



"City of Choice"

ORDINANCE 1041

AN ORDINANCE AMENDING THE ZONING CLASSIFICATIONS OF TWO HUNDRED ELEVEN (211) PROPERTIES THAT ENCOMPASS 1,510.89 ACES, EACH ANNEXED INTO THE CITY OF CIBOLO DURING 2010 AND 2011 AND, IN ACCORDANCE WITH THE CIBOLO UNIFIED DEVELOPMENT CODE, WERE AUTOMATICALLY ASSIGNED A TEMPORARY ZONING CLASSIFICATION OF AGRICULTURAL (AG) UNTIL SUCH TIME AS CITY COUNCIL ASSIGNED PERMAMENT ZONING CLASSIFICATIONS TO EACH PROPERTY, IN THE MANNER PRESCRIBED BY THE CITY OF CIBOLO UNIFIED DEVELOPMENT CODE AND TLGC SECTION 211; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Texas Local Government Code Section 211.02 authorizes the City of Cibolo, as a home-rule municipality, to adopt, repeal or amend zoning district boundaries; and

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

WHEREAS, Article 6, Section 4.7 of the Unified Development Code of the City of Cibolo states that all territory annexed into the City of Cibolo shall automatically be classified as Agricultural (AG) until such time as permanent zoning is designated by the City Council through the Zoning Map Amendment Process, as prescribed in the Unified Development Code; and

WHEREAS, Texas Local Government Code Section 211.004 provides that zoning regulations and district boundaries must be adopted in accordance with a Comprehensive Plan and promote public health, safety and general welfare; and

WHEREAS, the City of Cibolo invited all of the affected property owners of the affected 211 properties, to attend Neighborhood Meetings conducted at City Hall on November 29, 2012 and December 4, 2012, at which time the City of Cibolo explained the rationale for the proposed permanent zoning designation for their properties and for surrounding properties within 200 feet of their properties; and

WHEREAS, two public hearings were held to discuss the rezoning of the affected properties; with the first public hearing being conducted by the Planning & Zoning Commission on

Wednesday, December 12, 2012 at 6:30 p.m. in the Cibolo City Hall; and, the second public hearing being conducted by City Council on Tuesday, January 8, 2013 at 7:00 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 rezoning of properties to from Agricultural (AG) to Agricultural (AG) and to SF-1; and

WHEREAS, written notice was sent to each owner of real property, as indicated on the approved tax roll of the City of Cibolo, within 200 feet of each of the properties proposed to be rezoned, with said notice provided more than ten (10) days prior to the initial public hearing of the Planning and Zoning Commission as cited above; and

WHEREAS, the Legal Notice of the proposed rezoning was published in the Seguin Gazette, a newspaper of general circulation in the City of Cibolo, on December 2, 2012; and

WHEREAS, the City Council has determined and found that the proposed permanent zoning designation would be in accordance with the recommendations of the Comprehensive Plan and Future Land Use Map of the City of Cibolo and would promote public health, safety and general welfare.

NOW, THEREFORE:

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

SECTION I.

THAT the 211 properties that encompass 1,510.89 acres, as specified in Exhibit "A" and depicted graphically by Exhibit "B", are hereby rezoned from Agricultural (AG) to Agricultural (AG) and to Rural Residential (SF-1), as depicted by said Exhibits "A" and "B".

SECTION II.

THAT the zoning map of the City of Cibolo is hereby amended to reflect the new zoning designations as created by this Ordinance.

SECTION III

THAT all provisions of the Code of Ordinances of the City of Cibolo not herein amended or repealed shall remain in full force and effect.

SECTION IV

THAT all other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent that they are in conflict.


SECTION V

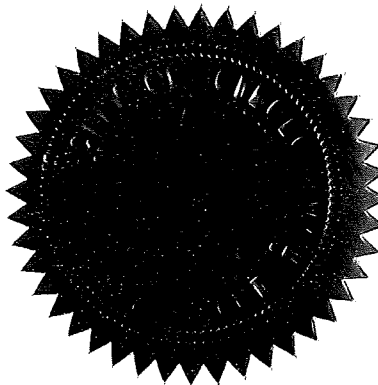
THAT if any provisions of this ordinance shall be held void or unconstitutional, it is hereby provided that all other parts of the same which are not held void or unconstitutional shall remain in full force and effect.

SECTION VI

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

PASSED, APPROVED, AND ADOPTED THIS 8th DAY OF January, 2013.


Jennifer Hartman
Mayor, City of Cibolo



ATTEST:



Peggy Cimics
City Secretary, City of Cibolo

EXHIBIT A

Proposed Permanent Zoning Property Owners/GCAD Parcel Numbers

On the list attached are all of the properties that will be rezoned to SF-1 and to AG, as designated on this list. This list was provided to each property owner listed to make them legally aware of the pending zoning action on other properties within 200 feet of their properties in order to comply with the legal notice requirements of TLGC Section 211.

(Attached)

City of Cibola
Assignment of Permanent Zoning to Properties Annexed in 2010 2011

Parcel ID	Area_Ac	Map ID	Zoning	Owner Name
126049	1.00	4	Ag	PARSONS QUINTIN L & BOBBIE J
63445	6.95	5	Ag	CLAPP DANIEL W & SUSAN L
110920	0.98	6	Ag	MENDES GEORGE E & DOLLY J
131318	1.85	7	Ag	WATSON DANIEL & MICHELLE L
63544	5.73	10	Ag	HERRERA MANUEL J & TERESA
63546	2.65	11	Ag	RIFFE MARK L & GENEVIEVE L
128972	2.36	12	Ag	LEE TERRY LYNN & AMANDA YVETTE
63442	16.38	14	Ag	PARSONS QUINTIN L & BOBBIE J
63444	2.08	15	Ag	PARSONS QUINTIN L & BOBBIE J
61848	1.41	16	Ag	PETERS CHARLES & ELLEN
61847	2.64	17	Ag	PETERS CHARLES & ELLEN
63446	2.89	18	Ag	PETERS CHARLES & ELLEN
63447	1.27	19	Ag	PETERS CHARLES & ELLEN
138238	0.44	20	Ag	PARSONS QUINTIN L & BOBBIE J
138239	0.40	21	Ag	PARSONS QUINTIN L & BOBBIE J
69652	3.07	22	Ag	SWINNEY WILLIAM A
69583	15.81	23	Ag	MCPMAHON HELEN
63570	3.39	24	Ag	NICHOLS SALLY P
69704	83.67	25	Ag	SPILLERS ROGER R
66496	20.58	26	Ag	STOLTE CLAYTON L
63573	7.81	27	Ag	SMIDT LANA
34120	4.93	28	Ag	PATRICK MICHAEL T & PATTY J
69560	4.90	31	Ag	FRANCIS JOHN C & DIANE L
63569	62.93	33	Ag	NICHOLS BURTON K & SALLY P
61885	95.24	34	Ag	WAGNER FRED C
69662	8.92	38	Ag	YOUNG LEON B III & C C
69654	22.87	40	Ag	WEIR LYNETTE M
69642	5.01	41	Ag	ADOLF RAY
69633	5.74	42	Ag	DAVIS JANE
69548	1.09	43	Ag	DAVIS JANE
63964	10.60	44	Ag	STALEY ALLAN W & JUDY M
63456	68.17	45	Ag	SOTO LUCIANO STEVE & AMELIA F
70976	4.87	50	Ag	KRUEGER JASON
71043	40.83	51	Ag	CARRIAGA JOE & LINDA
63356	1.15	52	Ag	KIOLBASSA SHERRY ANN HELMKE
63393	93.99	53	Ag	HOLMAN DONALD C
69698	30.33	54	Ag	SPILLERS ROGER R
69702	8.49	55	Ag	ZUERCHER CORA LEE
69699	23.22	56	Ag	SPILLERS ROGER R
69558	9.37	57	Ag	EVANS MARLIN C
69671	6.51	58	Ag	CHARLESTON TERRANCE E
61851	0.68	59	Ag	PARSONS QUINTIN L & BOBBIE J
61849	4.05	60	Ag	CLAPP DANIEL W & SUSAN L
61850	0.89	61	Ag	CLAPP DANIEL W & SUSAN L

