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**MINUTES**

**PRESENT:**

Norie Gonzalez Garza, Mayor  
Ruben D. Plata, Mayor Pro-Tem  
Jessica Ortega, Councilwoman  
Marissa Ortega-Gerlach, Councilwoman  
Alberto Vela, Councilman  
Patricia A. Rigney, City Attorney  
Anna Carrillo, City Secretary  
Juan Pablo Terrazas, Co-Interim City Manager  
Andy Garcia, Co-Interim City Manager

**ABSENT:**

**ALSO PRESENT:**

Ernie Villarreal  
Yvonne Perez  
Irma F. Lopez  
Hilda Flores  
Dolly Elizondo  
Martha Villarreal  
Rosalva Anzaldúa  
Minerva Martinez  
Arlae Salinas  
Rojelio Ranjel  
Francisco Perez  
Lisa Salinas

**STAFF PRESENT:**

Anais Chapa, Assistant City Secretary  
Edgar Gonzalez, Deputy City Engineer  
Rey Perez, Assistant Chief of Police  
Vidal Roman, Finance Director  
Xavier Cervantes, Planning Director  
Alex Hernandez, Asst Planning Director  
Ruben Hernandez, Media Relations  
Yenni Espinoza, Library Director  
Teclo Garcia, MEDC CEO  
Teodoro Rodriguez, Assistant Chief of Police  
Michael Elizalde, Dir. Of Grants & Strategic Dev.  
Roel Mendiola, Sanitation Director  
Brad Bentsen, Parks & Recreation Director  
Amy Tijerina, Community Events Director  
Joey F. Flores, Deputy Fire Chief  
Joel Chapa, Police Officer  
Julianna Martinez, Health Department  
R. Gayta, Police Officer

**REGULAR MEETING**

**CALL TO ORDER AND ESTABLISH QUORUM**

With a quorum being present, Mayor Norie Gonzalez Garza called the meeting to order at 4:32 p.m.

**INVOCATION AND PLEDGE ALLEGIANCE**

Mayor Pro Tem Ruben Plata led the invocation and Pledge of Allegiance

**DISCLOSURE OF CONFLICT OF INTEREST**

None

**PRESENTATIONS**

- 1. Presentation of Check from Walmart to the Friends of the Speer Memorial Library – Espinoza**

Representatives from our Neighborhood Walmart presented a check in the amount of \$21,500 to Friends of the Library. This was a grant that was awarded by Walmart to be utilized at the Speer Memorial Library. As part of a literacy initiative, monies would be used to ensure that resources were continuously available for those who visit the city's library.

## **2. Proclamation - Greater Mission Chamber of Commerce 80th Anniversary – Carrillo**

Mayor Pro Tem Plata moved to approve the Proclamation – Greater Mission Chamber of Commerce 80<sup>th</sup> Anniversary. Motion was seconded by Councilwoman Marissa Gerlach and approved unanimously 5-0.

## **3. Proclamation - Engineer's Week – Carrillo**

Mayor Pro Tem Plata moved to approve the Proclamation – Engineer's Week as presented. Councilwoman Gerlach and approved unanimously 5-0.

## **4. Report from the Greater Mission Chamber of Commerce – Brenda Enriquez**

Brenda Enriquez, Greater Mission Chamber of Commerce President, gave a recap on events such as: Grand Opening for Saabant Learning Institute, Milestone Project – Anacua Village Apartments, One of a Kind Business Celebration – Pre & Post Natal Fitness, Ground Breaking Ceremony – Eddie's Tacos, 1<sup>st</sup> Annual Citrus Sip Off. The chamber had welcomed 11 new members. The Winter Texan Fiesta would be held on March 6, 2026 and the 1<sup>st</sup> Annual Woman on a Mission Program would be held on March 25, 2026. Upcoming events: Grand Opening for RFG Thrift on 3/25/26, Milestone Celebration for STHS, Membership Mixer at Ranch House Burgers on 3/4/26, Lunch and Learn: Lead with Impact on 3/11/26. The Annual Membership Survey and Business Award Nominations were now open and available on their website.

## **5. Departmental Reports – Terrazas / A. Garcia**

Councilman Alberto Vela moved to approve the departmental reports as presented. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

## **6. Citizen's Participation on Specific Agenda Items – Garza**

April Flowers – 9601 Las Palmas, McAllen, Texas – spoke as a board member of the Texas Citrus Fiesta concerning the communications between the City Council and the TCF Director and board members. The citrus industry had been her livelihood. She wanted to address the issues that were being circulated about TCF such as their financial status, a complaint filed behind closed doors being leaked, and the city council following city charter.

Dante Galeazzi – 901 Business Park, Mission, Texas – provided comments in support of maintaining the Texas Citrus Fiesta with the City of Mission, as well as maintaining Amy Tijerina as the TCF Director. Mr. Galeazzi was serving as the 89<sup>th</sup> King Citrus and was present as an advocate of the Kings Association. The Association was thankful for the support of the City of Mission, the TCF Board, and the TCF Director, Amy Tijerina. Over the last few years, they had seen tremendous growth for the organization and were very pleased.

TJ Flowers – 9625 N. Moorefield Rd., Mission, Texas – spoke in reference to the dynamic between the Kings Association, Texas Citrus Fiesta and the City of Mission. Mr. Flowers stated how the Texas Citrus Fiesta events were meant to highlight the citrus industry in the RGV and most importantly the City of Mission also known as the "home of the grapefruit". The recent events have taken away from the purpose of the event.

Marina Salinas – 3203 San Esteban, Mission, Texas – Ms. Salinas expressed that she was deeply concerned in regards to the use of taxpayer dollars being used towards TCF. She was upset at the fact that she had been falsely accused of running an anonymous Facebook page. She said issues such as these would resurface year after year and that there were more pressing issues concerning our residents. Ms. Salinas stated that TCF could not be compared to the Boys & Girls Club, which was also a 501(c)(3), because unlike TCF the Boys & Girls Club serviced a much larger demographic. She stated that the citizens just wanted transparency and accountability from TCF and asked that council reconsider removing the TCF as a city department.

