CITY COUNCIL REGULAR MEETING
MISSION CITY HALL
AUGUST 25, 2026 at 4:30 PM

MINUTES

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

ABSENT:

ALSO PRESENT:
Brenda Enriquez
Steve Cruz
Ana Escobar
Raquel Gonzalez
Nicolas Camacho
Rafael Mendez
Grecia Ramirez

STAFF PRESENT:
Anais Chapa, Assistant City Secretary
Edgar Gonzalez, Deputy City Engineer
Cesar Torres, Chief of Police
Ezeiza Garcia, Assistant Finance Director
Xavier Cervantes, Planning Director
Alex Hernandez, Asst Planning Director
Ruben Hernandez, Media Relations
Miguel A. Rios, Executive
Pete Lopez, Parks & Recreation Supervisor
Aida Lerma, Mission Event Center Director
Judith Garcia, Media Relations Director
Michael Silva, Fire Chief
Michael Elizalde, Dir. Of Grants & Strategic Dev.
Brad Bentsen, Parks & Recreation Director
Yenni Espinoza, Speer Memorial Library Dir.
Jose Cavazos, Police Officer
J. Salinas, 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

Councilwoman Marissa Gerlach led the invocation and Pledge of Allegiance

DISCLOSURE OF CONFLICT OF INTEREST

None

PRESENTATIONS

1. Proclamation - Childhood Cancer Awareness Month – Carrillo

Mayor Pro Tem Ruben Plata moved to approve the Proclamation – Childhood Cancer Awareness Month as presented. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

2. Presentation of Parks & Recreation Summer TAAF Athletes – Bentsen

Brad Bentsen, Parks & Recreation Director, introduced the Summer TAAF Athletes. There were a total of 553 student athletes that participated in the summer Parks & Recreation programs. These individuals participated in swimming, track and tennis. These student athletes represented the City of Mission at the summer TAAF competitions at College Station. They were able to bring many gold, silver and bronze medals amongst other recognitions.

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

Brenda Enriquez, Greater Mission Chamber of Commerce President, gave an update on the operations of the GMCC. Throughout the month they had several ribbon cuttings and celebrations such as those for Center of Hope and Healing and Monarch Learning Academy and the 25-year celebration for Comfort Inn. They had also hosted a roundtable discussion for non-profit organizations. The Buenas Tardes Luncheon was a great success. UTRGV's SBDC "El Poder de la Planificacion Empresarial" would be held on the 26th of August. Merle Norman would be having its ribbon cutting ceremony on Friday, August 28th. Holiday Inn Express would be hosting a Membership Mixer on Wednesday, September 16th. The chamber also welcomed four new businesses to their family. The Annual Member Awards Banquet would be held on October 8th and nominations were still open.

4. Departmental Reports – Terrazas / A. Garcia

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

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

None

ANNOUNCEMENTS - CITY COUNCIL / CITY MANAGER

City Manager – Co-Interim City Manager JP Terrazas announced a Ribbon Cutting for the Solar Lights at CWV Park at 7pm on Thursday, August 27th; Mission Fire Department would be hosting a 9/11 Remembrance Ceremony on Friday, September 11th at 9am at the Central Fire Station; Sand Bag Distribution was still taking place every Saturday at 15th and Perkins from 8am – 1pm; City offices will be closed in observance of the Labor Day Holiday on Monday, September 7th – trash services will run as normal; Update on Bryan Road: there was construction still going on from Ursula to Elm Street. The portion from Elm Street to Old 83 would be opening up early next week. The target date for the completion of the project was still at the end of September.

City Council – Councilwoman Gerlach invited to community to attend the Childhood Cancer Walk on Monday, September 7th at the Mission Event Center.

Mayor – No Comments

PUBLIC HEARING

PLANNING & ZONING RECOMMENDATIONS

6. Conduct a public hearing and consideration of a rezoning request from (R-1) Single-family Residential District to (R-2) Duplex-fourplex Residential District, being Lot 6,

Block 81, Original Townsite of Mission Subdivision, located at 400 Oblate Avenue. Applicants, Nicolas Camacho/Oscar Alejandre, Adoption of Ordinance #_____ - Cervantes

The applicant was requesting to rezone the subject property from Single-family Residential District ("R-1") to Duplex-fourplex Residential District ("R-2") to develop a duplex apartment complex at the site. The property was located at the Northeast corner of E. 4th Street and Oblate Avenue. The lot of record had 7,500 square feet in area and measured 50 feet along Oblate Avenue and 150 feet along E. 4th Street. The surrounding zoning was Single-family Residential (R-1) District to the North, East and West and Public (P) District to the South. The surrounding land uses included single-family homes to the North, East, and West. The Roosevelt Alternative School was located across the street to the South. There was an unpaved alley along the East side of the property. The subject property was vacant. There was comprehensive rezoning for this neighborhood in the year 2006. The City Council's vision at the time was to only allow single-family homes for future construction. As a result of the downzoning, there were several small apartment complexes in the neighborhood that were considered legal nonconforming uses. A map depicting these complexes was included in the meeting packet. 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. Notices were mailed to 19 surrounding property owners. Planning staff had received one phone call in opposition to the rezoning. Three people spoke in opposition to the rezoning request during the Planning and Zoning Commission Meeting.

Staff and Co-Interim City Managers recommended denial.

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

Nicolas Camacho, owner of the property, stated that he purchased this property last year. He understood that this area had been zoned as residential since 2006. The project he was proposing was a new build and therefore would bring beautification to the area. He was planning on having his mother live in one of the units in the complex. Mr. Camacho hoped that they would reconsider approving the rezoning.

Councilwoman Ortega asked about the what the future land use map showed.

Mr. Xavier Cervantes, Director of Planning stated that this area was zoned as residential for single family homes and that it was part of the old-townsite. Prior to 2006, apartments were allowed which was why there were apartments in the area; however, due to concerns from residents, the council downsized the zoning in the area in 2006.

Councilman Vela moved to deny the rezoning request from (R-1) Single-family Residential District to (R-2) Duplex-fourplex Residential District, being Lot 6, Block 81, Original Townsite of Mission Subdivision, located at 400 Oblate Avenue. Applicants, Nicolas Camacho/Oscar Alejandre, Adoption of Ordinance #____. Motion was seconded by Mayor Pro Tem Plata and denied unanimously 5-0.

