



## **MINUTES**

### **PRESENT:**

Norie Gonzalez Garza, Mayor  
Ruben D. Plata, Mayor Pro-Tem  
Marissa Ortega-Gerlach, Councilwoman  
Alberto Vela, Councilman  
Patricia A. Rigney, City Attorney  
Mike R. Perez, City Manager  
Anna Carrillo, City Secretary

### **ABSENT:**

Jessica Ortega, Councilwoman

### **ALSO PRESENT:**

Julian Gonzalez  
Diana Izaguirre  
Joel Geshey  
Shelby Geshey  
Eduardo Rodriguez

### **STAFF PRESENT:**

Juan Pablo Terrazas, P.E., Asst. City Manager  
Andy Garcia, Asst. City Manager  
Susie de Luna, Planning Director  
Teclo Garcia, MEDC CEO  
Abel Bocanegra, P.E., City Engineer

## **SPECIAL MEETING**

### **CALL TO ORDER AND ESTABLISH QUORUM**

With a quorum being present, Mayor Norie Gonzalez Garza called the meeting to order at 5:37 p.m.

### **DISCLOSURE OF CONFLICT OF INTEREST**

None

### **CITIZEN'S PARTICIPATION**

None

At 5:39 p.m. Mayor Norie Garza asked to consider executive session items 1 and 2.

### **AGENDA ITEMS**

#### **1. Preliminary Plat Approval: Bryan's Landing Subdivision (Private), A 27.969 acre tract of land out of Lot 29-10, West Addition to Sharyland, R-1A, Developer: Omar Garcia, Engineer: Izaguirre Engineering Group, LLC - De Luna**

On July 3, 2024 the Mission Planning & Zoning held a Public Hearing to consider the Preliminary & Final Plat Approval for Bryan's Landing Subdivision. The subject site is located on the east side of Bryan Road and was approximately 920' north of E. Mile 2 Road. There was public opposition during the Planning & Zoning Meeting.

The developer was requesting variances on area requirements for one lot (Lot 78). The minimum lot area for a corner lot was 9,000 sq ft. per Zoning Code - Article VIII - Sec.1.37 - No. 5 - Area requirements. Currently, the lot was 8,029.13 sq. ft.

Staff recommended approval of the plat and its variance subject to: 1) Capital Recovery Sewer Fees; 2) Payment of Park Fees; 3) Water District Exclusion; and 4) Assignment of Water Rights.

The board recommended approval.

Julian Gonzalez requested that the developers comply with all rules and regulations of the subdivision process that the city has and was not in favor of the variance being requested.

Joel Geshey, 1012 E. 2 Mile Line spoke about the conflict of interest regarding this project. He stated the irrigation canal that was abutting this development was dangerous and asked if a traffic study had been requested.

Diana Izaguirre clarified the variance was for only one lot. Drainage report had been submitted and approved by the city.

Eduardo Rodriguez representing the developer stated that 20 feet would be conveyed to the Irrigation District which would create a buffer. The subdivision would be a private subdivision which would be responsible for the maintenance of the fence.

Shelby Geshey requested for the council to consider having the developer place an 8' fence instead of a 6' fence for safety reasons.

Mayor Pro Tem Ruben Plata had legal questions and asked to discuss in executive session.

At 6:44 p.m. Councilman Alberto Vela moved to convene into executive session. Motion was seconded by Councilwoman Marissa Gerlach and approved unanimously 4-0.

Upon conclusion of Executive Session at 6:55 p.m., Mayor Pro Tem Plata moved to reconvene the special meeting. Motion was seconded by Councilman Vela and approved unanimously 4-0.

Mayor Pro Tem Plata move to approve Preliminary Plat Bryan's Landing Subdivision and variance of Lot 78 with an added plat note that the HOA would be responsible to maintain the 20 feet conveyance if the irrigation district failed to maintain the property. Motion was seconded by Councilman Vela and approved unanimously 4-0.

## **UNFINISHED BUSINESS**

Item 2 remained on the table.

### **2. TABLED: 06/24/2024 - Adoption of Fee Waiver and Discounted Rate Policy for the Mission Event Center - A. Lerma**

At 5:39 p.m., Mayor Pro Tem Plata moved to convene into Executive Session. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

## **EXECUTIVE SESSION**

Upon conclusion of Executive Session at 6:17 p.m., Mayor Pro Tem Plata moved to reconvene the special meeting. Motion was seconded by Councilman Vela and approved unanimously 4-0.

1. 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

Councilman Vela moved to approve the revised Meet and Confer Agreement with Mission Firefighters Association, IAFF Local 3609 as discussed in executive session. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

2. Closed session pursuant to Tex. Gov't Code Section 551.072 (Deliberation regarding real property) relating to Project Centro, Lots 4-6, Block 131, and Lot 2, Block 132, Mission Original

Townsite authorizing the commencement of an action by Mission Economic Development Corporation to acquire the foregoing lots through eminent domain in accordance with Section 505.105 of the Texas Local Government Code.

Mayor Pro Tem Plata moved to authorize the commencement of action by Mission Economic Development Corporation to acquire the lots through eminent domain relating to Project Centro, Lots 4-6, Block 131, and Lot 2, Block 132, Mission Original Townsite as discussed in executive session. Motion was seconded by Councilman Vela and approved unanimously 4-0.

**ADJOURNMENT**

At 6:57 p.m., Councilman Plata moved for adjournment. Motion was seconded by Councilman Vela and approved unanimously 4-0.

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Norie Gonzalez Garza, Mayor

ATTEST:

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Anna Carrillo, City Secretary