Norma Sanchez – 2800 Oblate Mission, Texas – spoke in regards to Texas Citrus Fiesta's operation and management. She stated that she was a retired, city employee as well as a long-time volunteer of the Texas Citrus Fiesta. She was now a substitute teacher with Leal Elementary, and the students had always participated in the parade. She was saddened to learn that her school's float, along with many other schools, were not judged at this year's parade. She had requested a PIR to see the scoresheets to see what areas they would need to improve on next year. Ms. Sanchez received a response stating that there were no scoresheets available. She also spoke to TCF Director, Amy Tijerina who advised her that scoresheets were not used to judge the floats because that when she took over TCF, she started from the ground up without anything. Ms. Sanchez found this to be contradicting as she had been given a scoresheet last year. Her main concern was that there was a lack of transparency.

Irma Flores – 1201 Keralum Mission, Texas – spoke about the traditions of the Texas Citrus Fiesta noting that her grandfather was a pioneer of the celebration. In recent years, she had been concerned with the tradition of the events. Her family and herself attended the parade this year, and it was beautiful; however, there were some concerns. She noticed vendors walking around selling food items and inquired if they had a permit to which they said no. This was a major concern as there were no code enforcement officials out there verifying. In conclusion, she stated that all they wanted from TCF was transparency.

## **ANNOUNCEMENTS - CITY COUNCIL / CITY MANAGER**

City Manager – No Comments

City Council – Councilman Alberto Vela addressed concerns that had been brought to his attention from our residents in regards to MEDC. He felt that as councilmembers they had a responsibility to provide transparency. He wanted to address questions regarding public funds openly and publicly and was committed to ensuring those matters get addressed with accountability. Councilwoman Ortega read a prepared statement in response to a letter of complaint filed against her by the Texas Citrus Fiesta Board.

Mayor – No comments.

Councilwoman Ortega stepped out of the meeting at 5:38 p.m.

## **PUBLIC HEARING**

**7. Conduct a public hearing and consideration of a rezoning request for Tract 1 from Office Building District (“C-1”) to Neighborhood Commercial District (“C-2”), being the West 131.17 feet of the East 181.17 feet of the South 129.83 feet of Lot 160, Addition “A” to Sharyland Orchards Subdivision and for Tract 2 from Large Lot Single Family Residential District to Neighborhood Commercial District (“C-2”), being a 0.34-acre tract of land out of Lot 160, Sharyland Orchards Subdivision, both tracts located at the**

**Southwest corner of Shary Road and Sunset Lane. Applicant, Martha Villarreal, Adoption of Ordinance #\_\_\_\_\_ - Cervantes**

The applicant was requesting to rezone the subject properties from Large Lot Single-family Residential District (“R-1A”) and Office Building District (“C-1”) to Neighborhood Commercial District (“C-2”). The applicant’s intent was to build a commercial plaza at the site. The code of ordinances stated that the main purpose of the neighborhood commercial zoning was to provide space and off-street parking in appropriate locations in proximity to residential areas, for commercial development catering to the convenience shopping and service needed of the occupants of nearby residences. The property was located at the Southwest corner of Sunset Lane and N. Shary Road. Tract 1 measures 129.83 feet along Shary Road and Tract 2 measures 110.5 feet along Shary Road with both tracts measuring 131.17 feet along Sunset Lane. Tract 1 had a net area of 0.39 acres and Tract 2 had a net area of 0.28 acres. Both tracts had a combined area of 0.67 acres. The surrounding zones were Large Lot Single-family Residential District (R1-A) in all directions. Tract 1 was rezoned to Office Building District (C-1) on September 14, 2015. Tract 1 had a house that was converted to office use for a construction company. Tract 2 was currently vacant. The surrounding land uses are single-family homes in all directions with Sharyland High School to the Southeast. The Future Land Use Map showed the property designated for low-density residential uses. The requested rezoning was not in line with the comprehensive plan designation, but due to the Shary Road high levels of traffic, staff felt that the properties with Shary Road frontage were in transition to light commercial uses. Notices were mailed to sixteen (16) surrounding property owners. Planning staff received a petition with 19 signatures on January 27 from the surrounding property owners in opposition to the rezoning request. The petitioners state that the rezoning was not in the public interest and was inconsistent with the character of the surrounding neighborhood, existing land uses and the city’s comprehensive plan. The petition submitted reflected 19.75 percent of the land area within 200 feet and 10.94 percent of the land area within 400 feet of the subject property. Based on the current percentages a super majority vote of the City Council was not required to approve the rezoning.

Staff and Co-Interim City Managers recommended denial to C-2 zoning for Tract 1 and recommends C-1 zoning for Tract 2.

Mayor Garza asked if there were any comments for or against the request.

Martha Villarreal, applicant, spoke in favor of this request. She planned to bring a commercial plaza which would beautify the area and would benefit the city. She would not be having any loud businesses nor businesses that sold alcohol. She did not think that the traffic would be increased no that parking would become an issue.

Dolly Elizondo, who had developed six communities within the City of Mission, stated that she was in opposition of this request. Her main concern was the safety of the residents and the school students as this area was very highly trafficked.

Paul Manfre, 2116 Scout Lane, spoke in opposition of this request stating that this was a terrible idea. There was already too much traffic in the area and bringing a commercial plaza would increase the traffic.

Tony, who was representing the applicant, stated that he understood the concerns of the citizens surrounding this area. He realized that Shary Road was a main road that was highly trafficked. With the type of businesses that they were proposing, the customers would only be visiting to

attend to their business and leave. The traffic was already present and he did not think that this type of commercial plaza would increase the traffic.

Javier Perez, 2119 Scout Lane, stated that himself and several of his neighbors were against this request. His main concern was the increase in traffic and the safety of the residents in the area. He felt that this area should remain as a residential area.

Sonia Perez, 2119 Scout Lane, wanted to clarify a comment made by Mr. Cervantes in regards to a compromise between the residents and the owners regarding a C-1 zoning. She stated that they had never met with the owners, and they never came to a compromise. They were against the rezoning.

Councilwoman Ortega rejoined the meeting at 5:48 p.m.

Mr. Cervantes clarified that the Planning and Zoning Commission had suggested a C-1 zoning instead of the original request for a C-2.

Councilwoman Ortega asked what the future land use map showed for this area.

Mr. Cervantes stated that area was designated as a low density residential.