7. Conduct a Public hearing and consideration of a Conditional Use Permit for an Event Center – Charmed Event Venue in a property zoned (C-3) General Business District, being Lot 19, Sparks & Townsend Plaza, located at 2704 E. Griffin Parkway, Ste. A1 Applicant: Kathryn Resendez, Adoption of Ordinance #5853- Cervantes

The site was located along the South side of E. Griffin Parkway (F.M. 495) approximately 450 feet West of Taylor Road. Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Event Center required the approval of a conditional use permit by the City Council. The applicant was leasing a suite for an Event Center that would be named "Charmed Event Venue". Proposed activities: The venue featured several types of events and private gatherings. The proposed hours of operation were as followed: Every day from 11:00 a.m. to 8:00 p.m. Staff will be 2 employees; Parking: There are a total of 103 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 (62) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as were needed to ensure that a use requested by a conditional use permit was compatible and complementary to adjacent properties.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: Approval for one (1) year to continue to assess this operation; Must comply with all City Codes (Building, Fire, Health, etc.), Hours of operation were Every day from 11:00 a.m. to 8:00 p.m; Must comply with the noise ordinance; Acquisition of a business license prior to occupancy; CUP not be transferable to others; Maximum occupancy was 25 people.

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

There were no comments.

Councilwoman Ortega moved to approve a Conditional Use Permit for an Event Center – Charmed Event Venue in a property zoned (C-3) General Business District, being Lot 19, Sparks & Townsend Plaza, located at 2704 E. Griffin Parkway, Ste. A1 Applicant: Kathryn Resendez, Adoption of Ordinance #5853. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

ORDINANCE NO. 5853

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR AN EVENT CENTER – CHARMED EVENT VENUE IN A PROPERTY ZONED (C-3) GENERAL BUSINESS DISTRICT, BEING LOT 19, SPARKS & TOWNSEND PLAZA, LOCATED AT 2704 E. GRIFFIN PARKWAY, STE. A1

8. Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – El Chin Chin to Go within an approved Food Truck Park in a property zoned (C-3) General Business District, being Lot 1, Block 2, Santa Lucia Development Subdivision, located at 2509 Colorado Street, Suite 102, Applicant: Delegar, LLC, c/o Jose Sarmiento, Adoption of Ordinance #5854 - Cervantes

The site was located at the Northwest corner of Colorado and Taylor Road along the North side of Colorado Street. Pursuant to Section 1.56 (11)(G) of the City of Mission Code of Ordinances, the Sale and on-site consumption of Alcoholic Beverages requires the approval of a conditional use permit by the City Council. The applicant was leasing a container in an approved Mobile Food Truck Park to offer shrimp cocktails, ceviche, aguachiles, and micheladas. He would like to offer alcohol with his meals. Access to the site would be off of Colorado or S. Taylor Road through existing 24' driveways. The proposed hours of operation were as followed: Every day from 11:00 a.m. to 11:00 p.m.; Staff: 4 employees; Parking: The Mobile Food Park measured 134' x 72' for a total of 9,648 sq.ft. Based on the square footage, they were required to have 27 parking spaces. The landlord had a total of 67 parking spaces available in this area and has submitted a written agreement to use the parking spaces from the commercial plaza if needed. 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 (17) 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 to ensure that a use requested by a Conditional Use Permit was compatible and complementary to adjacent properties.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: Approval for a 1-year permit to continue to assess this new operation. Waiver of the 300' separation requirement from residential homes**;** Must comply with all City Codes (Building, Fire, Health, etc.)**;** Hours of Operation were every day from 11:00 a.m. to 11:00 p.m.**;** Must comply with the noise ordinance**;** Acquisition of a business license before occupancy**;** CUP was not transferable to others**;** Must comply with TABC requirements.

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 the Sale & On-Site Consumption of Alcoholic Beverages – El Chin Chin to Go within an approved Food Truck Park in a property zoned (C-3) General Business District, being Lot 1, Block 2, Santa Lucia Development Subdivision, located at 2509 Colorado Street, Suite 102, Applicant: Delegar, LLC, c/o Jose Sarmiento, Adoption of Ordinance #5854. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

ORDINANCE NO. 5854

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR THE SALE & ON-SITE CONSUMPTION OF ALCOHOLIC BEVERAGES – EL CHIN CHIN TO GO WITHIN AN APPROVED FOOD TRUCK PARK IN A PROPERTY ZONED (C-3) GENERAL BUSINESS DISTRICT, BEING LOT 1, BLOCK 2, SANTA LUCIA DEVELOPMENT SUBDIVISION, LOCATED AT 2509 COLORADO STREET, SUITE 102

9. Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-site Consumption of Alcoholic Beverages and BYOB for an Event Center – Monster Warehouse in a property zoned (C-4) Heavy General Commercial District, being all of Lots 7, 8, & 9, Block 184, Original Townsite of Mission Subdivision, located at 401 W. 11th. Street. Applicant: Rafael Mendez dba Monster Warehouse, LLC, Adoption of Ordinance #5855 - Cervantes

The site was located along the North side of W. 11th Street approximately 170 feet East of Kika De La Garza Street. Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Events Center required the approval of a conditional use permit by the City Council. The applicant proposed to apply for a conditional use permit for the Event Center and to be allowed the selling and consumption of alcoholic beverages and to be allowed BYOB events. The hours of operation were as followed: Every day from 12:00 p.m. to 1:00 am.; Staff: 5 employees; Parking: The applicant was providing 25 parking spaces within the event center property and is proposing 22 additional parking spaces in a property across the street. Even though the total parking of 47 would allow a maximum occupancy of 141 people, the applicant was proposing a maximum occupancy of 120 based on the requirements of the licensed security officer ordinance. The Planning Staff had not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as were needed to ensure that a use requested by a conditional use permit was compatible and complementary to adjacent properties.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: Approval for one (1) year to continue to assess this operation; Hours of operation are every day from 12:00 p.m. to 1:00 a.m.; Maximum occupancy was 120 people; Must comply with the noise ordinance; CUP was not transferable to others; Must have security cameras inside and outside with a minimum 30-day retention; Must comply with all City Codes (Building, Fire, Health, Sign, etc.); Must comply with TABC requirements; Must obtain a business license; Must have a minimum of two (2) Level II licensed security officers from 8:00 p.m. to 1:00 a.m. for all events, or as required in Section 1.56, Subsection 3 of the Code of Ordinances; BYOB establishments must not exceed three (3) calls for emergency categorized as major disturbance within any 90-day period; Must place “No alcohol beyond this point” signs at every exit and in the parking lot; and The applicant, or a representative of the applicant, must be present for all events.

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

Rafel Mendez, 1410 Terrace, owner of the establishment stated that the community was upset that they had to close their doors due to not following city regulations. It was a very nice place, and he would like to invite everyone to go check it out. He stated it was like a museum in there.

