

CITY COUNCIL AGENDA

A Regular Meeting of the City Council of the City of Pearsall, Texas will be held on Tuesday, April 9, 2024, at 6:00 PM at the Pearsall City Hall, 214 S. Ash Street, Pearsall, Texas.

"In accordance with TEX. GOV'T CODE § 551.127, please be advised that members of the governing body may participate in a meeting via video conference call. A quorum of the city governing body will be present at the posted physical location of the meeting."

Please use the link below to join the webinar:

<https://us02web.zoom.us/j/85872851231>

Or One tap mobile :

+13462487799,,85872851231# US (Houston)

+17193594580,,85872851231# US

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 346 248 7799 US (Houston)

COUNCIL MEMBERS

**BEN T. BRISCOE
RACHEAL GARZA
TIFFANY TALAMANTES
BRENDA TREVINO**

**JAMES LEAL
SONIA HERNANDEZ
RAMIRO TREVINO
AURORA GARZA**

- 1. Call To Order**
- 2. Roll Call and Announcement of Quorum**
- 3. Invocation And Pledge of Allegiance**
- 4. Citizens To Be Heard**
- 5. Mayor's Message and Staff Reports**
 - 5.A Pearsall PD and ACO Staff Reports - Chief of Police Daniel Flores
 - 5.B Public Works Department Report -Public Works Director Hector Gandara
 - 5.C Finance Report - Interim Finance Director Alex Izarraras
 - 5.D Community Development Reports -Assistant City Manager/Community Development Director Yolanda Moran
 - 5.E Municipal Court Reports - Judge Nicolas DeLeon

6. Presentations

6.A Update from Pearsall Chamber of Commerce

6.B A proclamation, proclaiming April 2024 as Child Abuse Prevention And Awareness Month for the City of Pearsall

6.C A proclamation, proclaiming April 2024 as Fair Housing Month

6.D A proclamation, proclaiming April 2024 as Autism Awareness Month

7. **Public Hearing**

7.A Open Public Hearing

7.B On the proposed Re-Zoning request by Odyssey Services Group, LLC requesting a zoning change to a General Business District C-3. The Legal description being a 3.632 Acres Survey No. 1416 3/4 Abstract No 734 in the Torres Irrigation and Manufacturing Co, in the City of Pearsall, Frio County, Texas. The property being located at FM 1581 & I-35 Frontage Road. The property is currently zoned Agriculture and Open Space District (A-O).

7.C Close Public Hearing

7.D Open Public Hearing

7.E On a Request for a Land Use Variance/Special Conditions for Luis & Erlinda Lugo allow for a 15'x30' extension to an existing 30'x30' carport on property located at 815 S Walnut. The property's legal description being lot 5 Block 35 Pearsall, Parcel ID 7991, City of Pearsall, Frio County Texas. The property is currently zoned R-1 Single Family Residential.

7.F Close Public Hearing

7.G Open Public Hearing

7.H On a request for a Land Use Variance/Special condition for Billy Joe Rodriguez to allow for a 17'x25' carport on property located at 114 S. Plum St. The property's legal description being Lot 5 Block 2 Mercer Addition City of Pearsall, Frio County Texas. The property is currently zoned R-1 Single Family Residential.

7.I Close Public Hearing

7.J Open Public Hearing

7.K On a request from Jose & Barbara Arriazola for a Land Use Variance to allow a 15'x20' accessory building steel frame metal roof and an additional 20'x40' storage building to be built on an existing concrete slab on property located at 1108 E. Medina. The property's legal description being Lot(s) 1-3, Block 140 is currently zoned R-1 Single Family.

7.L Close Public Hearing.

8. **Action to Consent Agenda (All items below are action items)**

8.A Approval of meeting minutes for the March 12, 2024, Regular Meeting

9. **New Business (All items below are action items)**

- 9.A Discuss, Consider and Act on Ordinance No. 2024-04-05 on a request by Odyssey Services Group, LLC requesting to change the Zoning to a General Business C-3. The legal description being 3.632 Acres Survey No. 1416 3/4 abstract No. 734 situated in the Torres Irrigation and Manufacturing Co., in the City of Pearsall, Frio County, Texas. The property is currently zoned Agricultural and Open Space District (A-O).
- 9.B Discuss, Consider and Act on the preliminary plat legal description being **TRACT I** being 3.632 acres or 158,213 square feet of land situated in the Torres Irrigation & Manufacturing Co., Survey, Abstract No. 734, Frio County, Texas, being out of a called 17.452 acres tract, Frio County, Texas, recorded in Volume 311, Page 398 of the Deed Records of Frio County, Texas and **TRACT II** being 0.1951 acre of land or 8500 square feet of land situated in the Torres Irrigation and Manufacturing Co. Survey, Abstract No. 734, Frio County, Texas, being wholly located within the right-of-way of FM 1581 (width varies), out of a called 17.452 acres tract, recorded in Volume 311, Page 398 of the Deed Records of Frio County and being part of a called 2.000 acres tract, recorded in Volume 36, Page 180 of the Deed Records of Frio County, Texas.
- 9.C Discuss, Consider and Act on Ordinance No. 2024-04-02 for a Land Use Variance/Special Conditions permit for Jose & Barbara Arriazola to allow a 15'x20' accessory building steel frame metal roof and an additional 20'x40' storage building to be built on an existing concrete slab on property located at 1108 E. Medina. The property's legal description being Lot(s) 1-3, Block 140 is currently zoned R-1 Single Family.
- 9.D Discuss, Consider and Act on Ordinance No. 2024-04 -03 Land Use Variance/Special Conditions permit for Luis & Erlinda Lugo to allow for a 15'x30' extension to an existing 30'x30' carport on property located at 815 S Walnut. The property's legal description being lot 5 Block 35 Parcel ID 7991, City of Pearsall, Frio County Texas. The property is currently zoned R-1 Single Family Residential.
- 9.E Discuss, Consider and Act on Ordinance No. 2024-04-04 for a Land Use Variance/Special Conditions for Billy Joe Rodriguez to allow for a 17'x25' carport on property located at 114 S. Plum St. The property's legal description being Lot 5 Block 2 Mercer Addition City of Pearsall, Frio County Texas. The property is currently zoned R-1 Single Family Residential.
- 9.F Discuss, Consider and Act on the preliminary plat of a 4.998-acre tract of land situated in the City of Pearsall, Frio County, Texas Being Lot 531 Block 1412 of the Ortiz Pablo Addition West 1/2 10- acre tract Subdivision lot 88 of the City of Pearsall according to Plat recorded in Envelope 14 of the Plat Records of Frio County, Texas.
- 9.G Discuss, Consider and Act on the preliminary plat of Lots 3 & 4, Block O, of the Addition to Pearsall West of 1 & G.N. RR., Volume P, Page 523 of the Deed Records of Frio County, Texas.
- 9.H Discuss and Consider Ordinance No. 2024-04-01 an ordinance amending the adopted budget for the fiscal year beginning October 1, 2023, and ending September 30, 2024
- 9.I Discuss and Consider authorizing the city manager to enter into and execute a license agreement between the City of Pearsall and the Board of Regents of the University of Texas for the use and benefit of the The University of Texas at Austin of approximately a ten foot by ten foot (10'X 10') area on a portion of city owned property

- 9.J Discuss, Consider and Act on a Resolution for the selection of administration/project delivery services/construction management service provider(s) to complete project implementation and for the Homeowner Reconstruction Assistance Program through the HOME Investment Partnerships Program Fund from the Texas Department of Housing and Community Affairs (TDHCA).
- 9.K Discuss and consider awarding a contract for bond counsel services and authorizing the city manager to negotiate and execute a contract with the selected firm
- 9.L Discuss and consider awarding a contract for financial advisor services and authorizing the city manager to enter into a contract with the selected firm
- 10. **Executive Session - In Accordance with Texas Government Code Chapter 551, Subchapter D:**

The City Council of the City of Pearsall may at any time during the meeting close the meeting and hold an executive session pursuant to the Texas Open Meetings Act codified as Chapter 551, Texas Government Code which permits closed meetings pursuant to Section 551.071 for purpose of consulting with its attorneys; Section 551.072, deliberating about real property; Section 551.073, deliberating about gifts, and donations; Section 551.074, deliberating about personnel matters; Section 551.076, deliberating about security devices; Section 551.084, regarding exclusion of witness from witness in connection with an investigation; Section 551.086, deliberating about test items to discuss and/or deliberate any of the posted matters to be considered during the open meeting. If it does go into Executive Session, the City Council may deliberate in executive session, then reconvene in open session, vote on the matter in open session, and announce it for the City Council minutes.

10.A Discussion regarding the sale, exchange, lease, real value of a property legally described as N50 of 14 Thru 16 Block 5 in Frio County, Pearsall, Texas

10.B Discussion regarding the sale, exchange, lease, real value of a property legally described as a 66.17 acre tract of land out of the Dolores Garcia Survey No. 1408 And J.J. Velasco Survey No. 1410, Frio County, Texas

10.C Discussion regarding a Chapter 380 Economic Development between the City of Pearsall and PTX Retail LLC

11. Open Session (All items below are action items)

11.A Discuss and consider the sale of city owned property legally described as N50 of 14 Thru 16 Block 5 in Frio County, Pearsall, Texas

11.B Discuss and Consider sale, exchange, lease, real value of a property legally described as a 66.17 acre tract of land out of the Dolores Garcia Survey No. 1408 And J.J. Velasco Survey No. 1410, Frio County, Texas

11.C Discuss and consider a Chapter 380 Economic Development between the City of Pearsall and PTX Retail LLC

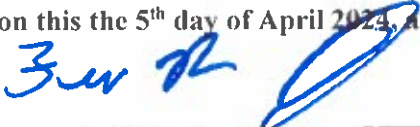
12. Review of Bills Paid

12.A March 2024 Bills Paid

13. General Announcements

14. Adjournment

Posted for Public Inspection on this the 5th day of April 2024, at 8:30 p.m.

By: 

Federico Reyes, Jr., City Manager

I certify that the above notice of meeting was posted on the bulletin board of the Pearsall City Hall, 214 S. Ash Street, Pearsall, Texas, on the 5th day of April 2024, at 8:30 p.m..

By: 

Krystal Garcia, City Clerk

This meeting location is wheelchair-accessible. Parking for mobility-impaired persons is available. Any request for sign interpretive services must be made forty-eight hours in advance of the meeting. To make arrangements, call the City Clerk at (830) 334-4160.