



MINUTES

PRESENT:

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

ALSO PRESENT:

Esther Salinas
Victor Gutierrez
Lorena Perez
Marisol Gomez
Stefanny Jimenez
Junduk Hon
Geoff Alger
Gabriel Ozuna
Aaron Balli

ABSENT:

STAFF PRESENT:

Anais Chapa, Assistant City Secretary
Noemi Munguia, Human Resources Director
Cesar Torres, Chief of Police
Ezeiza Garcia, Assistant Finance Director
Xavier Cervantes, Planning Director
Alex Hernandez, Asst Planning Director
Ruben Hernandez, Media Relations
Nereyda Peña, Asst. Human Resources Dir.
Douglas Williams, Deputy Fire Chief
Michael Elizalde, Dir. Of Grants & Strategic Dev.
Edgar Gonzalez, Deputy City Engineer
S. Monjarras, Police Officer
R. Cano, 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 4:33 p.m.

INVOCATION AND PLEDGE ALLEGIANCE

Councilman Alberto Vela led the invocation and Pledge of Allegiance

DISCLOSURE OF CONFLICT OF INTEREST

None

PRESENTATIONS

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

Brenda Enriquez, Greater Mission Chamber of Commerce President gave a recap on events that had occurred throughout the month such as: Ribbon Cutting for Buena Vida and Quality Spin Laundry that was bringing new technology for laundromats. The Chamber also hosted a very successful 2026 Mission Citrus Golf Classic Tournament where they were able to raise

funding. They also held their Educational Development series with a session on AI. Upcoming events were: 2026 Rio Grande Valley Community Shoe Drive going on now through the end of the month, Ribbon Cutting Ceremony for Candlewood Suites on Wednesday, May 27th, and GMCC and RGV Hispanic Chamber Member Mixer on Thursday, June 18th at Casa Del Taco. The Chamber welcomed three new members this month, and the Annual Member Award Nominations were now open.

2. Departmental Reports – Terrazas / A. Garcia

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

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

Gabriel Ozuna, Donna, Texas, currently served as the Historic Preservation Officer Hidalgo County, spoke in reference to item 15. He stated that at some point he had been hired to adjust the ordinance regarding historic preservation. Through his expertise, he had been able to assist various surrounding cities in securing funding for preservation. Recently, Mission had been mentioned in the newspaper for recognizing two cemeteries as historical landmarks. With the recognition that the city had recently received, he felt it was not a good time to repeal this ordinance. Mr. Ozuna also offered his services to the city and asked council to vote against repealing the ordinance.

Geoff Alger, McAllen Texas, also spoke in reference to item 15. Mr. Alger had worked in various museums and had spent the last 5 years working at the Mission Historical Museum. While working there, he was able to fill two buildings with chronological exhibits highlighting Mission's rich history and culture. He stated that many people cared and were interested in Mission's history, and he was in opposition of this request.

ANNOUNCEMENTS - CITY COUNCIL / CITY MANAGER

City Manager – Self Serve Sand Bag Operation has begun. It will be held at 15th & Perkins St, by the Recycling Drop Off Center, from 8am-1pm every Saturday throughout hurricane season.

City Council – Councilwoman Jessica Ortega wanted to give a shout out to our Chief of Police Cesar Torres for providing hands on knowledge during a traffic accident on the expressway earlier today.

Mayor – No comments.

PUBLIC HEARING

PLANNING & ZONING RECOMMENDATIONS

4. Conduct a public hearing and consideration of a rezoning request from Single-Family Residential District (“R-1”) to Office Building District (“C-1”), being the East 134’ of Lot 9 and the East 146.80’ of Lot 10, Block 113, Original Townsite of Mission Subdivision, located along the West side of Mayberry Road approximately 100 feet South of 8th Street, Applicant: Julian Arellano & Noe Salinas, Adoption of Ordinance #5816 - Cervantes

The applicant was requesting to rezone the subject property from Single-family Residential District (“R-1”) to Office Building District (“C-1”) to develop an office complex. The code of ordinances stated that the main purpose of the office building zoning was to provide office uses, office sales uses and certain personal services of a nature that would not have a blighting effect on adjacent residential areas. The portion of the lots of record measured 100 feet along Mayberry and have a

depth of 134 feet along the South side and 146.80 feet along the North side for a total area of 14,040 square feet (0.32 acres). The surrounding zones were General Business (C-3) District to the North and Single-family Residential (R-1) District to the South, East and West. The property was vacant. The surrounding land uses were the Evaristo Olivarez Community Center to the East, the Jasmine Commercial Plaza to the North and single-family homes to the South and West. 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 staff found the area to be in transition to light commercial uses. Notices were mailed to twenty-two (22) surrounding property owners. Planning staff received no phone calls from the surrounding property owners.