City of Cibola
Assignment of Permanent Zoning to Properties Annexed in 2010 2011

69665	0.50	62	Ag	AGUILAR RAMIRO & CONNIE A
69669	4.12	63	Ag	SCHUELING WHITNEY/BLAIN/GARY/CYNTHIA A HOLTZ
69668	7.84	64	Ag	ANDERSON DARLEEN L
115624	1.08	65	Ag	ROBINSON SCOTT
69703	1.24	66	Ag	ZUERCHER CORA LEE
69643	1.76	67	Ag	BURDINE DUANE M & TERESA M
69655	0.87	68	Ag	WEIR LYNETTE M
69547	0.67	69	Ag	DAVIS JANE
69634	0.94	70	Ag	DAVIS JANE
69663	1.26	71	Ag	YOUNG LEON B III & C C
63965	0.78	72	Ag	STALEY ALLAN W & JUDY M
63457	3.11	73	Ag	SOTO LUCIANO STEVE & AMELIA F
63394	0.17	77	Ag	No Record***
70987	4.67	78	Ag	KRUEGER DANNY
71044	3.05	79	Ag	SKIDMORE WILLA PAVELKA
71005	1.26	84	Ag	COBURN WALTER W
129083	2.06	85	Ag	JACKSON CLIFTON M & MAMIE E
63571	2.79	86	Ag	WOLFF HAYLEY MARIE
63345	0.97	87	Ag	No Record***
63572	0.90	88	Ag	LEMICH RICHARD
63350	0.91	89	Ag	WILDMAN RANCH INC
48427	1.56	90	Ag	MILLER ROBERT D & TERRI
126459	1.85	94	Ag	DRIEWER STEVEN
61021	9.55	99	Ag	WAGNER FRED C
61830	102.59	100	Ag	BRIETZKE HELEN
66627	51.13	101	Ag	WAGNER FRED C
48426	1.36	103	Ag	WESTFALL GREGORY L & SONIA Y
48425	1.36	104	Ag	No Record***
48424	1.36	105	Ag	BAKER AIMEE & JEFFREY
48423	1.36	106	Ag	LEMICH RICHARD
48420	1.33	107	Ag	DRIEWER STEVEN L & SHARI L
48422	1.36	108	Ag	ROTAN MICHAEL PAUL
48421	1.36	109	Ag	FLORES JOSE SR & MARIA
69664	11.02	110	Ag	AGUILAR RAMIRO & CONNIE A
69690	12.62	111	Ag	LERIBEUIS JAMES G & JUDY C
63438	9.01	112	Ag	FRIESENHAHN MICHAEL R
63441	1.06	114	Ag	BRANSON DONNA
63378	0.69	115	Ag	YORK BILLY J
63966	2.56	118	Ag	DYER BERNICE L
63366	4.69	119	Ag	BRADEN MARIANNA G
63985	1.50	134	Ag	SHARBONO WILLIAM & ROBYN
63983	10.25	135	Ag	SHAW SHAWN & DEBORAH K
69559	1.06	138	Ag	AGUILAR JESUS A & DELIA P
63542	4.27	139	Ag	REINHARDT JOE C JR & CAROL
69644	0.49	140	Ag	REINHARDT JOE C JR & CAROL

City of Cibola
Assignment of Permanent Zoning to Properties Annexed in 2010 2011

69561	2.46	143	Ag	MAYNES DANETTE L & FRANK GONZALEZ
63354	1.52	144	Ag	FARRIS JOSEPH W SR & JUDITH E
69576	4.08	145	Ag	HIDENRITE JAMES R JR & D K
63550	5.11	160	Ag	URBANSKI LEONARD J & JOYCE A TRUSTEES
66495	4.14	161	Ag	STOLTE CLAYTON L
61858	19.34	162	Ag	PFANNSTIEL GLADYS
69701	63.34	163	Ag	SPILLERS ROGER R
69700	3.10	164	Ag	SPILLERS ROGER R
63535	1.34	165	Ag	STOLTE JACKIE L
61824	1.64	166	Ag	ALLEN HILLARY ANNE
63373	72.69	169	Ag	HAVERLAH GLEN ALLEN
131844	0.99	170	Ag	MCGURK BRIAN WILLIAM
69631	4.32	171	Ag	WHITE CHRISTINE JOANN
131845	1.29	173	Ag	MICHALEK MARK WAYNE
63364	0.82	174	Ag	TACKETT KATHY G

