



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, July 28, 2025 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, July 28, 2025 04:30 PM Central Time**

<https://us02web.zoom.us/j/9904662781?pwd=SGVIL3JZRFRdENzWXI5VUxFT1ZUQT09>

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. June 2025 Employee of the Month - Munguia
2. Proclamation - University of Texas Rio Grande Valley 10th Anniversary - Carrillo
3. Report from the Greater Mission Chamber of Commerce – Brenda Enriquez
4. Departmental Reports – Perez
5. Citizen's Participation on Specific Agenda Items – Garza

ANNOUNCEMENTS - CITY COUNCIL / CITY MANAGER

PUBLIC HEARING

PLANNING & ZONING RECOMMENDATIONS

6. Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to Light Industrial District ("I-1"), being a 17.13 acre tract of land out of 18.39 acres out of Lot 5-9, West Addition to Sharyland Subdivision, located along the South side of E. Military Highway approximately 1,390 feet West of S. Bryan Road. Applicant: Victor Trevino, Adoption of Ordinance # _____ - Cervantes

7. Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District (“AO-I”) to Light Industrial District (“I-1”), being a 9.853 acre tract of land out of 35.72 acres out of Lot 5-10, West Addition to Sharyland Subdivision, located along the North side of Old Military Highway approximately 700 feet West of S. Bryan Road. Applicant: Victor Trevino, Adoption of Ordinance #_____ - Cervantes
8. Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District (“AO-I”) to Light Industrial District (“I-1”), being a 18.56 acre tract of land situated in Porcion 56, and being out of the residue of Lot 6-8, West Addition to Sharyland Subdivision, located along the North side of E. Military Highway approximately 2,630 feet West of S. Bryan Road. Applicant: Victor Trevino, Adoption of Ordinance #_____ - Cervantes
9. Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District (“AO-I”) and Office Building District (“C-1”) to Single-Family Residential District (“R-1”), being a 5.455 acre tract of land out of a 7.03 acre tract out of Lot 29-4, West Addition to Sharyland Subdivision, located along the North side of Mile 2 Road approximately 700 feet West of Trosper Road. Applicant: Victor Trevino, Adoption of Ordinance #_____ - Cervantes
10. Conduct a public hearing and consideration of a rezoning request from Single-family Residential District (“R-1”) to Duplex-fourplex District (“R-2”), being a 0.2066 acre tract of land, out of Lot 192, John H. Shary Subdivision, located at 405 N. Glasscock Road. Applicant: New Era Land & Properties LLC, Adoption of Ordinance #_____ - Cervantes
11. Conduct a public hearing and consideration of a rezoning request from Single-Family Residential District (“R-1”) to Townhouse Residential District (“R-1T”), for Tract 2 being a 0.615 of an acre and Tract 3 being a 0.611 of an acre, both tract forming a part of the Meadow Creek Country Club Phase 1-B Subdivision, located along the East side of Crystal Drive between Diane and Mauve Drives. Applicant: Gerardo Benavides, P.E., Adoption of Ordinance #_____ - Cervantes
12. Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District (“AO-I”) to Townhouse Residential District (“R-1T”), being a 7.29 acre tract of land (Deed call – 6.96 acres) out of the Southeast corner of Lot 30-8, West Addition to Sharyland Subdivision, located along the West side of Mayberry Road approximately 1,300 feet North of Mile 2 Road. Applicant: Aaron Balli, Adoption of Ordinance #_____ - Cervantes
13. Conduct a public hearing and consideration of a Conditional Use Permit for a Home Occupation – Daycare in a (R-1) Single Family Residential District, being Lot 6, Block 5, East Side Addition Subdivision, located at 900 Reynosa Street, Applicant: Maria Del Carmen Salinas, Adoption of Ordinance #_____ - Cervantes
14. Conduct a public hearing and consideration of a Conditional Use Permit for a Life and Health Insurance Agency – Puga Insurance Agency, LLC, in a Neighborhood Commercial (C-2) District, being Lot 1, Bannworth Business Center Subdivision, located at 1821 N. Shary Road, Suite 1. Applicant: Noe Puga, Adoption of Ordinance #_____ – Cervantes

