

**MINUTES OF PROCEEDINGS  
LA FERIA CITY COMMISSION MEETING ROOM  
Tuesday, August 26, 2025**

Be it known that the City of La Feria City Commission met in Regular Session on Tuesday, August 26, 2025 at 6:30 P.M. in the City Commission Meeting Room, La Feria, Texas 78559. The purpose of said meeting was to consider and take action on those items of City Business as was duly posted by agenda in accordance with State Open Meetings Law. The following City Commission members were present at said meeting.

**3. DETERMINE QUORUM PRESENT AND CALL MEETING TO ORDER – MAYOR**

Mayor Maldonado declared a quorum present and called the meeting to order.  
attend.

Attendee Name	Title	Status
Olga H. Maldonado	Mayor	Present
Maricela Zuniga	Commissioner	Absent
Michael Martinez	Commissioner	Absent
Julian Guevara, Jr.	Mayor Pro-Tem/Commissioner	Present
Esmeralda Lozano	Commissioner	Present
Donato Garcia	Commissioner	Present

Staff present:

Mr. Frank Rios, Jr., City Manager

Mr. Luis Castillo, Finance Director

Ms. Allison Bastian-Rodriguez, City Attorney

**4. PUBLIC COMMENTS**

The Mayor and Commission recognized police officer Lonnie Utley in honor of his retirement from the La Feria Police Department.

Drew Whittington of Government Capital addressed the commission regarding the issuance of certificates of obligation.

**5. CONSENT AGENDA:**

- a. APPROVAL OF MINUTES FOR THE CITY COMMISSION MEETING HELD JULY 22, 2025.
- b. APPROVAL OF MINUTES FOR THE CITY COMMISSION MEETING HELD JULY 29, 2025.
- c. APPROVAL OF MINUTES FOR THE CITY COMMISSION MEETING HELD AUGUST 12, 2025.

Commissioner Lozano made a motion to approve items 5a and 5c and postpone 5b. The motion was seconded by Mayor Pro-Tem Guevara and passed unanimously.

**6. PRESENTATION AND POSSIBLE ACTION TO ADOPT POLICE DEPARTMENT STANDARD OPERATING PROCEDURES AND POLICY MANUAL.**

Commissioner Garcia made a motion to adopt the police department standard operating procedures and policy manual. The motion was seconded by Mayor Pro-Tem Guevara and it passed unanimously.

**7. CONSIDERATION AND POSSIBLE ACTION ON PRELIMINARY AND FINAL PLAT FOR GREAT OAKS RANCH PRIVATE SUBDIVISION, LOCATED ON THE WEST OF WHITE RANCH ROAD AND EAST OF BEDDOES ROAD, 18.23 ACRES OUT OF BLOCK 15, BEAKLEY SUBDIVISION.**

Mayor Pro-Tem Guevara made a motion to approve the preliminary and final plat for Great Oaks Ranch Private Subdivision, located on the west of White Ranch Road and East of Beddoes Road, 18.23 acres out of block 15, Beakley Subdivision. The motion was seconded by Commissioner Garcia and passed unanimously.

**8. CONSIDERATION AND ACTION TO APPROVE A DEVELOPMENT AGREEMENT WITH RABB RANCH/UR HOME TEXAS.**

Mayor Pro-Tem Guevara made a motion to approve a development agreement with Rabb Ranch/UR Home Texas. The motion was seconded by Commissioner Garcia and passed with Commissioner Garcia and Mayor Pro-Tem Guevara voting in favor and Commissioner Lozano voting against.

**9. CONSIDERATION AND ACTION ON A RESOLUTION ACCEPTING A PETITION FOR VOLUNTARY ANNEXATION, APPROVING A WRITTEN AGREEMENT FOR SERVICES, AND CONFIRMING A PUBLIC HEARING DATE.**

Mayor Pro-Tem Guevara made a motion to approve a Resolution accepting a petition for voluntary annexation, approving a written agreement for services and confirming a public hearing date. The motion was seconded by Commissioner Garcia and passed with Commissioner Garcia and Mayor Pro-Tem Guevara voting in favor and Commissioner Lozano voting against.

Mayor Maldonado called the meeting into closed session at 7:16 p.m.

**10. CLOSED SESSION:**

- **CLOSED SESSION PURSUANT TO SECS. 551.087 (ECONOMIC DEVELOPMENT NEGOTIATIONS) AND 551.071 (LEGAL ADVICE) REGARDING THE BORDERTOWN PROJECT.**

There was no action taken during closed session.

**RECONVENE IN OPEN SESSION**

Mayor Maldonado reconvened the meeting in open session at 7:54 p.m.

**11. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A CHAPTER 380 ECONOMIC DEVELOPMENT POLICY FOR THE CITY.**

Mayor Pro-Tem Guevara made a motion to approve a Chapter 380 Economic development Policy for the City. The motion was seconded by Commissioner Garcia and passed unanimously.

**12. DISCUSSION AND POSSIBLE ACTION ON BORDERTOWN PROJECT.**

There was no action taken on this item.

**13. ADJOURN.**

There being no further business to discuss, the meeting was adjourned.

**APPROVED:**

/S/ Olga Maldonado

**Olga H. Maldonado, Mayor**

**ATTEST:**

/S/ Amanda Morales

**Amanda Morales, City Secretary**