Total Acres Ag:	1,160.65
Total Properties Ag:	103

City of Cibola
Assignment of Permanent Zoning to Properties Annexed in 2010 2011

Parcel ID	Area Ac	Map ID	Zoning	Owner Name
63413	7.50	13	SF-1	WORLEY JAMES PAUL & MARY RUTH-VLB
63598	0.95	30	SF-1	GUADALUPE COUNTY
63316	1.19	32	SF-1	BREHM MALFORD E JR & V
63415	2.54	35	SF-1	YUKERS JAMES PAUL & MARTHA
63417	5.01	36	SF-1	ALVARADO ANTONIO & PERRI
63411	5.19	37	SF-1	THACKER JAMES & GRETCHEN R
63547	7.92	39	SF-1	HILLERT HELEN H
63416	1.94	74	SF-1	NEWCOMB KIRSTEN Y
63548	0.73	75	SF-1	HILLERT HELEN H
131319	1.81	97	SF-1	BYRD ROBERT & DONNETTA
131320	1.77	98	SF-1	LICKERT TRACY A
69545	2.25	116	SF-1	MORRISON JOHN & PATRICIA
63449	5.84	117	SF-1	BOYDSTUN LOYD
63322	0.43	120	SF-1	WOHLFAHRT WILFRED W
63324	1.09	121	SF-1	HALL SCOTT & AUDRA
63321	1.05	122	SF-1	SEARCY DEBRA
63419	2.21	123	SF-1	SMITH GARY A & ANGELA C
63412	0.60	124	SF-1	WORLEY JAMES P & JANET L
63319	5.99	125	SF-1	MARBACH PATRICK A & LINDA S
63323	0.99	126	SF-1	SMITH GARY A & ANGELA C
63310	2.10	127	SF-1	BERRY DAVID L & CHANDLER M
63349	2.22	128	SF-1	HENSLEY JAMES A & MARTA S
63326	2.03	129	SF-1	KANE MICHAEL C
63525	2.09	130	SF-1	SPIVEY THOMAS W & C A
63414	0.92	131	SF-1	WORLEY JAMES P & MARY R
63467	2.10	132	SF-1	GARBER JOHN B & JAN H
63315	2.10	133	SF-1	HOGLUND LOREN & PATRICIA
63399	2.05	136	SF-1	BELL JANICE W
63410	14.37	137	SF-1	WORLEY JAMES P & MARY R
63448	2.51	141	SF-1	PENKUNIS ALBIN P
63454	4.01	142	SF-1	PHILLIPS JAMES O & E J
115019	0.44	175	SF-1	HERRERA RICHARD B & MARY HERRERA
37989	1.82	176	SF-1	GALLAGHER THOMAS J & DEBORAH A
135227	1.00	177	SF-1	HODGES CHRISTOPHER & BIN SUKUL T
66359	2.02	178	SF-1	HILL TRUMAN D & IRMA C
69550	5.13	179	SF-1	HOBRECHT JOHN G
24952	2.02	180	SF-1	DEMORE DOUGLAS C & GLORIA L
24947	2.03	181	SF-1	WEBB GLADYS M REV
24939	0.92	182	SF-1	GARCIA EDUARDO & LAVERNE
24938	0.99	183	SF-1	KESSLER HERBERT O
24940	0.98	184	SF-1	WEBBER BRIAN A
136161	1.54	185	SF-1	GREER CANDY & ROBERT L
66436	2.64	186	SF-1	HERRERA SEVERA
66264	22.05	187	SF-1	RABY DONNA S

City of Cibola
Assignment of Permanent Zoning to Properties Annexed in 2010 2011

66265	1.00	188	SF-1	RABY DONNA S
66360	3.29	189	SF-1	HODGES JAMES M & G M
37996	2.87	190	SF-1	SMIERCIAK MICHAEL H
37987	2.84	191	SF-1	WINTERS RONALD A
37990	1.03	192	SF-1	GUERRERO ALVIN & STEPHANIE D
37992	1.38	193	SF-1	BATTON JUDY ANN
37994	0.89	194	SF-1	LEAL LARRY & EDNA
37995	1.54	195	SF-1	CHANDLER JAMES J & DORIS A LIVING TRUST
24953	1.00	196	SF-1	EVANS GREGORY & PATRICIA D
24951	1.01	197	SF-1	NEILL FLOYD E & BERTA E
24949	1.01	198	SF-1	SCHNEIDER KEVIN H & BARBARA S
24948	1.01	199	SF-1	BECKETT DONALD S & PATSY J
24946	1.01	200	SF-1	GOOSMAN TIMOTHY & JENNIFER
24944	1.01	201	SF-1	SCHLADEZKY DANNY M & ANN
24943	1.01	202	SF-1	GARCIA EDUARDO & LAVERNE L
24941	1.01	203	SF-1	GARCIA EDUARDO & LAVERNE L
24945	1.01	204	SF-1	PAYNE MICHAEL & LAURIE
112990	1.01	205	SF-1	GUTIERREZ GEORGE & ESPEVIA L
24942	1.01	206	SF-1	CASTILLEJA OMAR & ELIA
69551	2.65	207	SF-1	CIOMPERLIK RONALD R & J E
69585	2.63	208	SF-1	THIELE RICHARD J & ROSALYN
69661	1.20	209	SF-1	CIELENCKI FREAD E JR
69570	3.00	210	SF-1	HANCOCK ALLAN J
69562	1.89	211	SF-1	FRIES DANNY L
69605	3.04	212	SF-1	RAKOWITZ JEROME A & SHERRY L
37981	0.92	213	SF-1	BURGESS ROBERT L & CLARA MAE
37983	0.91	214	SF-1	BROWN PAT & LISA
37984	0.48	215	SF-1	HAWKINS PETER & ROSE
37986	0.47	216	SF-1	MILLER KATIE L
37980	0.54	217	SF-1	SCHLATHER MICHAEL W & FAY L
37979	0.35	218	SF-1	COPE WILLIAM B & C D
37991	1.48	219	SF-1	BUCHANAN HOPE R
37998	1.87	220	SF-1	SMIERCIAK MICHAEL H
37997	1.00	221	SF-1	CASTOLINA HERBERT E
66363	1.04	222	SF-1	SHUFORD CHRISTOPHER P
66272	2.11	223	SF-1	BURNS GLEN A
66277	3.68	224	SF-1	LOVE THOMAS A & JANICE A
66288	4.15	225	SF-1	BARNETT ARTHUR L & ADELAIDA J
66509	2.62	226	SF-1	TATE GILLIAM F & C P
66427	2.08	227	SF-1	PETERSON BILLIE J & H F
66486	1.54	228	SF-1	LOVE FAMILY TRUST
66411	4.17	229	SF-1	HURT WILMA D & DOUGLAS M
66259	1.58	230	SF-1	BRANNON JAMES MADREIN
66511	1.49	231	SF-1	TATE JOSEPH C & K A
66488	1.37	232	SF-1	LOVE BRENDA K

City of Cibola
Assignment of Permanent Zoning to Properties Annexed in 2010 2011

66261	1.12	233	SF-1	BARTON VIRGINIA A
66437	4.16	234	SF-1	LAWRENCE & MARIA PRATT TRUSTEES
66487	1.25	235	SF-1	LOVE ROBERT C
66260	1.48	236	SF-1	YOUNG JANET G
66435	4.90	237	SF-1	No Record***
66526	11.77	238	SF-1	HESTER MARY JO
66352	50.83	239	SF-1	HESTER MARY
66407	1.12	240	SF-1	AYALA CARLOS A & TERESA H
66503	4.06	241	SF-1	TALLMAN EDWARD E & M M
66408	1.87	242	SF-1	GUZMAN EMILIANO & SARA
66271	1.67	243	SF-1	FLICK CHARLES A & CAROL L
66370	5.01	244	SF-1	ERIC SLAZENIK
66358	33.32	245	SF-1	HESTER MARY J
66424	4.98	246	SF-1	PAYNE TRAVIS G & M V
66443	1.21	247	SF-1	EGNEW ALVIN D & ELSIE M
66439	1.17	248	SF-1	KITTELSON TERRY LANE
69557	2.74	249	SF-1	GIBBS BILLY HANS & CYNDA KAY
63963	6.29	250	SF-1	DAVIS DONALD A

