

RESOLUTION NO.

RECOMMENDING APPROVAL OF 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, TEXAS FROM THE CITY OF SAN ANTONIO'S EXTRATERRITORIAL JURISDICTION, AS PETITIONED BY THE LANDOWNERS JEFFREY SMITH AND J SMITH PROPERTIES, LLC, PURSUANT TO THE PROVISIONS OF CHAPTER 42 OF THE TEXAS LOCAL GOVERNMENT CODE.

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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, Jeffrey Smith and J Smith Properties, LLC, (Landowners) own approximately 3.11 acres 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 landowners' surveys and deeds, attached as **Attachment "2"**; and

WHEREAS, the field notes were not included along with the petition, and the landowners submitted a copy of the deed, which included the field notes, on March 20, 2025; and

WHEREAS, 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; 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 3.11 acres, as petitioned by the landowners, 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 landowners' 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 landowners' petition for release of certain property from the City of San Antonio ETJ, which includes approximately 3.11 acres of real property, consisting of three tracts of land generally located at 19806 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 J Smith Properties, LLC.

Attachment “2”

Map and Legal Description