



MEETING DATE: February 24, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning

AGENDA ITEM: Consideration of approval to authorize the co-interim city managers to sign an Annexation Service Agreement for the proposed annexation of 5.539 acres out of a 9.04-acre tract out of Lot 14, Block 4, Mission Grove Estates Subdivision, located along the East side of Moorefield Road, approximately 1,850 feet North of US Expressway 83. Applicant: LLAAG, LLC Lyonel A. Adame Garza, President - Cervantes

NATURE OF REQUEST:

Project Timeline:

- January 15, 2026 – Letter and signed Annexation Service Agreement submitted by the property owner.
- February 24, 2026 – Consideration of approval of the Annexation Service Agreement by the City Council.

Summary:

- Mr. Lyonel A. Adame Garza is requesting the annexation of a 5.539-acre tract, located along the East side of Moorefield Road, approximately 1,850 feet North of US Expressway 83.
- The developer is proposing to build a 27-lot subdivision for single-family homes named Capricorn Estates Subdivision Phase 2.
- The Capricorn Estates Phase 1 Subdivision was annexed on July 2, 2019.
- The water for the subdivision will be provided by the AGUA Special Utility District (AGUA SUD) and the sewer services will be provided by the City of Mission.
- The subdivision developer is interested in developing this subdivision in the Mission city limits and is requesting annexation.
- The City has an agreement with AGUA SUD to collect the sewer revenues through their water billing.
- The annexation would generate additional property taxes for the community.

STAFF RECOMMENDATION:

Staff recommends approval.

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *JPT*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____