15. Conduct a public hearing and consideration of a Conditional Use Permit to allow the Manufacturing & Packaging of Ice Cream and Pork Rinds in a property zoned Heavy Commercial District (“C-4”), being Lots 3-6, Block 175, Mission Original Townsite Subdivision, located at 204 W. Tom Landry Street. Applicant: Ice Cream Man Place, Inc., Adoption of Ordinance #_____ - Cervantes
16. Conduct a public hearing and consideration of a Conditional Use Permit for the on-site consumption of alcoholic beverages at an Event Center – Florence Events, in a General Business (C-3) District, being Lot 5, Northtown Unit No. 1 Subdivision, located at 2722 N. Conway Avenue. Applicant: Erica Veronica Perez, Adoption of Ordinance #_____ – Cervantes
17. Conduct a public hearing and consideration of a Conditional Use Permit for a Drive-Thru Service Window for a Restaurant – La Cocina de la Abuela Tere in a (C-3) General Business District, being the South 105’ out of the West 180’ out of the East 440’ out of Lot 25-5, West Addition to Sharyland Subdivision, and being Lot 1, Block B, Cinco De Mayo Ranch Subdivision, located at 1500 W. Griffin Parkway, Suite E, Applicant: Cocina de la Abuela Tere, Adoption of Ordinance #_____ - Cervantes
18. Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Home Occupation – Lucio Income Tax & Health Insurance Agency in a (R-1) Single Family Residential District, being Lot 12, Block 78, Mission Original Townsite Subdivision, located at 112 E. 5th Street, Applicant: Jose Manuel Lucio III, Adoption of Ordinance #_____ - Cervantes
19. Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Home Occupation – Our Mission Primary Home Care LLC in a (R-1) Single Family Residential District, being Lot 1 & the West 52’ of Lot 2, Block 4, Parkview No. 1 Subdivision, located at 802 Pamela Drive, Applicant: Arnolito Morgan, Adoption of Ordinance #_____ - Cervantes
20. Conduct a public hearing and consideration of a Conditional Use Permit Renewal to designate an area as a Mobile Food Park in a (C-4) Heavy Commercial District, being the West ½ of Lots 7 & 8, Block 176, Original Townsite of Mission Subdivision, located at 307 W. Tom Landry, Applicant: Roberto Gonzalez, Adoption of Ordinance #_____ - Cervantes
21. Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Sale & On-Site Consumption of Alcoholic Beverages – Medelina’s Restaurant in a (C-4) Heavy Commercial District, being 1.08 acres of land, out of a portion of Lot 204, John H. Shary Subdivision, located at 2224 E. Business Highway 83, Applicant: Medelinas Restaurant LLC, c/o Sandalio R. Garcia, 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

22. Approval of Minutes – Carrillo
Regular Meeting – July 14, 2025
23. Acknowledge Receipt of Minutes – Perez
Shary Golf Course Advisory Board – June 4, 2025
Planning & Zoning – May 7, May 21, June 4, 2025
Zoning Board of Adjustments – January 22, March 13, 2025
24. Authorization to solicit bids to construct a restroom facility at Shary Municipal Golf Course on Holes 19 to 27 - Fernuik
25. Authorization to Solicit Bids for Housing Assistance Program Rehabilitation Projects – HAP Phase 24-I - Elizalde
26. Authorization to solicit proposal for depository bank services in accordance with Texas Local Government Code Chapter 105- Roman
27. Authorization to purchase video surveillance cameras for the Mission Police Department Jail, utilizing TIPS contract #230105, in the total amount of \$40,024.76 - Torres
28. Authorization to accept grant award for the FY25 Local Community Grant Program from the Wal-Mart Foundation in the amount of \$1,750.00 with no match requirement and with respective budget amendment- Elizalde
29. Authorization of purchases from Dell (DIR-CPO-5792), and Insight (Omnia Partners 23-6692-03, DIR-CPO-5030) each exceeding \$25,000 threshold in accordance with procurement policies - Ramirez
30. Approval of License Agreement with AEP Texas, Inc. for a Temporary Staging Area at the Mission Event Center should an emergency arise - Terrazas
31. Approval of Interlocal Agreement between City of Mission and Sharyland Independent School District for Pool Use - Bentsen
32. Approval of Amended Interlocal Cooperation Agreement between the County of Hidalgo, Texas, and the City of Mission, Texas, Concerning the Development of the Recreational Trails Connectivity Project with respective budget amendment - Bentsen
33. Authorization to extend the lease for two (2) 2020 Ram 1500, one (1) 2020 Ford Transit 350 LR Pass XL RWD and one (1) 2020 Ford F-150 units from D&M Leasing Company- Avila
34. Authorization to purchase Submersible ABS Pump from Zone Industries for Public Works in the amount of \$77,403.14 via Buy Board Contract #770-25 (Water Distribution) - Terrazas
35. Approval of Change Order No. 1 for the Manhole Rehabilitation Project Throughout the City of Mission, RFB 25-445-05-07, to include an additional manhole rehabilitation in the amount of \$19,776.00 – Terrazas

36. Plat Approval Subject to Conditions: The Grove on Moorefield Subdivision, being a 11.34 – acre tract of land, more or less, all of Lot 12, New Caledonia Subdivision Unit 1, Developer: CSL Construction and Development, Engineer: M2 Engineering, PLLC, - Cervantes
37. Plat Approval: Sonoma Ranch Subdivision Phase I, A tract of land containing 22.84 acres of land, being a part or portion of Lot 30-9, West Addition to Sharyland, R-1, Developer: Jason E. Garza., Engineer: Javier Hinojosa Engineering - Cervantes

APPROVALS AND AUTHORIZATIONS

38. Approval of Resolution No. _____ authorizing the approval for FY25-26 CDBG Final Annual Action Plan and appointing City Manager as the Authorized Representative to execute subrecipient agreements - Elizalde
39. Approval of Ordinance No. _____ amending the regular meeting schedule of the City Council changing the regular meeting days from the second and fourth Monday of each month to the second and fourth Tuesday of each month - Carrillo
40. Reschedule the Tuesday, November 11, 2025 City Council regular meeting to Wednesday, November 12, 2025 due to City Hall being closed for Veteran's Day holiday and cancel November 25, 2025 regular meeting - Carrillo
41. Acceptance of Annually Updated Departmental Policies – A. Garcia
42. Authorization to Award Bid for Bryan Road Reconstruction and Drainage Improvements to Venser Contractors, LLC in the amount of \$6,205,710.00 - Terrazas
43. Authorization to award bid for Taylor Road Improvements Phase II RFB 25-367-0529 to Gonzalez Engineering & Management, LLC in the amount of \$18,503,428.71 - Terrazas
44. Authorize staff to engage in negotiations with B2Z Engineering for professional services for Inspection, Material Testing and Construction Management for Taylor Road Phase II Improvements and authorize City Manager to execute contract incident thereto - Terrazas
45. Authorization to approve Change Order #11 with Texas Cordia Construction, LLC for Taylor Rd. Phase 1 to receive material into stock in the amount of \$35,071.84 - Terrazas
46. Authorization to re-enter into a Memorandum of Understanding between Tropical Texas Behavioral Health and the City of Mission Police Department – Torres
47. Presentation of proposed Budget for the Fiscal Year 2025-2026 - Perez
48. Set the Public Hearing for the FY 2025-26 Annual Budget on August 11, 2025 - Perez

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 (Consultation with Attorney), Section 551.072 (Real Property) related to Cimarron

3. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney), related to Outfall to Las Esperanzas Lake
4. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney), relating to arbitration in the matter of Lt. Ruben Gaytan v City of Mission
5. Closed session pursuant to Tex. Gov't Code Section 551.074 (Personnel Matters)
Evaluation of City Attorney

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 25th day of July, 2025 at 2:30 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 **28th day of July, 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 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 purposed 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 **25th day of July, 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 at 2:30 p.m. on said date.



Anna Carrillo, City Secretary