

CITY COUNCIL AGENDA

A Regular Meeting of the City Council of the City of Pearsall, Texas will be held on Monday, November 10, 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/84240060840>

Phone one-tap:
+13462487799,,84240060840# US (Houston)
+12532050468,,84240060840# US

Join via audio:
+1 346 248 7799 US (Houston)
+1 253 205 0468 US
+1 253 215 8782 US (Tacoma)
Webinar ID: 842 4006 0840
International numbers available: <https://us02web.zoom.us/u/kdr2oSNHBx>

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 & 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 Municipal Court Reports - Monica Soto, Municipal Court Clerk

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

6. Presentations

6.A Presentation of donation check to the Maverick Scholarship Fund from the proceeds received from Hispanic Heritage Festival - Fred Reyes, City Manager

6.B Presentation regarding Christmas festivities and events - Bianca Ramirez, Public Information Officer

6.C Post report for the Hispanic Heritage Festival - Albert Martinez

6.D Presentation regarding Proposed Parks and Facility Reservation Fees and Policy -Yolanda Moran, Asst. City Manager

6.E Discussion regarding the reestablishment of the City of Pearsall Industrial Development Corporation - Fred Reyes, City Manager

6.F Discussion regarding the implementation of the City of Pearsall Spay and Neuter Program

7. Public Hearing

7.A Open Public Hearing

7.B In the matter of Cristian Cruz, owner of the property located at 820 E. Alabama, has filed a request for a Land Use Variance/Special Exception to allow for a 10-foot rear side variance from the required zoning ordinance of 15 feet side set-back, and a 15-foot 7-inch rear setback variance from the required 30-foot rear setback requirement to construct a portable metal building consisting of a 30' x 35' enclosed car garage, and a 20' x 30' open carport for a total structure measuring 30' wide by 55' long. The property's legal description is Lots 8,9, and 10 Block 2, Blackaller Addition of the City of Pearsall, Frio County, Texas, according to a map of said City recorded in Envelope 14 (temporarily in Envelope No. 178, Side A) of the Map and Plat Records of Frio County, Texas.

7.C Close Public Hearing

7.D Open Public Hearing

7.E The Applicant, Harshal Patel, has filed a request for a Land Use Variance/Special Exception. The Applicant seeks a variance from the Zoning requirements for development of a Recreational Vehicle Park to be located at 256 S. I-35, Pearsall, Texas, which requires that twenty percent of the parking spaces shall be not less than 18 feet by 50 and at least a ten-foot clearance of space between adjacent rows of parking spaces. The property is legally described as Lot 13 Block 2, Frio Hospital Business Park Subdivision in the City of Pearsall, Frio County, Texas, according to the map or plat recorded in Envelope No. 131, Side A of the Map and Plat Records of Frio County, Texas. The property is currently zoned M-1 Light Industrial District.

7.F Close Public Hearing

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

8.A Approval of the October 14, 2025, City Council Meeting Minutes -Krystal Garcia, City Clerk

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

- 9.A Discuss and consider Resolution No. 2025-11-01, authorizing participation with the cities served by AEP TEXAS; authorizing hiring of legal counsel; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to legal counsel - Fred Reyes, City Manager
- 9.B Discuss and Consider Ordinance No. 2025- 11-01, a request from Cristian Cruz for a Land Use Variance/Special Exception to allow the construction of a 30' by 55' enclosed garage and carport located at 820 E. Alabama, Pearsall, Texas. The property is legally described as Lots 8,9, and 10 Block 2, Blackaller Addition of the City of Pearsall, Frio County, Texas, according to a map of said City recorded in Envelope 14 (temporarily in Envelope No. 178, Side A) of the Map and Plat Records of Frio County, Texas. - Yolanda Moran, Community Development Director
- 9.C Discuss and Consider Ordinance No. 2025 -11-02 a request for a Land Use Variance/Special Exception. The Applicant seeks a variance from the Zoning requirements for development of a Recreational Vehicle Park to be located at 256 S. I-35, Pearsall, Texas. The property is legally described as Lot 13 Block 2, Frio Hospital Business Park Subdivision in the City of Pearsall, Frio County, Texas, according to the map or plat recorded in Envelope No. 131, Side A of the Map and Plat Records of Frio County, Texas. - Yolanda Moran, Community Development Director
- 9.D Discuss and consider Resolution No. 2025-11-02 for appointment/reappointment of the Pearsall Library Board to serve in an advisory capacity for a two-year (2) term - Yolanda Moran, Assistant City Manager
- 9.E Discuss and consider Resolution No. 2025-11-03, appointing Animal Control Officer Crystal Coronado as (LRCA) Local Rabies Control Authority for the City of Pearsall - D. Flores, Chief of Police
- 9.F Discuss and consider awarding a contract with AOKA Consulting Firm for Building Plan Review and authorizing the city manager to negotiate and execute a contract with the selected firm - Yolanda Moran, Assistant City Manager
- 9.G Discuss and consider the acceptance of a grant through the DJ - Edward Byrne Memorial Justice Assistance Grant Program in the amount of \$74,661.77 for the purchase of a police vehicle - Daniel Flores, Police Chief
- 9.H Discuss and Consider the acceptance of a grant from the BC- Body-Worn-Camera (BWC) Program for body worn cameras in the amount of \$92,385 - Daniel Flores, Police Chief
- 9.I Discuss and consider a Memorandum of Understanding (MOU) with AACOG for the purpose of establishing permissions and guidelines for the programming and day-to-day operational radios and talk groups - Fred Reyes, City Manager
- 9.J Discuss and consider authorizing the City Manager to enter into a Cooperative Sharing agreement between AACOG and the City of Pearsall for the purpose of enhancing land mobile radio operability and interoperability through the buildout and operational use of the Alamo Area Radio Interoperability Network (AARIN) throughout and adjacent to AACOG - Fred Reyes, City Manager

- 9.K Discuss and consider approval of change order #1 and #2 for the BI-35 water/wastewater project - Fred Reyes, City Manager
- 9.L Discuss and Consider Ordinance No. 2025-11-03, an ordinance establishing a Utility Connection Ordinance and Utility Connection Exception and Assistance Policy (Exhibit "A"), and authorize staff to proceed with final revisions for formal adoption - Yolanda Moran, Asst. City Manager
- 9.M Discuss and Consider the approval of a federal leasing consulting agreement with Next Ridgeline Company - Fred Reyes, City Manager
- 9.N Discussion and consider the transfer of City- owned property to the Pearsall Public Facility Corporation for the construction of affordable housing - Fred Reyes, City Manager

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 purchase, exchange, lease or value of a 2.76-acre tract of real property legally described as 530 1411 Ortiz Pablo

10.B Discussion regarding the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of the Municipal Court Judge and Associate Municipal Court Judge/s

11. Open Session (Items below are action items)

11.A Discuss and consider the purchase, exchange, lease or value of a 2.76-acre tract of real property legally described as 530 1411 Ortiz Pablo

11.B Discuss and consider the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of the Municipal Court Judge and associate Municipal Court Judge - **Previously Tabled Item**

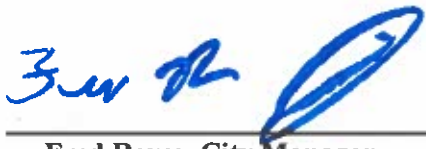
12. Review of Bills Paid

12.A October 2025 Bills Paid

13. General Announcements

14. Adjournment

Posted for Public Inspection on this the 4th day of November 2025, at 7:00 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 4th day of November 2025, at 7:00 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.