

CITY COUNCIL AGENDA

A Regular Meeting of the City Council of the City of Pearsall, Texas will be held on Tuesday, January 13, 2026, 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/83062031680>

Phone one-tap:
+13462487799,,83062031680# US (Houston)
+12532050468,,83062031680# US

Join via audio:
+1 346 248 7799 US (Houston)
+1 253 205 0468 US
+1 253 215 8782 US (Tacoma)
+1 669 444 9171 US
Webinar ID: 830 6203 1680
International numbers available: <https://us02web.zoom.us/j/83062031680>

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
 - 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 Swearing in of the Municipal Court Judge

6.B Presentation of TxDOT Transportation Alternatives (TA) Program Grant details

7. Public Hearing

7.A Open Public Hearing

7.B On a request for a Land Use Variance/Special Conditions. Felipe P. Ariza, owners of the property El Centenario located at 126 N. Peach, Pearsall, Texas, have submitted an application to the Planning and Zoning Commission for a Land Use Variance/Special Conditions requesting the following variances from the City of Pearsall Ch. 48 Zoning Ordinance: The property's legal description is Lots 23 and 24, Block "S" of the City of Pearsall, Frio County, Texas as per map or plat recorded in Envelope 14A of the map and plat records of Frio County, Texas.

The applicant, Felipe P. Ariza, owner/operator of El Centenario, is requesting a variance from the off-street commercial parking requirements of the City's Zoning Ordinance for the property located at 126 N. Peach, Pearsall, Texas.

7.C Close Public Hearing

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

8.A Approval of the December 9, 2025, City Council Meeting Minutes -Krystal Garcia, City Clerk

9. New Business (Items below are action items)

9.A Discuss and consider Resolution No. 2026-01-01, supporting the Alamo Letter Society and Frio County in the establishment of a bronze plaque monument featuring Lieutenant Colonel William Barrett Travis's "Victory or Death" letter at the Frio County Courthouse - Ben T. Briscoe, Mayor

9.B Discuss and consider approval of change order #3 for the BI-35 water/wastewater project - Fred Reyes, City Manager

9.C Discuss and consider the approval of a task order from CDM Smith for Water Reclamation Project - Fred Reyes, City Manager

9.D Discuss and consider Task Order No. 006 related to replatting fees for a 15.70-acre tract legally described as Lot 5 Blk 2 Frio Hospital Business Park and other related matters - Fred Reyes, City Manager

9.E Discuss and consider appointment of board member to the Comprehensive Zoning Focus Group - Yolanda Moran, Asst. City Manager/ Comm. Dev. Director

- 9.F Discuss and consider approval of the Pearsall Public Library National Voter Registration Act (NVRA) Implementation Plan. - Yolanda Moran, Asst. City Manager/ Comm. Dev. Director
- 9.G Discussion and consider the ratification of an agreement for emergency repairs at the East Comal Water Well and authorizing payment for repair- Hector Gandara, Public Works Director
- 9.H Discuss and consider Resolution No. 2026 01-02, a request from Felipe P. Ariza, owner of the property located at 126 N. Peach, Pearsall, Texas. The property’s legal description is Lots 23 and 24, Block “S” of the City of Pearsall, Frio County, Texas, as per map or plat recorded in Envelope 14A of the map and plat records of Frio County, Texas. - Yolanda Moran, Community Development Director
- 9.I Discuss and consider Ordinance No. 2026-01-01 ordering a General Election for May 2, 2026, for the purpose of electing a Mayor and three (3) City Council Members Places: Place No. 5, Place No. 6, and Place No. 7 pursuant to the Home Rule Charter; ordering the appointment of an early voting ballot board, and setting rates of pay for election officials – Krystal Garcia, City Clerk

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 transfer of a 54.43-acre tract legally described 331 1408 GARCIA DOLORES and a 15.74-acre tract legally described as 648 1410 VELASCO JUAN JOSE to the Pearsall Public Facility Corporation for affordable housing purposes

10.B Discussion regarding the transferring a portion of a 15.70-acre tract of City -owned property legally described as LOT 5 BLK 2 FRIO HOSPITAL BUSINES PARK to the Pearsall Industrial Development Corporation

11. Open Session (Items below are action items)

11.A Discuss and consider the transfer of a 54.43-acre tract legally described 331 1408 GARCIA DOLORES and a 15.74-acre tract legally described as 648 1410 VELASCO JUAN JOSE to the Pearsall Public Facility Corporation for affordable housing purposes - Fred Reyes, City Manager

11.B Discuss and consider transferring a portion of a 15.70-acre tract of City-owned property legally described as LOT 5 BLK 2 FRIO HOSPITAL BUSINES PARK to the Pearsall Industrial Development Corporation - Fred Reyes, City Manager


12. Review of Bills Paid

12.A December 2025 Bills Paid

13. **General Announcements**

14. **Adjournment**

Posted for Public Inspection on this the 7th day of January 2026, at 5:30 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 7th day of January 2026, at 5:30 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, contact the City Clerk at (830) 334-4160.