



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 26

Agenda Date: April 17, 2025

In Control: City Council A Session

DEPARTMENT: Planning Department

DEPARTMENT HEAD: Bridgett White

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

Release of approximately 3.11 acres from the City of San Antonio's Extraterritorial Jurisdiction (ETJ) as petitioned by the landowners.

SUMMARY:

Ordinance authorizing the release of approximately 3.11 acres of real property, consisting of three tracts of land generally located at 19806 FM 1283, Mico, Texas, in Medina County, from the City of San Antonio's Extraterritorial Jurisdiction as petitioned by the landowners, Jeffrey Smith and J Smith Properties, LLC.

BACKGROUND INFORMATION:

In the 88th (R) 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 certain property from a city's ETJ. This new law does not apply to certain areas in the 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.

The landowners own approximately 3.11 acres, consisting of three tracts of land generally located northwest of the intersection of FM 1283 and County Road 371 in Medina County, Texas within San Antonio's ETJ. The address of the property is 19806 FM 1283, Mico, Texas, 78056 and consists of Medina County Appraisal District (MCAD) Parcel ID Numbers 68775, 4451, and 83726. The landowners submitted a petition to the City of San Antonio (City) requesting the release of their property from San Antonio's ETJ on March 6, 2025. However, there were no field notes included at that time. The landowners then submitted copies of the deeds, which included field notes, on March 20, 2025. The City verified that the petition and revised field notes comply with the newly enacted Subchapters of Chapter 42 of the Texas Local Government Code.

ISSUE:

This Ordinance authorizes the release of 3.11 acres from San Antonio's ETJ, as petitioned by the landowners. Below is the public hearing timeline for the proposed ETJ Release:

- April 9, 2025 – City of San Antonio Planning Commission
- April 17, 2025 – City of San Antonio City Council

ALTERNATIVES:

The new State law mandates that the City release property within the ETJ if the process and parameters of Local Government Code, Chapter 42, Subchapters D and E, are followed by 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 to the General Fund associated with this proposed ETJ release.

RECOMMENDATION:

Staff recommends the Approval of an Ordinance authorizing the release of approximately 3.11 acres of real property, consisting of three tracts of land generally located at 19806 FM 1283, Mico, Texas, in Medina County, from the City of San Antonio's Extraterritorial Jurisdiction as petitioned by landowners, Jeffrey Smith and J Smith Properties, LLC.

The Planning Commission considered and recommended approval via Resolution at their April 9, 2025 meeting.