Mayor Garza stated that since the petition submitted was over to 20%, they would need a super majority vote from council on this item.

Councilman Vela moved to deny the rezoning request for Tract 1 from Office Building District (“C-1”) to Neighborhood Commercial District (“C-2”), being the West 131.17 feet of the East 181.17 feet of the South 129.83 feet of Lot 160, Addition “A” to Sharyland Orchards Subdivision and for Tract 2 from Large Lot Single Family Residential District to Neighborhood Commercial District (“C-2”), being a 0.34-acre tract of land out of Lot 160, Sharyland Orchards Subdivision, both tracts located at the Southwest corner of Shary Road and Sunset Lane. Applicant, Martha Villarreal, Adoption of Ordinance #\_\_\_\_\_ as well as deny the suggested C-1 rezoning. Motion was seconded by Mayor Garza and approved unanimously 5-0.

**8. Conduct a public hearing and consideration of a rezoning request from Large Lot Single-Family Residential District (“R-1A”) to Neighborhood Commercial District (“C-2”), being the South 196.0 feet of Lot 99, Sharyland Orchards Subdivision, located at 1403 N. Shary Road. Applicant, Jose Pena, Adoption of Ordinance #\_\_\_\_\_ - Cervantes**

The applicant was requesting to rezone the subject property from Large Lot Single-family Residential District (“R-1A”) to Neighborhood Commercial District (“C-2”) to build a commercial plaza at the site. The code of ordinances stated that the main purpose of the neighborhood commercial zoning was to provide space and off-street parking in appropriate locations in proximity to residential areas, for commercial development catering to the convenience shopping and service needs of the occupants of nearby residences. The property was located at the Northwest corner of Scout Lane and N. Shary Road and measured 183.68 feet along Scout Lane and 181 feet along Shary Road for a total net area of 33,246 square feet or 0.76 of one acre. The surrounding zones were Large Lot Single-family Residential District to the North, South and West, and Public District to the East. The property had a house that the property owner was currently renting. The surrounding land uses included single-family homes to the North, South and West and Sharyland High School to the East. The Future Land Use Map showed the property designated for low-density residential uses. The requested rezoning was not in line with the comprehensive plan designation, but due to the Shary Road high levels of traffic, staff felt that the properties with Shary Road frontage were in transition to light commercial uses.

Notices were mailed to fifteen (15) property owners. Planning staff received a petition with 19 signatures on January 27 from the surrounding property owners in opposition to the rezoning request. The petitioners state that the rezoning was not in the public interest and was inconsistent with the character of the surrounding neighborhood, existing land uses and the city's comprehensive plan. The petition submitted reflected 25.41 percent of the land area within 200 feet and 9.95 percent of the area within 400 feet of the subject property. Based on the current percentages a super majority vote of the City Council was required to approve the rezoning.

Staff and Co-Interim City Managers recommended denial to the C-2 zoning, but alternatively recommends approval to C-1 zoning.

Mayor Garza asked if there were any comments for or against the request.

Since this item was in the same area as the previous item, Mayor Garza asked by a show of hands how many citizens were in opposition of this request. There was a large audience in opposition of the request, most of which had already made their public comments while discussing the previous items.

Councilman Vela moved to deny the rezoning request from Large Lot Single-Family Residential District ("R-1A") to Neighborhood Commercial District ("C-2"), being the South 196.0 feet of Lot 99, Sharyland Orchards Subdivision, located at 1403 N. Shary Road. Applicant, Jose Pena, Adoption of Ordinance #\_\_\_\_\_. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

**9. Conduct a public hearing and consideration of a rezoning request from Duplex-Fourplex Residential District ("R-2") to Public District ("P"), being Lot 1, Mission Library Subdivision, located at 801 E. 12th Street. Applicant, City of Mission, Adoption of Ordinance #5777 - Cervantes**

The City of Mission was requesting to rezone the subject property from Duplex-Fourplex Residential District ("R-2") to Public District ("P") for the land use and the zoning to match. The code of ordinances stated that the Public District zoning was established to accommodate the development of property for public and/or institutional purposes where such development would be done in an orderly manner that would promote the public's health, safety, and general welfare. The property was located at the Northeast corner of 12<sup>th</sup> Street and Kika De La Garza Loop (Mayberry Avenue) and measured 666 feet along 12<sup>th</sup> Street and 330 feet along Kika De La Garza Loop for a total net area of 4.99 acres. The surrounding zones were Single-family Residential District (R-1) to the North and West, and Duplex-Fourplex Residential (R-2) and Multifamily Residential District (R-3) to the South and East. The property houses the Speer Memorial Library and the Upper Valley Art League building. The surrounding land uses include single-family homes to the North and West, and duplexes and apartments to the South and East. The Future Land Use Map showed the property designated for public uses. The requested rezoning was in line with the comprehensive plan designation. Notices were mailed to thirty (30) surrounding property owners. Planning staff has not received any phone calls from the surrounding property owners in opposition to the rezoning request.

Staff and Co-Interim City Managers recommended approval.

Mayor Garza asked if there were any comments for or against the request.

There were no comments.

Mayor Pro Tem Plata moved to approve the rezoning request from Duplex-Fourplex Residential District ("R-2") to Public District ("P"), being Lot 1, Mission Library Subdivision, located at 801 E.

12th Street. Applicant, City of Mission, Adoption of Ordinance #5777. Motion was seconded by Councilman Vela and approved unanimously 5-0.