Mayor Pro Tem Plata moved to approve a Conditional Use Permit for the Sale & On-site Consumption of Alcoholic Beverages and BYOB for an Event Center – Monster Warehouse in a property zoned (C-4) Heavy General Commercial District, being all of Lots 7, 8, & 9, Block 184, Original Townsite of Mission Subdivision, located at 401 W. 11th. Street. Applicant: Rafael Mendez dba Monster Warehouse, LLC, Adoption of Ordinance #5855. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5855

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR THE SALE & ON-SITE CONSUMPTION OF ALCOHOLIC BEVERAGES AND BYOB FOR AN EVENT CENTER – MONSTER WAREHOUSE IN A PROPERTY ZONED (C-4) HEAVY GENERAL COMMERCIAL DISTRICT, BEING ALL OF LOTS 7, 8, & 9, BLOCK 184, ORIGINAL TOWNSITE OF MISSION SUBDIVISION, LOCATED AT 401 W. 11TH. STREET

10. Conduct a public hearing and consideration of a Conditional Use Permit for a Coffee Shop – Gray Avenue Coffee in a property zoned (C-2) Neighborhood Commercial District, being Lot 1, Bannworth Business Center Subdivision, located at 1821 N. Shary Road, Suite 8. Applicant: Grecia Ramirez, Adoption of Ordinance #5856 - Cervantes

The site was located along the West side of Shary Road between Village Drive and Mulberry Street. Per the Code of Ordinance, a Restaurant in a C-2 zone required the approval of a Conditional Use Permit. The applicant was leasing a 1,180 sq. ft. suite and is proposing to open a Coffee Shop. The Coffee Shop would offer both sit-down and to-go services. Access to the site was via a 30' access driveway off of Shary Road. The hours of operation were as followed: Monday – Wednesday, 6:30 a.m. to 6:00 p.m.; Thursday, closed; Friday, 6:30 a.m. – 6:00 p.m.; Saturday, 8:00 a.m. to 7:00 p.m.; Sunday, 8:00 a.m. – 3:00 p.m.; Staff: 2 employees per shift; Parking: There were a total of 51 seating spaces proposed, which required 17 parking spaces (51 seating spaces/3 = 17 parking spaces). It was noted that the parking area was held in common; there were 48 existing parking spaces shared with other businesses, thus meeting code. The Planning Staff had not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as were needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: 2-year permit to continue to assess this new operation; Must comply with all City Codes (Building, Fire, Health, etc.); Acquire a business license prior to occupancy; CUP was not transferable to others; Hours of operation: Monday – Wednesday, 6:30 a.m. to 6:00 p.m.; Thursday, closed; Friday, 6:30 a.m. – 6:00 p.m.; Saturday, 8:00 a.m. to 7:00 p.m.; Sunday, 8:00 a.m. – 3:00 p.m.

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

Grecia Ramirez, 4508 Sancia Parkway, had been working with coffee for over 10 years. She just wanted to create a space where people could go get their coffee, work, study, and meet with friends.

Mayor Pro Tem Plata moved to approve a Conditional Use Permit for a Coffee Shop – Gray Avenue Coffee in a property zoned (C-2) Neighborhood Commercial District, being Lot 1, Bannworth Business Center Subdivision, located at 1821 N. Shary Road, Suite 8. Applicant: Grecia Ramirez, Adoption of Ordinance #5856. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

ORDINANCE NO. 5856

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR A COFFEE SHOP – GRAY AVENUE COFFEE IN A PROPERTY ZONED (C-2) NEIGHBORHOOD COMMERCIAL DISTRICT, BEING LOT 1, BANNWORTH BUSINESS CENTER SUBDIVISION, LOCATED AT 1821 N. SHARY ROAD, SUITE 8

11. Conduct a public hearing and consideration of a Conditional Use Permit for a Commercial Warehouse – Central Kitchen in a property zoned (C-3) General Business District, being the West 60 feet of the West 250 feet of the South ½, Block 6, Citriana Heights Subdivision, located at 221 Del Mar Street Unit A. Applicant: Crown Point Construction, Adoption of Ordinance #5857 - Cervantes

The site was located 221 Del Mar Street. Per the Code of Ordinance, a Commercial Warehouse in a C-3 zone required the approval of a Conditional Use Permit. The applicant was proposing to build a Commercial Warehouse for Local Distribution for the La Ganadera Meat Market. This project would be a 1-story building measuring a total of 4,000 square feet. There would be 9 parking stalls (2 designated as handicapped) allocated to this development. Landscaping was to comply with the City's regulations and code ordinances, and a lighting plan had been reviewed so that nearby residential properties would not be affected. The hours of operation were as followed: Monday through Friday from 8:00 a.m. to 5:00 p.m.; Staff: 4 employees; The Planning Staff had not received any objections to the request from the surrounding property owners. Staff mailed out (15) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as were needed to ensure that a use requested by a conditional use permit was compatible and complementary to adjacent properties.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: Life of use permit with the understanding the permit can be revoked for non-compliance. Must comply with all City Codes (Building, Fire, Health, etc.), Acquire a business license before occupancy, CUP was not transferable to others; Hours of operation: Monday through Friday from 8:00 a.m. to 5:00 p.m.; Must comply with the noise ordinance; Must obtain a health permit with the City

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 Commercial Warehouse – Central Kitchen in a property zoned (C-3) General Business District, being the West 60 feet of the West 250 feet of the South ½, Block 6, Citriana Heights Subdivision, located at 221 Del Mar Street Unit A. Applicant: Crown Point Construction, Adoption of Ordinance #5857. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

ORDINANCE NO. 5857

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR A COMMERCIAL WAREHOUSE – CENTRAL KITCHEN IN A PROPERTY ZONED (C-3) GENERAL BUSINESS DISTRICT, BEING THE WEST 60 FEET OF THE WEST 250 FEET OF THE SOUTH ½, BLOCK 6, CITRIANA HEIGHTS SUBDIVISION, LOCATED AT 221 DEL MAR STREET

12. Conduct a public hearing and consideration of a Conditional Use Permit to allow a convenience store and fuel station – 7 Eleven in a property zoned (C-3) General Business District, being Lot 1, Yucca Crossing Subdivision (U/R), located at the Southwest corner of N. Conway Avenue and Mile 2 Road, Applicant: Conway Mission Retail Partners, LTD, Conway Mission Retail GP, LLC, c/o Jamie Hora, P.E. - Bowman Engineering, Adoption of Ordinance #5858 and Adoption of Wet Zone Ordinance # 5859 - Cervantes

