



MINUTES

PRESENT:

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

ABSENT:

ALSO PRESENT:

Brenda Enriquez
Ann Camarillo
Leonel Cantu
Maria Del Carmen Salinas
Roberto Gonzalez
Karen Prewitt
Dolly Elizondo

STAFF PRESENT:

Anais Chapa, Assistant City Secretary
Juan Pablo Terrazas, Asst. City Manager
Andy Garcia, Assistant City Manager
Edgar Gonzalez, Engineer
Vidal Roman, Finance Director
Susie De Luna, Assistant Planning Director
Xavier Cervantes, Planning Director
Alex Hernandez, Planning Director
Abram Ramirez, IT Director
Yenni Espinoza, Library Director
Noemi Munguia, Human Resources Director
Ruben Hernandez, Media Relations
Brad Bentsen, Parks & Rec Director
Judith E. Garcia, Deputy Media Relations Dir.
Humberto Garcia, Media Relations
Michael Elizalde, Dir. Of Grants & Strategic Dev.
Joel Chapa, Police Officer
Michael Fernuik, Golf Course Director
Marisol Chavero, 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 4:31 p.m.

INVOCATION AND PLEDGE ALLEGIANCE

Councilwoman Marissa Gerlach led the invocation and Pledge of Allegiance

DISCLOSURE OF CONFLICT OF INTEREST

Mayor Pro Tem Ruben Plata has one on file for executive session item #2.

Mayor Norie Garza has one on file for item 46.

PRESENTATIONS

1. June 2025 Employee of the Month – Munguia

Noemi Munguia, Human Resources Director, recognized Aracely Lopez as the Employee of the Month for the month of June. Ms. Lopez was nominated by Aida Lerma, Event Center Director. Aracely's hard work, positive attitude, and dedication to the Mission Event Center never go unnoticed. She goes above and beyond to make every event a success – and the Event Center is lucky to have her on their team.

2. Proclamation - University of Texas Rio Grande Valley 10th Anniversary – Carrillo

Mayor Pro Tem Plata moved to approve the Proclamation – University of Texas Rio Grande Valley 10th Anniversary. Motion was seconded by Councilwoman Jessica Ortega and approved unanimously 5-0.

3. Report from the Greater Mission Chamber of Commerce – Brenda Enriquez

Brenda Enriquez, Greater Mission Chamber of Commerce President, spoke about upcoming some of this month's highlights such as: Drunken Chicken celebrated their 8th Anniversary, Tops Texas Title Ribbon had a Ribbon Cutting, The Chamber's Membership Mixer, Starbucks Ribbon Cutting, Serenity Fields Cemetery Grand Opening, National Butterfly Center Podcast. She also spoke about upcoming events such as: August 6th – SBDC: Why digital marketing Matters More than Ever, August 8th – Ribbon Cutting: Toritleria Raices Altenas, August 11th – Ribbon Cutting: Sharyland Lil Institute, August 13th – Buenas Tardes Luncheon, August 14th – SBDC: Smart Start, August 15th – Ribbon Cutting: The Cordelle Events, August 20th – "Understanding Property Taxes" A Community Q&A Forum, August 21st – SBDC: Do You Have What it Takes to be a Small Business Owner?, August 27th – Lock it Down! Cybersecurity Tactics for Small Businesses

4. Departmental Reports – Perez

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

5. Citizen's Participation on Specific Agenda Items – Garza

Ann Camarrillo, 2116 Pecos Street, spoke in reference to Executive Session Item 2. She congratulated the City of Mission on the successful title transfer of the Cimarron Golf Course to the Mission EDC. Although, this was a big step forward, she stated that the council's support would still be needed moving forward. She also recognized City Manager, Mike Perez, for all of the hard work he did behind the scenes.

ANNOUNCEMENTS – CITY COUNCIL/CITY MANAGER

Mr. Perez announced the Back To School Bash that would be taking place at 6:30 p.m. at the Mission Event Center that evening. Mayor Garza asked Mr. JP Terrazas, Assistant City Manager, to speak about the project on Holland Ave. Mr. Terrazas stated that Holland Ave would be re paved and overlayed from 495 to Business 83. This was a project that was to be completed in-house by our Streets Department and should be finalized in about a month.

PUBLIC HEARING

PLANNING & ZONING RECOMMENDATIONS

6. Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District (“AO-I”) to Light Industrial District (“I-1”), being a 17.13 acre tract of land out of 18.39 acres out of Lot 5-9, West Addition to Sharyland Subdivision, located along the South side of E. Military Highway approximately 1,390 feet West of S. Bryan Road. Applicant: Victor Trevino, Adoption of Ordinance #_____ - Cervantes

The applicant was requesting to rezone the subject property from Agricultural Open Interim District (“AO-I”) to Light Industrial District (“I-1”) for a proposed industrial development. The tract of land measured 273 feet along E. Military Highway and has a depth of 1,200 feet. The surrounding zones were Agricultural Open Interim (A-OI) to the South, East and West and Light Industrial District (I-1) to the North. The surrounding land uses were agricultural land in all directions. The subject property was used as farmland. The Future Land Use Map showed the subject property as General Commercial but, during the workshops held in February and March of 2025, the Planning and Zoning Commission labeled the subject property in the working map as future Industrial. The requested zoning was in line with the future land use map designation for the property from the workshops working map. The Future 365 Toll Road cut through a portion of the property as shown in the attached RMA map and reflected in the Future Land Use Map exhibit. Notices were mailed to 14 surrounding property owners. Planning staff had not received any phone calls from the surrounding property owners.

Staff and City Manager recommended approval.

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

There were no comments.

Mr. Xavier Cervantes, Planning Director, stated that the applicant had requested that this item, along with items 7 and 8 be tabled.

Mayor Pro Tem Plata moved to table items 6, 7, and 8 as requested by the applicant. Motion was seconded by Councilwoman Marissa Gerlach and approved unanimously 5-0.

7. Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District (“AO-I”) to Light Industrial District (“I-1”), being a 9.853 acre tract of land out of 35.72 acres out of Lot 5-10, West Addition to Sharyland Subdivision, located along the North side of Old Military Highway approximately 700 feet West of S. Bryan Road. Applicant: Victor Trevino, Adoption of Ordinance #_____ - Cervantes

The applicant was requesting to rezone the subject property from Agricultural Open Interim District (“AO-I”) to Light Industrial District (“I-1”) for a proposed industrial development. The tract of land measured 580 feet along Old Military Highway and has a depth of 740 feet. The surrounding zones are Agricultural Open Interim (A-OI) to the West and Light Industrial District (I-1) to the North, East and South. The surrounding land uses were agricultural land in all directions. The subject property was used as farmland. The Future Land Use Map showed the subject property as General Commercial but, during the workshops held in February and March of 2025, the Planning and Zoning Commission labeled the subject property in the working map as future industrial. The requested zoning was in line with the future land use map designation for the property from the workshops working map. The future 365 Toll Road cut through the majority of the property as shown in the attached RMA map and reflected in the Future Land Use Map exhibit. Notices were mailed to 3 surrounding property owners. Planning staff had not received any phone calls from the surrounding property owners.

Staff and City Manager recommended approval.

Item was tabled.

8. Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District (“AO-I”) to Light Industrial District (“I-1”), being a 18.56 acre tract of land situated in Porcion 56, and being out of the residue of Lot 6-8, West Addition to Sharyland Subdivision, located along the North side of E. Military Highway approximately 2,630 feet West of S. Bryan Road. Applicant: Victor Trevino, Adoption of Ordinance # _____ - Cervantes

The applicant was requesting to rezone the subject property from Agricultural Open Interim District (“AO-I”) to Light Industrial District (“I-1”) for a proposed industrial development. A draft master plan for the proposed industrial development of this property was shown in this packet. The tract of land measured approximately 1,250 feet along E. Military Highway and had a depth of approximately 1,100 feet. The surrounding zones are Agricultural Open Interim (A-OI) on all directions. The surrounding land uses included single-family homes to the Northwest and agricultural land to the East and South. The subject property was used as farmland. The Future Land Use Map showed the subject property as General Commercial with the Northwest corner designated as Planned Unit Development. During the workshops held in February and March of 2025, the Planning and Zoning Commission labeled the subject property in the working map as future industrial. The requested zoning was in line with the future land use map designation for the property from the workshops working map. The future 365 Toll Road missed this property completely as shown in the attached RMA map. Notices were mailed to 10 surrounding property owners. Planning staff had not received any phone calls from the surrounding property owners.

Staff and City Manager recommended approval.

Item was tabled.

At 5:07 p.m., Councilwoman Ortega stepped out of the meeting.

9. Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District (“AO-I”) and Office Building District (“C-1”) to Single-Family Residential District (“R-1”), being a 5.455 acre tract of land out of a 7.03 acre tract out of Lot 29-4, West Addition to Sharyland Subdivision, located along the North side of Mile 2 Road approximately 700 feet West of Trosper Road. Applicant: Victor Trevino, Adoption of Ordinance #5676 - Cervantes

The applicant was requesting to rezone a portion of his property from Agricultural Open Interim District (“AO-I”) and Office Building District (“C-1”) to Single-family Residential District (“R-1”) so that the owner’s house was in the correct zoning. For the remaining portion of the property with frontage on West Mile 2 Road, the applicant intends to split it for a future office commercial development. The tract of land measured 50 feet along West Mile 2 Road and had a depth of 1,320 feet. The surrounding zones were Office building District (C-1) and Agricultural Open Interim (A-OI) to the West, Agricultural Open Interim (A-OI) to the North and South, and Agricultural Open Interim (A-OI), Single-family Residential District and Duplex-fourplex Residential District (R-2) to the East. The surrounding land uses included the offices of the United Irrigation District to the West, The Trosper Fair Heights single-family subdivision, a duplex-fourplex subdivision under construction, and land with farm animals to the East. The property to the South was vacant and the Escobar/Rios Elementary School was located to the North. The subject property had a home

with a shed in the back. The Future Land Use Map showed the subject property as Low-Density Residential. The requested zoning was in line with the future land use map designation for the property. Notices were mailed to 18 surrounding property owners. Planning staff received no phone calls from the surrounding property owners.

Staff and City Manager 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 Agricultural Open Interim District (“AO-I”) and Office Building District (“C-1”) to Single-Family Residential District (“R-1”), being a 5.455 acre tract of land out of a 7.03 acre tract out of Lot 29-4, West Addition to Sharyland Subdivision, located along the North side of Mile 2 Road approximately 700 feet West of Trosper Road. Applicant: Victor Trevino, Adoption of Ordinance #5676. Motion was seconded by Councilman Vela and approved unanimously 4-0.

ORDINANCE NO. 5676

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING FOR A 5.455 ACRE TRACT OF LAND OUT OF A 7.03 ACRE TRACT OUT OF LOT 29-4, WEST ADDITION TO SHARYLAND SUBDIVISION, LOCATED ALONG THE NORTH SIDE OF MILE 2 ROAD APPROXIMATELY 700 FEET WEST OF TROSPER ROAD, FROM AO-I (AGRICULTURAL OPEN INTERIM DISTRICT) AND C-1 (OFFICE BUILDING DISTRICT) TO R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT)

At 5:09 p.m., Councilwoman Ortega rejoined the meeting.

10. Conduct a public hearing and consideration of a rezoning request from Single-family Residential District (“R-1”) to Duplex-fourplex District (“R-2”), being a 0.2066 acre tract of land, out of Lot 192, John H. Shary Subdivision, located at 405 N. Glasscock Road. Applicant: New Era Land & Properties LLC, Adoption of Ordinance #_____ - Cervantes

The applicant was requesting to rezone the subject property from Single-family Residential District (“R-1”) to Duplex-fourplex District (“R-2”) to build a duplex structure. The tract of land was 0.2066 acres in area and it measured 50 feet along Glasscock Road and had a depth of 180.0 feet. The surrounding zones are Single-family Residential District (R-1) to the North, West and South and Mobile & Modular Home District to the East. The surrounding land uses were single-family homes to the North, West and South and the Valley View Estates Mobile Home Park to the East. The subject property was vacant. The Future Land Use Map designated the property as low-density residential. The requested rezoning was not in line with the low-density designation in the comprehensive plan. The same rezoning request was pursued by a different applicant in November of 2023. There was opposition from the surrounding property owners citing drainage, fire protection and trash concerns. The rezoning was denied by the Planning and Zoning Commission and the City Council. Notices were mailed to 30 surrounding property owners. As of packet day the Planning staff had received (1) phone call from the surrounding property owners.

Staff and City Manager recommended denial.

Mr. Cervantes stated that the applicant withdrew the request.

No Action was taken.

11. Conduct a public hearing and consideration of a rezoning request from Single-Family Residential District (“R-1”) to Townhouse Residential District (“R-1T”), for Tract 2 being a 0.615 of an acre and Tract 3 being a 0.611 of an acre, both tract forming a part of the Meadow Creek Country Club Phase 1-B Subdivision, located along the East side of Crystal Drive between Diane and Mauve Drives. Applicant: Gerardo Benavides, P.E., Adoption of Ordinance #_____ - Cervantes

The applicant was requesting to rezone the subject property from Single-Family Residential District (“R-1”) to Townhouse Residential District (“R-1T”) to subdivide for homes with lot sizes not in compliance with the minimum lot sizes in the R-1 zoning district. Tract 2 measured 297.49’ along Crystal Drive with a depth of 90’. Tract 3 measured 297.53’ along Crystal Drive with a depth of 90’ along the south side and 88.89’ along the north side. The surrounding zones were Agricultural Open Interim District (A-OI) to the east and Planned Unit Development District (PUD) to the West, South and North. The surrounding land uses include Single-Family homes to the North, West and South and a golf course to the East. The subject properties were vacant. For tract 2 the applicant was proposing to subdivide the tract into 7 lots with an average area of 3,824.62 square feet. For tract 3 the applicant was proposing to subdivide the tract into 7 lots with an average area of 3,800 square feet. The Future Land Use Map shows that the properties are designated for Planned Unit Development. The designation for the subject tracts from the PUD ordinance on file was agricultural open space to be a part of the golf course. Although the requested rezoning was not in line with the PUD designation of agricultural open space the requested lot sizes were in line with the lot sizes to the west that average in area 3,195 square feet. Notices were mailed to 28 surrounding property owners. There was opposition during the variance request for the proposed subdivision. As result, the developer had altered the lot sizes as a result for Tract 1 from 7 lots to 4 lots. A petition was submitted by the surrounding property owners. The petitioners cite traffic, safety concerns along with a strain on public utilities and infrastructure. The petitioners also cite concerns with the loss of community character. The signatures make up 28.45 percent of the land area within 200 feet of the subject tracts. As per State Law, due to having more than 20 percent of the land area, a supermajority vote of the City Council was required for the rezoning to be approved.

Staff and City Manager recommended denial.

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

Leonel Cantu, Country Club Drive, gave council a packet with the plans for the proposed project for this request. There was no other zoning available for this area so he had made modifications to accommodate the recommendations given the last time the item was seen. The homes he was proposing matched those that were in the area, and he wanted to build similar homes to those that were already there.

Karen Prewitt, via zoom, spoke in opposition of this request. They had sent in a petition in which 35 of 59 owners in the surrounding area ad signed opposing this request. She, along with her neighbors, would not like for fourteen new homes to be built in the area. They want to keep their neighborhood quiet.

Councilman Alberto Vela moved to deny the rezoning request from Single-Family Residential District (“R-1”) to Townhouse Residential District (“R-1T”), for Tract 2 being a 0.615 of an acre and Tract 3 being a 0.611 of an acre, both tract forming a part of the Meadow Creek Country

Club Phase 1-B Subdivision, located along the East side of Crystal Drive between Diane and Mauve Drives. Applicant: Gerardo Benavides, P.E., Adoption of Ordinance #____. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

12. Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District (“AO-I”) to Townhouse Residential District (“R-1T”), being a 7.29 acre tract of land (Deed call – 6.96 acres) out of the Southeast corner of Lot 30-8, West Addition to Sharyland Subdivision, located along the West side of Mayberry Road approximately 1,300 feet North of Mile 2 Road. Applicant: Aaron Balli, Adoption of Ordinance #5677 - Cervantes

The applicant was requesting to rezone the subject property from Agricultural Open Interim District (“AO-I”) to Townhouse Residential District (“R-1T”) to develop a townhouse residential development. The tract of land was 7.29 acres in area measured 660 feet along N. Mayberry Road and had a depth of 971.5 feet. The surrounding zones were Agricultural Open Interim (A-OI) to the West, South and North, and Single-family Residential District to the East. The surrounding land uses included the Sonoma Ranch single-family subdivision under construction to the East, single-family homes and vacant land to the North, and an irrigation canal and the Pueblo de Paz apartments to the South and West. The subject property was vacant along Mayberry and had a home at the northwest corner. The Future Land Use Map showed that the south 300 feet of the subject property was designated as high-density residential while the remaining tract was designated as low-density residential. A portion of the requested zoning was not in line with the future land use map designation, but staff believed the property was in transition to medium-density residential land uses. Notices were mailed to 12 surrounding property owners. Planning staff received no phone calls from the surrounding property owners

Staff and City Manager 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 Agricultural Open Interim District (“AO-I”) to Townhouse Residential District (“R-1T”), being a 7.29 acre tract of land (Deed call – 6.96 acres) out of the Southeast corner of Lot 30-8, West Addition to Sharyland Subdivision, located along the West side of Mayberry Road approximately 1,300 feet North of Mile 2 Road. Applicant: Aaron Balli, Adoption of Ordinance #5677. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5677

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING FOR A 7.29 ACRE TRACT OF LAND (DEED CALL – 6.96 ACRES) OUT OF THE SOUTHEAST CORNER OF LOT 30-8, WEST ADDITION TO SHARYLAND SUBDIVISION, LOCATED ALONG THE WEST SIDE OF MAYBERRY ROAD APPROXIMATELY 1,300 FEET NORTH OF MILE 2 ROAD, FROM AO-I (AGRICULTURAL OPEN INTERIM DISTRICT) TO R-1T (TOWNHOUSE RESIDENTIAL DISTRICT)

13. Conduct a public hearing and consideration of a Conditional Use Permit for a Home Occupation – Daycare in a (R-1) Single Family Residential District, being Lot 6, Block 5, East Side Addition Subdivision, located at 900 Reynosa Street, Applicant: Maria Del Carmen Salinas, Adoption of Ordinance #5678 - Cervantes

The subject site was located at the southeast corner of Reynosa Street and Naranjo Avenue. Per Code of Ordinance, a home occupation required the approval of a Conditional Use Permit by the City Council. The applicant was proposing a home occupation – daycare out of their residence. They plan to work directly with Alliance, which was a program funded by the government that helped provide child care for single parents. The proposed hours of operation are Monday – Friday from 7:00 am to 5:00 pm. Staff: 3 employees (*Note: Sec.1.56(1)(d) states: There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises.) Parking: The applicant was proposing 3 parking spaces. The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (34) 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 City Manager recommended approval subject to the following conditions: 1 year permit to continue to assess this new home occupation. Applicant to be limited to one (1) employee at a time, or must submit a petition reflecting 90% of the property owners within 200 feet radius in favor of the variance to the number of employees allowed. Compliance with Section 1.56-1 (Home Occupations) of the Zoning Ordinance; Continued compliance with all City Codes (Building, Fire, Health, etc.); Pick-up and Dropoff of children must be within the private property; Acquire a business license; CUP was not transferable to others; Hours of operation to be as follows: Monday – Friday from 7:00 am to 5:00 pm

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

Mr. Rodriguez and Maria Del Carmen Salinas, applicants, spoke in favor of this request. They were operating in Palmview and were now moving to Mission. They both asked for the opportunity to bring their business to Mission.

Mayor Pro Tem Plata moved to approve the Conditional Use Permit for a Home Occupation – Daycare in a (R-1) Single Family Residential District, being Lot 6, Block 5, East Side Addition Subdivision, located at 900 Reynosa Street, Applicant: Maria Del Carmen Salinas, Adoption of Ordinance #5678. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5678

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR A HOME OCCUPATION – DAYCARE IN A (R-1) SINGLE FAMILY RESIDENTIAL DISTRICT, BEING LOT 6, BLOCK 5, EAST SIDE ADDITION SUBDIVISION, LOCATED AT 900 REYNOSA STREET

14. Conduct a public hearing and consideration of a Conditional Use Permit for a Life and Health Insurance Agency – Puga Insurance Agency, LLC, in a Neighborhood Commercial (C-2) District, being Lot 1, Bannworth Business Center Subdivision, located at 1821 N. Shary Road, Suite 1. Applicant: Noe Puga, Adoption of Ordinance #5679 – Cervantes

The proposed business was within the Bannworth Business Center located along the West side of Shary Road approximately 360 feet North of Village Drive. Pursuant to Section 1.42 (3)(d) of the City of Mission Code of Ordinances, a business establishment which performs services on the premises such as banks, loan companies, insurance and real estate requires the approval of a conditional use permit by the City Council. The applicant was leasing a 1,088.00 square foot suite for an insurance business that would be named “Puga Insurance Agency”. The proposed hours of

operation were as follows: Monday thru Friday from 8:00 am to 5:00 pm. Staff would be 4 employees. Parking: Due to the total of 1,088 square feet, a total of 7 parking spaces are required. There were a total of 62 parking spaces held in common for the commercial plaza. 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 are needed to ensure that a use requested by a conditional use permit was compatible and complementary to adjacent properties.

Staff and City Manager recommended approval subject to the following conditions: Life of Use permit approval with the understanding the conditional use permit could be revoked; Must comply with all City Codes (Building, Fire, Health, etc.); Hours of operation are Monday thru Friday from 8:00 am to 5:00 pm; Must obtain a business license prior to occupancy; CUP was not transferable to others

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

There were no comments.

Councilwoman Ortega moved to approve the Conditional Use Permit for a Life and Health Insurance Agency – Puga Insurance Agency, LLC, in a Neighborhood Commercial (C-2) District, being Lot 1, Bannworth Business Center Subdivision, located at 1821 N. Shary Road, Suite 1. Applicant: Noe Puga, Adoption of Ordinance #5679. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5679

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR A LIFE AND HEALTH INSURANCE AGENCY – PUGA INSURANCE AGENCY, LLC IN A NEIGHBORHOOD COMMERCIAL (C-2) DISTRICT, BEING LOT 1, BANNWORTH BUSINESS CENTER SUBDIVISION, LOCATED AT 1821 N. SHARY ROAD, SUITE 1

15. Conduct a public hearing and consideration of a Conditional Use Permit to allow the Manufacturing & Packaging of Ice Cream and Pork Rinds in a property zoned Heavy Commercial District (“C-4”), being Lots 3-6, Block 175, Mission Original Townsite Subdivision, located at 204 W. Tom Landry Street. Applicant: Ice Cream Man Place, Inc., Adoption of Ordinance #5680 - Cervantes

The applicant was requesting a new conditional use permit to continue to operate the manufacturing of ice cream and pork rinds at the subject property located at the Northeast corner of Tom Landry Street and Perkins Avenue. The business had been in operation at the subject property since 1994 when the owners were simply selling ice cream. For the manufacturing the owners obtained a conditional use permit in 2013 and has been renewed several times since then. In the year 2020, the applicant was granted a life of the use conditional use permit. Per the Code of Ordinance, a manufacturing facility in a Heavy Commercial District required a conditional use permit granted by the City Council. The previous conditional use permit was granted to Mr. Alberto Pascual. The business owners desired that the new conditional use permit be granted to the company named Ice Cream Man Place, Inc. The company was the distributor for Blue Bonnet Ice Cream in the Rio Grande Valley, and they manufacture Sandy Fruit products. The proposed hours of operation were Monday to Friday from 8:00 a.m. to 5:00 pm. Staff: 8 employees; Parking: 6

parking spaces are provided within the private property. The Planning staff had not received any objections to the request from the surrounding property owners. Notices were mailed to 18 surrounding property owners.

Staff and City Manager recommended approval subject to the following conditions: Life of use permit approval with the understanding that the conditional use permit could be revoked; Must comply with all City codes (Building, Fire, Health, and Sign, etc.); Acquisition of a business license was required; Hours of operation are Monday to Friday from 8:00 a.m. to 5:00 p.m.; The conditional use permit 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 allow the Manufacturing & Packaging of Ice Cream and Pork Rinds in a property zoned Heavy Commercial District (“C-4”), being Lots 3-6, Block 175, Mission Original Townsite Subdivision, located at 204 W. Tom Landry Street. Applicant: Ice Cream Man Place, Inc., Adoption of Ordinance #5680. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

ORDINANCE NO. 5680

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT TO ALLOW THE MANUFACTURING & PACKAGING OF ICE CREAM AND PORK RINDS IN A PROPERTY ZONED (C-4) HEAVY COMMERCIAL DISTRICT, BEING LOTS 3-6, BLOCK 175, MISSION ORIGINAL TOWNSITE SUBDIVISION, LOCATED AT 204 W. TOM LANDRY STREET

16. Conduct a public hearing and consideration of a Conditional Use Permit for the on-site consumption of alcoholic beverages at an Event Center – Florence Events, in a General Business (C-3) District, being Lot 5, Northtown Unit No. 1 Subdivision, located at 2722 N. Conway Avenue. Applicant: Erica Veronica Perez, Adoption of Ordinance #5681 – Cervantes

The site was located approximately 75 feet South of E. 28th Street along the East side of N. Conway Avenue, S.H. 107. Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, the on-site consumption of alcoholic beverages at an Event Center requires the approval of a conditional use permit by the City Council. The applicant was leasing a 2,250.00 square foot suite for an Event Center that would be named “Florence Events”. Proposed activities: The venue featured several types of events and private gatherings. The applicant was proposing for alcoholic beverages to be consumed at the establishment, but no alcoholic beverages are proposed to be sold at the venue. The applicant’s background check for the proposed BYOB (bring your own beer) establishment showed no reportable records. The proposed hours of operation were as follows: Monday thru Sunday from 9:00 am to 12:00 am. Staff would be 1 employee; Parking: Due to the total of 80 proposed chairs, a total of 27 parking spaces were needed. There were a total of 41 parking spaces held in common for the plaza. The Planning Staff had not received any objections to the request from the surrounding property owners. Staff mailed out (23) 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 City Manager recommended approval subject to the following conditions: Approval for 1 year to evaluate the operations; Must comply with all City Codes (Building, Fire, Health, etc.); Hours of operation were Monday thru Sunday from 9:00 am to 12:00 am; Must comply with the noise ordinance; Must obtain a business license prior to occupancy; Maximum occupancy was 110 people; Must have security cameras inside and outside with a minimum 30-day retention; CUP was not transferable to others; Must comply with section 1.56 (12) of the zoning ordinance

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

There were no comments.

Mayor Garza asked if there were any requirements for security guards to be present during events.

Mr. Cervantes stated that the only condition that had been written was for the establishment to have security cameras and the could request for a condition to be added to have security officers present if there was to be alcohol for an event.

Mayor Pro Tem Plata and Mayor Garza both stated that they would like for a security guard to be present for all events.

Mayor Pro Tem Plata moved to approve the Conditional Use Permit for the on-site consumption of alcoholic beverages at an Event Center – Florence Events, in a General Business (C-3) District, being Lot 5, Northtown Unit No. 1 Subdivision, located at 2722 N. Conway Avenue. Applicant: Erica Veronica Perez, Adoption of Ordinance #5681 with the additional condition that security guards be present at all events. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

ORDINANCE NO. 5681

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR THE ON-SITE CONSUMPTION OF ALCOHOLIC BEVERAGES AT AN EVENT CENTER – FLORENCE EVENTS IN A (C-3) GENERAL BUSINESS DISTRICT, BEING LOT 5, NORTHTOWN UNIT NO. 1 SUBDIVISION, LOCATED AT 2722 N. CONWAY AVENUE

17. Conduct a public hearing and consideration of a Conditional Use Permit for a Drive-Thru Service Window for a Restaurant – La Cocina de la Abuela Tere in a (C-3) General Business District, being the South 105' out of the West 180' out of the East 440' out of Lot 25-5, West Addition to Sharyland Subdivision, and being Lot 1, Block B, Cinco De Mayo Ranch Subdivision, located at 1500 W. Griffin Parkway, Suite E, Applicant: Cocina de la Abuela Tere, Adoption of Ordinance #5682 - Cervantes

The subject site was located at the Northwest corner of Wednesday Street and Griffin Parkway. Per Code of Ordinance, a drive-thru service window required the approval of a Conditional Use Permit by the City Council. The applicant had been leasing a 2,628 square foot building, which included a drive-thru service window, since December 2021. The location of the drive-thru service window provided enough stacking for at least three vehicles. Access to the site is provided off Wednesday Street via a 24' driveway. The applicant would like to continue utilizing the service window for her business. Hours of operation: Monday – Sunday from 7:00 am to 10:00 pm; Staff: 3 employees; Parking: There were a total of 30 seating spaces, which required 10 parking spaces ($30/3 = 10$). The site had 31 parking spaces that are held in common, thus meeting code. The last conditional use permit for the drive-thru service window for this location was approved on March

13, 2023 for a period of 2 years. The applicant shared that she was unable to renew the conditional use permit on time due to not being able to pay the application fee since business had been very slow and drive-thru not being used. The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (17) 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 City Manager recommended approval subject to the following conditions: 1 year approval to continue to assess the business; Continued compliance with all City Codes (Building, Fire, Health, etc.); CUP was not transferable to others; Hours of Operation: Monday to Sunday from 7:00 am to 10:00 pm

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 a Drive- Thru Service Window for a Restaurant – La Cocina de la Abuela Tere in a (C-3) General Business District, being the South 105' out of the West 180' out of the East 440' out of Lot 25-5, West Addition to Sharyland Subdivision, and being Lot 1, Block B, Cinco De Mayo Ranch Subdivision, located at 1500 W. Griffin Parkway, Suite E, Applicant: Cocina de la Abuela Tere, Adoption of Ordinance #5682. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5682