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 Garza inquired if this property was part of the old townsite and what the parking requirements were.

Mr. Xavier Cervantes, Planning Director, stated that there were no parking requirements; however, they would have parking.

Mayor Pro Tem Plata moved to approve a rezoning request from Single-Family Residential District (“R-1”) to Office Building District (“C-1”), being the East 134’ of Lot 9 and the East 146.80’ of Lot 10, Block 113, Original Townsite of Mission Subdivision, located along the West side of Mayberry Road approximately 100 feet South of 8th Street, Applicant: Julian Arellano & Noe Salinas, Adoption of Ordinance #5816. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

ORDINANCE NO. 5816

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING FOR BEING THE EAST 134’ OF LOT 9 AND THE EAST 146.80’ OF LOT 10, BLOCK 113, ORIGINAL TOWNSITE OF MISSION SUBDIVISION, LOCATED ALONG THE WEST SIDE OF MAYBERRY ROAD APPROXIMATELY 100 FEET SOUTH OF 8TH STREET, FROM R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO C-1 (OFFICE BUILDING DISTRICT)

5. Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District (“AO-I”) to Single Family Residential District (“R-1”), being the North 5.539 acres and forming a part of a 9.04 acre tract out of Lot 14, Block 4, Mission Groves Estates Subdivision, located along the East side of Moorefield Road approximately 1,850 feet North of U.S. Expressway 83, Applicant: LLAAG, LLC, c/o Lyonel A. Adame Garza, Adoption of Ordinance #5817 - Cervantes

The applicant was requesting to rezone the subject property from Agricultural Open Interim District (“AO-I”) to Single-family Residential District (“R-1”) for a proposed single-family subdivision development. The property was annexed to the City limits on March 24, 2026 after a voluntary annexation request. The tract of land had 5.539 acres in area and measured 318 feet along Moorefield Road and had a depth of 779 feet. The surrounding zones were Single-family Residential District (R-1) and Agricultural Open Interim district (AO-I) to the North, and outside the city limits to the South, East and West. The surrounding land uses were apartments and single-

family homes to the North, and single-family homes to the East, South and West. The Capricorn Phase 2 single-family subdivision was proposed at the site and would connect to Capricorn Phase 1 that was developed just North. The subject property was vacant. The Future Land Use Map showed the property designated for low-density residential uses. The requested rezoning was in line with the comprehensive plan designation. Notices were mailed to 30 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning.

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 a rezoning request from Agricultural Open Interim District (“AO-I”) to Single Family Residential District (“R-1”), being the North 5.539 acres and forming a part of a 9.04 acre tract out of Lot 14, Block 4, Mission Groves Estates Subdivision, located along the East side of Moorefield Road approximately 1,850 feet North of U.S. Expressway 83, Applicant: LLAAG, LLC, c/o Lyonel A. Adame Garza, Adoption of Ordinance #5817. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

ORDINANCE NO. 5817

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING FOR BEING THE NORTH 5.539 ACRES AND FORMING A PART OF A 9.04 ACRE TRACT OUT OF LOT 14, BLOCK 4, MISSION GROVES ESTATES SUBDIVISION, LOCATED ALONG THE EAST SIDE OF MOOREFIELD ROAD APPROXIMATELY 1,850 FEET NORTH OF U.S. EXPRESSWAY 83, FROM AO-I (AGRICULTURAL OPEN INTERIM DISTRICT) TO R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT)

6. Conduct a public hearing and consideration of a rezoning request from Duplex-Fourplex Residential District (“R-2”) to Townhouse Residential District (“R-1T”), being the South 2.85 acres out of Lot 39, Bell-Woods Company’s Subdivision “C”, located along the West side of Compton Road approximately 1,288 feet North of Mile 2 Road, Applicant: Aaron Balli, Adoption of Ordinance #5818 - Cervantes

Due to changing market conditions, the applicant was requesting to rezone the subject property located along the West side of Compton Road from Duplex-Fourplex Residential District (“R-2”) to Townhouse Residential (R-1T) District to develop a townhouse subdivision. The tract of land measured 180.97 feet along Compton Road and had a depth of 666 feet for a total acreage of 2.85 acres. The property was zoned Duplex-Fourplex Residential (R-2) District on June 24, 2024. The surrounding zones were Agricultural Open Interim (AO-I) District to the East and South, Duplex-fourplex Residential (R-2) District to the West and Single-family Residential (R-1) District to the North. The surrounding land uses were a fourplex apartments subdivision to the West and agricultural land to the South and East. The Bellwood Manor single-family subdivision was under construction to the North. The Future Land Use Map showed the property designated for low-density residential uses. Staff believed that the area was in transition to higher density residential uses. Notices were mailed to 16 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning.

Staff and Co-Interim City Managers recommended approval.

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

Esther Salinas, owner of the 3 acres in front of this property, stated that she was against the destruction of the trees in the area. She was against having duplexes in the area and instead preferred master planning and bigger homes on a larger lot size to preserve the trees. She was concerned in regards to the lack of infrastructure in the area.

Aaron Balli, applicant, stated that he was looking forward to make more areas of Mission better with his projects. He saw an opportunity to develop this area and decided to move forward with it, and he hoped to continue to do so in other areas as well.

Mayor Pro Tem Plata asked what the future plans were for the infrastructure of Compton Drive.

Mayor Garza stated that the area was being developed as projects were being presented.

Councilwoman Marissa Gerlach moved to approve a rezoning request from Duplex-Fourplex Residential District (“R-2”) to Townhouse Residential District (“R-1T”), being the South 2.85 acres out of Lot 39, Bell-Woods Company’s Subdivision “C”, located along the West side of Compton Road approximately 1,288 feet North of Mile 2 Road, Applicant: Aaron Balli, Adoption of Ordinance #5818. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

ORDINANCE NO. 5818

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING FOR BEING THE SOUTH 2.85 ACRES OUT OF LOT 39, BELL-WOODS COMPANY’S SUBDIVISION “C”, LOCATED ALONG THE WEST SIDE OF COMPTON ROAD APPROXIMATELY 1,288 FEET NORTH OF MILE 2 ROAD, FROM R-2 (DUPLEX-FOURPLEX RESIDENTIAL DISTRICT) TO R-1T (TOWNHOUSE RESIDENTIAL DISTRICT)

7. Conduct a public hearing and consideration of a Conditional Use Permit to place one (1) portable building for use as a classroom in a property zoned (R-2) Duplex-Fourplex Residential District & (R-1) Single Family Residential District, being a 1.97-acre tract out of the remainder of Lot 21-3, West Addition to Sharyland Subdivision, located at 1005 Kenwood Avenue. Applicant: Vanguard Charter School c/o Ernie Villarreal, PMSI Inc. Project Manager, Adoption of Ordinance #5819 - Cervantes

Ernie Villarreal, the applicant, representing Vanguard Academy Charter School, was requesting a Conditional Use Permit for the placement of one (1) portable building on the North side of the 1.97-acre tract of land out of Lot 21-3, West Addition to Sharyland Subdivision property to be used as a classroom by the Vanguard Monet Academy. According to the applicant, the enrollment for the Monet Elementary School at the church premises was projected to grow for the 2026-2027 school year. The two classrooms (one per building) will house 2nd and 7th grades. A previous request was granted on May 14, 2025, to Vanguard Monet Academy Charter School within the El Divino Redentor Subdivision Church at 1020 N. Los Ebanos Road. They received a two-year approval to place two (2) portable buildings for use as classrooms. No parking spaces would be lost as a result of this request. The building permit for the Vanguard Academy School along N. Stewart Road was issued on March 16, 2026. Once the school was operational, all the portable buildings at the church property would be removed.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: The permit was for two years; The applicant must obtain all necessary permits and approvals prior to the use of the 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 a Conditional Use Permit to place one (1) portable building for use as a classroom in a property zoned (R-2) Duplex-Fourplex Residential District & (R-1) Single Family Residential District, being a 1.97-acre tract out of the remainder of Lot 21-3, West Addition to Sharyland Subdivision, located at 1005 Kenwood Avenue. Applicant: Vanguard Charter School c/o Ernie Villarreal, PMSI Inc. Project Manager, Adoption of Ordinance #5819. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5819