The site was located at the Southwest corner of N. Conway Avenue and Mile 2 Road. Pursuant to Section 1.43(3)(B) of the City of Mission Code of Ordinances, a Gasoline service station or retail outlets where gasoline products were sold required the approval of a conditional use permit by the City Council. The applicant was proposing to construct a 4,746 square foot building for a convenience store where the sale of gasoline would be made available. As shown in the site plan, two (2) 20' driveways are proposed; one along Conway Avenue and one along Mile 2 Road. It was noted that all setbacks are being met. The proposed hours of operation were as followed: 24 hours a day, seven days a week; Staff: 10 employees; Parking: Based on the size of the building, there are 19 parking spaces required by code. The applicant was proposing to have 2 designated handicap parking spaces and 43 regular parking spaces, for a total of 45 parking spaces, thereby exceeding code by 26. The applicant would be complying with the landscaping requirements. The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (5) 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 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 permit with the understanding it can be revoked due to non-compliance. Must comply with all City Codes (Building, Fire, Health, Landscaping, Signs, etc.)**;** Hours of Operation were 24 hours a day seven days a week; Acquisition of a business license before occupancy**;** CUP was not transferable to others**;** Wet zone property Mayor Garza asked if there were any comments for or against the request.

There were no comments.

Mayor Pro Tem Plata moved to approve a Conditional Use Permit to allow a convenience store and fuel station – 7 Eleven in a property zoned (C-3) General Business District, being Lot 1, Yucca Crossing Subdivision (U/R), located at the Southwest corner of N. Conway Avenue and Mile 2 Road, Applicant: Conway Mission Retail Partners, LTD, Conway Mission Retail GP, LLC, c/o Jamie Hora, P.E. - Bowman Engineering, Adoption of Ordinance #5858 and Adoption of Wet Zone Ordinance # 5859. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

ORDINANCE NO. 5858

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT TO ALLOW A CONVENIENCE STORE AND FUEL STATION – 7 ELEVEN IN A (C-3) GENERAL BUSINESS DISTRICT, BEING LOT 1, YUCCA CROSSING SUBDIVISION (U/R), LOCATED AT THE SOUTHWEST CORNER OF N. CONWAY AVENUE AND MILE 2 ROAD

ORDINANCE NO. 5859

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS AMENDING ORDINANCE NO.780 DESIGNATING PLACES WHERE BEER AND OTHER ALCOHOLIC BEVERAGES MAY BE SOLD WITHIN THE CORPORATE LIMITS OF THE CITY OF MISSION TO INCLUDE THE PREMISES LOCATED AT 3109 N. CONWAY – 7 ELEVEN

13. Conduct a public hearing and consideration of a Conditional Use Permit to allow a portable building for office use for AM PM Roadside & Recovery, LLC in a property zoned (C-4) Heavy Commercial District, being Lot 4, Henry Saenz Subdivision, located at 1519 E. Expressway 83. Applicant: AM PM Roadside & Recovery, LLC, Adoption of Ordinance #5860 - Cervantes

The site was located along the North side of US Expressway 83, approximately 600 feet West of Stewart Road. Per Code of Ordinance, portable buildings required the approval of a

Conditional Use Permit by the City Council. On May 27, 2025, the applicant was granted a one-year Conditional Use Permit Renewal to allow the use of the portable building as an office. The Conditional Use Permit expired on May 27, 2026. Because the Conditional Use Permit had expired, the current request was for a new Conditional Use Permit rather than a renewal. AM PM Roadside & Recovery will provide light to heavy-duty towing, roadside assistance, vehicle recovery, and other emergency roadside services for the surrounding community. The property will serve as the company's office and operational base for dispatching service vehicles and supporting daily business operations; Staff: 5 employees; The hours of operation were as followed: Monday through Friday from 9:00 a.m. to 5:00 p.m. The Planning Staff had not received any objections to the request from the surrounding property owners. Staff mailed out (33) 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 Co-Interim City Managers recommended approval subject to the following conditions: Two-year approval with the understanding there would be no renewals. This would apply to the property and not the applicant. Must comply with all City Codes (Building, Fire, Landscaping and Signs); Hours of operation for the office were Monday – Friday from 9:00 am to 5:00 pm; CUP was not transferable to others

There were no comments.

Mayor Pro Tem Plata moved to approve a Conditional Use Permit to allow a portable building for office use for AM PM Roadside & Recovery, LLC in a property zoned (C-4) Heavy Commercial District, being Lot 4, Henry Saenz Subdivision, located at 1519 E. Expressway 83. Applicant: AM PM Roadside & Recovery, LLC, Adoption of Ordinance #5860. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

ORDINANCE NO. 5860

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT TO ALLOW A PORTABLE BUILDING FOR OFFICE USE FOR AM PM ROADSIDE & RECOVERY, LLC IN A PROPERTY ZONED (C-4) HEAVY COMMERCIAL DISTRICT, BEING LOT 4, HENRY SAENZ SUBDIVISION, LOCATED AT 1519 E. EXPRESSWAY 83

14.Conduct a public hearing and consideration of a Conditional Use Permit Renewal to allow a Mobile Food Unit – Martha's Burgers & More in a property zoned (C-4) Heavy Commercial District, being the West ½ of Lots 7 & 8, Block 176, Mission Original Townsite Subdivision, located at 307 W. Tom Landry Street, Space B. Applicant: Martha Avitia, Adoption of Ordinance #5861 - Cervantes

The site was located 75 feet West of N. Perkins Avenue along the North side of W. Tom Landry Street. Pursuant to Section 1.56 (11)(H) of the City of Mission Code of Ordinances, a Mobile Food Unit required the approval of a conditional use permit by the City Council. This business had been in operation since September 24, 2025. The last Conditional Use Permit was approved by the City Council on August 20, 2025, for a period of one year. The hours of operation were as followed: Monday through Thursday from 11:00 a.m. to 10:00 p.m.; Saturday from 5:00 pm to 12:00 a.m.; and Sunday from 5:00 pm to 10:00 pm; Staff: 3 employees;

Parking: The site had 9 parking stalls and 5 additional parking stalls with written approval behind the West Side Liquor Store to use their parking lot in case of any overflow. Staff notes that this property was located within the Mission Central Business District, thus exempt from parking requirements. The Planning Staff had not received any objections to the request from the surrounding property owners. Staff mailed out (19) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as were needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: Approval for a 2-year term to continue to assess this mobile food unit; Continue to comply with all City Codes (Building, Fire, Health, etc.), Hours of operation were: Monday through Thursday from 11:00 a.m. to 10:00 p.m.; Saturday from 5:00 p.m. to 12:00 a.m.; and Sundays from 5:00 p.m. to 10:00 p.m; Continue to comply with the noise ordinance; CUP was not transferable to others

There were no comments.