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR A DRIVE-THRU SERVICE WINDOW FOR A RESTAURANT – LA COCINA DE LA ABUELA TERE IN A (C-3) GENERAL BUSINESS DISTRICT, BEING THE SOUTH 105' OUT OF THE WEST 180' OUT OF THE EAST 440' OUT OF LOT 25-5, WEST ADDITION TO SHARYLAND SUBDIVISION, AND BEING LOT 1, BLOCK B, CINCO DE MAYO RANCH SUBDIVISION, THE PROPERTY IS LOCATED AT 1500 W. GRIFFIN PARKWAY, SUITE E

18. Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Home Occupation – Lucio Income Tax & Health Insurance Agency in a (R-1) Single Family Residential District, being Lot 12, Block 78, Mission Original Townsite Subdivision, located at 112 E. 5th Street, Applicant: Jose Manuel Lucio III, Adoption of Ordinance #5683 – Cervantes

The subject site was located at the southwest corner of E. Rafael Ramirez Street (E. 5th Street) and Doherty Avenue. Per Code of Ordinance, a home occupation required the approval of a Conditional Use Permit by the City Council. The applicant had been operating a home occupation from his home since October 31, 2024. He utilizes the living room and the one-car garage as an office setting. He remodeled the garage to serve as a reception and waiting area. Ninety percent of his clients are serviced virtually, and the remaining clients are seen in person by appointment only. The proposed hours of operation were Monday – Friday from 9:00 am to 5:00 pm; Staff: 2 employees, one living in the home; Parking: The driveway can accommodate one vehicle and the carport two more vehicles. The last conditional use permit for this home occupation was approved on July 22, 2024 for 1 year. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (23) 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 City Manager recommended approval subject to the following conditions: Life of use permit approval with the understanding the permit can be revoked to due non-compliance; Compliance with Section 1.56-1 (Home Occupations) of the Zoning Ordinance; Continued compliance with all City Codes (Building, Fire, Sign codes, etc.); CUP was not transferable to others; Hours of operation to be as followed: Monday – Friday from 9:00 am to 5:00 pm

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 Renewal for a Home Occupation – Lucio Income Tax & Health Insurance Agency in a (R-1) Single Family Residential District, being Lot 12, Block 78, Mission Original Townsite Subdivision, located at 112 E. 5th Street, Applicant: Jose Manuel Lucio III, Adoption of Ordinance #5683. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

ORDINANCE NO. 5683

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT RENEWAL FOR A HOME OCCUPATION – LUCIO INCOME TAX & HEALTH INSURANCE AGENCY IN A (R-1) SINGLE FAMILY RESIDENTIAL DISTRICT, BEING LOT 12, BLOCK 78, MISSION ORIGINAL TOWNSITE SUBDIVISION, LOCATED AT 112 E. 5TH STREET

19. Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Home Occupation – Our Mission Primary Home Care LLC in a (R-1) Single Family Residential District, being Lot 1 & the West 52' of Lot 2, Block 4, Parkview No. 1 Subdivision, located at 802 Pamela Drive, Applicant: Arnoldo Morgan, Adoption of Ordinance #5684 - Cervantes

The subject site was located at the southwest corner of Pamela Drive and Mayberry Road. Per Code of Ordinance, a home occupation required the approval of a Conditional Use Permit by the City Council. The applicant had been operating a Personal Home Care Business for the elderly. The applicant hired personal care attendants to aid with daily living activities for individuals within the community and surrounding cities. Their services were provided at their clients' home not at their business, however the state required them to have an office with a computer and a place to store their important documentation. The proposed days and hours of operation are Monday – Friday from 8:00 am to 5:00 pm; Staff: 2 employees, both living in the home; Parking: In 2024, they had a circular driveway, and now they have 6 parking stalls for the clients. The last conditional use permit approved for this home occupation was approved on July 22, 2024 for 1 year. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (14) 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 City Manager recommended approval subject to the following conditions: Life of use permit approval with the understanding the permit can be revoked due to non-compliance; Compliance with Section 1.56-1 (Home Occupations) of the Zoning Ordinance; Continued

compliance with all City Codes (Building, Fire, Sign codes, etc.); CUP was not transferable to others; Hours of operation to be as follows: Monday – Friday from 8:00 am to 5:00 pm

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

Rosie Morgan, 802 Pamela Drive, spoke in favor of this request. She stated she would like to continue to operate her business in the City of Mission.

Councilwoman Ortega moved to approve the Conditional Use Permit Renewal for a Home Occupation – Our Mission Primary Home Care LLC in a (R-1) Single Family Residential District, being Lot 1 & the West 52' of Lot 2, Block 4, Parkview No. 1 Subdivision, located at 802 Pamela Drive, Applicant: Arnoldo Morgan, Adoption of Ordinance #5684. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5684

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT RENEWAL FOR A HOME OCCUPATION – OUR MISSION PRIMARY HOME CARE LLC IN A (R-1) SINGLE FAMILY RESIDENTIAL DISTRICT, BEING LOT 1, THE WEST 52' OF LOT 2, BLOCK 4, PARKVIEW NO. 1 SUBDIVISION, LOCATED AT 802 PAMELA DRIVE

20. Conduct a public hearing and consideration of a Conditional Use Permit Renewal to designate an area as a Mobile Food Park in a (C-4) Heavy Commercial District, being the West ½ of Lots 7 & 8, Block 176, Original Townsite of Mission Subdivision, located at 307 W. Tom Landry, Applicant: Roberto Gonzalez, Adoption of Ordinance #5685 - Cervantes

The subject site was located 75' West of N. Perkins Avenue along the northside of W. Tom Landry. Per Code of Ordinance, to designate an area as a mobile food park for operations of mobile food units required the approval of a Conditional Use Permit by the City Council. The applicant proposed to have a mobile food park to offer truck owners the opportunity to offer their products. The applicants propose to have 4 mobile food trucks, build a unisex-restroom, an office, and a 26' x 33' canopy for seating area. The seating area would have 4 picnic tables under the canopy in case anyone would like to dine in. Access to the site will be off W. Tom Landry. Each mobile food truck operator would still need to apply for their own CUP to operate within the mobile food park. The proposed days and hours of operation were Every day from 10:00 am to 12:00 am; Staff: 1 employee; Parking: Based on the site plan, there was a total of 24 seating spaces, which require 8 parking spaces and 3 for each mobile food unit for a total of 20 parking spaces. The applicant was proposing 13 parking spaces for the entire site and had secured a written agreement with the property owner from West Side Liquor Store to use his 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. A conditional use permit to designate an area as a mobile food park for operations of mobile food units for this location was approved on July 8, 2024 for 1 year. However, if the conditional use permit had not been used within one year after the date granted, the permit was automatically canceled. Therefore, they need to reapply. 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. The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to surrounding property owners.

Staff and City Manager recommended approval subject to the following conditions: 1 year permit approval to assess this new operation; Compliance with Section 1.56-11 of the Zoning Ordinance; Continued compliance with all City Codes (Building, Fire, Sign codes, etc.); The restrooms must be in compliance with the American Disabilities Act; Must acquire a business license prior to occupancy. CUP was not transferable to others. Hours of operation to be as followed: Every day from 10:00 am to 12:00 am; No noise from the establishment should be heard by the homes to the north.

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

There were no comments.

Councilwoman Ortega was asking about the parking. She wanted to know if there would only be 9 parking spaces as shown and if that would be enough for 4 food trucks.

Roberto Gonzalez, applicant, stated that he would have 4 mobile food trucks parked and operating at the site. There were those 9 parking spaces up front, additional parking on the side of the road (shoulder), and he was also given a letter granting him permission to use the neighboring plaza's parking area.

Mayor Pro Tem Plata stated that he would like to see the updated landscaping photos.

