



MEETING DATE: March 24, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of approval of an ordinance for the proposed voluntary annexation and the initial zoning of Agricultural Open Interim (“AO-I”) District of a 5.539-acre tract of land 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 – Approval of the Annexation Service Agreement by the City Council.
- March 24, 2026 – A public hearing and adoption of the annexation ordinance 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 property is contiguous to the city limits.
- The developer is proposing to build a 27-lot subdivision for single-family homes named Capricorn Estates Subdivision Phase 2.
- The water for the subdivision will be provided by the AGUA Special Utility District (SUD) and the 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.
- The City has an agreement with AGUA SUD to collect the sewer revenues with their water billing.
- Upon annexation, the property will be zoned Agricultural Open Interim (“AO-I”) District.
- 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 *JP7*

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING