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT TO PLACE ONE (1) PORTABLE BUILDING FOR USE AS A CLASSROOM IN A PROPERTY ZONED (R-2) DUPLEX-FOURPLEX RESIDENTIAL DISTRICT & (R-1) SINGLE FAMILY RESIDENTIAL DISTRICT, BEING A 1.97 ACRE TRACT OUT OF THE REMAINDER OF LOT 21-3, WEST ADDITION TO SHARYLAND SUBDIVISION, LOCATED AT 1005 KENWOOD AVENUE

8. Conduct a public hearing and consideration of a Conditional Use Permit for a Restaurant in a Property Zoned (C-2) Neighborhood Commercial District - Vex Kitchen, being Lots 88 & 89, Mayberry Plaza UT No. 3, located at 800 E. 1st Street, Applicant: VEX Kitchen, LLC, c/o Victor Gutierrez, Adoption of Ordinance #5820 - Cervantes

The subject site was at the southeast corner of Mayberry Road and E. 1st Street within a small commercial plaza. Per the Code of Ordinance, a Restaurant in a C-2 zone required the approval of a Conditional Use Permit by the City Council. The applicant was proposing to open a Mexican Restaurant. Access to the site was off Mayberry and East 1st Street, through an existing 24-foot driveways. The last conditional use permit approved by City Council for a Restaurant at this location was on July 8, 2024 for a period of 1 year. The hours of operation were as followed: Monday – Sunday from 7:00 a.m. to 11:00 p.m. Staff: 7 employees per shift. Parking: There were a total of 64 seating spaces proposed, which required 21 parking spaces (64 seating spaces/3 = 21.3 parking spaces). It was noted that parking was held in common; there werw 17 parking spaces that were shared with the other business within the commercial plaza. The applicant would need to reduce the number of seating spaces by 13 in order to comply with the parking requirements. The applicant would need to comply with the landscaping requirements. 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. Staff noted that there had been no incidents reported to the Police Department. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensured 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: 2 year revaluation in order to continue to assess this new operation. Must comply with all City Codes (Building, Fire, Health, etc.). Acquired a business license prior to occupancy. CUP not to be transferable to others. Hours of operation: Monday – Sunday from 7:00 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 a Conditional Use Permit for a Restaurant in a Property Zoned (C-2) Neighborhood Commercial District - Vex Kitchen, being Lots 88 & 89, Mayberry Plaza UT No. 3, located at 800 E. 1st Street, Applicant: VEX Kitchen, LLC, c/o Victor Gutierrez, Adoption of Ordinance #5820. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

ORDINANCE NO. 5820

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A
CONDITIONAL USE PERMIT FOR A RESTAURANT IN A PROPERTY ZONED (C-2)
NEIGHBORHOOD COMMERCIAL DISTRICT – VEX KITCHEN, BEING LOTS 88 & 89,
MAYBERRY PLAZA UT NO. 3, LOCATED AT 800 E. 1ST STREET

9. Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Home Occupation for the sale of firearms – Guns & More in a (R-1A) Large Lot Single Family District, being Lot 19, Monaco Subdivision, located at 2208 Monaco Drive, Applicant: Robert D. Russell, Adoption of Ordinance #5821 - Cervantes

The subject site was located 820' west of Shary Road along the south side of Monaco Drive, in a gated private street. Per Code of Ordinance, a home occupation required the approval of a Conditional Use Permit by the City Council. The applicant would like renew his conditional use permit to be in compliance with the Federal Bureau of Alcohol, Tobacco, and Firearms for his Federal Firearms license. The applicant had informed staff that that he had not made any sales in the past year. The applicant's home had a 100-foot-long driveway that led to a detached 3-car garage, thus having plenty of space for 2 off-street parking spaces for residential areas. The applicant had his office next to the front foyer where he would conduct business. The applicant was the only person operating the business and there was no advertising on the premises. The proposed gun sales were strictly via online sales and by appointment only; walk-ins were not welcome but may happen on occasion. The applicant made the majority of his sales at Gun Shows. The applicant's home had an alarm system, and the firearms were safely stored in a safe. Staff noted that a conditional use permit was first approved for a home occupation - sale of Firearms for this same location on September of 2011 for a period of 1 year. Shortly after his approval, the applicant moved his business to a commercial location. In 2018, the applicant closed his business due to health reasons. The applicant obtained a letter from the Monaco Homeowners Association stating that he was approved to move his ATF license to his residence. The business license was obtained on November 1, 2011. The last conditional use permit approved for this location for the sale of firearms was on June 18, 2025 for a period of one year. Staff noted that during his CUP tenure there were no complaints filed with staff nor the police department. The P&Z Commission had seen and approved a similar request for 2706 E. 28th Street. 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 was compatible and complementary to adjacent properties.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: 3 year approval to be in alignment with the ATF license with the understanding that the permit can be revoked due to non-compliance; Compliance with Section 1.56-1 (Home Occupations) of the

Zoning Ordinance; Must comply with all City Codes (Building, Fire, Health, Landscaping, etc.); 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 asked if this type of permit would have to be approved for only three years or if there was a way to make the time frame longer. They had seen this item several times and had never had issues before.

Mayor Garza suggested that they approve the conditional use permit for five years.

Councilwoman Ortega moved to approve a Conditional Use Permit Renewal for a Home Occupation for the sale of firearms – Guns & More in a (R-1A) Large Lot Single Family District, being Lot 19, Monaco Subdivision, located at 2208 Monaco Drive, Applicant: Robert D. Russell, Adoption of Ordinance #5821 with a five-year re-evaluation. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

ORDINANCE NO. 5821

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT RENEWAL FOR A HOME OCCUPATION FOR THE SALE OF FIREARMS – GUNS & MORE IN A (R-1A) LARGE LOT SINGLE FAMILY DISTRICT, BEING LOT 19, MONACO SUBDIVISION, LOCATED AT 2208 MONACO DRIVE

10. Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Sale & On-Site Consumption of Alcoholic Beverages – Han’s Katsuya Restaurant in a property zoned (C-3) General Business (C-3) District, being Lot 1, Esdras Vega Subdivision, located at 600 N. Shary Road, Ste. D Applicant: The BAB, LLC, c/o Junduck Han, Adoption of Ordinance #5822 – Cervantes

The subject site was located at the northeast corner of Shary Road and 6th Street. Per the 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 1,488 square foot suite within a commercial plaza for a Japanese Cuisine Restaurant. Access to the site was off East 6th Street, through an existing 24-foot driveway. This business had been in operation since May 2018, and the applicant would like to continue to offer alcoholic beverages with their meals. The business license was obtained on May 8, 2018. The last conditional use permit approved for the Sale & On-Site Consumption of Alcoholic Beverages for this location was approved by City Council on June 21, 2022, for a period of 4 years. The hours of operation were as followed: Monday – Friday from 11:00 a.m. to 2:00 p.m. & 5:30 p.m. to 9:00 p.m., and Saturday from 12:00 p.m. to 3:00 p.m., Closed Sundays; Staff: 4 employees; Parking: There were a total of 26 seating spaces available, which require 9 parking spaces (26 seating spaces/3 = 8.6 parking spaces). It was noted that parking was held in common; there were 56 parking spaces that were shared with the other businesses within the commercial plaza. 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 was a residential subdivision within 300 feet; however, P&Z and City Council have waived this separation requirement in previous conditional use permits. 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. Staff notes that there have been no incidents reported to the Police Department. 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: Life of Use, with the understanding that the conditional use permit can be revoked due to non-compliance. Continued compliance with all City Codes (Building, Fire, Health, etc.). Waiver of the 300' separation requirement from the residential homes. Continued compliance 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 the noise ordinance. Hours of operation: Monday – Friday from 11:00 a.m. to 2:00 p.m. & 5:30 p.m. to 9:00 p.m., and Saturday from 12:00 p.m. to 3:00 p.m. Closed on Sundays.

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

There were no comments.

