



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, August 25, 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, August 25, 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. Proclamation - Childhood Cancer Awareness Month - Tijerina
2. July 2025 Employee of the Month - Munguia
3. Report from the Greater Mission Chamber of Commerce – Brenda Enriquez
4. Presentation of Final Draft of Proposed 2025-2026 Fiscal Year Budget - Perez
5. Departmental Reports – Perez
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 Single-family Residential District ("R-1") to Townhouse Residential District ("R-1T"), being 14.269 acres out of Lot 27-5, West Addition to Sharyland Subdivision, located along the East side of Holland Avenue approximately 320 feet North of Monte Cruz Street. Applicant:

Mario Reyna c/o Triton Group Ventures, LLC, Adoption of Ordinance #_____ - Cervantes

8. Conduct a public hearing and consideration of a rezoning request from Single-family Residential District (“R-1”) to General Business District (“C-3”), being Lot 19, Block 3, Oakwood Estates Subdivision, located at the Northeast corner of W. Griffin Parkway and River Oak Avenue. Applicant: Eduardo Sanchez, Adoption of Ordinance #_____ - Cervantes
9. Conduct a public hearing and consideration of a Conditional Use Permit for a Home Occupation – Nursery in a property zoned (AO-I) Agricultural Open Interim District, being Lot 2, Lozano Estates Subdivision, located at 1711 W. Mile 3 Road, Applicant: Antonio Arellano, Adoption of Ordinance #_____ - Cervantes
10. Conduct a public hearing and consideration of a Conditional Use Permit for a Home Occupation for the Sale of Firearms – Custom Suppressor Solutions, LLC, in a (R-1A) Large Lot Single Family Residential District, being Lot 26, Rockingham Subdivision, located at 1706 Sandstone Drive, Applicant: Christopher Anderson, Adoption of Ordinance #_____ - Cervantes
11. Conduct a public hearing and consideration of a Conditional Use Permit for an Outdoor Padel Court and other recreational activities as shown in the site plan – IMGN Park in a (C-3) General Retail District, being the Northwest 9.96 acres out of Lot 203, John H. Shary Subdivision, located at 719 Ragland Street. Applicant: Jorge E. Careaga, Adoption of Ordinance #_____ - Cervantes
12. Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – Danny’s Place, 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: Daniel Leal, Adoption of Ordinance #_____ – Cervantes
13. Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – Martha’s Burgers & More, 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: Martha Avitia, Adoption of Ordinance #_____ - Cervantes
14. Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Mobile Food Unit – Fiesta Hot Dogs, being Lot 1, Madrigal Subdivision, in a (C-2) Neighborhood Commercial District, located at 208 N. Inspiration Road. Applicant: Federico Garcia, Adoption of Ordinance #_____ - Cervantes
15. Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Drive-Thru Service Window – Dak’s Snacks in a (C-2) Neighborhood Commercial District, being Lot 1, Sylvia Plaza Subdivision, located at 810 N. Schuerbach Road, Suite D, Applicant: Cristina Salazar, Adoption of Ordinance #_____ - Cervantes
16. Conduct a public hearing and consideration of a Conditional Use Permit Renewal for an Event Center – The Cordelle Events, being Lot 20, Shary Business Center Subdivision, in a (C-3) General Commercial District, located at 2402 Brock Street, Suite C, Applicant: Julio Alaniz, Adoption of Ordinance #_____ - Cervantes

17. Conduct a public hearing and consideration and possible action to approve a resolution for a license to encroach onto a City of Mission Right-of-Way, being a part of Lot 1, Pena Escondida Estates, located at 2211 Betty Drive, for the purpose of building parking spaces for the Waterford Gardens Retirement Community employees. Applicant: Lucille G. Cavazos, Administrator, Approval of Resolution # _____ - 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

18. Approval of Minutes – Carrillo
Regular Meeting – August 11, 2025
19. Acknowledge Receipt of Minutes – Perez
Shary Golf Course Advisory Board – July 2, 2025
Parks & Recreation Board – July 8, 2025
20. Authorization to purchase John Deere Tractor & Rotary Cutter (Shredder) from Tellus Equipment Solutions via Buy Board # 706-23 in the amount of \$43,179.96 - Terrazas
21. Authorization to lease forty five (45) additional 2026 electric golf carts for a term of 60 months (5 years) from Club Car via OMNIA Partners Public Sector Contract Number EV2671-01.in the total monthly amount of \$5,978.25 - Fernuik
22. Authorization to purchase sixty (60) Standard Duty Front Load Containers and ten (10) Standard Duty Slant Front Load Containers from Wastequip via Sourcewell Co-Operative Contract #010825-WQI in the amount of \$66,060 - Mendiola
23. Approval of Resolution #_____, Resolution approving the resolution of Mission Economic Development Corporation authorizing the issuance of bonds on behalf of Permian Basin Water Resources LLC; and matters related thereto – T. Garcia
24. Authorization to enter a participation agreement with the Texas Department of Public Safety and FBI, to access the Law Enforcement Enterprise Portal (LEEP) at no cost to the city – Torres
25. Authorization to enter a memorandum of understanding with CACHSC of Hidalgo and Starr Counties at no cost to the city – Torres
26. Plat Approval Subject to Conditions for the proposed Imperio Vista Subdivision, being a 5.92 acre tract of land out of Lot 97, Mission Acres Subdivision, Developer: Obed Matus, Engineer: Rio Delta Engineering - Cervantes
27. Consideration of the adoption of an ordinance amending the code of ordinances Chapter 98 - Subdivisions, Article VI – Fees and Charges, Section 98-272- Inspection fees by Establishing a Process and Per Hour Fee for Subdivision Infrastructure Inspections and for Geotechnical Lab Testing. Applicant: City of Mission, Adoption of Ordinance #_____ - Cervantes

28. Plat Approval: Sharyland Plantation Village Granada Phase II Subdivision, 10.04 acres of land, more or less, and partially located within Lot 92 & Lot 102, John H. Shary Subdivision, Developer: Charco Land Sales, LLC, Engineer: Mesquite Engineering - Cervantes

APPROVALS AND AUTHORIZATIONS

29. Consideration and possible action to approve a variance to not require off-street parking for a development in a property legally described as a 0.27-acre tract out of the North ½ of Lot 5, Block K, Wright Addition Subdivision, located at 1009 Highland Park Avenue. Applicant – Izaguirre Engineering Group, LLC - Cervantes
30. Plat Approval for El Milagro Subdivision Phase I, being 176.574 acres being a part or all of Lots 9-7, 9-8, 9-10, 10-8, 10-9, 10-10, 11-7, 11-8, 11-9, West Addition to Sharyland, Developer: Charco Land Sales, LLC, Engineer: Melden & Hunt, Inc. - Cervantes
31. Consideration of approval to authorize the city manager to sign an Annexation Service Agreement for the proposed annexation of Lot A, Golden Angel Subdivision, located at the Northeast corner of Doffing and Mile 3 Roads. Applicant: Felix Chavez, Jr. - Cervantes
32. Discussion and action on proposed 2025 Tax Rate, Take Record Vote and Schedule Public Hearing – Roman
33. Discussion and possible action to create an Ad Hoc Committee for Lions Park Phase II Renovation Project and appointment of committee members - Perez

UNFINISHED BUSINESS

34. Tabled 08/11/2025: Consideration of the adoption of an ordinance amending the code of ordinances Chapter 110-Traffic and Vehicles, Article 3, Loading and Unloading, adding Subsection 110-437 thru 441, Queuing & Internal Circulation Routes, Establishing Regulations for the Queuing of Vehicles in New Developments. Applicant: City of Mission, Adoption of Ordinance #_____ - Cervantes

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) and 551.074 (Personnel Matters) and Fire Department concerning Meet & Confer Agreement between City of Mission, TX and Mission Firefighters Association International Association of Fire Fighters, Local 3609.

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 22nd day of August, 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 **25th day of August, 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:

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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 **22nd day of August, 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