



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, April 28, 2025 at 3:30 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, April 28, 2025 03:30 PM Central Time**

<https://us02web.zoom.us/j/9904662781?pwd=SGVIL3JZRFVRdENzWXI5VUxFT1ZUQT09>

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. March Employee of the Month - Munguia
2. Proclamation - National Small Business Week - Teclo Garcia
3. Proclamation - Economic Development Week - Teclo Garcia
4. Proclamation - National Police Week - Torres
5. Report from the Greater Mission Chamber of Commerce – Brenda Enriquez
6. Departmental Reports – Perez
7. Citizen's Participation – Garza

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

8. Approval of Minutes – Carrillo
Regular Meeting – April 14, 2025
Special Meeting – April 21, 2025
9. Acknowledge Receipt of Minutes – Perez
Shary Golf Course Advisory Board – March 5, 2025
Parks & Recreation Board – March 18, 2025
Citizen's Advisory Committee – February 25, 2025
10. Authorization to extend Third & Final Six-Month Renewal for Ready Mix Concrete for Public Works Department - Terrazas
11. Authorization to Solicit for Bids for the purchase of Limestone Hot Mix for the Public Works Department – Terrazas
12. Approval of Resolution #_____, Resolution approving the resolution of Mission Economic Development Corporation authorizing the issuance of bonds on behalf of Waste Management Inc., and matters related thereto. - Garcia
13. Ratification of Emergency Professional Services from Tyler Technologies as a sole source vendor at a cost of \$34,510 with respective budget amendment - Ramirez

PUBLIC HEARING

PLANNING & ZONING RECOMMENDATIONS

14. To consider an ordinance amendment to the City of Mission Code of Ordinances Appendix A, Zoning, Article VIII.- Use Districts and Conditional Uses, Section 1.37, R-1A Large Lot Single-Family Residential District, Subsection 5, Area Requirements; Section 1.371, R-1 Single-Family Residential District, Subsection 5, Area Requirements; Section 1.372, R-1T Townhouse Residential District, Subsection 5, Area Requirements; Section 1.39, R-3 Multi-Family Residential District, Subsection 5, Area Requirements; Section 1.40, R-4 Mobile Home District, Subsection 2, Permitted Uses, Subsection 3, Conditional Uses, Subsection 4, Prohibited Uses, Subsection 5, Area Requirements, and Subsection 6, Required Conditions, Adoption of Ordinance#_____ – Cervantes
15. Public hearing and take action to consider a rezoning request from Agricultural Open Interim ("AO-I") to General Business District ("C-3") being a 1.33 acre tract of land, being out of and forming a part or portion of Lot 25-5, West Addition to Sharyland Subdivision, located along the North side of West Griffin Parkway (FM 495) approximately 1,062 feet East of Holland Avenue. Applicant: SecureCare Movelt McAllen, LLC c/o AVAD Capital LLC, Adoption of Ordinance# _____ - Cervantes
16. Public hearing and take action to consider a rezoning request from Agricultural Open Interim ("AO-I") to Large Lot Single-family Residential District ("R-1A") for a tract of land containing 10.06 acres of land, being a part or portion of Lot 26-11, West Addition