**ORDINANCE NO. 5777**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING BEING LOT 1, MISSION LIBRARY SUBDIVISION, LOCATED AT 801 E. 12<sup>TH</sup> STREET, FROM R-2 (DUPLEX-FOURPLEX RESIDENTIAL DISTRICT) TO P (PUBLIC DISTRICT)

**10. Conduct a public hearing and consideration of a Conditional Use Permit to Construct two (2) electric vehicle charging stations, being Lot 1, Tamkin Subdivision, in a (I-1) Light Industrial District, located at 801 N. Bryan Road. Applicant: Mission Economic Development Corporation (M.E.D.C.), Adoption of Ordinance #5778 - Cervantes**

The subject site was located at the Northwest corner of N. Bryan Road and E. 8<sup>th</sup>. Street. The applicant was proposing to install 2 Level 2 D.C. charging stations. The charging station would be placed within the M.E.D.C. parking lot for public use. Access to the chargers would be off N. Bryan Road through a 20' driveway and off E. 8<sup>th</sup>. Street through a 22' driveway. Pursuant to Section 1.43 (3)(b) of the City of Mission Code of Ordinances, a gasoline service station or retail outlets where gasoline products were sold require the approval of a conditional use permit by the City Council. The proposed hours of operation were as follows: Monday – Sunday, 24Hours. The working staff would be 0 employees, self-operated. Parking & Landscaping: It was noted that the parking spaces were held in common for this commercial. A total of 275 parking spaces were available for this establishment. The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (16) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit was compatible and complementary to adjacent properties.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: Staff recommended approval for the life of Use. Must apply for a building and sign permit; Must comply with all City Codes (Building, Fire, Health, etc.); CUP was not transferable to others.

Mayor Garza asked if there were any comments for or against the request.

There were no comments.

Mayor Pro Tem Plata moved to approve the Conditional Use Permit to Construct two (2) electric vehicle charging stations, being Lot 1, Tamkin Subdivision, in a (I-1) Light Industrial District, located at 801 N. Bryan Road. Applicant: Mission Economic Development Corporation (M.E.D.C.), Adoption of Ordinance #5778. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

**ORDINANCE NO. 5778**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT TO CONSTRUCT TWO (2) ELECTRIC VEHICLE CHARGING STATIONS IN A (I-1) LIGHT INDUSTRIAL DISTRICT, 801 N. BRYAN ROAD, BEING LOT 1, TAMKIN SUBDIVISION

**11. Conduct a public hearing and consideration of a Conditional Use Permit to allow a portable building for a photography studio in a (C-3) General Business District, being the**

**East 25'x125' of the West 75'x125' and the Southwest 50'x125' of Lot 5, Mission Acres Subdivision, located at 1547 W. Business Highway 83, Applicant: Arlae Salinas, Adoption of Ordinance #5779 - Cervantes**

The subject site was located at the northwest corner of W. Business Highway 83 and Washington Avenue. The portable building measured 19.4' x 23'. The applicant would like to continue utilizing the portable building for a Photography Studio. Access to the site was off of Washington Avenue. Per Code of Ordinance, a portable building required the approval of a Conditional Use Permit by the City Council. Hours of Operation: Monday – Sunday from 10:00 am to 7:00 pm; mainly by appointment. Staff: 1 employee would operate the business. Parking: The building required a minimum of 4 parking spaces. Staff noted there were 4 existing parking stalls, thus meeting code. Landscaping would need to be added and maintained. It was not uncommon to have portable buildings to be used as an office. Staff knew that the City may not view a portable building as a long-term option given aesthetic considerations. Thus, perpetual (CUP) monitoring would be the norm where, one day the portable building would need to be upgraded with an on-site built structure. The last conditional use permit approved for this location was on November 11, 2024 for a period of 1 year. The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (19) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit was compatible and complementary to adjacent properties.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: Permit for two (2) years to continue to assess this business; Must comply with all City Codes (Building, Fire, Landscaping, maintenance of parking area, etc.); Landscaping would need to be added and maintained; CUP was not transferable to others; Hours of Operation: Monday – Sunday from 10:00 am to 7:00 pm; mainly by appointment

Mayor Garza asked if there were any comments for or against the request.

Arlae Salinas, applicant, stated that this was her studio, and she was excited to bring it to Mission and be part of the Greater Mission Chamber of Commerce.

Mayor Pro Tem Plata moved to approve the Conditional Use Permit to allow a portable building for a photography studio in a (C-3) General Business District, being the East 25'x125' of the West 75'x125' and the Southwest 50'x125' of Lot 5, Mission Acres Subdivision, located at 1547 W. Business Highway 83, Applicant: Arlae Salinas, Adoption of Ordinance #5779. Motion was seconded by Councilman Vela and approved unanimously 5-0.

**ORDINANCE NO. 5779**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT TO ALLOW A PORTABLE BUILDING FOR A PHOTOGRAPHY STUDIO IN A (C-3) GENERAL BUSINESS DISTRICT, 1547 W. BUSINESS HIGHWAY 83, BEING THE EAST 25'X125' OF THE WEST 75'X125' AND THE SOUTHWEST 50'X125 OF LOT 5, MISSION ACRES SUBDIVISION

**12. Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – Elote Fiesta Snacks in an approved Food Truck Park, 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: Teresa González, Adoption of Ordinance #5780 - Cervantes**

The site was located 75 feet West of N. Perkins Avenue along the North side of W. Tom Landry Street. Pursuant to Section 1.56 (11)(H) of the City of Mission Code of Ordinances, a Mobile Food Park required the approval of a conditional use permit by the City Council. The applicant proposed to place an 8-foot by 18-foot mobile food unit in a mobile food park to sell different types of snacks. The proposed hours of operation were as follows: Monday through Sunday from 12:00 p.m. to 12:00 am. Staff: 2 employees; Parking: The site has 9 parking stalls and 5 additional parking stalls with written approval behind the West Side Liquor Store to use their parking lot in case of any overflow. Staff noted that this property was located within the Mission Central Business District, thus exempt from parking requirements. The Planning Staff had not received any objections to the request from the surrounding property owners. Staff mailed out (19) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as were needed to ensure that a use requested by a conditional use permit was compatible and complementary to adjacent properties.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: Approval for a 1-year re-evaluation to assess this new operation; Must comply with all City Codes (Building, Fire, Health, etc.), Hours of operation were every day from 12:00 pm to 12:00 am; Must comply with the noise ordinance; Acquisition of a business license before occupancy; CUP was not transferable to others

Mayor Garza asked if there were any comments for or against the request.

Teresa Gonzalez, applicant, stated that they would be having a variety of snack items aside from corn and that they were working in having healthy snacks as well.

