



MEETING DATE: October 27, 2026
PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning
AGENDA ITEM: Consideration of approval in matters related to authorize the Mayor to sign an Annexation Service Agreement for the proposed annexation of a 3.3126 acre tract of land, being lots 2 & 3, Margot Estates Subdivision, located along the West side of Moorefield Road approximately 1,100 North of Mile 3 road. Applicant: Celso Gonzalez Construction Inc, Celso Gonzalez, President - Cervantes

NATURE OF REQUEST:

Project Timeline:

- October 15, 2026 – Letter and signed Annexation Service Agreement submitted by the property owner.
- October 27, 2026 – Consideration of approval of the Annexation Service Agreement by the City Council.

Summary:

- Mr. Celso Gonzalez dba Celso Construction, Inc. is requesting the annexation of a 3.3126-acre tract of land, located along the West side of Moorefield Road approximately 1,100 feet North of Mile 3 Road.
- The developer is proposing to build a 24-lot subdivision for townhouses named Moorefield Manor Subdivision.
- The water for the subdivision will be provided by the Sharyland Water Supply Corporation and the sanitary sewer services will be provided by the City of Mission.
- The subdivision developer is interested in developing this subdivision within the Mission city limits and is requesting annexation.
- We have an agreement with the Sharyland Water Supply Corporation to collect the sewer revenues with their water billing. There will need to be a separate agreement approved by both entities for the city to maintain the subdivision fire hydrants.
- In the annexation service agreement, the city agrees to pay for the upsizing of a storm sewer line from 24 inches to 30 inches and agrees not to require a detention pond.
- Staff is seeking directions from the City Council for the requested waiver of \$16,200.00 in required park fees
- The annexation would generate additional property taxes for the community

STAFF RECOMMENDATION:

Staff recommends approval.

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING _____

celso gonzalez
construction, inc.
Since 1957

October 13, 2026

City of Mission – Planning Department
1201 E 8th Street
Mission, Texas 78572
Attn: Xavier Cervantes – Director of Planning

Subject: Proposed Moorefield Heights Subdivision
Request Voluntary Annexation

Mr. Cervantes,

Thank you for allowing us the time to meet with you and your development review team on Thursday, March 26, 2026. Outlined below are the subjects discussed along with the request for each item to be considered for our proposed subdivision.

1. We are requesting a voluntary annexation into the City of Mission for our properties described as Lot 2 and 3, Margot Estates, Vol. 26 PG. 62-B. (H.C.M.R.), which are to be subdivided into 24 residential lots to be known as Moorefield Heights Subdivision.
2. We are requesting the subdivision to be zoned R-1T to allow minimum sized lots as presented in our preliminary plat.
3. The development review team requested that our off-site drainage line be increased from a 24-inch HPP drain line to a 30-inch HPP drain line. We oppose this request since the installation of a 30-inch drain line will not benefit our development but will only benefit the city and future developments. Should the City of Mission opt to upsize the drain line then the cost for the upgrade of said drain line is based on invoices paid. The difference between the 24-inch line and the 30-inch line cost shall be paid by the city.
4. Since we are voluntarily annexing, we are also requesting that the City of Mission waive the Park Fees for this subdivision.
5. Hidalgo County Drainage District No. 1 has allowed us to escrow funds to allow detention within the existing outfall drainage ditch, therefore we are requesting to utilize this opportunity in lieu of excavating an on-site detention pond. With the Drainage District allowing us to do this it accomplishes two things; 1. We eliminate the need for a Homeowners Association to maintain the detention pond and 2. The city will benefit by collecting property taxes on an additional lot. Attached is the letter from HCDD#1.

Please feel free to contact me at 956.453.3486 to discuss any questions that you may have.

Sincerely,
Celso Gonzalez, Jr. – President
Celso Gonzalez Construction, Inc.

Cc: Mariano Garcia, P.E. – M Garcia Engineering, LLC.

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