



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 26

Agenda Date: January 11, 2024

In Control: City Council A Session

DEPARTMENT: Planning Department

DEPARTMENT HEAD: Rudy Nino

COUNCIL DISTRICTS IMPACTED: District 6, ETJ

SUBJECT:

Release of approximately 555.092 acres from the City's extraterritorial jurisdiction (ETJ), as petitioned by the landowners.

SUMMARY:

Ordinance authorizes the release of approximately 555.092 acres, consisting of four tracts of land, generally situated at 17511 FM 1283, in Medina County from the City's extraterritorial jurisdiction (ETJ), as petitioned by the landowners, Bonnie Zumwalt and Zumwalt Quarry, LLC.

BACKGROUND INFORMATION:

In the 88th Regular Texas legislative session, Senate Bill (SB) 2038 was passed and is effective as of September 1, 2023. The newly enacted Local Government Code, Chapter 42, Subchapters D and E codified and established a petition process for the release of property from a city's extraterritorial jurisdiction (ETJ). This new law does not apply to specific areas in ETJ, including areas within five miles of an active military base boundary; areas within 15 miles of an active military base in counties with over 2 million in population, and areas within an industrial district, or subject to a strategic partnership agreement.

Bonnie Zumwalt and Zumwalt Quarry, LLC, the landowner, of approximately 555.092 acres,

submitted a petition to the City of San Antonio (City) on November 14, 2023, requesting the release of their property from San Antonio's ETJ. These acres of land are generally located at 17511 FM 1283, Mico Texas, in Medina County, within San Antonio's ETJ, and more than 5 miles from a Joint Bases San Antonio (JBSA) installation. The City verified that the Bonnie Zumwalt and Zumwalt Quarry, LLC are the landowners and that the petition complies with the newly enacted Subchapter D, of Chapter 42 of the Texas Local Government Code, consistent with the Texas Election Code.

ISSUE:

This Ordinance authorizes the release of 555.092 acres from San Antonio's ETJ, as petitioned by the Landowners, Bonnie Zumwalt and Zumwalt Quarry, LLC. Below is the public hearing timeline for the proposed ETJ Release:

- December 13, 2023 – City of San Antonio Planning Commission
- January 11, 2024 – City of San Antonio City Council.

ALTERNATIVES:

The new State law mandates the City to release property within the ETJ if the process and parameters of Local Government Code, Chapter 42, Subchapters D and E, are followed by the Landowners. As staff has verified the process has been correctly followed, there is no alternative action for the City to take.

FISCAL IMPACT:

There is no fiscal impact associated with this proposed extraterritorial jurisdiction (ETJ) release.

RECOMMENDATION:

Staff recommends the approval of Ordinance authorizing the release of approximately 555.092 acres, consisting of four tracts of land, generally located at 17511 FM 1283, Mico Texas, in Medina County, from the City of San Antonio's extraterritorial jurisdiction (ETJ), as petitioned by the landowners, Bonnie Zumwalt and Zumwalt Quarry, LLC.

The Planning Commission considered and made a recommendation at their December 13, 2023, meeting.