Total Acres SF-1:	350.24
Total properties SF-1:	108

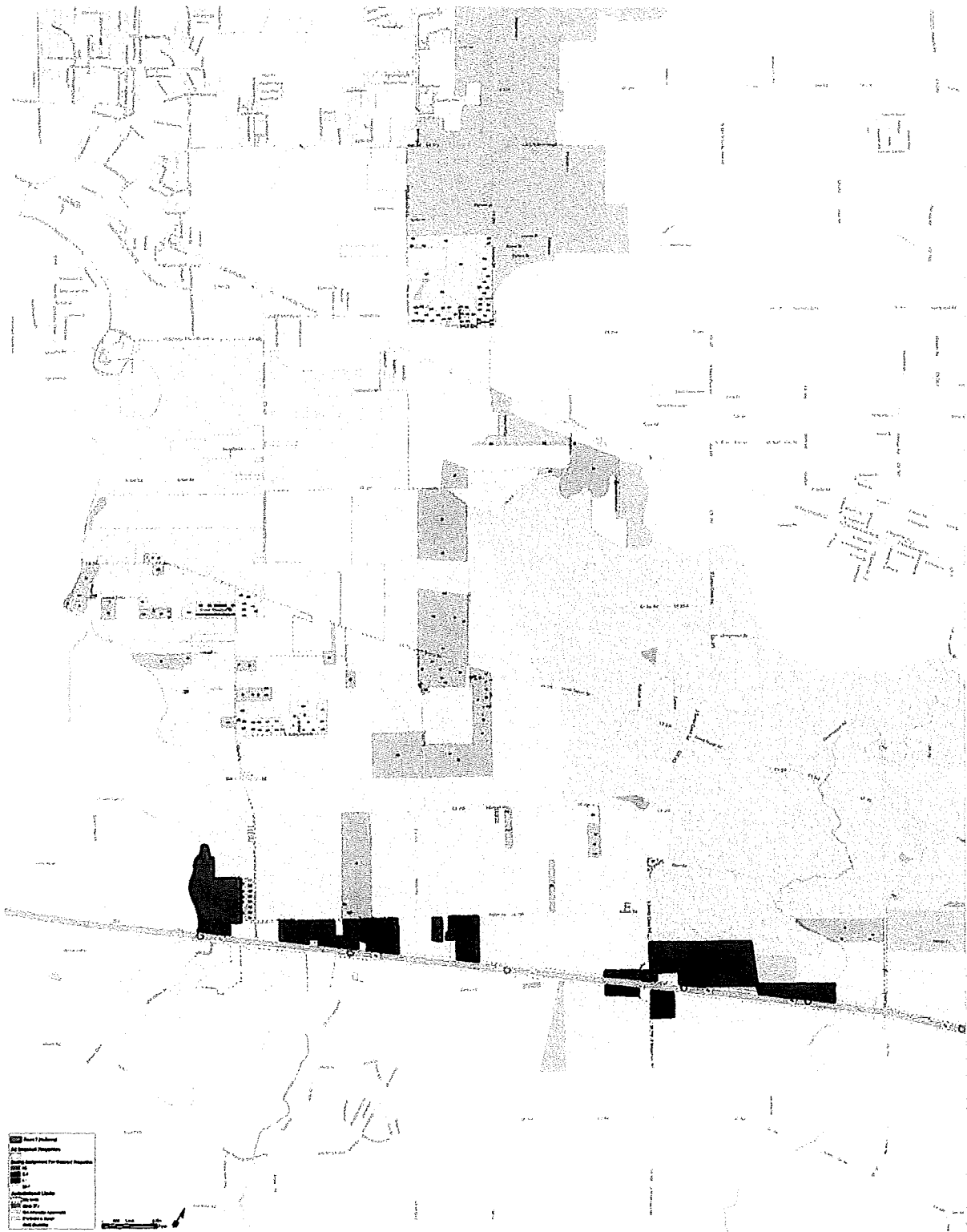
Total Acreage:	1,510.89
Total Properties:	211

EXHIBIT B

Proposed Permanent Zoning Designations

On the map that is attached, green shading designates Agricultural (AG) zoning. Yellow shading designates Rural Residential (SF-1) zoning. Properties with any other color shading, those that are white and those enclosed within heavy black boundaries are not being considered as a part of this request.

(Attached)



	Public Use
	Single-Family Detached
	Single-Family Attached
	Medium-Density Residential
	High-Density Residential
	Office
	Retail
	Industrial
	Community Center
	Public Building
	School
	Church
	Cemetery
	Utility
	Waterway
	Railroad
	Road
	Alley
	Easement
	Encroachment
	Survey
	Boundary

CITY OF CIBOLA
ZONING MAP
SANDHILL COUNTY ILLINOIS

PREPARED BY
SANDHILL COUNTY ILLINOIS