Mayor Pro Tem Plata moved to approve the Conditional Use Permit to allow a Mobile Food Unit – Elote Fiesta Snacks in an approved Food Truck Park, 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: Teresa González, Adoption of Ordinance #5780. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

**ORDINANCE NO. 5780**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT TO ALLOW A MOBILE FOOD UNIT – ELOTE FIESTA SNACKS IN AN APPROVED FOOD TRUCK PARK IN A (C-4) HEAVY COMMERCIAL DISTRICT, 307 W. TOM LANDRY STREET, BEING THE WEST ½ OF LOTS 7 & 8, BLOCK 176, MISSION ORIGINAL TOWNSITE SUBDIVISION

**13. Conduct a public hearing and consideration of a Conditional Use Permit for an Event Center – Monster House, being all of Lots 7, 8, & 9, Block 184, Original Townsite of Mission Subdivision, in a (C-4) Heavy General Commercial District, located at 401 W. 11th Street. Applicant: J. Valdez Property Holdings LLC, Adoption of Ordinance #5781 - Cervantes**

The site was located 170 feet east of W. Kika De La Garza Street along the North side of W. 11<sup>th</sup> Street. Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Events Center required the approval of a conditional use permit by the City Council. The applicant

proposed to apply for a conditional use permit for the Event Center. The hours of operation were as follows: Thursday through Sunday from 5:00 p.m. to 12:00 am; Staff: 5 employees; The applicant was proposing that no alcoholic beverages were to be sold at the venue, and no BYOB (bring your own beer) would be allowed. Parking: Due to the total of 80 seating spaces, which required 26.66 parking spaces (80 seats/ 1 space for every 3 seats = 26.66 parking spaces. They were proposing 26 parking spaces. The Planning Staff had not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: Approval for one year to continue to assess this operation. Hours of operation were Thursday through Sunday from 5:00 p.m. to 12:00 a.m. Must comply with the noise ordinance; CUP was not transferable to others. Must have security cameras inside and outside with a minimum 30-day retention. Must comply with all city codes (Building, Fire, Health, Sign, etc.)

Mayor Garza asked if there were any comments for or against the request.

There were no comments.

Mayor Pro Tem Plata moved to approve the Conditional Use Permit for an Event Center – Monster House, being all of Lots 7, 8, & 9, Block 184, Original Townsite of Mission Subdivision, in a (C-4) Heavy General Commercial District, located at 401 W. 11th. Street. Applicant: J. Valdez Property Holdings LLC, Adoption of Ordinance #5781. Motion was seconded by Councilman Vela and approved unanimously 5-0.

#### **ORDINANCE NO. 5781**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A  
CONDITIONAL USE PERMIT FOR AN EVENT CENTER – MONSTER HOUSE IN A (C-4)  
HEAVY COMMERCIAL DISTRICT, 401 W. 11<sup>TH</sup> STREET, BEING ALL OF LOTS 7, 8, & 9,  
BLOCK 184, ORIGINAL TOWNSITE OF MISSION SUBDIVISION

#### **14. Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – Oriental Wok Restaurant in a (C-3) General Business District, being Lot 2, Shary Town Plaza Subdivision, located at 301 N. Shary Road, Suite 280, Applicant: Shary Wok LLC, c/o Francisco Paez, Adoption of Ordinance #5782 and Wet Zone Ordinance #5783 - Cervantes**

The subject site was located approximately 600' north of 1<sup>st</sup> Street along the West side of Shary Road. Access to the site was off of Shary Road via a 35' driveway. Per Code of Ordinance, the sale & on-site consumption of alcoholic beverages required the approval of a Conditional Use Permit by the City Council. The applicant was leasing a 2,325 square foot suite within a commercial plaza for an Oriental Restaurant. The applicant would like to offer alcohol with their meals. The proposed hours of operation: Monday – Sunday 11:00 am to 10:00 pm; Staff: 25 employees in different shifts; Parking: In reviewing the floor plan, there was a total of 74 seating spaces proposed, which required 25 parking spaces (74 seats/1 space for every 3 seats=24.66 parking spaces). It was noted that the parking was held in common. A total of 187 parking spaces were available and shared with other businesses within the commercial plaza. Sale of Alcohol (Section 1.56-3): (3a) of the Zoning codes required such uses to be at least 300' from the nearest

residence, church, school or publicly owned property. There were no land uses within the above radius. The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (15) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: Permit for two (2) years to continue to assess this business; Must comply with all City Codes (Building, Fire, Health, etc.); Must comply with TABC requirements; Acquisition of a business license before occupancy; CUP was not transferable to others; Hours of operation: Monday – Sunday from 11:00 am to 10:00 pm; Must comply with noise ordinance; Must have security cameras inside and outside with a maximum 30 day retention; Wet zone property

Mayor Garza asked if there were any comments for or against the request.

There were no comments.

Mayor Pro Tem Plata moved to approve the Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – Oriental Wok Restaurant in a (C-3) General Business District, being Lot 2, Shary Town Plaza Subdivision, located at 301 N. Shary Road, Suite 280, Applicant: Shary Wok LLC, c/o Francisco Paez, Adoption of Ordinance #5782 and Wet Zone Ordinance #5783. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

**ORDINANCE NO. 5782**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR THE SALE & ON-SITE CONSUMPTION OF ALCHOLIC BEVERAGES – ORIENTAL WOK RESTAURANT IN A (C-3) GENERAL BUSINESS DISTRICT, 301 N. SHARY ROAD, SUITE 280, BEING LOT 2, SHARY TOWN PLAZA SUBDIVISION

**ORDINANCE NO. 5783**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR AN EVENT CENTER – MONSTER HOUSE IN A (C-4) HEAVY COMMERCIAL DISTRICT, 401 W. 11<sup>TH</sup> STREET, BEING ALL OF LOTS 7, 8, & 9, BLOCK 184, ORIGINAL TOWNSITE OF MISSION SUBDIVISION

**15. Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – Carnes Asadas Nuevo Leon Restaurant in a (C-3) General Business District, being Elizondo 495 Plaza Subdivision, located at 2211 E. Griffin Parkway, Suite 180, Applicant: Los Primos de Villa LLC, Adoption of Ordinance #5784 - Cervantes**

