



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 **Monday, January 08, 2024 at 4:30 p.m.** at the Mission Council Chambers, 1201 E. 8th Street, Mission, Texas and by Teleconference to consider the following matters.

The public dial information to participate in the telephonic meeting is as follows:

Time: **Monday, January 08, 2024 04:30 PM Central Time**

<https://us02web.zoom.us/j/9904662781?pwd=SGVIL3JZRFRVdENzWXI5VUxFT1ZUQT09>

Meeting ID: 990 466 2781 - Password: 833227

Or Dial by telephone - +1 346 248 7799 US - Meeting ID: 990 466 2781 Password: 833227

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. Proclamation - Cervical Health Awareness Month - Carrillo
2. Proclamation - Fire Fighters Cancer Awareness Month - A. Garcia
3. November 2023 Employee of the Month - Munguia
4. Presentation by American Legion Post 93 - Venecia
5. Presentation by Texas Citrus Fiesta - Tijerina
6. Report from the Greater Mission Chamber of Commerce – Enriquez
7. Departmental Reports – Perez
8. Citizen's Participation – Garza

PUBLIC HEARING

PLANNING & ZONING RECOMMENDATIONS

9. Rezoning: A tract of land containing 6.33, being a part or Porcion 52, (PUD) Planned Unit Development to (R-3) Multi-Family Residential, Amigos Del Valle, Inc., and Adoption of Ordinance # ____ - De Luna

10. Rezoning: A 0.2066 acre tract of land, more or less, out of Lot 192, John H. Shary Subdivision, of Porciones 58, 59, & 60 (aka Lot 3, Glasscock Acres U/R), (R-1) Single Family Residential to (R-2) Duplex-Fourplex Residential, Jacob Lee Espinoza, and Adoption of Ordinance # _____ - De Luna
11. Rezoning: A 2.0 gross acre tract of land, more or less, carved out of a part of Lots 4 & 5, J.E. Leslie Subdivision, (C-3) General Business to (R-1T) Townhouse Residential, Olbein J. Ramos Jr., and Adoption of Ordinance # _____ - De Luna
12. Conditional Use Permit: Build a Pool House, 2505 San Lorenzo, Lot 17, Sharyland Plantation Village San Miguel Ph. 8, PUD, Arnulfo R. Achirica, and Adoption of Ordinance # _____ - De Luna
13. Conditional Use Permit: Mobile Food Truck – Kabubi Arabian Tacos & Gyros, 2509 Colorado Street, Ste. 202, Lot 1, Block 2, Santa Lucia Development, C-3, Michel J. Abou Yakzan, and Adoption of Ordinance # _____ - De Luna
14. Conditional Use Permit: Xulcan Event Center, 2813 E. Griffin Parkway, Suite C, Lot 1, Adams Crossing, C-3, Xulcan Event Center c/o Antonio Izaguirre, and Adoption of Ordinance # _____ - De Luna
15. Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – Tommasino Pizza, Pasta & Vino, 2100 E. Griffin Parkway, Lots 1 & 2, Block 2, Springfield Ph. I Commercial, C-3, Tommasino Ristorante, LLC c/o Javier D. Covarrubias, Adoption of Ordinance # _____ and Wet Zone Ordinance # _____ - De Luna
16. Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – Las Calles De Mexico Taqueria, 308 N. Shary Road, Ste. A, Lot 1, Sundance Crossing, C-3, Las Calles De Mexico, LLC c/o Stephanie Carrillo, Adoption of Ordinance# _____ and Wet Zone Ordinance# _____ - De Luna
17. Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – Whistling Duck, 1603 E. Griffin Parkway, Lots 10 & 11, Block 3 Shary Gardens Subdivision, C-3, Whistling Duck, Inc., and Adoption of Ordinance# _____ - De Luna
18. Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages– The Grove at Sharyland Bar & Grill, 2402 Brock Street, Unit 2, Lots 21 & 22, Sharyland Center (aka Shary Business Center Condos Unit 3), C-3, Grove at Sharyland c/o Mauricio Hernandez, and Adoption of Ordinance# _____ - De Luna
19. Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages & Drive Thru Service Window – El Ronco Servi-Car, 1728 W. Griffin Parkway, Lot B, Girasol Estates Subdivision, C-3, Ismael Reyes, and Adoption of Ordinance# _____ - De Luna
20. Conditional Use Permit Renewal: Drive Thru Service Window – Panaderia Donato, 3003 N. Conway Avenue, Lot 1, Husain Subdivision, C-3, Jorge A. Melesio, and Adoption of Ordinance# _____ - De Luna
21. Preliminary Final Re-Plat Approval: KMDG Subdivision, Being a 1.364 acre tract, A replat of Lots 3-9, of Morwill Heights Subdivision, C-3, Developer: Luis L. Khit, Engineer: SOTEX Engineering, LLC - De Luna