Mayor Pro Tem Plata moved to approve the Conditional Use Permit Renewal to designate an area as a Mobile Food Park in a (C-4) Heavy Commercial District, being the West ½ of Lots 7 & 8, Block 176, Original Townsite of Mission Subdivision, located at 307 W. Tom Landry, Applicant: Roberto Gonzalez, Adoption of Ordinance #5685. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5685

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT RENEWAL TO DESIGNATE AN AREA AS A MOBILE FOOD PARK IN A (C-4) HEAVY COMMERCIAL DISTRICT, BEING THE WEST ½ OF LOTS 7 & 8, BLOCK 176, ORIGINAL TOWNSITE OF MISSION SUBDIVISION, LOCATED AT 307 W. TOM LANDRY

21. Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Sale & On-Site Consumption of Alcoholic Beverages – Medelina's Restaurant in a (C-4) Heavy Commercial District, being 1.08 acres of land, out of a portion of Lot 204, John H. Shary Subdivision, located at 2224 E. Business Highway 83, Applicant: Medelinas Restaurant LLC, c/o Sandalio R. Garcia, Adoption of Ordinance #5686- Cervantes

The subject site was located at the southwest corner of Glenwood Avenue and East Business Highway 83. Per 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 applicant had been operating a First-Class Family Oriented Mexican Restaurant with top quality food since February 2023. The applicant would like to incorporate a mobile unit that was set in the back of the restaurant during evening hours in which he would offer cooked meats. He was proposing to continue offering alcoholic beverages with their meals in the restaurant and in the mobile unit. Access to the site is from 2 – 24' driveways off of Business Highway 83. The proposed days and hours of operation are Monday–Sunday from 7:00 am to 12:00 am The restaurant would be open from 7:00 am to 3:00 pm and the Mobile Unit from 5:00 pm to 12:00 am; Staff: 16 employees in different shifts; Parking: There are a total of 84 seats in the restaurant, which require 28 parking spaces (84 seats/3= 28

parking spaces). It is noted that there are 36 parking spaces available that were shared with other businesses; 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 was a residential subdivision within the 300' radius, however P&Z and City Council have waived this requirement for similar businesses. Since the majority of the sales are food items, and there have been no police reports staff recommends approval of the permit renewal

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

There were no comments.

Councilwoman Ortega asked Mr. Cervantes to partner with the Chief of Police to see if there were any reports or complaints filed for these businesses prior to presenting them to council.

Mayor Pro Tem Plata moved to approve the Conditional Use Permit Renewal for the Sale & On-Site Consumption of Alcoholic Beverages – Medelina's Restaurant in a (C-4) Heavy Commercial District, being 1.08 acres of land, out of a portion of Lot 204, John H. Shary Subdivision, located at 2224 E. Business Highway 83, Applicant: Medelinas Restaurant LLC, c/o Sandalio R. Garcia, Adoption of Ordinance #5686. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5686

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT RENEWAL FOR THE SALE & ON-SITE CONSUMPTION OF ALCOHOLIC BEVERAGES – MEDELINA'S RESTAURANT IN A (C-4) HEAVY COMMERCIAL DISTRICT, BEING 1.08 ACRES OF LAND, OUT OF A PORTION OF LOT 204, JOHN H. SHARY SUBDIVISION, LOCATED AT 2224 E. BUSINESS HIGHWAY 83

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

22. Approval of Minutes – Carrillo

Regular Meeting – July 14, 2025

23. Acknowledge Receipt of Minutes – Perez

Shary Golf Course Advisory Board – June 4, 2025

Planning & Zoning – May 7, May 21, June 4, 2025

Zoning Board of Adjustments – January 22, March 13, 2025

24. Authorization to solicit bids to construct a restroom facility at Shary Municipal Golf Course on Holes 19 to 27 – Fernuik

Staff was seeking authorization to solicit bids to construct a restroom facility on Holes 19 to 27 for Shary Municipal Golf Course. The City would be reimbursed for the amount via the reimbursement agreement with the MEDC.

25. Authorization to Solicit Bids for Housing Assistance Program Rehabilitation Projects – HAP Phase 24-I - Elizalde

Staff was seeking authorization to solicit bids for Housing Assistance Program Rehabilitation Projects – HAP Phase 24-I. The Citizen's Advisory Committee met on June 25, 2025 and approved staff's recommendation to provide rehabilitation of two (2) eligible applicant homes through the CDBG Program for the following addresses:

Rehabilitation:

- 214 N. Slabaugh Avenue, Mission, TX 78572
- 315 Alma Avenue, Mission, TX 78572

26. Authorization to solicit proposal for depository bank services in accordance with Texas Local Government Code Chapter 105- Roman

The City's current depository contract was nearing expiration. In compliance with Texas Local Government Code Chapter 105, municipalities were required to competitively select a depository institution through a Request for Proposals (RFP) process. The Finance Department was requesting authorization to initiate the solicitation process for a qualified financial institution to provide depository banking services to the City.

27. Authorization to purchase video surveillance cameras for the Mission Police Department Jail, utilizing TIPS contract #230105, in the total amount of \$40,024.76 – Torres

Authorization to purchase video surveillance cameras from Telepro at a cost of \$40,024.76 utilizing TIPS Contract #230105. Cameras would be added to the Mission Police Department jail surveillance camera system.

28. Authorization to accept grant award for the FY25 Local Community Grant Program from the Wal-Mart Foundation in the amount of \$1,750.00 with no match requirement and with respective budget amendment- Elizalde

The City was requesting authorization to accept a grant award for the FY25 Local Community Grant Program from the Wal-Mart Foundation. The grant funds would be used to support city department community initiatives through the Community Development Department. The grant would allow the acquisition of supplies and equipment needed for community event initiatives. The total grant request was \$1,750.00 with no match requirement.

29. Authorization of purchases from Dell (DIR-CPO-5792), and Insight (Omnia Partners 23-6692-03, DIR-CPO-5030) each exceeding \$25,000 threshold in accordance with procurement policies – Ramirez

The City was requesting authorization to accept a grant award for the FY25 Local Community Grant Program from the Wal-Mart Foundation. The grant funds would be used to support city department community initiatives through the Community Development Department. The grant would allow the acquisition of supplies and equipment needed for community event initiatives. The total grant request was \$1,750.00 with no match requirement.

30. Approval of License Agreement with AEP Texas, Inc. for a Temporary Staging Area at the Mission Event Center should an emergency arise – Terrazas

AEP had requested permission to use the Mission Event Center parking lot as a staging area for its work crews and for the temporary storage of materials, vehicles and equipment related to the performance of work necessary to avoid interruptions in electrical service or to restore service interrupted by emergency conditions in AEP's service area. AEP would provide the City with advance notice of its need for the use of the Premises; however, in the event AEP is prevented from providing such advance notice by the occurrence of the emergency condition or the unavailability of the designated City contact, AEP shall provide notice of its use of the Premises as soon thereafter as reasonably possible. AEP agreed that its use shall not interfere or impede the normal operations of the Premises or with City's use of the Premises.

31. Approval of Interlocal Agreement between City of Mission and Sharyland Independent School District for Pool Use – Bentsen

City of Mission and Sharyland ISD desired to enter into an Interlocal Agreement for the purpose for the use of the Natatorium Facility at Bannworth Park located at 1822 North Shary Road and Mayberry Pool Facility located at 115 South Mayberry Road by both Sharyland ISD Jr. High Schools and both Sr. High Schools. The agreement was for the 2025-2026 school year at a cost of \$17,000.00.

