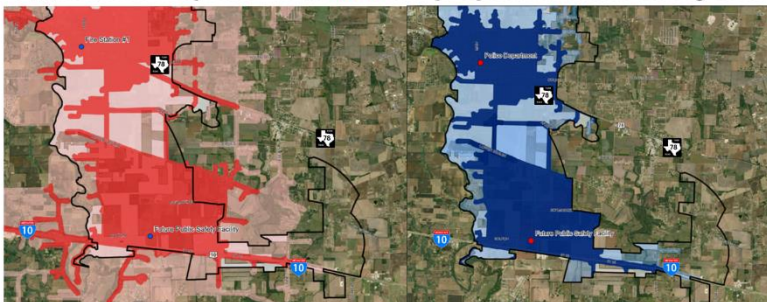
- 12 firefighters
- An emergency medical services unit
- Up to six police officers



Red highlighted area (Fire Department) Blue highlighted area (Police Department)
five (5) minute response time **without** the proposed Public Safety Facility



Red highlighted area (Fire Department) Blue highlighted area (Police Department)
five (5) minute response time **with** the proposed Public Safety Facility



Cibolo Animal Shelter

Coming to your November 2024 ballot. Voters will determine whether to proceed with the proposed Cibolo Animal Shelter. The new facility will encompass approximately 10,500 square feet of usable space, with the option for future expansion if necessary. It will have a 35-kennel capacity and a playroom.



The consultants prepared the following option for the City Council presentation based on the Shari D. Coleman Animal Shelter & Adoption Center in Pearland, TX.

Cibolo Economic Growth



Bentwood Oaks Professional Center

Medical Office Complex



- Property is located at the corner of Bentwood Ranch Drive and Borgfeld Road in Cibolo. Convenient location close to other office and retail establishments. This project consists of one garden style, single-story office project for general office or medical use. Ample parking available with 5.5 spaces per 1,000 SF.
- Construction begins Jan 2024

BENTWOOD OAKS PROFESSIONAL CENTER

Bentwood Ranch Drive & W Borgfeld Road | Cibolo, TX 78108



SITE PLAN



BORGFELD PLAZA CIBOLO, TX



OFFICE · RETAIL · MEDICAL · INDUSTRIAL

Borgfeld Plaza:

- Two retail buildings; Housing businesses such as restaurants, cafes, and mobile stores.
- Building sizes: Each building ranges from 1,750 to 16,100 square feet.
- Total area: With a combined proposed area of approximately 28,350 square feet across two buildings.
- Construction timeline: Scheduled for construction in FY2024. (More to follow)
- Location: Located on Borgfeld Road, near the intersection of Cibolo Valley Drive.



BORGFELD PLAZA BUSINESS PROFILE AERIAL MAP

CIBOLO, TEXAS





- **P. Terry's Burger Stand** - Proudly serving all-natural burgers and fresh-cut fries since 2005.
- **Dutch Bro's Coffee** - Since 1992, is a drive-thru coffee chain from Oregon, USA, known for its cheerful service and a variety of coffee and drinks. Dutch Bro's is currently accepting application at this location.
- **Andy's Frozen Custard** - Andy's Frozen Custard® is a dessert chain famous for its rich frozen custard served in different flavors with various toppings.
- **Smoothie King** - Smoothie King is a chain of smoothie bars that specializes in blended fruit and vegetable smoothies.
- **Leslie's Pool Supply** - Offering the best pool supplies since 1963.
- **Cibolo Modern Dentistry** - Dental Care, Laser Therapy, Oral DNA Salivary Testing, CEREC Crowns, 3D Imaging, and more go to www.cibolomoderndentistry.com for details.
- **OPEN FOR BUSINESS.**
 - Jersey Mike's Subs
 - Chick-fil-A
 - Great Clips
 - Tiff's Treat
 - Charley's Cheesesteaks
 - UPS Store
 - Lumin Hair Salon
 - Marina Nail Lounge
 - PenFed
 - Credit Human
- Go to Buffalo Heights website here, <https://www.fulcrumsa.com/project/buffalo-heights/>

Steele Plaza, Cibolo TX



- **Steele Plaza** is a 12,680-square foot neighborhood retail center located directly across from Steele High School at the signal light on FM 1103. The center will be next to a Scooter's coffee on the hard corner. Construction is scheduled to be completed by May 2024.
- **KidsStrong:** KidStrong is a training program for kids ages 1-11 that uses certified coaches to help kids build the skills they need to become stronger and more confident. www.kidstrong.com
- **Mantenga's Pizzeria:** Mantenga's Pizzeria is a family-owned group of restaurants with locations in Schertz, San Antonio, New Braunfels. and now in Cibolo!
- **Chops & Eggs Has House** - Chops & Eggs™ serves modern American food with a twist of country cooking. Enjoy beautiful dishes of farm-fresh food with an unforgettable dining experience. www.chopsandeggs.com
- **Scooter's Coffee** - Scooter's Coffee is a drive-thru coffee chain specializing in espresso drinks, coffee, smoothies, and pastries. They are known for their high-quality, sustainably sourced 100% Arabica coffee beans and friendly service. www.scooterscoffee.com