Mayor Pro Tem Plata moved to approve a Conditional Use Permit to allow a Mobile Food Unit – Martha's Burgers & More in a property zoned (C-4) Heavy Commercial District, being the West ½ of Lots 7 & 8, Block 176, Mission Original Townsite Subdivision, located at 307 W. Tom Landry Street, Space B. Applicant: Martha Avitia, Adoption of Ordinance #5861. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

ORDINANCE NO. 5861

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT RENEWAL TO ALLOW A MOBILE FOOD UNIT – MARTHA'S BURGERS & MORE IN A PROPERTY ZONED (C-4) HEAVY COMMERCIAL DISTRICT, BEING THE WEST ½ OF LOTS 7 & 8, BLOCK 176, MISSION ORIGINAL TOWNSITE SUBDIVISION, LOCATED AT 307 W. TOM LANDRY STREET, SPACE B

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

15. Approval of Minutes – Carrillo

Regular Meeting – August 11, 2026

Special Meeting – August 13, 2026

Special Meeting – August 18, 2026

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

Planning and Zoning Commission – June 3, July 1, July 15, 2026

17. Board Appointment: Ambulance Board – Carrillo

Ambulance Board: Appoint Cesar E. Guerra to replace Kane Dawson who resigned term to expire 12/31/2028

18.Consideration and action on matters related to the approval of a Memorandum of Understanding between Region One Education Service Center and the Speer Memorial Library – Espinoza

The MOU allowed Region One ESC to use our facilities and Internet services to provide adult education courses free to the public through qualified instructional personnel. The purpose of this partnership was to develop and implement a comprehensive adult education and literacy program for eligible participants under the Adult Education and Family Literacy Act, Title II of the Workforce Innovation and Opportunity Act. Region One personnel would provide instructional materials, supplies, and assessments. Students and Region One ESC employees and agents participating in the Program must comply with Speer Memorial Library rules and regulations while on premises.

19. Discussion and possible action on matters related to the authorization to accept grant award for FY25 Edward Byrne Memorial Justice Assistance Grant Program from the U.S. Department of Justice in the Amount of $15,749 with no match requirement and respect to budget amendment – Elizalde

On July 31, 2026, the Mission Police Department was awarded $15,749 from the FY25 Edward Byrne Memorial Justice Assistance Grant (JAG) Program with the U.S. Department of Justice. The project would allow the department to acquire a Vesper Professional Grade Unmanned Aerial Vehicle (UAV) to better enhance the department's Drones as First Responder (DFR) program. The program did not have a match requirement. A corresponding budget amendment would be made before end of year.

20. Discussion and possible action on matters related to the authorization to purchase RAS Pump from Lewis Electric Motors & Pumps via Buy Board #770-25 in the amount of $43,808.60 – Gonzalez

Staff was seeking authorization to purchase RAS Pump from Lewis Electric Motors & Pumps via Buy Board #770-25 from Lewis Electric Motors & Pumps. RAS Pump needed to be replaced to comply with TCEQ regulated process control, the pump returns settled activated sludge from the secondary clarifiers back to the aeration basins to maintain the biological treatment process and ensure proper wastewater treatment. Equipment to be purchased was WEMCO SFF10 Bare pump with freight cost. Total purchase price of equipment was $43,808.60.

21. Discussion and possible action on matters related to the authorization to allow the purchase of a firearm by Honorably Retired Peace Officer, Irene Tagle from the Mission Police Department, in accordance with Texas Government Code, Section 614.051 – Torres

Honorably Retired Peace Officer, Irene Tagle had requested to purchase her Glock 17/Generation 4, 9mm service weapon, serial # BACG-529 from the Mission Police Department

22. Discussion and possible action on matters related to the authorization to allow the purchase of a firearm by Honorably Retired Peace Officer, Nora Lozano from the Mission Police Department, in accordance with Texas Government Code, Section 614.051 – Torres

Honorably Retired Peace Officer, Nora Lozano has requested to purchase her Glock 17/Generation 4, 9mm service weapon, serial # BACG-589 from the Mission Police Department.

23. Discussion and possible action on matters related to the authorization to purchase four (4) LPR camera kits from Motorola Solutions, via #39000-DIR-CPO-5433 in the total amount of $35,000.00, using FY 2025 State and Homeland Security LETPA grant funds, with no cash match from the City – Torres

The Mission Police Department was seeking authorization to purchase four (4) LPR camera kits from Motorola Solutions, via 39000-DIR-CPO-5433 used by the interdiction canine team. The FY 2025 State and Homeland Security LETPA grant funds grant award was for $35,000.00. The purchase would be made from Motorola Solutions, via #39000-DIR-CPO-5433, using grant funds. The department would utilize special funds to pay for additional yearly licensing fees. A corresponding budget amendment would be taken before end of year.

24. Discussion and possible action on matters related to Award of RFB No. 26-523-07-23 for Sludge Management Services for the Water Treatment Plants, Wastewater Treatment Plant, and Pre-Treatment Plant to C&C Waste Management dba CB3 Consultant – Gonzalez

The City of Mission received and publicly opened three (3) responses for RFB No. 26-523-07-23, Sludge Management Services for the Water Treatment Plants, Wastewater Treatment Plant, and Pre-Treatment Plant.

After review of the submitted responses, staff recommended awarding the contract for items 1-12 (Base and Alternate) to C&C Waste Management dba CB3 Consultant, as the lowest responsive and responsible bidder meeting all specifications.

The recommendation was based on estimated quantities only. Services would be utilized and purchased on an as-needed basis throughout the contract term. The contract would consist of a one (1) year base term, with two (2) additional one-year renewal options, subject to mutual agreement and approval in accordance with the contract terms

25. Consideration and action regarding approval of Resolution No. 2078 amending Resolution No. 1804 to authorize the Mission Event Center to assess the 5% credit card processing fee on credit card transactions – A. Lerma

Resolution No. 1804 currently exempted the Mission Event Center from charging the City's 5% credit card processing fee on credit card transactions. Staff requested approval to amend Resolution No. 1804 to remove this exemption and authorize the Mission Event Center to assess the 5% processing fee on all eligible credit card transactions. This amendment would ensure consistency with the City's credit card payment policy.