32. Approval of Amended Interlocal Cooperation Agreement between the County of Hidalgo, Texas, and the City of Mission, Texas, Concerning the Development of the Recreational Trails Connectivity Project with respective budget amendment BA 25-39-Bentsen

Seeking Approval of Amended Interlocal Cooperation Agreement between Hidalgo County, Texas and the City of Mission, concerning the Development of the Recreational Trails Connectivity Project connecting the existing Mission, Hidalgo and Mcallen 2nd St Hike and Bike Facilities via a new location 15.7 mile long, 10 ft wide concrete path. Amended mutual covenant No. 3 as noted, CITY agrees to contribute, to the project made that basis of this Interlocal Agreement, an amount not to exceed \$1,000,000.00, which shall be paid to COUNTY in the following amounts: Upon execution of this Agreement a lump sum totaling \$500,000 (segments #1 and #2, Exhibit A), the remaining sum of \$500,000 will be paid on a reimbursement basis (segment #1 and #2, Exhibit

A). EXHIBIT A attached

33. Authorization to extend the lease for two (2) 2020 Ram 1500, one (1) 2020 Ford Transit 350 LR Pass XL RWD and one (1) 2020 Ford F-150 units from D&M Leasing Company-Avila

Staff was seeking authorization the extend the lease for two (2) 2020 Ram 1500 for the Parks and Recreation Department, one (1) 2020 Ford Transit 350 LR Pass XL RWD for the Executive Department and one (1) 2020 Ford F-150 Unit for the Police CID Department from D&M Leasing Company to be used by their staff. The units would be leased for an extended 12-month term. The monthly debt services would continue the same and this extension would be honored through the attached amendments. Monthly debt service (including principal and interest) for the units would be \$396.90 (2020 Ram 1500), \$527.39 (2020 Ford Transit) and \$649.80 (Police CID). With the respective budget amendment, the total purchase capitalized cost for the lease extension amounts to \$1,970.99. At this moment, due to the extension, staff was needing to pay a \$300.00 fee per vehicle, totaling \$1,200.00.

34. Authorization to purchase Submersible ABS Pump from Zone Industries for Public Works in the amount of \$77,403.14 via Buy Board Contract #770-25 (Water Distribution) – Terrazas

Staff was requesting authorization to purchase a Submersible ABS XFP 100C CB1.3 PE150/4* motor pump from Zone Industries in the amount of \$77,403.14 via BuyBoard Contract #770-25, a designated sole source vendor for Sulzer ABS pumps. This pump was necessary for continued operations at the City of Mission's sewer lift stations.

35. Approval of Change Order No. 1 for the Manhole Rehabilitation Project Throughout the City of Mission, RFB 25-445-05-07, to include an additional manhole rehabilitation in the amount of \$19,776.00 – Terrazas

The City of Mission was seeking authorization to approve Change Order No. 1 in the amount of \$19,776.00 for the Manhole Rehabilitation Project Throughout the City of Mission with Renoworks, LLC. Additional funds were allocated through a budget amendment under the Community Development Block Grant (CDBG) program, allowing for the inclusion of an additional manhole located at the intersection of Griffin Parkway (495) and Crimson Avenue to be rehabilitated as part of the project.

36. Plat Approval Subject to Conditions: The Grove on Moorefield Subdivision, being a 11.34 – acre tract of land, more or less, all of Lot 12, New Caledonia Subdivision Unit 1, Developer: CSL Construction and Development, Engineer: M2 Engineering, PLLC, - Cervantes

The proposed The Groves at Moorefield Subdivision consists of 52 single-family residential lots and it was located along the East side of N. Moorefield Road approximately 500 feet South of Tiffany Drive. This project would be required to comply with all the land use and infrastructure planning requirements. The proposed subdivision was consistent with the surrounding single-family residential district area. Water (Interlocal Agreement) and Sewer services would be provided by the City of Mission. Storm water drainage requirements meet the current standard for a 50-year storm event. The required Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$650xlot), Conveyance or Payment of Water Rights (\$3000xac.), and all other format findings would be complied with prior to the recording of the plat. The proposed Hill Crest Drive, a public street, would connect to the existing Hill Crest Drive in the Tabasco Subdivision to the North of this development. The proposed lots were in line with the required lot sizes for R-1 zoning. The average lot size measured 55 feet by 125 feet with an area of 6,875 square feet.

37. Plat Approval: Sonoma Ranch Subdivision Phase I, A tract of land containing 22.84 acres of land, being a part or portion of Lot 30-9, West Addition to Sharyland, R-1, Developer: Jason E. Garza., Engineer: Javier Hinojosa Engineering – Cervantes

The subdivision was located along the East side of Mayberry Road approximately 1,320 feet North of W. Mile 2 Road. This development consisted of 108 single family residential lots. Water and sewer services would be provided by the City. There is a total of 10 fire hydrants via direction of the Fire Marshall. The internal public streets were 32 feet back-to-back within 50 feet right-of-ways. This subdivision was only accessible from N. Mayberry Road. St. The streets will be public. Storm water would be diverted by inlets and collected in an on-site detention pond with an ultimate outfall into an existing inlet along W. 2 Mile Road. The City's Engineering department had reviewed and approved the drainage report and design. The subdivision was ready for recording.

Mayor Pro Tem Plata moved to approve all consent agenda items 22 thru 37 as presented. Motion was seconded by Councilman Vela and approved unanimously 5-0.

APPROVALS AND AUTHORIZATIONS

38. Approval of Resolution No. 1995 authorizing the approval for FY25-26 CDBG Final Annual Action Plan and appointing City Manager as the Authorized Representative to execute subrecipient agreements – Elizalde

The U.S. Department of Housing and Urban Development (HUD) requires local jurisdictions to prepare and submit an Annual Action Plan (AAP) in order to receive federal funds through the Community Development Block Grant Program (CDBG). The AAP described the activities that would be undertaken with CDBG funds in furtherance of the objectives set forth in the Five-Year Consolidated Plan and Strategy (CPS) 2023-2027. On June 6, 2025, the DRAFT of the AAP was available at the Community Development Office and the City's official website. As required by HUD, public hearings were held by City Council on June 23, 2025 and Citizen's Advisory Committee (CAC) on June 25, 2025 to solicit input on CAC's proposed funding recommendations for public service agencies and city departments for the AAP. Comments on the proposed AAP were solicited during the mandated minimum 30-day comment period. During the scheduled public hearings, two (2) oral comments and one (1) written comment were received pertaining to the future support for reconstruction of eligible homes through the Housing Assistance Program (HAP). The HAP improved the living conditions primarily for elderly and disabled individuals who lack the resources to maintain their homes. The thirty-day comment period ended on July 7, 2025. The CAC made its funding recommendations utilizing the City's FY25-26 CDBG Allocation of \$992,431 with additional program income generated by the HAP of \$77,195.00 for a grand total of \$1,069,626.00 available.

Options

- A. City Council may approve the CAC recommended funding allocations as presented; or City Council may modify the recommendations and approve any revision(s).

Staff and City Manager recommended approval.

Councilwoman Ortega moved to approve Resolution No. 1995 authorizing the approval for FY25-26 CDBG Final Annual Action Plan and appointing City Manager as the Authorized Representative to execute subrecipient agreements. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

RESOLUTION # 1995

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, APPROVING THE FISCAL YEAR 2025-2026 ANNUAL ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM; AUTHORIZING THE CITY MANAGER TO SUBMIT THE PLAN AND REQUIRED CERTIFICATIONS TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

39. Approval of Ordinance No. 5687 amending the regular meeting schedule of the City Council changing the regular meeting days from the second and fourth Monday of each month to the second and fourth Tuesday of each month – Carrillo

Effective with the first meeting in September all regular City Council meetings shall be held on the second and fourth Tuesday of each month, rather than on the second and fourth Monday.

ORDINANCE NO. 5687

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, AMENDING THE REGULAR MEETING SCHEDULE OF THE CITY COUNCIL; CHANGING THE REGULAR MEETING DAYS FROM THE SECOND AND FOURTH MONDAY OF EACH MONTH TO THE SECOND AND FOURTH TUESDAY OF EACH MONTH; PROVIDING REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve Ordinance No. 5687 amending the regular meeting schedule of the City Council changing the regular meeting days from the second and fourth Monday of each month to the second and fourth Tuesday of each month. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

40. Reschedule the Tuesday, November 11, 2025 City Council Regular meeting to Wednesday, November 25, 2025 due to City Hall being closed for Veteran's holiday and cancel November 25, 2025 regular meeting – Carrillo

The office of the City Manager was requesting to reschedule the Tuesday, November 11, 2025 City Council regular meeting to Wednesday, November 12, 2025 due to City Hall being closed for Veteran's Day holiday and cancel November 25, 2025 regular meeting.

Staff and City Manager recommended approval.

Councilwoman Ortega moved to Reschedule the Tuesday, November 11, 2025 City Council Regular meeting to Wednesday, November 25, 2025 due to City Hall being closed for Veteran's holiday and cancel November 25, 2025 regular meeting. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

41. Acceptance of Annually Updated Departmental Policies – A. Garcia

City departments were responsible for maintaining current and effective internal policies that support their operational needs, comply with applicable regulations, and reflect organizational best practices. As part of the City's commitment to good governance and accountability, departments conducted an annual review of their internal policies and procedures. This process included evaluating the relevance, accuracy, and effectiveness of policies and making necessary updates to reflect changes in laws, regulations, technology, staffing, and operational priorities.

The annual update had been completed, and departments had submitted revised policies where changes were warranted. These updates ensured that departmental operations continued to align with the City's goals, risk management protocols, and compliance requirements.

Staff and City Manager recommended approval.

Councilwoman Ortega moved to accept the Annually Updated Departmental Policies. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

42. Authorization to Award Bid for Bryan Road Reconstruction and Drainage Improvements to Venser Contractors, LLC in the amount of \$6,205,710.00 – Terrazas

The City of Mission had accepted and opened seven (7) bid responses for Bryan Road Reconstruction and Drainage improvements Project. Staff recommended awarding bid to Venser Contractors, LLC who was the lowest responsive and responsible bidder meeting all

specifications in the amount of \$6,205,710.00. One bidder was determined to be non-responsive due to incomplete submission of required information.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to Award Bid for Bryan Road Reconstruction and Drainage Improvements to Venser Contractors, LLC in the amount of \$6,205,710.00. Motion was seconded by Councilman Vela and approved unanimously 5-0.

43. Authorization to award bid for Taylor Road Phase II Improvements to Gonzalez Engineering & Management, LLC in the amount of \$18,503,428.71 – Terrazas

The City of Mission had accepted and opened five (5) bid responses for Taylor Road Improvements Phase II RFB 25-367-0529. TxDOT had reviewed the bid package and analysis and has approved to move forward with award of the contract and construction operations to Gonzalez Engineering & Management, LLC, who was the lowest responsible and responsive bidder meeting all specifications.

The total awarded amount was \$18,503,428.71 including the Base Bid (\$14,997,991.10) for road improvements, The City of McAllen utilities (\$1,338,438.00), City of Mission utilities (\$1,254,230.00) and Railroad Force Account Labor, Equipment, and Material by RR Contractor (\$912,769.61).

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to award bid for Taylor Road Phase II Improvements to Gonzalez Engineering & Management, LLC in the amount of \$18,503,428.71. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

44. Authorize staff to engage in negotiations with B2Z Engineering for professional services for Inspection, Material Testing and Construction Management for Taylor Road Phase II Improvements and authorize City Manager to execute contract incident thereto – Terrazas

City Council authorized staff to solicit Request for Proposals (RFP's) for professional services for Inspection, Material Testing and Construction Management for Taylor Road Phase II Improvements. Proposals received were referred to an evaluation committee appointed to review and evaluate. Staff received five (5) proposals with five (5) found to be responsive. Staff was requesting to enter into negotiations with B2Z Engineering, the highest qualified firm, for professional services related to the Taylor Road Phase II Improvements.

Staff and City Manager recommended approval.

Councilwoman Ortega moved to engage in negotiations with B2Z Engineering for professional services for Inspection, Material Testing and Construction Management for Taylor Road Phase II Improvements and authorize City Manager to execute contract incident thereto. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

45. Authorization to approve Change Order #11 with Texas Cordia Construction, LLC for Taylor Rd. Phase 1. To receive material into stock in the amount of \$35,07184 – Terrazas

Change order was being requested to receive material into stock, City of Mission would receive material and pay full cost to contractor. Waterline items were previously deducted in change order #2 due to changes in the plans. The City had reviewed and approved the changes.

Staff and City Manager recommended approval.

Mayor Por Tem Plata moved to approve Change Order #11 with Texas Cordia Construction, LLC for Taylor Rd. Phase 1. To receive material into stock in the amount of \$35,07184. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

46. Authorization to re-enter into a Memorandum of Understanding between Tropical Texas Behavioral Health and the City of Mission Police Department – Torres

The Mission Police Department was requesting authorization to re-enter into a memorandum of understanding with Tropical Texas Behavioral Health, for the purpose of providing our community with resources for mental health and/or substance use disorders. This agreement includes assigning a Mental Health Unit Clinician to our police department, and to assist & support our mental health unit police officers during calls for service in our community. This agreement would be in effect from September 2025 to August 2026, and would automatically renew for an additional (1) year term, unless written notice of intent to not renew by either party.

Staff and City Manager recommended approval.

Councilwoman Ortega moved to re-enter into a Memorandum of Understanding between Tropical Texas Behavioral Health and the City of Mission Police Department. Motion was seconded by Councilman Vela and approved 4-1, with Mayor Garza abstaining.

47. Presentation of proposed Budget for the Fiscal Year 2025 – 2026 - Perez

As per City Charter, the City Manager, between sixty (60) and ninety (90) days prior to the beginning of each fiscal year, shall submit to the City Council a proposed budget, in which the budget shall provide a complete financial plan for the fiscal year.

Presented was the proposed Budget with City Manager recommendations.

No Action taken; Presentation only.

48. Set the Public Hearing for the FY 2025-26 Annual Budget on August 11, 2025 - Perez

City Manager was requesting to set the Public Hearing on FY 2025-26 Annual Budget on Monday, August 11, 2025 as required by City Charter.

Section 9.06 – Notice of public hearing on budget. At the meeting of the City Council at which the budget was being submitted, the City Council shall fix the time and place of a public hearing on the budget and shall cause to be published in newspaper of general circulation within the City of Mission, a notice of the hearing setting forth the time and place thereof at least ten (10) days before the date of such hearing. The public hearing was to give interested parties the opportunity to be heard.

The public hearing date, time and location will be published in the local newspaper.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to Set the Public Hearing for the FY 2025-26 Annual Budget on August 11, 2025. Motion was seconded by Councilman Vela and approved unanimously 5-0.

UNFINISHED BUSINESS

None

At 6:02 p.m., Mayor Pro Tem Plata moved to convene into Executive Session. Motion was seconded by Councilman Vela and approved unanimously 5-0.

Upon conclusion of Executive Session at 7:38 p.m., Councilwoman Ortega moved to reconvene the regular meeting. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

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

No Action

2. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney), Section 551.072 (Real Property) related to Cimarron

No Action

3. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney), related to Outfall to Las Esperanzas Lake

Councilman Vela moved to proceed as discussed in Executive Session related to the outfall to Las Esperanzas Lake. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

4. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney), relating to arbitration in the matter of Lt. Ruben Gaytan v City of Mission

No Action

5. Closed session pursuant to Tex. Gov't Code Section 551.074 (Personnel Matters) Evaluation of City Attorney

ADJOURNMENT

At 7:39 p.m., Mayor Pro Tem Plata moved for adjournment. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary