

RESOLUTION NO.

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.

* * * * *

WHEREAS, in the 88th (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 9TH DAY OF APRIL, 2025.

ATTEST:

APPROVED:

Executive Secretary
San Antonio Planning Commission

George Peck, Chair
San Antonio Planning Commission

Attachment “1”

Petition of Henry Pfanzelt

To Whom It May Concern,

Attached you will find a petition for extraterritorial jurisdiction release, for the property located at 19970 FM 1283 Mico, Texas 78056. Please reach out if you have any questions or need any additional information.

Thank you for your time and consideration,

Henry M. Pfanzelt

210-323-5551

Henry Pfanzelt



Petition Signatures

Contains 100% of the land owners signatures.

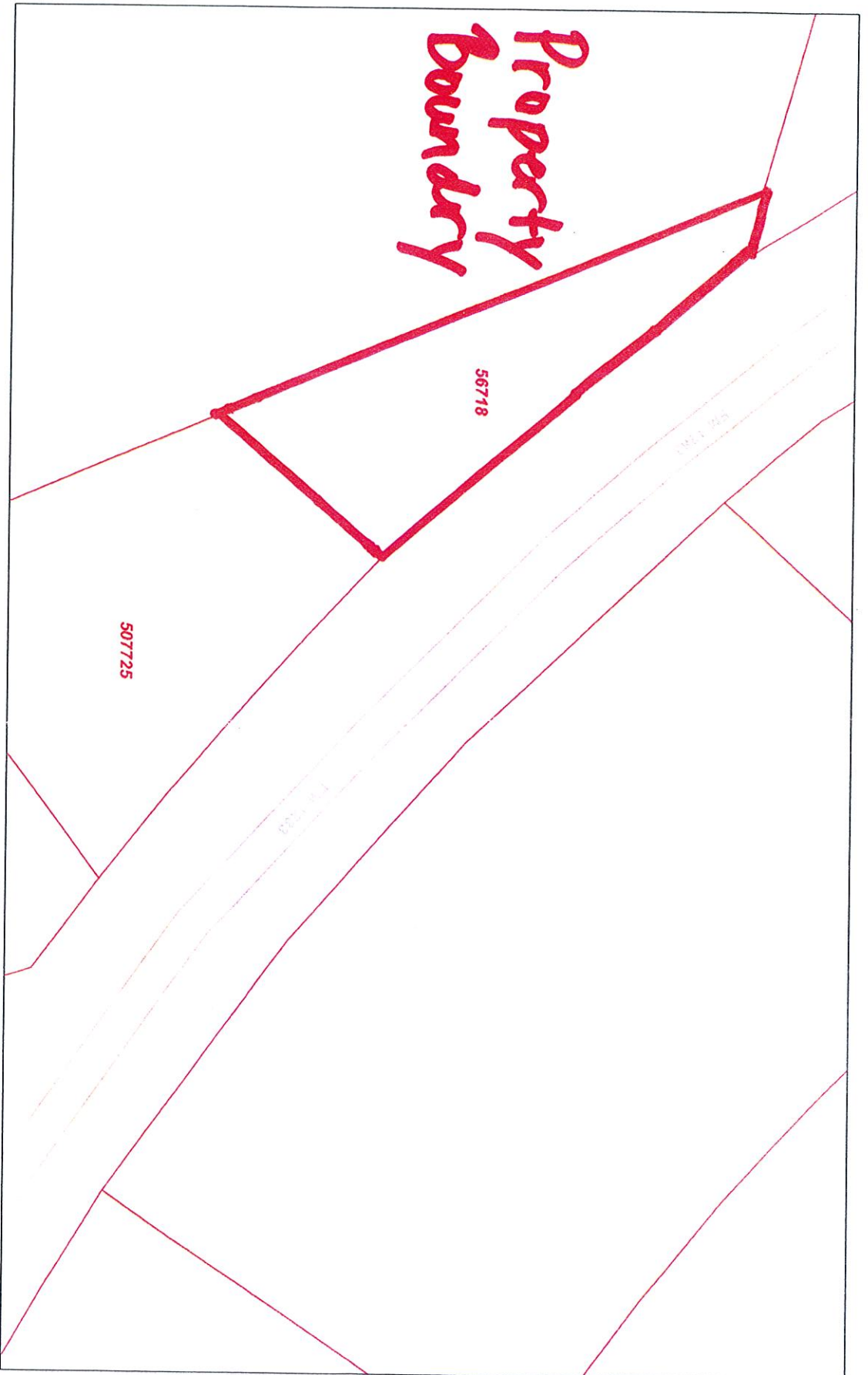
Name: Henry Pfanzelt

DOB: 06/09/1969

Address: 204 County Road 2616 Mico, Texas 78056

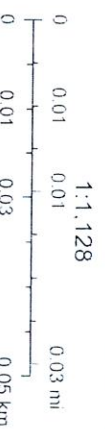
Signature:  Date: 02/28/2025

Medina CAD Web Map



2/13/2025, 2:16:07 PM

- ☒ Parcels
- ☐ Abstracts
- ☒ Medina County Boundary



Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Esri Community Maps Contributors: Medina County 911 ECD Texas Parks & Wildlife, OpenStreetMap, Microsoft, COBALT, Esri, Trimble, Garmin

Medina County Appraisal District GIS Consulting: www.biscoll.com

Medina County Appraisal District
1410 Avenue K
Hondo, Texas 78861
Phone: (830)741-3035

2024 Notice of Appraised Value

THIS IS NOT A TAX STATEMENT
DO NOT PAY FROM THIS NOTICE

Account # 56718
Ownership #: 100.00
Geo Id: 0A0408-00255-00000-56718
DBA:
Legal: A0408 J. J. GONZALES SURVEY 255; .5
ACRES

Legal Acres: 0.5
Situs: 19970 FM 1283
Appraiser:
Owner ID: 100547
Pin: 62iD4d4XudSb

A copy of this notice has been sent to your agent.

Property ID: 56718 - 0A0408-00255-00000-56718
PFANZELT HEINRICH (HENRY) MICHAEL
204 COUNTY RD 2616
MICO, TX 78056

DATE OF NOTICE: May 6, 2024

Dear Property Owner,

We have appraised the property listed above for the tax year 2024. As of January 1, our appraisal is outlined below.

Appraisal Information			Last Year - 2023		Proposed - 2024	
Structures & Improvement Value						
Market Value of Land			64,370		93,460	
Market Value of Ag Land			65,630		65,630	
Market Value of Personal Property/Minerals			0		0	
Total Market Value			0		0	
Productivity Value of Ag Land			130,000		159,090	
Appraised Value with Homestead Limitation * (see below for explanation)			0		0	
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)			130,000		156,000	
Exemptions			0		156,000	
2023 Exemption Amount	2023 Taxable Value	Taxing Unit	2024 Proposed Assessed Value	2024 Exemption Amount	2024 Taxable Value	
0	130,000	APPRAISAL DISTRICT	156,000	0	156,000	
0	130,000	MEDINA COUNTY ESD #1	156,000	0	156,000	
0	130,000	MEDINA COUNTY	156,000	0	156,000	
0	130,000	MEDINA COUNTY GROUNDWATER CONSERVATI	156,000	0	156,000	
0	130,000	COUNTY F.M. ROAD	156,000	0	156,000	
0	130,000	MEDINA VALLEY ISD	156,000	0	156,000	
0	130,000	MEDINA COUNTY HOSPITAL DISTRICT	156,000	0	156,000	

The difference between the 2019 appraised value and the 2024 appraised value is 108.84%.

in (*) indicates a tax ceiling exists for the taxing unit.

The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.

If you qualified your home for an age 65 and older or disabled person homestead exemption for school taxes, the school taxes on that property cannot increase as long as you own and live in that home. The tax ceiling is the amount that you pay in the year that you qualified for the 65 and older or disabled person exemption. The school taxes on your home may not go above the amount of the ceiling, unless you improve the home (other than normal repairs and maintenance).