The subject site was located approximately 400 feet West of Citrus Street along the North East side of Griffin Parkway. Access to the site was via a 30-foot access driveway off of Griffin Parkway. Per the Code of Ordinance, the sale and on-site consumption of alcoholic beverages required the approval of a Conditional Use Permit by the City Council. The most recent conditional use permit for this location was approved by the City Council on February 13, 2023, for a period of two years; however, the applicant did not proceed with the sale of alcohol and is now seeking reconsideration of the conditional use permit. The applicant was leasing a 1,377 sq. ft. suite within a commercial plaza for a restaurant that had been in business since January 25, 2023, and would like to offer

alcoholic beverages with their meals. **Parking:** The suite had 9 tables, 44 chairs, and 6 barstools with a total of 50 seating spaces, which required 17 parking spaces. There was a total of 136 existing parking spaces held in common that would be shared with other businesses. **Days/Hours of Operation:** Monday – Sunday from 11:00 a.m. to 11:00 p.m. **Staff:** 5 employees; **Sale of Alcohol:** Section 1.56(3)(a) of the Zoning Code required a minimum separation of 300' from the property line of any church, school, publicly owned property, or residence. There were some residences within this radius thus, a waiver of the separation requirement needed consideration. The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (12) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: Permit for two (2) years to continue to assess this operation; Must comply with all City Codes (Building, Fire, Health, Sign, etc.); Must comply with TABC requirements. CUP was not transferable to others. Must have security cameras inside and outside with a minimum 30-day retention. Must comply with noise ordinance. Hours of operation to be as followed: Every day from 11:00 a.m. to 11:00 p.m.

Mayor Garza asked if there were any comments for or against the request.

There were no comments.

Mayor Pro Tem Plata moved to approve the Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – Carnes Asadas Nuevo Leon Restaurant in a (C-3) General Business District, being Elizondo 495 Plaza Subdivision, located at 2211 E. Griffin Parkway, Suite 180, Applicant: Los Primos de Villa LLC, Adoption of Ordinance #5784. Motion was seconded by Councilman Vela and approved unanimously 5-0.

#### **ORDINANCE NO. 5784**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A  
CONDITIONAL USE PERMIT FOR THE SALE & ON-SITE CONSUMPTION OF ALCHOLIC  
BEVERAGES – CARNES ASADAS NUEVO LEON RESTAURANT IN A (C-3) GENERAL  
BUSINESS DISTRICT, 2211 E. GRIFFIN PARKWAY, SUITE 180, BEING ELIZONDO 495  
PLAZA SUBDIVISION

Councilman Vela stepped out of the meeting at 6:01 p.m.

### **PLANNING & ZONING RECOMMENDATIONS**

#### **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*

#### **16. Approval of Minutes – Carrillo**

Regular Meeting – February 10, 2026

**17. Acknowledge Receipt of Minutes – Terrazas / A. Garcia**

Citizen's Advisory Committee – December 3, 2025

Planning & Zoning Commission – November 19, 2025, January 7 and January 21, 2026

**18. Authorization to Solicit Bids for the Purchase of Vaccines and Supplies for Animal Shelter – Kotsatos**

The Mission Health Department was requesting authorization to solicit bids for the purchase of vaccines and related supplies for the Animal Shelter. These items, including vaccines, medications, and other necessary shelter supplies, would be purchased on an as-needed basis.

**19. Authorization to submit and accept grant award for the FY 25 from the Best Friends Animal Society Foundation in the amount of \$6,000 with no match requirement – Kotsatos**

The City was requesting authorization to submit and accept a grant award for the FY25 from the Best Friends Animal Society Foundation. The grant funds would be used to support enhanced disease prevention, sanitation practices, and population management within the shelter. Funding would strengthen existing efforts to maintain safe animal flow, reduce illness, and ensure timely medical care for animals in custody. The total grant request was \$6,000.00 with no match requirement.

**20. Authorization to submit a grant application to the Texas Department of Transportation for the FY 2026 Mini Grant – Click It or Ticket in the amount of \$8,000 with a 20% match accepted by TXDOT via in-kind match through fringe benefits and administrative costs – Torres**

The Mission Police Department requested authorization to submit a grant application to the Texas Department of Transportation for the FY 2026 Mini Grant – Click It or Ticket, in the amount of \$8,000.00. This grant would require an in-kind 20% match from the City of Mission, which was accepted by TXDOT through fringe benefits and administrative costs. This grant would support a two-week enforcement effort aimed at increasing seatbelt usage and reducing fatalities among unrestrained occupants.

**21. Authorization to submit a grant application to the Texas Department of Transportation for the FY 2026 Mini – Operation Slow Down Grant in the amount of \$8,000 with a 20% match accepted by TXDOT via in-kind match through fringe benefits and administrative costs – Torres**

The Mission Police Department requests authorization to submit a grant application to the Texas Department of Transportation for the FY 2026 Mini Grant – Operation Slow Down, in the amount of \$8,000.00. This grant will require an in-kind 20% match from the City of Mission, which is accepted by TXDOT through fringe benefits and administrative costs. This grant will assist the police department during a two-week enforcement operation focused on reducing roadway deaths caused by speeding.

**22. Authorization to re-enter into an agreement with Rio Grande Valley Communication District 911 at no cost to the city – Torres**

The Mission Police Department was requesting authorization to re-enter into an agreement with the Rio Grande Valley Communication District 911. The primary purpose of the agreement was to outline both entity's responsibility in maintaining the 911 services and reporting procedures for

any cybersecurity incidents. This agreement would be in effect, retroactive to February 01, 2026 until January 31, 2028.

**23. Authorization to enter into an agreement with The Texas Police Chiefs Association Foundation (TPCAF) for participation in the fee-based Best Practices accreditation program – Torres**

The Mission Police Department was requesting authorization to enter into an agreement with the Texas Police Chiefs Association Foundation (TPCAF) for participation in its fee-based Best Practices accreditation program. The department was initially accredited in December 2022. Annual fees were due on the agreement anniversary date and were based on sworn staffing; with 101–200 sworn personnel, the annual fee for our agency was \$3,000.00. The agreement was renewed for 48 months upon successful re-accreditation. Failure to complete re-accreditation, pay required fees, or execute the agreement may result in loss of accredited status. As part of this agreement, the agency also agreed to pay for reasonable costs incurred by TPCAF for on-site assessment completed every 4 years. This includes travel, lodging, meals and any other necessary incidentals to the onsite assessment. The agency would do their best to accommodate the previously mentioned expenses for the person(s) conducting the assessment and should not exceed \$5,000.

**24. Approval of Resolution No. 2043 authorizing the submission of a grant application for the FY25 Operation Stonegarden program with the Texas Office of the Governor for an estimated amount of \$300,000 with no match requirement – Elizalde**

The Mission Police Department was seeking approval of resolution authorizing the submission of a grant application to the Office of the Governor for the FY25 Operation Stonegarden program for an estimated amount of \$300,000. The project would allow the department to support overtime costs and essential equipment needed to increase patrol presence throughout the city and especially around the U.S. Mexico border. The program had no match requirement.

**RESOLUTION NO. 2043**

NOW THEREFORE, BE IT RESOLVED THAT THE CITY OF MISSION APPROVES SUBMISSION AND ACCEPTANCE OF THE GRANT APPLICATION AND AWARD FOR THE FY25 OPERATION STONEGARDEN PROGRAM TO THE OFFICE OF THE GOVERNOR.

**25. Authorization to solicit RFP for Municipal Aggregated Electric Supply and Electric-Related Services – Elizalde**

Staff sought authorization to solicit a Request for Proposals (RFP) for Municipal Aggregated Electric Supply and electric-related services. The purpose of the RFP was to obtain competitive proposals from qualified providers to supply electric power and related services through an aggregated purchasing arrangement. Aggregation of municipal electric accounts was expected to provide cost savings, budget stability, and potential value-added services for the City

**26. Authorization for Second Extension of Medical Director Agreement between City of Mission Fire Department and Medical Director Dr. Ivan Melendez for a cost of \$5,000 per month for FY 2026 – 2027 – Silva**

The Mission Fire Department was seeking authorization for Second Extension of Medical Director Agreement between City of Mission Fire Department and Medical Director Dr. Ivan Melendez for a cost of \$5,000 per month for FY 2026 – 2027. Dr. Melendez provided specialized medical oversight in the development and administration of the Mission Fire Department's EMS Service.

**27. Approval of Interlocal Agreement between Sharyland Independent School District and the City of Mission for the use of Boys and Girls Club Gym at Bannworth Park for Early Voting and Election Day for the May 2, 2026 Board of Trustees Election – Carrillo**

Sharyland ISD requested the use of the Boys and Girls Club Gym at Bannworth Park Facility for Early Voting and Election Day for the May 2, 2026 Board of Trustees Elections.

Early Voting from April 20 – April 28, 2026 - 6:00 a.m. – 8:00 p.m.

Election Day – May 2, 2026 - 6:00 a.m. – 8:00 p.m.

**28. Approval of Ordinance # 5785 granting a wet designation for 301 N. Shary Road, Suite 200, Chick-Po – Carrillo**

Staff was requesting the above-mentioned property be wet zoned for the sale of alcoholic beverages on Premise Permit. City Council approved the CUP on February 10, 2026.

**ORDINANCE NO. 5785**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS AMENDING ORDINANCE NO.780 DESIGNATING PLACES WHERE BEER AND OTHER ALCOHOLIC BEVERAGES MAY BE SOLD WITHIN THE CORPORATE LIMITS OF THE CITY OF MISSION TO INCLUDE THE PREMISES LOCATED AT  
301 N. SHARY ROAD, STE. 200 – CHICK-PO

**29. Consideration of approval to authorize the co-interim city managers to sign an Annexation Service Agreement for the proposed annexation of 5.539 acres out of a 9.04-acre tract out of Lot 14, Block 4, Mission Grove Estates Subdivision, located along the East side of Moorefield Road, approximately 1,850 feet North of US Expressway 83. Applicant: LLAAG, LLC Lyonel A. Adame Garza, President – Cervantes**

Mr. Lyonel A. Adame Garza was requesting the annexation of a 5.539-acre tract, located along the East side of Moorefield Road, approximately 1,850 feet North of US Expressway 83. The developer was proposing to build a 27-lot subdivision for single-family homes named Capricorn Estates Subdivision Phase 2. The Capricorn Estates Phase 1 Subdivision was annexed on July 2, 2019. The water for the subdivision would be provided by the AGUA Special Utility District (AGUA SUD) and the sewer services would be provided by the City of Mission. The subdivision developer was interested in developing this subdivision in the Mission city limits and was requesting annexation. The City had an agreement with AGUA SUD to collect the sewer revenues through their water billing. The annexation would generate additional property taxes for the community

**30. Ratification of emergency repairs in the amount of \$317,600 to the 5125 Company for emergency service repairs at the lift stations located on the Northwest and Southwest corner of Bryan Road and Expressway 83 and at Rosalinda Street in accordance with Local Government Code, General Exceptions, Paragraph 252.022 (a)(1)(2) – Terrazas**

In accordance with Local Government Code, General Exceptions, Paragraph 252.022 (a)(1)(2) “a procurement made because of a public calamity that requires the immediate appropriation of money to relieve the necessity of the municipality's residents or to preserve the property of the municipality” and “a procurement necessary to preserve or protect the public health or safety of the municipality's residents”, hence staff is seeking authorization as an “Emergency Purchase”.

Sewer backup was being experienced near Mission Hospital and the Mission Event Center. After evaluating the situation, the discharge pipes had developed perforations, likely from corrosion and ase-related deterioration. These openings allowed wastewater to leak out before reaching its intended destination reducing system pressure and preventing proper flow. Wastewater accumulated within the system and capacity was exceeded, sewage backed up into upstream lines and nearby structures, creating unsanitary conditions and increasing the risk of property damage and public health hazard.

Request to ratify payment for repairs to the 5125 Company for \$317,600.00. A budget amendment will be presented for approval at mid-year.

Mayor Pro Tem Plata moved to approve all consent agenda items 16 thru 30 as presented. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

Councilman Vela rejoined the meeting at 6:06 p.m.