- **Parry's Pizzeria and Taphouse** - Since 2007, Parry's Pizzeria is a New York-style pizza joint that was great for a quick bite and perhaps a beer or a glass of wine. Our reputation for craveably crafted pizza, wings and calzones at a family-friendly value quickly became known around town. www.parryspizza.com
- **Open for business**
 - Willies
 - Santikos
 - Deka Lash
 - Venetian Nail Bar
 - iCryo
 - SynergenX
 - iCode
 - Dunkins Donuts
 - Dutch Bro's Coffee



- **QuikTrip** Corporation, more commonly known as QuikTrip (QT), is an American chain of convenience stores based in Tulsa, Oklahoma that primarily operates in the Midwestern, Southern, and Southeastern United States as well as in Arizona.
- **Peak Dental** - OPEN FOR BUSINESS
- **Axe Shack** - OPEN FOR BUSINESS
- **Wing It** - OPEN FOR BUSINESS
- **Erick's Tacos** - OPEN FOR BUSINESS



- **Whataburger** is coming to Cibolo, which means burger fans won't have to drive to other cities for a tasty burger. The "brand new ground-up construction" of the \$2.5 million Whataburger is set to begin in early 2024. The construction on the 3,305-square-foot building is scheduled to start on January 29, 2024, and should be completed in the summer, as per the TDLR. The expected completion date is August 1, 2024.
- The new Whataburger location will sit at 400 Cibolo Valley Drive, Cibolo, TX 78108.
- The two closest Whataburger locations to Cibolo are at FM 3009 and Interstate 35 in Schertz and at Pat Booker and Northview in Universal City.





- **Cibolo Small Animal Hospital** is expanding its facilities in response to high demand. The new location will be located at 304 S. Main Street, next to the Cibolo Youth Sports Complex. Since 2014, CSAH has provided exceptional care, committed to improving the quality of life for our furry family members. Their dedicated team strives to spend quality time with both clients and patients, offering friendly, professional, and affordable services conveniently close to home.





- The **QuikTrip** Corporation, more commonly known as QuikTrip (QT), is an American chain of convenience stores based in Tulsa, Oklahoma that primarily operates in the Midwestern, Southern, and Southeastern United States as well as in Arizona.

Business Spotlight



The Old Main Ice House in Cibolo, Texas, is a bar and entertainment venue. It often hosts live music events, serves drinks, and provides a space for people to gather and socialize.



HOURS
Mon - Fri 4pm-12am
Sat - 4pm-1am
Sun - 4pm-2am

110 N MAIN ST
CIBOLO, TX 78108
(210) 455-5275



www.oldmainicehouse.com



4470 Green Valley Rd, 113, Cibolo, 78108



Hours
Mon-Sat 9:30am - 8pm
Sun 1130am - 5:30pm

Schibolo Nails N Spa is a luxurious nail salon and spa located in Cibolo



(210) 476-5050



schibolonailsnspace@gmail.com



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☎ **Jacob Melendez: 210-728-0051 (Tree Service)**

✉ **TopNotchLawnServiceSA1@gmail.com**

1908
HOUSE OF WINE & ALE
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Hours

Mon - Thu 4pm - 10pm

Fri 4pm - 11pm

Sat 2pm - Midnight

Sun 1pm - 8pm



www.1908houseofwine.com



(210) 468-3887



Announcements



The Cibolo Senior Center Needs You!