The governing body of each taxing unit decides whether taxes on the property will increase, and the appraisal district only determines the property's value.

LOCAL PROPERTY TAX DATABASE

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

A property owner may request from the county assessor-collector for the county in which the property is located or, if the county assessor-collector does not assess taxes for the county the person who assesses taxes for the county under Section 6.24(b), contact information for the assessor for each taxing unit in which the property is located, who must provide the information described by this subsection to the owner on request.

County Tax Assessor-Collector: MELISSA LUTZ, PCC 1102 15TH ST, HONDO, TX 78861 830-741-6100

A property owner may register on the appraisal district's internet website, if the appraisal district maintains an internet website, to have notifications regarding updates to the property tax database delivered to the owner by e-mail.

You may qualify for the real property other than residence homestead circuit breaker limitation if your property's appraised value is not more than the amount determined under Tax Code section 23.231 Subsection (j) for the tax year in which the property first qualified. Under Section 23.231, Tax Code, for 2024, 2025 and 2026 tax years, the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under section 23.231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation.

Visit the appraisal district's website to elect to exchange communications with a tax official electronically under Subsection (a-2) of Tax Code Section 1.085.

To file a protest, complete the notice of protest form following the instructions included in the form and no later than the deadline below, mail or deliver the form to the appraisal review board at the following address:

Deadline for filing protest: June 7, 2024
Location of Hearings: 1410 AVENUE K, HONDO, TX 78861
ARB will begin hearings: June 24, 2024

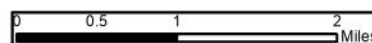
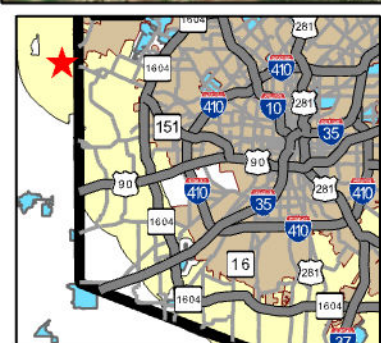
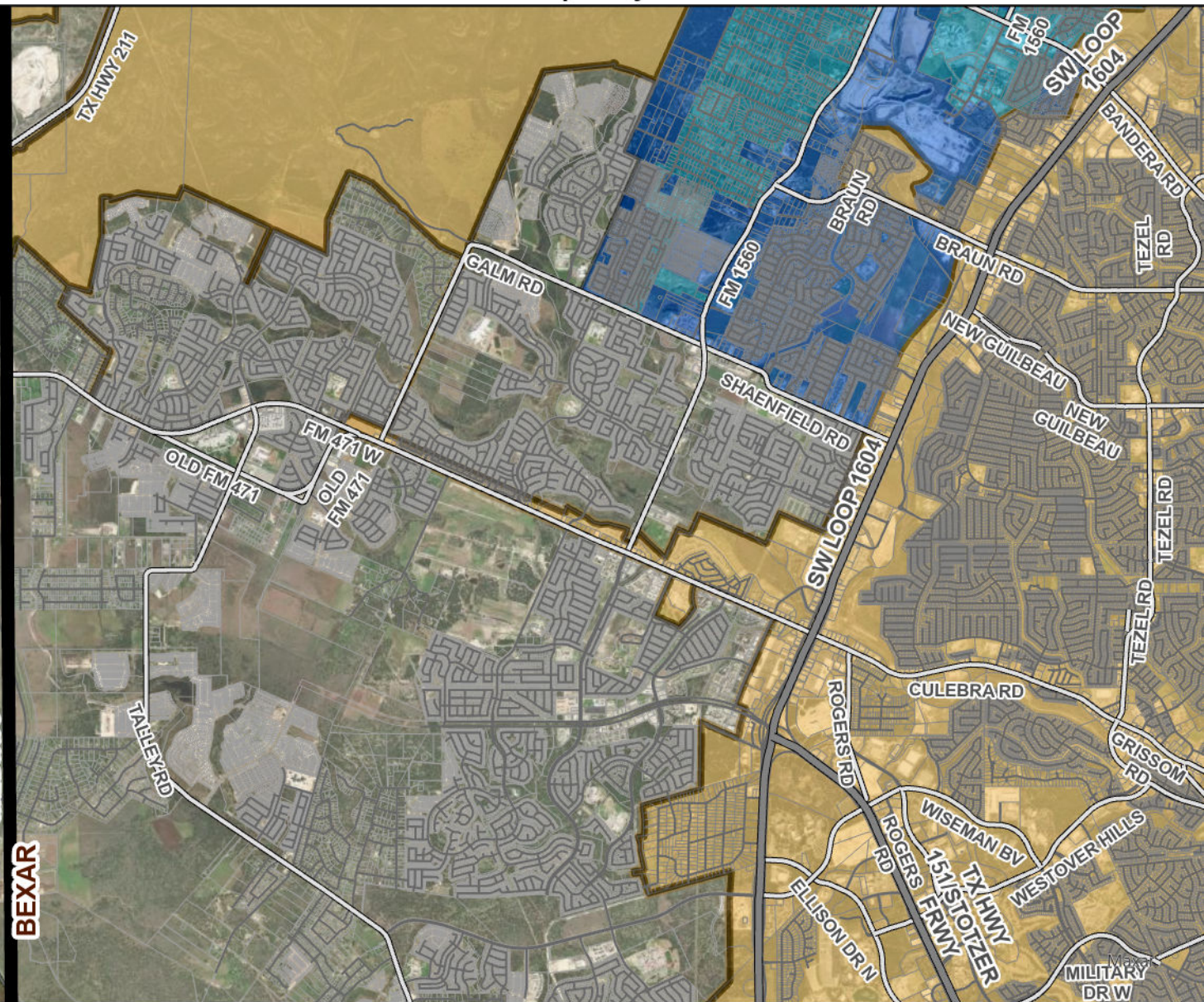
Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Taxpayer Assistant Pamphlet; (2) notice of protest. Property owners who file a notice of protest with the appraisal review board (ARB) may request an informal conference with the appraisal district to attempt to resolve a dispute prior to a formal ARB hearing. In counties with population of 1 million or more, property owners may request an ARB special panel for certain property protests.

