



MEETING DATE: July 14, 2025

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

AGENDA ITEM: Consideration and Possible Action to reject the right-of-way dedication by Eldibrando Ramos described as a 1.776 acre tract of land out of Lot 31-2, West Addition to Sharyland Subdivision - Cervantes

NATURE OF REQUEST:

The subject property is located ¼ mile south of Mile 3 Road along the west side of Los Ebanos Road. On April 27, 2017, Mr. Eldibrando Ramos dedicated public right of way described as a 1.776 acre tract of land out of Lot 31-2, West Addition to Sharyland Subdivision to the City of Mission as recorded in document number 2814611. In early June of 2024, Mr. Ramos received a statement from the Tax Office indicating he owed taxes on the referenced property. He contacted the Planning Department to get help transferring the property to the city as per the recorded document.

Staff researched the reference property and found out that the City never officially accepted the dedication of right of way. Consequently, on Jun 27, 2024 staff provided a letter to Mr. Ramos indicating that the city had no ownership interest in the property. The dedication of a tract of land by an owner does not obligate the City, unless the governing body takes action to accept it. The City has taken no action to accept the dedication and, therefore, has not acquired any ownership interest or obligation with respect to this tract of land.

The Hidalgo County Appraisal District and the Tax office has the tract of land belonging to Mr. & Mrs. Ramos. Mr. Ramos will gift deed the land to Mr. & Mrs. Estrada who own the acreage immediately south of this tract. Since there is an official document recorded in the Hidalgo County Clerk's office dedicating the reference tract to the City, the title company needs the City Council meeting minutes in which the dedication was officially rejected.

STAFF RECOMMENDATION:

Officially reject the dedication of land.

Departmental Approval: Denial

Advisory Board Recommendation: N/A

City Manager's Recommendation: Denial *MRP*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____