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## **AGENDA**

Pursuant to V.T.C.A. Gov. Code Section 551.001 et. seq., the City Council of the City of Mission, Texas will hold a regular meeting on **Tuesday, February 24, 2026 at 4:30 p.m.** at the Mission Council Chambers, 1201 E. 8th Street, Mission, Texas to consider the following matters.

At any time during the course of the posted meeting, the Mission City Council may retire into Executive Session under Texas Government Code 551.071 to confer with legal counsel on any subject matter on this agenda in which the duty of the attorney to the City Council under Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during this meeting, the City Council may retire to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more exceptions to the Texas Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code.

### **REGULAR MEETING**

#### **CALL TO ORDER AND ESTABLISH QUORUM**

#### **INVOCATION AND PLEDGE ALLEGIANCE**

#### **DISCLOSURE OF CONFLICT OF INTEREST**

#### **PRESENTATIONS**

1. Presentation of Check from Walmart to the Friends of the Speer Memorial Library - Espinoza
2. Proclamation - Greater Mission Chamber of Commerce 80th Anniversary - Carrillo
3. Proclamation - Engineer's Week - Carrillo
4. Report from the Greater Mission Chamber of Commerce – Brenda Enriquez
5. Departmental Reports – Terrazas / A. Garcia
6. Citizen's Participation on Specific Agenda Items – Garza

#### **ANNOUNCEMENTS - CITY COUNCIL / CITY MANAGER**

#### **PUBLIC HEARING**

7. Conduct a public hearing and consideration of a rezoning request for Tract 1 from Office Building District ("C-1") to Neighborhood Commercial District ("C-2"), being the West 131.17 feet of the East 181.17 feet of the South 129.83 feet of Lot 160, Addition "A" to Sharyland Orchards Subdivision and for Tract 2 from Large Lot Single Family Residential District to Neighborhood Commercial District ("C-2"), being a 0.34-acre tract of land out of Lot 160, Sharyland Orchards Subdivision, both tracts located at the Southwest corner of Shary Road and Sunset Lane. Applicant, Martha Villarreal, Adoption of Ordinance #\_\_\_\_\_ - Cervantes
8. Conduct a public hearing and consideration of a rezoning request from Large Lot Single-Family Residential District ("R-1A") to Neighborhood Commercial District ("C-2"), being the South 196.0 feet of Lot 99, Sharyland Orchards Subdivision, located at 1403 N. Shary Road. Applicant, Jose Pena, Adoption of Ordinance #\_\_\_\_\_ - Cervantes

9. Conduct a public hearing and consideration of a rezoning request from Duplex-Fourplex Residential District (“R-2”) to Public District (“P”), being Lot 1, Mission Library Subdivision, located at 801 E. 12th Street. Applicant, City of Mission, Adoption of Ordinance #\_\_\_\_\_ - Cervantes
10. Conduct a public hearing and consideration of a Conditional Use Permit to Construct two (2) electric vehicle charging stations, being Lot 1, Tamkin Subdivision, in a (I-1) Light Industrial District, located at 801 N. Bryan Road. Applicant: Mission Economic Development Corporation (M.E.D.C.), Adoption of Ordinance #\_\_\_\_\_ - Cervantes
11. Conduct a public hearing and consideration of a Conditional Use Permit to allow a portable building for a photography studio in a (C-3) General Business District, being the East 25’x125’ of the West 75’x125’ and the Southwest 50’x125’ of Lot 5, Mission Acres Subdivision, located at 1547 W. Business Highway 83, Applicant: Arlae Salinas, Adoption of Ordinance #\_\_\_\_\_ - Cervantes
12. Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – Elote Fiesta Snacks in an approved Food Truck Park, being the West ½ of Lots 7 & 8, Block 176, Mission Original Townsite Subdivision, in a (C-4) Heavy Commercial District, located at 307 W. Tom Landry Street. Applicant: Teresa González, Adoption of Ordinance #\_\_\_\_\_ - Cervantes
13. Conduct a public hearing and consideration of a Conditional Use Permit for an Event Center – Monster House, being all of Lots 7, 8, & 9, Block 184, Original Townsite of Mission Subdivision, in a (C-4) Heavy General Commercial District, located at 401 W. 11th. Street. Applicant: J. Valdez Property Holdings LLC, Adoption of Ordinance #\_\_\_\_\_ - Cervantes
14. Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – Oriental Wok Restaurant in a (C-3) General Business District, being Lot 2, Shary Town Plaza Subdivision, located at 301 N. Shary Road, Suite 280, Applicant: Shary Wok LLC, c/o Francisco Paez, Adoption of Ordinance #\_\_\_\_\_ and Wet Zone Ordinance #\_\_\_\_\_ - Cervantes
15. Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – Carnes Asadas Nuevo Leon Restaurant in a (C-3) General Business District, being Elizondo 495 Plaza Subdivision, located at 2211 E. Griffin Parkway, Suite 180, Applicant: Los Primos de Villa LLC, Adoption of Ordinance #\_\_\_\_\_ - Cervantes