Sincerely,
Shnette L. Dixon
Chief Appraiser

Attachment “2”

Map and Legal Description

19970 FM 1283 - Pfanzelt Property



Legend

Major Highways	Other Cities/Towns
Minor Highways	Other Cities/Towns ETJ
Streets	CoSA Boundary
BCAD Parcels	CoSA ETJ

HC- 12325 30862 -TH

"NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER."

GENERAL WARRANTY DEED

Date: February 8, 2012

Grantor: FERNANDO SALAZAR, a married man, as his sole and separate property

Grantor's Mailing Address: 1918 Benrus, San Antonio, Bexar County, Texas 78228

Grantee: HENRY M. PFANZELT, a single person

Grantee's Mailing Address: 204 CR 2616, Mico, Medina County, Texas 78056

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements): 0.500 acres, more or less, of land situated about 22 miles N 58 deg. E of Hondo, in Medina County, Texas, out of Survey No. 255, Abstract No. 408, Jose J. Gonzales, original Grantee, being a portion of that certain 1.823 acre tract of land, more or less, described in a deed to Calixto Garcia, et ux from T. M. Davis and Katherine B. Davis, dated August 19, 1993, as recorded in Volume 202 on Page 955 of the Official Public Records of Medina County, Texas, and being more particularly described by metes and bounds as in Exhibit "A" attached hereto and incorporated by reference herein.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: This conveyance is made and accepted subject to restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the year 2012 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, the payment of which Grantee will assume, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year; utility easements created by the dedication deed or plat of the subdivision in which the Property is located; homestead or community property or survivorship rights, if any, of any spouse of any Grantee; any discrepancies, conflicts, or shortages in area or boundary lines, encroachments or protrusions, or overlapping improvements; and including, but not limited, to the following:

1. Easement and Right-of-Way granted to City Public Service Board of San Antonio by instrument of record in Volume 179, Page 391, Medina County Deed Records.
2. 15' Wide Water Pipe Line Easement along the east boundary line as shown on survey plat dated August 4, 1998, as prepared by Charles W. Rothe, Registered Professional Land Surveyor.

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AS A MATERIAL PART OF THE CONSIDERATION FOR THIS DEED, GRANTOR AND GRANTEE AGREE THAT GRANTEE IS TAKING THE PROPERTY "AS IS" WITH ANY AND ALL LATENT AND PATENT DEFECTS AND THAT THERE IS NO WARRANTY BY GRANTOR THAT THE PROPERTY HAS A PARTICULAR FINANCIAL VALUE OR IS FIT FOR A PARTICULAR PURPOSE. GRANTEE ACKNOWLEDGES AND STIPULATES THAT GRANTEE IS NOT RELYING ON ANY REPRESENTATION, STATEMENT, OR OTHER ASSERTION WITH RESPECT TO THE PROPERTY CONDITION BUT IS RELYING ON GRANTEE'S EXAMINATION OF THE PROPERTY. GRANTEE TAKES THE PROPERTY WITH THE EXPRESS

Any provision here which restricts the sale, rental or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF MEDINA

hereby certify that the Instrument FILED in number sequence and stamped hereon by me and was duly RECORDED in the Official Records of Medina County Texas on 02/14/2012
COUNTY CLERK
MEDINA COUNTY, TEXAS



Alma J. Wierneth

THE STATE OF TEXAS }
COUNTY OF MEDINA }

FIELD NOTES TO DESCRIBE

A survey of 0.500 acres (21,780.00 Sq. Ft.) of land situated about 22 miles N 58° E of Hondo, in Medina County, Texas, out of Survey No. 255, Abstract No. 408, Jose J. Gonzales, original Grantee, being a portion of that certain 1.823 acre tract of land, more or less, described in a deed to Calixto Gracia, et ux from T. M. Davis and Katherine B. Davis, dated August 19, 1993, as recorded in Volume 202 on Page 955 of the Official Public Records of Medina County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING:

At a 5/8" iron pin set near a fence on the Southwest R.O.W. line of F.M. Highway 1283 (formerly known as R.M. Highway 1608) and the Northeast line of said 1.823 acre tract of land for the East corner of this survey from which a chainlink fence corner post found at the North end of a cutback line connecting the Southwest R.O.W. line of said F.M. Highway 1283 and the Northwest line of Red Wing Road (County Road 371) bears S 45-40-55 E 334.92 feet;

THENCE: Across said 1.823 acre tract of land, S 45-10-10 W 126.71 feet to a 5/8" iron pin set in fence on the Southwest line of said 1.823 acre tract of land for the South corner of this survey;

THENCE: Along fence and the Southwest line of said 1.823 acre tract of land, N 19-21-00 W 305.22 feet to a 6" diameter cedar post for an angle point and N 17-30-00 W 20.60 feet to a 6" diameter cedar corner post for the Northwest corner of said 1.823 acre tract of land and the Northwest corner of this survey;

THENCE: Along fence and the North line of said 1.823 acre tract of land, N 75-00-00 E 33.50 feet to a 1/2" iron pin found on the Southwest R.O.W. line of said F.M. Highway 1283 for the North corner of said 1.823 acre tract of land and the North corner of this survey;

THENCE: Along the Southwest R.O.W. line of said F.M. Highway 1283 and the Northeast line of said 1.823 acre tract of land, S 27-21-00 E 31.70 feet to a 1/2" iron pin found for the point-of-curvature of a curve to the left;

THENCE: Along the Southwest R.O.W. line of said F.M. Highway 1283, the Northeast line of said 1.823 acre tract of land, and along the arc of said curve to the left having a radius of 1970.10 feet, a central angle of 07° 15' 09", a tangent of 124.85 feet, and a chord which bears S 37-04-55 E. 249.21 feet at 107° 22' 33" to the beginning of this survey.



