



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 22

Agenda Date: October 3, 2024

In Control: City Council A Session

DEPARTMENT: Planning Department

DEPARTMENT HEAD: Bridgett White

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Release of approximately 97.38 acres from the City of San Antonio's Extraterritorial Jurisdiction (ETJ) as petitioned by the landowners.

SUMMARY:

Ordinance authorizing the release of approximately 97.38 acres consisting of two parcels of land (Wilson County Appraisal District Property IDs 18212 and 40844), generally located east and west of the intersection of US Highway 181 and County Road 350 in Wilson County, Texas from the City of San Antonio's Extraterritorial Jurisdiction as petitioned by the landowners Reese L Harrison Jr. & Janice Tipton (Est).

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 releasing 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.

Reese L Harrison Jr. & Janice Tipton (Est) (Landowners) own approximately 97.38 acres consisting of two parcels of land (Wilson County Appraisal District Property IDs 18212 and 40844), generally located east and west of the intersection of US Highway 181 and County Road 350 in Wilson County, Texas 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 August 30, 2024. The City verified that the petition complies with the newly enacted Subchapters of Chapter 42 of the Texas Local Government Code.

ISSUE:

This Ordinance authorizes the release of 97.38 acres from San Antonio's ETJ, as petitioned by the Landowners. Below is the public hearing timeline for the proposed ETJ Release:

- September 25, 2024 – City of San Antonio Planning Commission
- October 3, 2024 – 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 the 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 97.38 acres consisting of two parcels of land (Wilson County Appraisal District Property IDs 18212 and 40844), generally located east and west of the intersection of US Highway 181 and County Road 350 in Wilson County, Texas from the City of San Antonio's Extraterritorial Jurisdiction as petitioned by the landowners Reese L Harrison Jr. & Janice Tipton (Est).

The Planning Commission considered and recommended approval via Resolution at their September 25, 2024 meeting.