RESOLUTION NO. 2078

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, AMENDING RESOLUTION NO. 1804 TO REMOVE THE EXEMPTION FOR THE MISSION EVENT CENTER FROM THE CITY'S CREDIT CARD PROCESSING FEE POLICY; AUTHORIZING THE ASSESSMENT OF A FIVE PERCENT (5%) CREDIT CARD PROCESSING FEE ON ELIGIBLE CREDIT CARD TRANSACTIONS AT THE MISSION EVENT CENTER; AND PROVIDING AN EFFECTIVE DATE

26. Discussion and possible action on matters related to approval of a First Amendment to Reimbursement Agreement between the City of Mission and Mission Redevelopment Authority related to the Bryan Road Reconstruction and Drainage Improvements Project – T. Garcia

The project comprised reconstruction and drainage improvements along Bryan Road. On July 28, 2025, the City of Mission awarded the construction contract to Venser Contractors LLC, and on January 21, 2026, the Mission Redevelopment Authority approved a reimbursement agreement for $6,205,710.00. A traffic signal upgrade at the intersection of Bryan Road and FM 495, costing $97,370.00 (Change Order #1), was proposed to be included by amendment to the reimbursement agreement; that amendment was approved by the Mission Redevelopment Authority at their meeting on August 24, 2026. The City of Mission was managing and overseeing the project.

27. Discussion and possible action on matters related to approval of a Reimbursement Agreement between the Mission Redevelopment Authority and the City of Mission related to Citrianna Street Drainage Improvements Project – T. Garcia

This project involved drainage improvements planned for several areas along Citrianna Street, Mission. On August 25, 2026, the Mission Redevelopment Authority Board of Directors approved a Reimbursement Agreement providing up to $1.3 million for the improvements.

Councilwoman Ortega moved to approve all consent agenda items 15 thru 27 as presented. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

APPROVALS AND AUTHORIZATIONS

28. Discussion and possible action on matters related to authorization to enter a Master Mutual Aid Agreement between the Lower Rio Grande Valley Development Council (LRGVDC) and the Mission Fire Department – Silva

The proposed Master Mutual Aid Agreement was between participating members of the Lower Rio Grande Valley Development Council and establishes a framework for providing mutual aid and assistance during emergencies, disasters, or other incidents requiring additional resources. The agreement recognized the importance of emergency preparedness and coordinated response efforts to protect the public health, safety, and welfare of the communities within the Lower Rio Grande Valley. It was intended to strengthen regional cooperation and facilitate the sharing of personnel, equipment, resources, and other assistance among participating local governments when needed.

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved to enter into a Master Mutual Aid Agreement between the Lower Rio Grande Valley Development Council (LRGVDC) and the Mission Fire Department. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

29. Discussion and possible action on matters related to a Plat Approval Subject to Conditions for the proposed Griffin Gardens Subdivision located along the South side of Griffin Parkway approximately 140 feet East of N. Holland Avenue, being a tract of land containing 10.399 acres out of Lot 24-5, West Addition to Sharyland Subdivision, Developer: 3BU Family Limited Partnership, Engineer: Melden & Hunt, Inc. – Cervantes

The Subdivision was located along the South side of Griffin Parkway approximately 140 feet East of N. Holland Avenue. The proposed land uses for this subdivision were consistent with the surrounding areas of commercial and residential. Griffin Gardens Subdivision proposed the North lots 1-3 for commercial use and the South lots 1-30 to be used for townhomes with 2 detention areas. The average proposed townhouse lot would measure 40 feet in width by 110 feet in depth,12 lots would be considered irregular, all being consistent with the proposed new lot size minimums for an R-1T Townhouse residential zone. The site would have frontage to W. Griffin Parkway. The internal public streets are 32 feet back-to-back, within 50 feet right-of-way. This subdivision was only accessible from W. Griffin Parkway. Water and sanitary sewer would be serviced by the City of Mission. The generated storm runoff shall be collected and conveyed by an onsite storm drainage system, consisting of curb inlets, storm drain lines, outfling to a proposed onsite detention pond. The said ponds would be discharged via two 8-inch bleeder lines into two separate existing TxDOT inlets located on the South side of Griffin Parkway permit # 660130. The Capital Sewer Recovery Fees ($200xlot for residential) ($750xacre for commercial), Park Fees ($675xlot), and Conveyance or Payment of Water Rights ($3000xacre) would be imposed. Water District Exclusions and all other format findings would be complied with prior to plat recording. All items on the subdivision checklist would be addressed prior to recording the plat.

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved to approve a Plat Approval Subject to Conditions for the proposed Griffin Gardens Subdivision located along the South side of Griffin Parkway approximately 140 feet East of N. Holland Avenue, being a tract of land containing 10.399 acres out of Lot 24-5, West Addition to Sharyland Subdivision, Developer: 3BU Family Limited Partnership, Engineer: Melden & Hunt, Inc. Motion was seconded by Councilman Vela and approved unanimously 5-0.

30. Discussion and possible action on matters related to a Replat Approval Subject to Conditions for the proposed Ulloa Subdivision being the resubdivision of Lot 1, Eladar Subdivision, located along the East side of Inspiration Road approximately 500 feet North of U.S. Expressway 83 (IH2), Developer: Jose P. Ulloa and Maria Celia Ulloa, Engineer: Salinas Engineering & Assoc. – Cervantes

The site was located along the East side of Inspiration Road approximately 500 feet North of Expressway 83 (IH2). The land use of single-family residential lots would remain the same for this project.This replat would consist of 7 new lots with an average proposed lot size of 65.25 feet in width by 95.79 feet in depth. Lots 1-4 will have frontage to Inspiration Road and Lots 5-7 would have frontage to Jay Street, both being public streets. Water and sanitary sewer would be serviced by the City of Mission and the drainage report had been reviewed and approved by the City's Engineering department. The Capital Sewer Recovery Fees ($200xlot for residential) and Park Fees ($675xlot) would be imposed. All items on the subdivision checklist would be addressed prior to recording the plat.

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved to enter approve a Replat Approval Subject to Conditions for the proposed Ulloa Subdivision being the resubdivision of Lot 1, Eladar Subdivision, located along the East side of Inspiration Road approximately 500 feet North of U.S. Expressway 83 (IH2), Developer: Jose P. Ulloa and Maria Celia Ulloa, Engineer: Salinas Engineering & Assoc.**.** Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

31. Discussion and Possible Action on Matters Related to Adoption of Ordinance # 5862 amending the City's fee schedule to establish a Permit and Inspection Technology Fee

for a New Software applicable to building permits, garage sale permits, fire inspections, and other designated permits, licenses, inspections, and regulatory services – Cervantes

The City of Mission used various software applications and technology systems to administer building permits, inspections, garage sale permits, fire inspections, payments, and other regulatory services for the community. The new software would allow city staff to process these tasks online. These systems required ongoing expenditures for software licensing, subscriptions, maintenance, technical support, hosting upgrades, cybersecurity, data storage, equipment, system integration, and other technology-related services. As the City's reliance on technology continues to increase, staff recommended establishing a Permit and Inspection Technology Fee to recover a portion of the City's costs for the software and infrastructure used to provide these services. The proposed fee was not intended to fund or be limited to any particular software vendor or software platform. Rather, the revenue would help support the City's overall technology needs associated with permitting, inspections, and related regulatory services. The proposed ordinance amendment would establish a technology fee applicable to designated permits and inspection services, including: building permits, garage sale permits, health permits, fire inspections, and other permits or inspections designated by the City Council.

The proposed Technology Fees for New Software are the following:

Residential building permits - $0.02 per square foot of construction
Commercial building permits - $0.05 per square foot of construction
Garage sale permits - $10.00
Fire inspection fee - $10.00
Health permit fee - $10.00 annual permit and $5.00 for temporary permits
Alarm permit fee - $10.00

The funds generated from the proposed fees would go to a separate revenue account to fund the new software.

Staff and Co-Interim City Managers recommended approval.

Councilwoman Gerlach moved to approve Ordinance # 5862 amending the City's fee schedule to establish a Permit and Inspection Technology Fee for a New Software applicable to building permits, garage sale permits, fire inspections, and other designated permits, licenses, inspections, and regulatory services. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

ORDINANCE NO. 5862

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, AMENDING THE CITY'S FEE SCHEDULE TO ESTABLISH A PERMIT AND INSPECTION TECHNOLOGY FEE FOR NEW SOFTWARE APPLICABLE TO BUILDING PERMITS, GARAGE SALE PERMITS, FIRE INSPECTIONS, AND OTHER DESIGNATED PERMITS, LICENSES, INSPECTIONS, AND REGULATORY SERVICES; PROVIDING FOR THE ASSESSMENT, COLLECTION, ADMINISTRATION, AND USE OF THE FEE TO SUPPORT PERMITTING, INSPECTION, LICENSING, RECORDS MANAGEMENT, SOFTWARE, ELECTRONIC PLAN REVIEW, ONLINE SERVICES, AND RELATED TECHNOLOGY SYSTEMS; PROVIDING FOR EXEMPTIONS, SEVERABILITY, PUBLICATION, EFFECTIVE DATE, AND OTHER RELATED MATTERS

32. Consideration and action on matters related to approval of Ordinance No. 5863 of the City Council of the City of Mission, Texas, Amending Chapter 66, "Offenses," of the City of Mission Code of Ordinances by adding Article V, "Electioneering at City-Owned or Controlled Polling Places"; amending Chapter 86, "Signs," relating to Temporary Signs at Polling Places – Carrillo

Electioneering Ordinance Amendments:

All political signs, sandbags, stakes, and any other materials used to secure or support the sign or canopy must be removed within twenty-four (24) hours following Election Day. No political signs, banners, feather flags or electioneering materials shall be attached to any canopy. A screen-printed or otherwise branded canopy displaying political messaging shall not be considered a substitute for the permitted political sign. Vehicles displaying political signs or electioneering materials shall not be parked or stationed on City-owned property for the purpose of electioneering.

Staff and Co-Interim City Managers recommended approval.

Councilwoman Gerlach moved to approve Ordinance No. 5863 of the City Council of the City of Mission, Texas, Amending Chapter 66, "Offenses," of the City of Mission Code of Ordinances by adding Article V, "Electioneering at City-Owned or Controlled Polling Places"; amending Chapter 86, "Signs," relating to Temporary Signs at Polling Places. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

ORDINANCE NO. 5863

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, AMENDING CHAPTER 66, "OFFENSES," OF THE CITY OF MISSION CODE OF ORDINANCES BY ADDING ARTICLE V, "ELECTIONEERING AT CITY-OWNED OR CONTROLLED POLLING PLACES"; AMENDING CHAPTER 86, "SIGNS," RELATING TO TEMPORARY SIGNS AT POLLING PLACES; REPEALING ORDINANCE NOS. 4878, 5236, AND 5440; PROVIDING REGULATIONS CONSISTENT WITH THE TEXAS ELECTION CODE; PROVIDING FOR POLITICAL SIGNS, CANOPIES, VEHICLES, ACCESS, SAFETY, SOUND, FOOD AND BEVERAGES, AND REMOVAL OF ELECTIONEERING MATERIALS; PROVIDING A PENALTY; PROVIDING FOR CODIFICATION, PUBLICATION, SEVERABILITY, AND AN EFFECTIVE DATE

33. Consideration and possible action to approve Ordinance # 5864 amending Chapter 114, Article IV, Division 2, Section 114-171 of the City of Mission Code of Ordinances relating to the authorized use and continued collection of Drainage Improvement Fee revenue – A. Garcia

The proposed Ordinance amends Section 114-171 to clarify that Drainage Improvement Fee revenues may be used for the operation, maintenance, preventive maintenance, repair, rehabilitation, replacement, and improvement of the City's drainage system, and removes outdated expiration language relating to collection of the fee.

Staff and Co-Interim City Managers recommended approval.

Mayor Pro Tem Plata moved to approve Ordinance # 5864 amending Chapter 114, Article IV, Division 2, Section 114-171 of the City of Mission Code of Ordinances relating to the authorized use and continued collection of Drainage Improvement Fee revenue. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5863

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, AMENDING CHAPTER 114, ARTICLE IV, DRAINAGE, DIVISION 2, DRAINAGE IMPROVEMENT FEE, SECTION 114-171 OF THE CITY OF MISSION CODE OF ORDINANCES; CLARIFYING THE AUTHORIZED USES OF DRAINAGE IMPROVEMENT FEE REVENUES TO INCLUDE OPERATION, MAINTENANCE, PREVENTIVE MAINTENANCE, REPAIR, REHABILITATION, REPLACEMENT, IMPROVEMENT, AND OTHER LAWFUL DRAINAGE-RELATED COSTS; REMOVING OUTDATED EXPIRATION LANGUAGE; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE

34. Consideration and possible action to approve Resolution # 2079 authorizing reimbursement from the Drainage Fund to the General Fund for drainage-related services provided by the Streets Department and establishing reimbursement parameters – A. Garcia

The Streets Department performed drainage-related maintenance, repair, inspection, and operational activities using General Fund personnel and resources. Actual Street Department personnel costs for the 12-month period August 1, 2025 through July 31, 2026 totaled $1,838,755.31. A labor-hour analysis for the four-week period June 21 through July 18, 2026 identified 2,973.5 drainage-related hours out of 6,126.75 total hours, or 48.53%. Applying this percentage to annual personnel costs resulted in approximately $892,347.95 in personnel costs attributable to drainage activities. The Resolution authorized an anticipated reimbursement of $700,000 annually for FY 2025-2026 and FY 2026-2027, which may be reduced by the City Manager or increased up to $900,000, provided the reimbursement did not exceed documented eligible costs or result in a negative Drainage Fund balance. The supporting cost allocation and labor-hour analysis was attached.