Alma J. Wierwille

THE STATE OF TEXAS }
COUNTY OF MEDINA }

FIELD NOTES TO DESCRIBE

A survey of 0.500 acres (21,780.00 Sq. Ft.) of land situated about 22 miles N 58° E of Hondo, in Medina County, Texas, out of Survey No. 255, Abstract No. 408, Jose J. Gonzales, original Grantee, being a portion of that certain 1.823 acre tract of land, more or less, described in a deed to Calixto Gracia, et ux from T. M. Davis and Katherine B. Davis, dated August 19, 1993, as recorded in Volume 202 on Page 955 of the Official Public Records of Medina County, Texas, and being more particularly described by notes and bounds as follows:

BEGINNING:

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THENCE: Across said 1.823 acre tract of land, S 45-10-10 W 126.71 feet to a 5/8" iron pin set in fence on the Southwest line of said 1.823 acre tract of land for the South corner of this survey;

THENCE: Along fence and the Southwest line of said 1.823 acre tract of land, N 19-21-00 W 305.22 feet to a 6" diameter cedar post for an angle point and N 17-30-00 W 20.60 feet to a 6" diameter cedar corner post for the Northwest corner of said 1.823 acre tract of land and the Northwest corner of this survey;

THENCE: Along fence and the North line of said 1.823 acre tract of land, N 75-00-00 E 33.50 feet to a 1/2" iron pin found on the Southwest R.O.W. line of said F.M. Highway 1283 for the North corner of said 1.823 acre tract of land and the North corner of this survey;

THENCE: Along the Southwest R.O.W. line of said F.M. Highway 1283 and the Northeast line of said 1.823 acre tract of land, S 27-21-00 E 31.70 feet to a 1/2" iron pin found for the point-of-curvature of a curve to the left;

THENCE: Along the Southwest R.O.W. line of said F.M. Highway 1283, the Northeast line of said 1.823 acre tract of land, and along the arc of said curve to the left having a radius of 1970.10 feet, a central angle of 07° 15' 09", a tangent of 124.85 feet, and a chord which bears S 37-04-55 E. 249.21 feet, at 197.33 feet pass a chainlink fence corner post, continuing generally along a fence a total distance of 249.37 feet to the POINT OF BEGINNING.


The bearings are relative to the bearing along the West line of said 1.823 acre tract of land between two found 6" diameter cedar posts having a bearing of N 19-21-00 W.

EXHIBIT "A"

UNDERSTANDING AND STIPULATION THAT THERE ARE NO EXPRESS OR IMPLIED WARRANTIES EXCEPT FOR LIMITED WARRANTIES OF TITLE SET FORTH IN THIS DEED.

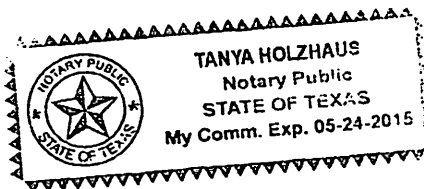
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

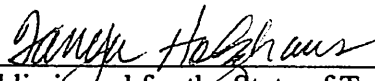
When the context requires, singular nouns and pronouns include the plural.


FERNANDO SALAZAR

THE STATE OF TEXAS §
COUNTY OF MEDINA §

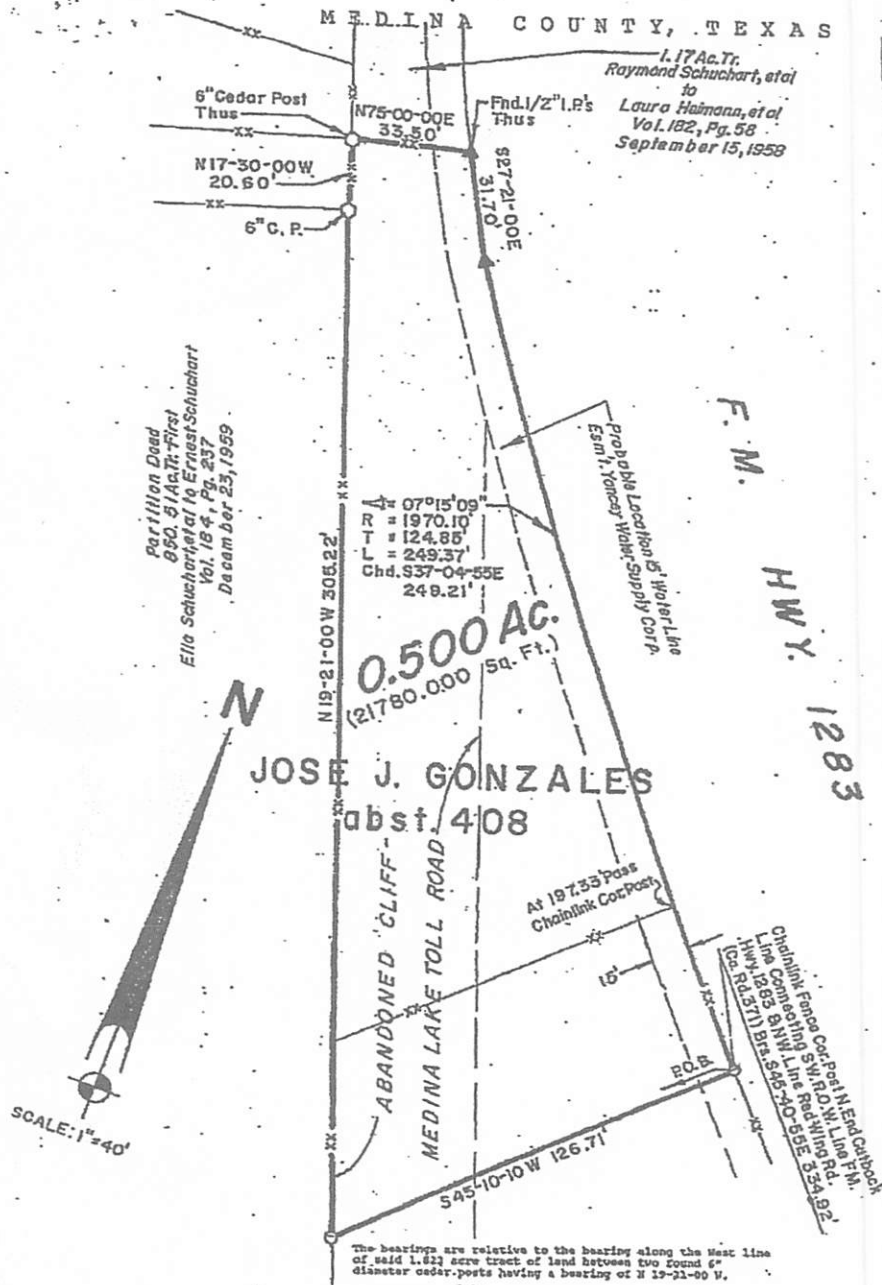
This instrument was acknowledged before me on the 8 day of February, A.D., 2012, by FERNANDO SALAZAR.




Notary Public in and for the State of Texas

0/0 backup
54318

Sur.255



PREPARED FOR: Calixto Gracia

Easement & Right of Way - Raymond Schuchart, et al to City of San Antonio, Texas Electric And Gas System - Vol. 179, Pg. 351 October 6, 1958

A survey of 0.500 acres (21,780.00 Sq. Ft.) of land situated about 22 miles N 58° E of Hondo, in Medina County, Texas, out of Survey No. 255, Abstract No. 408, Jose J. Gonzales, original Grantee, being a portion of that certain 1.823 acre tract of land, more or less, described in a deed to Calixto Gracia, et ux from T. M. Davis and Katherine B. Davis, dated August 19, 1993, as recorded in Volume 202 on Page 955 of the Official Public Records of Medina County, Texas.

I certify that the foregoing plat was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 4th day of August

Charles W. Rothe

Charles W. Rothe
Registered Professional Surveyor No. 2453
1765 Avenue K, P. O. Box 476
Hondo, Texas 78861
Ph. (830) 426-3005