**Meals on Wheels Drivers for Cibolo,
Schertz, Marion**



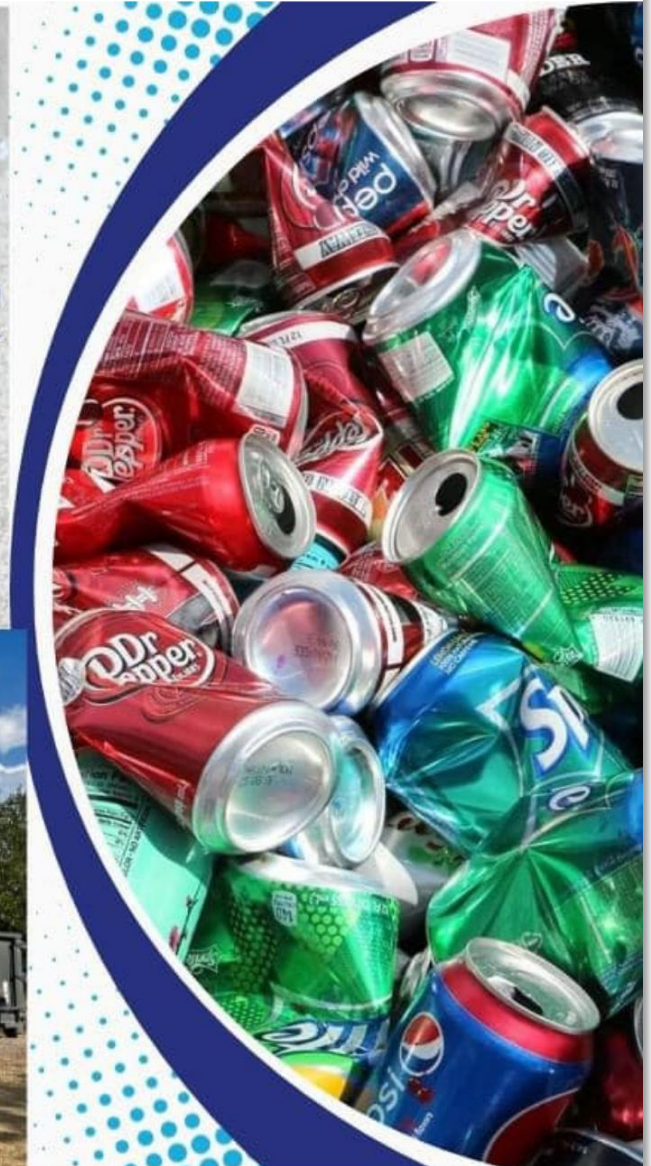
Can you spare an hour a month to deliver meals to homebound seniors?

Pick up meals between 10:30 - 11am from Cibolo Senior Center
(Grange Hall, 413 N. Main St, Cibolo)

To sign up for more information, contact Comal County Senior Center
Foundation volunteer@nbsenior.org
830-629-4547 ext 1190

Animal Services Recycling Program: Have any aluminum cans?

Bring them on in to our Animal Shelter for their Recycling Program in turning those cans into money that goes directly to our Animal Services.



Anyone in the community can bring their empty aluminum drink cans to the Animal Services facility located at 108 Cibolo Drive Building #300 (behind the Post Office on FM1103 by the Public Works building). Once the receptacle is full, the cans are collected and all money earned from this program goes DIRECTLY back to the care of the animals! 💰

For any questions please contact us at 210-659-4851 or email at AnimalServices@cibolotx.gov.

Recommended Pages to follow



City of Cibolo
www.facebook.com/CityOfCiboloTX



Norma4Cibolo
www.facebook.com/profile.php?id=100090108709452/



Cibolo District 5
www.facebook.com/groups/1209712329679899



Important Numbers

City of Cibolo

Animal Services

210-659-4851

City Manager

210-658-9900 x3103

City Hall

210-658-9900

City Secretary

210-566-6111

Economic Development

210-659-1471

Municipal Court

210-658-7324

Cibolo Police Department

210-659-1999

Cibolo Fire Department

210- 658-9900

Public Works

210-658-9900 x3164

Permits

210- 658-4175

Utilities

210-658-9900 x3408

Planning

210-658-9900 x3150

Mayor

Mark Allen

D1 Councilman

TG Benson

D2 Councilman

Randy Roberts

D3 Councilman

Robert Mahoney

D4 Councilwoman

Katie Cunningham

D5 Councilwoman

Norma Sanchez-Stephens

D6 Councilman

Dick Hetzel

D7 Councilman

Joel Hicks

City Council

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rroberts@cibolotx.gov

rmahoney@cibolotx.gov

kcunningham@cibolotx.gov

nsanchezstephens@cibolotx.gov

dhetzel@cibolotx.gov

jhicks@cibolotx.gov



**Cibolo
Police
Department**

210-619-1274

Dispatch

Non-Emergency

210-659-1999

**FOR
EMERGENCIES
DIAL 9-1-1**

LOCAL UTILITIES

GVEC

210-658-7033

GVSUD

830-914-2330

SCUCISD

210-945-6200

GOVERNMENT CONTACTS

Post Office

210-658-2631

County Clerk Office

210-945-4199



Did You Know? Cibolo during World War I

By Judy Womack

World War I was especially difficult for Cibolo citizens who were fiercely patriotic Americans. They were called "Square Heads" or "Dutchmen" in some newspaper editorials, but the Cibolo folks changed menus at school and home to be "wheatless," "meatless," or "pork-less" to help the war effort.

They bought Liberty Bonds, Victory Bonds, and Savings stamps in record numbers for the county. No bands play Bach or Beethoven. Church services were no longer in German. Cibolo schools did not give German as a language class.

On Nov. 16, 1918, when an armistice was announced on radios, every church bell in the county including St. Paul's rang out all day. The long struggle was finished.