## **PLANNING & ZONING RECOMMENDATIONS**

### **CONSENT AGENDA**

*All consent agenda items are considered routine by City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember requests an item be removed and considered separately. The City Council May Take Various Actions; Including But Not Limited To Rescheduling An Item In Its Entirety For A Future Date Or Time. The City Council May Elect To Go Into Executive Session On Any Item Whether Or Not Such Item Is Posted As An Executive Session Item At Any Time During The Meeting When Authorized By The Provisions Of The Open Meetings Act*

16. Approval of Minutes – Carrillo

Regular Meeting – February 10, 2026

17. Acknowledge Receipt of Minutes – Terrazas / A. Garcia  
Citizen's Advisory Committee – December 3, 2025  
Planning & Zoning Commission – November 19, 2025, January 7 and January 21, 2026
18. Authorization to Solicit Bids for the Purchase of Vaccines and Supplies for Animal Shelter - Kotsatos
19. Authorization to submit and accept grant award for the FY 25 from the Best Friends Animal Society Foundation in the amount of \$6,000 with no match requirement - Kotsatos
20. Authorization to submit a grant application to the Texas Department of Transportation for the FY 2026 Mini Grant – Click It or Ticket in the amount of \$8,000 with a 20% match accepted by TXDOT via in-kind match through fringe benefits and administrative costs - Torres
21. Authorization to submit a grant application to the Texas Department of Transportation for the FY 2026 Mini – Operation Slow Down Grant in the amount of \$8,000 with a 20% match accepted by TXDOT via in-kind match through fringe benefits and administrative costs - Torres
22. Authorization to re-enter into an agreement with Rio Grande Valley Communication District 911 at no cost to the city - Torres
23. Authorization to enter into an agreement with The Texas Police Chiefs Association Foundation (TPCAF) for participation in the fee-based Best Practices accreditation program – Torres
24. Approval of Resolution No. \_\_\_\_\_ authorizing the submission of a grant application for the FY25 Operation Stonegarden program with the Texas Office of the Governor for an estimated amount of \$300,000 with no match requirement - Elizalde
25. Authorization to solicit RFP for Municipal Aggregated Electric Supply and Electric-Related Services - Elizalde
26. Authorization for Second Extension of Medical Director Agreement between City of Mission Fire Department and Medical Director Dr. Ivan Melendez for a cost of \$5,000 per month for FY 2026 – 2027 - Silva
27. Approval of Interlocal Agreement between Sharyland Independent School District and the City of Mission for the use of Boys and Girls Club Gym at Bannworth Park for Early Voting and Election Day for the May 2, 2026 Board of Trustees Election - Carrillo
28. Approval of Ordinance # \_\_\_\_\_ granting a wet designation for 301 N. Shary Road, Suite 200, Chick-Po - Carrillo
29. 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

30. Ratification of emergency repairs in the amount of \$317,600 to the 5125 Company for emergency service repairs at the lift stations located on the Northwest and Southwest corner of Bryan Road and Expressway 83 and at Rosalinda Street in accordance with Local Government Code, General Exceptions, Paragraph 252.022 (a)(1)(2) - Terrazas

### **APPROVALS AND AUTHORIZATIONS**

31. Consideration of approval to authorize the Mayor to sign a Development Agreement between the City of Mission and Vanguard Academy for the Construction of a Public Charter School named Vanguard Academy-Monet Campus, on a tract of land containing 19.10 acres being a part or portion of Lot 28-12, West Addition to Sharyland Subdivision, located along the West side of N. Stewart Road approximately 600 feet South of E. Mile 2 Road. Applicant: Vanguard Academy, Inc. – Cervantes
32. Second Reading of Ordinance granting to AEP Texas, its successors and assigns, a non-exclusive franchise until December 31, 2045 - A. Garcia
33. Approval of Resolution # \_\_\_\_\_ of the City of Mission adopting guidelines for a Municipal Court Amnesty Program during the month of March 2026 and other matters in connection therewith; and providing an effective date - Wehrmeister

### **UNFINISHED BUSINESS**

None

### **EXECUTIVE SESSION**

1. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) and Tex. Gov't Code Section 551.074 (Personnel Matters) regarding designation of an attorney and/or law firm to provide general legal services for the City of Mission
2. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) regarding MEDC, pursuant to authority provided by Texas Local Government Code Chapter 505.
3. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) regarding Texas Citrus Fiesta Operations and Management
4. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) regarding Fire Department personnel investigation
5. Closed session pursuant to Tex. Gov't Code Section 551.087 (Deliberation regarding Economic Development negotiations) related to Project 495X, Project Box, Project Reno, Project Greens and Project Tool

### **RECONVENE**

The City Council will reconvene in open session to take any actions if necessary, on any item(s) discussed in closed session

### **ADJOURNMENT**

### **C E R T I F I C A T E**

I, the undersigned City Secretary do certify that the above notice of meeting was posted on the bulletin board of City Hall, 1201 E. 8th Street, Mission, Texas on this the 18th day of February, 2026 and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.



Anna Carrillo, City Secretary

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations for a disability must be made 48 hours prior to this meeting. Please notify the City Secretary's Office at 580-8668.

#### NOTICE OF REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF MISSION

Notice is hereby given that on the **24th day of February, 2026** the City Council of the City of Mission will hold a regular meeting at 4:30 p.m. at 1201 E. 8th Street, Mission, Texas to consider the following matters. The subjects to be discussed are listed on the agenda, which is attached to and made a part of this Notice.

If, during the course of the meeting covered by this Notice, the City Council should determine that a closed or executive meeting or session of the Council is required, then such closed or executive meeting or session as authorized by the Texas Open Meetings Act, Texas Government Code Section 551.001 et seq., will be held by the Council at the date, hour and place given in this Notice or as soon after the commencement of the meeting covered by this Notice as the Council may conveniently meet in such closed or executive meeting or session concerning any and all purposed permitted by the Act, including, but not limited to the following sections and purposes.

Texas Government Code Section:

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|-----------------|--|
| 551.071 (1) (2) | Consultation with Attorney.  |
| 551.072         | Deliberation regarding real property.                                  |
| 551.073         | Deliberation regarding prospective gifts.                              |
| 551.074         | Personnel matters.   |
| 551.076         | Deliberation regarding security devices or security audits.            |
| 551.0785        | Deliberations involving medical or psychiatric records of individuals. |
| 551.084         | Investigation; exclusion of witness from hearing.                      |
| 551.087         | Deliberation regarding economic development negotiations               |
| 551.088         | Deliberation regarding test item                                       |

Should any final action, final decision, or final vote be required in the opinion of the City Council with regard to any matter considered in such closed or executive meeting or session, then the final action, final decision, or final vote shall be either:

- (a) in the open meeting covered by the Notice upon the reconvening of the public meeting; or
- (b) at a subsequent public meeting of the City Council upon notice thereof; as the Council shall determine.

On this the **18th day of February, 2026** this Notice was emailed to news media who had previously requested such notice and an original copy was posted on the bulletin board at City Hall, 1201 E. 8th Street on said date and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.



Anna Carrillo, City Secretary