



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, February 24, 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, February 24, 2025 03:30 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 - Rotary International 120th Anniversary - Carrillo
2. Report from the Greater Mission Chamber of Commerce – Brenda Enriquez
3. Departmental Reports – Perez
4. 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

5. Approval of Minutes – Carrillo

Regular Meeting – February 10, 2025

6. Acknowledge Receipt of Minutes – Perez
Speer Memorial Library Board – December 10, 2024
Youth Advocacy Advisory Board – January 14, 2025
Boys & Girls Club Board of Directors – January 14, 2025
Shary Golf Advisory Board – January 8, 2025
7. Approval of Interlocal Agreement for On Site Sewage Facility Inspections with Hidalgo County - Kotsatos
8. Board Appointments – Texas Citrus Fiesta Board of Directors - Carrillo
9. Request by County of Hidalgo Elections Department to use Bannworth Gym and Mission Parks and Recreation Facilities for the 2025 Elections – Carrillo
10. Approval of Resolution # _____ supporting the proposed Mission Housing Authority Conway Village, Ltd. application to the Texas Department of Housing and Community Affairs - Carrillo

PUBLIC HEARING

11. Public Hearing in accordance with TEX. LOC. GOV'T CODE § 372.009 to consider the advisability of the improvements and the establishment of the Cimarron Public Improvement District (the "District") as set forth in a petition received by the City from property owners within the proposed District requesting the City to establish the District over certain property described in the Resubdivision Plats of Cimarron Country Club Phase I, Sections I, II, III, and IV, in the City of Mission, Hidalgo County, Texas, and authorize the improvements referenced therein – Perez

Consideration of and possible action of Resolution # _____ by the City Council of the City of Mission, Texas, making findings related to the advisability of authorizing improvements within and establishing the Cimarron Public Improvement District over certain property within the Resubdivision Plats of Cimarron Country Club Phase I, Sections I, II, III, and IV, recorded at Vol. 23, Pages 198-200 and Vol 24, Pg. 1 of the Map and Plat Records of Hidalgo County, Texas, and, if advisable, authorizing the improvements and establishing the District in accordance with such findings pursuant to Section 372.010 of the Texas Local Government Code - Perez

PLANNING & ZONING RECOMMENDATIONS

12. Rezoning: A 5.98 acre tract of land lying in Lot 97, Mission Acres Subdivision, from (AO-I) Agricultural Open Interim to (R-1T) Townhouse Residential, Obed Matus, and Adoption of Ordinance#_____ - Cervantes
13. Rezoning: A 3.91 acre tract of land out of Porcion 58, and being out of Lot 124, of the Amended map of John H. Shary Subdivision, from PUD(AO-I) Agricultural Open Interim to PUD(R-1) Single Family Residential, Carlos Andrade, and Adoption of Ordinance#_____ - Cervantes
14. Rezoning: The East 139' of the North 459' to the South 660' and the West 14' of the East 139' of the South 201' of Lot 25-9, West Addition to Sharyland, from (AO-I) Agricultural Open Interim to (C-3) General Business, Claudia A. Delgado Lopez, and Adoption of Ordinance#_____ - Cervantes

15. Rezoning: The East 6 acres of Lot 2, in MRS. E.V. Flores Subdivision, 2501 Leonor Street, from (AO-P) Agricultural Open Permanent to (R-3) Multi-Family Residential, RST Las Fuentes, LP, and Adoption of Ordinance#____ - Cervantes
16. Conditional Use Permit: Home Occupation – Rae’s Esthetics, 508 N. Los Ebanos, A 0.29 acre tract of land out of Lot 19-3, West Addition to Sharyland Subdivision of Porciones 53-57, R-1, Laura Martinez, Adoption of Ordinance #____ - Cervantes
17. Conditional Use Permit: To Place a Mobile Food Truck, 1931 N. Conway Avenue, Being a re-subdivision of all of Lot 2, Re-Subdivision of Lot 1, Mission Center Subdivision, C-3, Patricia Rey, Adoption of Ordinance #____ - Cervantes
18. Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – RGV Padel Club II, 2513 Victoria Avenue, Lot 2, Hampton Inn & Suites, C-3, RGV Padel Club II, LLC (c/o Hector Ronquillo), Adoption of Ordinance #____ and Wet Zone Ordinance # ____ - Cervantes
19. Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – Marco’s Burgers & More, 2507 & 2509 E. Griffin Parkway, Lots 3 & 4, Block 2 Tierra Grande Commercial Plaza Subdivision, C-3, CGS Enterprises, LLC, Adoption of Ordinance #____ - Cervantes
20. Conditional Use Permit Renewal: Sale & On-Site Consumption of Alcoholic Beverages – Southern Pour Sips & Bites, 2600 E. Griffin Parkway, Being a 1.04 acre tract of land out of Lot 246, John H. Shary Subdivision, C-3, Southern Pour Sips & Bites, LLC, Adoption of Ordinance #____ - Cervantes

APPROVALS AND AUTHORIZATIONS

21. Preliminary & Final Plat Approval Subject To Conditions: Troser Creek Subdivision, Being a 8.21 gross acre tract of land, more or less, out of portion of Lots 38, 43, and a portion of a 40.0-foot strip of land claimed fee simple lands held by United Irrigation District located between said Lots 38 & 43, all out of Bell-Woods Co.’s Subdivision “C”, R-2, Developer: Raymundo Platas, Engineer: Salinas Engineering & Assoc. - Cervantes
22. Final Plat Approval: Sendero Phase IB Subdivision, Being a re-subdivision of 17.090 acres of land out of the south end of Porcion 52, PUD (R-1), Developer: Rhodes Development, Inc., Engineer: Melden & Hunt, Inc. - Cervantes
23. Request by Cabe Investments, LP. to establish a Letter of Credit for the Misiones de San Jorge Subdivision to enable recording process of the subdivision without having all the utilities completed – Cervantes
24. Preliminary & Final Plat Approval Subject to Conditions: Las Misiones de San Jorge Subdivision Phase I, Being a 23.48 acre tract of land, more or less, out of and forming a part of Lots 9-6, West Addition to Sharyland, R-3, Developer: Cabe Investments, LP, Engineer: MAS Engineering, LLC, - Cervantes
25. Authorization to extend Second and Final One- Year renewal with Core & Main for Waterline Maintenance Supplies for the Public Works Department - Terrazas
26. Authorization to Extend First One-Year renewal option with J&E Lift Station Services (Emergency Repairs Only) and Hill-Tex Electric (Regular Repairs Only) for Electrical

Repair & Maintenance Services for Water Treatment Plants, Wastewater Treatment Plant, Industrial Pre-Treatment Plant, and Water Distribution Division - Terrazas

27. Authorization to Award Proposal for the Construction of a Water Well at Shary Municipal Golf Course in the amount of \$128,497.32 subject to approval by MEDC Board - M. Fernuik
28. Authorize to terminate the current Contract Lease of Copiers with Kyrocera Document Solutions Southwest, LLC and Amend Lease of Copiers Contract with Total Imaging Solutions, Inc., to add eleven (11) machines via TX DIR-CPO-4439 Cooperative Contract - Roman

UNFINISHED BUSINESS

None

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) related to Black Diamond Developers, LP and CCC Operations, LLC v. City of Mission, Cause No. C-5276-23-D.
3. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) relating to Meet and Confer negotiations with Mission Firefighters Association, IAFF 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 21st day of February, 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 **24th day of February, 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:

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 **21st day of February, 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