

RESOLUTION NO. 25 04 00

**RECOMMENDING APPROVAL OF THE RELEASE OF APPROXIMATELY .5 ACRE OF REAL PROPERTY, CONSISTING OF ONE TRACT OF LAND GENERALLY LOCATED AT 19970 FM 1283, MICO, TEXAS IN MEDINA COUNTY, FROM THE CITY OF SAN ANTONIO'S EXTRATERRITORIAL JURISDICTION, AS PETITIONED BY THE LANDOWNER HENRY PFANZELT, PURSUANT TO THE PROVISIONS OF CHAPTER 42 OF THE TEXAS LOCAL GOVERNMENT CODE.**

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**WHEREAS**, in the 88<sup>th</sup> (R) Texas legislative session, Senate Bill (SB) 2038 was passed and is effective on September 1, 2023; and

**WHEREAS**, this newly enacted section of the Local Government Code, Chapter 42, Subchapters D and E, codified and established a process for the release of property from a city's extraterritorial jurisdiction (ETJ); and

**WHEREAS**, this section of code does not apply to certain areas of an ETJ, including areas within five miles of an active military base, areas within 15 miles of an active military base in counties with over 2 million in population, areas that were voluntarily annexed into cities' ETJ in certain counties, certain areas legally designated as industrial districts, or areas subject to a strategic partnership agreement; and

**WHEREAS**, Henry Pfanzelt (Landowner) owns approximately .5 acre within San Antonio's ETJ and petitioned the City of San Antonio (City) on March 6, 2025, to release certain property in the ETJ, legally described and depicted in the landowner's survey and deed, attached as **Attachment "2"**; and

**WHEREAS**, the field notes were not included along with the petition, and the landowner submitted a copy of the deed, which included the field notes, on March 24, 2025; and

**WHEREAS**, the address of the property is 19970 FM 1283, Mico, Texas, 78056 and consists of Medina County Appraisal District (MCAD) Parcel ID Number 56718; and

**WHEREAS**, the City verified that the petition complies with the newly enacted Subchapters of Chapter 42 of the Texas Local Government Code; and

**WHEREAS**, consistent with the San Antonio City Charter the San Antonio Planning Commission held a public hearing on April 9, 2025, and has considered the effect of amending the San Antonio ETJ boundaries by releasing .5 acre, as petitioned by the landowner, and as depicted in the map/survey/deed record attached as **Attachment "2"**.

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** A copy of the landowner's petition to remove their property from the City's ETJ is attached as **Attachment "1"** and incorporated herein for all purposes.

**SECTION 2.** The Planning Commission recommends **Approval** of the landowner's request for release of certain property from the City of San Antonio ETJ, which includes approximately .5 acre of real property, consisting of one tract of land generally at 19970 FM 1283, Mico, Texas, in Medina County, and which is legally described and depicted in the attached **Attachment "1"** and **Attachment "2"**.

**PASSED AND APPROVED ON THIS 9<sup>TH</sup> DAY OF APRIL, 2025.**

**ATTEST:**

  
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Executive Secretary  
San Antonio Planning Commission

**APPROVED:**

  
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George Peck, Chair  
San Antonio Planning Commission