Staff and Co-Interim City Managers recommended approval.

Councilwoman Gerlach moved to approve Resolution # 2079 authorizing reimbursement from the Drainage Fund to the General Fund for drainage-related services provided by the Streets Department and establishing reimbursement parameters. Motion was seconded by Councilman Vela and approved unanimously 5-0.

RESOLUTION NO. 2079

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, AUTHORIZING REIMBURSEMENT FROM THE DRAINAGE ASSESSMENT FUND TO THE GENERAL FUND FOR DRAINAGE-RELATED SERVICES PROVIDED BY THE STREETS DEPARTMENT; ESTABLISHING REIMBURSEMENT PARAMETERS; AUTHORIZING THE CITY MANAGER TO ADJUST THE REIMBURSEMENT WITHIN ESTABLISHED LIMITS; PROVIDING FOR IMPLEMENTATION THROUGH THE ANNUAL BUDGET PROCESS; AND PROVIDING FOR AN EFFECTIVE DATE

35. Consideration and possible action to approve Resolution # 2080 authorizing reimbursement from the Solid Waste Fund to the General Fund for eligible services and resources provided in support of Solid Waste operations and establishing reimbursement parameters – A. Garcia

The General Fund provided personnel, administrative, operational, equipment, and other support benefiting Solid Waste operations. Texas Government Code Chapter 1502 recognizeD solid waste disposal as a municipal utility system and permits transfers of eligible utility revenues to the General Fund, subject to maintaining sufficient resources for system operations, obligations, and applicable debt requirements. The Resolution authorizeD reimbursement from the Solid Waste Fund to the General Fund in an amount not to exceed $1,800,000 annually for FY 2025-2026 and FY 2026-2027, with continued authorization in future fiscal years subject to the annual budget process. The amount may be reduced based on available resources and the financial condition of the Fund, and shall not result in a negative Solid Waste Fund balance or impair the Fund's ability to meet its operating, debt, or other financial obligations.

Staff and Co-Interim City Managers recommended approval.

Councilman Vela moved to approve Resolution # 2080 authorizing reimbursement from the Solid Waste Fund to the General Fund for eligible services and resources provided in support of Solid Waste operations and establishing reimbursement parameters. Motion was seconded by Councilman Vela and approved unanimously 5-0.

RESOLUTION NO. 2080

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, AUTHORIZING TRANSFERS FROM THE SOLID WASTE FUND TO THE GENERAL FUND; ESTABLISHING A MAXIMUM ANNUAL TRANSFER; AUTHORIZING THE CITY MANAGER TO REDUCE OR WITHHOLD TRANSFERS BASED UPON THE FINANCIAL CONDITION OF THE SOLID WASTE FUND; PROVIDING FOR IMPLEMENTATION THROUGH THE ANNUAL BUDGET PROCESS; AND PROVIDING FOR AN EFFECTIVE DATE

36. Consideration and possible action to approve Ordinance # 5865 amending the FY 2025-2026 Budget to revise transfers and funding between the Drainage Assessment Fund, Solid Waste Fund, General Fund, and Debt Service Fund. – A. Garcia

The proposed budget amendment shall revise the FY 2025-2026 Budget to provide for no transfers from the General Fund, Drainage Assessment Fund, or Solid Waste Fund to the Debt Service Fund, with applicable debt service requirements funded from available Debt Service Fund balance.

The amendment shall also provide for an additional $450,000 transfer from the Solid Waste Fund to the General Fund and a $700,000 reimbursement from the Drainage Assessment Fund to the General Fund for eligible drainage-related services.

Staff and Co-Interim City Managers recommended approval.

Councilwoman Gerlach moved to approve Ordinance # 5865 amending the FY 2025-2026 Budget to revise transfers and funding between the Drainage Assessment Fund, Solid Waste Fund, General Fund, and Debt Service Fund. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 2080

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, AMENDING THE CITY'S FISCAL YEAR 2025-2026 BUDGET TO ESTABLISH THE FINAL FUNDING STRUCTURE BETWEEN THE GENERAL FUND, SOLID WASTE FUND, DRAINAGE ASSESSMENT FUND, AND DEBT SERVICE FUND; AUTHORIZING THE USE OF AVAILABLE DEBT SERVICE FUND BALANCE; AUTHORIZING TRANSFERS AND

REIMBURSEMENTS TO THE GENERAL FUND; DECLARING A PUBLIC NECESSITY; PROVIDING FOR CONFORMING BUDGET AND ACCOUNTING ADJUSTMENTS; PROVIDING FOR FILING; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

UNFINISHED BUSINESS

37. TABLED 08/11/2026 - Discussion and possible action on matters related to the denied implementation of a speed hump in the area of 1708 E. 21st Street., in accordance with the City of Mission Code of Ordinances, Division 5, Speed humps, Section 110.351 to Section 110.354 – Torres

Mayor Pro Tem Plata moved untable this item. Motion was seconded by Councilman Vela and approved unanimously 5-0.

The Mission Police Department received a request for the installation of speed humps along 20th Street, between Conway Avenue and Holland Avenue, to address speeding concerns and improve traffic safety. Traffic Safety Committee tabled this item on July 15, 2026 the request was being brought forward by the City due to the urgency of addressing ongoing speeding concerns in the area. The proposed installation includes speed humps on the south side of 20th Street at Thornton Avenue and Nicholson Avenue.

Staff and Co-Interim City Managers recommended denial.

Mission Police Chief Torres showed a video of the traffic study that was conducted in the area.

Councilman Vela moved to deny the implementation of a city requested speed hump in the area of 20th Street – between Conway Ave. and Holland Ave., in accordance with the City of Mission Code of Ordinances, Division 5, Speed humps, Section 110.351 to Section 110.354. Motion was seconded by Councilwoman Gerlach and denied unanimously 5-0.

At 5:40 p.m., Mayor Pro Tem Plata motioned to move into Executive Session. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

EXECUTIVE SESSION

At 5:54 p.m., Mayor Pro Tem Plata motioned to move reconvene. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

1. 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.

2. 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.

3. 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.

4. 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.

5. 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

No Action

ADJOURNMENT

At 5:54 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