Mayor Pro Tem Plata moved to approve a Conditional Use Permit Renewal for the Sale & On-Site Consumption of Alcoholic Beverages – Han's Katsuya Restaurant in a property zoned (C-3) General Business (C-3) District, being Lot 1, Esdras Vega Subdivision, located at 600 N. Shary Road, Ste. D Applicant: The BAB, LLC, c/o Junduck Han, Adoption of Ordinance #5822. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

ORDINANCE NO. 5822

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 – HAN'S KATSUYA RESTAURANT IN A PROPERTY ZONED (C-3) GENERAL BUSINESS DISTRICT, BEING LOT 1, ESDRAS VEGAS SUBDIVISION, LOCATED AT 600 N. SHARY ROAD, STE. D

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

11. Approval of Minutes – Carrillo

Regular Meeting – May 12, 2026

12. Acknowledge Receipt of Minutes – Terrazas / A. Garcia

Parks & Recreation Advisory Board – April 21, 2026

Mission Tax Increment Reinvestment Zone – March 25, 2026

Mission Redevelopment Authority – March 25, 2026

Mission Economic Development Authority – February 26, 2026

Mission Education Development Council – January 22, 2026

Mission Economic Development Corporation – March 26, 2026

Audit Committee – March 25, 2026

Planning & Zoning Board – April 15, 2026

13. Discussion and possible action regarding authorization for the remainder of Fiscal Year 2025–2026 to continue purchases from vendors with forecasted cumulative expenditures exceeding the \$25,000 threshold through approved cooperative contracts and verified sole source procurements — Ramirez

Discussion and possible action regarding authorization for the remainder of Fiscal Year 2025–2026 to continue purchases from vendors with forecasted cumulative expenditures exceeding the \$25,000 threshold through approved cooperative contracts and sole source procurements, based on current operational needs. These vendors provided a range of essential goods and services, including but not limited to equipment, maintenance and support, software licensing and subscriptions, cybersecurity services, cloud services, and network infrastructure support. Exhibit “A” included the complete list of vendors and applicable procurement methods.

14. Discussion and possible action on matters related to the authorization to accept grant funds from the Texas Department of Transportation for the FY 2026 Mini Grant – Operation Slow Down in the total amount of \$9,903.57, 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 accept grant funds from the Texas Department of Transportation for the FY 2026 Mini Grant – Operation Slow Down, in the amount of \$9,903.57. 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 assist the police department during a two-week enforcement operation focused on reducing roadway deaths caused by speeding.

15. Discussion and possible action on matters related to approval of Ordinance No. _____ repealing Ordinance No. 5035 (Mission Historical Preservation Commission Ordinance), pursuant to City Council direction from Executive Session on May 12, 2026 – Carrillo

City Council, during executive session on May 12, 2026, provided direction to repeal Ordinance No. 5035, entitled “Mission Historical Preservation Commission Ordinance.” The repeal included all provisions related to the Historic Preservation Overlay District, Historic Preservation Commission, Historic Preservation Officer duties, design criteria, designation processes, maintenance standards, certificate of appropriateness procedures, and any amendments thereto. Upon approval, Ordinance No. 5035 would be repealed in its entirety and shall be of no further force and effect.

Councilwoman Ortega asked to remove item 15 from the list and be discussed individually.

Mayor Pro Tem Plata moved to approve all consent agenda items 11 thru 14 as presented. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

Mr. Andy Garcia, Co-Interim City Manager, explained the nature of this request and clarified a few of the questions and concerns that were brought up during the citizen’s participation portion of the meeting.

After some discussion, Mayor Garza stated that she would like for the item to be tabled.

Councilwoman Ortega motioned to table item 15. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

APPROVALS AND AUTHORIZATIONS

16. Discussion and possible action on matters related to the adoption and approval of the updated City of Mission Title VI Non-Discrimination Plan, including the designation of an Americans with Disabilities Act (ADA) Title II Coordinator, to ensure compliance with federal civil rights requirements – Carrillo

The City of Mission had updated its Title VI Non-Discrimination Plan to ensure compliance with federal regulations prohibiting discrimination on the basis of race, color, and national origin in programs and activities receiving federal financial assistance. As part of these efforts, the City was also required to designate an Americans with Disabilities Act (ADA) Title II Coordinator to oversee compliance with ADA requirements and to serve as a point of contact for accessibility-related concerns and complaints. Approval of this item would formalize the adoption of the Title VI Plan and the designation of the ADA Coordinator, reinforcing the City's commitment to equal access, nondiscrimination, and inclusive service delivery.

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved to approve the adoption and approval of the updated City of Mission Title VI Non-Discrimination Plan, including the designation of an Americans with Disabilities Act (ADA) Title II Coordinator, to ensure compliance with federal civil rights requirements. Motion was seconded by Councilwoman Marissa Gerlach and approved unanimously 5-0.

17. Discussion and possible action on matters related to presentation of unaudited Financial Statements for the month of February and March 2026 – Roman

Unaudited Financial Statements for month of February and March 2026.

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved to approve the presentation of unaudited Financial Statements for the month of February and March 2026. Motion was seconded by Councilman Vela and approved unanimously 5-0.

UNFINISHED BUSINESS

18. Tabled 05/12/2026 - Authorization to Solicit Requests for Proposals for Third-Party Administrator (TPA) Services (Including Pharmacy Benefit Management), Stop-Loss Insurance, and Voluntary Supplemental Products – Munguia

In 2023, the City of Mission entered into a contractual agreement with Blue Cross Blue Shield of Texas to provide Third-Party Administrator (TPA) services (including Pharmacy Benefit Management (PBM) and a PPO network), as well as Stop-Loss Insurance. The TPA services were established for a three-year term with two one-year renewal options, while Stop-Loss Insurance was established for a one-year term with four one-year renewal options.

In 2024, the City entered into a separate contractual agreement with Colonial to provide Voluntary Supplemental Products for a three-year term with two one-year renewal options.

Staff was now seeking authorization to solicit Requests for Proposals (RFPs) for Third-Party Administrator (TPA) services (including PBM and PPO network), Stop-Loss Insurance, and Voluntary Supplemental Products.

Staff and Co-Interim City Managers recommended approval.

Mayor Garza stated that this item would not be discussed.

At 5:25 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 5:46 p.m., Mayor Pro Tem Plata motioned to move 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), regarding the possible license to encroach or sale of City property described as Sharyland Plantation Village Los Milagros PH I N300' & S170'-E480' D/D R/O/W 9.15 ac net
2. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) regarding C-4509-23-H, Ramiro Cantu Jr., v. City of Mission, Texas, et al.
3. Consultation and deliberation regarding the appointment, employment, evaluation, reassignment, duties, discipline, compensation, resignation, complaints involving, or dismissal of public officers and employees, including discussions regarding City organizational structure, staffing matters, Council-appointed officials, and related personnel issues pursuant to Texas Government Code § 551.074.
4. Consultation with legal counsel and deliberation regarding governance matters, Council operations, duties and responsibilities of elected officials, charter interpretation, ethics matters, board and commission appointments, intergovernmental relations, and other matters involving the official conduct or responsibilities of the City Council pursuant to Texas Government Code §§ 551.071 and 551.074.
5. Deliberation regarding the purchase, exchange, lease, value, acquisition, disposition, development, use, or potential acquisition or disposition of real property interests and related negotiations pursuant to Texas Government Code § 551.072.
6. Consultation with the City Attorney regarding pending or contemplated litigation, settlement offers, contractual matters, legal risks, privileged communications, statutory interpretation, charter interpretation, enforcement matters, and other legal issues in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct clearly conflicts with the Texas Open Meetings Act pursuant to Texas Government Code § 551.071.
7. Discussion regarding complaints, grievances, allegations, administrative investigations, workplace conduct matters, and related personnel or employment issues involving City officers or employees pursuant to Texas Government Code §§ 551.071 and 551.074.

POSSIBLE ACTION ON ANY ITEM(S) AS DISCUSSED IN EXECUTIVE SESSION

1. Consideration and action if any, regarding the possible license to encroach or sale of City property described as Sharyland Plantation Village Los Milagros

Mayor Pro Tem Plata moved to proceed as discussed in executive session regarding the possible license to encroach or sale of City property described as Sharyland Plantation Village Los Milagros. Motion was seconded by Councilman Vela and approved unanimously 5-0.

2. Consideration and action if any, regarding C-4509-23-H, Ramiro Cantu Jr., v. City of Mission, Texas, et al.

Mayor Pro Tem Plata moved to proceed as discussed in executive session regarding C-4509-23-H, Ramiro Cantu Jr., v. City of Mission, Texas. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ADJOURNMENT

At 5:47 p.m., Mayor Pro Tem Plata moved for adjournment. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary