

CITY COUNCIL AGENDA

A Regular Meeting of the City Council of the City of Pearsall, Texas will be held on Tuesday, August 12, 2025 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.

Join from PC, Mac, iPad, or Android:
<https://us02web.zoom.us/j/82995572854>

Phone one-tap:
+13462487799,,82995572854# US (Houston)
+12532158782,,82995572854# US (Tacoma)

Join via audio:
+1 346 248 7799 US (Houston)
+1 253 215 8782 US (Tacoma)
Webinar ID: 829 9557 2854
International numbers available: <https://us02web.zoom.us/u/kt1b4Ypk2>

COUNCIL MEMBERS

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

**JAMES LEAL,
SONIA HERNANDEZr
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 & Staff Reports**
 - 5.A Pearsall Police Department - Daniel Flores, Chief of Police
Monthly Reports
 - 5.B Public Works Department Report - Hector Gandara, Public Works Director
 - 5.C Finance Report- Christine Green, Finance Director

5.D Community Development Reports- Yolanda Moran, Assistant City Manager/Community Development Director

5.E The Chamber of Pearsall Report - Juanita Rendon, Executive Director

6. Presentations

6.A Presentation of the 2025 4H Claybuster's post event report

6.B Utility rate presentation by Capex Consulting Group

6.C Presentation on USDA Single Family Housing Repair Loans and Grants in Texas – Betty Soto, Area Director

6.D Update from EMC Strategy Group regarding projects, grant opportunities and other related matters

6.E Discussion regarding the regulation of non-profit bingo operations to include zoning, permitting, licensing, townhall discussion(s) and other related matters – Yolanda Moran, Community Development Director/ACM

7. Public Hearing

7.A Open Public Hearing

7.B On a request to approve a Short Form Final Plat for property located at 529 N. Villarreal Street, Legal Description: Lots 9 & 10, Block 8, Davis Addition, City of Pearsall, according to the Plat of the City of Pearsall, recorded in Envelope 14 of the Map Records of Frio County, Texas.

7.C Close Public Hearing

7.D Open Public Hearing

On a request for a Land Use Variance from Rafaela J. Moreno and Antonio Moreno, 804 S. Oak, for approval of a 4.5-foot side setback variance from the required 15-foot side setback and a 2-foot rear setback variance from the required 30-foot rear setback, as required by the City's zoning ordinance. The property's legal description encompasses all of Lot 1 and the North fifty-five feet of Lot 2, Block 23, of the City of Pearsall, Frio County, Texas, as per a map of said City recorded in Envelope 14 of the Map and Plat Records of Frio County, Texas.

7.E Close Public Hearing

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

8.A Approval of the July 8, 2025, and July 29, 2025, City Council Meeting Minutes -Krystal Garcia, City Clerk

9. New Business (Items below are action items)

9.A Discuss, consider and act on Renewing Memorandum of Understanding (MOU) with Camino Real Community Services for the purpose of allowing Camino Real Community Services staff the use of the Library Community Room to hold group activities for agency consumers – Yolanda Moran, Community Development Director/ACM

- 9.B Discuss, consider, and act on Resolution No.2025-08-01 adopting the Frio County 2025 Hazard Mitigation Action Plan –Stevie-Ann O'Donnell, H2O Partners
- 9.C Discuss and consider Ordinance No. 2025 -08-02 authorizing the acceptance of credit cards for payment of fees, fines, court costs and other charges; providing for a processing fee for credit card payment of fees, fines, court costs and other charges; providing for a service charge if payment by credit card is not honored – Christine Green, Finance Director
- 9.D Discuss and consider Resolution No. 2025-08-02, a resolution declaring certain city property surplus and authorizing the City Manager to utilize GovDeals Auctioneer to sell and/or dispose of said property – Yolanda Moran, Community Development Director/ACM
- 9.E Discuss and consider Ordinance No. 2025-08-01, providing for the installation of traffic signage and pavement markings as part of the Lindsey Lane Improvement Project, establishing regulations for traffic control, providing for enforcement and penalties and providing an effective date - Fred Reyes, City Manager
- 9.F Discuss and consider allowing Advance Water Well Technologies to continue with the fishing project of the East Comal Water Well Plant - Jimmy Oranday, Assistant Public Works Director
- 9.G Discuss, consider, and act on a request for a Land Use Variance from Rafaela J. Moreno and Antonio Moreno, 804 S. Oak, for approval of a 4.5-foot side setback variance from the required 15-foot side setback and a 2-foot rear setback variance from the required 30-foot rear setback, as required by the City's zoning ordinance. The property's legal description encompasses all of Lot 1 and the North fifty-five feet of Lot 2, Block 23, of the City of Pearsall, Frio County, Texas, as per a map of said City recorded in Envelope 14 of the Map and Plat Records of Frio County, Texas. – Yolanda Moran, Community Development Director/ACM
- 9.H Discuss, consider, and act on possible action to approve a Short Form Final Plat for property located at 529 N. Villarreal Street, Legal Description: Lots 9 & 10, Block 8, Davis Addition, City of Pearsall, according to the Plat of the City of Pearsall, recorded in Envelope 14 of the Map Records of Frio County, Texas. – Yolanda Moran, Community Development Director/ACM
- 9.I Discuss and consider dates for future townhall meetings for public safety, economic development, and housing – City Council

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 Discuss the position and duties of the Municipal Court Judge

10.B Discuss commercial business prospect that seeks to locate, stay, or expand in Pearsall. Property located at Lot 1, Blk 1 Pawlik Acres

10.C Discuss commercial business prospect that seeks to locate, stay, or expand in Pearsall.

11. Open Session (Items below are action items)

11.A Discussion and consideration regarding the position and duties of the Municipal Court Judge
- Previously Tabled Item

11.B Discuss and consider commercial business prospect that seeks to locate, stay, or expand in Pearsall. Property located at Lot 1, Blk 1 Pawlik Acres

11.C Discuss and consider commercial business prospect that seeks to locate, stay, or expand in Pearsall

12. Review of Bills Paid

12.A July 2025 Bills

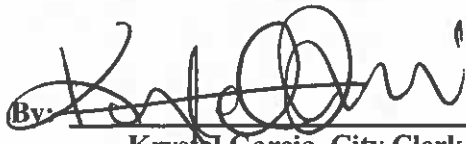
13. General Announcements

14. Adjournment

Posted for Public Inspection on this the 8th day of August 2025, at 5:00 p.m.

By: 
Fred Reyes, 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 8th day of August 2025, at 5:00 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, contact the City Clerk at (830) 334-4160.