

**DRAFT**

**ORDINANCE NO.**

**AUTHORIZING THE RELEASE OF APPROXIMATELY .5 ACRE OF REAL PROPERTY, CONSISTING OF ONE TRACT OF LAND LOCATED AT 19970 FM 1283, MICO, TEXAS IN MEDINA COUNTY, TEXAS 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> Regular 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 the subject property from its ETJ, described and depicted in the landowner’s petition, attached as **Attachment “I”**; 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 and deed record attached as **Attachment “II”**; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The release of certain property from the City of San Antonio ETJ, which includes approximately .5 acre, consisting of one tract of land generally at 19970 FM 1283, Mico, Texas, in Medina County, Texas, and which is legally described and depicted in the attached **Attachment “I”** and **Attachment “II”** is hereby approved.

**SECTION 2.** This ordinance shall be effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

**PASSED AND APPROVED** on this 17<sup>th</sup> day of April, 2025.

**M A Y O R**  
**Ron Nirenberg**

**ATTEST:**

**APPROVED AS TO FORM:**

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Debbie Racca-Sittre, City Clerk

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Andrew Segovia, City Attorney

**Attachment “I”**

**Petition of Henry Pfanzelt**

**Attachment “II”**

**Map and Deed Record**