



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, December 9, 2025 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. October 2025 Employee of the Month - Munguia
2. Presentation of 20, 25, 30, 35 and 40 Year Service Award Recipients - Munguia
3. Update on Bryan Road Construction Project - Terrazas
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

PLANNING & ZONING RECOMMENDATIONS

7. Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") and Townhouse Residential District ("R-1T") to General Business District ("C-3"), being a 2.0992-acre tract of land situated in the Gabriel Manquillia Survey, Abstract No. 53, located at the Southwest corner of E. Griffin Parkway (FM 495) and Augusta Drive. Applicant, L Squared Engineering c/o Roy Dale Wood, Gary Arlen Wright and Linda Wright Baker, Adoption of Ordinance #_____ - Cervantes
8. Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to Single-family Residential District ("R-1"), being a 27.07-acre tract of land out of Lot 17-2, West Addition to Sharyland Subdivision, located along the West side of Los Ebanos Road, approximately 1,232 feet South of

U.S. Expressway 83. Applicant, M2 Engineering, PLLC, Adoption of Ordinance #_____ - Cervantes

9. Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to General Business District ("C-3"), being a 2.07-acre tract of land out of Lot 24-5, West Addition to Sharyland Subdivision, located along the South side of W. Griffin Parkway (FM 495) approximately 966 feet East of Holland Avenue. Applicant, AEC Engineering, LLC c/o J.S. Kawamoto, LLC, Adoption of Ordinance #_____ - Cervantes

10. Conduct a public hearing and consideration of a Conditional Use Permit for an Event Center – Confetti Avenue Party Place, being Lot 2, River Oaks Plaza Subdivision, in a (C-3) General Commercial District, located at 1802 E. Griffin Parkway, Applicant: Sasha Velazquez, Adoption of Ordinance #_____ – Cervantes

11. Conduct a public hearing and consideration of a Conditional Use Permit to Construct a Guest House, being Lot 23, Stewart Terrace Subdivision, in a (R-1) Single Family Residential District, located at 1608 Merlin Drive. Applicant: Yesenia Celestino, Adoption of Ordinance #_____ – Cervantes

12. Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-site Consumption of Alcoholic Beverages – Lux Lounge in a (C-3) General Commercial District, being Lot 1, Alba Plaza Subdivision, located at 608 N. Shary Road, Suites 4 & 5, Applicant: Briella's Bistro, LLC, c/o Martha Rivas, Adoption of Ordinance #_____ – Cervantes

13. Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – Malquerida Bar & Grill in a (PUD) Planned Unit Development District, being all of Lot 1, Plantation Grove Tech-Center No. 2 Subdivision, located at 4001 S. Shary Road, Suite 100, Applicant: Lada 52, LLC, Adoption of Ordinance #_____ – Cervantes

14. Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a portable building for office use, being a 0.102 of one acre tract of land out of a tract of land adjacent to Lot 176, & 186, John H. Shary Subdivision, in a (C-3) General Commercial District, located at 302 S. Taylor Road. Applicant: Best Assets, LLC c/o Ryan Stauffer, Adoption of Ordinance #_____ – Cervantes

15. Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a home occupation in a property zoned Large Lot Single Family Residential District ("R-1A") – Z Galleria Antiques, being the West 172 feet out of the South 120 feet out of the West 363 feet, Lot 152, Sharyland Orchards Subdivision Addition "A", located at 2401 Sunset Lane. Applicant, Elias Guajardo, Adoption of Ordinance #_____ - Cervantes

16. Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Drive-Thru Service Windows – Tropical Breeze in a (C-3) General Business District, being all of Lot 19, Block 1, Oakwood Estates Subdivision, located at 1610 W. Griffin Parkway. Applicant: Margie Jennifer Briseno, Adoption of Ordinance #_____ Cervantes

17. Conduct a public hearing and consideration of a Conditional Use Permit Renewal to keep an RV "Temporarily" to care for a health-stricken parent in an (AO-I) Agricultural Open Interim, being Lots 37-40, Block 9, Madero Tex Townsite Subdivision, located at

4034 Lopez Street. Applicant: Ofelia Cisneros, Adoption of Ordinance #_____ – Cervantes

18. Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Sale & On-Site Consumption of Alcoholic Beverages – Taboo Bar & Grill, being Lot 1, Alba Plaza Subdivision, in a (C-3) General Commercial District, located at 608 N. Shary Road, Suites 9 & 10 Applicant: Blesson George, Adoption of Ordinance #_____ – Cervantes

19. Conduct a public hearing and consideration of the adoption of an ordinance amending the code of ordinances Appendix A - Zoning, Article VIII – Use Districts and Conditional Uses, Section 1.42 – C-2 (Neighborhood Commercial District); Subsections (2) Permitted Uses, and (3) Conditional Uses by making business establishments which perform services on the premises such as banks, mortgage companies, insurance and real estate offices a permitted use; and by removing business establishments which perform services on the premises such as banks, loan companies, insurance and real estate offices as a conditional use. Applicant: City of Mission, Adoption of Ordinance #_____ – Cervantes