- to Sharyland Subdivision, located along the East side of North Bryan Road approximately 1,280 feet North of East Griffin Parkway. Applicant: J.S. Kawamoto, LLC, and Adoption of Ordinance# _____ - Cervantes
17. Public hearing and take action to consider a rezoning request from Agricultural Open Interim (“AO-I”) to Large Lot Single-family Residential District (“R-1A”) for a tract of land containing 9.99 acres of land, being a part or portion of Lot 26-10, West Addition to Sharyland Subdivision, located along the West side of North Bryan Road approximately 1,280 feet North of East Griffin Parkway. Applicant: J.S. Kawamoto, LLC, and Adoption of Ordinance# _____ - Cervantes
 18. Conditional Use Permit to place a Mobile Food Unit - Pepe Noches, being Lot C, Girasol Estates Subdivision in a (C-3) General Business District, located at 1726 W. Griffin Parkway, C-3, Joaquin Diaz, Adoption of Ordinance # _____ – Cervantes
 19. Public hearing and take action to consider a Conditional Use Permit for a Drive-Thru Service Window – Chipotle restaurant, being Lot 6, North Sharyland Commons Subdivision in a (C-3) General Business District, located at 100 N. Shary Road. Applicant: Kimco Chipotle, Adoption of Ordinance # _____ - Cervantes
 20. Public hearing and take action to consider a Conditional Use Permit for an Event Center – Charmed Event Venue, being Lot 19, Sparks & Townsend Plaza in a (C-3) General Business District, located at 2704 E. Griffin Parkway, Ste. A1 Applicant: Natalie Franco, Adoption of Ordinance # - _____ - Cervantes
 21. Conditional Use Permit Renewal for Drive-Thru Service Windows and the Sale & On-Site Consumption of Alcoholic Beverages at La Palma Azul Snack Shop in a (C-3) General Business District located at 3501 N. Conway Avenue, Ste. 1, being Lot 2, IHOP on Conway Subdivision, C-3, Elio C. Garza, Adoption of Ordinance # _____ – Cervantes
 22. To consider an ordinance amendment to the City of Mission Code of Ordinances Chapter 98 – Subdivisions, Article III – Minimum Requirement for Standards and Specifications, Section 98-144. Park Dedication of Fees in Lieu of Requirements, Subsection (D) Money in Lieu of Land, Amending the Park Fees Required per Dwelling Unit during the Subdivision Process, and Adoption of Ordinance No. _____ - Cervantes
 23. To consider an ordinance amendment to the City of Mission Code of Ordinances Appendix A, Zoning, Section 1.2. Definitions. by defining Mobile Food Park; Article X. Conditional Use Permits, Section 1.56 Conditions of Conditional Use, Subsection (11) Mobile Food Unit, by establishing a radius for Mobile Food Units and Mobile Food Parks, Adoption of Ordinance # _____ – Cervantes

APPROVALS AND AUTHORIZATIONS

24. Plat Approval Subject to Conditions: The Orchards at the James Subdivision, a tract of land containing 10.06 acres of land, situated in Hidalgo County, Texas, being part or portion of Lot 26-11, West Addition to Sharyland Subdivision, AO-I (Proposed R-1A), Developer: Earth Works Development, Inc., Engineer: Javier Hinojosa Engineering, - Cervantes
25. Plat Approval Subject to Conditions: ShiZue Gardens at the James Subdivision, a tract of land containing 9.99 acres of land, situated in Hidalgo County, Texas, being part or

portion of Lot 26-10, West Addition to Sharyland Subdivision, AO-I (Proposed R-1A), Developer: Earth Works Development, Inc., Engineer: Javier Hinojosa Engineering, - Cervantes

26. Plat Approval: Bryan Landing Subdivision (Private), a 27.187-acre tract of land, out of the northern portion of a 27.969 – acre tract out of Lot 29-10, West Addition to Sharyland, R-1, Developer: Omar Garcia., Engineer: Izaguirre Engineering Group, LLC., - Cervantes
27. Authorize Mayor to execute Affidavit for Economically Disadvantaged Counties (EDC) Program Application to widen Military Parkway from Inspiration Road to FM 1016 from a two lane to a four-lane divided with TxDOT funding will be paid with bond proceeds - Terrazas
28. Authorization to Purchase Lawn Maintenance and Other Related Equipment from MAE Power Equipment Via Buy Board Contract # 706-23, in the Amount of \$45,173.52 - Bentsen
29. Consideration and approval of Resolution # _____ declaring expectation to reimburse expenditures with proceeds of future debt - Perez

UNFINISHED BUSINESS

30. Tabled 04/14/2025: Approval of Resolution No. _____ for a license to encroach into a City of Mission owned 24 feet by 40 feet strip of land for the property located at 1020 Los Ebanos Road bearing a legal description of a 0.02 acre tract of land, more or less, being a portion of a 40-foot by 640-foot strip of land adjacent to Mission Jaycees Park out of Lot 21-3, West Addition to Sharyland Subdivision. Applicant: Dr. Marisol Rocha, Vanguard Superintendent of Schools - Cervantes

ROUTINE MATTERS

City Manager Comments

City Council Comments

Mayor's Comments

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) regarding C-4509-23-H, Ramiro Cantu Jr., v. City of Mission, Texas, et al.

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 April, 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 April, 2025** the City Council of the City of Mission will hold a regular meeting at 3:30 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 **25th day of April, 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