## **APPROVALS AND AUTHORIZATIONS**

**31. Consideration of approval to authorize the Mayor to sign a Development Agreement between the City of Mission and Vanguard Academy for the Construction of a Public Charter School named Vanguard Academy-Monet Campus, on a tract of land containing 19.10 acres being a part or portion of Lot 28-12, West Addition to Sharyland Subdivision, located along the West side of N. Stewart Road approximately 600 feet South of E. Mile 2 Road. Applicant: Vanguard Academy, Inc. – Cervantes**

The property was located along the West side of N. Stewart Road approximately 600 feet South of E. Mile 2 Road. This project would have access from N. Stewart Road, a public street. The school would be built in two phases. When completed it would allow students from kinder to 12<sup>th</sup> grade with an ultimate enrollment of 1,600 students. The property would be retrofitted and prepped with thru traffic lanes for queuing complete with curb and gutters, drainage, and utilities. The proposed structures met all the setback requirements set forth on this site. The facility would allow for the queuing of 300 vehicles within the school property. Phase I would consist of a flexible model with a contemporary layout allowing for growth. Phase II will be added for future 9<sup>th</sup> to 12<sup>th</sup> grade establishments. The school grounds will also include 2 full size soccer fields. The campus would have 200 parking spaces available to faculty and visitors. Accommodations had been addressed to fulfill and comply with the minimum number of paved, off-street parking spaces for this project. A master landscaping plan shall be applied to all green spaces to comply with the subdivision ordinance Ch. 98 Subdivision – Landscaping regulations; and a Lighting plan would be reviewed as to not affect nearby neighborhoods. The developer would install a perimeter opaque fence as privacy for the entire site and would include a security gate at all entrances. This buffer would comply with the separation required between commercial and residential properties. The school officials had agreed to undertake off-site sidewalk improvements and had agreed to undertake Mile 2 Road and N. Stewart Road intersection improvements. For the intersection improvements the applicant wished to deposit into escrow an amount equal to the estimated reasonable cost to be incurred by the City for acquiring the necessary right-of-way in the amount of \$21,284.00 and for the construction of a right-hand turn lane at the intersection of Stewart and Mile 2 Road in the amount of \$65,975.50.

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved to authorize the Mayor to sign a Development Agreement between the City of Mission and Vanguard Academy for the Construction of a Public Charter School

named Vanguard Academy-Monet Campus, on a tract of land containing 19.10 acres being a part or portion of Lot 28-12, West Addition to Sharyland Subdivision, located along the West side of N. Stewart Road approximately 600 feet South of E. Mile 2 Road. Applicant: Vanguard Academy, Inc. Motion was seconded by Councilman Vela and approved unanimously 5-0.

**32. Second Reading of Ordinance granting to AEP Texas, its successors and assigns, a non-exclusive franchise until December 31, 2045 - A. Garcia**

AEP Texas Inc. had submitted a request to renew its franchise agreement with the City of Mission. The current franchise expired on December 31, 2025.

The proposed franchise agreement was for 20-years.

This was the second reading of the ordinance with final approval of Ordinance on March 10, 2026 (30 days after 1st reading). Ordinance would take effect on April 10, 2026 which was 30 days after final passage as per City Charter Section 10.02.

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved to approve the Second Reading of Ordinance granting to AEP Texas, its successors and assigns, a non-exclusive franchise until December 31, 2045. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

**33. Approval of Resolution # 2044 of the City of Mission adopting guidelines for a Municipal Court Amnesty Program during the month of March 2026 and other matters in connection therewith; and providing an effective date – Wehrmeister**

City of Mission Municipal Court would be establishing a temporary Amnesty program during the entire month of March 2026. The purpose of the program was to provide people with active City of Mission warrants the opportunity to resolve their charges and do so without fear of arrest. Office hours would be from Monday thru Friday 8 a.m. to 4:45 p.m.

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata asked if they could extend the deadline until the end of April.

Judge Wehrmeister stated that they get most of the activity within the first two weeks of the amnesty period, but that it could be extended.

Mayor Pro Tem Plata moved to approve Resolution # 2044 of the City of Mission adopting guidelines for a Municipal Court Amnesty Program during the month of March and April 2026 and other matters in connection therewith; and providing an effective date and extension of the amnesty period through April 2026. Motion was seconded by Councilman Vela and approved unanimously 5-0.

**RESOLUTION NO. 2044**

A RESOLUTION OF CITY OF MISSION ADOPTING GUIDELINES FOR A MUNICIPAL COURT AMNESTY PROGRAM DURING THE MONTH MARCH 2026 AND APRIL 2026 AND OTHER MATTERS IN CONNECTION THEREWITH; AND PROVIDING AN EFFECTIVE DATE.

**UNFINISHED BUSINESS**

None

At 6:12 p.m., Mayor Pro Tem Plata motioned to move into Executive Session. Motion was seconded by Councilman Vela and approved unanimously 5-0.

**EXECUTIVE SESSION**

At 6:12 p.m., Councilwoman Plata motioned to reconvene. Motion was seconded by Councilman Vela and approved unanimously 5-0.

1. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) and Tex. Gov't Code Section 551.074 (Personnel Matters) regarding designation of an attorney and/or law firm to provide general legal services for the City of Mission

Mayor Pro Tem Plata moved to designate Jones, Galligan Key and Lozano to provide general legal services for three months with a thirty day termination clause effective Monday, March 2, 2026 for the provision of city attorney services. Motion was seconded by Councilwoman Gerlach and approved 4-1 with Councilman Vela against.

2. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) regarding MEDC, pursuant to authority provided by Texas Local Government Code Chapter 505.

No Action

3. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) regarding Texas Citrus Fiesta Operations and Management

Mayor Pro Tem Plata moved to direct staff to prepare amendments to the Resolution and Bylaws modifying the structure and organization of the Texas Citrus Fiesta Corporation and to coordinate with the appropriate parties to present the proposed amendments at the March 10, 2026 City Council meeting. Staff has been provided direction regarding the specific amendments to be drafted. Motion was seconded by Councilman Vela and approved 3–2, with Mayor Garza and Councilwoman Gerlach voting against.

4. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) regarding Fire Department personnel investigation

No Action

5. Closed session pursuant to Tex. Gov't Code Section 551.087 (Deliberation regarding Economic Development negotiations) related to Project 495X, Project Box, Project Reno, Project Greens and Project Tool

No Action

**ADJOURNMENT**

At 9:09 p.m., Councilwoman Gerlach moved for adjournment. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

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Norie Gonzalez Garza, Mayor

ATTEST:

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Anna Carrillo, City Secretary