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

20. Approval of Minutes – Carrillo
Regular Meeting – November 12, 2025

21. Acknowledge Receipt of Minutes – Terrazas / A. Garcia
Mission Civil Service – September 26, 2026
Accommodations Review Board – September 24, 2025
Audit Committee - October 1, 2025

22. Request by County of Hidalgo Elections Department to use Bannworth Gym and Mission Parks and Recreation Facilities for the 2026 Joint Primary and Primary Runoff Election – Carrillo

23. Approval of Resolution No. _____ of the City Council of the City of Mission, Texas dedicating certain city-owned land as Public Right-of-way for the purpose of the Taylor Road Phase 1 Project and making a finding that such dedication serves a valid public purpose - Terrazas

24. Authorization to Solicit for Bids for the purchase of Odor Control Chemical for the Public Works Department Sanitary Sewer Collection System – Gonzalez

25. Authorization to execute the First One-Year Renewal for Liquid Emulsion Polymer for the Public Works Department Wastewater Treatment Plant, RFB 25-069-11-07 with Polydyne, Inc. - Gonzalez

26. Authorization to award bid RFB 26-036-11-05 for Sealcoat Pavement Services for the Public Works Department to Valley Striping Corp. - Gonzalez
27. Authorization to Award RFB 26-037-11-05 for Striping/Pavement Markings and Crack Seal Services on City Streets to Valley Striping Corp. - Gonzalez
28. Authorization to approve 100% fee waiver application for Sharyland ISD Top Ten Banquet – A. Lerma
29. Authorization to accept grant award from the Office of the Governor for FY26 General Victim Assistance Grant Program to the Office of the Governor in the amount of \$40,000 with a 20% in-kind match contribution - Elizalde
30. Authorization to submit a grant application to the United States Tennis Association for the Tennis Venue Services Grant in the amount of \$60,000 with no match requirement - Elizalde
31. Approval of Resolution No. _____ authorizing the Mission Police Department to submit an Agreement for the Temporary Closure of State Right-of-Way to the Texas Department of Transportation for the Texas Citrus Fiesta Parade on Saturday, January 31, 2026 - Torres
32. Authorization to re-lease two (2) 2020 Ram 1500 Classic 4WD Crew Cab Tradesman units and one (1) 2020 Ram 1500 Classic 2WD Crew Cab Tradesman unit from D&M Leasing Company (Buyboard #744-24) in the total amount of \$48,570.77- Avila
33. Authorization to submit a grant application to the Texas Department of Transportation for the FY 2027 Commercial Motor Vehicle (CMV) Grant in the amount of \$45,000 with an estimated in-kind match amount of \$11,476.66 from the City - Torres
34. Authorization to submit a grant application to the Texas Department of Transportation for the FY 2027 STEP Comprehensive Enforcement Grant in the amount of \$45,000 with an estimated in-kind match amount of \$11,476.66 from the City - Torres
35. Authorization to submit a FY 2027 grant application for \$150,000 to the Texas Department of Transportation (TXDOT) for a General Grant Proposal for an in-house registered nurse phlebotomy program, with an estimated in-kind match amount of \$37,558.00 - Torres
36. Authorization to accept grant funds from the Texas Department of Transportation for the FY 2026 Impaired Driving Mobilization Grant, in the total amount of \$50,959.39, with a 21.51% in-kind match amount – Torres
37. Authorization to accept grant award for the FY25 from the Best Friends Animal Society Foundation in the amount of \$10,000.00 with no match requirement- Kotsatos
38. Authorization to enter into a Mutual Aid Agreement Between City of Mission Fire/EMS and Lone Star Ambulance, Inc. for EMS Provider Services at no cost to the city - Silva
39. Approval of 2nd Amendment to Interlocal Agreement between City of Mission Fire/EMS and Hidalgo County Office of Emergency Management for Emergency Medical Services - Silva
40. Authorization to finance a 2500 HD 2026 Chevy Silverado and a 2026 Chevy Silverado 1500 both units fully equipped from D&M Commercial Leasing via Buy

Board Contract #744-24 for a total cost of \$167,190.50 with a financed monthly cost of \$3,418.45 for five (5) years - Silva

41. Approval and authorization, via interlocal agreement, to pay the FY 2025–2026 radio subscription to the Rio Grande Valley Communications Group, totaling \$90,816.00, and to ratify the Police Department portion of \$65,280.00 (Fire Department: \$25,536.00) - Silva
42. Authorization to Purchase Minor Equipment to be Utilized for our Brush Trucks from Siddons – Martin Emergency Group via Buy Board Contract #698-23 at an Estimated Cost of \$76,063.58 - Silva
43. Plat Approval Subject to Conditions for Holland Estates Subdivision Phase III, a tract of land containing 15.125 acres out of Lot 27-5, West Addition to Sharyland Subdivision, located along the East side of Holland Avenue, approximately 2,868 feet North of W. Griffin Parkway. Developer: Skyview Investments Properties, LLC., Engineer: Melden & Hunt, Inc. - Cervantes
44. Plat Approval Subject to Conditions for the proposed Las Palmas at Bentsen Palm Phase I (Private Subdivision), being a tract of land containing 19.072 acres out of Porcion 52, located along the West side of S. Inspiration Road approximately 4,400 feet South of Mile 1 S. Road Developer: Rhodes Enterprises, Inc., Engineer: Melden & Hunt, Inc. - Cervantes
45. Plat Approval Subject to Conditions for the proposed Mission Park Trails Subdivision, being a subdivision of a tract of land containing 19.139 acres being all of Lots 48 and 49, Hidden Hills Estate Subdivision located at the Southwest corner of Walsh Avenue and Business Highway 83. Developer: Mission Park Trails, LLC., Engineer: Melden & Hunt, Inc. - Cervantes
46. Plat Approval Subject to Conditions for the proposed Estates at Bryan Subdivision (Private Subdivision), being a tract of land containing 10.00 acres, being a part or portion out of Lot 30-10, West Addition to Sharyland Subdivision, located along the West side of N. Bryan Road, approximately 2,505 feet North of Mile 2 Road. Developer: RAM RGV, Inc., Engineer: Melden & Hunt, Inc. - Cervantes
47. Plat Approval for Tanglewood at Bentsen Palm Phase V Subdivision, being a tract of land containing 11.688 acres, out of Lot 14, Del Monte Irrigation Co. Subdivision, located 150 feet East of the intersection of Falcon Drive & Kingfisher Lane. Developer: Rhodes Enterprises, Inc., Engineer: Melden & Hunt, Inc. - Cervantes
48. Plat Approval: Sonoma Ranch Subdivision Phase II, A tract of land containing 16.14 acres of land, being a part or portion of Lot 30-9, West Addition to Sharyland located along the East side of Mayberry Road approximately 2,000 feet North of W. Mile 2 Road, Developer: Jason E. Garza., Engineer: Javier Hinojosa Engineering - Cervantes
49. Approval of Resolution # _____ distributing 64 authorized votes for the election of Appraisal District Board of Directors for 2026-2029 – Carrillo
50. Authorization to Acquire and Finance a Peterbilt 520 Heil Front-End Loader Unit from Rush Truck Centers through BuyBoard Contract #723-23, Financed under Government Capital Corporation Pursuant to Local Government Code Section 271.005 at a total cost of \$398,898.00 - Mendiola

51. Approval of Memorandum of Understanding between the City of Mission and the State of Texas for all special response teams under the State of Texas Emergency Management Assistance Teams (TEMAT) program - Mendiola
52. Approval for Procession Route for Walk with Christ on January 24, 2026 along Conway Ave from Griffin Pkwy to Alton Police Department - Bentsen

APPROVALS AND AUTHORIZATIONS

53. Plat Approval Subject to Conditions and Consideration of a Variance from the City's street offset requirement of a minimum of 125 feet for the Laguna Heights Subdivision located along the West side of Los Ebanos Road approximately 470 feet North of S. Mile One Road, being a 27.07 acres tract of land, out of Lot 17-2, West Addition to Sharyland Subdivision, Developer: Victor Meza & Emigdio Salinas, Engineer: M2 Engineering, PLLC - Cervantes
54. Board Appointments – Ambulance Board, Citizen Advisory Committee, Civil Service Commission, Keep Mission Beautiful Beautification Committee, Parks and Recreation Board, Planning and Zoning Commission, Shary Golf Course Advisory Board, Speer Memorial Library Board, Tax Increment Reinvestment Zone, Traffic Safety Committee, and Zoning Board of Adjustments - Carrillo
55. Acceptance of Quarterly Report of Investments for the Quarter ending June 30, 2025 and September 30, 2025 including interest earned. - Roman
56. Presentation of September 2025 Budget to Actual Report – Roman
57. Authorization to submit written notice to the Texas Coalition for Affordable Power, Inc. (TCAP) stating the City of Mission's intent to exit TCAP upon completion of the current energy procurement cycle ending December 31, 2027- Garcia
58. Discussion regarding Section 500.06 of the City of Mission Personnel Policy related to Vacation leave – Garcia

UNFINISHED BUSINESS

None

EXECUTIVE SESSION

1. Closed session pursuant to Tex. Gov't Code Section 551.074 (Personnel Matters) Evaluation of City Manager relating to goals and objectives
2. Closed session pursuant to Tex. Gov't Code Section 551.071 (Personnel Matters) regarding City Attorney's resignation
3. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) and Tex. Gov't Code Section 551.071 (Personnel Matters) regarding designation of an attorney and/or law firm to provide general legal services for the City of Mission.

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 3rd day of December, 2025 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 **9th day of December 2025** 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 purposes permitted by the Act, including, but not limited to the following sections and purposes.

Texas Government Code Section:

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:

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

On this the **3rd day of December, 2025** 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