



# City of San Antonio

## Agenda Memorandum

**File Number:**  
**{{item.tracking\_number}}**

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**Agenda Item Number:** {{item.number}}

**Agenda Date:** December 13, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Planning Department

**DEPARTMENT HEAD:** Rudy Nino

**COUNCIL DISTRICTS IMPACTED:** District 6, ETJ

**SUBJECT:**

Release of approximately 555.092 acres from the City of San Antonio's Extraterritorial Jurisdiction (ETJ), as petitioned by the landowners.

**SUMMARY:**

Resolution recommending Approval of the release of approximately 555.092 acres, consisting of four tracts of land, generally situated at situated at 17511 FM 1283, Mico, Texas, in Medina County from the City of San Antonio's ETJ, as petitioned by the landowners, Bonnie Zumwalt and Zumwalt Quarry, LLC. Staff recommends Approval.

**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 ae 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 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 (Landowners), own approximately 555.092 acres, consisting of four tracts of land, generally located at 17511 FM 1283, Mico Texas, in Medina County, within San Antonio's ETJ. The Landowners submitted a petition to the City of San Antonio (City) requesting the release of their properties from San Antonio's ETJ on November 14, 2023. The City verified that the petition complies with the newly enacted Subchapters of Chapter 42 of the Texas Local Government Code.

#### **ISSUE:**

This Resolution recommends 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 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.

#### **RECOMMENDATION:**

Staff recommends the Approval of a Resolution recommending 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 ETJ, as petitioned by the landowners, Bonnie Zumwalt and Zumwalt Quarry, LLC.