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

22. Approval of Minutes – Carrillo
 - Special Meeting – December 18, 2023 and December 28, 2023
 - Regular Meeting – December 18, 2023
23. Acknowledge Receipt of Minutes – Perez
 - Mission Civil Service Commission – November 6, 2023
 - Youth Advocacy Advisory Board – October 10, 2023
 - Mission Tax Increment Reinvestment Zone – October 24, 2023
 - Mission Redevelopment Authority – October 24, 2023
 - Mission Economic Development Corporation – October 25, 2023
 - Mission Economic Development Authority – August 30, 2023
 - Parks & Recreation Board – October 10, 2023
 - Keep Mission Beautiful – October 17, 2023
24. 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 - Torres
25. Approval of Interlocal Agreement between City of Mission and Mission Consolidated Independent School District for Pool Use – Bentsen
26. Authorization to purchase subscription renewals, maintenance and repair hours, equipment, supplies, and related products and service from Insight utilizing DIR-TSO-4167, DIR-CPO-5030, DIR-CPO-4877, DIR-TSO-3763, DIR-TSO-4160, DIR-TSO-4343, OMNIA Contract - # 23-6692-03 - Ramirez
27. Authorization to purchase subscription renewals, maintenance and repair hours, equipment, supplies, and related products and service from Telepro utilizing TIPS Contract # 230105 and 230202 - Ramirez
28. Authorization to Solicit for bids for Electrical Repair & Maintenance Services (Emergency Services) for Water Treatment Plants, Wastewater Treatment Plant & Water Distribution - Bocanegra
29. Approval of First Amendment to the Funding Agreement with the Greater Mission Chamber of Commerce, Inc. – Vela
30. Authorization to purchase a 2024 Polaris Xpedition via TIPS contract 210907- Torres

31. Approval of Ordinance # _____ amending Chapter 50 Libraries, Article II, Section 50-32 Composition; Appointment of the City of Mission Code Ordinances - Carrillo
32. Approval of Ordinance # _____ amending Chapter 70 Parks and Recreation, Article II, Parks and Recreation Board, Section 70-42, Composition of the City of Mission Code Ordinances - Carrillo

APPROVALS AND AUTHORIZATIONS

33. Preliminary Plat Approval: Retama Phase VI Subdivision, Being 9.173 acres out of Lot 14 Del Monte Irrigation Co. Subdivision, PUD (R-1), Developer: Rhodes Development, Inc., Engineer: Melden & Hunt, Inc. - De Luna
34. Preliminary Plat Approval: Holland Terrace Subdivision, Being a Subdivision of a 4.50 acre tract of land out of Lot 25-5, West Addition to Sharyland Subdivision, R-1T, Developer: JJAB Family Limited Partnership, Engineer: Spoor Engineering Consultants, Inc. - De Luna
35. Preliminary Plat Approval: La Villita Estates No. 3, A 9.37 acre tract of land out of Lot 45-3, West Addition to Sharyland, Rural E.T.J, Developer: COMAREX, LLC, Engineer: Pablo Soto, Jr. P.E. - De Luna
36. Final Plat Approval: Brushline Meadows Subdivision, A 17.62 acre tract of land being all of Lot 91, and the south 7.62 acres out of Lot 92, The Nick Doffing Co. Subdivision No. 1, Rural ETJ, Developer: 1960 Investment Company, LLC, Engineer: Nain Engineering, LLC - De Luna
37. Consider a Variance request to allow an installation of septic tank on Lot 49, Misiones de San Jorge as requested by Cesar Cabello from CABE Investments, LP - De Luna
38. Approval of October 2023 Financial Statements – Vela
39. Approval of the November 2023 Tax Collection Report - Vela
40. Board Appointments – Ambulance Board, Building Board of Adjustments, Citizen Advisory Committee, Civil Service Commission, Mission Economic Development Authority, Mission Economic Development Corporation, Mission Education Development Council, Mission Historic Preservation Commission, Parks and Recreation Board, Planning and Zoning Commission, Shary Golf Course Advisory Board, Special Events & Entertainment Committee, Speer Memorial Library Board, Tax Increment Reinvestment Zone, Traffic Safety Committee, Youth Advocacy Advisory Board, and Zoning Board of Adjustments - Carrillo

UNFINISHED BUSINESS

41. TABLED 12/18/2023 - Discussion regarding City Projects and Funding Sources, and possible action, if any, related to the same, including but not limited to approval of any budget amendments - Perez

ROUTINE MATTERS

City Manager Comments

Mayor's Comments

City Council Comments

EXECUTIVE SESSION

1. Closed session pursuant to Tex. Gov't Code Sections 551.071 (Consultation with Attorney) and 551.072 (Deliberation Regarding Real Property), potential settlement and acquisition of Parcel 37, Taylor Road Phase 2. (City Attorney, V. Flores)
2. Closed session pursuant to Tex. Gov't Code Section 551.074 (Personnel Matters), update on Personnel Matters. (City Manager R. Perez)
3. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) related to Black Diamond Developers, LP and CCC Operations, LLC v. City of Mission, Cause No. C-5276-23-D. (City Attorney, V. Flores)

POSSIBLE ACTION ON ANY ITEM(S) AS DISCUSSED IN EXECUTIVE SESSION

1. Consideration and action, if any, related to the settlement and/or acquisition of Parcel 37, Taylor Road Phase 2.
2. Consideration and action, if any, related to Black Diamond Developers, LP and CCC Operations, LLC v. City of Mission, Cause No. C-5276-23-D.

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 05th day of January, 2024 at 4:00 p.m.



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 **08th day of January, 2024** 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 and by Teleconference 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:

- (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 **05th day of January, 2024** 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 at 4:00 p.m. on said date.



Anna Carrillo, City Secretary