



AGENDA

Pursuant to V.T.C.A. Gov. Code Section 551.001 et. seq., the City Council of the City of Mission, Texas will hold a regular meeting on **Tuesday, February 24, 2026 at 4:30 p.m.** at the Mission Council Chambers, 1201 E. 8th Street, Mission, Texas to consider the following matters.

At any time during the course of the posted meeting, the Mission City Council may retire into Executive Session under Texas Government Code 551.071 to confer with legal counsel on any subject matter on this agenda in which the duty of the attorney to the City Council under Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during this meeting, the City Council may retire to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more exceptions to the Texas Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code.

REGULAR MEETING

CALL TO ORDER AND ESTABLISH QUORUM

INVOCATION AND PLEDGE ALLEGIANCE

DISCLOSURE OF CONFLICT OF INTEREST

PRESENTATIONS

1. Presentation of Check from Walmart to the Friends of the Speer Memorial Library - Espinoza
2. Proclamation - Greater Mission Chamber of Commerce 80th Anniversary - Carrillo
3. Proclamation - Engineer's Week - Carrillo
4. Report from the Greater Mission Chamber of Commerce – Brenda Enriquez
5. Departmental Reports – Terrazas / A. Garcia
6. Citizen's Participation on Specific Agenda Items – Garza

ANNOUNCEMENTS - CITY COUNCIL / CITY MANAGER

PUBLIC HEARING

7. Conduct a public hearing and consideration of a rezoning request for Tract 1 from Office Building District ("C-1") to Neighborhood Commercial District ("C-2"), being the West 131.17 feet of the East 181.17 feet of the South 129.83 feet of Lot 160, Addition "A" to Sharyland Orchards Subdivision and for Tract 2 from Large Lot Single Family Residential District to Neighborhood Commercial District ("C-2"), being a 0.34-acre tract of land out of Lot 160, Sharyland Orchards Subdivision, both tracts located at the Southwest corner of Shary Road and Sunset Lane. Applicant, Martha Villarreal, Adoption of Ordinance #_____ - Cervantes
8. Conduct a public hearing and consideration of a rezoning request from Large Lot Single-Family Residential District ("R-1A") to Neighborhood Commercial District ("C-2"), being the South 196.0 feet of Lot 99, Sharyland Orchards Subdivision, located at 1403 N. Shary Road. Applicant, Jose Pena, Adoption of Ordinance #_____ - Cervantes

9. Conduct a public hearing and consideration of a rezoning request from Duplex-Fourplex Residential District (“R-2”) to Public District (“P”), being Lot 1, Mission Library Subdivision, located at 801 E. 12th Street. Applicant, City of Mission, Adoption of Ordinance #_____ - Cervantes
10. Conduct a public hearing and consideration of a Conditional Use Permit to Construct two (2) electric vehicle charging stations, being Lot 1, Tamkin Subdivision, in a (I-1) Light Industrial District, located at 801 N. Bryan Road. Applicant: Mission Economic Development Corporation (M.E.D.C.), Adoption of Ordinance #_____ - Cervantes
11. Conduct a public hearing and consideration of a Conditional Use Permit to allow a portable building for a photography studio in a (C-3) General Business District, being the East 25’x125’ of the West 75’x125’ and the Southwest 50’x125’ of Lot 5, Mission Acres Subdivision, located at 1547 W. Business Highway 83, Applicant: Arlae Salinas, Adoption of Ordinance #_____ - Cervantes
12. Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – Elote Fiesta Snacks in an approved Food Truck Park, being the West ½ of Lots 7 & 8, Block 176, Mission Original Townsite Subdivision, in a (C-4) Heavy Commercial District, located at 307 W. Tom Landry Street. Applicant: Teresa González, Adoption of Ordinance #_____ - Cervantes
13. Conduct a public hearing and consideration of a Conditional Use Permit for an Event Center – Monster House, being all of Lots 7, 8, & 9, Block 184, Original Townsite of Mission Subdivision, in a (C-4) Heavy General Commercial District, located at 401 W. 11th. Street. Applicant: J. Valdez Property Holdings LLC, Adoption of Ordinance #_____ - Cervantes
14. Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – Oriental Wok Restaurant in a (C-3) General Business District, being Lot 2, Shary Town Plaza Subdivision, located at 301 N. Shary Road, Suite 280, Applicant: Shary Wok LLC, c/o Francisco Paez, Adoption of Ordinance #_____ and Wet Zone Ordinance #_____ - Cervantes
15. Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – Carnes Asadas Nuevo Leon Restaurant in a (C-3) General Business District, being Elizondo 495 Plaza Subdivision, located at 2211 E. Griffin Parkway, Suite 180, Applicant: Los Primos de Villa LLC, Adoption of Ordinance #_____ - Cervantes

PLANNING & ZONING RECOMMENDATIONS

CONSENT AGENDA

All consent agenda items are considered routine by City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember requests an item be removed and considered separately. The City Council May Take Various Actions; Including But Not Limited To Rescheduling An Item In Its Entirety For A Future Date Or Time. The City Council May Elect To Go Into Executive Session On Any Item Whether Or Not Such Item Is Posted As An Executive Session Item At Any Time During The Meeting When Authorized By The Provisions Of The Open Meetings Act

16. Approval of Minutes – Carrillo

Regular Meeting – February 10, 2026

17. Acknowledge Receipt of Minutes – Terrazas / A. Garcia
Citizen’s Advisory Committee – December 3, 2025
Planning & Zoning Commission – November 19, 2025, January 7 and January 21, 2026
18. Authorization to Solicit Bids for the Purchase of Vaccines and Supplies for Animal Shelter - Kotsatos
19. Authorization to submit and accept grant award for the FY 25 from the Best Friends Animal Society Foundation in the amount of \$6,000 with no match requirement - Kotsatos
20. Authorization to submit a grant application to the Texas Department of Transportation for the FY 2026 Mini Grant – Click It or Ticket in the amount of \$8,000 with a 20% match accepted by TXDOT via in-kind match through fringe benefits and administrative costs - Torres
21. Authorization to submit a grant application to the Texas Department of Transportation for the FY 2026 Mini – Operation Slow Down Grant in the amount of \$8,000 with a 20% match accepted by TXDOT via in-kind match through fringe benefits and administrative costs - Torres
22. Authorization to re-enter into an agreement with Rio Grande Valley Communication District 911 at no cost to the city - Torres
23. Authorization to enter into an agreement with The Texas Police Chiefs Association Foundation (TPCAF) for participation in the fee-based Best Practices accreditation program – Torres
24. Approval of Resolution No. _____ authorizing the submission of a grant application for the FY25 Operation Stonegarden program with the Texas Office of the Governor for an estimated amount of \$300,000 with no match requirement - Elizalde
25. Authorization to solicit RFP for Municipal Aggregated Electric Supply and Electric-Related Services - Elizalde
26. Authorization for Second Extension of Medical Director Agreement between City of Mission Fire Department and Medical Director Dr. Ivan Melendez for a cost of \$5,000 per month for FY 2026 – 2027 - Silva
27. Approval of Interlocal Agreement between Sharyland Independent School District and the City of Mission for the use of Boys and Girls Club Gym at Bannworth Park for Early Voting and Election Day for the May 2, 2026 Board of Trustees Election - Carrillo
28. Approval of Ordinance # _____ granting a wet designation for 301 N. Shary Road, Suite 200, Chick-Po - Carrillo
29. Consideration of approval to authorize the co-interim city managers to sign an Annexation Service Agreement for the proposed annexation of 5.539 acres out of a 9.04-acre tract out of Lot 14, Block 4, Mission Grove Estates Subdivision, located along the East side of Moorefield Road, approximately 1,850 feet North of US Expressway 83. Applicant: LLAAG, LLC Lyonel A. Adame Garza, President - Cervantes

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

APPROVALS AND AUTHORIZATIONS

31. Consideration of approval to authorize the Mayor to sign a Development Agreement between the City of Mission and Vanguard Academy for the Construction of a Public Charter School named Vanguard Academy-Monet Campus, on a tract of land containing 19.10 acres being a part or portion of Lot 28-12, West Addition to Sharyland Subdivision, located along the West side of N. Stewart Road approximately 600 feet South of E. Mile 2 Road. Applicant: Vanguard Academy, Inc. – Cervantes
32. Second Reading of Ordinance granting to AEP Texas, its successors and assigns, a non-exclusive franchise until December 31, 2045 - A. Garcia
33. Approval of Resolution # _____ of the City of Mission adopting guidelines for a Municipal Court Amnesty Program during the month of March 2026 and other matters in connection therewith; and providing an effective date - Wehrmeister

UNFINISHED BUSINESS

None

EXECUTIVE SESSION

1. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) and Tex. Gov't Code Section 551.074 (Personnel Matters) regarding designation of an attorney and/or law firm to provide general legal services for the City of Mission
2. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) regarding MEDC, pursuant to authority provided by Texas Local Government Code Chapter 505.
3. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) regarding Texas Citrus Fiesta Operations and Management
4. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) regarding Fire Department personnel investigation
5. Closed session pursuant to Tex. Gov't Code Section 551.087 (Deliberation regarding Economic Development negotiations) related to Project 495X, Project Box, Project Reno, Project Greens and Project Tool

RECONVENE

The City Council will reconvene in open session to take any actions if necessary, on any item(s) discussed in closed session

ADJOURNMENT

C E R T I F I C A T E

I, the undersigned City Secretary do certify that the above notice of meeting was posted on the bulletin board of City Hall, 1201 E. 8th Street, Mission, Texas on this the 18th day of February, 2026 and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.

Anna Carrillo

Anna Carrillo, City Secretary

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations for a disability must be made 48 hours prior to this meeting. Please notify the City Secretary's Office at 580-8668.

NOTICE OF REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF MISSION

Notice is hereby given that on the **24th day of February, 2026** the City Council of the City of Mission will hold a regular meeting at 4:30 p.m. at 1201 E. 8th Street, Mission, Texas to consider the following matters. The subjects to be discussed are listed on the agenda, which is attached to and made a part of this Notice.

If, during the course of the meeting covered by this Notice, the City Council should determine that a closed or executive meeting or session of the Council is required, then such closed or executive meeting or session as authorized by the Texas Open Meetings Act, Texas Government Code Section 551.001 et seq., will be held by the Council at the date, hour and place given in this Notice or as soon after the commencement of the meeting covered by this Notice as the Council may conveniently meet in such closed or executive meeting or session concerning any and all purposes permitted by the Act, including, but not limited to the following sections and purposes.

Texas Government Code Section:

551.071 (1) (2)	Consultation with Attorney.
551.072	Deliberation regarding real property.
551.073	Deliberation regarding prospective gifts.
551.074	Personnel matters.
551.076	Deliberation regarding security devices or security audits.
551.0785	Deliberations involving medical or psychiatric records of individuals.
551.084	Investigation; exclusion of witness from hearing.
551.087	Deliberation regarding economic development negotiations
551.088	Deliberation regarding test item

Should any final action, final decision, or final vote be required in the opinion of the City Council with regard to any matter considered in such closed or executive meeting or session, then the final action, final decision, or final vote shall be either:

- (a) in the open meeting covered by the Notice upon the reconvening of the public meeting; or
- (b) at a subsequent public meeting of the City Council upon notice thereof; as the Council shall determine.

On this the **18th day of February, 2026** this Notice was emailed to news media who had previously requested such notice and an original copy was posted on the bulletin board at City Hall, 1201 E. 8th Street on said date and will remain posted continuously for at least three business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Government Code.

Anna Carrillo

Anna Carrillo, City Secretary

Proclamation

City of Mission



WHEREAS, since 1946, the Greater Mission Chamber of Commerce (GMCC) has served as a premier advocate for Mission, Texas, acting as a regional leader in strengthening vital binational ties through the Mission-Anzalduas international gateway; and

WHEREAS, for eighty (80) years, the Greater Mission Chamber has remained a cornerstone of the Rio Grande Valley’s economic development, championing the unique spirit of the “Home of the Ruby Red Grapefruit” and fostering an environment where agriculture, retail, and international trade flourish side-by-side; and

WHEREAS, the GMCC has evolved over eight decades into a dynamic hub for networking, professional development, and community advocacy, consistently empowering its more than 400 active members through innovative programming and a vision for a sustainable future; and

WHEREAS, throughout these eight remarkable decades, the Board of Directors has served as a visionary foundation for the organization, guiding the Chamber to successfully meet the rigorous standards of the U.S. Chamber of Commerce and achieve National Accreditation for the first time in its 80-year history; and

WHEREAS, this milestone anniversary honors generations of leadership dedicated to making Mission, Texas, a premier destination to live, work, and play, while significantly contributing to a superior quality of life for all residents;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mission that we do hereby proudly recognize the Greater Mission Chamber of Commerce on the occasion of its 80th Anniversary and extend our deepest appreciation for its steadfast contributions to our businesses, our citizens, and the prosperous future of our community.

PROCLAIMED on this the 24th day of February, 2026.

Norie Gonzalez Garza, Mayor

Jessica Ortega, Councilwoman

Ruben Plata, Mayor Pro Tem

Marissa Ortega Gerlach, Councilwoman

Alberto Vela, Councilman

Proclamation

City of Mission



WHEREAS, the National Society of Professional Engineers initiated Engineers Week in 1951 to highlight the important role engineers play in making a difference in our world; and,

WHEREAS, Engineers use their scientific and technical knowledge and skills in creative and innovative ways to fulfill society's needs. Engineering is all around us from roads and bridges we travel on; to the cars and planes, we use to ride around. Often unseen, the cleverness of engineering makes our lives easier and safer; and,

WHEREAS, Engineers face the major technological challenges of our time, from rebuilding towns devastated by a natural disaster, cleaning up the environment, and assuring safe, clean, and efficient sources of energy, to designing information system that will speed our country into the future; and,

WHEREAS, Engineers are encouraging our young mathematics, technology, engineering and science students to realize the practical power of their knowledge. We will look more than ever to engineers and their knowledge and skills to meet the challenges of the twenty-first century; and,

WHEREAS, Engineering is a life-long commitment to making a difference. This week is a great opportunity to recognize and appreciate everything engineers do in our community; and,

WHEREAS, the City of Mission is proud to recognize and commend their tireless efforts to promote cycling, health, and safety in the Rio Grande Valley, and we extend our gratitude for their positive impact on our city.

NOW, THEREFORE, we the City Council of the City of Mission do hereby proclaim the week of February 22-28, 2026 as:

ENGINEERS WEEK

In the City of Mission and encourage all residents to appreciate an engineer and encourage an aspiring engineer to pursue their dreams.

PROCLAIMED on this the 24th day of February, 2026.

Norie Gonzalez Garza, Mayor

Jessica Ortega, Councilwoman

Ruben Plata, Mayor Pro Tem

Marissa Ortega Gerlach, Councilwoman

Alberto Vela, Councilman



**CITY COUNCIL AGENDA ITEM &
RECOMMENDATION SUMMARY**

MEETING DATE: February 24, 2026
PRESENTED BY: Juan Pablo "JP" Terrazas / Andy Garcia – Assistant City Managers
AGENDA ITEM: Departmental Reports – Terrazas / A. Garcia

NATURE OF REQUEST:
Public Works – January 2026
Grants – January 2026
CDBG – January 2026
Code Enforcement – January 2026
Sanitation – January 2026
Mission Fire Department – January 2026
Emergency Ambulance Response – January 2026
Mission Fire Prevention – January 2026
Building Permit & Inspections – January 2026
Planning – January 2026
Speer Memorial Library – January 2026

BUDGETED: Yes / No / N/A **FUND:** _____ **ACCT. #:** _____
BUDGET: \$ _____ **EST. COST:** \$ _____ **CURRENT BUDGET BALANCE:** \$ _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION: Approval

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *JP7 / AG*

RECORD OF VOTE: **APPROVED:** _____
 DISAPPROVED: _____
 TABLED: _____

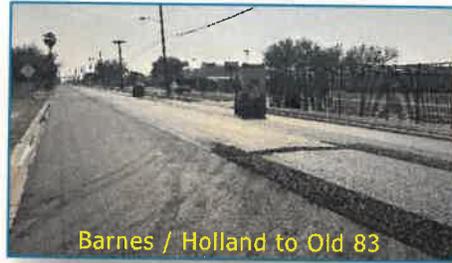
_____ AYES
_____ NAYS
_____ DISSENTING _____



Public Works

January 2026 Monthly Report

Streets Project



Barnes / Holland to Old 83



Golf Park – Sewer Install

Water Distribution Projects



1300 N Conway - Manhole



12th Street / Perkins – Water Break



Public Works Projects



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Utility Billing and Collection

ANALYTICAL STATISTICAL COMPARISON				
‡ UTILITY BILLING ACCRUALS ‡				
BILLING TYPE	Jan - 2026	Jan- 2025	FYTD 25-26	FYTD 24-25
Water Consumption (Gals.)	347,600,000	352,638,000	1,510,654,000	1,427,875,000
Number of Customers	31,931	31,341		
WATER & WASTEWATER				
Water Sales	\$ 1,186,615	\$ 1,192,959	\$ 5,036,636	\$ 4,800,433
Water Sales - <i>Granjeno</i>	2,079	2,386	9,330	9,159
Water Connections	27,980	49,815	127,316	155,338
Reconnect Fees	9,575	8,625	31,550	44,475
Sewage Service	701,202	696,644	2,828,057	2,746,566
Sewage Service - <i>Granjeno</i>	1,181	1,295	4,865	4,958
Industrial Sewer Surcharge	3,395	1,542	5,523	3,796
Wastewater Connections	7,190	13,240	35,240	44,440
Service Charge	9,320	9,240	41,990	42,962
Total	\$ 1,948,537	\$ 1,975,746	\$ 8,120,507	\$ 7,852,127
SANITATION				
Garbage Fees	\$ 721,652	\$ 702,639	\$ 2,860,098	\$ 2,781,011
Brush Fees	112,195	107,288	441,991	423,035
Total	\$ 833,847	\$ 809,927	\$ 3,302,089	\$ 3,204,046
DRAINAGE ASSESSMENT FEE				
Drainage Assessment Fee	\$ 109,012	\$ 107,429	\$ 435,636	\$ 428,423
Total	\$ 109,012	\$ 107,429	\$ 435,636	\$ 428,423
Total Billing	\$ 2,891,396	\$ 2,893,102	\$ 11,858,232	\$ 11,484,596
‡ UTILITY COLLECTIONS CASH ‡				
COLLECTIONS	Jan- 2026	Jan - 2025	FYTD 25-26	FYTD 24-25
Total Collections	\$ 2,940,511	\$ 2,128,238	\$ 11,977,028	\$ 11,572,442

Water Distribution

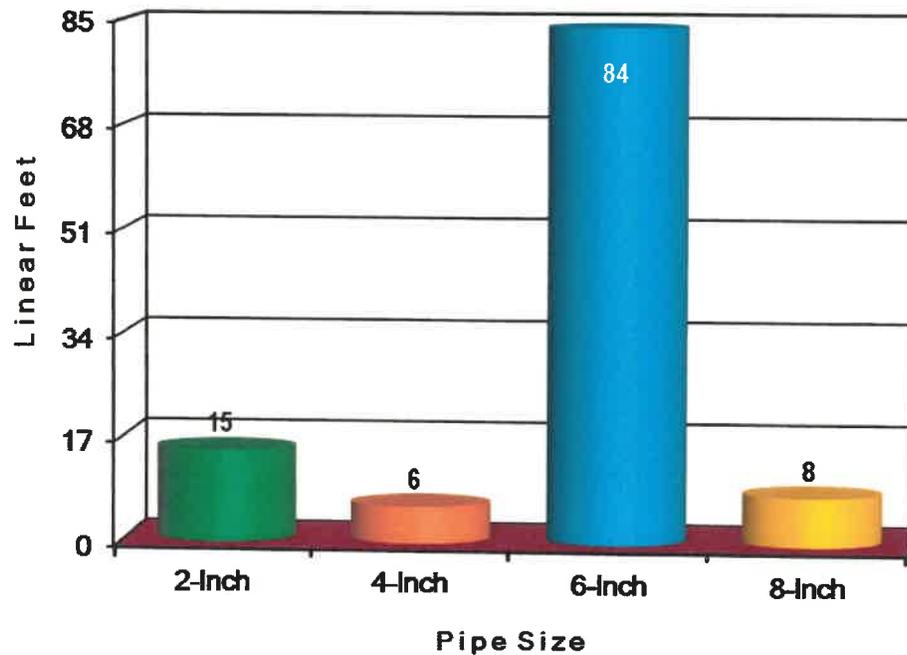
Utility Line Installation

Water Distribution Crews installed 113 Linear Feet of Utility Line. Below are the locations where the broken line repairs took place. There were 14 (fourteen) major water line breaks repaired.

January 2026 Utility Line Installation

2-Inch		4-Inch		6-Inch		8-Inch	
320 W 6 th St	10'	921 Alejandro	2'	Bouganvilla St	80'	201 Naranjo	8'
615 N Dunlap	5'	1510 Montecruz	2'	1300 N Conway	4'		
		1720 Rio	2'				
15 LF		6 LF		84 LF		8 LF	

January 2026
Utility Pipe Line Installation



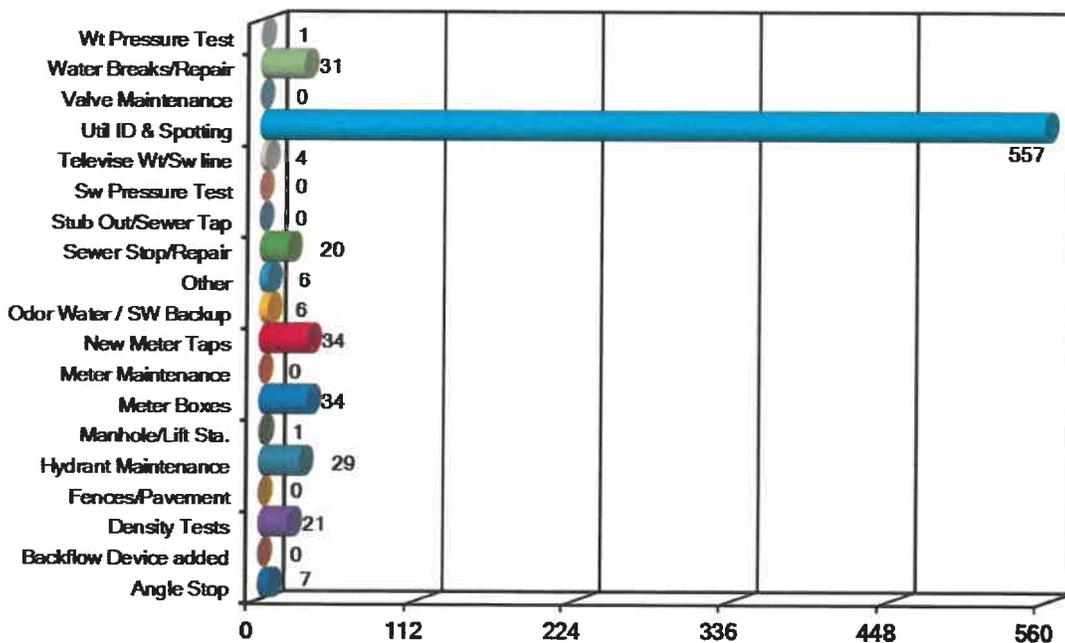
Water Distribution

Water Distribution - Maintenance Benchmark Summary

The following is the January 2026 Water Distribution's Maintenance Benchmark Summary.

Service Type	Oct	Nov	Dec	Jan	FYTD 25-26	FY 24-25
Angle Stop	6	14	0	7	27	149
Backflow Device	0	0	0	0	0	1
Density Tests	18	20	25	21	84	259
Fences/Pavement	0	0	0	0	0	0
Hydrant Maintenance	1	1	0	29	31	58
Manhole/Lift Station	4	4	1	1	10	36
Meter Boxes	77	33	45	34	189	713
Meter Maintenance	12	2	2	0	16	54
New Meter Taps	84	33	45	34	196	747
Odor Water	23	17	13	6	59	215
Other	2	10	3	6	21	75
Sewer Stop/Repair/Tap	23	6	2	20	51	245
Stub Out Sewer	0	0	0	0	0	0
Sewer Pressure Test	4	4	2	0	10	133
Televise Sewer line	16	8	5	4	33	91
Utility ID & Spotting	419	436	541	557	1,953	5,551
Valve Maintenance	0	0	4	0	4	4
Water Break/Repair	19	43	35	31	128	286
Water Pressure Test	10	0	1	1	12	158
Totals	718	631	724	751	2,824	8,775

January 2026
Utility - Water Distribution Benchmark



Water Distribution - Utility Inspections Mr. Lupe Vela and Mr. Charlie Fuentes, Utility Inspectors, conducted inspections on thirty-six (36) sites; performed 5 Mandrel Tests, 1 Hydrostatic Test and 21 Density Tests. Inspectors worked on 557 line locates.

	Site/Subdivision	Start Date	Completion Date	Location	Inspection Description
1	Anacua Village	7/2024		Mayberry / 8 th St.	Under Construction
2	Anzalduas Industrial Park PH 1	4/2024		Military / Bryan	Under Construction
3	Anzalduas Industrial Park PH 7	3/2024		Military / Bryan	Under Construction
4	Augusto Contreras	2/2023		Shary / Bus 83	Under Construction
5	Bellwood Manor	7/2025		2 ½ Trosper	Under Construction
6	Bentsen Grove	9/2022		Inspiration / 1 Mile South	Under Construction
7	Bentsen Palm PH III	1/2023		Inspiration / 1 Mile South	Under Construction
8	Bryan Landing	7/2024		Bryan / N. 2 Mile	Under Construction
9	Bryan Road Reconstruction/Drain Proj	8/2025		Holland / 20 th St.	Under Construction
10	Camelias Plaza	9/2023		FM 495 / Bryan	Under Construction
11	Cap Storage Victoria Drive, LLC	6/2023		Shary / Victoria	Under Construction
12	Coastal Plaza	11/2021		Expressway / Bryan Road	Under Construction
13	Chipotle	9/2025		Shary / Ruby Red Blvd.	Under Construction
14	Conway Village	1/2025		4 Mile / Conway	Under Construction
15	Crystal Estates	9/2023		Inspiration Rd / Esperanza	Under Construction
16	Deleon-Zamora	7/2024		4 Mile / Conway	Under Construction
17	El Milagro PH I	12/2022		Los Indios / Bryan	Under Construction
18	Esmeralda Subdivision	12/2025		Moorefield / 4 Mile Line	Under Construction
19	Excel Carriers	7/2023		3 Mile / La Homa	Under Construction
20	Holland Terrace	7/2024		Holland / 25 th St.	Under Construction
21	Imperio Vista Subd.	8/2025		Holland / 20 th St.	Under Construction
22	Khit Chiropractic	7/2024		Bryan / Bus 83	Under Construction
23	Las Cumbres Terrace	1/2025		2 Mile / Trosper	Under Construction
24	Las Esperanzas	1/2023		Glasscock / Frontage 83	Under Construction
25	Las Misiones De San Jorge	9/2023		S Conway / Military	Under Construction
26	Lucksinger Apartments	9/2021		Lucksinger / Bus 83	Under Construction
27	Monarza Estates	9/2023		3 ½ N Mayberry	Under Construction
28	Schizne Gardens at James Subd.	9/2025		Bryan / 1 ½ Mile North	Under Construction
29	Sendero Phase I	1/2023		1 Mile South	Under Construction
30	Sendero Phase II	2/2022		1 Mile South	Under Construction
31	Sonoma Ranch	1/2025		Mayberry / 2 ½ Mile	Under Construction
32	Taylor Road Water & Sewer Plan	1/2026		Bus to 2 Mile, Taylor	Under Construction
33	Tee Time	3/2025		Mayberry / N Bolz St.	Under Construction
34	Tierra Dorada Lift Station	7/2024		Tierra Dorada	Under Construction
35	Top Site Storage	3/2025		Trinity / Commerce	Under Construction
36	Tree Gardens at Orchards	9/2025		Bryan / 1 ½ Mile North	Under Construction

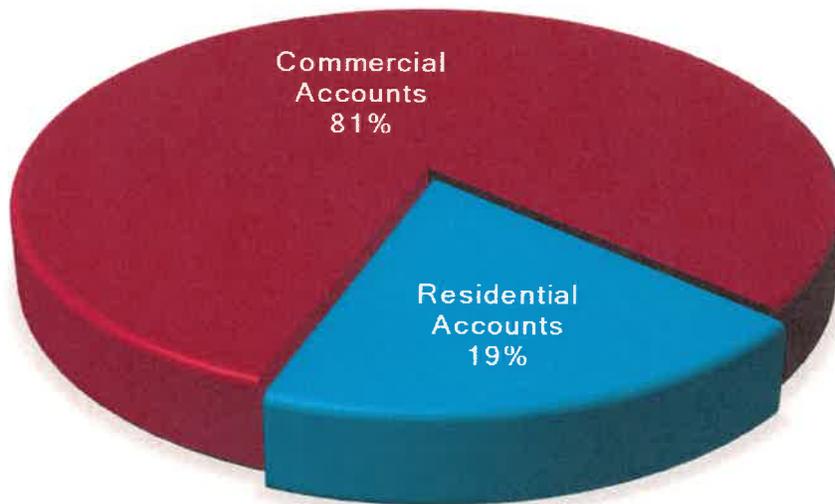
Water Distribution - Backflow Prevention Inspections

The table and graph below show the forty-two (42) Backflow Prevention Assembly Inspections performed by Mr. Ignacio Salazar through access of the Envirotrax BPAT System in order to keep our water lines free from back siphonages and water pressure backflow contamination.

2025-26 Backflow Inspections

Tests / Surveys	Oct	Nov	Dec	Jan	FYTD 25-26	FY 24-25
Inspection of Commercial Accts	38	16	29	40	123	181
Inspection of Residential Accts	9	2	5	2	18	143

**January 2026
Backflow Prevention Inspections**



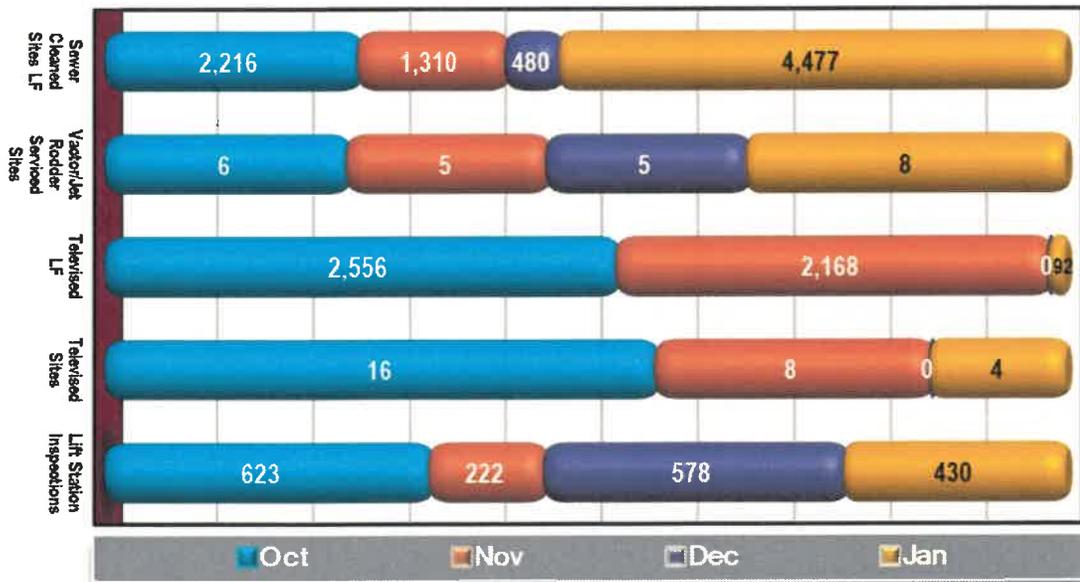
Water Distribution - Sewer Collection

Our Sewer Collection Crews inspected and maintained monthly the City’s 40 active Sewer Lift Stations and approximately 378.26 miles of sewer lines by responding to 6 sewer backups, 4 sewer line sites were televised, cleaned 8 sewer line sites (4 Jet Rodder, 4 Vactor) and 430 lift station work orders for this month.

Sewer Lift Station Inspections Vactor / Jet Rodder Cleaning Services

Service Type	Oct	Nov	Dec	Jan	FYTD 25-26	FY 24-25
Lift Stations Inspections	623	222	578	430	1853	4675
Televised Serviced Sites	16	8	0	4	28	91
Televised Linear Feet	2556	2168	0	92	4816	45276
Vactor/Jet Rodder Serviced Sites	6	5	5	8	24	147
Vactor/Jet Rodder Serviced Linear Feet	2216	1310	480	4477	8483	56187

2025-26 Sewer Collection Lift Station Inspections, Televised & Serviced Sites



Water Treatment Plant

Water Production and Rainfall Water Plant Operators at our North and South Water Treatment Plants treated 402.242 million gallons of water and our Plant Operators recorded daily the monthly rainfall for January for a total of 0.10 inches.

2025-26 Treated Water Million Gallons (MG)

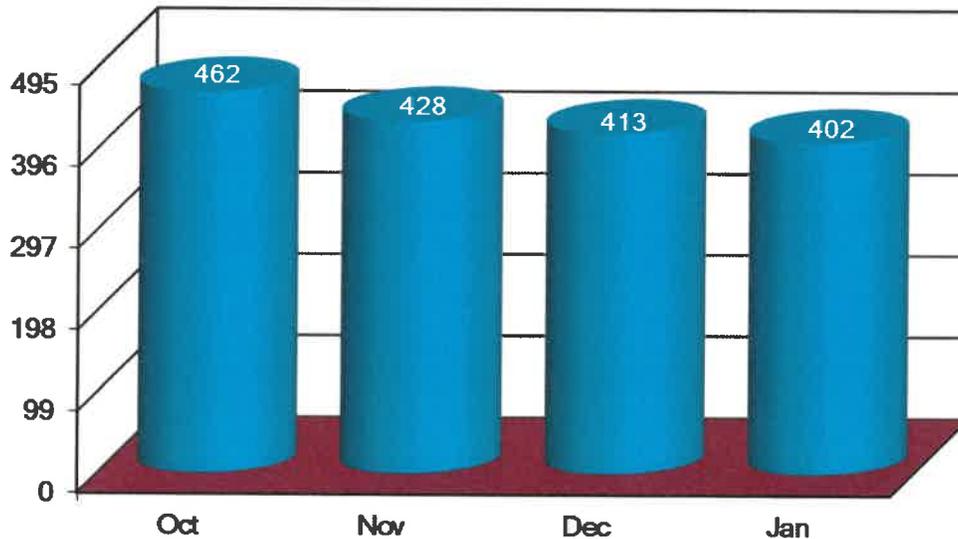
Avg	Max	Min	Oct	Nov	Dec	Jan	FYTD 25-26	FY 24-25
13	14	11	462	428	413	402	1,705	4,852

2025-26 Rainfall (Inches)

Description	Oct	Nov	Dec	Jan	FYTD 25-26	FY 24-25
 Rainfall (Inches)	0.70	0.50	0.25	0.10	1.55"	19.3"

Parameters Exceeded: N/A

2025-26 Water Production Million Gallons (MG)



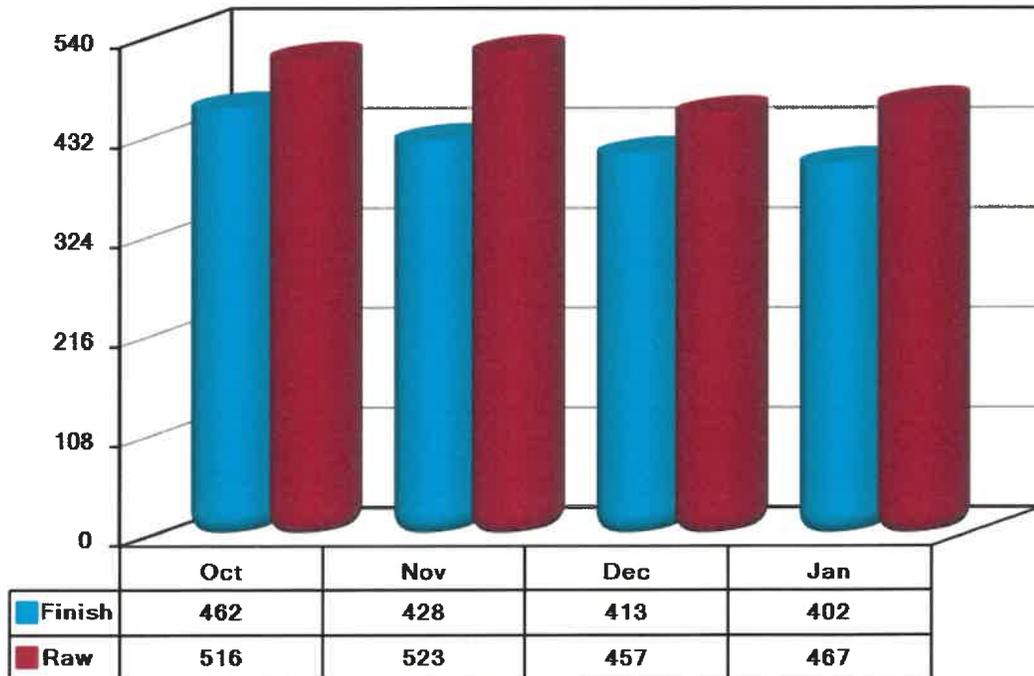
Operations and Maintenance - North Water Treatment Plant

- The International Dioxide Company (IDI) collected the monthly chlorite samples.
- Staff continued with performing maintenance on pumps and motors.
- Operators performed required daily and monthly water lab analysis, backwashed and cleaned required filters.
- COVID-19 safety practices continue based on the CDC Guidelines and staff are encouraged to wear masks and practice social distancing.
- Reviewed water quality lab results from the following certified laboratories:
 1. Ana-Lab (Chlorite, TOC, SUVA)
 2. Eurofins Eaton Analytical (Chlorite)

Operations and Maintenance - South Water Treatment Plant

- The International Dioxide Company (IDI) collected the monthly chlorite samples.
- Operators continued with regular maintenance of pump and motors, as well as, kept up with mowing grass in the facilities and towers.
- As of February 3, 2026, the Falcon Reservoir water level is at 20.1% and the Amistad Reservoir water level is at 33.9%, respectively. According to the Brownsville Area Reservoirs Monitor, the average of both reservoir levels is at 27.5%.
- Operators performed daily and monthly water lab analysis, backwashed and cleaned required filters.
- Staff performed necessary Water Plant and Reservoir adjustments; such as water influent, water effluent, water levels and chemical adjustments.
- Staff maintained grass trimmed at two treatment plants, reservoirs and distribution Water Towers.
- Initiated preventive maintenance on equipment as deemed necessary and exercised Emergency Generators weekly.

**Water Treatment Plants
2025-26 Raw & Finish Water
Million Gals. (MG)**



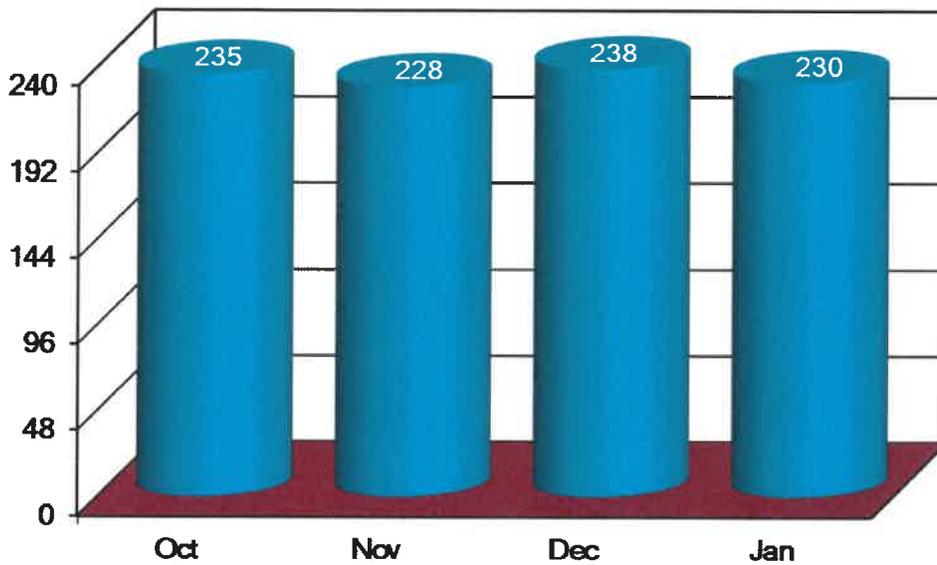
Wastewater Treatment Plant

Wastewater - Treatment Wastewater Plant staff treated 230.230 million gallons of Wastewater.

2025-26 Wastewater Million Gallons (MG)

Avg	Max	Min	Oct	Nov	Dec	Jan	FYTD 25-26	FY 24-25
7.4	7.9	6.3	235	228	238	230	931	2,633

2025-26 Treated Wastewater Million Gallons (MG)



Wastewater - Wastewater Plant Status There were no violations for January. Plant operated at 54.3% capacity; Plant is rated at 13.5 mgd; and the Plant Yearly Average was 7.331 mgd. There was no rainfall.

Wastewater - Risk Management Program The Plant buildings are maintained by Facilities department. All employees received Proper Protection Equipment as they may be exposed to hazardous environments. All cleaning and disinfection are done by janitorial staff to keep Plant disinfected as possible. Risk Reducing Training was conducted for severe heat exposure to all Plant Staff. All information was recorded for the Plant and turned in for Fleet audit conducted by the Risk Department.

Wastewater - Staff Developments Andres Garcia will continue to train to obtain his "C" license level of operating Plant. Eric Hernandez has passed his first required exam and is now being trained for other process control operations; his next class is Wastewater Treatment to help him obtain knowledge for different types of Plant treatment processes.

Wastewater - Facility Activities Supervisory Staff continues to support the team with training goals and best practices towards maintaining the Plant in compliance with TCEQ regulatory inspections. Other rehabilitation projects are being discussed for future developments and are pending approvals. These projects will allow the Plant to continue to provide effective sewage treatment and environmental protection of water for the State of Texas.

Wastewater - General Maintenance Staff maintained grass trimmed, initiated preventive maintenance on equipment as deemed necessary; and (automatically) exercised two emergency generators, once a week. The following repairs were completed in-house.

1. Odor control systems were monitored and adjusted to reduce malodorous emissions.
2. Operators continue routine cleaning of Clarifiers side walls to remove algae buildup.
3. Pumps at our Main Lift Station were exercised for better flow to our Screening System at head works.
4. Operators cleaned "Tea Cup" Grit System at head works on a weekly basis.
5. Maintenance Crew worked on the Lift Station pumps and exercised all pumps at the Main Lift Station.

6. Maintenance Operators worked on thickener pump leaks, repairs and adjustments.
7. Operators worked on maintaining a proper level at the Pretreatment Pond.
8. Maintenance greased bearings on schedule.
9. Operators are pumping sludge from thickener to holding tanks due to repairs needed for thickener gear box.
10. Grounds keeping was done by all Operators and Grounds Keeper.
11. All ground holes were filled within the property lines of the Plant.

Wastewater - Contract Work

City's Contracted out electricians worked on the following.

1. J&E's worked on grit timers for the grit system control cabinet.
2. Hill-Tex worked on Main Lift Station for the Plant (Pump 5).

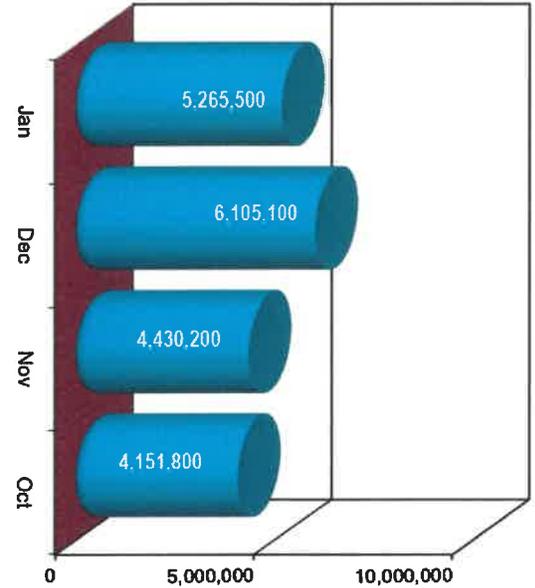
Wastewater - Other Contract Work

1. CB3 continued to provide the Plant with sludge and grit removal services.
2. Cintas provided uniform services and door mat replacement, weekly.
3. Polydine supplied us with polymer totes for aiding in sludge dewatering at Belt Press System.
4. Facilities Department worked on the Administration building and air filter exchanges for Plant.

Wastewater - Lab Status

All equipment and supplies met TCEQ standards for analysis and are concurrent with Standard Methods Procedures. ERA annual testing was completed and the City's Lab passed all analysis categories. Reports are pending to be finalized and sent to TCEQ for annual compliance. Plant Supervisor continues using the EPA Discharge Monitoring Report Federal Reporting System to comply with the TCEQ regulations. Staff is following TCEQ rules and regulations and is dedicated to the cleaning and disinfection of water and its reintroduction back to the environment.

2025-26 Pretreatment Flow (MG)



Wastewater - Special Projects

The Capital Improvement Projects include clarifier covers for UV light protection Industrial Pond Rehab, Digester Aeration upgrade and other needed projects; Being discussed are future improvements for redundancy at our Dewatering Sludge System (Belt Press). Clarifier Covers or equipment needed for algae removal, is a project that the Plant is initializing. The removal of algae buildup at the clarifier walls and weirs, the treatment process, gains a significant increase in disinfection; equipment downstream of the Clarifier System is cleaner and decreases wear and tear of UV light bulbs and will eliminate Operator man hours and reduces the risk of injury.

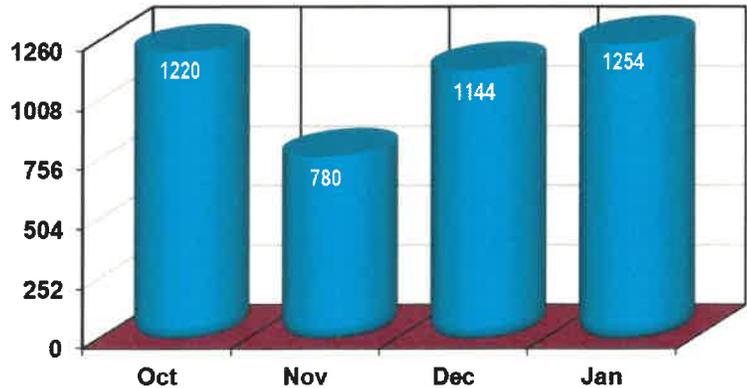
Pretreatment

Three surface Aerators and motors are operational. Clarifier at Pretreatment was cleaned up of debris on the surface. All industrial flows to the Plant continue to be accounted for by meter totalizers and truck tickets. The Lone Star Citrus Company transported 100 truckloads of 500,000 gallons of citrus wastewater to the Pretreatment System. Pretreatment flow of waste from Rio Grande Juice Company and MPI (Metal Plating Industry) was 5,265,500 million gallons. Total sludge hauled was 1,254 cubic yards equivalent to 57 roll off containers.

2025-26 Sludge Removal

Month	Roll Offs	Cu/Yds
Oct	61	1,220
Nov	40	780
Dec	52	1,144
Jan	57	1,254
25-26	210	4,398
24-25	525	8,508

2025-26 Sludge Removal - Cubic Yards



Street Division - Benchmark Summary

Our Street Crews paved 1,200 linear feet, patched approximately 796 Potholes; placed a total of 25 Signs (16 stop signs) and 20 Poles (cemented), 22 Barricades; inspected and repaired 65 Traffic Lights and Street Lamps; 1,463 Street Miles was swept; removed 250 Tires and 1 Demolished Home. Street Crews cleared right-of-way tree limb obstructions. For the Collection of Debris site, there were 255 customers and a monetary collection totaling \$ 6,459.15.

Street Improvement & Construction Projects

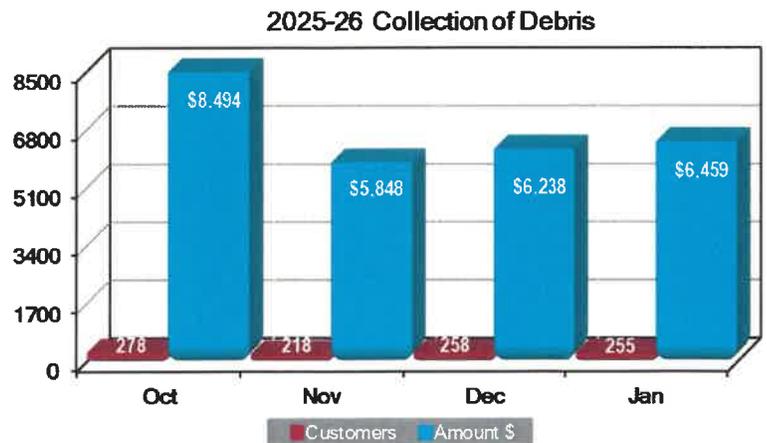
Project Name	Linear Feet	Construction % Completion	Current Status	Project Cost	Contractor
Barnes & Holland to Old 83 720 Tons HMA	1,200' x 34'	100%	100%	\$ 50,400	Street Department

Collection of Debris

There were 255 City of Mission customers with a monetary collection of debris totaling \$ 6,459.

Collection of Debris

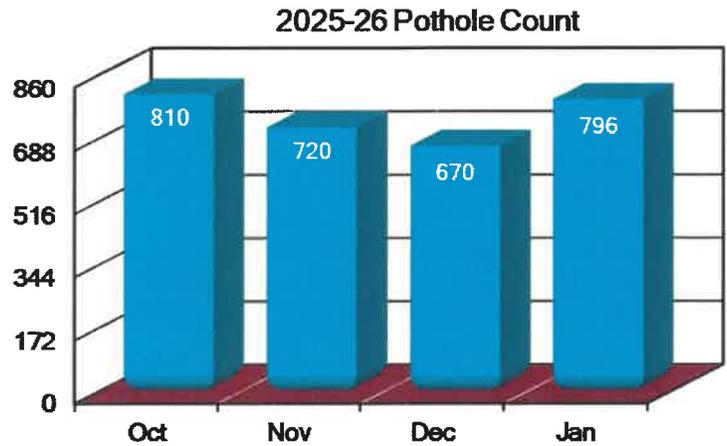
Month	Customers	Amount \$
Oct	278	\$ 8,494
Nov	218	\$ 5,845
Dec	258	\$ 6,238
Jan	255	\$ 6,459
25-26	1,009	\$ 27,036
24-25	2,882	\$ 87,601



City Pothole Maintenance Street Crews filled a total of 796 potholes.

2025-26 Pothole Maintenance

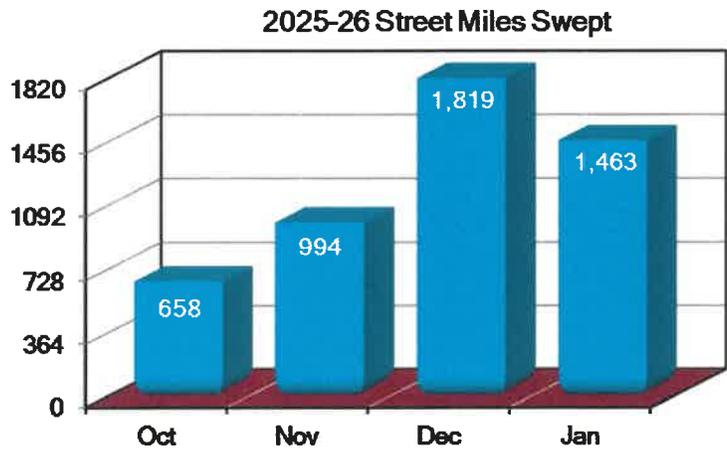
Month	24-25	25-26
Oct	726	810
Nov	785	720
Dec	726	670
Jan	670	796
Totals	2,907	2,996



City Street Miles Swept Mr. Torres, Mr. Gutierrez, Sweeper Operators, cleaned 1,463 street miles.

2025-26 Miles Swept

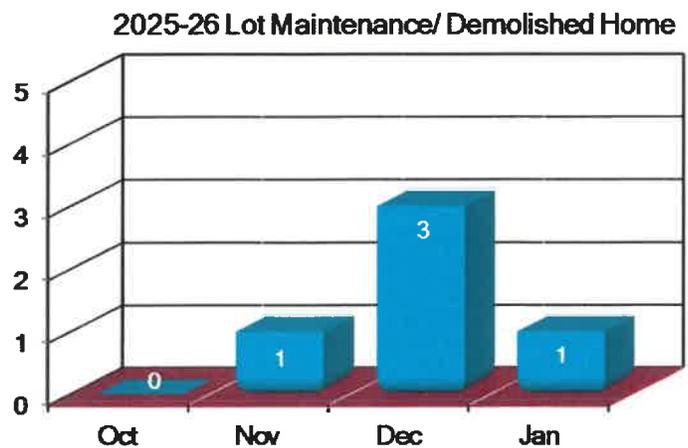
Month	24-25	25-26
Oct	1,662	658
Nov	1,497	994
Dec	1,258	1,819
Jan	1,330	1,463
Totals	5,747	4,934



Lot Maintenance / Demolished Home There was one (1) Demolished Home this month.

2025-26 Lot Maintenance

Month	24-25	25-26
Oct	0	0
Nov	1	1
Dec	1	3
Jan	0	1
Totals	2	5



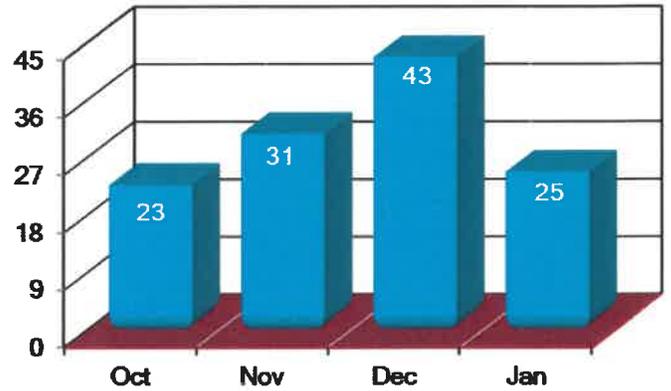
Sign Shop Output Measures

Street Crews installed 25 signs (16 stop signs) and 20 poles and 25 barricades.

2025-26 Sign Installation

Month	24-25	25-26	Posts
Oct	19	23	8
Nov	48	31	19
Dec	10	43	16
Jan	10	25	20
Totals	87	122	63

2025-26 Sign Installations



Street Light Pole Maintenance

Street Light inspections are maintained by AEP.

Traffic Signal Maintenance

The Traffic Signals Crew placed barricades for safety measures and a smooth flow of traffic for the Citrus Fiesta Parade. Also, assisted in cutting right-of-way trees at the Plantation site.

School Zone				Traffic Signals Light Changes							
Month	Light Bulb Replace	Re-set Controller	School Maint	Green	Red	Amber	Walk / Don't Walk	Trouble shoot Controller	Reg Maint	Misc	Total
Oct	2	1	1	2	1	1	1	5	35	37	86
Nov	0	0	0	5	1	0	6	3	17	27	59
Dec	0	6	6	5	5	7	0	13	7	21	70
Jan	1	1	2	1	0	1	0	3	10	46	65
25-26	3	8	9	13	7	9	7	24	69	131	280
24-25	9	27	116	16	28	28	36	74	507	405	1,246

Storm Drainage Street Crews cleared debris from storm drains and ditches throughout the City to prepare for hurricane season.

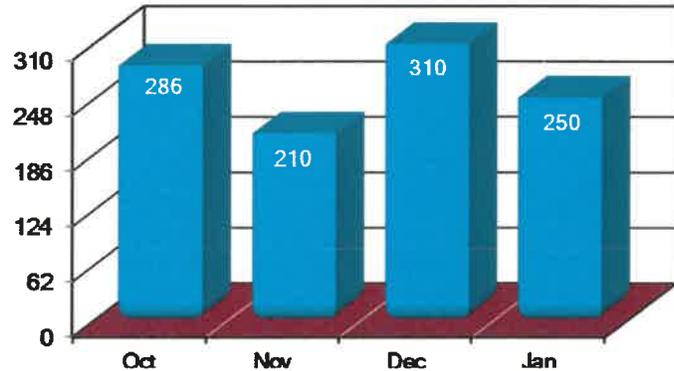
City Crew Collect Debris Our Alley Crew cleaned alleyways and averaged 5 trailer loads daily and mowed an average of 2 miles of alleyway.

Tire Removal Our Streets Crew removed 250 tires from the City this month.

2025-26 Tire Collection

Month	24-25	25-26
Oct	280	286
Nov	360	210
Dec	340	310
Jan	290	250
Totals	1,270	1,056

2025-26 Tire Removal



2025-26 Fleet Maintenance & Cost Summary

Charge Code	Work Orders	Preventive Maintenance	Cost \$
Oil Changes / PM	42	42	\$ 17,600
Repairs	14	0	\$ 25,500
January	56	42	\$ 43,100
FYTD 25-26	171	140	\$ 104,200
FY 24-25	797	625	\$ 484,400

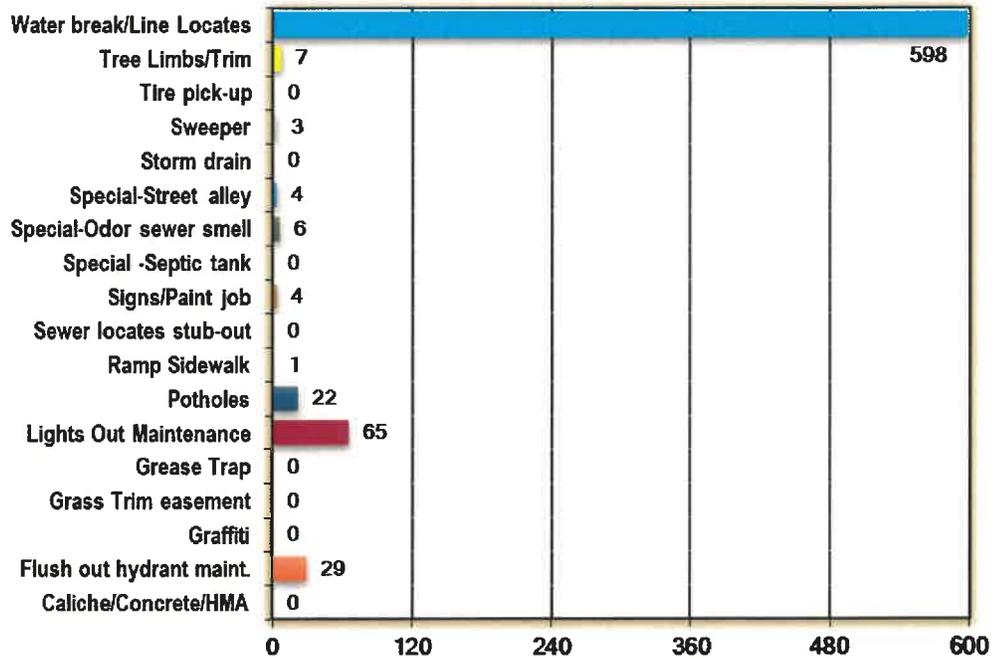
2025-26 Fleet Work Order Benchmark



Administration Request for Service Calls

Service Type	Oct	Nov	Dec	Jan	25-26	24-25
Caliche/Concrete/HMA	1	0	1	0	2	1
Flush Hydrant Maintenance	2	1	0	29	32	58
Graffiti	0	0	0	0	0	0
Grass Trim easement	7	2	0	0	9	75
Lights Out Maintenance	86	59	70	65	280	1,238
Potholes	41	29	18	22	110	592
Ramp Sidewalk	1	1	0	1	3	14
Sewer locates stub-out	0	0	0	0	0	0
Signs/Paint job	11	8	9	4	32	36
Special -septic tank	0	0	0	0	0	0
Special-Odor smell	23	17	13	6	59	215
Special-Street alley	2	1	6	4	13	81
Storm drain	12	2	5	0	19	58
Sweeper	6	9	19	3	37	98
Tire pick-up	15	2	5	0	22	28
Tree Limbs/Trim	13	5	5	7	30	95
Water break/Line locates	438	479	541	598	2,056	5,761
Total	658	615	692	739	2,704	8,350

January 2026 - Request for Service Calls



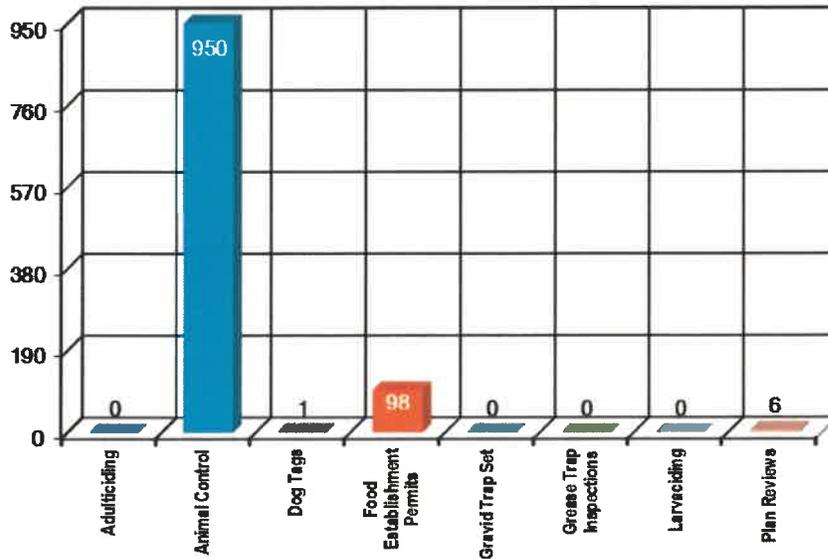
Health Department

Health Department Benchmark Summary

Following are the services provided by the Health Department for January.

Service Type	Oct	Nov	Dec	Jan	25-26	24-25
Adulticiding	0	0	0	0	0	13
Animal Control	1,048	948	977	950	3,923	10,814
Dog Tags	5	6	2	1	14	33
Food Est. Permits	216	78	145	98	537	2,172
Gravid Trap Set	0	0	0	0	0	0
Grease Trap Inspections	0	2	1	0	3	3
Larvaciding	0	0	0	0	0	9
Plan Reviews	6	5	3	6	20	112
Total	1,275	1,039	1,128	1,055	4,497	13,156

January 2026
Health Department Service Requests

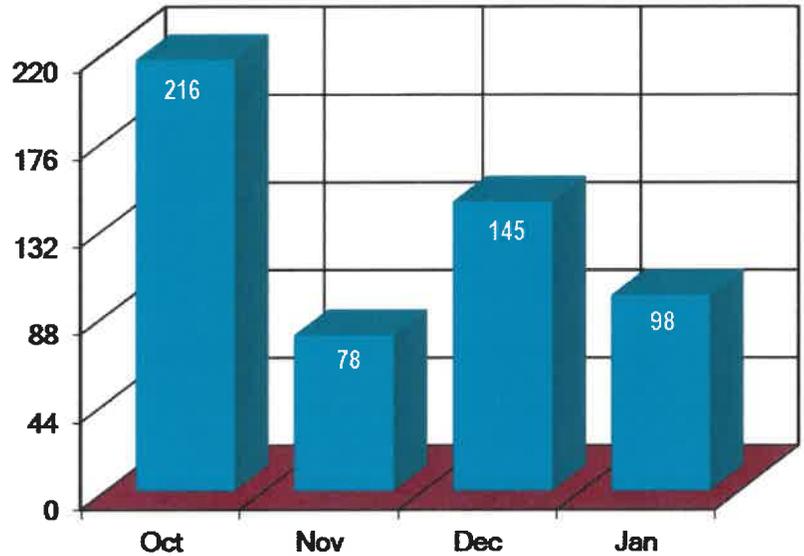


Health Permits

A total of 98 Food Establishment permits were issued this month.

Food Establishment Permits		
Month	FY 24-25	FY 25-26
Oct	231	216
Nov	220	78
Dec	188	145
Jan	172	98
Totals	811	537

2025-26 Health Permits

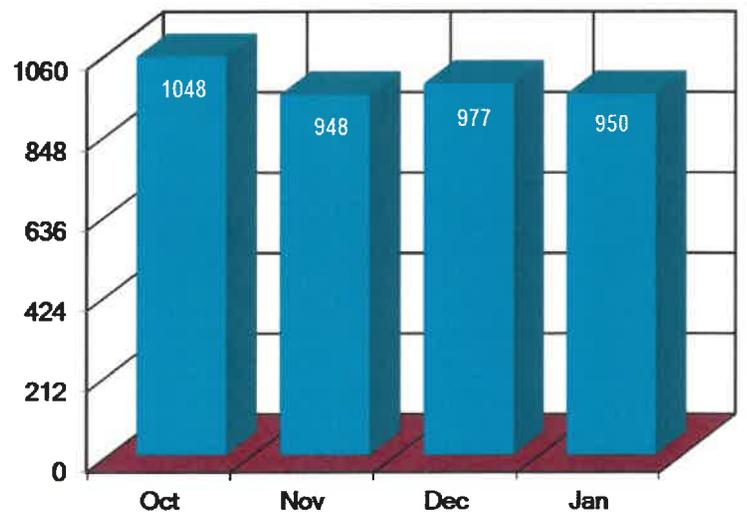


Animal Control Service Calls

Citizens called (950 calls) regarding Animal Control concerns.

Animal Control Calls		
Month	FY 24-25	FY 25-26
Oct	970	1,048
Nov	770	948
Dec	791	977
Jan	748	950
Totals	3,279	3,923

2025-26 Animal Control Service Calls



Health Department Animal Control

Our City's Animal Wellness Officers, Jesus, Ivan and Manuel reported the following Animal Control for January. There were 157 requests for intake service orders completed by City staff this month.

Dogs

Description	Stray	Bite Case	Seized	D.O.A.	Owner Surrender	Escape Lost	Adopted	Rescued	Trap-Neuter-Release	JAN	25-26
Mission	12	1	0	8	8	28	25	12	0	94	312
JAN	12	1	0	8	8	28	25	12	0	94	
YTD 25-26	96	16	0	45	8	31	86	30	0		312
FY 24-25	374	61	1	90	24	19	24	10	0		603

Cats

Description	Stray	Bite Case	Seized	D.O.A.	Owner Surrender	Escape Lost	Adopted	Rescued	Trap-Neuter-Release	JAN	25-26
Mission	1	0	0	25	0	1	13	0	13	53	176
JAN	1	0	0	25	0	1	13	0	13	53	
YTD 25-26	19	1	0	71	0	13	40	16	16		176
FY 24-25	206	10	0	151	0	18	17	9	10		421

Wildlife

Description	Stray	Bite Case	Seized	D.O.A.	Owner Surrender	Escape Lost	Adopted	Rescued	Trap-Neuter-Release	JAN	25-26
Mission	0	0	0	10	0	0	0	0	0	10	30
JAN	0	0	0	10	0	0	0	0	0	10	
YTD 25-26	0	0	0	30	0	0	0	0	0		30
FY 24-25	0	0	0	81	0	0	0	0	0		81

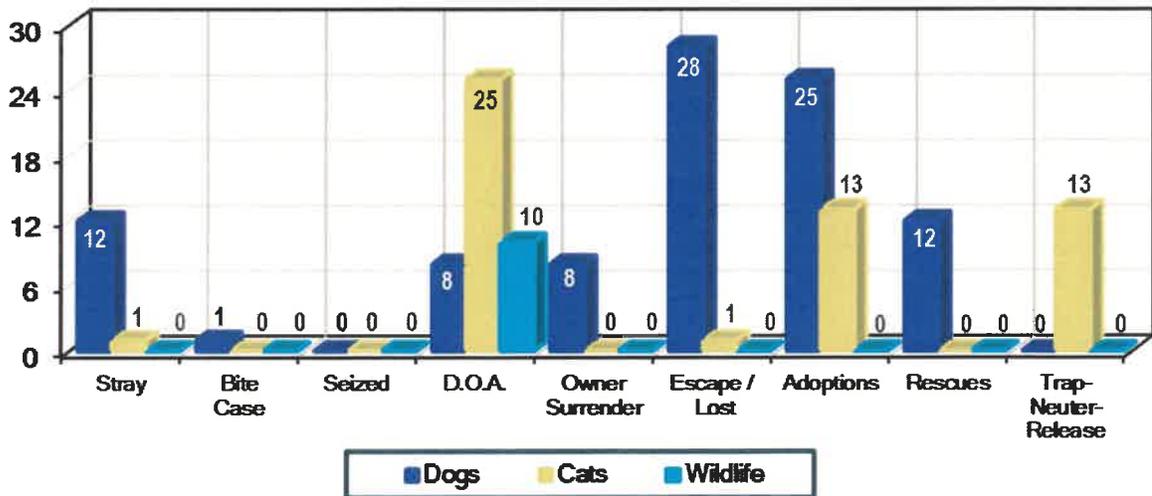
Health Department Animal Control Summary

Below is our Health Department Animal Control Shelter Intake Summary of Dogs, Cats, and Wildlife.

January 2026 Health Department Animal Control

Animal Type	Stray	Bite Case	Seized	D.O.A.	Owner Surrender	Escape/ Lost	Adopted	Rescues	Trap-Neuter-Release	JAN	YTD 25-26
Dogs	12	1	0	8	8	28	25	12	0	94	312
Cats	1	0	0	25	0	1	13	0	13	53	176
Wild Life	0	0	0	10	0	0	0	0	0	10	30
JAN	13	1	0	43	8	29	38	12	13	157	
YTD 25-26	115	17	0	146	8	44	126	46	16		518
FY 24-25	580	71	1	322	24	37	44	13	13		1,105

January 2026 Health Department Animal Control





Grants Activity Report- January 2026

Grant Name	Funding Agency	Department	Application Amount	Matching Amount	Due Date	Status
FY25 SHSP LETPA	00G	Police	\$ 50,000	None		Submitted-Tracking
FY25 SHSP Regular	00G	Fire	\$ 200,527	None		Submitted-Tracking
FY25 SHSP Regular	00G	Police	\$ 100,000	None		Submitted-Tracking
FY25 SHSP LETPA	00G	Fire	\$ 158,900	None		Submitted-Tracking
Resilient Communities Program	TX GLO	Planning	\$ 250,000	None		Submitted-Tracking
FY23 FMA-Spike and Jupiter Construction	TWDB/FEMA	Executive	\$ 9,056,388	10%		Submitted-Tracking
FY23 FMA-Astroland Construction	TWDB/FEMA	Executive	\$ 3,886,409	10%		Submitted-Tracking
Staffing for Adequate Fire and Emergency Response (SAFER)	FEMA	Fire	\$ 707,122	25/65		Submitted-Tracking
Fire Prevention and Safety (FP&S) Grant	FEMA	Fire	\$ 152,018	5%		Submitted-Tracking
FY26 Bullet-Resistant Components for Law Enforcement Vehicles	00G	Police	\$ 670,050.60	None		Submitted-Tracking
FY27 General Victim Assistance	00G	Police	\$ 50,000	20% (in-kind)		In Progress
FY27 Body Worn Camera Program	00G	Police	\$ 40,000	25%		In Progress
FY27 Peace Officer Mental Health	00G	Fire	\$ 80,000	None		In Progress
FY27 Criminal Justice Grant	00G	Police	\$ 250,000	None		In Progress
FY27 Peace Officer Mental Health	00G	Police	\$ 410,000	None		In Progress
FY27 Project Safe Neighborhood	00G	Police	\$ 650,000	None		In Progress
FY27 State Crisis Intervention Grant	00G	Police	\$ 200,000	None		In Progress
FY27 Border Zone Fire Department	00G	Fire	\$ 250,000	None		In Progress
FY27 Juvenile Justice & Youth Diversion	00G	Police	\$ 200,000	None		In Progress
FY27 Operation Lone Star Grant	00G	Police	\$ 1,200,000	None		In Progress
FY27 Operation Lone Star	00G	Fire	\$ 1,200,000	None		In Progress
FY26-27 Solid Waste Grant	LRGVDC	Sanitation	\$ 30,000	10%		In Progress
Texas Spay and Neuter Program	TDSHS	Health	\$ 499,998	None		In Progress



CITY OF MISSION

Grants Activity Report - January 2026

Grant Name	Funding Agency	Department	Application Amount	Award Amount	Matching Amount	Status
FY26 General Victim Assistance Program	00G	Police	\$ 40,000	\$ 40,000	None	Awarded/Active
FY26 Rifle-Resistant Body Armor	00G	Police	\$ 278,747.10	\$ 194,862.48	None	Awarded/Active
FY26 Border Zone Fire Department	00G	Fire	\$ 250,000	\$ 234,604.98	None	Awarded/Active
FY Fire Responder Mental Health	00G	Fire	\$ 70,000	\$ 70,000	20% (In-Kind)	Awarded/Active
FY26 Operation Lone Star Grant	00G	Police	\$ 1,839,262.35	\$ 350,000	None	Awarded/Active
FY26 Body Worn Camera	00G	Police	\$ 37,500	\$ 28,125	25%	Awarded/Active
OVAG-Victim Services	OAG	Police	\$ 49,500	\$ 49,500	None	Awarded/Active
FY22 Building Resilient Infrastructure and Communities (Bric)	TDEM	Executive	\$ 415,000	\$ 404,710	25%	Awarded/Active
Energy Efficiency & Conservation Grant	DOE	Executive	\$ 140,450	\$ 140,450	None	Active/Awarded
Recreational Trails Grant	TPWD	Parks	\$ 250,000	\$ 250,000	20%	Awarded/Active
FY25 Rifle Resistant Body Armor	00G	Police	\$ 189,505	\$ 47,325	None	Awarded/Active
FY24 Operation Stonegarden	00G	Police	\$ 300,000	\$ 300,000	None	Award/Active
FY25 Project Safe Neighborhood	00G	Police	\$ 49,680	\$ 49,680	None	Awarded/Active
FY24 Edward Byrne Memorial Justice Assistance Grant (JAG)	BJA	Police	\$ 12,134	\$ 12,134	None	Awarded/Active
FY25 Local Border Security Program	OOG	Police	\$ 180,000	\$ 180,000	None	Awarded/Active
DWI Phlebotomy Program Grant	TXDOT	Police	\$ 187,557.88	\$ 187,557.88	20%	Awarded/Active
FY22 FEMA Flood Mitigation Assistance (FMA)	TWDB	Executive	\$ 288,000	\$ 288,000	10%	Awarded/Active
FY23 COPS Hiring Program	DOJ COPS	Police	\$ 1,771,398.16	\$ 1,000,000	25%	Awarded/Active
FY23 Transportation Alternatives	RGVMP	Executive	\$ 200,000	\$ 200,000	25%	Awarded/Active
La Cuchilla Drainage Improvement Project	TXGLO	Executive	\$ 1,000,000	\$ 997,236.75	1%	Awarded/Active
Astroland Drainage Improvement Project	TXGLO	Executive	\$ 1,000,000	\$ 999,162	1%	Awarded/Active
Trail Connectivity Project	VBLF	Park	\$ 500,000	\$ 500,000	None	Awarded/Active
FY22 Justice and Mental Health Program	BJA	Police	\$ 388,001.38	\$ 229,962.91	(Year 1) 20%	Awarded/Active
Better Cities for Pets Program	Mars Petcare Program	Health	\$ 20,000	\$ 20,000	None	Awarded/Active
				Grand Total: \$	6,733,311	

**COMMUNITY DEVELOPMENT DEPARTMENT
PROGRESS REPORT FISCAL YEAR 10/01/2025 -- 09/30/2026**

AGENCY / DEPARTMENT / DESCRIPTION / BUDGET	DECEMBER, 2025 - UNOFFICIAL				
	MONTHLY EXPENDITURE	ACCOMPLISHMENT	YEAR TO DATE	%	BALANCE
AMIGOS DEL VALLE, INC. \$25,000.00 Funds will be utilized to provide meals to homebound seniors.	\$0.00	Preparing subrecipient agreements and setting up program files.	\$0.00	0%	\$25,000.00
AREA AGENCY ON AGING \$4,000.00 Funds will be utilized to provide assist to seniors with minor repairs/modifications and medical supplies.	\$0.00	Preparing subrecipient agreements and setting up program files.	\$0.00	0%	\$4,000.00
AGING & DISABILITY RESOURCE CENTER \$4,000.00 Funds will be utilized to assist low-income and/or disable individuals with health maintenancne services and minor repairs.	\$0.00	Preparing subrecipient agreements and setting up program files.	\$0.00	0%	\$4,000.00
COMFORT HOUSE \$5,000.00 Funds will be utilized to provide 24 hour palliative care to patients who have a prognosis of 4 months or less to live.	\$0.00	Preparing subrecipient agreements and setting up program files.	\$0.00	0%	\$5,000.00
CASA OF HIDALGO COUNTY, INC. \$1,000.00 Funds will be utilized for expenses generated in advocating for children.	\$0.00	Preparing subrecipient agreements and setting up program files.	\$0.00	0%	\$1,000.00
SILVER RIBBON \$3,000.00 Funds will be utilized to provide assistance with rent, rent deposits, utilities, utility deposits, medications, physician/medical visits, eyeglasses, durable medical equipment.	\$0.00	Preparing subrecipient agreements and setting up program files.	\$0.00	0%	\$3,000.00
PARKS & RECREATION DEPARTMENT \$53,000.00 Funds will be utilized to install 21 Solar Lights throughout Catholic War Veterans (CWV) Park	\$0.00	Preparing subrecipient agreements and setting up program files.	\$0.00	0%	\$53,000.00
PUBLIC WORKS DEPARTMENT \$401,562.00 Funds will be utilized for the rehabilitation of sanitary sewers/manholes Phase 2	\$0.00	Preparing subrecipient agreements and setting up program files.	\$0.00	0%	\$401,562.00
FIRE DEPARTMENT \$12,000.00 Funding will be utilized to purchase an inflatable fire safety house to provide fire safety workshops.	\$0.00	Preparing subrecipient agreements and setting up program files.	\$0.00	0%	\$12,000.00
FIRE DEPARTMENT \$220,000.00 Funding will be utilized to purchase portable communicatio devices to replace old equipment.	\$0.00	Preparing subrecipient agreements and setting up program files.	\$0.00	0%	\$220,000.00
PLANNING & CODE ENFOCEMENT DEPT. \$37,139.00 Funding will be utilized to demolish approximately 13 dilapidated/unsafe structures and remove debris.	\$0.00	Preparing subrecipient agreements and setting up program files.	\$0.00	0%	\$37,139.00
REHABILITATION \$90,000.00	\$0.00	Reviewing Application for Eligibility	\$0.00	0%	\$90,000.00
PROGRAM ADMINISTRATION \$213,925.00	\$0.00	Oversight Expense of the CDBG Program	\$0.00	0%	\$213,925.00
\$1,069,626.00	\$0.00		\$0.00	0%	\$1,069,626.00



Code Enforcement
Monthly Report
January 2026

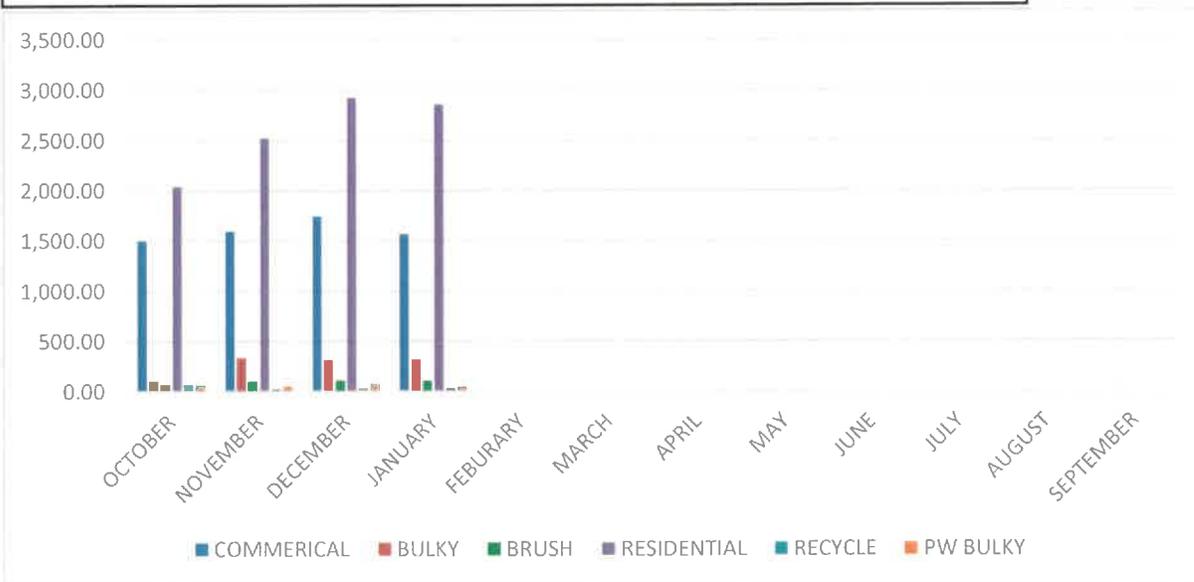
WEEDY LOT LETTERS	4
PROERTIES SENT TO MOWER'S LIST	13
PROPERTIES MOWED	4
ACCUMULATION OF ITEMS	8
COMMERCIAL PARKING LOT MAINT.	0
DEMOLITION OF UNSAFE BUILDINGS	0
DOUBLE OCCUPANCY/HOOKED RV	0
HEALTH & SANITATION	26
HOME OCCUPATION	5
ILLEGAL DUMPING	4
ILLEGAL SIGNS (RIGHT OF WAYS, BANDIT, TELEPHONE & GARAGE)	1
IPMC VIOLATIONS	5
JUNKED VEHICLES/ BOATS	6
NO GARAGE SALE PERMITS	2
NON-RESIDENTIAL PARKING/SEMI TRUCKS	1
PARKING ON LAWN	3
SIGHT OBSTRUCTION/SIDEWALKS/RIGHT OF WAY/DRIVEWAYS	4
STORAGE OF VEHICLES/BOATS/TRAILERS	4
UNSAFE / UNSECURED BUILDING	7
WEEDY LOTS	15
GARAGE SALE PERMITS	183
NO BUSINESS LICENSE/CUP REQ'D	0
CASES FILED IN COURT	14
CASES SEEN IN COURT	51
CASES CLOSED	133

SANITATION DEPARTMENT

For the month of January , the City of Mission Sanitation Department disposed of a combined **4737.88** tons of trash/bulky items. In addition, 7616.00 cubic yards of brush was collected at our sanitation landfi

Month	TONS RESIDENTIAL	CUBIC YARD: BRUSH	TONS BULKY	TONS COMMERCIAL	TONS BRUSH	TONS RECYCLE	TONS PW BULKY
OCTOBER	2,043.55	4,760.00	98.14	1,504.10	64.26	63.87	58.19
NOVEMBER	2,523.14	6888.00	333.25	1596.60	92.988	24.35	51.02
DECEMBER	2,927.50	8016.00	303.22	1744.76	108.216	31.26	72.11
JANUARY	2,859.72	7616.00	311.03	1567.13	102.816	33.29	47.16
FEBURARY					0		
MARCH					0		
APRIL					0		
MAY					0		
JUNE					0		
JULY					0		
AUGUST					0		
SEPTEMBER					0		
Total	10353.91	27280	1045.64	6412.59	368.28	152.77	228.48

2025 - 2026 SANITATION PICK UP (TONS)



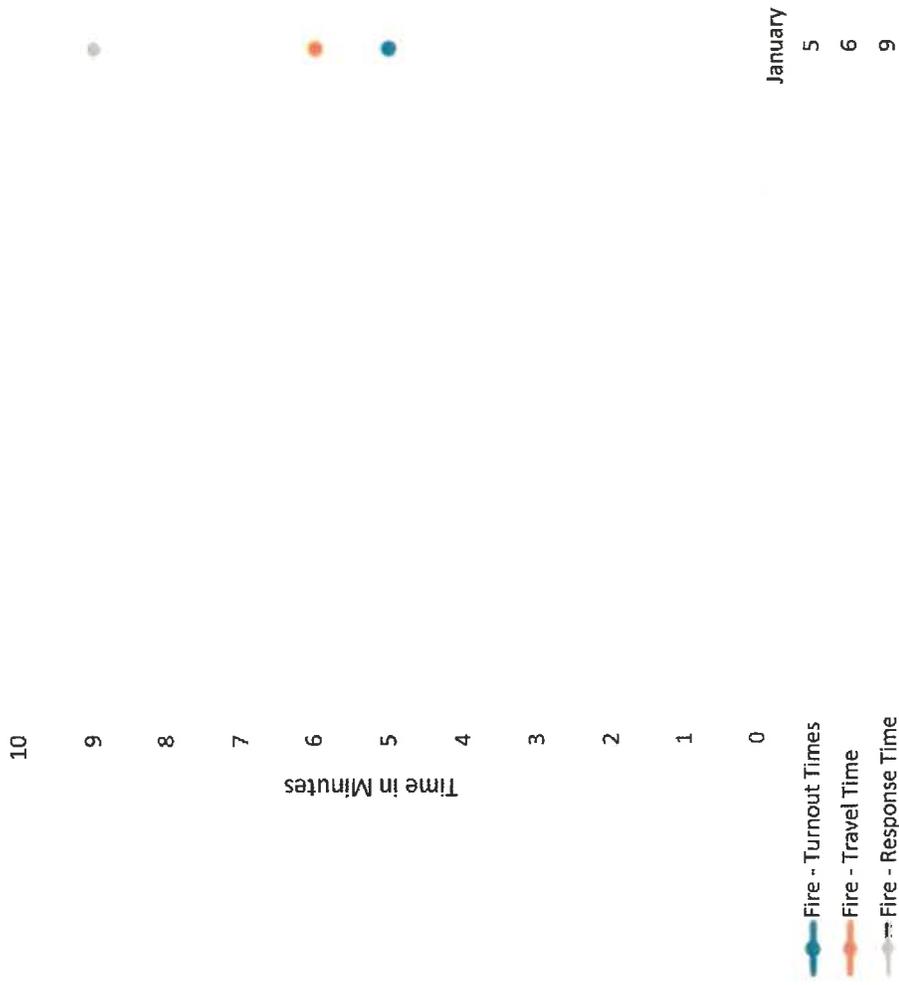
MISSION FIRE DEPARTMENT **MONTHLY REPORT**

January 2026

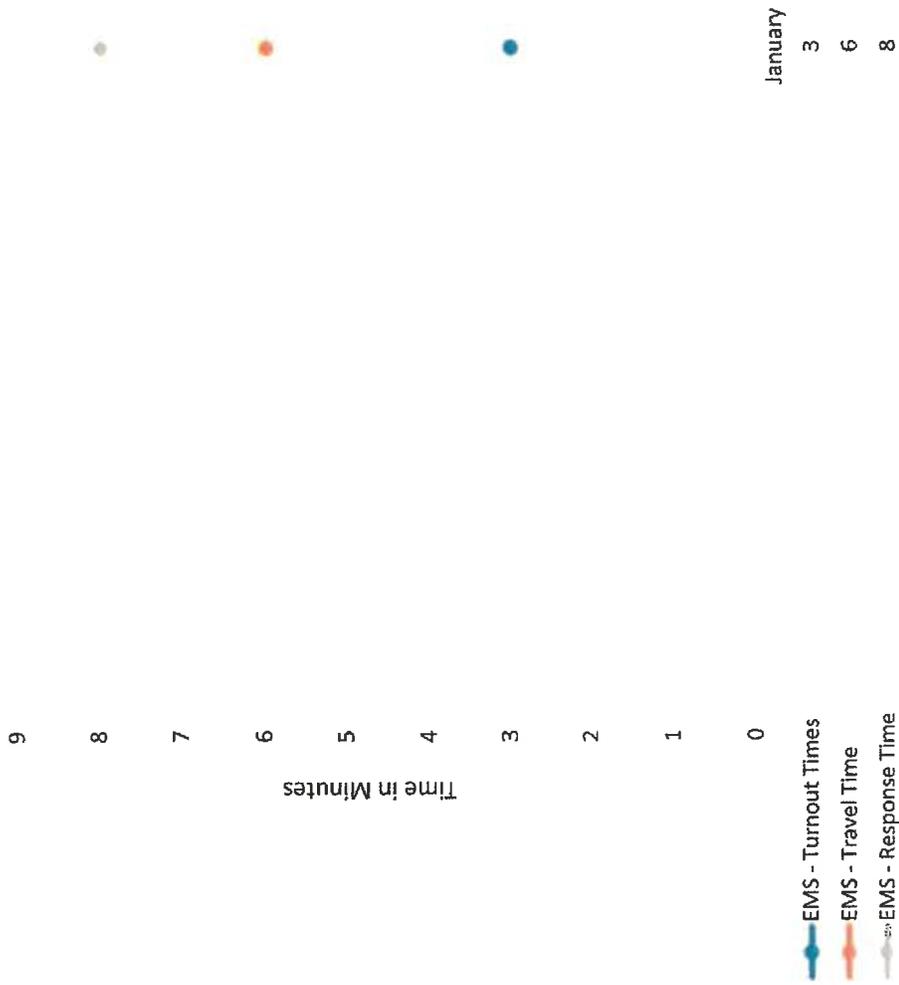


“Dedicated to the Community we Protect... and Serve”

Fire Response Time



EMS Response Time



This measure comes from the ESU fire index. See national performance at <https://www.eso.com/resources/fire-index/>

Alarm Date Range

Count of Total Incidents & Exposures

Aid Given/Received

11/25 to 1/31/26

Count of Incidents

13

Aid Given

0

Additional Exposures

Aid Received

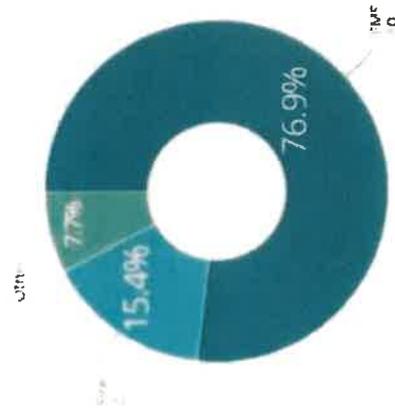
0

IS Locked

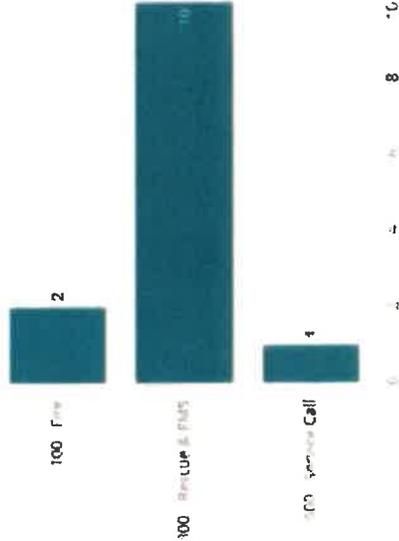
IS Active

IS Active

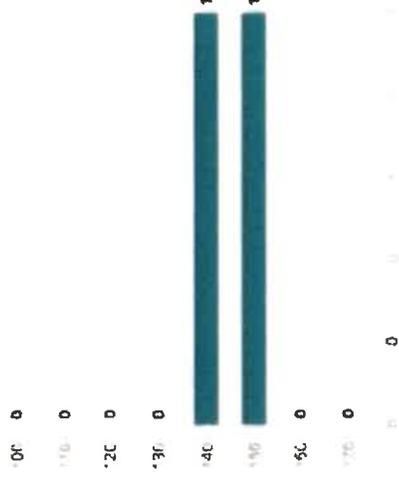
EMS/Fire Incident Breakdown



Count of Incidents by Incident Type



Count of Fire Incidents by Type



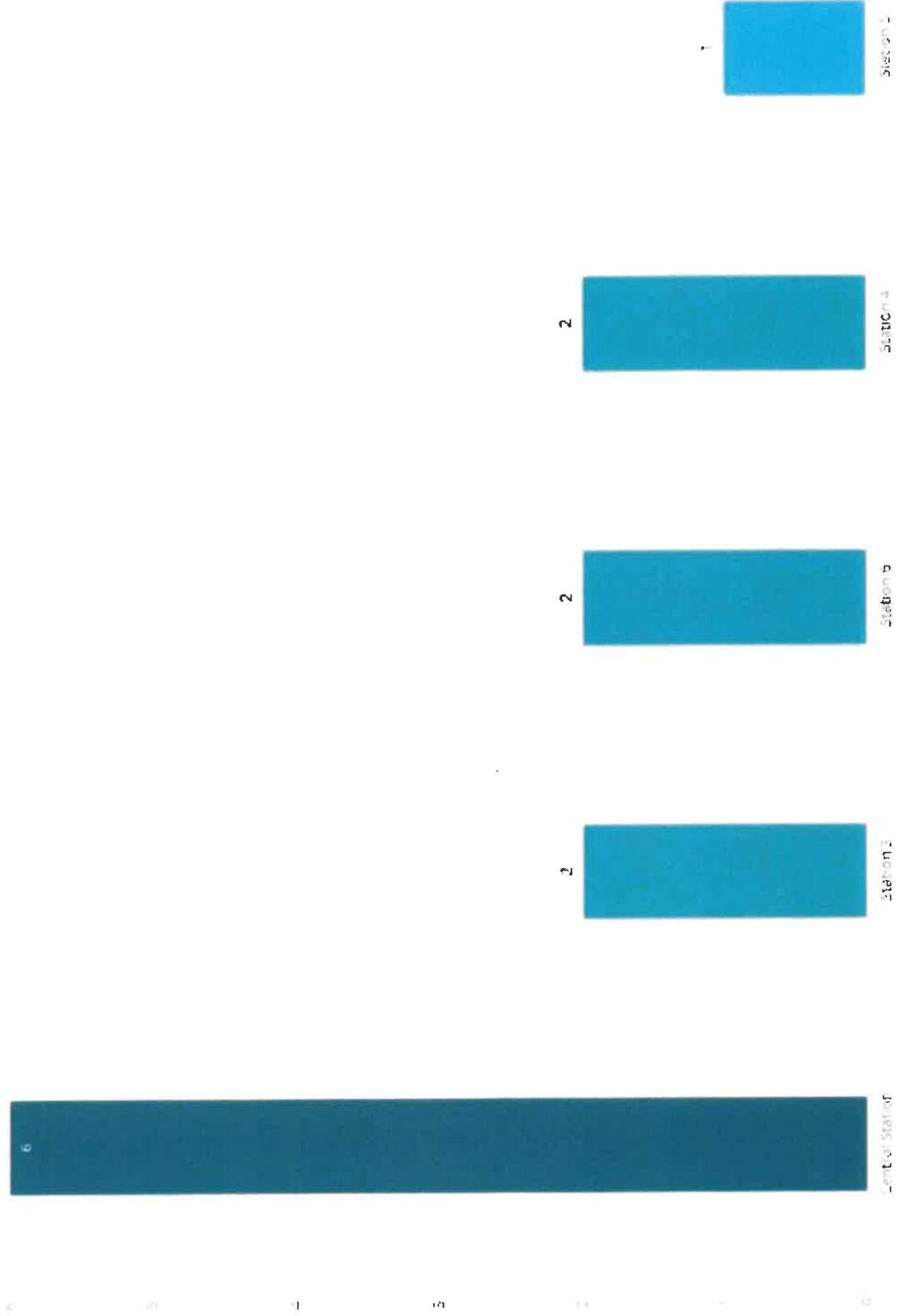
...

Update on every Change

Incident Count by Station

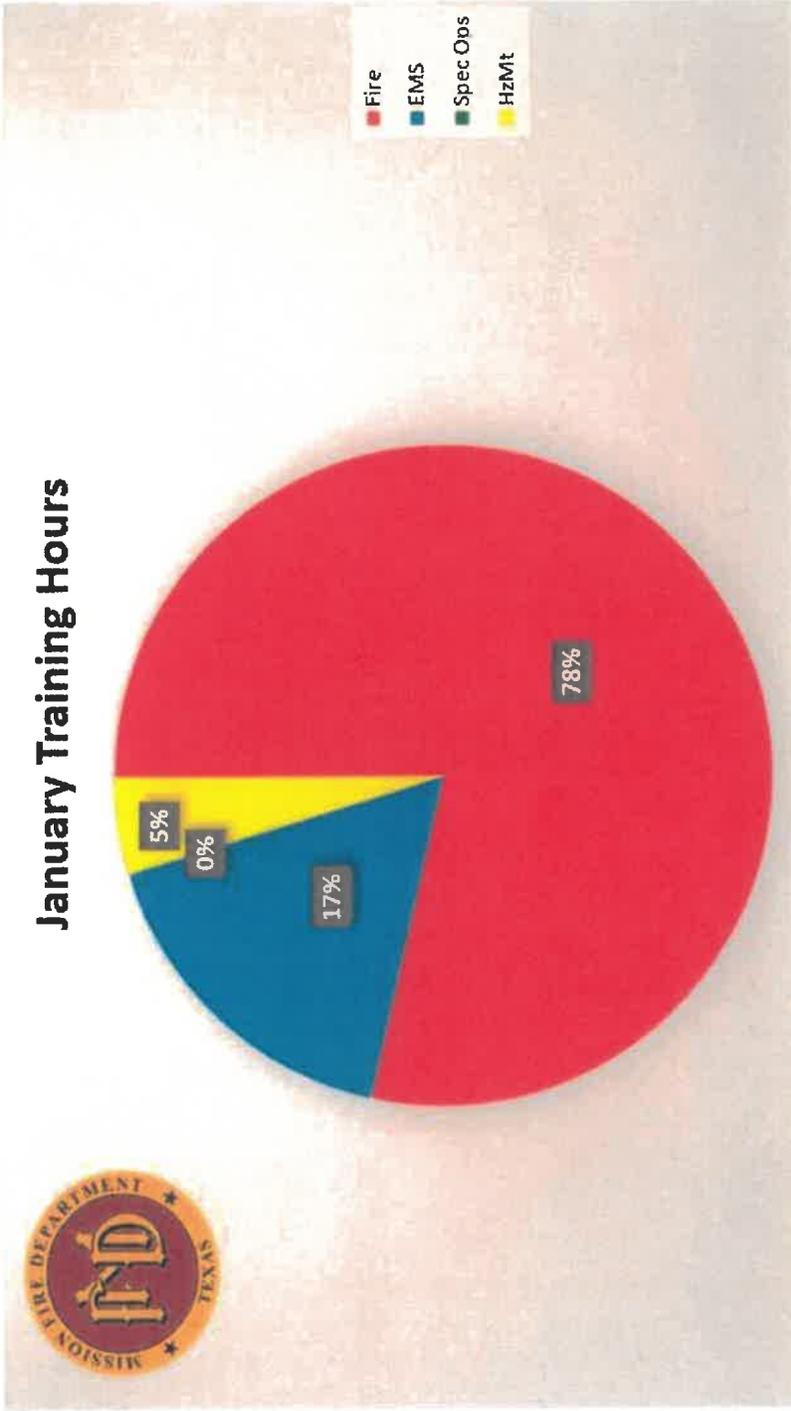
Apply Cancel

Incident Count by Station



Item 5.

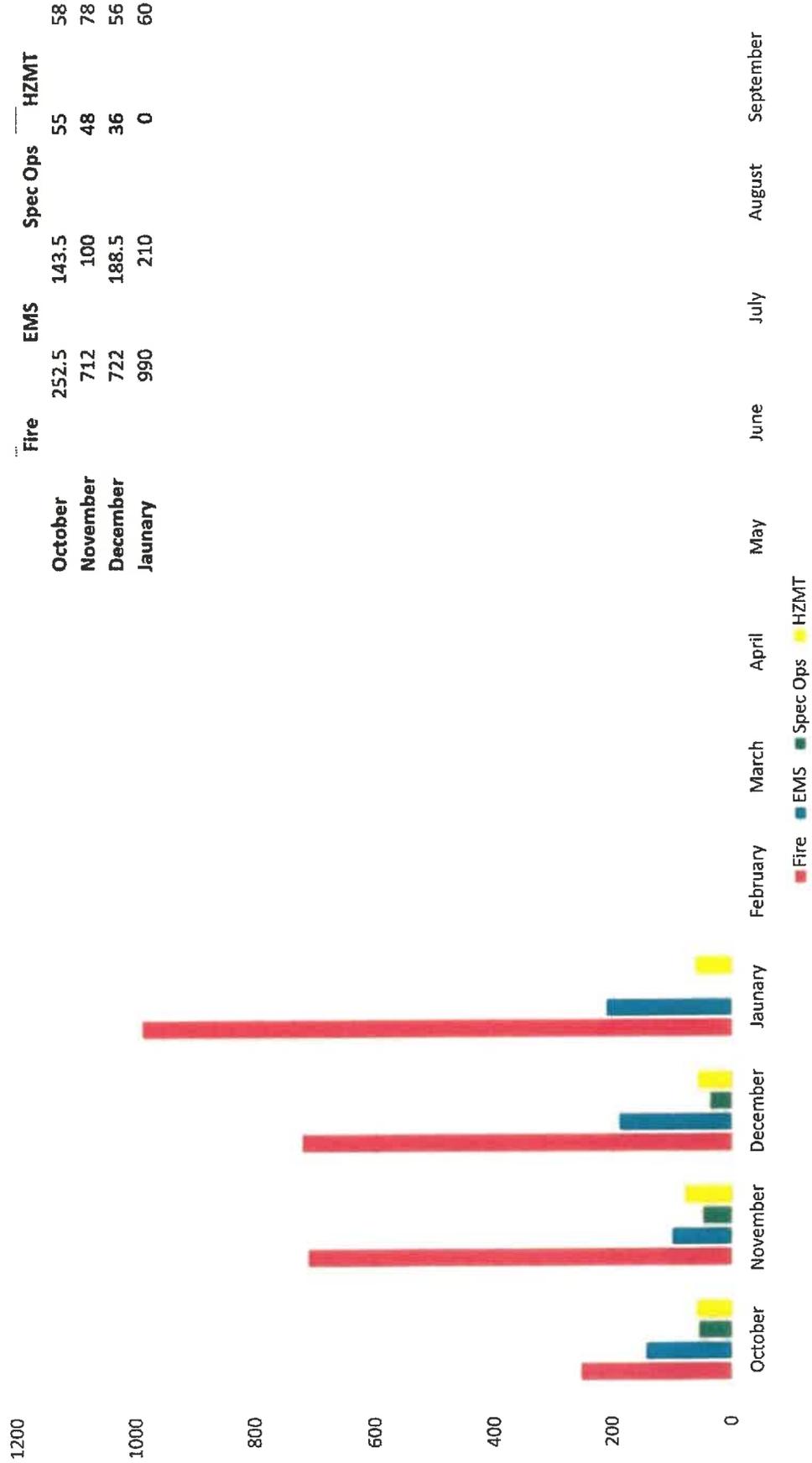
January Training Hours



	Fire	EMS	Spec Ops	HzMt
January	990	210	0	60



Training Hours Total Year-to-Date 2025-2026



MISSION FIRE DEPARTMENT

Emergency Ambulance Response Report

January 2026



“Dedicated to the Community we Protect... and Serve”

Previous Month ▾

Jan 1, 2026 - Jan 31, 2026 ▾

Item 5.

07:02

MM:SS
Average Response Time

61%

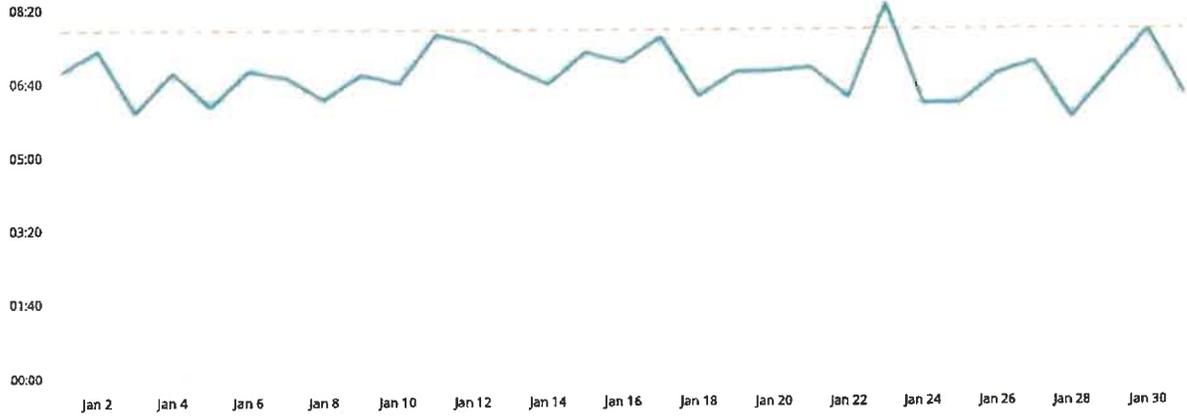
OF RESPONSES
Response Time < 08:00

31

DAYS
In Selected Time Slice

481

UNIT RESPONSES
In Selected Time Slice



Counts % Rows % Columns All

Week Ending	1/4/26	1/11/26	1/18/26	1/25/26	2/1/26	2/8/26	2/15/26	2/22/26	3/1/26	3/8/26	3/15/26	3/22/26	3/29/26	Total
00:00 - 04:59	2.29%	3.12%	3.74%	3.74%	3.12%									16.01%
05:00 - 07:59	6.44%	10.4%	9.98%	11.23%	7.07%									45.11%
08:00 - 08:59	2.08%	1.87%	3.12%	4.37%	3.33%									14.76%
09:00 - 09:59	0.62%	1.25%	2.7%	2.91%	1.87%									9.36%
10:00 - 11:59	1.87%	1.87%	2.7%	2.7%	0.83%									9.98%
12:00 - 14:59	0.62%	0.62%	1.25%	0.42%	0.42%									3.33%
15:00 - 16:59			0.42%		0.62%									1.04%
17:00 - 17:59		0.21%		0.21%										0.42%
18:00 - 19:59														
20:00 - 29:59														
30:00 - 59:59														
Total	13.93%	19.33%	23.91%	25.57%	17.26%									100%
Exceptions														0%

Previous Month ▾ Jan 1, 2026 - Jan 31, 2026 ▾

Item 5.

Counts	% Rows	% Columns	All											
Week Ending	1/4/26	1/11/26	1/18/26	1/25/26	2/1/26	2/8/26	2/15/26	2/22/26	3/1/26	3/8/26	3/15/26	3/22/26	3/29/26	Total
Abdominal Pain	0.35%	1.04%	2.25%	2.25%	1.04%									6.92%
Acute Pain, not elsewhere classified	0.17%		0.35%											0.52%
Acute Respiratory Distress (Dyspnea)	1.56%	0.52%	1.56%	1.9%	0.52%									6.06%
Alcohol use				0.17%	0.17%									0.35%
Allergic Reaction			0.17%											0.17%
Altered Mental Status	0.17%	1.21%	0.52%	1.38%	0.17%									3.46%
Amputation of limb		0.17%												0.17%
Anxiety reaction/Emot... upset	0.35%	1.04%	0.17%	0.87%	1.04%									3.46%
Back Pain	0.87%	1.21%	0.69%	0.69%	0.87%									4.33%
Bedridden					0.17%									0.17%
Cardiac arrest		0.35%	0.17%	0.17%	0.52%									1.21%
Cardiogenic shock	0.17%													0.17%
Chest Pain / Discomfort	0.69%	1.38%	1.04%	0.69%	0.52%									4.33%
Chest Pain, Other (Non-Cardiac)	0.17%		0.17%		0.17%									0.52%
Common Cold					0.17%									0.17%
Confusion/De...				0.17%	0.17%									0.35%
Constipation					0.17%									0.17%
Diabetic Hyperglycemia		0.17%		0.17%	0.17%									0.52%
Diabetic Hypoglycemia			0.35%	0.17%	0.35%									0.87%
Dizziness		0.17%	0.17%	0.52%										0.87%
Esophageal obstruction			0.17%											0.17%
Extremity Pain	0.87%	0.87%	1.9%	1.21%	0.87%									5.71%
Eye Injury		0.17%			0.17%									0.35%
Eye Pain			0.17%											0.17%
Febrile Seizures				0.17%	0.17%									0.35%

Week Ending	1/4/26	1/11/26	1/18/26	1/25/26	2/1/26	2/8/26	2/15/26	2/22/26	3/1/26	3/8/26	3/15/26	3/22/26	3/29/26	Total
Fever	0.52%	0.52%	0.35%	0.52%	0.87%									2.77%
Foreign Body in Respiratory Tract				0.35%										0.35%
Generalized Weakness	1.38%	1.38%	1.56%	1.56%	2.08%									7.96%
Headache		0.17%	0.35%	0.17%	0.17%									0.87%
Hemorrhage		0.17%		0.17%	0.17%									0.52%
Hypertension		0.17%	0.35%	0.69%	0.35%									1.56%
Hypotension	0.17%	0.17%	0.52%	0.52%	0.17%									1.56%
Influenza	0.35%			0.17%										0.52%
Injury	1.21%	3.46%	2.25%	3.46%	1.04%									11.42%
Laceration/Ab... (minor surface trauma)	0.17%		0.35%	0.35%	0.35%									1.21%
Malaise	0.17%			0.17%										0.35%
Medical device failure			0.17%	0.52%	0.17%									0.87%
Mental disorder	0.17%													0.17%
Multiple injuries	0.17%		0.69%	0.87%										1.73%
Nausea	0.17%		0.17%	0.35%										0.69%
No Complaints or Injury/Illness Noted	0.87%	1.73%	1.9%	2.25%	1.04%									7.79%
Obvious Death		0.17%												0.17%
Overdose - Acetaminophe..		0.17%												0.17%
Overdose - Alcohol	0.17%				0.17%									0.35%
Overdose - Unspecified		0.52%		0.17%	0.17%									0.87%
Pain (Non-Traumatic)		0.35%	0.35%		0.35%									1.04%
Palpitations	0.17%		0.17%	0.17%										0.52%
Patient assist only	0.17%	0.17%												0.35%
Pelvic and Perineal Pain	0.17%			0.17%										0.35%
Poisoning / Drug Ingestion			0.17%	0.35%										0.52%
Pregnancy related conditions		0.52%												0.52%
Respiratory Arrest	0.17%													0.17%
Respiratory disorder	0.17%	0.17%	0.35%	0.52%	0.35%									1.56%

Item 5.

Week Ending	1/4/26	1/11/26	1/18/26	1/25/26	2/1/26	2/8/26	2/15/26	2/22/26	3/1/26	3/8/26	3/15/26	3/22/26	3/29/26	Total	
Respiratory Failure					0.17%									0.17%	Item 5.
Seizure	0.35%	0.35%	0.87%	0.52%	0.52%									2.6%	
Seizures with status epilepticus	0.17%													0.17%	
Sepsis/Septice..		0.17%						0.17%						0.35%	
Septic Shock	0.17%													0.17%	
ST elevation myocardial infarction (STEMI)							0.17%							0.17%	
Stroke	0.17%			0.17%	0.17%									0.52%	
Suicidal Ideation		0.35%	0.17%				0.17%							0.69%	
Suicide attempt			0.35%	0.17%										0.52%	
Syncope / Fainting		0.35%	1.73%	0.87%	0.35%									3.29%	
Transient Cerebral Ischemic Attack (TIA)				0.17%										0.17%	
Unconscious	0.17%						0.17%							0.35%	
Urinary system disorder	0.35%	0.35%	0.35%		0.35%									1.38%	
Vomiting		0.35%	0.35%		0.35%									1.04%	
Total	13.15%	20.07%	23.36%	25.95%	17.47%									100%	

Previous Month ▾ Jan 1, 2026 - Jan 31, 2026 ▾

Item 5.

82%

TRANSPORTS
Percentage of Patient Encounters:



14%

NON TRANSPORTS
Percentage of Patient Encounters*

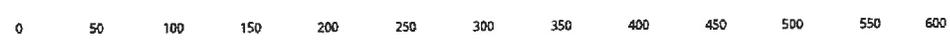
3%

OTHER DISPOSITIONS
Percentage of Patient Encounters



587

RECORDS
In Selected Time Slice



31

DAYS
In Selected Time Slice



Week Ending	1/4/26	1/11/26	1/18/26	1/25/26	2/1/26	2/8/26	2/15/26	2/22/26	3/1/26	3/8/26	3/15/26	3/22/26	3/29/26	Total
January	78	120	128	155	104									585
February					2									2
Total	78	120	128	155	106									587



Previous Month v Jan 1, 2026 - Jan 31, 2026 v

Item 5.

486

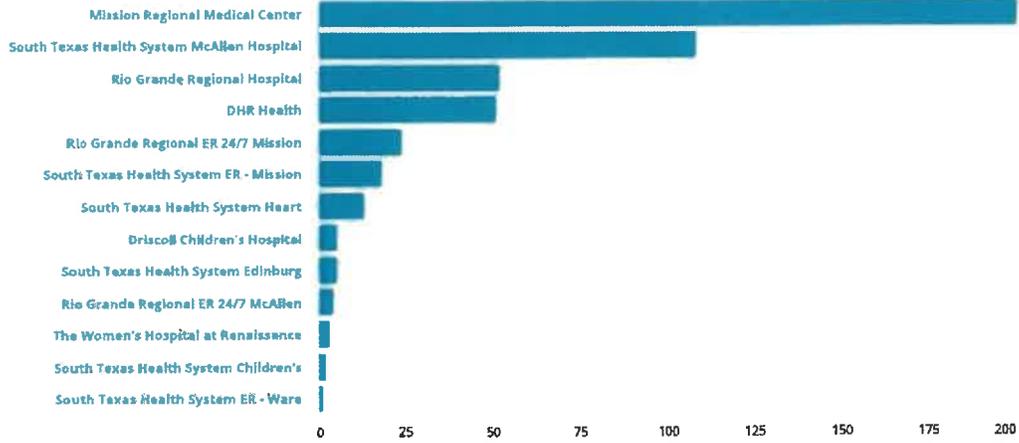
RECORDS

In Selected Time Slice

31

DAYS

In Selected Time Slice



Counts
 % Rows
 % Columns
 All

Week Ending	1/4/26	1/11/26	1/18/26	1/25/26	2/1/26	2/8/26	2/15/26	2/22/26	3/1/26	3/8/26	3/15/26	3/22/26	3/29/26	Total
DHR Health	1.03%	2.06%	2.67%	3.29%	1.44%									10.49%
Driscoll Children's Hospital	0.41%		0.41%		0.21%									1.03%
Mission Regional Medical Center	4.94%	8.23%	8.23%	10.7%	9.05%									41.15%
Rio Grande Regional ER 24/7 McAllen	0.21%	0.21%	0.21%		0.21%									0.82%
Rio Grande Regional ER 24/7 Mission	0.21%	1.23%	2.47%	0.82%	0.21%									4.94%
Rio Grande Regional Hospital	1.65%	2.67%	1.65%	3.29%	1.44%									10.7%
South Texas Health System Children's			0.41%											0.41%
South Texas Health System ER - Mission	0.41%	1.03%	0.62%	1.23%	0.41%									3.7%
South Texas Health System ER - Ware	0.21%													0.21%
South Texas Health System Edinburg			0.41%	0.41%	0.21%									1.03%
South Texas Health System Heart	0.41%	0.41%	0.21%	1.23%	0.41%									2.67%
South Texas Health System McAllen Hospital	4.32%	3.09%	6.79%	4.73%	3.29%									22.22%
The Women's Hospital at Renaissance		0.21%	0.21%		0.21%									0.62%
Total	13.79%	19.14%	24.28%	25.72%	17.08%									100%

Undefined	
Charge Adjustments	\$337,499.02
Charges in Period	\$597,252.00
Credits	(\$880,161.60)
Total AR Change for Undefined	\$54,589.42
Mission	
AR Previous Balance for Mission	\$2,391,850.33
Charge Adjustments	\$337,499.02
Charges in Period	\$597,252.00
Credits	(\$880,161.60)
Accounts Receivable Change for Mission - 202601	\$54,589.42
Total Balance Forward for Mission	\$2,446,439.75

Executive Summary for 216 - Mission

	Oct-25	Nov-25	Dec-25	Jan-26	Grand Total
Gross Charges	\$780,083	\$798,386	\$748,830	\$934,751	\$3,262,050
Cash Collections	(\$335,510)	(\$237,083)	(\$289,233)	(\$264,984)	(\$1,126,810)
Gross Charge per Trip	\$1,907	\$1,852	\$1,867	\$1,960	\$1,899
Cash/Txp (CPT)	\$820	\$550	\$721	\$556	\$656
Payer Mix					
Insurance	23.7%	17.4%	17.7%	12.2%	17.5%
Medicaid	14.9%	12.5%	16.2%	13.6%	14.3%
Medicare	47.7%	56.8%	59.1%	44.4%	51.7%
Private Pay	9.0%	12.1%	12.2%	8.6%	10.4%
Government Misc	1.2%	1.6%	0.2%	0.8%	1.0%
Payer Research	4.6%	1.2%	0.0%	21.2%	6.1%
Level of Service					
ALS Non-Emergency	0.0%	0.0%	0.0%	0.0%	0.0%
ALS Emergency	76.5%	81.2%	79.6%	62.3%	74.4%
ALS-2	3.7%	1.9%	0.0%	1.5%	1.6%
BLS Non-Emergency	0.2%	0.0%	0.0%	0.0%	0.0%
BLS Emergency	19.6%	16.9%	21.2%	36.3%	23.9%
SCT A0429	0.0%	0.0%	0.0%	0.0%	0.0%
Facility Base	0.0%	0.0%	0.0%	0.0%	0.0%
Level of Service Volume					
Trip Cnt	409	431	401	477	1,718
ALS Non-Emergency TXP	0	0	0	0	0
ALS Emergency TXP	313	350	319	297	1,279
ALS-2 Emergency TXP	15	8	-2	7	28
BLS Non-Emergency TXP	1	0	-1	0	0
BLS Emergency TXP	80	73	85	173	411
Sct A0429 TXP	0	0	0	0	0
Service Others Cnt	0	0	0	0	0
Facility Base TXP	0	0	0	0	0
Ground Mileage	2,144	2,363	2,285	2,971	9,763

MISSION FIRE PREVENTION MONTHLY REPORT

January 2026



“Dedicated to the Community we Protect... and Serve”

FIRE INVESTIGATIONS

There were three (3) fire investigations for the month of January.

Full Investigation: 3 Total

Call out document of Incident: 0 Total

Call out document of Incident: 0 Total

Year to Date: 8 Total

SOUTH TEXAS ARSON RESPONSE TEAM FIRE INVESTIGATIONS

The Hidalgo County Fire Marshal's Office asked for our assistance in zero (0) fire investigations for the month of January.

Our assistance was requested: 0 Total

Assistance Requested by us: 0 Total

Year to Date: 0 Total

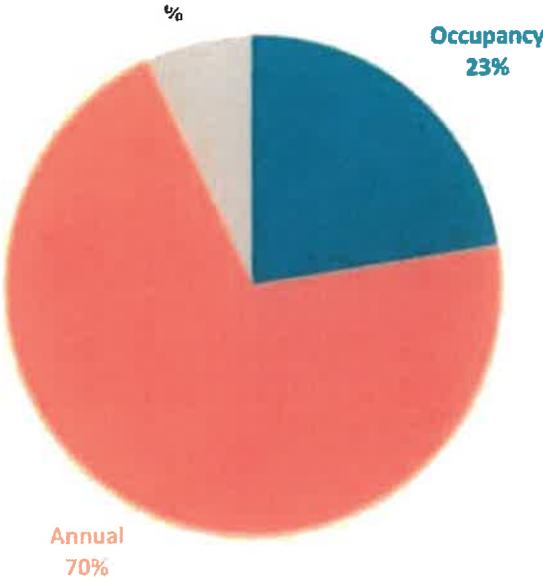
COMPLAINTS

There were zero (0) complaints for the month of January.

There were zero (0) complaints resolved this month.

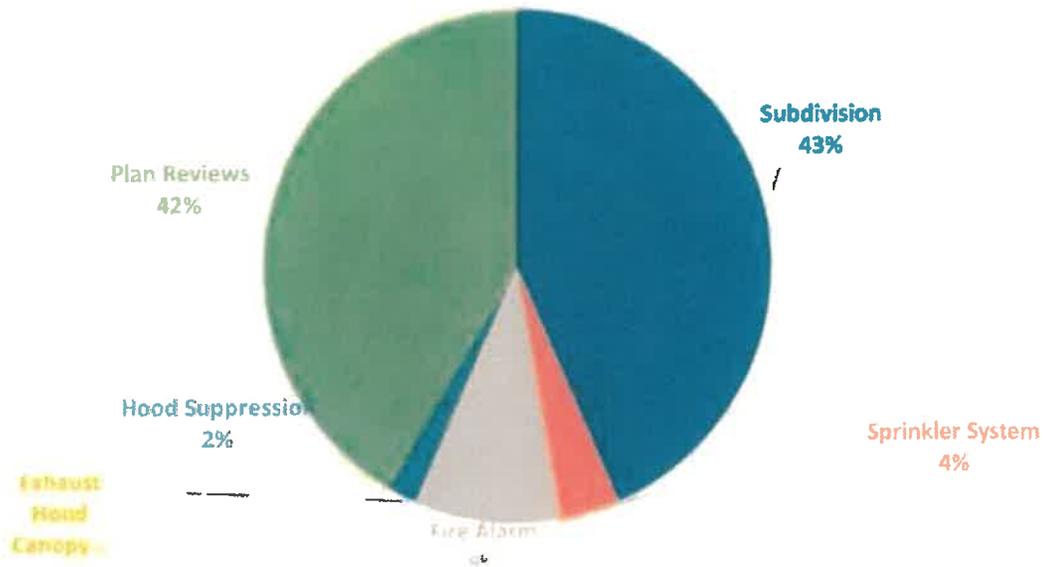
Year to Date: 3 Total

FIRE INSPECTIONS - JANUARY 2026



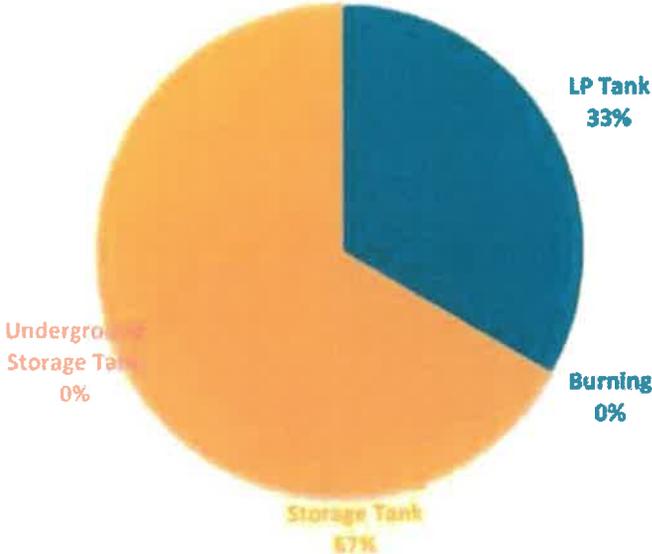
- 41 Occupancy
- 128 Annual
- 13 Other
- Year to Date: 449 Total
- **Inspection rate to date: 7%**

PLAN REVIEWS - JANUARY 2026



- **Subdivision Reviews: 23 - Year to Date: 83**
- **Sprinkler System Plan Reviews: 2 – Year to Date: 2**
- **Fire Alarm System Plan Reviews: 5 – Year to Date: 5**
- **Exhaust Hood Canopy Plan Reviews: 0 – Year to Date: 0**
- **Hood Suppression Plan Reviews: 1 – Year to Date: 9**
- **Plan Reviews: 22 – Year to Date: 76**

PERMITS - JANUARY 2026



- **LP Tanks Permits: 1 – Year to Date: 3**
- **Underground Storage Tank Removal Permits: 0 – Year to Date: 0**
- **Aboveground Storage Tank Removal Permits: 0 – Year to Date: 0**
- **Burning Permits: 2 – Year to Date: 11**

FIRE DRILLS

There were zero (0) fire drills conducted for the month of January.

Year to Date: 0 Total

TRAINING

There were five (5) training courses in the month of January.

- January 14, 2026- Fire Marshal Frank Cavazos attended training at McAllen Civic Center for Paradigm Pipeline Training.
- January 15, 2026- Captain Mike Reyes, Lt. Omar Salinas, Lt. Beto Juarez attended HAZMAT training at McAllen Cold Storage location on Military.
- January 23, 2026-Fire Marshal Frank Cavazos attended training at CEED Defining our Culture in Action.
- January 26, 2026-Lt. Omar Salinas attended SOP training at Central Station.
- January 29, 2026-Lt Beto Juarez attended training at Central Station for Pulsara.

Year to Date: 13 Total

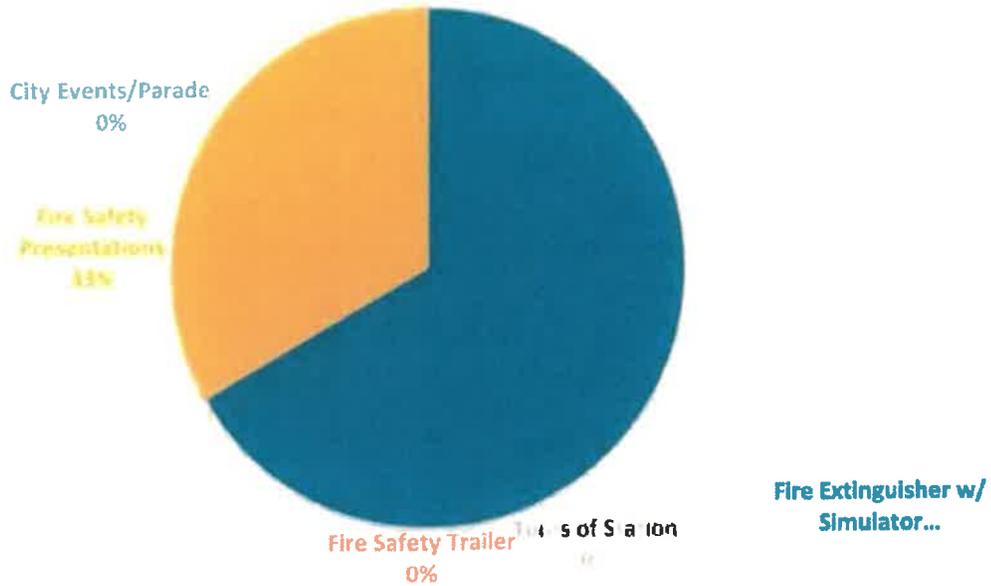
MEETINGS ATTENDED

For the month of January there were thirteen (13) meetings attended by the Fire Prevention Office.

- January 6, 2026 – Fire Marshal Frank Cavazos attended Zoom meeting for Ordinal//Mission Google meet.
- January 6, 2026- Captain Joel Saenz attended Texas Citrus Fiesta Parade Logistics at PD with Amy Tijerina and Ted Cruz.
- January 6, 2026- Fire Marshal Frank Cavazos attended Zoom meeting for Trimble Unity Permit Demo.
- January 8, 2026- Fire Marshal Frank Cavazos attended SRC meeting at City Hall.
- January 8, 2026- Fire Marshal Frank Cavazos attended CBDG meeting at City Hall.
- January 13, 2026- Fire Marshal Frank Cavazos and all of Prevention team attended EVOG training at Central.
- January 13, 2026- Fire Marshal Frank Cavazos attended meeting at City Hall for PNC with Gabriel Ramirez.
- January 15, 2026- Fire Marshal Frank Cavazos attended PEER meeting at Central.
- January 21, 2026- Fire Marshal Frank Cavazos attended Demystifying Cyber Attacks meeting at City Hall.
- January 23, 2026- Fire Marshal Frank Cavazos attended New Culture Initiative at the CEED.
- January 27, 2026- Fire Marshal Frank Cavazos attended Bound Tree meeting at Central Station.
- January 28, 2026- Fire Marshal Frank Cavazos and all Prevention team attended Chief Briefing at Central Station.
- January 29, 2026- Fire Marshal Frank Cavazos attended SRC meeting at City Hall.

Year to Date: 46 Total

PUBLIC EDUCATION - JANUARY 2026



During the month of January there were three (3) presentations conducted

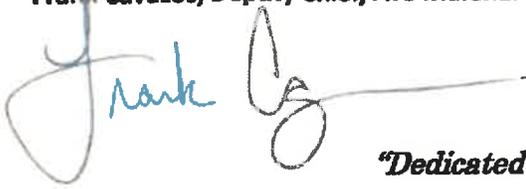
- Year to Date: 39 Presentations 14,070 Audience
- Year to Date w/ The Tutor: 0 Presentations 0 Audience
- Year to Date w/ F.S.T.: 2 Presentations 2340 Audience
- Year to Date w/ City Events: 3 Presentations 2500 Audience
- Year to Date – Other: 0 Presentations 0 Audience
- Year to Date Grand Total: 41 Presentations 18,910 Audience

PUBLIC EDUCATION

During the month of January there were three (3) presentations conducted.

Date	Location	Fire Extinguisher w/Simulator	Fire Safety Trailer	Tours of Stations	Fire Safety Presentation	City Events/ Parade
01/08/2026	REDEEM CENTER ISS	20				
01/12/2026	SOUTH TEXAS FIRE EXPO.				1000	
01/14/2026	TEXAS CITRUS MUTAL	20				

Frank Cavazos, Deputy Chief/Fire Marshal



"Dedicated to the Community We Protect... and Serve"

**Building Permit and Inspections
Activity Report for
The Month of January 2026**

Total # of Building Permits	Building Permit Value	Building Permit Fee	Types of Building Permits
27	\$5,248,284.00	\$11,025.95	New Dwelling
			Commercial
			Assembly
3	\$9,990,495.00	\$2,856.30	Apartments-80 UNITS
			Warehouse
			Move Out Houses/Move Within
			Move In Houses
			Move in Mobile Homes
			Schools
4	\$130,000.00	\$1,220.00	Swimming Pools
9	\$36,749.00	\$111.60	Sheds
1	\$4,500.00	\$55.00	Signs
8	\$26,050.00	\$35.00	Fence
1	\$80,000.00	\$605.00	Tower
			Gas Tanks Pumps
2	\$10,000.00	\$110.00	Demolition
			Water Well/Recreation Const.
55	\$15,526,078.00	\$16,018.85	Totals

Additions / Remodeling			
34	\$992,501.80	\$4,637.54	Residential Buildings
8	\$1,350,764.48	\$9,279.23	Commercial Buildings
			Apartment Buildings
			Assembly Buildings
			School Buildings
1	\$9,500.00	\$50.00	Awnings/Decks
9	\$44,113.00	\$506.00	Carports/Concrete
11	\$232,350.00	\$309.60	Porches/Driveways/Sidewalks
			Garages/Canopies
			Hobby Shops
63	\$2,629,229.28	\$14,782.37	Totals

Total Building Permits	118
Total Building Valuation	\$18,155,307.28
Total Building Permit Fees	\$30,801.22

Prepared By: RACHEL ALVAREZ
Date: 2/5/2026

Page 2
 Monthly Report for January 2026

I. Permits Issued

A. Building

Number	<u>118</u>
Value	<u>\$18,155,307.28</u>
Permit Fees	<u>\$30,801.22</u>

B. Electrical, T-Pole, & T-Clear

Number	<u>149</u>
Permit Fees	<u>\$13,935.00</u>

C. Mechanical

Number	<u>41</u>
Value	<u>\$283,334.00</u>
Permit Fees	<u>\$3,346.00</u>

D. Plumbing, Gas & Sprinkler System

Number	<u>100</u>
Permit Fees	<u>\$9,495.00</u>

TOTALS

Total Permits Issued	<u>408</u>
Total Valuation	<u>\$18,438,641.28</u>
Total Permit Fees	<u>\$57,577.22</u>

II. Number of Inspections Conducted

515

III. Other Fees

A. Business License Application	
Number	<u>27</u>
Permit Fees	<u>\$1,350.00</u>
B. Garage Sale Permits	
Number	<u>0</u>
Permit Fees	<u>\$0.00</u>
C. Health Cards	
Number	<u>0</u>
Permit Fees	<u>\$0.00</u>
D. Builder Registration	
Number	<u>34</u>
Permit Fees	<u>\$3,100.00</u>
E. Electrician Registration	
Number	<u>2</u>
Permit Fees	<u>\$150.00</u>
F. Plumbing Registration	
Number	<u>0</u>
Permit Fees	<u>\$0.00</u>
G. Mechanical Registration	
Number	<u>9</u>
Permit Fees	<u>\$525.00</u>
H. House Inspections	
Number	<u>1</u>
Permit Fees	<u>\$100.00</u>
I. Planning & Zoning Applications	
Number	<u>13</u>
Permit Fees	<u>\$3,150.00</u>

MEMORANDUM

To: J.P Terrazas, P.E., Co-Interim City Manager
From: Xavier Cervantes, Director of Planning
Date: February 6, 2026
Re: Monthly Report JANUARY 2026

ACTIVITY REPORT FOR THE PLANNING DIVISION IS PROVIDED FOR THE PREVIOUS MONTH.

JANUARY 2026

REZONINGS:	4
CONDITIONAL USE PERMIT:	8
HOMESTEAD APPROVALS:	0
SUBDIVISIONS:	0
SINGLE LOT VARIANCES:	2
VARIANCES (ZBA):	11
SITE PLAT APPROVALS:	1
OTHER P&Z REQUESTS	3

SPEER MEMORIAL LIBRARY

Item 5.

DOOR COUNT



9,400

January
2026



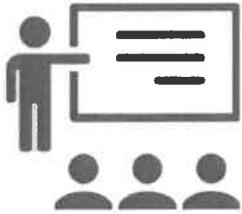
2,985

BOOKS CHECKED OUT



2,855

Computer Sessions



51

ADULT PROGRAM AUDIENCE



VOLUNTEER HOURS
WORKED

665



TEENS PROGRAM AUDIENCE

30



893

GENERAL AUDIENCE

165



CHILDREN PROGRAM AUDIENCE

USE OUR
ONLINE RESOURCES



WWW.MISSION.LIB.TX.US

Today during toddler time we did the "F" and it stands for fish. Thank you to all the parents that brought their children for a fun, fabulous, funny Toddler Time. Not... See more



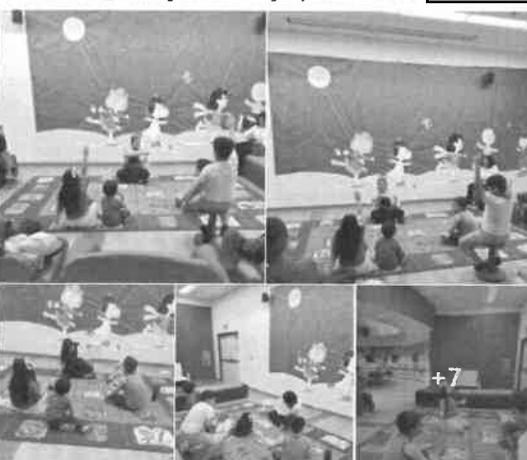
+24

Today we did a little bit of dancing, a little bit of stretching, a little bit of singing, a little bit of everything. The kids enjoyed working on their letter "G". An... See more



+19

Thank you to everybody who joined us for our first storytime of the year. We read remarkable books. Don't forget we'll be having story time twice a month...



Item 5.

Album 2026 January Teen Activities

For the first week of January, Teens "captured" an alien in a jar. They used brushes and acrylic paints to decorate their jars, giving the alien down to make sure he... See more



+9

Album 2026 January Teen Activities

On the first week of January, the Teen department hosted our first movie night and craft of the New Year. We showed the Iron Giant while the Teens made their very own... See more



+3

Album 2026 January Teen Activities

This week, art met space when Teens painted galaxy inspired art on CDs while watching My Love from the Star! X-Drama in series. Thank you for all the teens that part... See more



+5

Little sprouts was a tasty hit. The cold weather made it a great day for some Zuppa Toscana. The children as well as the parents seemed to enjoy it. Not only did they... See more



+12

Enrique Casarena Head Start parents visited our Speer Memorial Library.



It's for Hippo! Thank you for joining us today for another exciting Toddler Time! Don't forget we have toddler time every Wednesday at 10 AM! See more



+27



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 24, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request for Tract 1 from Office Building District (“C-1”) to Neighborhood Commercial District (“C-2”), being the West 131.17 feet of the East 181.17 feet of the South 129.83 feet of Lot 160, Addition “A” to Sharyland Orchards Subdivision and for Tract 2 from Large Lot Single Family Residential District to Neighborhood Commercial District (“C-2”), being a 0.34-acre tract of land out of Lot 160, Sharyland Orchards Subdivision, both tracts located at the Southwest corner of Shary Road and Sunset Lane. Applicant, Martha Villarreal, Adoption of Ordinance #_____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- January 5, 2026 – Application for rezoning submitted for processing.
- January 23, 2026 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200’ radius of the subject tract and notice of hearings was published in the Progress Times.
- February 4, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- February 24, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- The applicant is requesting to rezone the subject properties from Large Lot Single-family Residential District (“R-1A”) and Office Building District (“C-1”) to Neighborhood Commercial District (“C-2”). The applicant’s intent is to build a commercial plaza at the site.
- The code of ordinances states that the main purpose of the neighborhood commercial zoning is to provide space and off-street parking in appropriate locations in proximity to residential areas, for commercial development catering to the convenience shopping and service needs of the occupants of nearby residences.
- The property is located at the Southwest corner of Sunset Lane and N. Shary Road. Tract 1 measures 129.83 feet along Shary Road and Tract 2 measures 110.5 feet along Shary Road with both tracts measuring 131.17 feet along Sunset Lane. Tract 1 has a net area of 0.39 acres and Tract 2 has a net area of 0.28 acres. Both tracts have a combined area of 0.67 acres.
- The surrounding zones are Large Lot Single-family Residential District (R1-A) in all directions.
- Tract 1 was rezoned to Office Building District (C-1) on September 14, 2015.
- Tract 1 has a house that was converted to office use for a construction company. Tract 2 is currently vacant.
- The surrounding land uses are single-family homes in all directions with Sharyland High School to the Southeast.
- The Future Land Use Map shows the property designated for low-density residential uses.

- The requested rezoning is not in line with the comprehensive plan designation, but due to the Shary Road high levels of traffic, staff feels that the properties with Shary Road frontage are in transition to light commercial uses.
- Notices were mailed to sixteen (16) surrounding property owners. Planning staff received a petition with 19 signatures on January 27 from the surrounding property owners in opposition to the rezoning request. The petitioners state that the rezoning is not in the public interest and is inconsistent with the character of the surrounding neighborhood, existing land uses and the city's comprehensive plan.
- The petition submitted reflects 19.75 percent of the land area within 200 feet and 10.94 percent of the land area within 400 feet of the subject property. Based on the current percentages a super majority vote of the City Council is not required to approve the rezoning.

STAFF RECOMMENDATION:

Staff recommends denial to C-2 zoning for Tract 1 and recommends C-1 zoning for Tract 2.

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING FOR TRACT 1 : BEING THE WEST 131.17 FEET OF THE EAST 181.17 FEET OF THE SOUTH 129.83 FEET OF LOT 160, ADDITION “A” TO SHARYLAND ORCHARDS SUBDIVISION, FROM C-1 (OFFICE BUILDING DISTRICT) TO C-2 (NEIGHBORHOOD COMMERCIAL DISTRICT), BOTH TRACTS LOCATED AT THE SOUTHWEST CORNER OF SHARY ROAD AND SUNSET LANE

WHEREAS, the City Council of the City of Mission finds that during consideration of the rezoning Request of Wednesday, February 4, 2026, the Planning and Zoning Commission of the City of Mission, upon duly recognized motion and second, voted to recommend to the City Council that the rezoning shown below be granted.

WHEREAS, the City Council of the City of Mission held a public hearing at 4:30 p.m. Tuesday, February 24, 2026, in the Council Chambers of the City Hall, to consider the following rezoning:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING REZONING BE GRANTED: AS SHOWN IN EXHIBIT “A”

Legal Description	From	To
Tract 1: Being the West 131.17 feet of the East 181.17 feet of the South 129.83 feet of Lot 160, Addition “A” to Sharyland Orchards Subdivision	C-1	C-2

READ, CONSIDERED, AND PASSED, this the 24th day of February, 2026.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

EXHIBIT "A"



ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING FOR TRACT 2: BEING A 0.34-ACRE TRACT OF LAND OUT OF LOT 160, SHARYLAND, FROM R-1A (LARGE LOT SINGLE FAMILY RESIDENTIAL) TO C-2 (NEIGHBORHOOD COMMERCIAL DISTRICT), BOTH TRACTS LOCATED AT THE SOUTHWEST CORNER OF SHARY ROAD AND SUNSET LANE

WHEREAS, the City Council of the City of Mission finds that during consideration of the rezoning Request of Wednesday, February 4, 2026, the Planning and Zoning Commission of the City of Mission, upon duly recognized motion and second, voted to recommend to the City Council that the rezoning shown below be granted.

WHEREAS, the City Council of the City of Mission held a public hearing at 4:30 p.m. Tuesday, February 24, 2026, in the Council Chambers of the City Hall, to consider the following rezoning:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING REZONING BE GRANTED: AS SHOWN IN EXHIBIT "A"

Legal Description	From	To
Tract 2: Being a 0.34-acre tract of land out of Lot 160, Sharyland Orchards Subdivision	R-1A	C-2

READ, CONSIDERED, AND PASSED, this the 24th day of February, 2026.

Norie Gonzalez Garza, Mayor

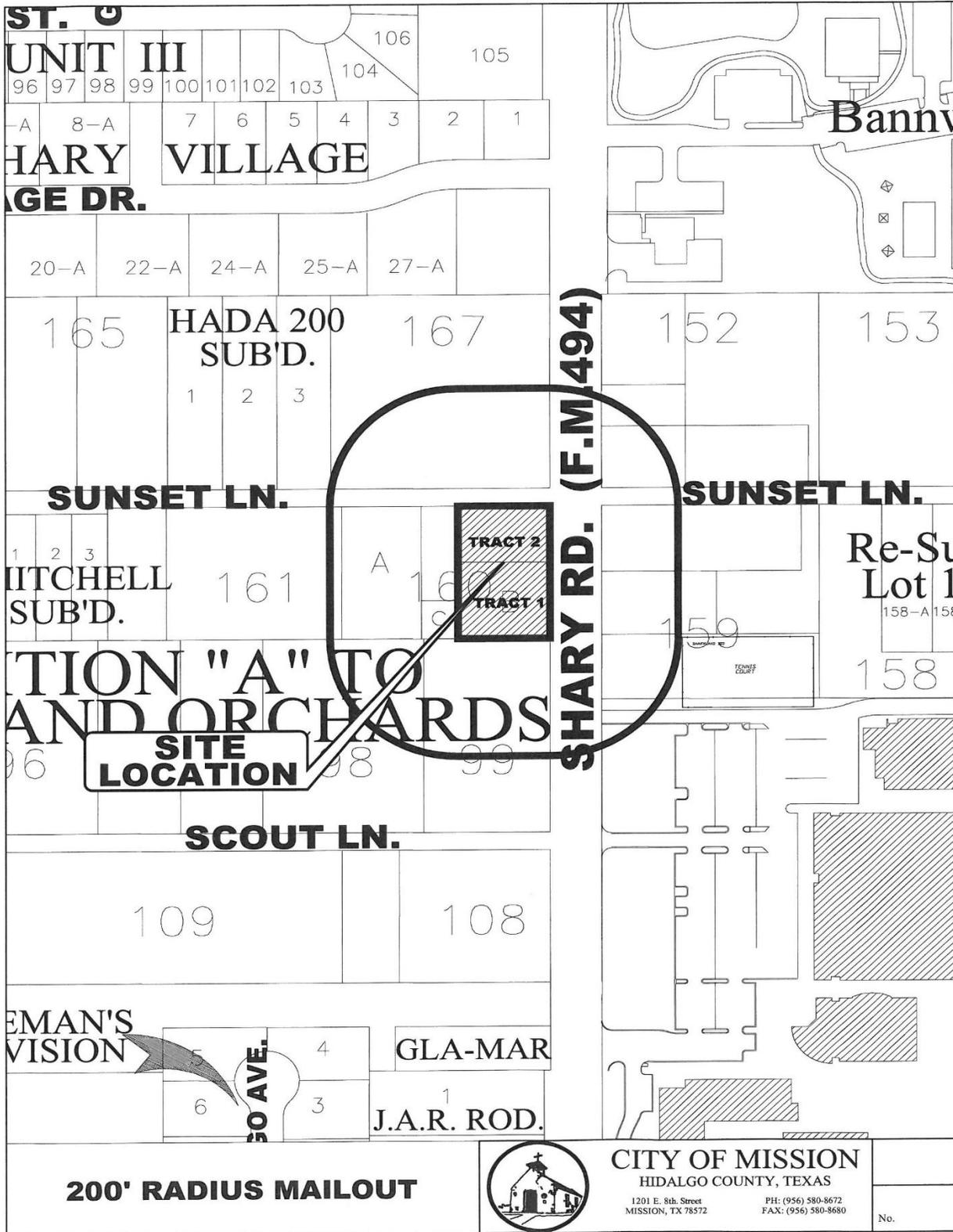
ATTEST:

Anna Carrillo, City Secretary

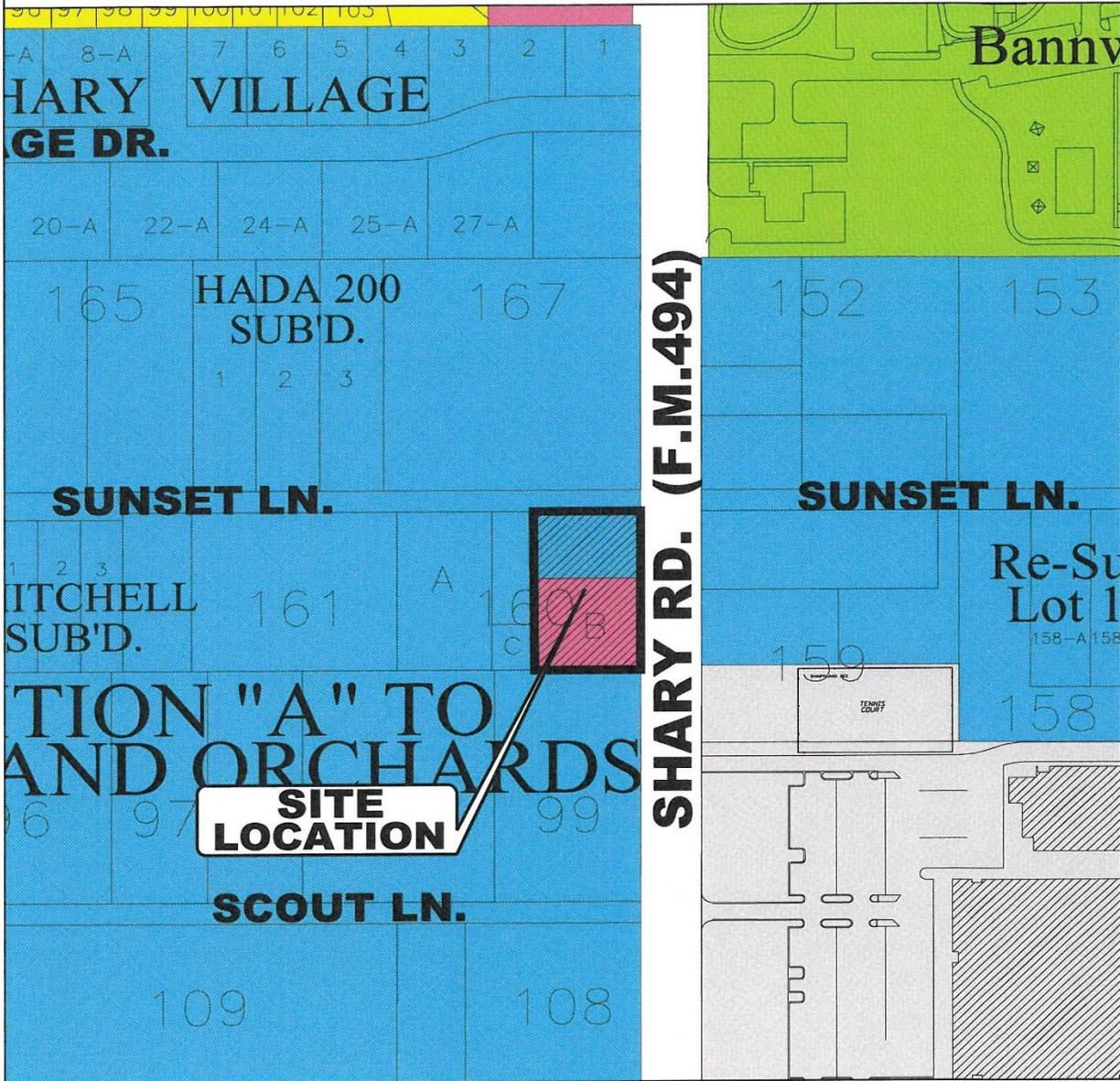
EXHIBIT "A"



LEGAL NOTICE MAP



ZONING MAP



ZONING LEGEND

- | | | |
|----------------------------------|---------------------------------|------------------------------|
| A0-I AGRICULTURAL OPEN INTERIM | R-3 MULTI-FAMILY RESIDENTIAL | C-4 HEAVY COMMERCIAL |
| AO-P AGRICULTURAL OPEN PERMANENT | R-4 MOBILE & MODULAR HOME | C-5 ADAPTIVE COMMERCIAL |
| R-1A LARGE LOT SINGLE FAMILY | R-5 HIGH DENSITY MFCT'D HOUSING | I-1 LIGHT INDUSTRIAL |
| R-1T TOWNHOUSE RESIDENTIAL | C-1 OFFICE BUILDING | I-2 HEAVY INDUSTRIAL |
| R-1 SINGLE FAMILY RESIDENTIAL | C-2 NEIGHBORHOOD COMMERCIAL | PUD PLANNED UNIT DEVELOPMENT |
| R-2 DUPLEX-FOURPLEX RESIDENTIAL | C-3 GENERAL BUSINESS | P PUBLIC |

AERIAL



PROPERTY SURVEY FOR TRACT 2

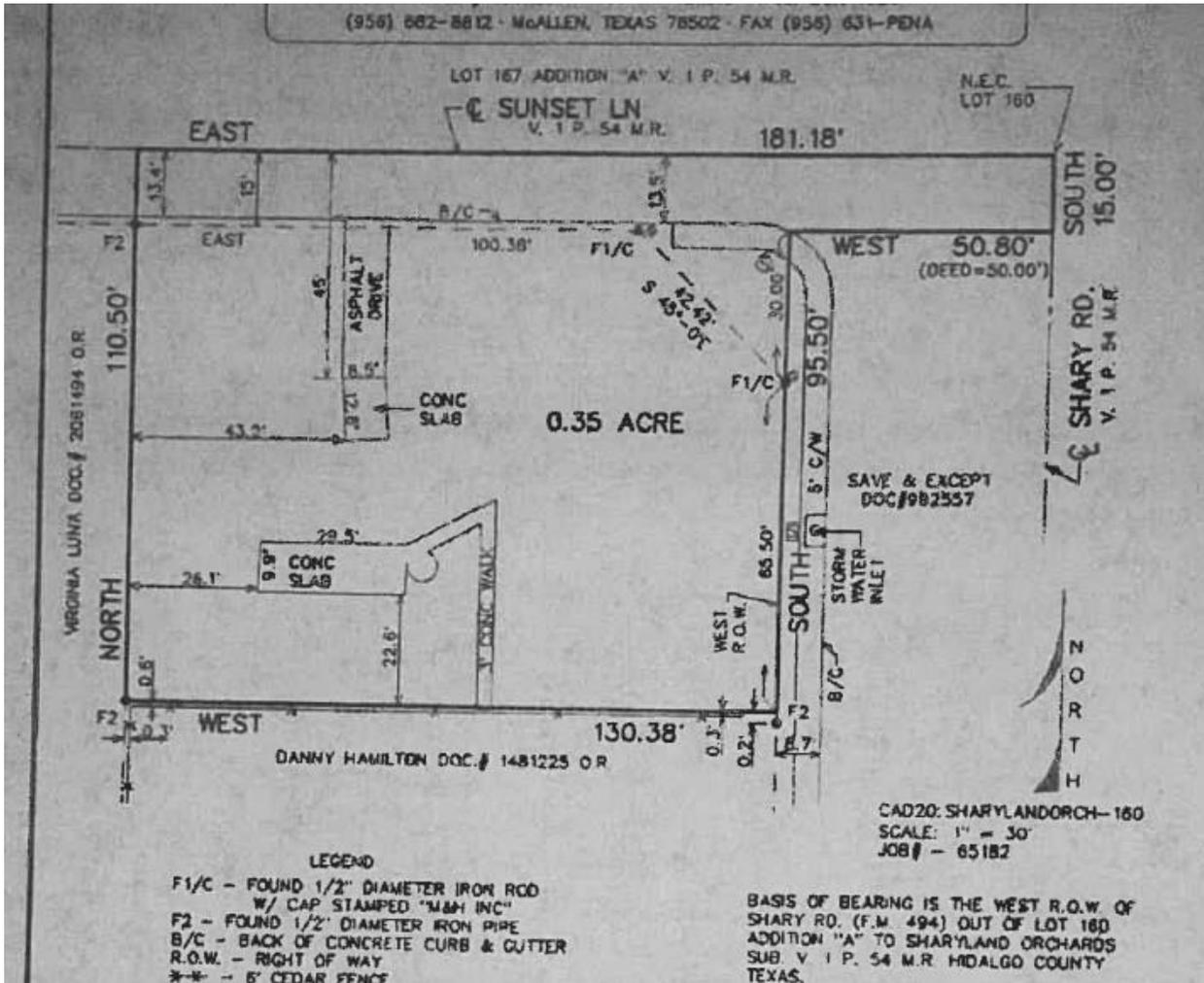


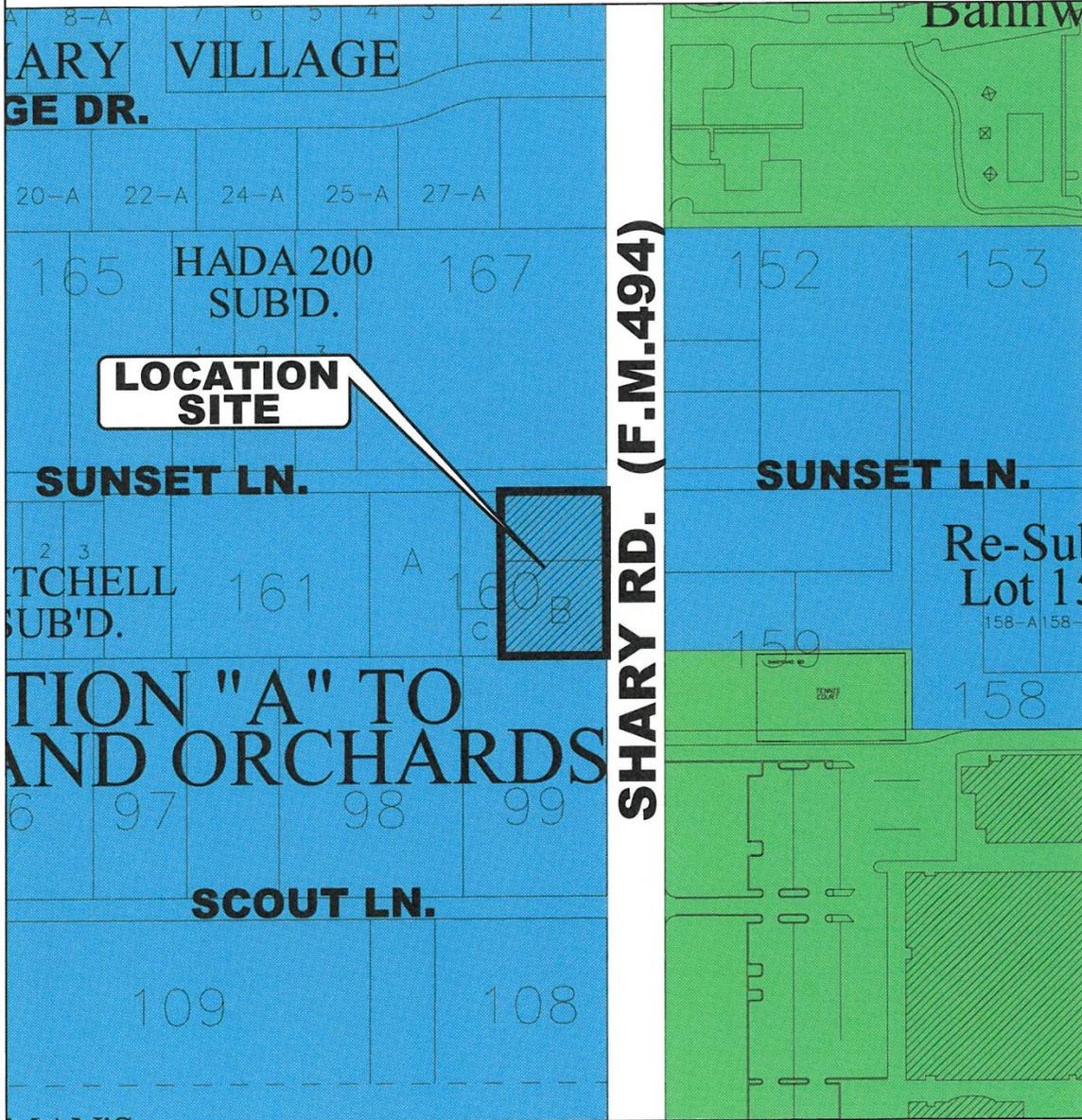
PHOTO OF TRACT 1 FROM SHARY ROAD



PHOTO OF TRACT 2 FROM SUNSET LANE



FUTURE LAND USE MAP



FUTURE LAND USE MAP

- | | |
|------------------------------|----------------------------------|
| - LD - Low Density Res. | - GC - General Commercial |
| - LDA - Lower Density Res. | - HC - Heavy Commercial |
| - MD - Moderate Density Res. | - I - Industrial |
| - HD - High Density Res. | - P - Public |
| - Neighborhood Commercial | - PUD - Planned Unit Development |

PETITION IN OPPOSITION TO THE REZONING

Neighborhood Petition AGAINST

PROTEST PETITION AGAINST REZONING APPLICATION

Zoning Case No.: REZ2026-60 and REZ26-3
Property Subject to Rezoning: 1403 SHARY RD.; 1413 N. SHARY RD., and 2122 SUNSET LN. MISSION, TEXAS
Current Zoning: RESIDENTIAL
Proposed Zoning: C-2 NEIGHBORHOOD COMM DIST

PETITION OF PROTEST

We, the undersigned, being owners of record of property located in the City of Mission, Hidalgo County, Texas, hereby formally protest the proposed rezoning referenced above and submit this petition in accordance with Section 440.140(C) of the City of Mission Code of Ordinances.

We believe the proposed rezoning is not in the public interest and is inconsistent with the character of the surrounding neighborhood, existing land uses, and/or the City's Comprehensive Plan.

We respectfully request that the Planning & Zoning Committee along with City Council DENY the rezoning application.

PETITION IN OPPOSITION TO THE REZONING

**CITY OF MISSION, TEXAS
 PROTEST PETITION AGAINST - SIGNATURE PAGE**

Rezoning Application: REZ2026-60 and REZ26-3 *ef*

IMPORTANT: Only owners of record may sign this petition. If property is jointly owned, each owner must sign separately. All information must match Hidalgo County Appraisal District records.

Printed Name (Owner of Record)	Property Address	Signature	Date
JAVIER F. PÉREZ	2119 SCOUT LANE	<i>[Signature]</i>	1-26-26
SONIA PÉREZ	2119 SCOUT LANE	<i>[Signature]</i>	1-26-26
Lesva Salinas	2111 Scout Ln	<i>[Signature]</i>	1-26-26
Jesse Salinas	2111 Scout Ln	<i>[Signature]</i>	1-26-26
Jim Berlang	2110 Scout Ln	<i>[Signature]</i>	1-26-26
Blandina Valverde	2102 Scout Ln	<i>[Signature]</i>	1/26/26
Miniee lung	2103 scout ln	<i>[Signature]</i>	1/26/26
John lung	2103 scout ln	<i>[Signature]</i>	01/26/2026
Cori Carrizosa	2105 South	<i>[Signature]</i>	1-26-2026
CRUZ M. JIMENEZ	2112 Scout Ln	<i>[Signature]</i>	1-27-2026
Arona			
Veronica Mantre	2116 Scout lane	<i>[Signature]</i>	1-27-2026
Minerva Mutz	2120 SCOUT LN	<i>[Signature]</i>	1-27-2026
Robert Anzaldúa	2118 Scout Ln	<i>[Signature]</i>	1-27-2026
(Becky) Jose J/Hilda Gonzalez	2118 Sunset Lane		1/27/2026
Meagan Mosse	2100 Scout Lane	<i>[Signature]</i>	1/27/2026

PETITION IN OPPOSITION TO THE REZONING

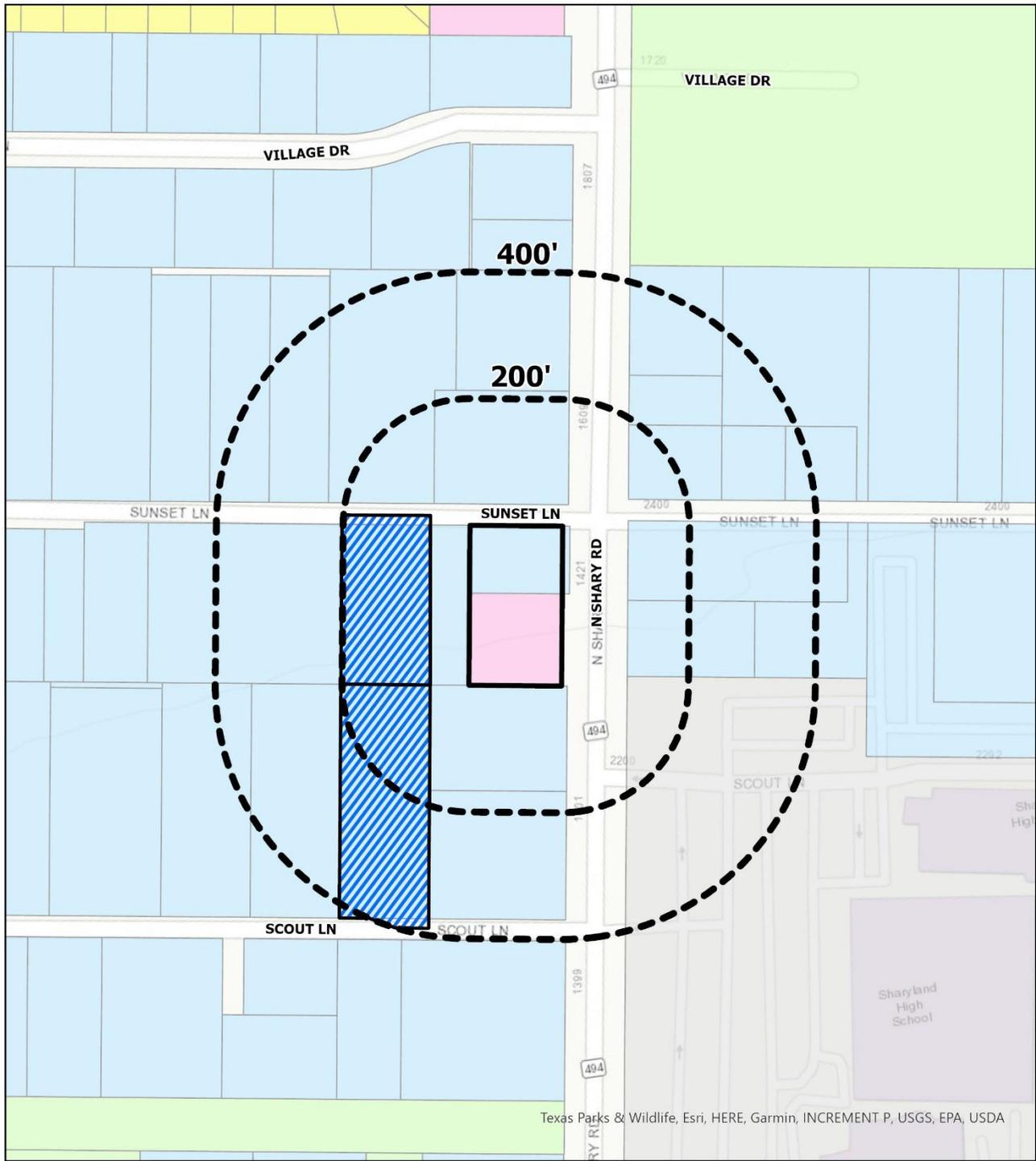
CITY OF MISSION, TEXAS
PROTEST PETITION AGAINST - SIGNATURE PAGE

Rezoning Application: REZ2026-60 and REZ26-3

IMPORTANT: Only owners of record may sign this petition. If property is jointly owned, each owner must sign separately. All information must match Hidalgo County Appraisal District records.

Printed Name (Owner of Record)	Property Address	Signature	Date
Paul Manfre	2116 Scout Ln	<i>Paul Manfre</i>	1-27-26
(Becky) Jose J. / Hilda R. Gonzalez	2118 Sunset Lane	<i>Hilda R. Gonzalez</i>	1-27-26
Aurora Melhem	2114 Scout Ln	<i>Aurora Melhem</i>	1-27-26
_____	_____	_____	_____
_____	_____	_____	_____

PETITION MAP



Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

 200' NOTIFICATION BOUNDARY SUBJECT PROPERTY IN OPPOSITION	AGRICULTURAL OPEN INTERIM (AO - I) AGRICULTURAL OPEN PERMANENT (AO - P) LARGE LOT SINGLE FAMILY (R1 - A) TOWNHOUSE RESIDENTIAL (R1 - T) SINGLE FAMILY RESIDENTIAL (R - 1) DUPLEX FOUR-PLEX RESIDENTIAL (R - 2) MULTI-FAMILY RESIDENTIAL (R - 3) MOBILE & MODULAR HOME (R - 4) HIGH DENSITY MFCT'D HOUSING (R - 5)	OFFICE BUILDING (C - 1) NEIGHBORHOOD COMMERCIAL (C - 2) GENERAL BUSINESS (C - 3) HEAVY COMMERCIAL (C - 4) ADAPTIVE COMMERCIAL (C - 5) LIGHT INDUSTRIAL (I - 1) HEAVY INDUSTRIAL (I - 2) PLANNED UNIT DEVELOPMENT (PUD) PUBLIC (P)	This map has been produced by the City of Mission for the sole purpose of locating jurisdiction boundaries and is not intended for any other. The map data is compiled from various sources including imagery, engineer plans, plat surveys, and other sources. This map is intended for graphic representation only. No warranty is made by the city regarding its accuracy or completeness. Before relying on information, check with the Planning Department.
	AGRICULTURAL OPEN INTERIM (AO - I) AGRICULTURAL OPEN PERMANENT (AO - P) LARGE LOT SINGLE FAMILY (R1 - A) TOWNHOUSE RESIDENTIAL (R1 - T) SINGLE FAMILY RESIDENTIAL (R - 1) DUPLEX FOUR-PLEX RESIDENTIAL (R - 2) MULTI-FAMILY RESIDENTIAL (R - 3) MOBILE & MODULAR HOME (R - 4) HIGH DENSITY MFCT'D HOUSING (R - 5)	OFFICE BUILDING (C - 1) NEIGHBORHOOD COMMERCIAL (C - 2) GENERAL BUSINESS (C - 3) HEAVY COMMERCIAL (C - 4) ADAPTIVE COMMERCIAL (C - 5) LIGHT INDUSTRIAL (I - 1) HEAVY INDUSTRIAL (I - 2) PLANNED UNIT DEVELOPMENT (PUD) PUBLIC (P)	

PETITION CALCULATIONS

REZ 26-3

Area of 200 ft. Radius and Subject Property	7.38 Acres
Area of Subject Property	0.85 Acres
Notification Area	6.53 Acres
Area of Opposition	1.29 Acres

1.29 acres / 6.53 = .1975 = **19.75%**

Area of 400 ft. Radius and Subject Property	19.68 Acres
Area of Subject Property	0.85 Acres
Notification Area	18.83 Acres
Area of Opposition	2.06 Acres

2.06 acres / 18.83 = .1094 = **10.94%**

PERMITTED USES FOR THE C-2 DISTRICT

NEIGHBORHOOD COMMERCIAL DISTRICT ("C-2")

PERMITTED USES

- Generally recognized retail businesses which supply commodities on the premises for persons residing in adjacent residential areas such as groceries, meats, dairy products, baked goods, clothing or hardware and similar uses
- Personal services establishments which perform services on the premises such as: Repair shops, tailor shops, beauty parlors or barber shops, photographic studios and self-service laundries but not automotive repair services
- Dry cleaning establishments or pick up stations dealing directly with the consumer
- Personal services including the following: Outpatient medical clinics, offices of doctors, dentists and similar professions
- Business establishments such as banks, mortgage companies, insurance, and real estate offices
- Accessory uses related to a principal use above
- On-premise signs
- Daycare services
- Changeable copy signs not along the expressway corridor
- In the Original Townsite R-3 uses are permitted.

CONDITIONAL USES

- R-3 uses except for mobile homes
- Gasoline service stations
- Drive thru service window business for food establishments
- Restaurants
- Planned neighborhood convenience centers
- Accessory structures and uses incidental to the permitted uses above
- Portable buildings
- Household goods, warehousing or storage by individuals in rented storage units
- Veterinary hospitals or clinics all in an enclosed building with no noise or odor outside
- Telephone, radio or tv communication towers
- Limousine rental services
- Mobile food units
- Storage unit facilities

PROHIBITED USES

- Any use not listed above
- Off-premise signs

PERMITTED USES FOR THE C-1 DISTRICT**OFFICE BUILDING DISTRICT (“C-1”)****PERMITTED USES**

- Office building for professional occupations including: executive, administrative, legal accounting, writing, clerical, drafting and real estate
- Medical offices, including clinics, where all activities are conducted within an enclosed building
- An accessory use related to a principal use above
- Parking lots
- On-premise signs
- Additions to existing residences including accessory buildings
- Photographic studies including incidental sale of related merchandise
- In the Original Townsite R-3 uses are permitted.

CONDITIONAL USES

- All R-3 uses except for mobile homes
- Funeral homes
- Banks, credit unions, and savings and loans associations
- Household goods, warehousing or storage in individually rented storage units
- Telephone, radio or tv communication towers
- Hair salon service
- Detached pharmacy buildings
- Antique shop
- Tutoring and/or kindergarten services
- Drive-thru service window business for food establishments
- Mobile food units
- Storage unit facilities

PROHIBITED USES

- Any use not listed above
- Off-premise signs

MAILOUT LIST				
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PROP_ID	name	addrDelive	addrCity	addrState	addrZip
283546	GUAJARDO ELIAS	613 KERRIA AVE	MCALLEN	TX	78501-1783
283571	GARCIA PAULINA MARGARITA	2305 SANTA CLARA	MISSION	TX	78572-4113
283569	MARTINEZ CESAR	1402 N SHARY RD	MISSION	TX	78572-4627
458346	SHARYLAND IND SCHOOL DIST	PO BOX 753	MISSION	TX	78573-0013
283583	RODRIGUEZ ADRIANA	2117 SUNSET LN	MISSION	TX	78572-4633
283489	PEREZ JAVIER F & SONIA	305 (A) N SHARY	MISSION	TX	78572
283491	RODRIGUEZ CENOBIO & ROSA EMMA	1403 N SHARY RD	MISSION	TX	78572-4626
283493	HORN JOSHUA & DEBORAH	1409 N SHARY RD	MISSION	TX	78572-4626
283574	GONZALEZ JOSE J & HILDA R	2118 SUNSET LN	MISSION	TX	78572-4632
283575	GOMEZ MARTHA VILLARREAL	1413 N SHARY RD	MISSION	TX	78572-4626
283572	VILLARREAL MARTHA	1413 N SHARY RD	MISSION	TX	78572-4626
283576	JARVIS JOSEPH S & ESMERALDA B	2114 SUNSET LN	MISSION	TX	78572-4632
283585	GONZALEZ ALBERTO	2121 SUNSET LN	MISSION	TX	78572-4633
283573	BELTRAN MARTIN	1204 FINCHER ST	MISSION	TX	78572-3517
283490	COLUMBUS CONSTRUCTION TEXAS LLC	1705 N ALAMO RD	ALAMO	TX	78516-6812
608038	STATE OF TEXAS	PO BOX EE	PHARR	TX	78577



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 24, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning

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

NATURE OF REQUEST:

Project Timeline:

- January 5, 2026 – Application for rezoning submitted for processing.
- January 23, 2026 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200’ radius of the subject tract and notice of hearings was published in the Progress Times.
- February 4, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- February 24, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- The applicant is requesting to rezone the subject property from Large Lot Single-family Residential District (“R-1A”) to Neighborhood Commercial District (“C-2”) to build a commercial plaza at the site.
- The code of ordinances states that the main purpose of the neighborhood commercial zoning is to provide space and off-street parking in appropriate locations in proximity to residential areas, for commercial development catering to the convenience shopping and service needs of the occupants of nearby residences.
- The property is located at the Northwest corner of Scout Lane and N. Shary Road and measures 183.68 feet along Scout Lane and 181 feet along Shary Road for a total net area of 33,246 square feet or 0.76 of one acre.
- The surrounding zones are Large Lot Single-family Residential District to the North, South and West, and Public District to the East.
- The property has a house that the property owner is currently renting. The surrounding land uses include single-family homes to the North, South and West and Sharyland High School to the East.
- The Future Land Use Map shows the property designated for low-density residential uses.
- The requested rezoning is not in line with the comprehensive plan designation, but due to the Shary Road high levels of traffic, staff feels that the properties with Shary Road frontage are in transition to light commercial uses.
- Notices were mailed to fifteen (15) property owners. Planning staff received a petition with 19 signatures on January 27 from the surrounding property owners in opposition to the rezoning request. The petitioners state that the rezoning is not in the public interest and is inconsistent with the character of the surrounding neighborhood, existing land uses and the city’s comprehensive plan.

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING BEING THE SOUTH 196.0 FEET OF LOT 99, SHARYLAND ORCHARDS SUBDIVISION, LOCATED AT 1403 N. SHARY ROAD, FROM R-1A (LARGE LOT SINGLE FAMILY RESIDENTIAL DISTRICT) TO C-2 (NEIGHBORHOOD COMMERCIAL DISTRICT)

WHEREAS, the City Council of the City of Mission finds that during consideration of the rezoning Request of Wednesday, February 4, 2026, the Planning and Zoning Commission of the City of Mission, upon duly recognized motion and second, voted to recommend to the City Council that the rezoning shown below be granted.

WHEREAS, the City Council of the City of Mission held a public hearing at 4:30 p.m. Tuesday, February 24, 2026, in the Council Chambers of the City Hall, to consider the following rezoning:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING REZONING BE GRANTED: AS SHOWN IN EXHIBIT "A"

Legal Description	From	To
The South 196.0 feet of Lot 99, Sharyland Orchards Subdivision	R-1A	C-2

READ, CONSIDERED, AND PASSED, this the 24th day of February, 2026.

Norie Gonzalez Garza, Mayor

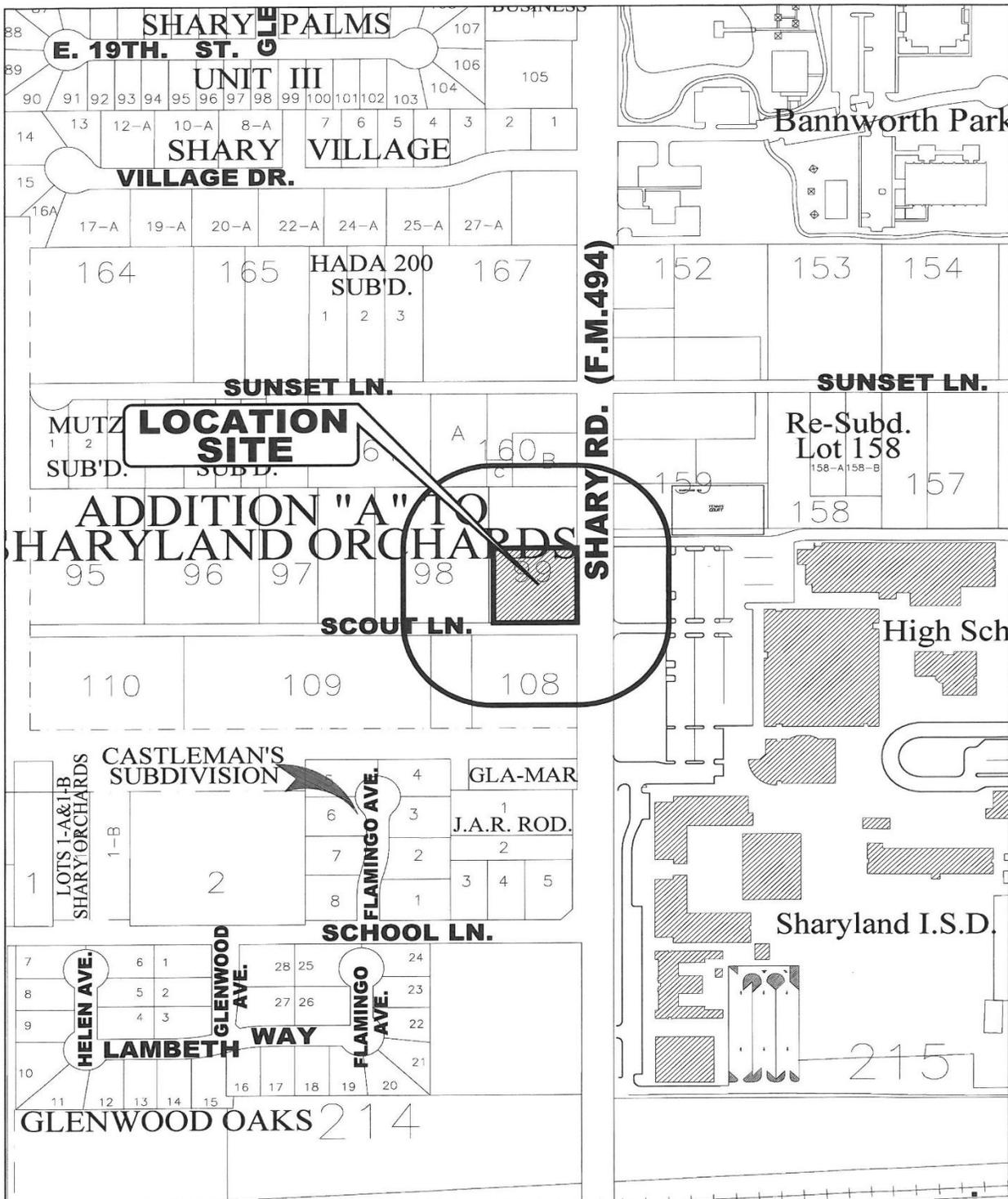
ATTEST:

Anna Carrillo, City Secretary

EXHIBIT "A"



LEGAL NOTICE MAP



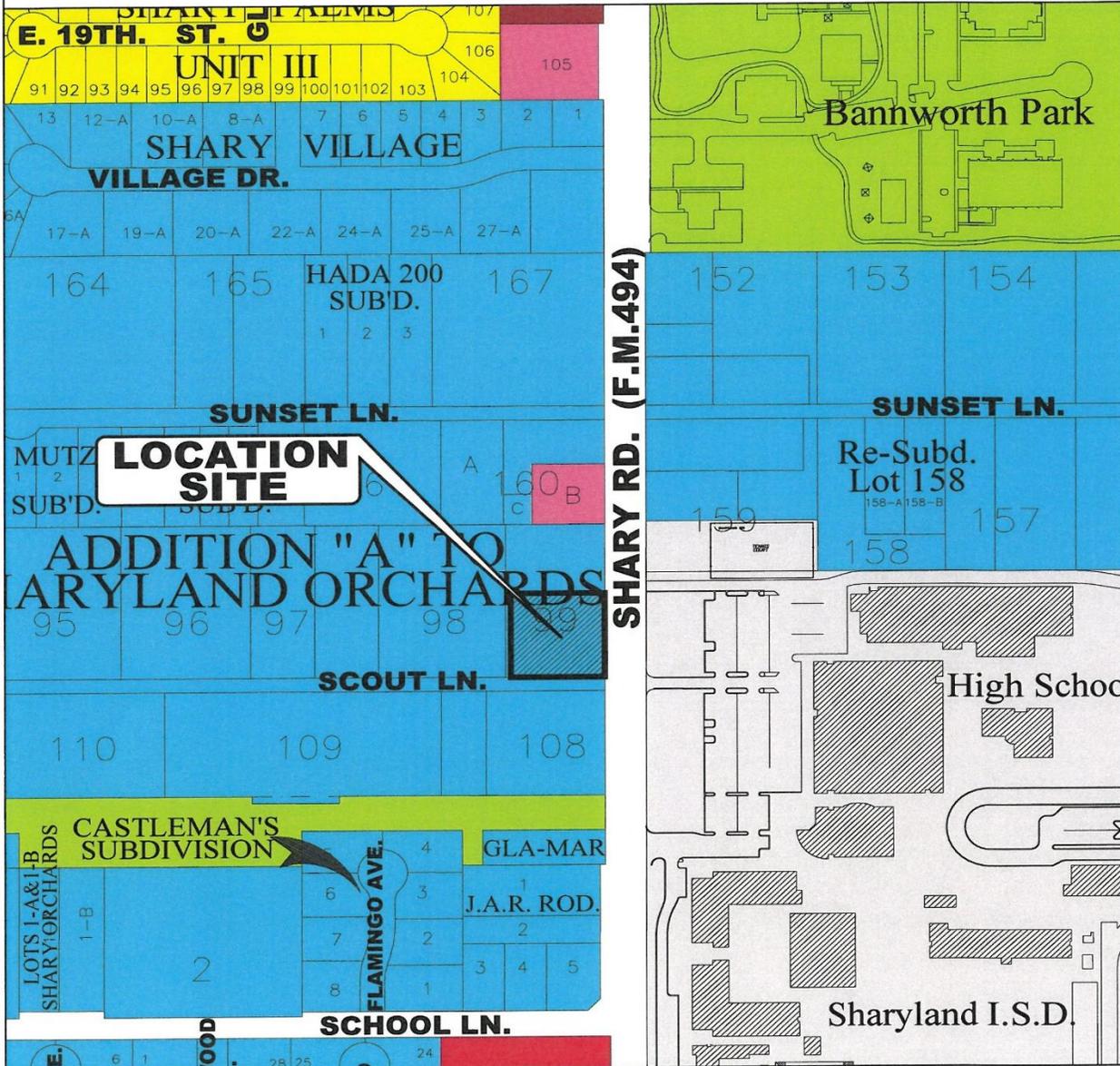
200' RADIUS MAILOUT



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8680

No

ZONING MAP



ZONING LEGEND

- | | | |
|----------------------------------|---------------------------------|------------------------------|
| A0-I AGRICULTURAL OPEN INTERIM | R-3 MULTI-FAMILY RESIDENTIAL | C-4 HEAVY COMMERCIAL |
| A0-P AGRICULTURAL OPEN PERMANENT | R-4 MOBILE & MODULAR HOME | C-5 ADAPTIVE COMMERCIAL |
| R-1A LARGE LOT SINGLE FAMILY | R-5 HIGH DENSITY MFCT'D HOUSING | I-1 LIGHT INDUSTRIAL |
| R-1T TOWNHOUSE RESIDENTIAL | C-1 OFFICE BUILDING | I-2 HEAVY INDUSTRIAL |
| R-1 SINGLE FAMILY RESIDENTIAL | C-2 NEIGHBORHOOD COMMERCIAL | PUD PLANNED UNIT DEVELOPMENT |
| R-2 DUPLEX-FOURPLEX RESIDENTIAL | C-3 GENERAL BUSINESS | P PUBLIC |

AERIAL



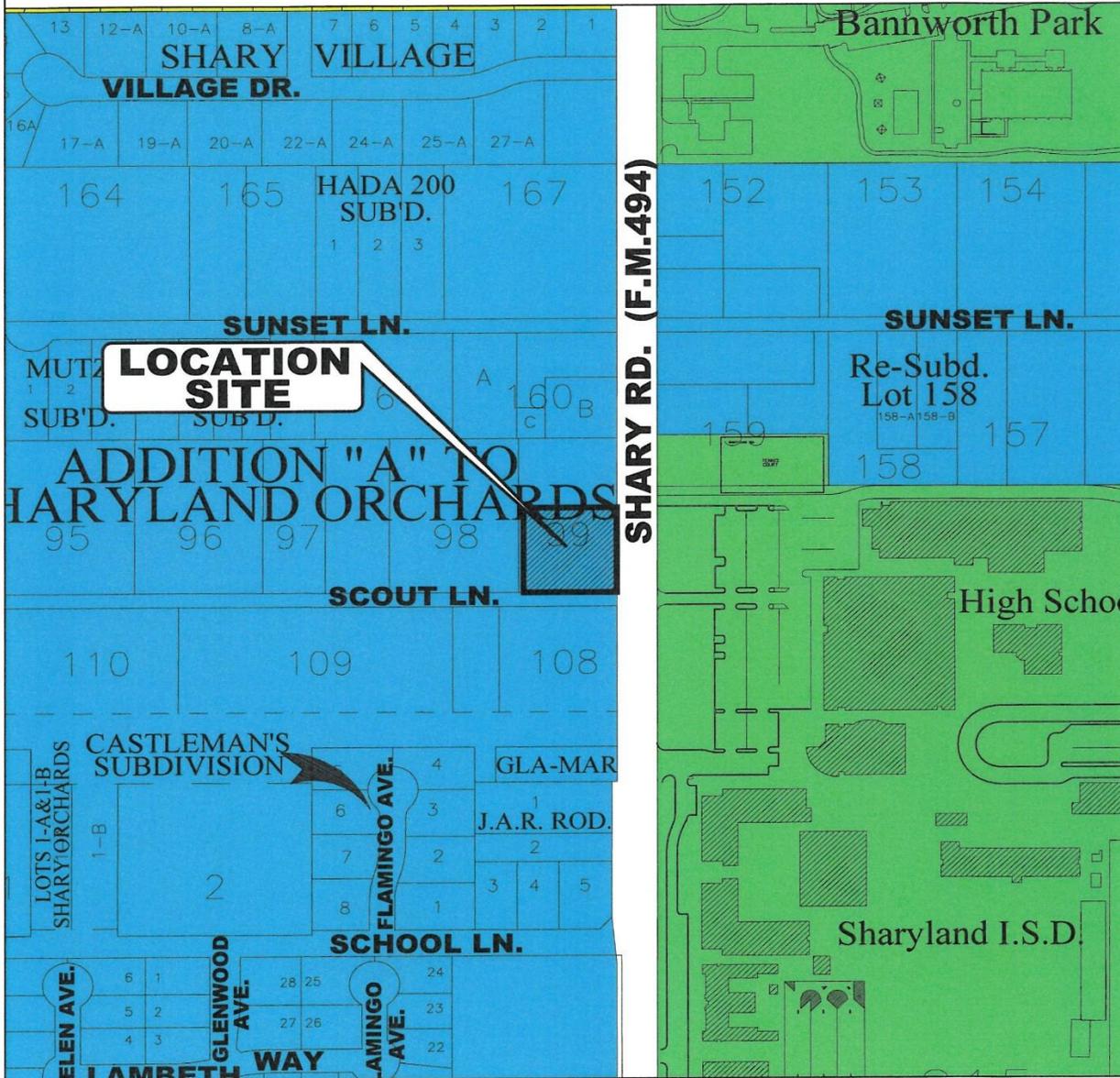
PHOTO OF THE PROPERTY FROM SHARY ROAD



PHOTO OF THE PROPERTY FROM SCOUT LANE



FUTURE LAND USE MAP



FUTURE LAND USE MAP

- | | |
|------------------------------|----------------------------------|
| - LD - Low Density Res. | - GC - General Commercial |
| - LDA - Lower Density Res. | - HC - Heavy Commercial |
| - MD - Moderate Density Res. | - I - Industrial |
| - HD - High Density Res. | - P - Public |
| - Neighborhood Commercial | - PUD - Planned Unit Development |

PETITION IN OPPOSITION

Neighborhood Petition AGAINST

PROTEST PETITION AGAINST REZONING APPLICATION

Zoning Case No.: REZ2026-60 and REZ26-3
Property Subject to Rezoning: 1403 SHARY RD.; 1413 N. SHARY RD., and 2122 SUNSET LN. MISSION, TEXAS
Current Zoning: RESIDENTIAL
Proposed Zoning: C-2 NEIGHBORHOOD COMM DIST

PETITION OF PROTEST

We, the undersigned, being owners of record of property located in the City of Mission, Hidalgo County, Texas, hereby formally protest the proposed rezoning referenced above and submit this petition in accordance with Section 440.140(C) of the City of Mission Code of Ordinances.

We believe the proposed rezoning is not in the public interest and is inconsistent with the character of the surrounding neighborhood, existing land uses, and/or the City's Comprehensive Plan.

We respectfully request that the Planning & Zoning Committee along with City Council DENY the rezoning application.

PETITION IN OPPOSITION

**CITY OF MISSION, TEXAS
PROTEST PETITION AGAINST - SIGNATURE PAGE**

Rezoning Application: REZ2026-60 and REZ26-3 8

IMPORTANT: Only owners of record may sign this petition. If property is jointly owned, each owner must sign separately. All information must match Hidalgo County Appraisal District records.

Printed Name (Owner of Record)	Property Address	Signature	Date
JAVIER F. PÉREZ	2119 SCOUT LANE	[Signature]	1-26-26
SONIA PÉREZ	2119 SCOUT LANE	[Signature]	1-26-26
Lesva Salinas	2111 Scout Lane	[Signature]	1-26-26
Jesse Salinas	2111 Scout Ln	[Signature]	1-26-26
Jim Berlang	2110 Scout Ln	[Signature]	1-26-26
Blandina Valverde	2102 Scout Ln	[Signature]	1/26/26
Miner Lung	2103 Scout Ln	[Signature]	1/26/26
John Lung	2103 Scout Ln	[Signature]	01/26/2026
Cori Carrizosa	2105 South	[Signature]	1-26-2026
Clark M. Jimenez	2112 Scout Ln	[Signature]	1-27-2026
Arona			
Veronica Mantre	2116 Scout Lane	[Signature]	1-27-2026
Minerva Mutz	2120 SCOUT LN	[Signature]	1-27-2026
Robert Anzaldua	2118 SCOUT LN	[Signature]	1-27-2026
(Becky) Jose J / Hilda Gonzalez	2118 Sunset Lane	[Signature]	1/27/2026
Meagan Mosser	2100 Scout Lane	[Signature]	1/27/2026

PETITION IN OPPOSITION

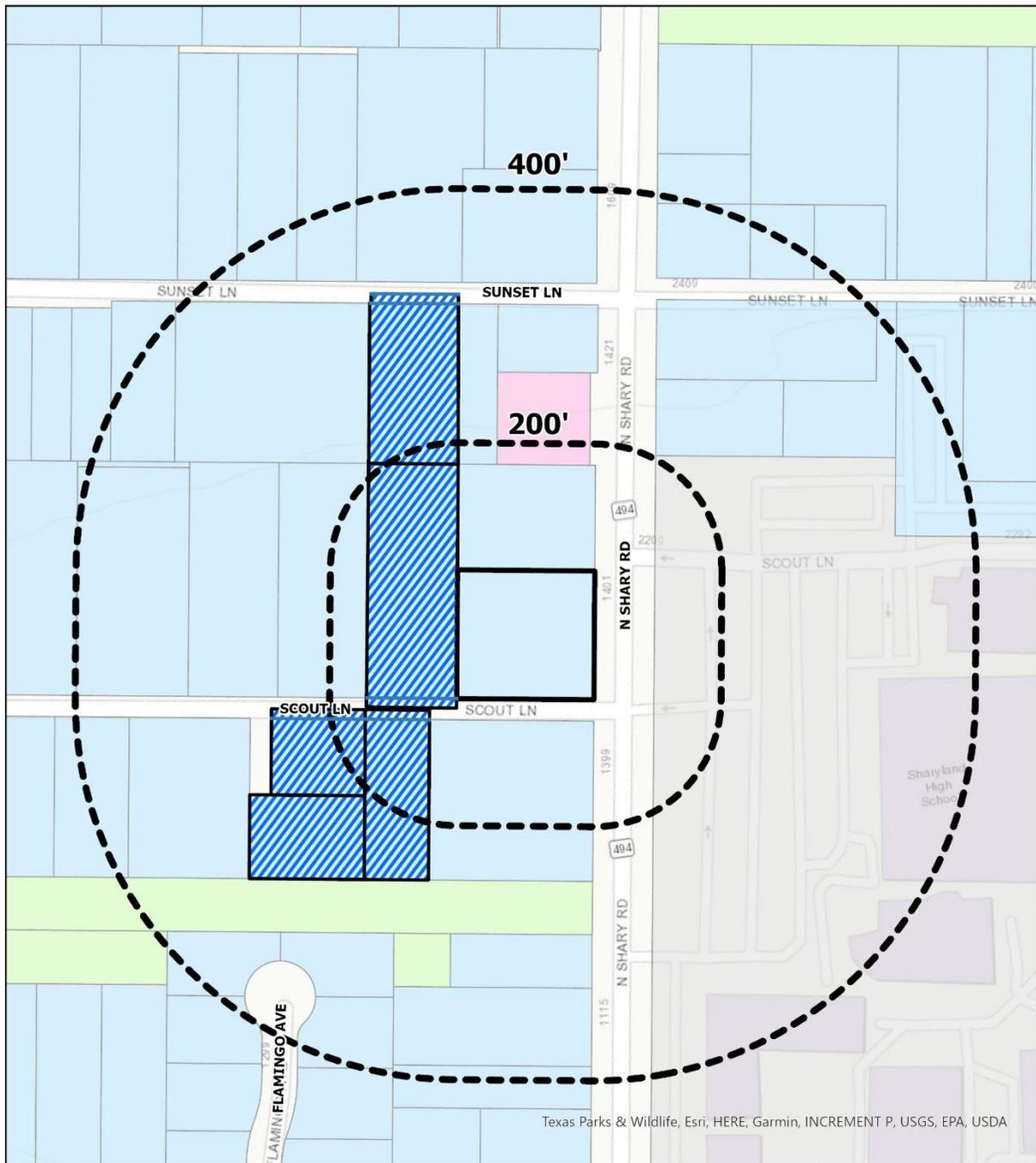
**CITY OF MISSION, TEXAS
PROTEST PETITION AGAINST - SIGNATURE PAGE**

Rezoning Application: REZ2026-60 and REZ26-3

IMPORTANT: Only owners of record may sign this petition. If property is jointly owned, each owner must sign separately. All information must match Hidalgo County Appraisal District records.

Printed Name (Owner of Record)	Property Address	Signature	Date
Paul Manfre	2116 Scout Ln	<i>Paul Manfre</i>	1-27-26
(Becky) Jose J. / Hilda R. Gonzalez	2118 Swasey Lane	<i>Hilda R. Gonzalez</i>	1-27-26
Aurora Melhem	2114 Scout Ln	<i>Aurora Melhem</i>	1-27-26
_____	_____	_____	_____
_____	_____	_____	_____

PETITION MAP



Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

 	AGRICULTURAL OPEN INTERIM (AO - I) AGRICULTURAL OPEN PERMANENT (AO - P) LARGE LOT SINGLE FAMILY (R1 - A) TOWNHOUSE RESIDENTIAL (R1 - T) SINGLE FAMILY RESIDENTIAL (R - 1) DUPLEX FOUR-PLEX RESIDENTIAL (R - 2) MULTI-FAMILY RESIDENTIAL (R - 3) MOBILE & MODULAR HOME (R - 4) HIGH DENSITY MFCT'D HOUSING (R - 5)	OFFICE BUILDING (C - 1) NEIGHBORHOOD COMMERCIAL (C - 2) GENERAL BUSINESS (C - 3) HEAVY COMMERCIAL (C - 4) ADAPTIVE COMMERCIAL (C - 5) LIGHT INDUSTRIAL (I - 1) HEAVY INDUSTRIAL (I - 2) PLANNED UNIT DEVELOPMENT (PUD) PUBLIC (P)	<p>This map has been produced by the City of Mission for the sole purpose locating jurisdiction boundaries and is not intended for any other. The map data is compiled from various sources including imagery, engineer plans, plat surveys, and other sources. This map is intended for graphic representation only. No warranty is made by the city regarding its accuracy or completeness. Before relying on information, check with the Planning Department.</p>
	<p>0 200 Feet</p>		

PETITION CALCULATIONS

REZ 26-6

Area of 200 ft. Radius and Subject Property	7.7 Acres
Area of Subject Property	1.01 Acres
Notification Area	6.69 Acres
Area of Opposition	1.7 Acres

$$1.7 \text{ acres} / 6.69 = .2541 = 25.41\%$$

Area of 400 ft. Radius and Subject Property	38.39 Acres
Area of Subject Property	1.01 Acres
Notification Area	37.38 Acres
Area of Opposition	3.72 Acres

$$3.72 \text{ acres} / 37.38 = .0995 = 9.951\%$$

PERMITTED USES FOR THE C-2 DISTRICT

NEIGHBORHOOD COMMERCIAL DISTRICT ("C-2")

PERMITTED USES

- Generally recognized retail businesses which supply commodities on the premises for persons residing in adjacent residential areas such as groceries, meats, dairy products, baked goods, clothing or hardware and similar uses
- Personal services establishments which perform services on the premises such as: Repair shops, tailor shops, beauty parlors or barber shops, photographic studios and self-service laundries but not automotive repair services
- Dry cleaning establishments or pick up stations dealing directly with the consumer
- Personal services including the following: Outpatient medical clinics, offices of doctors, dentists and similar professions
- Business establishments such as banks, mortgage companies, insurance, and real estate offices
- Accessory uses related to a principal use above
- On-premise signs
- Daycare services
- Changeable copy signs not along the expressway corridor
- In the Original Townsite R-3 uses are permitted.

CONDITIONAL USES

- R-3 uses except for mobile homes
- Gasoline service stations
- Drive thru service window business for food establishments
- Restaurants
- Planned neighborhood convenience centers
- Accessory structures and uses incidental to the permitted uses above
- Portable buildings
- Household goods, warehousing or storage by individuals in rented storage units
- Veterinary hospitals or clinics all in an enclosed building with no noise or odor outside
- Telephone, radio or tv communication towers
- Limousine rental services
- Mobile food units
- Storage unit facilities

PROHIBITED USES

- Any use not listed above
- Off-premise signs

PERMITTED USES FOR THE C-1 DISTRICT**OFFICE BUILDING DISTRICT (“C-1”)****PERMITTED USES**

- Office building for professional occupations including: executive, administrative, legal accounting, writing, clerical, drafting and real estate
- Medical offices, including clinics, where all activities are conducted within an enclosed building
- An accessory use related to a principal use above
- Parking lots
- On-premise signs
- Additions to existing residences including accessory buildings
- Photographic studies including incidental sale of related merchandise
- In the Original Townsite R-3 uses are permitted.

CONDITIONAL USES

- All R-3 uses except for mobile homes
- Funeral homes
- Banks, credit unions, and savings and loans associations
- Household goods, warehousing or storage in individually rented storage units
- Telephone, radio or tv communication towers
- Hair salon service
- Detached pharmacy buildings
- Antique shop
- Tutoring and/or kindergarten services
- Drive-thru service window business for food establishments
- Mobile food units
- Storage unit facilities

PROHIBITED USES

- Any use not listed above
- Off-premise signs

MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
283569	S3000-00-000-0159-10	MARTINEZ CESAR	1402 N SHARY RD	MISSION TX		78572-4627
458346	S2950-00-000-0215-20	SHARYLAND IND SCHOOL DIST	PO BOX 753	MISSION TX		78573-0013
283489	S3000-00-000-0098-00	PEREZ JAVIER F & SONIA	305 (A) N SHARY	MISSION TX		78572
283491	S3000-00-000-0099-00	RODRIGUEZ CENOBIO & ROSA EMMA	1403 N SHARY RD	MISSION TX		78572-4626
283493	S3000-00-000-0099-10	HORN JOSHUA & DEBORAH	1409 N SHARY RD	MISSION TX		78572-4626
641797	S3000-00-000-0108-01	MUTZ HARVEY K & MINERVA	2120 SCOUT LANE	MISSION TX		78572-4620
283497	S3000-00-000-0108-00	FLORES AURELIO & MARELI D CO-TRUSTEES	1217 N SHARY RD	MISSION TX		78572-4624
283498	S3000-00-000-0109-00	ANZALDUA ROBERT JR & J VERONICA	2118 SCOUT LN	MISSION TX		78572-4620
283501	S3000-00-000-0109-30	MUTZ HARVEY K & MINERVA	2120 SCOUT LANE	MISSION TX		78572-4620
283574	S3000-00-000-0160-10	GONZALEZ JOSE J & HILDA R	2118 SUNSET LN	MISSION TX		78572-4632
283575	S3000-00-000-0160-20	GOMEZ MARTHA VILLARREAL	1413 N SHARY RD	MISSION TX		78572-4626
283576	S3000-00-000-0161-00	JARVIS JOSEPH S & ESMERALDA B	2114 SUNSET LN	MISSION TX		78572-4632
283573	S3000-00-000-0160-05	BELTRAN MARTIN	1204 FINCHER ST	MISSION TX		78572-3517
283490	S3000-00-000-0098-10	COLUMBUS CONSTRUCTION TEXAS LLC	1705 N ALAMO RD	ALAMO TX		78516-6812
608038	S3000-00-000-0160-25	STATE OF TEXAS	PO BOX EE	PHARR TX		78577



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 24, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning

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

NATURE OF REQUEST:

Project Timeline:

- January 5, 2026 – Application for rezoning submitted for processing.
- January 23, 2026 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200’ radius of the subject tract and notice of hearings was published in the Progress Times.
- February 4, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- February 24, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

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

STAFF RECOMMENDATION:

Staff recommends approval.

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE:

APPROVED:	_____
DISAPPROVED:	_____
TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ORDINANCE NO. ____

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

WHEREAS, the City Council of the City of Mission finds that during consideration of the rezoning Request of Wednesday, February 4, 2026, the Planning and Zoning Commission of the City of Mission, upon duly recognized motion and second, voted to recommend to the City Council that the rezoning shown below be granted.

WHEREAS, the City Council of the City of Mission held a public hearing at 4:30 p.m. Tuesday, February 24, 2026, in the Council Chambers of the City Hall, to consider the following rezoning:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING REZONING BE GRANTED: AS SHOWN IN EXHIBIT "A"

Legal Description	From	To
Lot 1, Mission Library Subdivision	R-2	P

READ, CONSIDERED, AND PASSED, this the 24th day of February, 2026.

Norie Gonzalez Garza, Mayor

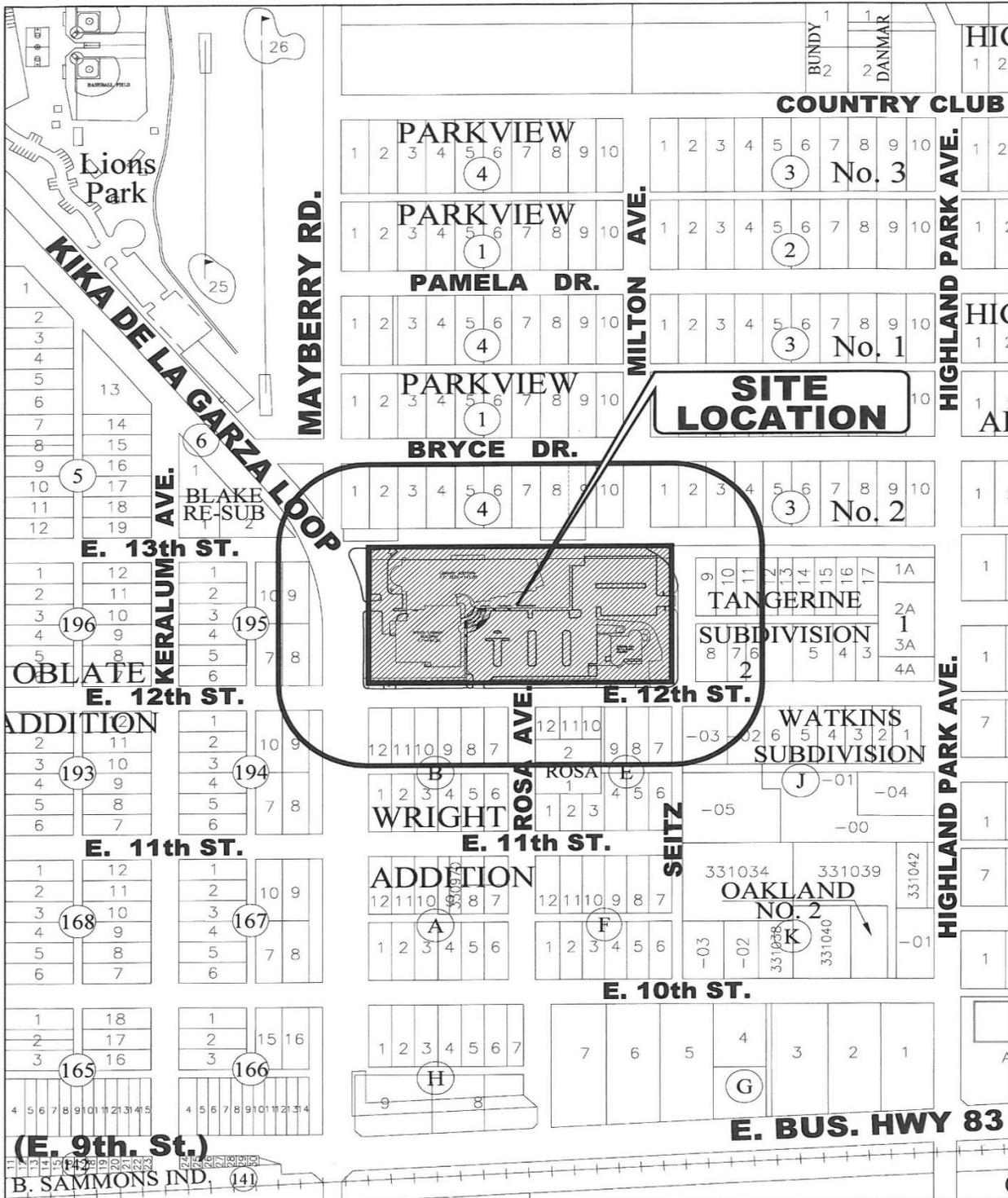
ATTEST:

Anna Carrillo, City Secretary

EXHIBT "A"



LEGAL NOTICE MAP



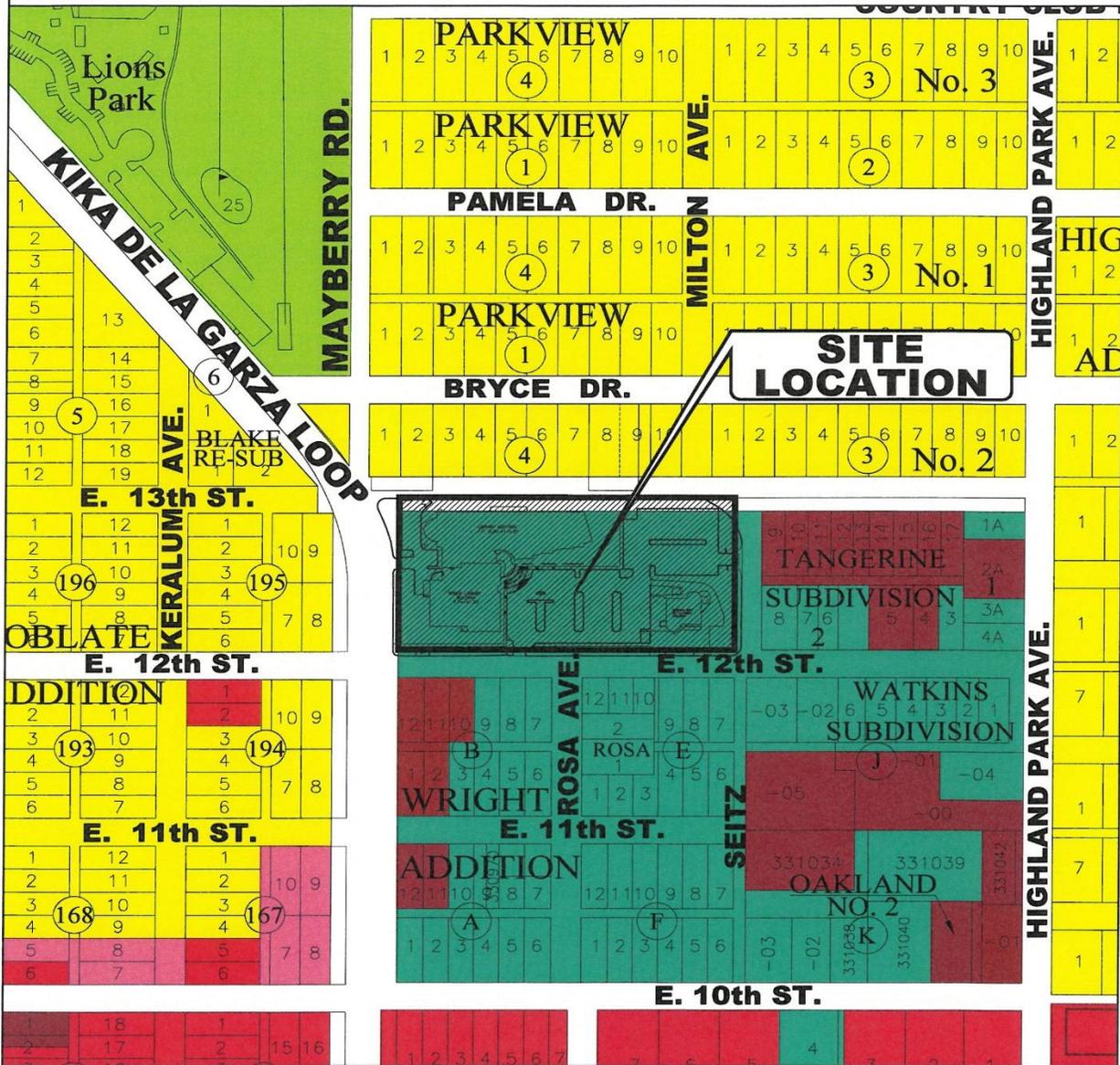
200' RADIUS MAILOUT



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th. Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8680

No.

ZONING MAP



ZONING LEGEND

- | | | |
|----------------------------------|---------------------------------|------------------------------|
| A0-I AGRICULTURAL OPEN INTERIM | R-3 MULTI-FAMILY RESIDENTIAL | C-4 HEAVY COMMERCIAL |
| A0-P AGRICULTURAL OPEN PERMANENT | R-4 MOBILE & MODULAR HOME | C-5 ADAPTIVE COMMERCIAL |
| R-1A LARGE LOT SINGLE FAMILY | R-5 HIGH DENSITY MFCT'D HOUSING | I-1 LIGHT INDUSTRIAL |
| R-1T TOWNHOUSE RESIDENTIAL | C-1 OFFICE BUILDING | I-2 HEAVY INDUSTRIAL |
| R-1 SINGLE FAMILY RESIDENTIAL | C-2 NEIGHBORHOOD COMMERCIAL | PUD PLANNED UNIT DEVELOPMENT |
| R-2 DUPLEX-FOURPLEX RESIDENTIAL | C-3 GENERAL BUSINESS | P PUBLIC |

AERIAL



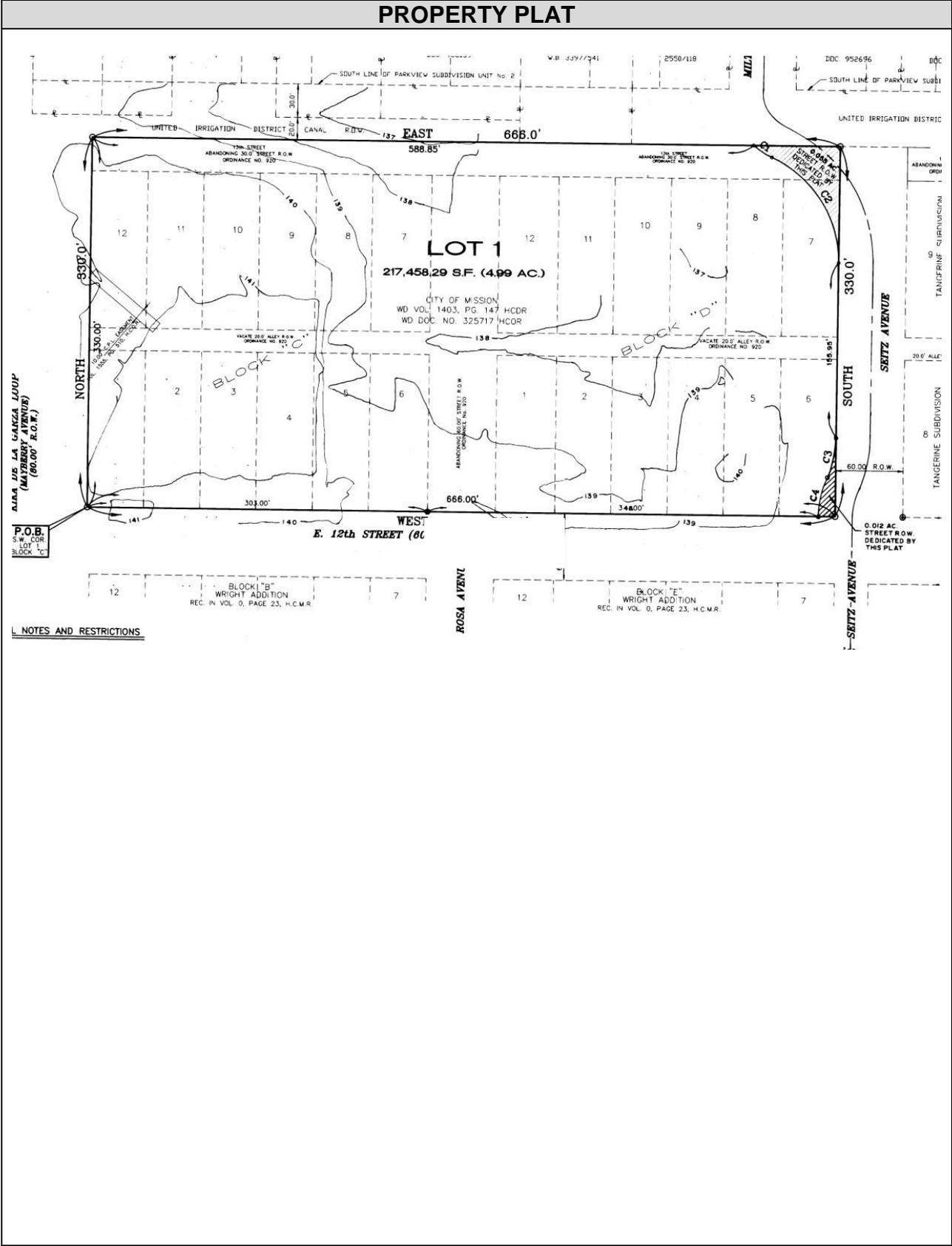


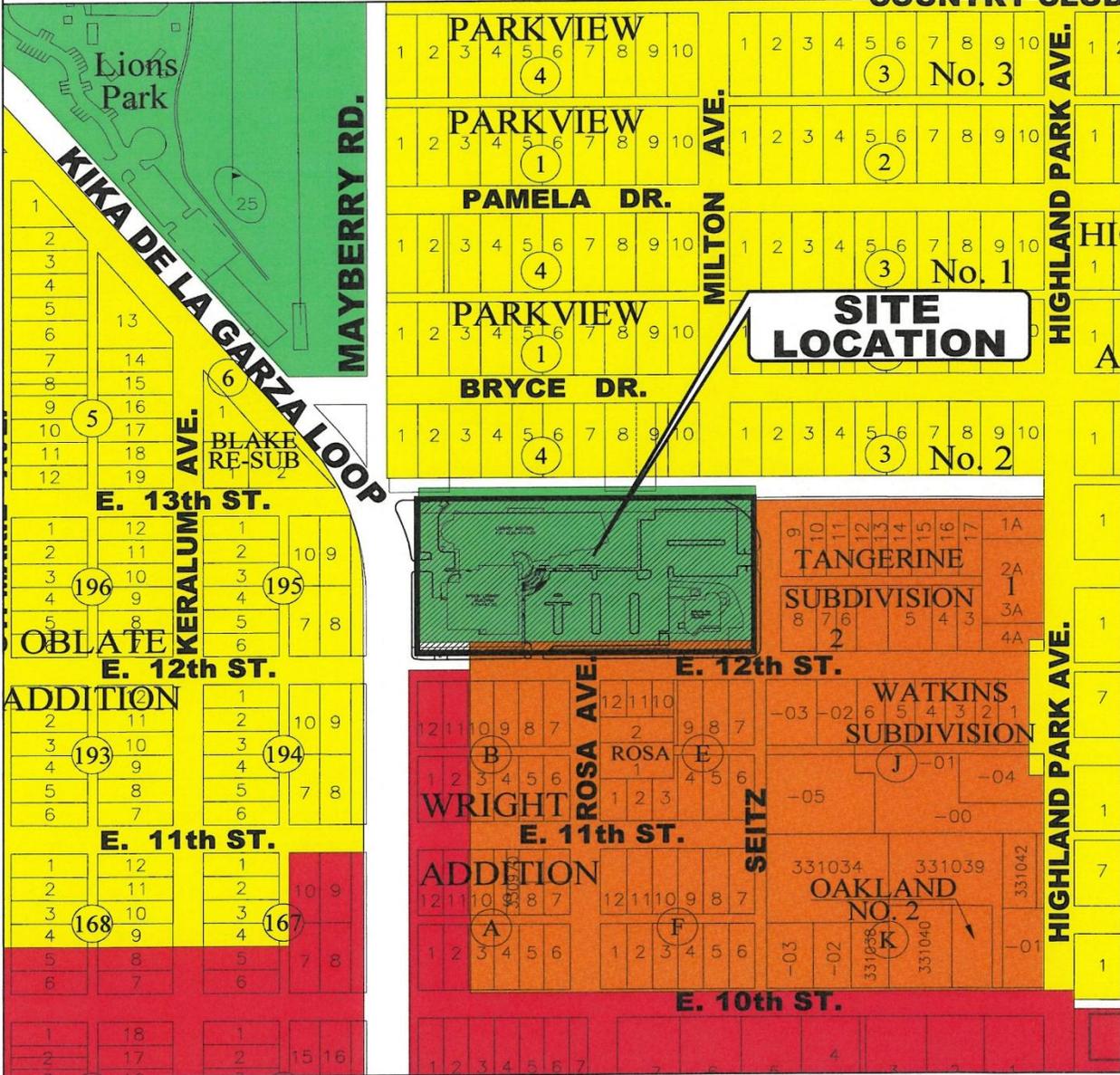
PHOTO OF THE PROPERTY FROM 12TH STREET



PHOTO OF THE PROPERTY FROM 12TH STREET



FUTURE LAND USE MAP



FUTURE LAND USE MAP

- | | |
|-------------------------------|----------------------------------|
| - LD - Low Density Res. | - GC - General Commercial |
| - LDA - Lower Density Res. | - HC - Heavy Commercial |
| - MD - Moderate Density Res. | - I - Industrial |
| - HD - High Density Res. | - P - Public |
| - ● - Neighborhood Commercial | - PUD - Planned Unit Development |

MAILOUT LIST

PROP_ID	geolD	name	addrDelive	addrCity	addrState	addrZip
257059	P4200-02-004-0006-00	GONZALEZ ANDRES ALBERTO	810 BRYCE DR	MISSION	TX	78572-4304
330980	W8100-00-00B-0010-00	JANNY INVESTMENT LLC	2608 ARROYO AVE	MCALLEN	TX	78504-6364
257056	P4200-02-004-0001-00	DE LA GARZA MARIA NATALIA & RICARDO	802 BRYCE DR	MISSION	TX	78572-4304
330997	W8100-00-00E-0010-00	RODRIGUEZ JOSE	1201 W KIKA DE LA GARZA ST	MISSION	TX	78572-3734
330996	W8100-00-00E-0007-00	VAJHAJ INVESTMENTS INC	1405 MELINDA DR	MISSION	TX	78572-4346
257049	P4200-02-003-0004-00	BELL SUZANN SUMMERS	906 BRYCE DR	MISSION	TX	78572-4306
330998	W8100-00-00E-0012-00	RODRIGUEZ JOSE	1201 W KIKA DE LA GARZA ST	MISSION	TX	78572-3734
330977	W8100-00-00B-0007-00	CUELLAR LINDA	4708 MULBERRY AVE APT 4	MCALLEN	TX	78501-0135
240007	M5200-00-194-0009-00	CELLAR EDWARD	714 E 12TH ST	MISSION	TX	78572-4224
240008	M5200-00-194-0010-00	ALANIZ PRISCILLA & THOMAS JOSEPH TUCKER JR	712 E 12TH ST	MISSION	TX	78572-4224
0						
574099	M5200-00-195-0007-00	BARRERA ANGEL & ASHLEY MARIE NIETO-BARRERA	715 E 12TH ST	MISSION	TX	78572-4223
268865	R1770-00-000-0001-00	QUEPOS FAMILY LTD PARTNERSHIP	911 MILLER AVE	MISSION	TX	78572-4137
257048	P4200-02-003-0002-00	GUERRA RAMIRO & MARIA DEL CARMEN	3824 N SCHUERBACH RD	MISSION	TX	78574-5762
257047	P4200-02-003-0001-00	GUERRA RAMIRO & MARY D	3824 N SCHUERBACH RD	MISSION	TX	78574-5762
257058	P4200-02-004-0004-00	GUTIERREZ RUBEN JR & YVONNE GARZA	808 BRYCE DR	MISSION	TX	78572-4304
257057	P4200-02-004-0003-00	MARTINEZ ARTEMIO C & ERNESTINA	806 BRYCE DR	MISSION	TX	78572-4304
257061	P4200-02-004-0009-00	SAENZ MARINA M, SANDRA & SEVERO E	818 BRYCE DR	MISSION	TX	78572-4304
257060	P4200-02-004-0008-00	VILLAGOMEZ ELIAS A & GLORIA R	812 BRYCE DR	MISSION	TX	78572-4304
586755	B3251-00-000-0002-00	BALLESTEROS GILBERTO & ERNESTO	711 EAST 13TH ST	MISSION	TX	78572-4229
268866	R1770-00-000-0002-00	QUEPOS FAMILY LTD PARTNERSHIP	911 MILLER AVE	MISSION	TX	78572-4137
268867	R1770-00-000-0003-00	QUEPOS FAMILY LTD PARTNERSHIP	911 MILLER AVE	MISSION	TX	78572-4137
268868	R1770-00-000-0004-00	QUEPOS FAMILY LTD PARTNERSHIP	911 MILLER AVE	MISSION	TX	78572-4137
268869	R1770-00-000-0005-00	QUEPOS FAMILY LTD PARTNERSHIP	911 MILLER AVE	MISSION	TX	78572-4137
268870	R1770-00-000-0006-00	QUEPOS FAMILY LTD PARTNERSHIP	911 MILLER AVE	MISSION	TX	78572-4137
268871	R1770-00-000-0007-00	QUEPOS FAMILY LTD PARTNERSHIP	911 MILLER AVE	MISSION	TX	78572-4137
268872	R1770-00-000-0008-00	QUEPOS FAMILY LTD PARTNERSHIP	911 MILLER AVE	MISSION	TX	78572-4137
331030	W8100-00-00J-0000-03	SANDOVAL DIANA	313 CATHOLIC WAR VETERANS BLVD	MISSION	TX	78572-3971
331029	W8100-00-00J-0000-02	FEDERAL NATIONAL MORTGAGE ASSOCIATION	1 CORPORATE DR	LAKE ZURICH	IL	60047
686604	M5060-00-000-0001-00	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
293888	T0700-00-000-0010-00	D A D VELA INVESTMENTS LLC	1107 PAMELA DR STE B	MISSION	TX	78572-4340
293889	T0700-00-000-0011-00	D A D VELA INVESTMENTS LLC	1107 PAMELA DR STE B	MISSION	TX	78572-4340
293887	T0700-00-000-0009-00	D A D VELA INVESTMENTS LLC	1107 PAMELA DR STE B	MISSION	TX	78572-4340
293886	T0700-00-000-0008-00	MARQUEZ MARIO & PILAR DELGADO	1001 E 12TH ST	MISSION	TX	78572-4420
293885	T0700-00-000-0007-00	MARTINEZ ARELI & REYNALDO ANDRADE JR	1005 E 12TH ST	MISSION	TX	78572
130460	C1050-00-000-0000-07	GONZALEZ ANDRES ALBERTO	810 BRYCE DR	MISSION	TX	78572-4304
0						
330978	W8100-00-00B-0008-00	TY SAENZ COMPANY LLC	6205 N 17TH ST	MCALLEN	TX	78504
330979	W8100-00-00B-0009-00	GONZALEZ ARTURO & MA ELVIA	814 E 12TH ST	MISSION	TX	78572-4417
1371362	R3880-00-000-0001-00	GUERRA MANUEL RAMIREZ & MARIA ISABEL	1104 ROSA ST	MISSION	TX	78572-4427
1371363	R3880-00-000-0002-00	CANALES SILVIA	1108 ROSA AVE	MISSION	TX	78572-4427
293891	T0700-00-000-0012-08	D A D VELA INVESTMENTS LLC	1107 PAMELA DR STE B	MISSION	TX	78572-4340
1465108	T0700-00-000-0000-00	D A D VELA INVESTMENTS LLC	1107 PAMELA DR STE B	MISSION	TX	78572-4340
1187321	T0700-00-000-0007-01	PETERS EDWARD & MARIA	NULL	NULL	NULL	NULL
1178121	C1050-00-000-0000-45	D A D VELA INVESTMENTS LLC	1107 PAMELA DR STE B	MISSION	TX	78572-4340



CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 24, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

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

NATURE OF REQUEST:

Project Timeline:

- January 14, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- January 23, 2026 – Following State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract.
- February 4, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- February 24, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

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

ORDINANCE NO. ____

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

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of February 4, 2026, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the conditional use permit shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 4:30 p.m. Monday, February 24, 2026, in the Council Chambers of the City Hall to consider the following conditional use permit:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING CONDITIONAL USE PERMIT BE GRANTED:

Legal Description	Type	Conditions of Approval
801 N. Bryan Road Being Lot 1, Tamkin Subdivision	To construct two (2) electric vehicle charging stations	<ol style="list-style-type: none"> 1. Life of Use 2. Must apply for a building and sign permit 3. Must comply with all City Codes (Building, Fire, Health, etc.) 4. CUP is not transferable to others.

READ, CONSIDERED AND PASSED, this the 24th day of February, 2026.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

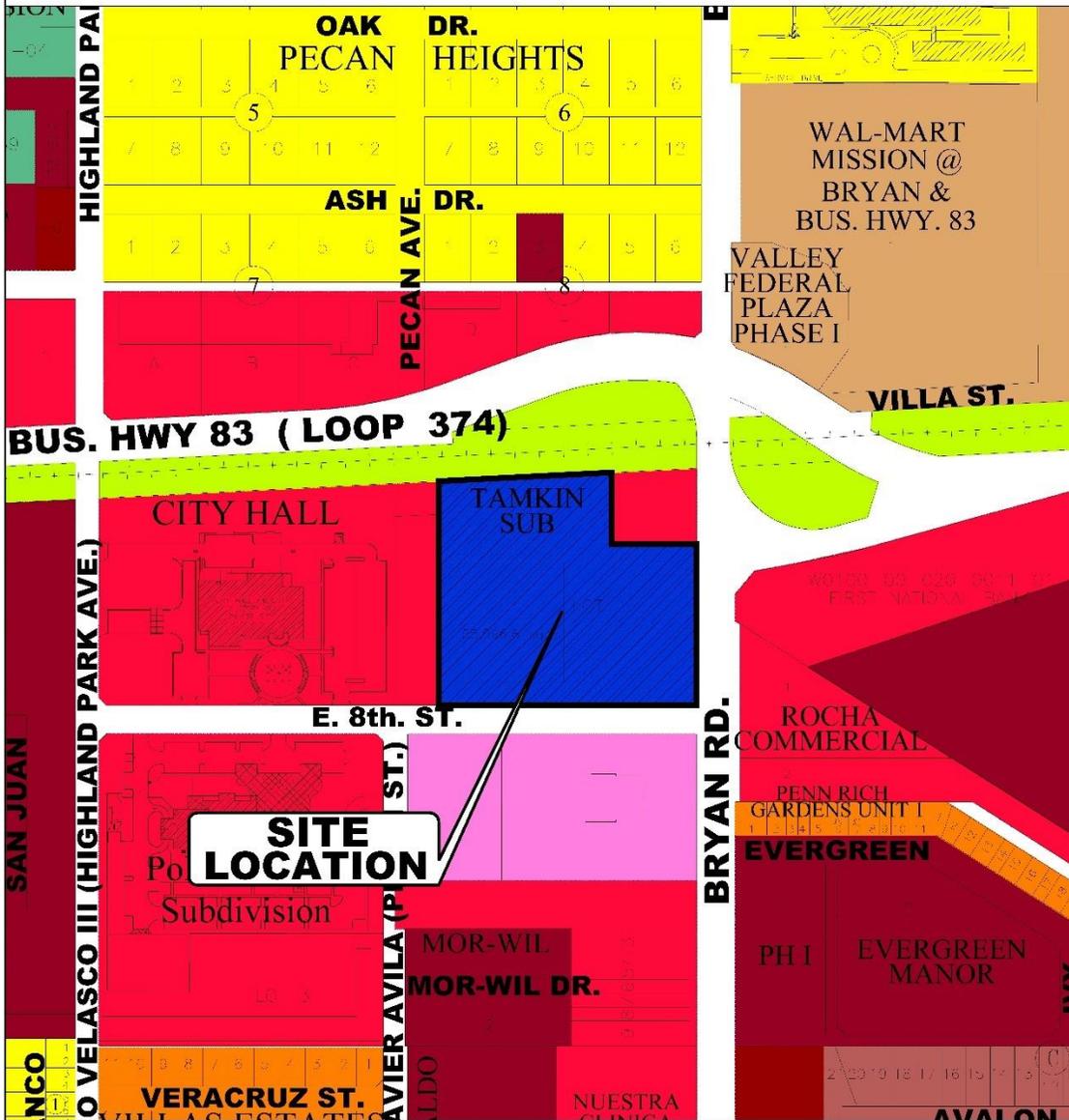
EXHIBIT "A"



ARIEL MAP



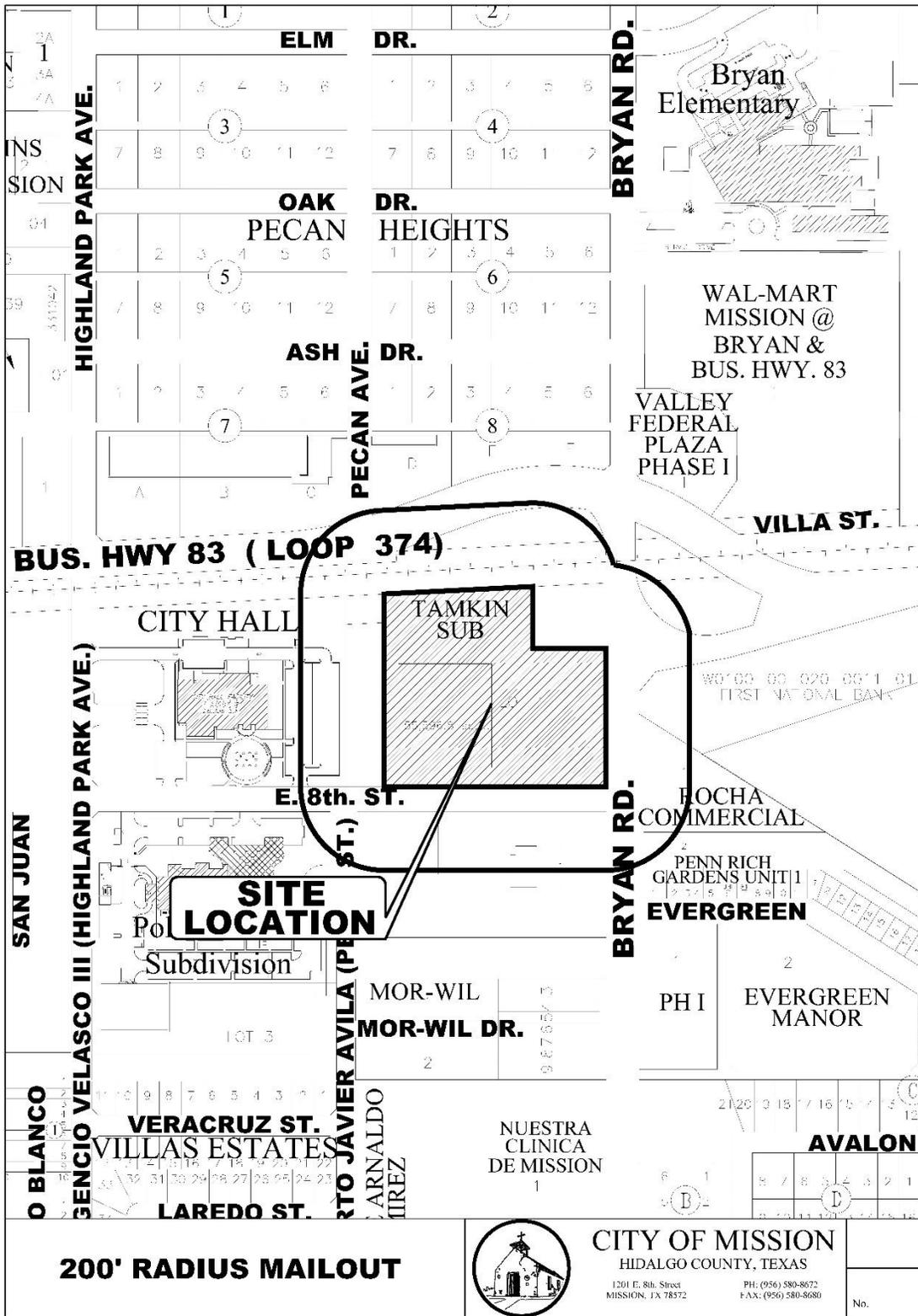
ZONING MAP



ZONING LEGEND

A0-I AGRICULTURAL OPEN INTERIM	R-3 MULTI-FAMILY RESIDENTIAL	C-4 HEAVY COMMERCIAL
AO-P AGRICULTURAL OPEN PERMANENT	R-4 MOBILE & MODULAR HOME	C-5 ADAPTIVE COMMERCIAL
R-1A LARGE LOT SINGLE FAMILY	R-5 HIGH DENSITY MFCT'D HOUSING	I-1 LIGHT INDUSTRIAL
R-1T TOWNHOUSE RESIDENTIAL	C-1 OFFICE BUILDING	I-2 HEAVY INDUSTRIAL
R-1 SINGLE FAMILY RESIDENTIAL	C-2 NEIGHBORHOOD COMMERCIAL	PUD PLANNED UNIT DEVELOPMENT
R-2 DUPLEX-FOURPLEX RESIDENTIAL	C-3 GENERAL BUSINESS	P PUBLIC

LEGAL NOTICE MAP



200' RADIUS MAILOUT



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8680

No.

PICTURE

AUTOChargit

ADVANCED EV CHARGING SYSTEMS

ACI-CHR-L2C-P01-A01

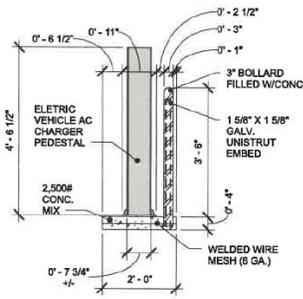
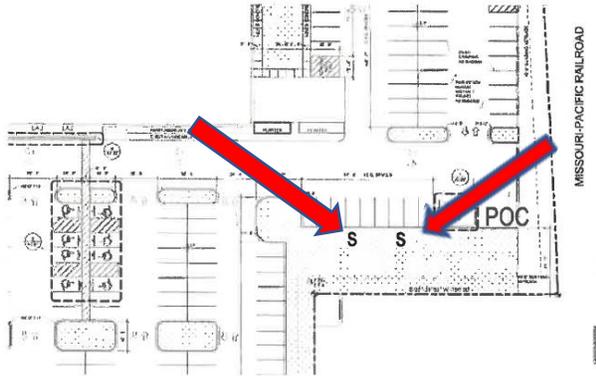
Level 2 Charger 1 Port Wall Mount
15.3 kW
208/240 VAC Input Power 100 AMP Breaker



SITE LOCATION

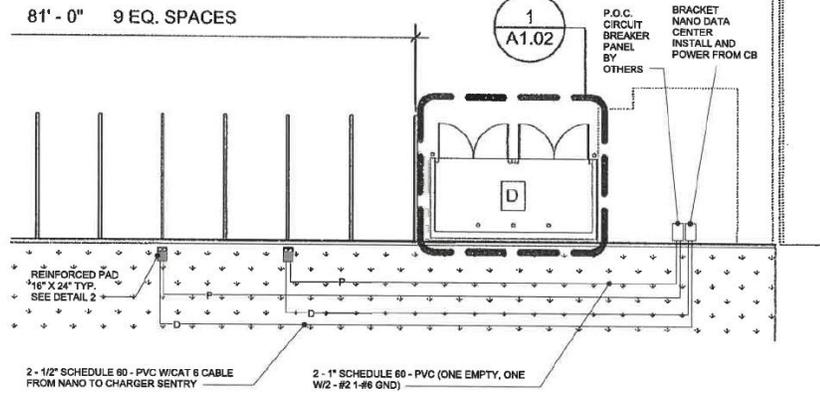


SITE PLAN - PROJECT LOCATION



NOTES: ALL CONDUIT - SCHEDULE 80 PVC. SETBACK PADS 8" FROM CURB. CONC. PAD SURFACE TO BE LEVEL.

2 EV Charger Detail
1/2" = 1'-0"



1 Floor Plan
3/32" = 1'-0"



Ground Level (Load Bay Level)
CONFIDENTIAL
 Client Entity: MISSION EDC
 Project Address, City, State & Zip
 1/13/2025 1:59:21 PM
 AP-17-G-0000



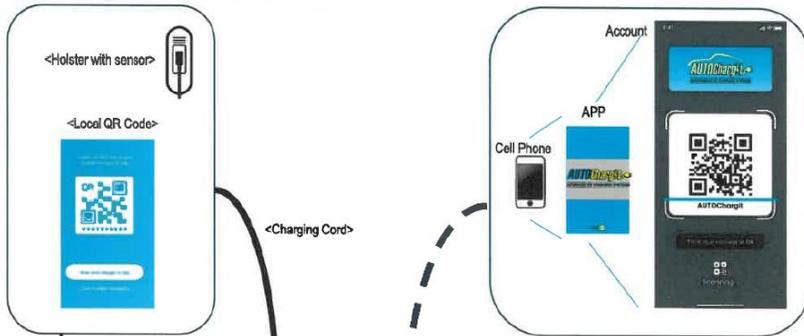
SITE PLAN



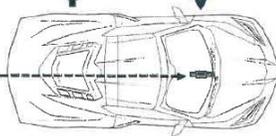
2-STEP PROCESS FOR THE USER: **PLUG-IN THEN CHECK-IN**

AUTOCHARGIT SENTRY = PHYSICAL

AUTOCHARGIT APP = LOGICAL



PLUG IN + CHECK IN



NOTE: Optional Vehicle Detector Sensor for park time calculation



PICTURE



MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
316774	W0100-00-020-0010-02	EL PATO PROPERTIES LP	1300 E TAMARACK AVE	MCALLEN	TX	78501-5627
553120	T0420-00-000-0001-00	MISSION ECONOMIC DEVELOPMENT CORPORATION	801 N BRYAN RD	MISSION	TX	78572-6506
	0					
604893	P8005-00-000-0001-00	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
316795	W0100-00-021-0010-10	STATE OF TEXAS	PO BOX 1717	PHARR	TX	78577-1631
604894	P8005-00-000-0002-00	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
	0					
316785	W0100-00-020-0011-10	STATE OF TEXAS	PO BOX EE	PHARR	TX	78577
258264	P5200-00-ABC-0000-00	AVL LP	3700 N 10TH ST	MCALLEN	TX	78501
258259	P5200-00-00C-0000-01	A V L L P	3700 N 10TH ST	MCALLEN	TX	78501
258260	P5200-00-00D-0000-00	AVL LP	3700 N 10TH ST	MCALLEN	TX	78501
724666	W0100-00-020-0010-14	MISSION REDEVELOPMENT AUTHORITY	3200 SOUTHWEST FWY STE 2600	HOUSTON	TX	77027-7537
729508	W0100-00-020-0010-15	MISSION REDEVELOPMENT AUTHORITY	3200 SOUTHWEST FWY STE 2600	HOUSTON	TX	77027-7537
641971	W0100-00-020-0010-13	HOUSING AUTHORITY OF THE	906 E 8TH ST	MISSION	TX	78572-5899
510569	W0100-00-020-0010-10	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
316779	W0100-00-020-0011-01	MORVEL INC	1242 E BUSINESS HIGHWAY 83 STE 7	MISSION	TX	78572-9308
895750	R3451-00-000-0002-00	RAGE GROUP LLC	802 N BRYAN RD	MISSION	TX	78572-6216
895747	R3451-00-000-0001-00	RAGE-ROCHA INVESTMENTS GROUP LLC	3712 SANTA INEZ ST	MISSION	TX	78572-2817



CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 24, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM – Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to allow a portable building for a photography studio in a (C-3) General Business District, being the East 25'x125' of the West 75'x125' and the Southwest 50'x125' of Lot 5, Mission Acres Subdivision, located at 1547 W. Business Highway 83, Applicant: Arlae Salinas, Adoption of Ordinance #_____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- January 7, 2026 – Application for Conditional Use Permit submitted to the City for processing.
- January 23, 2026 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- February 4, 2026 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- February 24, 2026 – Public Hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

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

STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the following conditions:

1. Permit for two (2) years to continue to assess this business
2. Must comply with all City Codes (Building, Fire, Landscaping, maintenance of parking area, etc.)
3. Landscaping will need to added and maintained
4. CUP is not transferable to others
5. Hours of Operation: Monday – Sunday from 10:00 am to 7:00 pm; mainly by appointment

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *SP7*

RECORD OF VOTE: **APPROVED:** _____
 DISAPPROVED: _____
 TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ORDINANCE NO. ____

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

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of February 4, 2026, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the conditional use permit shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 4:30 p.m. Monday, February 24, 2026, in the Council Chambers of the City Hall to consider the following conditional use permit:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING CONDITIONAL USE PERMIT BE GRANTED:

Legal Description

1547 W. Business Highway 83 Being the East 25’x125’ of the West 75’x125’ and the Southwest 50’x125’ of Lot 5, Mission Acres Subdivision

Type

Portable Building for a Photography Studio

Conditions of Approval

1. Permit for two (2) years to continue to assess this business
2. Must comply with all City Codes (Building, Fire, Landscaping, maintenance of parking area, etc.)
3. Landscaping needs to be added and maintained
4. CUP is not transferable to others
5. Hours of Operation: Monday – Sunday from 10 am – 7 pm; mainly by appointment

READ, CONSIDERED AND PASSED, this the 24th day of February, 2026.

Norie Gonzalez Garza, Mayor

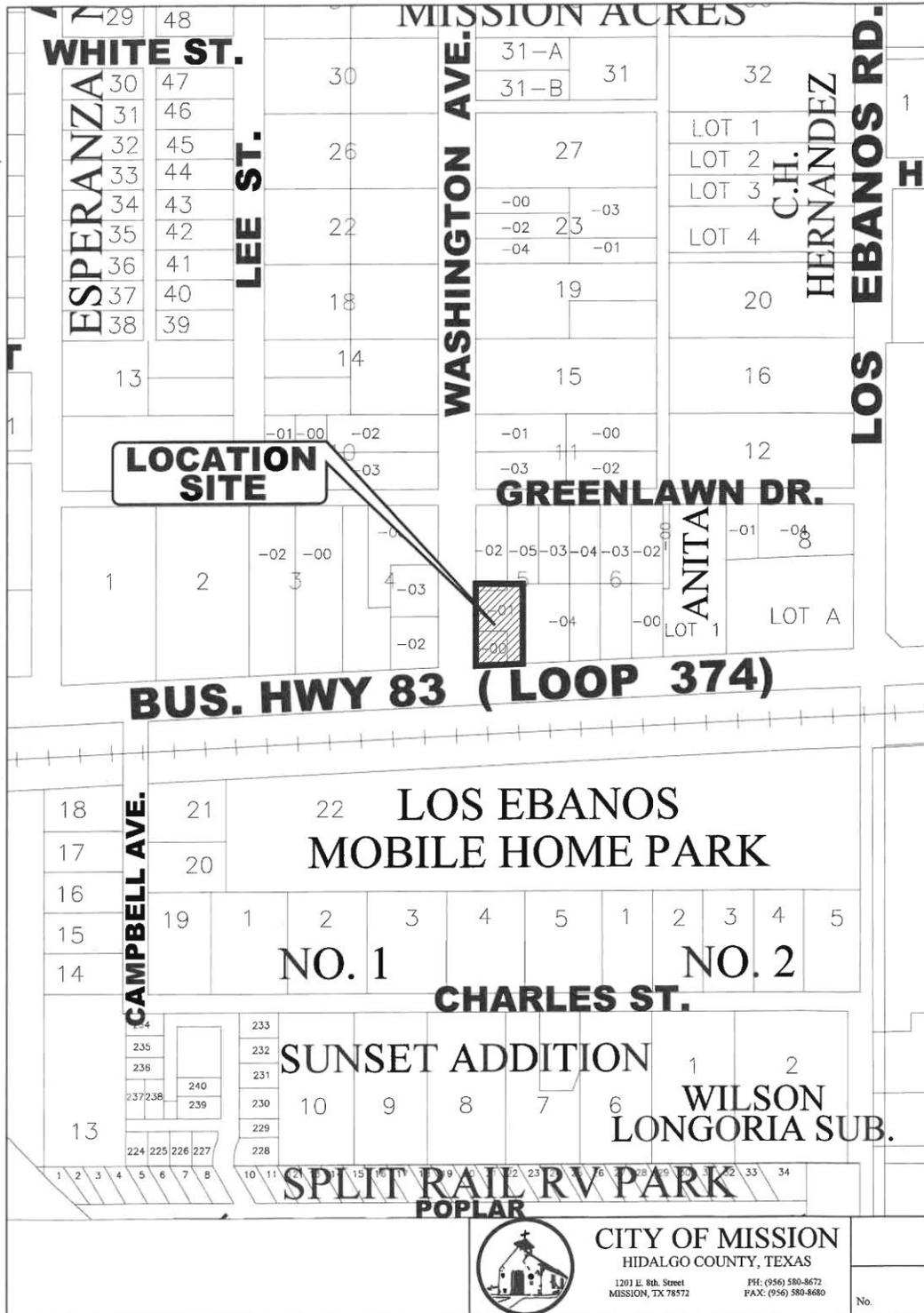
ATTEST:

Anna Carrillo, City Secretary

EXHIBIT "A"



VICINITY MAP



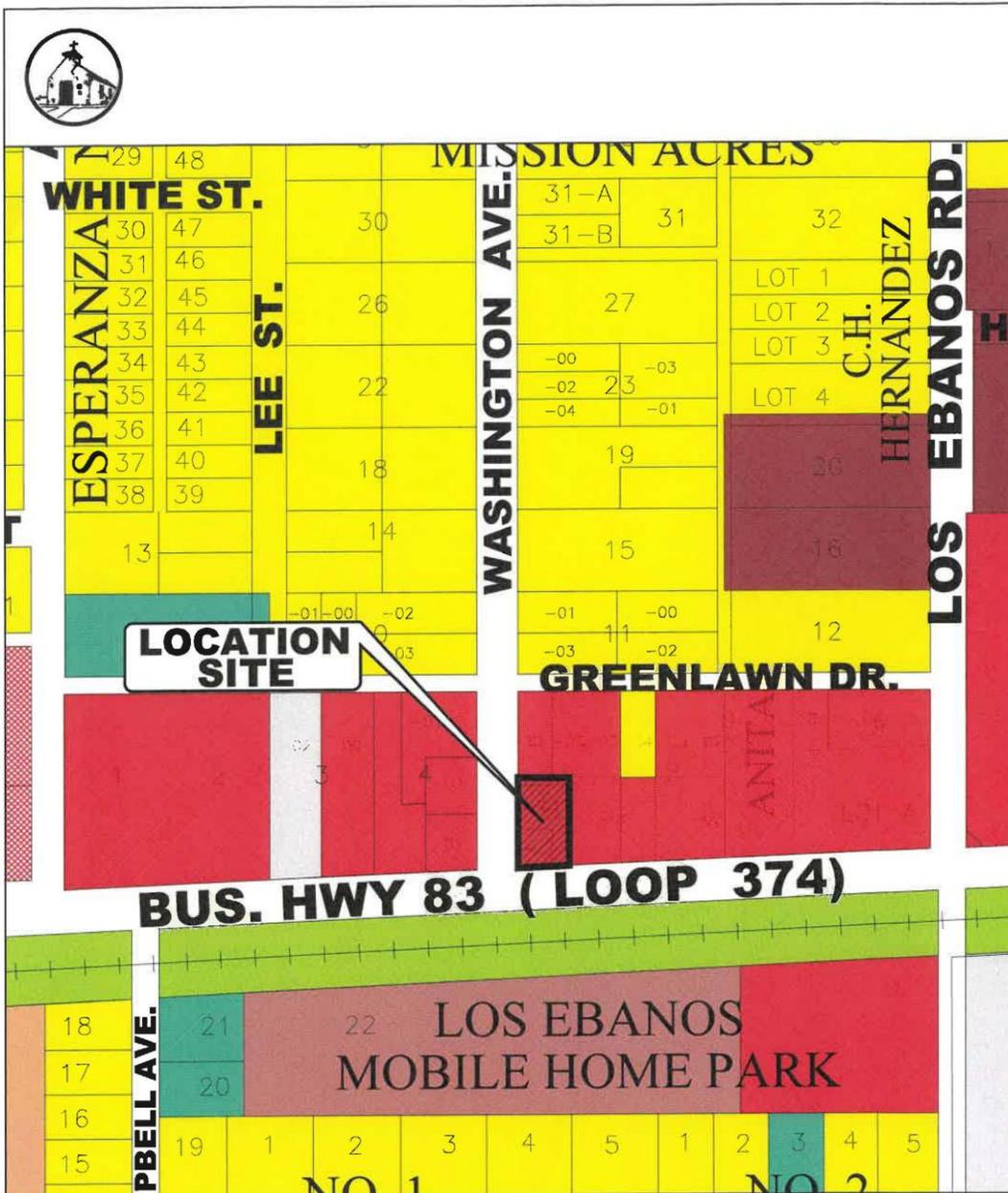
CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8680

No.

ARIEL MAP



ZONING MAP



LOCATION SITE

ZONING LEGEND

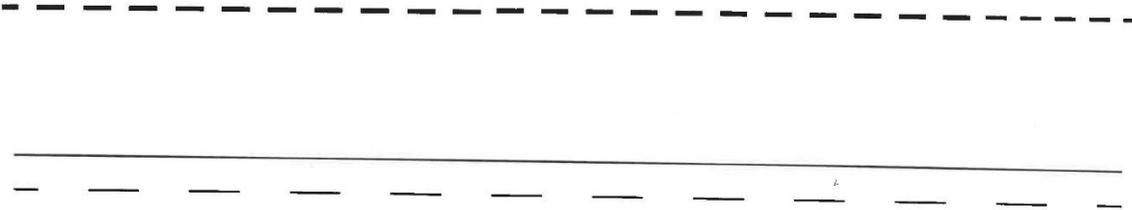
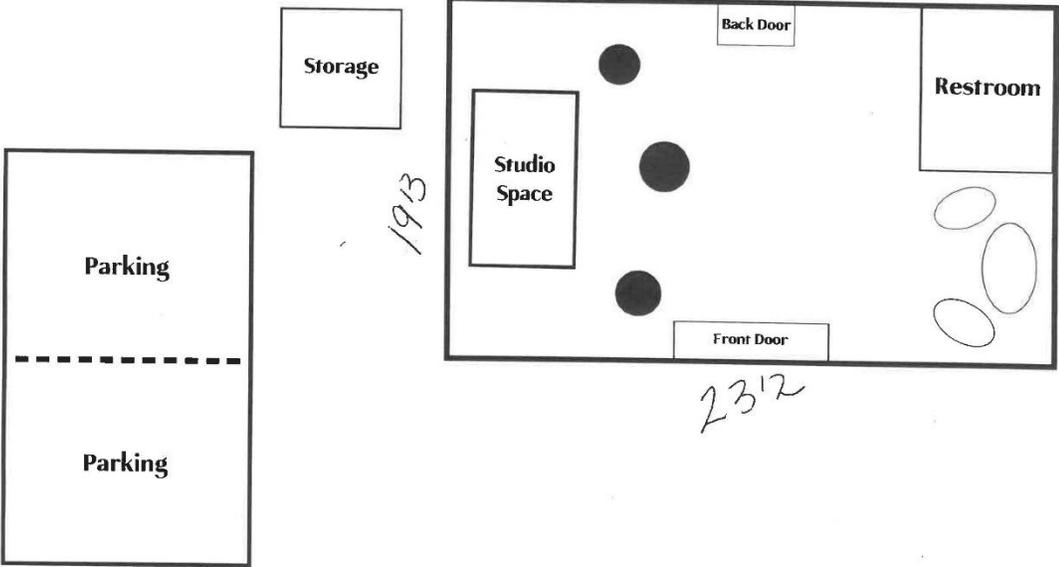
- | | | |
|-----------------------------------|---------------------------------|------------------------------|
| A-O-I AGRICULTURAL OPEN INTERIM | R-3 MULTI-FAMILY RESIDENTIAL | C-4 HEAVY COMMERCIAL |
| A-O-P AGRICULTURAL OPEN PERMANENT | R-4 MOBILE & MODULAR HOME | C-5 ADAPTIVE COMMERCIAL |
| R-1A LARGE LOT SINGLE FAMILY | R-5 HIGH DENSITY MFCT'D HOUSING | I-1 LIGHT INDUSTRIAL |
| R-1T TOWNHOUSE RESIDENTIAL | C-1 OFFICE BUILDING | I-2 HEAVY INDUSTRIAL |
| R-1 SINGLE FAMILY RESIDENTIAL | C-2 NEIGHBORHOOD COMMERCIAL | PUD PLANNED UNIT DEVELOPMENT |
| R-2 DUPLEX-FOURPLEX RESIDENTIAL | C-3 GENERAL BUSINESS | P PUBLIC |

ATTACHMENTS



ATTACHMENTS

Fotografia D'Arla Studio



MAILOUT LIST

PROP_ID	geolD	name	addrDelive	addrCity	addrState	addrZip
237859	M4900-00-000-0011-03	GARZA MELBA D	902 WASHI	MISSION	TX	78572-3422
292855	S7500-00-000-0022-00	LAS VIAS TRAILER PARKS LLC	9601 N 10T	MCALLEN	TX	78504-9522
237837	M4900-00-000-0005-04	GARCIA ISAURO	1404 INSPI	MISSION	TX	78572-7205
237827	M4900-00-000-0003-01	MOLINA VENTURA HERNANDEZ	1608 W BU	MISSION	TX	78572-3428
237831	M4900-00-000-0004-02	GARCIA ANNA & REYNALDO JR	1106 MIRA	MISSION	TX	78572-3525
237829	M4900-00-000-0004-00	SILVA IVAN MENDOZA	903 WASHI	MISSION	TX	78572-3421
237838	M4900-00-000-0005-05	MOLINA BENITO	906 LEE ST	MISSION	TX	78572-3414
237835	M4900-00-000-0005-02	DE LEON JESUS	900 WASHI	MISSION	TX	78572-3451
237833	M4900-00-000-0005-00	AVENDANO CESAR	116 S OAX/	ALTON	TX	78573-0668
237834	M4900-00-000-0005-01	AVENDANO CESAR	116 S OAX/	ALTON	TX	78573-0668
237836	M4900-00-000-0005-03	MOLINA MAIRA & MARIA L	906 LEE ST	MISSION	TX	78572-3414
237839	M4900-00-000-0006-00	IBARRA BRENDA	1520 W BU	MISSION	TX	78572
237840	M4900-00-000-0006-01	GARCIA ISAURO & MARIA CRIS RODRIGUEZ DE GARCIA	1404 N INS	MISSION	TX	78572-7205
237841	M4900-00-000-0006-02	BELLISSIMO ENTERPRISES LLC	615 W 27T	MISSION	TX	78574-7787
237842	M4900-00-000-0006-03	DE LEON JESS ALLON & TERESA	1527 GREE	MISSION	TX	78572-3479
237843	M4900-00-000-0006-04	PEREZ JESUS IVAN DAVILA & SAN JUANA VALDEZ VELAZQUEZ	703 LOS EB	MISSION	TX	78572-4818
237858	M4900-00-000-0011-02	MORALES WILLIE & LIZZETTE RUBY	1009 S ABF	PALMVIEW	TX	78572
237830	M4900-00-000-0004-01	RAMIREZ LUIS LAURO	903 WASHI	MISSION	TX	78572-3421
237855	M4900-00-000-0010-03	DELGADO MARIA IRMA	905 WASHI	MISSION	TX	78572-3421



CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 24, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – Elote Fiesta Snacks in an approved Food Truck Park, being the West ½ of Lots 7 & 8, Block 176, Mission Original Townsite Subdivision, in a (C-4) Heavy Commercial District, located at 307 W. Tom Landry Street. Applicant: Teresa González, Adoption of Ordinance # _____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- January 09, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- January 23, 2026 – Following State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract.
- February 4, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- February 24, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

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

STAFF RECOMMENDATION:

- Approval for a 1-year re-evaluation to assess this new operation;
- Must comply with all City Codes (Building, Fire, Health, etc.),
- Hours of operation are every day from 12:00 pm to 12:00 am;
- Must comply with the noise ordinance
- Acquisition of a business license before occupancy;
- CUP is not transferable to others.

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE: **APPROVED:** _____
 DISAPPROVED: _____
 TABLED: _____

_____ AYES
_____ NAYS
_____ DISSENTING _____

ORDINANCE NO. ____

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

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of February 4, 2026, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the conditional use permit shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 4:30 p.m. Monday, February 24, 2026, in the Council Chambers of the City Hall to consider the following conditional use permit:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING CONDITIONAL USE PERMIT BE GRANTED:

Legal Description	Type	Conditions of Approval
307 W. Tom Landry Street Being the West ½ of Lots 7 & 8, Block 176, Mission Original Townsite Subdivision	Mobile Food Unit – Elote Fiesta Snacks	<ol style="list-style-type: none"> 1. Approval for a 1-year re-evaluation to assess this new operation 2. Must comply with all City Codes (Building, Fire, Health, etc.) 3. Hours of operation are every day from 12:00 pm to 12:00 am 4. Must comply with the noise ordinance 5. Acquisition of a business license before occupancy 6. CUP is not transferable to others.

READ, CONSIDERED AND PASSED, this the 24th day of February, 2026.

Norie Gonzalez Garza, Mayor

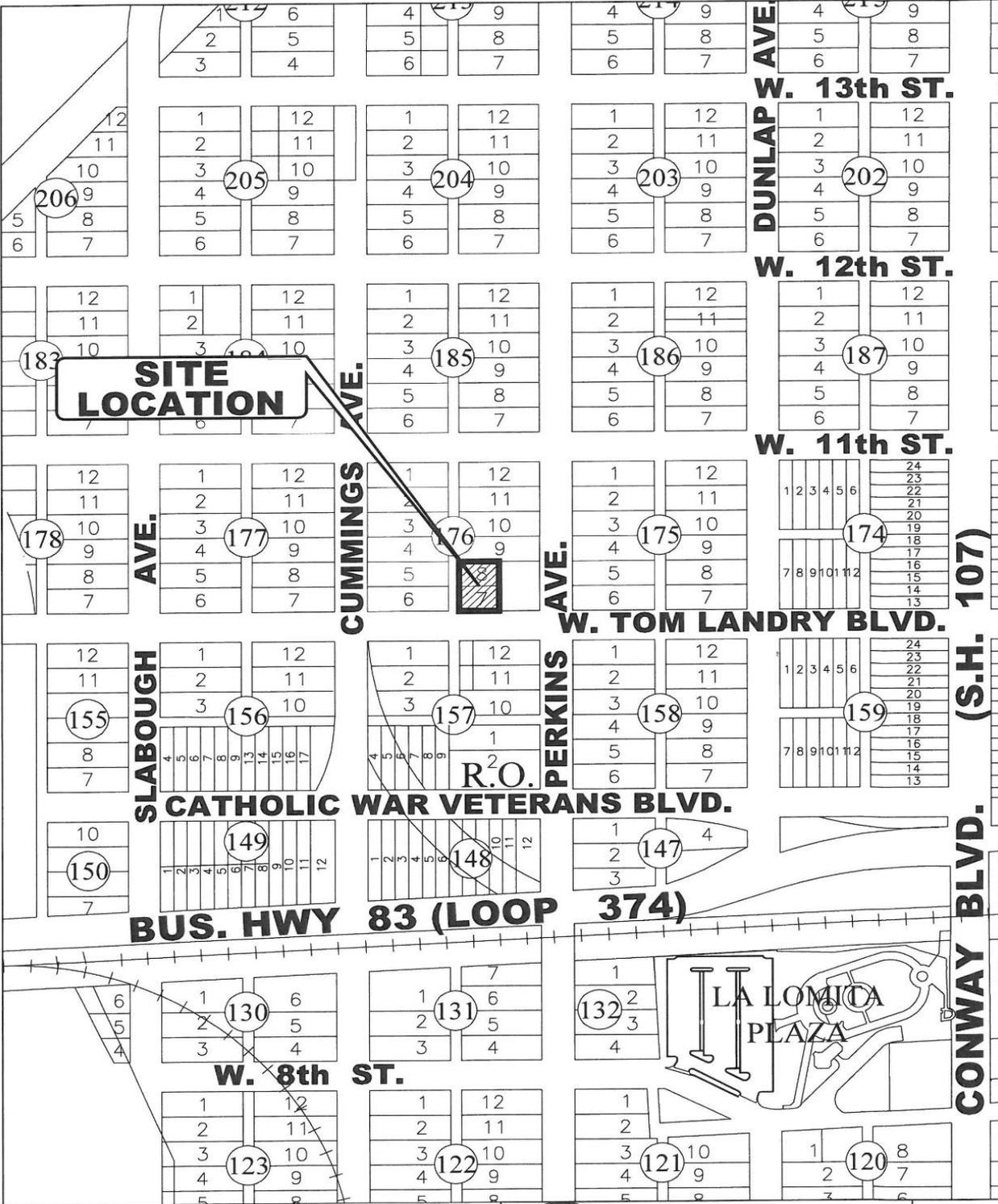
ATTEST:

Anna Carrillo, City Secretary

EXHIBIT "A"



SITE LOCATION



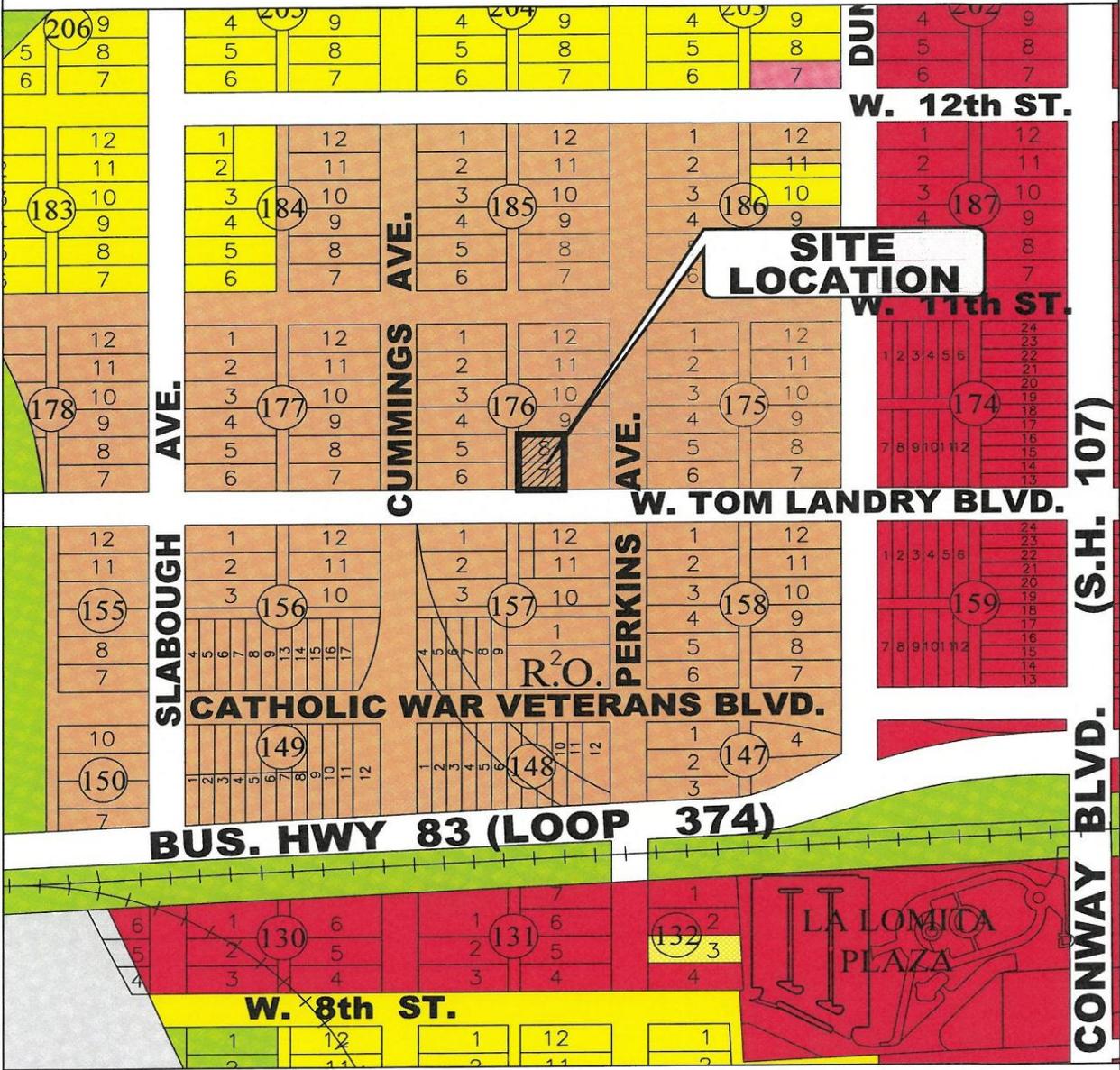
CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8680

No.

AERIAL MAP



ZONING MAP

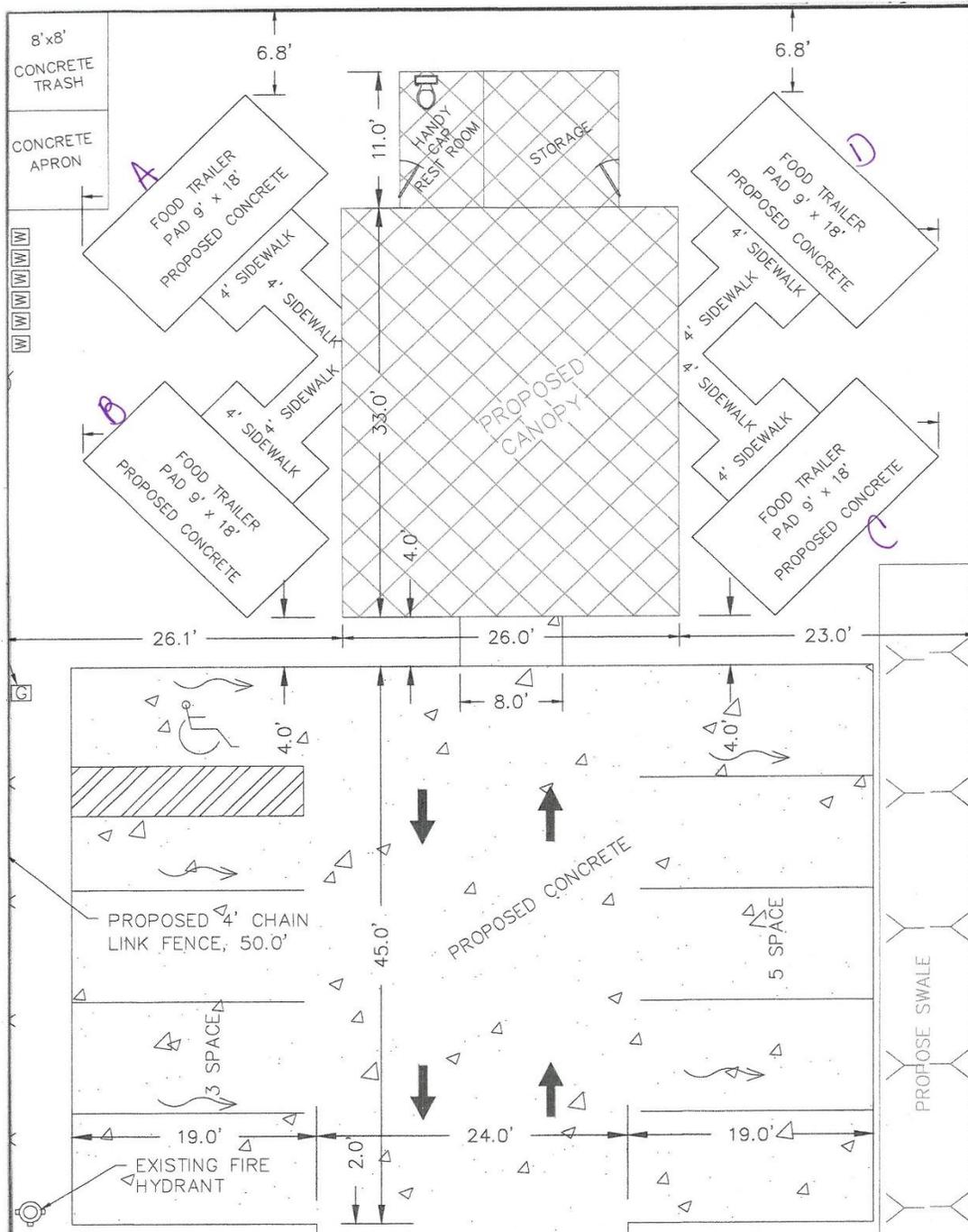


ZONING LEGEND

- | | | |
|----------------------------------|---------------------------------|------------------------------|
| A0-I AGRICULTURAL OPEN INTERIM | R-3 MULTI-FAMILY RESIDENTIAL | C-4 HEAVY COMMERCIAL |
| AO-P AGRICULTURAL OPEN PERMANENT | R-4 MOBILE & MODULAR HOME | C-5 ADAPTIVE COMMERCIAL |
| R-1A LARGE LOT SINGLE FAMILY | R-5 HIGH DENSITY MFCT'D HOUSING | I-1 LIGHT INDUSTRIAL |
| R-1T TOWNHOUSE RESIDENTIAL | C-1 OFFICE BUILDING | I-2 HEAVY INDUSTRIAL |
| R-1 SINGLE FAMILY RESIDENTIAL | C-2 NEIGHBORHOOD COMMERCIAL | PUD PLANNED UNIT DEVELOPMENT |
| R-2 DUPLEX-FOURPLEX RESIDENTIAL | C-3 GENERAL BUSINESS | P PUBLIC |

SITE PLAN

Location Name : West 307 Food Park
Location Address 307 W. Tom Landry, Mission, TX 78572
Space D



PICTURES



PICTURES



PICTURES



MENU

Elote Fiesta and Snacks

Proposed Mobile Food Unit Menu

Owner: Teresa Gonzalez | Phone: 956-566-2063

City of Mission – Mobile Food Unit Application

Corn Products

- Corn in a Cup (Elote en Vaso)
- Corn on the Cob (Elote Entero)

Available Toppings: Butter, Mayonnaise, Queso Fresco, Chile Powder, Lime Juice, Hot Sauce

Hot Snack Items

- Espiro Papa (Spiral Potato)
- Nachos (tortilla chips with cheese sauce)
- Frito Pie
- Popcorn

Desserts

- Soft Serve Ice Cream
- Packaged Ice Cream Products
- Fresas con Crema (Strawberries and Cream)

Packaged Snack Items

- Assorted Prepackaged Chips
- Assorted Prepackaged Candy

Beverages

- Bottled Water
- Canned or Bottled Soft Drinks

Operational Notes

- No raw meat, poultry, or seafood is prepared or served.
- All packaged food items are commercially prepared and pre-wrapped.
- Dairy products are maintained under required temperature control.
- All food preparation, handling, and storage comply with City of Mission and Texas Department of State Health Services regulations.

Days of Operation Monday – Sunday 12:00 noon – midnight

ADDITIONAL PARKING PICTURE



MAILOUT LIST

PROP_ID	geolD	name	addrDelive	addrCity	addrState	addrZip
239868	M5200-00-176-0009-00	GUERRA LITA ANNE	2214 REBEL RD	AUSTIN	TX	78704-5245
239853	M5200-00-175-0003-00	PASCUAL JORGE A & SILVIA B SCUDELETTI PASCUAL TRUSTEETS	4109 SAN GERARDO	MISSION	TX	78572-7377
239689	M5200-00-158-0000-00	SEGLER INTERESTS LLC	20212 CHAMPIONS FOREST DR STE 700-369	SPRING	TX	77379
239852	M5200-00-175-0002-10	MARTINEZ CARLOS & CRUZ OLIVIA	1016 PERKINS AVE	MISSION	TX	78572-3934
239860	M5200-00-176-0001-00	CANTU JORGE LUIS & MARIA DE LA LUZ	901 PERKINS AVE STE A	MISSION	TX	78572-3940
239865	M5200-00-176-0006-00	WLSL INC	311 W TOM LANDRY ST	MISSION	TX	78572-3911
239863	M5200-00-176-0005-10	RIVAS RUBEN	313A W TOM LANDRY ST	MISSION	TX	78572-3911
239864	M5200-00-176-0005-15	WEST LIQUOR	311 W TOM LANDRY ST	MISSION	TX	78572-3911
239866	M5200-00-176-0007-00	GONZALEZ ROBERTO & TERESA C GONZALEZ	1714 N BRYAN RD	MISSION	TX	78572-3022
239867	M5200-00-176-0008-00	TIME WARNER COMMUNICATIONS RGV	PO BOX 7467	CHARLOTTE	NC	28241-7467
239872	M5200-00-176-0012-10	GARCIA FRANKE	2119 LIBERTY ST	MISSION	TX	78573-9862
239871	M5200-00-176-0012-00	HERNANDEZ JAVIER	1111 W NOLANA AVE	MCALLEN	TX	78504-3747
239861	M5200-00-176-0005-00	SALINAS GUADALUPE	319 WEST TOM LANDRY	MISSION	TX	78572
239686	M5200-00-157-0011-00	DOLIFKA LAND COMPANY	PO BOX 444	BRIGHTON	CO	80601-0444
239685	M5200-00-157-0010-00	D L LIGHTING & AUDIO LLC	3616 N 43RD ST	MCALLEN	TX	78501-3473
239681	M5200-00-157-0001-00	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
239687	M5200-00-157-0012-00	GONZALEZ RUBEN	1803 AZALEA ST	MISSION	TX	78573-9166
0						
239870	M5200-00-176-0011-00	ROCHA ESTEVAN GABRIEL	1015 PERKINS	MISSION	TX	78572-3935
239869	M5200-00-176-0010-00	CANTU ROSA SALINAS	1015 PERKINS AVE	MISSION	TX	78572-3935
0						



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 24, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

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

NATURE OF REQUEST:

Project Timeline:

- January 16, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- January 23, 2026 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- February 4, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- February 24, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located 170 feet east of W. Kika De La Garza Street along the North side of W. 11th Street.
- Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Events Center requires the approval of a conditional use permit by the City Council.
- The applicant proposes to apply for a conditional use permit for the Event Center.
- The hours of operation are as follows: Thursday through Sunday from 5:00 p.m. to 12:00 am.
- Staff: 5 employees
- The applicant is proposing that no alcoholic beverages are to be sold at the venue, and no BYOB (bring your own beer) will be allowed.
- Parking: Due to the total of 80 seating spaces, which requires 26.66 parking spaces (80 seats/ 3 seats = 26.66 parking spaces). They are proposing 26 parking spaces.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

- Approval for one year to continue to assess this operation.
- Hours of operation are Thursday through Sunday from 5:00 p.m. to 12:00 a.m.
- Must comply with the noise ordinance
- CUP is 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.)

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE: **APPROVED:** _____
 DISAPPROVED: _____
 TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ORDINANCE NO. ____

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

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of February 4, 2026, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the conditional use permit shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 4:30 p.m. Monday, February 24, 2026, in the Council Chambers of the City Hall to consider the following conditional use permit:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING CONDITIONAL USE PERMIT BE GRANTED:

Legal Description	Type	Conditions of Approval
401 W. 11 th Street Being all of Lots 7, 8, & 9, Block 184, Original Townsite of Mission Subdivision	Event Center – Monster House	<ol style="list-style-type: none"> 1. Approval for a one year to continue to assess this operation 2. Hours of operation are Thursday through Sunday from 5:00 p.m. to 12:00 a.m. 3. Must comply with the noise ordinance 4. CUP is not transferable to others 5. Must have security cameras inside and outside with a minimum 30-day retention 6. Must comply with all City Codes (Building, Fire, Health, Sign, etc.)

READ, CONSIDERED AND PASSED, this the 24th day of February, 2026.

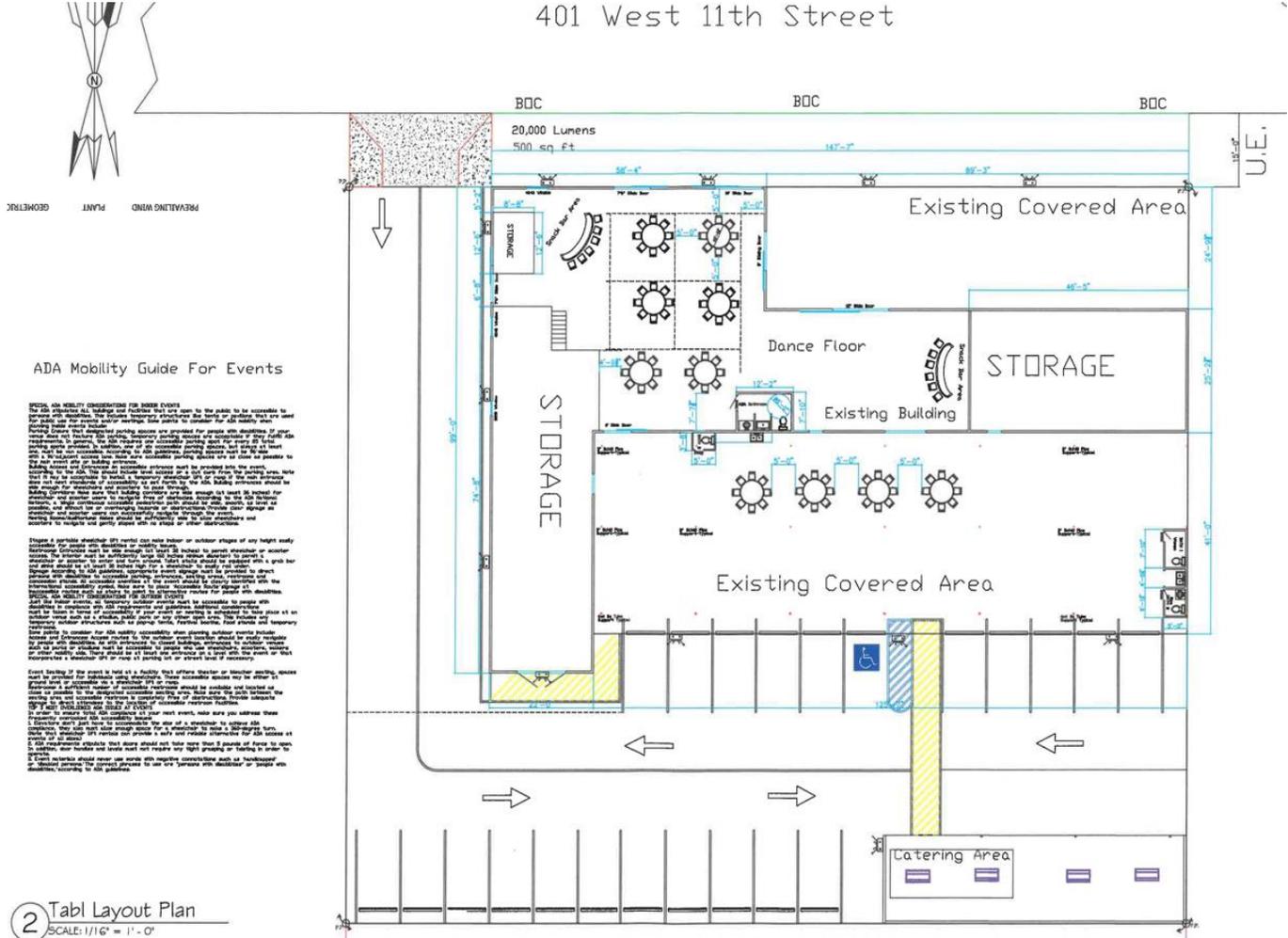
Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

EXHIBIT "A"

401 West 11th Street



ADA Mobility Guide For Events

GENERAL ADA MOBILITY CONSIDERATIONS FOR THESE EVENTS

The ADA (Americans with Disabilities Act) requires that all buildings that are open to the public be accessible to people with disabilities. In order to ensure that your event is accessible to all guests, you must provide accessible routes for people with disabilities. This includes providing accessible routes for people with disabilities to enter and exit the building, and providing accessible routes for people with disabilities to move around the building. This includes providing accessible routes for people with disabilities to move around the building, and providing accessible routes for people with disabilities to move around the building.

STAIRS

Stairs are a barrier for people with disabilities. If you have stairs, you must provide an accessible route for people with disabilities. This includes providing a ramp or lift to the stairs, and providing an accessible route for people with disabilities to move around the stairs. This includes providing an accessible route for people with disabilities to move around the stairs, and providing an accessible route for people with disabilities to move around the stairs.

ELEVATORS

Elevators are a barrier for people with disabilities. If you have an elevator, you must provide an accessible route for people with disabilities. This includes providing an accessible route for people with disabilities to move around the elevator, and providing an accessible route for people with disabilities to move around the elevator. This includes providing an accessible route for people with disabilities to move around the elevator, and providing an accessible route for people with disabilities to move around the elevator.

RESTROOMS

Restrooms are a barrier for people with disabilities. If you have restrooms, you must provide accessible restrooms for people with disabilities. This includes providing accessible restrooms for people with disabilities, and providing accessible restrooms for people with disabilities. This includes providing accessible restrooms for people with disabilities, and providing accessible restrooms for people with disabilities.

SEATING

Seating is a barrier for people with disabilities. If you have seating, you must provide accessible seating for people with disabilities. This includes providing accessible seating for people with disabilities, and providing accessible seating for people with disabilities. This includes providing accessible seating for people with disabilities, and providing accessible seating for people with disabilities.

ENTRANCES

Entrances are a barrier for people with disabilities. If you have an entrance, you must provide an accessible route for people with disabilities. This includes providing an accessible route for people with disabilities to move around the entrance, and providing an accessible route for people with disabilities to move around the entrance. This includes providing an accessible route for people with disabilities to move around the entrance, and providing an accessible route for people with disabilities to move around the entrance.

EXITWAYS

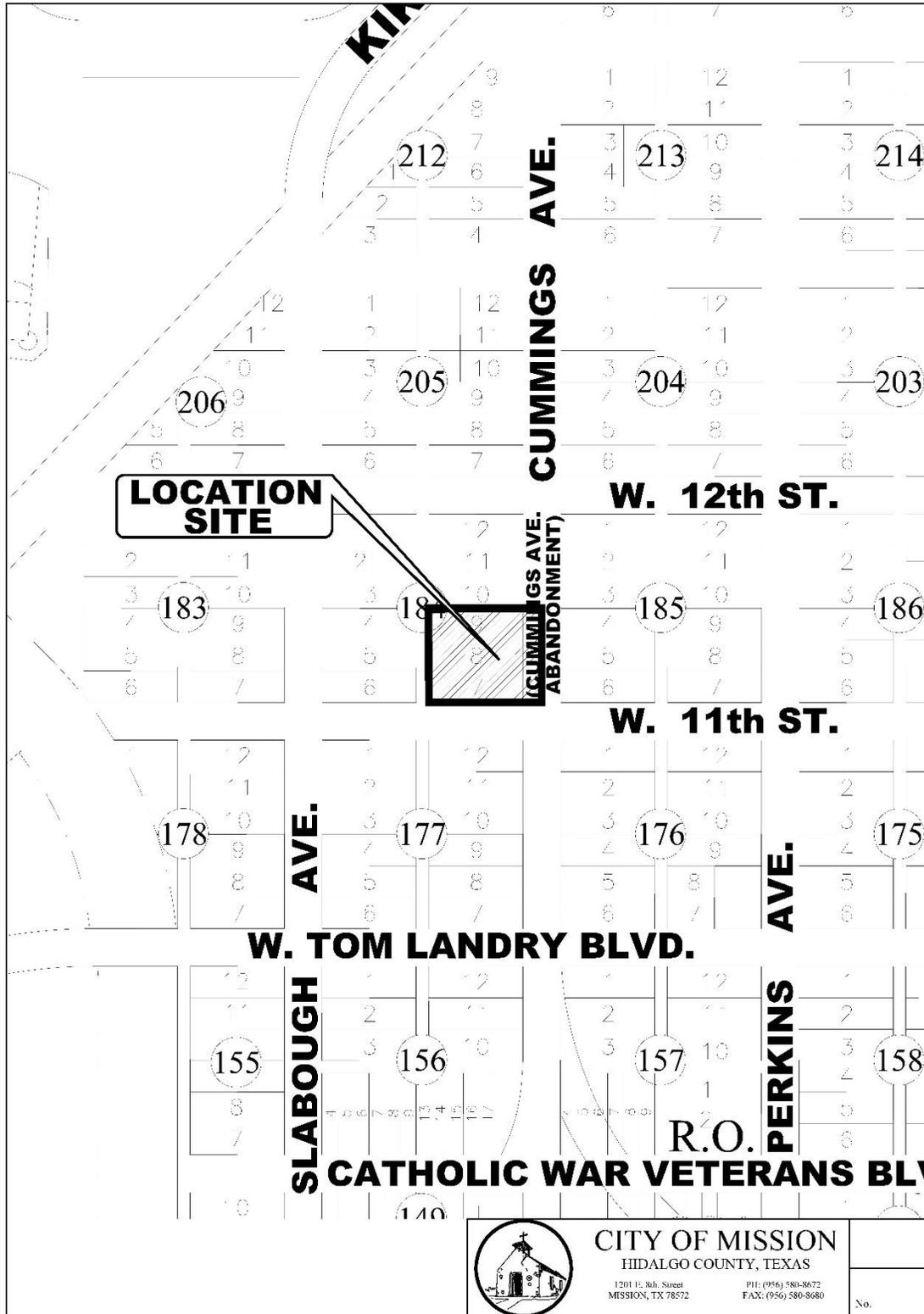
Exitways are a barrier for people with disabilities. If you have an exitway, you must provide an accessible route for people with disabilities. This includes providing an accessible route for people with disabilities to move around the exitway, and providing an accessible route for people with disabilities to move around the exitway. This includes providing an accessible route for people with disabilities to move around the exitway, and providing an accessible route for people with disabilities to move around the exitway.

EVENT SEATING

Event seating is a barrier for people with disabilities. If you have event seating, you must provide accessible event seating for people with disabilities. This includes providing accessible event seating for people with disabilities, and providing accessible event seating for people with disabilities. This includes providing accessible event seating for people with disabilities, and providing accessible event seating for people with disabilities.

2 Table Layout Plan
SCALE: 1/16" = 1' - 0"

SITE LOCATION



CITY OF MISSION
 HIDALGO COUNTY, TEXAS

1201 E. 8th Street
 MISSION, TX 78372

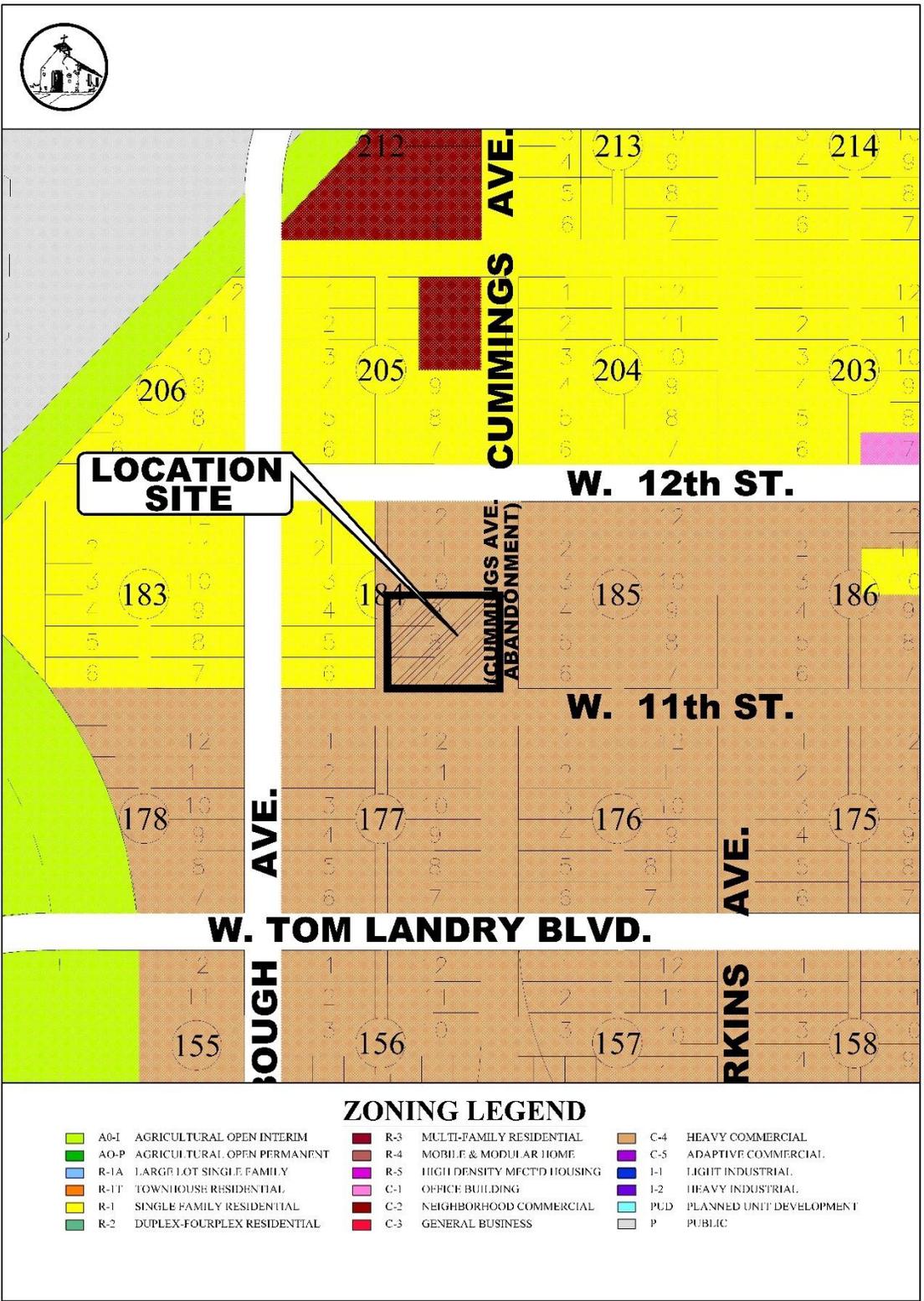
PH: (956) 580-8672
 FAX: (956) 580-8680

No.

AERIAL MAP



ZONING MAP



PICTURES



PICTURES



PICTURES



PICTURES



PICTURES

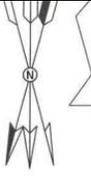


PICTURES



FLOOR PLAN

401 West 11th Street



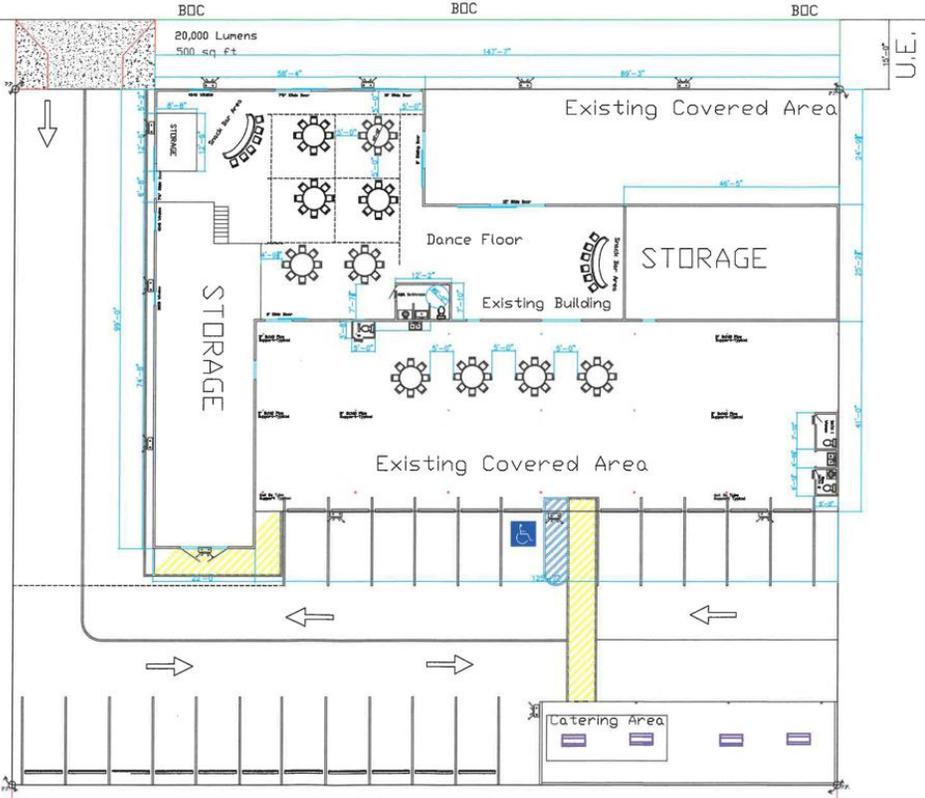
PREVAILING WINDS
PLANET
GEOMETRIC

ADA Mobility Guide For Events

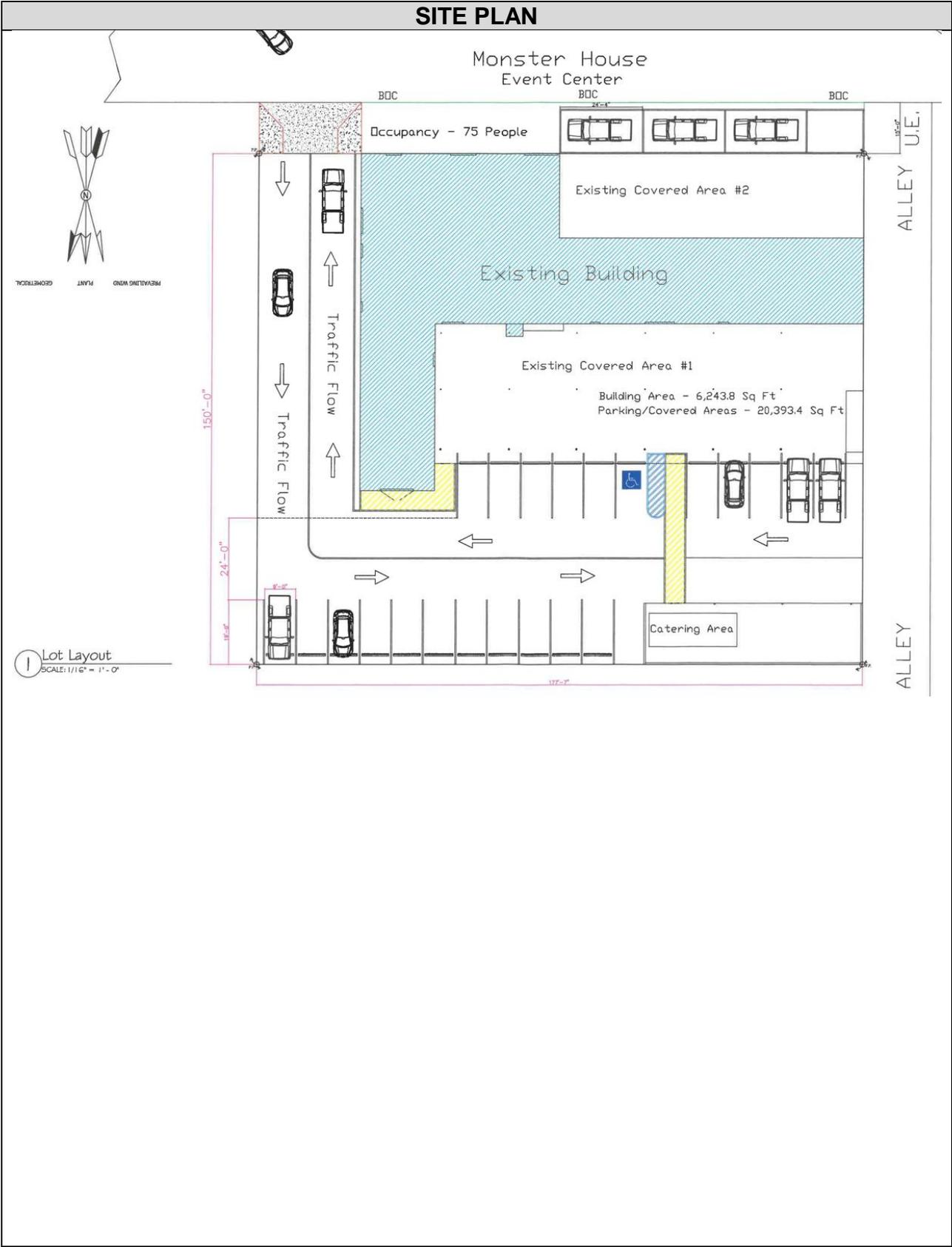
RECALL THE MOBILITY CONSIDERATIONS FOR MOBILE EVENTS
 The ADA Guidelines for Buildings and Facilities that are open to the public are for accessible to people with disabilities. The building temporary structure and barrier of a mobile event are not designed to meet the same standards as permanent structures. The ADA Guidelines for mobile events are intended to provide a minimum level of accessibility for people with disabilities. The ADA Guidelines for mobile events are intended to provide a minimum level of accessibility for people with disabilities. The ADA Guidelines for mobile events are intended to provide a minimum level of accessibility for people with disabilities.

Steps a portable structure (if needed) can take before or after an event to help meet the ADA Guidelines for mobile events:
 1. Determine the location of the structure and the location of the event. 2. Determine the location of the structure and the location of the event. 3. Determine the location of the structure and the location of the event. 4. Determine the location of the structure and the location of the event.

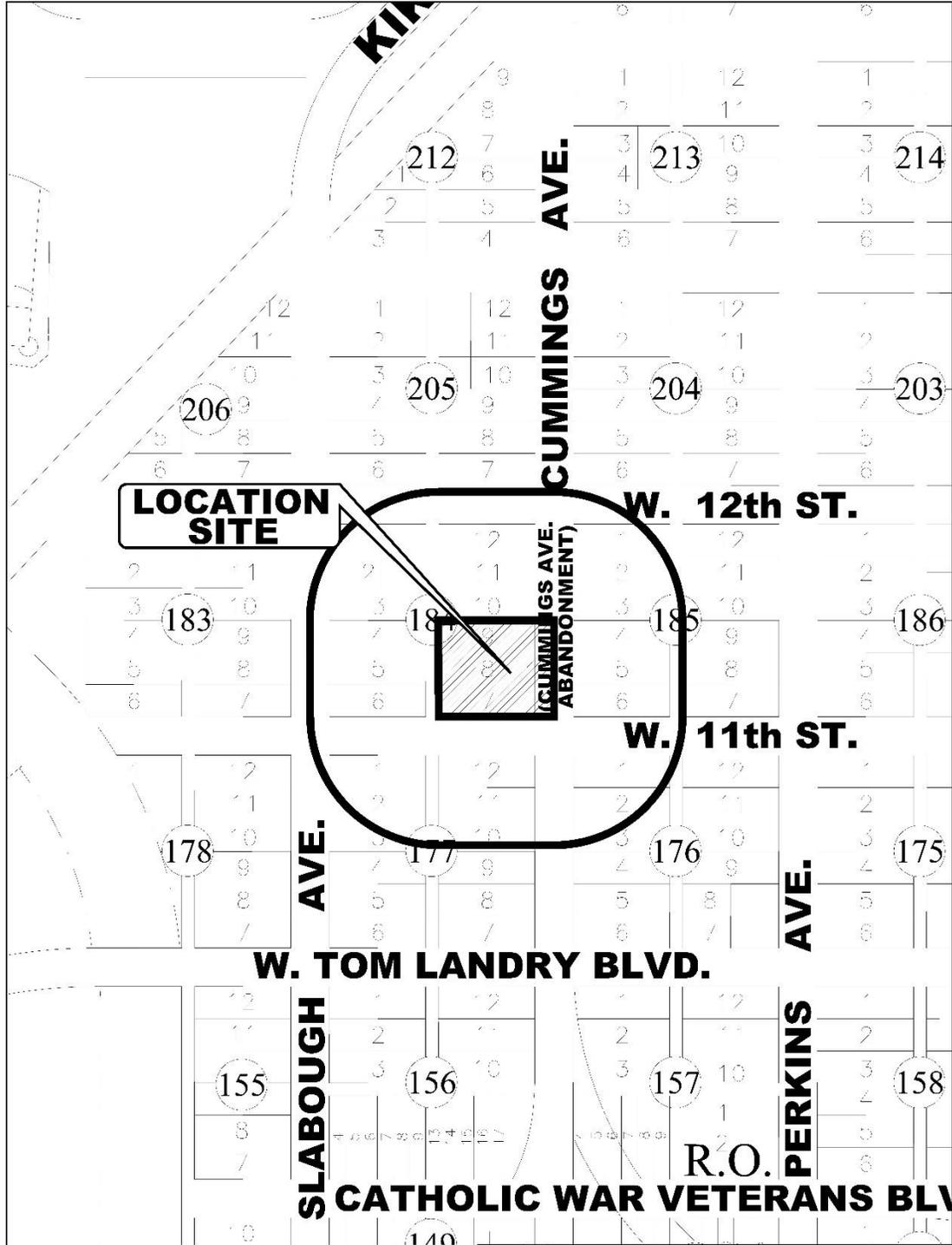
Event layout of the event to help a mobility impaired person or wheelchair user:
 1. Determine the location of the structure and the location of the event. 2. Determine the location of the structure and the location of the event. 3. Determine the location of the structure and the location of the event. 4. Determine the location of the structure and the location of the event.



2 Table Layout Plan
 SCALE: 1/16" = 1' - 0"



200 FOOT RADIUS



200' RADIUS MAILOUT



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78372

PH: (956) 580-8672
FAX: (956) 580-8680

No.

MAILOUT LIST

PROP_ID	geolD	name	addrDelive	addrCity	addrState	addrZip
239929	M5200-00-184-0006-00	VILLANUEVA DIANA D	1100 W KIKA DE LA GARZA ST	MISSION	TX	78572-3733
239933	M5200-00-185-0001-00	PASCUAL JORGE A & SILVIA B SCUDELETTI PASCUAL TRUSTEES	4109 SAN GERARDO	MISSION	TX	78572-7377
239940	M5200-00-185-0008-00	PAPERMAN LLC	1103 PERKINS AVE	MISSION	TX	78572-3937
679026	M5200-00-177-0001-01	GARZA CORNELIO A JR	1108 N KERALUM AVE	MISSION	TX	78572-4238
239928	M5200-00-184-0005-00	BAZAN DAVID	806 W PALMA VISTA DR	PALMVIEW	TX	78572-2144
239926	M5200-00-184-0003-00	MARTINEZ PABLO & GUADALUPE	1112 W KIKA DE LA GARZA ST	MISSION	TX	78572-3733
239937	M5200-00-185-0005-00	VASQUEZ JOAQUIN & MARIO CAVAZOS	2708 S 23RD ST	MCALLEN	TX	78503-5670
239930	M5200-00-184-0007-00	J VALDEZ PROPERTY HOLDINGS LLC	1015 W KIKA DE LA GARZA ST	MISSION	TX	78572-3730
239927	M5200-00-184-0004-00	DE CEPEDA SAN JUANITA HERNANDEZ	1108 W KIKA DE LA GARZA ST	MISSION	TX	78572-3733
239942	M5200-00-185-0010-00	NOYOLA J ARTURO BUENO & ALMA ROSA RAMIREZ HERNANDEZ	1115 PERKINS AVE	MISSION	TX	78572
239941	M5200-00-185-0009-00	GARZA GERARDO	2722 ALAMEDA CIR	MISSION	TX	78574
239939	M5200-00-185-0007-00	BECHO IMELDA R	1101 PERKINS ST	MISSION	TX	78572
239873	M5200-00-177-0003-00	J VALDEZ PROPERTY HOLDINGS LLC	1015 W KIKA DE LA GARZA ST	MISSION	TX	78572-3730
239938	M5200-00-185-0006-00	KEMP RICHARD A & JAVIER GOMEZ	310 W 11TH ST	MISSION	TX	78572-3917
679026	M5200-00-177-0001-01	GARZA CORNELIO A JR	1108 N KERALUM AVE	MISSION	TX	78572-4238
239876	M5200-00-177-0007-00	J VALDEZ PROPERTY HOLDINGS LLC	1015 W KIKA DE LA GARZA ST	MISSION	TX	78572-3730
239924	M5200-00-184-0002-00	OZUNA SERVANDO & ISAUARA	421 W 12TH ST	MISSION	TX	78572-3722
239923	M5200-00-184-0001-00	RESENDEZ JUAN ARTURO & ELIZABETH	413 W 12TH ST	MISSION	TX	78572-3722
239932	M5200-00-184-0010-00	LA RESPUESTA CHURCH MINISTRIES	405 W 12TH ST	MISSION	TX	78572-3722
239860	M5200-00-176-0001-00	CANTU JORGE LUIS & MARIA DE LA LUZ	901 PERKINS AVE STE A	MISSION	TX	78572-3940



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 24, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM – Director of Planning

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

NATURE OF REQUEST:

Project Timeline:

- January 15, 2026 – Application for Conditional Use Permit submitted to the City for processing.
- January 23, 2026 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- February 4, 2026 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- February 24, 2026 – Public Hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located approximately 600' north of 1st Street along the West side of Shary Road. Access to the site is off of Shary Road via a 35' driveway.
- Per Code of Ordinance, the sale & on-site consumption of alcoholic beverages requires the approval of a Conditional Use Permit by the City Council.
- The applicant is leasing a 2,325 square foot suite within a commercial plaza for an Oriental Restaurant. The applicant would like to offer alcohol with their meals.
- The proposed hours of operation: Monday – Sunday 11:00 am to 10:00 pm
- Staff: 25 employees in different shifts
- Parking: In reviewing the floor plan, there is a total of 74 seating spaces proposed, which require 25 parking spaces (74 seats/1 space for every 3 seats=24.66 parking spaces). It is noted that the parking is held in common. A total of 187 parking spaces are available and shared with other businesses within the commercial plaza.
- Sale of Alcohol (Section 1.56-3): (3a) of the Zoning codes requires such uses to be at least 300' from the nearest residence, church, school or publicly owned property. There are no land uses within the above radius.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (15) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the following conditions:

1. Permit for two (2) years to continue to assess this business
2. Must comply with all City Codes (Building, Fire, Health, etc.)
3. Must comply with TABC requirements
4. Acquisition of a business license before occupancy
5. CUP is not transferable to others
6. Hours of operation: Monday – Sunday from 11:00 am to 10:00 pm
7. Must comply with noise ordinance
8. Must have security cameras inside and outside with a maximum 30 day retention
9. Wet zone property

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager’s Recommendation: Approval *JP7*

RECORD OF VOTE:	APPROVED:	_____
	DISAPPROVED:	_____
	TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ORDINANCE NO. ____

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

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of February 4, 2026, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the conditional use permit shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 4:30 p.m. Monday, February 24, 2026, in the Council Chambers of the City Hall to consider the following conditional use permit:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING CONDITIONAL USE PERMIT BE GRANTED:

Legal Description	Type	Conditions of Approval
301 N. Shary Road, Suite 280 Being Lot 2, Shary Town Plaza Subdivision	Sale & On-Site Consumption of Alcoholic Beverages – Oriental Wok Restaurant	<ol style="list-style-type: none"> 1. Permit for two (2) years to continue to assess this business 2. Must comply with all City Codes (Building, Fire, Health, etc.) 3. Must comply with TABC requirements 4. Acquisition of a business license before occupancy 5. CUP is not transferable to others 6. Hours of Operation: Monday-Sunday from 11:00 a.m. to 10:00 p.m. 7. Must comply with noise ordinance 8. Must have security cameras inside and outside with a maximum 30 day retention 9. Wet zone property

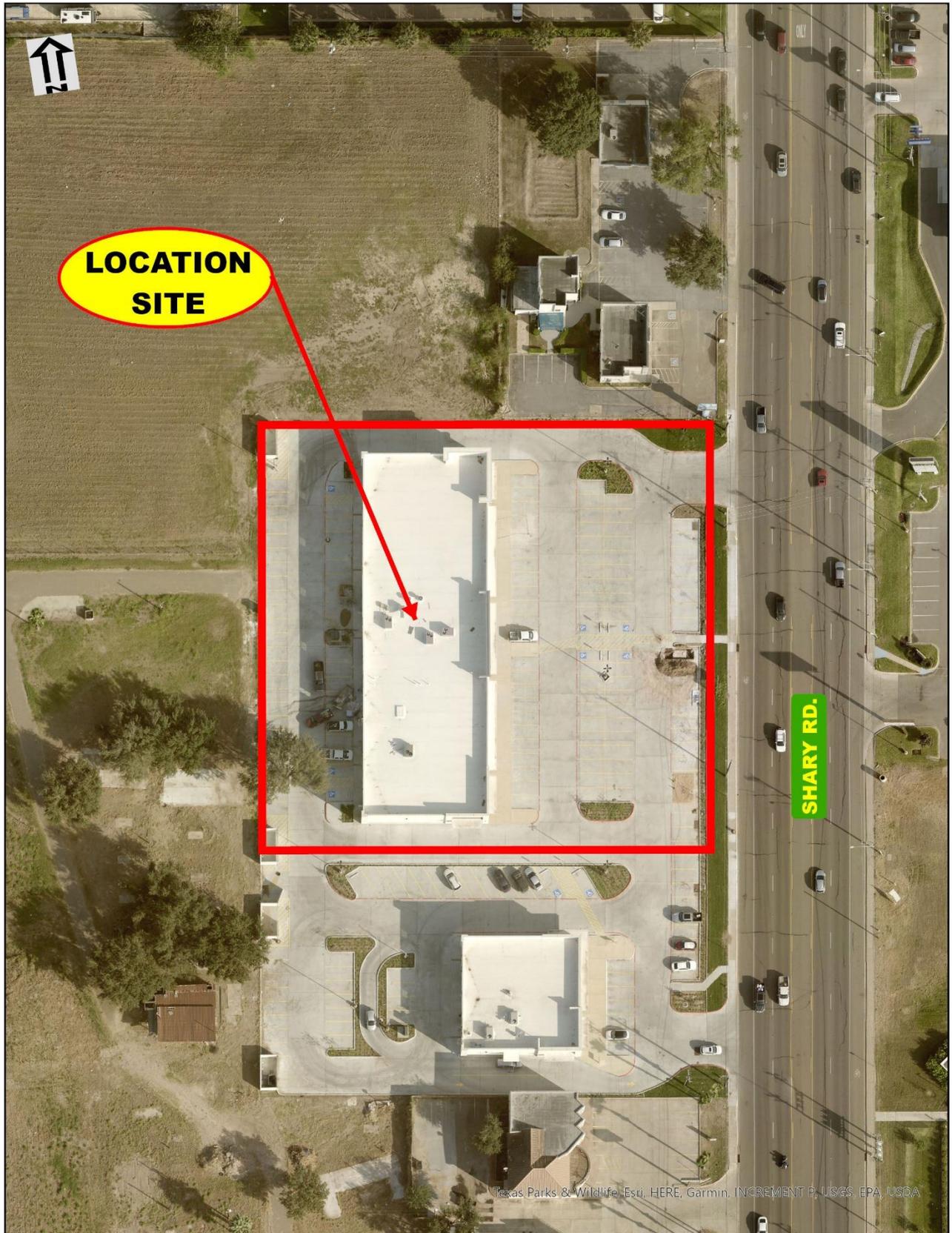
READ, CONSIDERED AND PASSED, this the 24th day of February, 2026.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

EXHIBIT "A"



ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
AMENDING ORDINANCE NO.780 DESIGNATING PLACES WHERE BEER
AND OTHER ALCOHOLIC BEVERAGES MAY BE SOLD WITHIN THE
CORPORATE LIMITS OF THE CITY OF MISSION TO INCLUDE THE
PREMISES LOCATED AT
301 N. SHARY ROAD, STE. 280 – ORIENTAL WOK**

WHEREAS, City Ordinance No.780, passed and approved by the City Council of the City of Mission on October 7, 1974 designates certain places where beer and other alcoholic beverages may be sold within the corporate limits of the city; and

WHEREAS, a request has been submitted for the designation of a "wet area", for the property located at:

301 N. SHARY ROAD, STE. 280
ORIENTAL WOK

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT:

1. The property located at 301 N. Shary Road, Ste. 280 – Oriental Wok, is designated as "wet area".
2. Said property located at 301 N. Shary Road, Ste. 280 – Oriental Wok, shall be included in the designated areas where alcoholic beverages may be sold within the city.

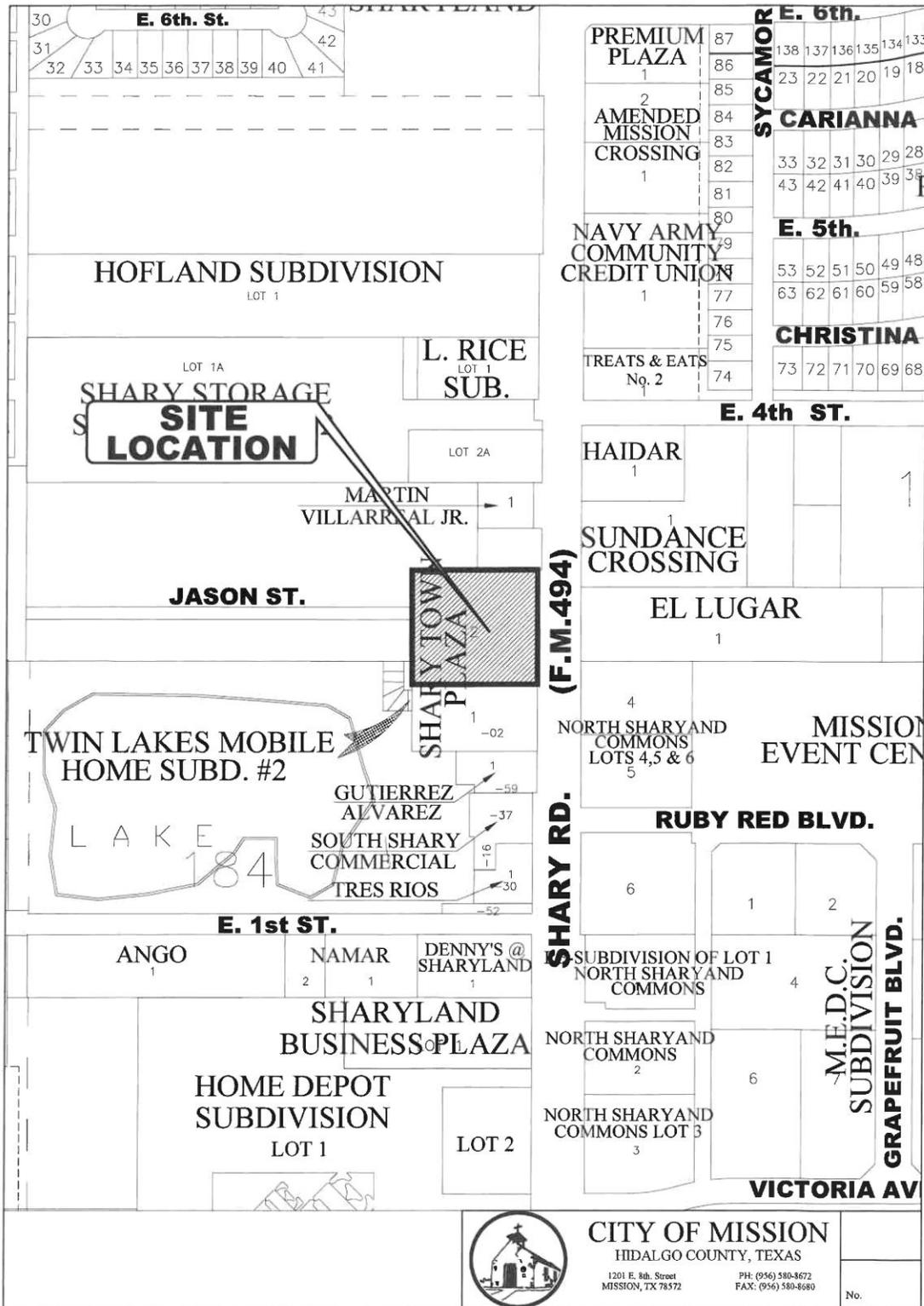
READ, CONSIDERED AND APPROVED this 24th day of February, 2026.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

VICINITY MAP

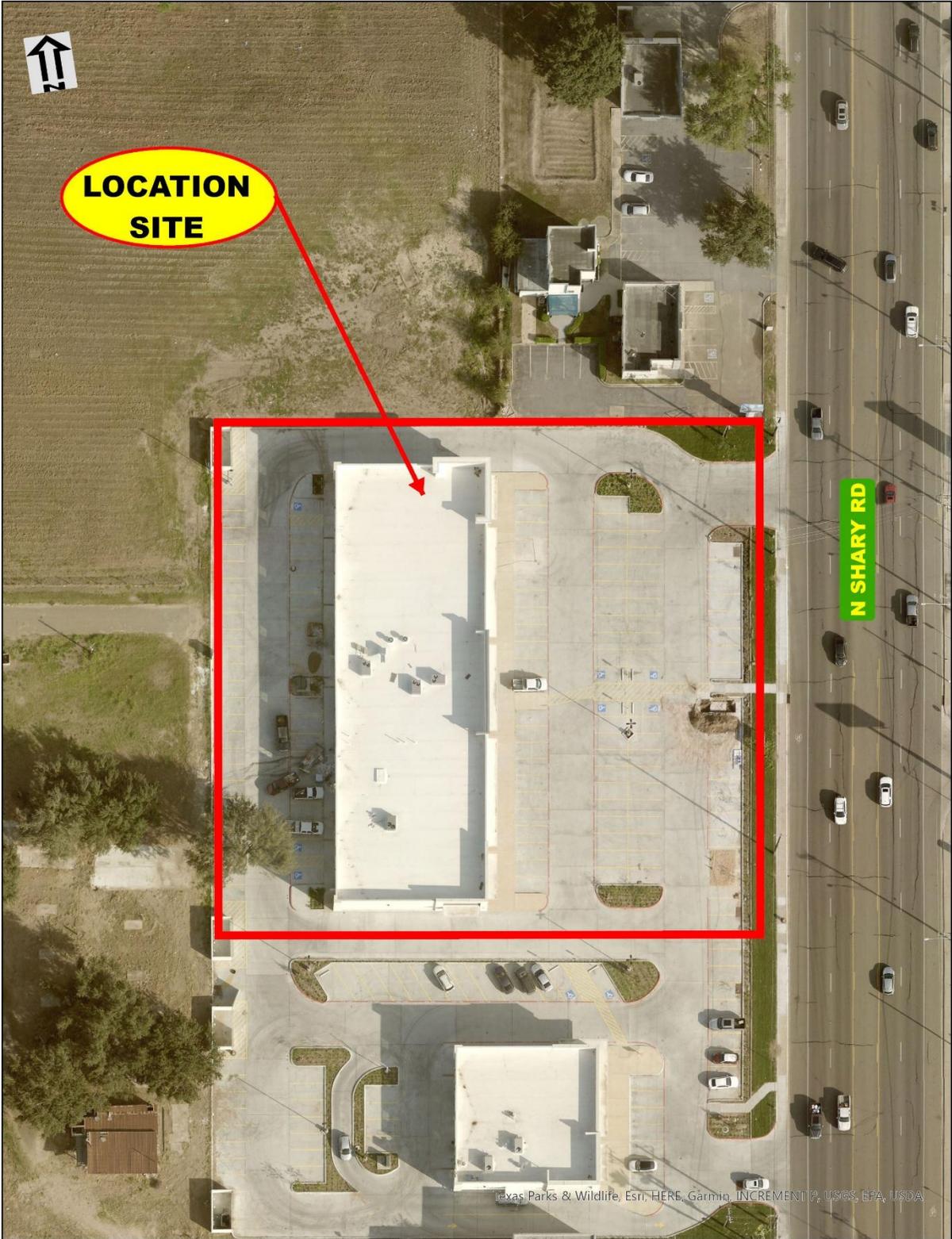


CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78372

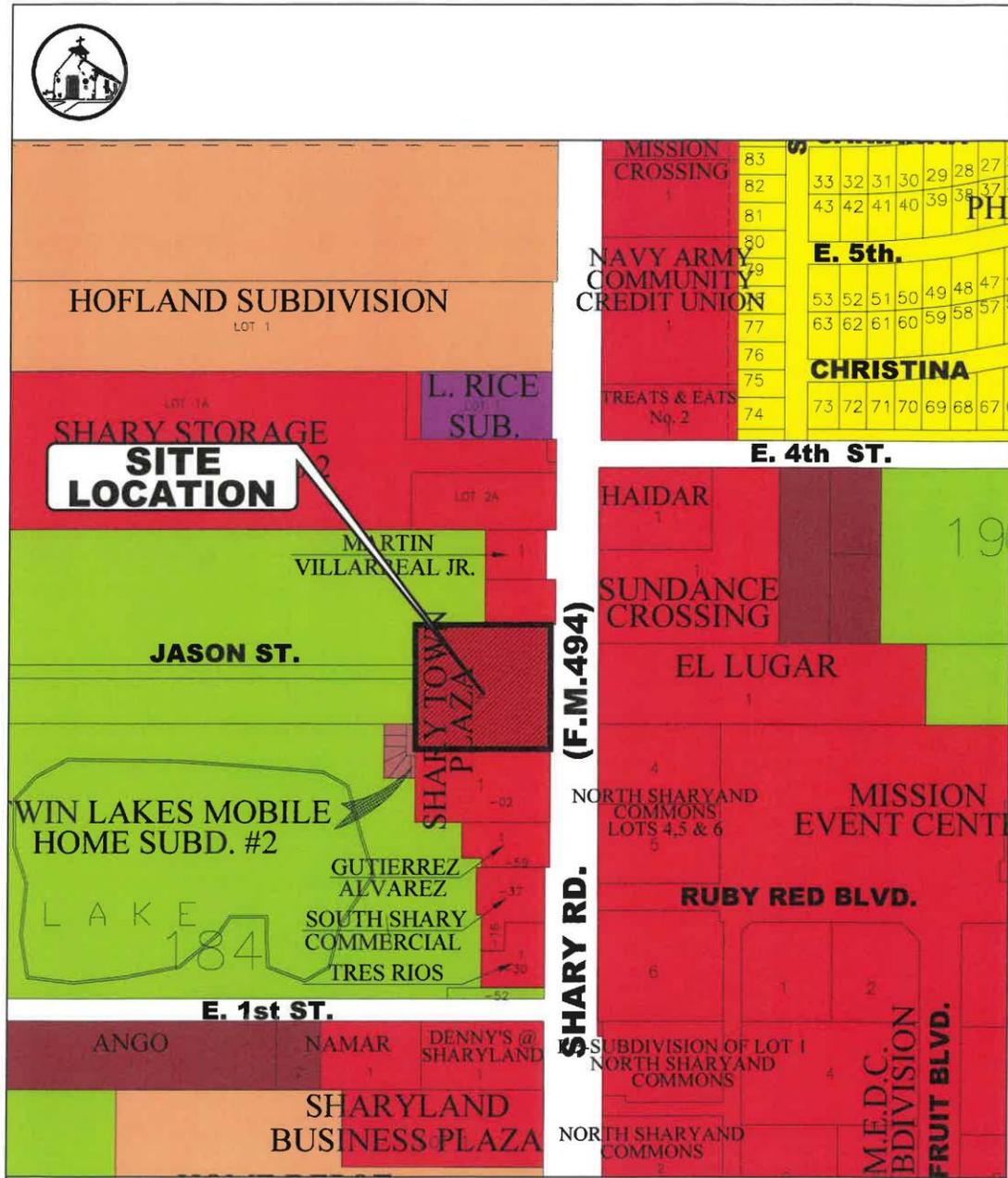
PH: (956) 580-8672
 FAX: (956) 580-8680

No.

ARIEL MAP



ZONING MAP



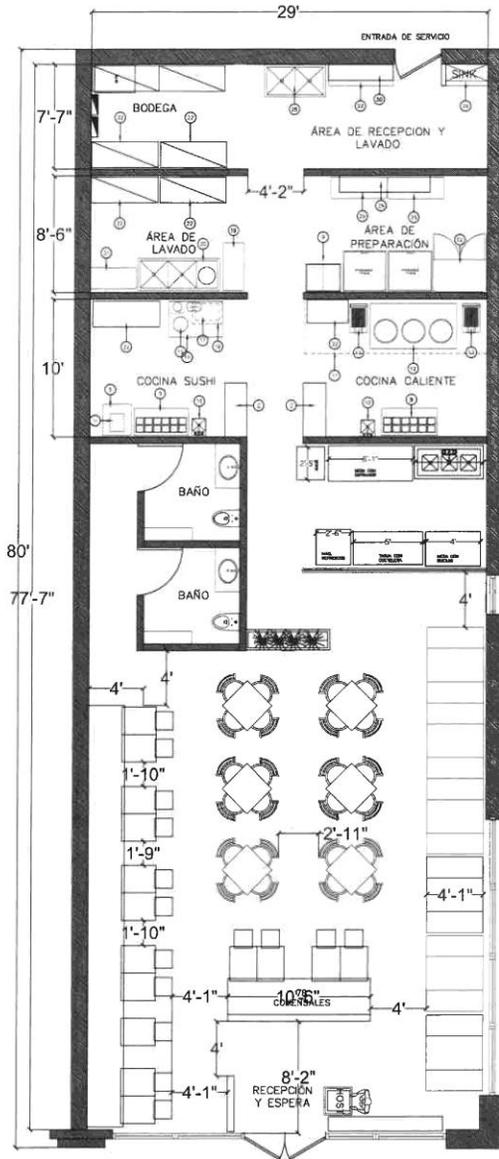
ZONING LEGEND

- | | | |
|----------------------------------|--------------------------------|------------------------------|
| A0-I AGRICULTURAL OPEN INTERIM | R-3 MULTI-FAMILY RESIDENTIAL | C-4 HEAVY COMMERCIAL |
| AO-P AGRICULTURAL OPEN PERMANENT | R-4 MOBILE & MODULAR HOME | C-5 ADAPTIVE COMMERCIAL |
| R-1A LARGE LOT SINGLE FAMILY | R-5 HIGH DENSITY MFCTD HOUSING | I-1 LIGHT INDUSTRIAL |
| R-1T TOWNHOUSE RESIDENTIAL | C-1 OFFICE BUILDING | I-2 HEAVY INDUSTRIAL |
| R-1 SINGLE FAMILY RESIDENTIAL | C-2 NEIGHBORHOOD COMMERCIAL | PUD PLANNED UNIT DEVELOPMENT |
| R-2 DUPLEX-FOURPLEX RESIDENTIAL | C-3 GENERAL BUSINESS | P PUBLIC |

ATTACHMENTS



ATTACHMENTS



WOK – SHARY TOWN PLAZA

LISTADO DE EQUIPO		
PART.	CANT.	DESCRIPCION
1	1	MESA DE APOYO PARA DELIVERY CON ENTREPAÑO 1.90X0.40M FABRICADA EN ACERO INOXIDABLE
2	2	CONGELADOR CORONA 0.90X0.97M
3	1	MESA DE TRABAJO CON ENTREPAÑO 1.75X0.55M FABRICADA EN ACERO INOXIDABLE.
4	1	MESA COCKTELETA 0.50X0.60M
5	1	TARJA DOBLE 0.85X0.57M
6	1	CONGELADOR DE 0.60X0.77M
7	1	WARMER
8	1	MESA BAJA PARA WARMER 0.85X0.70M FABRICADA EN ACERO INOXIDABLE
9	2	MESA FRIA DE 1.22X0.60M
10	2	TARJA SENCILLA 0.30X0.38M
11	1	CAMPANA DE ACERO INOX. DE 4.60X1.20M
12	1	WOK DE 3 QUEMADORES DE 1.90X1.00M FABRICADO EN ACERO INOXIDABLE.
13	1	FREIDORA 1 TINA, 2 QUEMADORES, CAP. 19 LTS., FULL INOX., MARCA ASBER. 40X65M
14	2	MESA DE TRABAJO CON ENTREPAÑO MED. 50 X 1.20 M FABRICADA EN ACERO INOXIDABLE.
15	1	ARROCERA
16	2	MESA DE TRABAJO CON ENTREPAÑO DE 1.20X0.80M CON ENTREPAÑO FABRICADA EN ACERO INOX.
17	1	MICROONDAS
18	1	REPISA MED 0.50 X 0.80 MTS FABRICADA EN ACERO INOXIDABLE PARA MICROONDAS
19	1	MESA PARA MUERTOS CON ENTREPAÑOS DE 0.90X0.50M FABRICADA EN ACERO INOX.
20	1	TARJA DOBLE CON ESCAMOCHÉ DE 1.86X0.70M
21	1	MESA DE TRABAJO CON ENTREPAÑO DE 1.00M0.50M FABRICADA EN ACERO INOX.
22	10	RACK 1.50X0.69M
23	1	CONGELADOR VERTICAL CON DOS PUERTAS DE 1.20X0.70M
24	1	MESA DE TRABAJO CON ENTREPAÑO DE 1.15X0.55M FABRICADA EN ACERO INOX.
25	2	MESA DE TRABAJO CON ENTREPAÑO DE 1.20X0.50M FABRICADA EN ACERO INOX.
26	1	TARJA DOBLE 1.40X0.70M
27	1	MESA DE TRABAJO CON ENTREPAÑO DE 1.40X0.50M FABRICADA EN ACERO INOX.
28	1	AREA DE SINK
29	1	REPISA DE 2.00X0.35M
30	1	REPISA DE 1.40X0.35M
31	1	MUEBLE DE APOYO DE SALSAS 1.50X0.35M
32	1	SALAMANDRA



ORIENTAL WOK
SUCURSAL MCALLEN
PLANTA ARQUITECTÓNICA

OCTUBRE 2025

P A 01

ATTACHMENTS

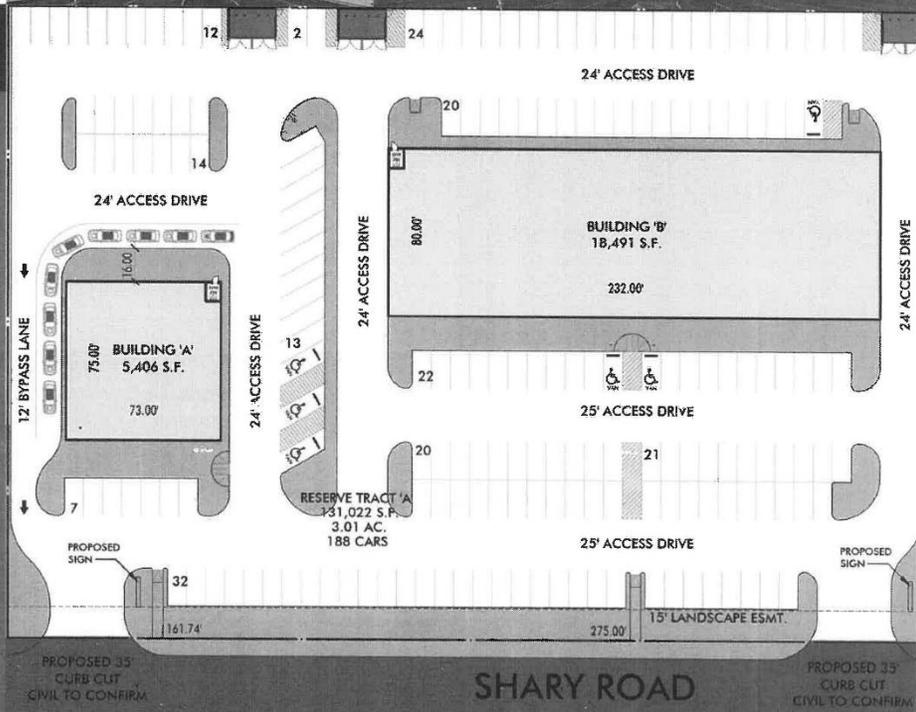


Site Plan

Leasable Area
24,000 SqFt

Total Parking Spaces
187 Spaces

Drive-Thru
3 Spaces



Dan Cantu
956.227.0505
Dan@aurielinvestments.com



ATTACHMENTS

1/14/26, 4:29 PM

Document



Document reference ID : 572337

Licensing Application Summary

You must review your application and confirm that the information displayed here is correct. Select **Review and Confirm** to continue and make the payment. If the information is not correct, select **Back** to return to the application, edit the data as needed and finalize the submission. If you need to store the application packet for your records, select **Download**.

Application ID: 572337

Applicant Name: Shary Wok LLC

License Type applied for: Mixed Beverage Permit (MB)

Entity Information

Business Structure: Limited liability company

FEIN/SSN Number: 394578872

Member Managed or Manager Managed: Manager Managed

Historically Underutilized Business: No

Veteran-owned business: No

Fraternal Owned: No

Secretary of State Filing Number: 806218901

Date Filed: 1/5/2026

Filing State: TX

Primary Business Entity Contact Information

Legal First Name: Francisco

Legal Middle Name: Paez

Email Address: orientalwokshary@gmail.com

Phone Number: 956-358-6466

ATTACHMENTS

1/14/26, 4:29 PM

Document

Basic Business information

Business/Trade Name: Shary Wok LLC DBA Oriental Wok

Business Type Restaurant

Location's Phone Numbers

Business Phone Number 956-358-6466

Location Address

Address: 301 N Shary Rd , Suite 280, Mission, TX, United States, Hidalgo 78572

Is your location within city limits? Yes

Mailing Address Information

Address: 301 N Shary Rd , Suite 280, Mission, TX, United States, Hidalgo 78572

Measurement Information

Measuring from the public entrance of your location along street lines and directly across intersections, will your location be within 1,000 feet of the nearest property line of a public or private school? No

Is a residential address or established neighborhood association located within 300 feet of any property line of your premises? No

ATTACHMENTS

1/14/26, 4:29 PM

Document

Sixty Day Sign Requirements

Posted the 60 day sign: Yes
Date Posted: 11/22/2025

Projected Sales Information

Sales Year: 2026
Alcohol Sale: \$88,200.00
Food Sales: \$91,800.00
Total Sales: \$180,000.00

Property Ownership

Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location? No
Are you operating under? Lease

Franchise Agreement

Do you or anyone else at the location operate under a franchise agreement? No
Are there any agreements, exclusive of a franchise agreement, which involve alcohol in any way? No

ATTACHMENTS

APPETIZERS RICE

- KUSHIAGES**
(3 pcs) Manchego cheese.
- WONTON**
(3 pcs) Surimi, cream cheese, chicken and shrimp.
- EGG ROLL**
(2 pcs) Surimi, cream cheese and chipotle.
(2 pcs) Beef and vegetables.

- EDAMAMES**
Steamed with a touch of salt.
Sautéed with a mild spicy kick.
- ORIENTAL-STYLE POTATOES**
- LEE CHAT SKEWERS**
(6 pcs) Chinese-style chicken skewers with a lightly spicy peanut sauce.

- EBI FURAI**
(6 pcs) Breaded shrimp stuffed with cream cheese.
- CHEESY BALLS**
Enjoy an explosion of flavor with this combination of Manchego and cream cheese blended with fresh shrimp and aromatic oriental spices.

- DUMPLINGS**
(6 pcs) Crispy dumplings filled with seasoned pork, served with sweet oriental sauce, finished with a touch of cilantro and topped with sesame seeds.

- GOHAN**
Steamed white rice.
- TAMPICO GOHAN**
Steamed white rice with tampico sauce.

- ROBBIE RICE**
Fried rice topped with cream cheese and avocado.
- SPICY CRISPY RICE**
Fried rice topped with crispy pork cracklings, battered surimi, and avocado, served with our signature serrano-lime dressing.

- ORIENTAL RICE**
Beef
Chicken
Shrimp
Woods
Vegetables

SALADS

- SUNOMONO KANI**
Cucumber and surimi
- SUNOMONO EBI**
Cucumber and shrimp
- SUNOMONO TAKO**
Cucumber and octopus
- SUNOMONO SPECIAL**
Cucumber, surimi, shrimp and octopus

SOUPS

- RAMEN**
Delicious chicken ramen soup, served with a boiled egg, spinach, mushrooms, broccoli, and chili oil.
- RAMEN TONKOTSU**
Crafted with a rich pork broth, topped with perfectly grilled crispy bacon, boiled eggs, fresh spinach, toasted nori, and a drizzle of aromatic chili oil.

- WOK SPECIAL SOUP**
Chinese-style seafood soup with fresh vegetables and a subtle spicy kick.
- BITTERSPICY SOUP**
Chinese-style shrimp soup with a subtle spicy kick.

- WONTON SOUP**
Chicken consommé with spinach and rawlio filled with meat and shrimp.

ORIENTAL BURGER

- SHRIMP**
Cream cheese base, crispy breaded shrimp, kaniama, sliced avocado, mayonnaise, lemon, and togarashi, served between two crispy panko-breaded rice buns. Includes oriental-style potatoes.

- SALMON**
Cream cheese base, fresh salmon, tampico, kaniama, sliced avocado, mayonnaise, lemon, and togarashi, served between two crispy panko-breaded rice buns. Includes oriental-style potatoes.

BOWLS

- SPICY SAMBAL**
Succulent beef stir-fried in our house-made sambal-style sauce, combined with celery, green bell peppers, carrots, and scallions for a satisfying crunch. Served over your choice of fried or steamed rice, topped with sesame seeds.

- SPICY BOWL**
Tender chicken stir-fried in our savory sambal-style sauce made with Asian chilies, combined with red and green bell peppers, toasted sesame seeds, and fresh cilantro. Served over your choice of fried or steamed rice.

- SWEET KUNG PAO**
Crispy chicken stir-fried in a bold blend of our classic Kung Pao, sweet & sour and oyster sauces, tossed with red and green bell peppers. Finished with a subtle kick of arbol chili, toasted sesame seeds, and fresh cilantro. Served over your choice of fried or steamed rice.

- HUNAN BOWL**
Crispy battered chicken breast tossed with scallions and toasted sesame seeds, glazed in a signature blend of our Hunan sauce and Lee Chat peanut-based sauce. Served over your choice of fried or steamed rice.

NOODLES

- ORIENTAL BOWL**
Oriental-style noodles with grilled chicken and beef, tossed with broccoli, carrots, and red bell peppers, seasoned with our house special sauce.
- VIETNAM SPICY**
Chinese noodles with beef, unbreaded chicken, and shrimp, tossed with cherry tomatoes, broccoli, spinach, and snow peas, finished with soy sauce, carrots, and jicama.

CHICKEN DISHES

- SPICY SAMBAL CHICKEN**
Tender chicken tossed in our sambal-style sauce, combined with celery, green bell peppers, scallions, and carrots.
- SWEET ORANGE CHICKEN**
Crispy chicken pieces tossed with broccoli, jicama, and scallions, finished in a rich orange sauce with hints of citrus peel.
- SPICY HUNAN**
Chicken in Hunan-style sauce with scallions and toasted sesame seeds.
- SWEET & FIRE CHICKEN**
Sweet-style chicken tossed with green and red bell peppers, pineapple, scallions, and arbol chili, served over a bed of crispy noodles.
- PEPPER-STYLE CHICKEN**
Pepper-style chicken stir-fried with white onions, broccoli, carrots, potatoes, zucchini, and red bell peppers.

WOK

- LO MEIN NOODLE BOWL**
Noodles with chicken, carrots, green bell peppers, and scallions, stir-fried in a sweet oyster and soy sauce.

- ORIENTAL WOK**
Chicken in a medium-spicy arbol chili and hoisin sauce, topped with carrots, green bell peppers, scallions, and peanuts.

- KUNG PAO CHICKEN**
Chicken in Kung Pao sauce with broccoli, peanuts, and scallions.

- SWEET & SOUR CHICKEN**
Chicken in sweet and sour sauce with carrots, green bell peppers, onions, and pineapple.

ROLLS

- SPICY TUNA ROLL**
A spicy, crispy roll filled with tampico paste, wrapped in fresh tuna slices and topped with battered shrimp. Finished with a drizzle of Sriracha dressing, arbol chili, and crowned with serrano chili.

- PHILADELPHIA ROLL**
Salmon, cucumber, and cream cheese inside, sesame seeds on the outside.

- CALIFORNIA ROLL**
Surimi, cucumber & avocado, topped with golden sesame seeds.

- PHILADELPHIA ESPECIAL**
Salmon, cucumber, and cream cheese inside, topped with masago.

- KANI SPECIAL**
Surimi, crunchy pasta, and chipotle dressing inside; topped with avocado, crunchy pasta, chipotle dressing, eel sauce, and sesame seeds.

- KING CRAB ROLL**
Salmon, cream cheese and avocado inside, topped with masago and a tower of crispy fried kaniama mixed with rock dressing and finished with chopped scallions.

- KUATRO ROLL**
Tempura shrimp and tampico inside, topped with cream cheese and avocado.

- DRAGON ROLL**
Kaniama, battered shrimp, and cucumber inside; topped with masago, togarashi, avocado, and mango.

- VAN HALEN ROLL**
Shrimp, cream cheese, and avocado inside, topped with salmon and kaniama.

- AVOCADO ROLL**
Shrimp, cream cheese, and cucumber inside; topped with salmon.

- BLACK TUNA**
A bold-flavored roll filled with tampico paste, wrapped in fresh tuna slices, and finished with a drizzle of dressing and serrano chili.

- KANI MAKI**
Shrimp, cream cheese, avocado, and cucumber inside; topped with surimi.

- SALMON ROLL**
Surimi, cream cheese, avocado, and cucumber inside; topped with salmon.

- SPICY TUNA CRUNCH**
A crunchy delight topped with crunchy pasta, chipotle dressing, and scallions, filled with tuna, avocado, cucumber, and sambal sauce.

- WOK ROCA ROLL**
Breaded shrimp, avocado, and cream cheese inside; topped with rock shrimp, scallions, and sesame seeds.

- DYNAMITE ROLL**
Tempura shrimp, avocado, cream cheese, and chipotle inside; topped with masago and finished with tampico paste.

MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
20829990	E4397-01-000-0001-00	SARAM DEVELOPMENT LLC	300 N SHARY RD	MISSION	TX	78572-8210
281054	S2950-00-000-0194-10	ELIZONDO DOLLY L	305 N SHARY RD	MISSION	TX	78572-0205
711991	M1455-00-000-0001-00	DEERFIELD ACQUISITION GROUP LLC	305 N SHARY RD	MISSION	TX	78572-0205
281055	S2950-00-000-0194-15	DRAGONFLY 6265 LLC	305 A N SHARY RD	MISSION	TX	78572-2025
281053	S2950-00-000-0194-05	DRAGONFLY 6265 LLC	305 A N SHARY RD	MISSION	TX	78572-2025
280961	S2950-00-000-0184-15	DRAGONFLY 6265 LLC	305 A N SHARY RD	MISSION	TX	78572-2025
346138	S2950-00-000-0184-17	DRAGONFLY 6265 LLC	305 A N SHARY RD	MISSION	TX	78572-2025
716978	G9955-00-000-0001-00	MPJ GROUP LLC	400 W NOLANA AVE STE N2	MCALLEN	TX	78504-3037
514708	T9100-02-000-0001-00	DRAGONFLY 6265 LLC	305 A N SHARY RD	MISSION	TX	78572-2025
1179904	S2950-00-000-0184-43	MPJ GROUP LLC	400 W NOLANA AVE STE H2	MCALLEN	TX	78504-3997
1236067	N6761-00-001-0004-00	WEINGARTEN SHARY NORTH JV	500 N BROADWAY STE 201	JERICHO	NY	11753
1236070	N6761-00-001-0005-00	MDC COASTAL 5 LLC	7400 E ORCHARD ROAD 2605	GREENWOOD VILLAGE	CO	80111
1236061	S7035-00-000-0001-00	GUERRERO JUAN DAVID & DARIELA G	960 FALL CRK	GRAPEVINE	TX	76051-8247
1569217	S2965-00-000-0001-00	AURIEL INVESTMENTS LLC	1200 AUBURN AVE STE 250	MCALLEN	TX	78504-1403
1569218	S2965-00-000-0002-00	AURIEL INVESTMENTS LLC	1200 AUBURN AVE STE 250	MCALLEN	TX	78504-1403



MEETING DATE: February 24, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM – Director of Planning

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

NATURE OF REQUEST:

Project Timeline:

- January 13, 2026 – Application for Conditional Use Permit submitted to the City for processing.
- January 23, 2026 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- February 04, 2026 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- February 24, 2026 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located approximately 400 feet West of Citrus Street along the North East side of Griffin Parkway.
- Access to the site is via a 30-foot access driveway off of Griffin Parkway
- Per the Code of Ordinance, the sale and on-site consumption of alcoholic beverages requires the approval of a Conditional Use Permit by the City Council.
- The most recent conditional use permit for this location was approved by the City Council on February 13, 2023, for a period of two years; however, the applicant did not proceed with the sale of alcohol and is now seeking reconsideration of the conditional use permit.
- The applicant is leasing a 1,377 sq. ft. suite within a commercial plaza for a restaurant that has been in business since January 25, 2023, and would like to offer alcoholic beverages with their meals.
- **Parking:** The suite has 9 tables, 44 chairs, and 6 barstools with a total of 50 seating spaces, which requires 17 parking spaces. There is a total of 136 existing parking spaces held in common that will be shared with other businesses.
- **Days/Hours of Operation:** Monday – Sunday from 11:00 a.m. to 11:00 p.m.
- **Staff:** 5 employees
- **Sale of Alcohol:** Section 1.56(3)(a) of the Zoning Code requires a minimum separation of 300' from the property line of any church, school, publicly owned property, or residence. There are some residences within this radius thus, a waiver of the separation requirement needs consideration.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (12) legal notices to surrounding property owners.

- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

Staff recommends approval of the request, subject to compliance with the following conditions:

1. Permit for two (2) years to continue to assess this operation
2. Must comply with all City Codes (Building, Fire, Health, Sign, etc.)
3. Must comply with TABC requirements.
4. CUP is not transferable to others.
5. Must have security cameras inside and outside with a minimum 30-day retention.
6. Must comply with noise ordinance.
7. Hours of operation to be as follows: Every day from 11:00 a.m. to 11:00 p.m.

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ORDINANCE NO. ____

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

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of February 4, 2026, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the conditional use permit shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 4:30 p.m. Monday, February 24, 2026, in the Council Chambers of the City Hall to consider the following conditional use permit:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING CONDITIONAL USE PERMIT BE GRANTED:

Legal Description	Type	Conditions of Approval
2211 E. Griffin Parkway Being Elizondo 495 Plaza Subdivision	Sale & On-Site Consumption of Alcoholic Beverages – Carnes Asadas Nuevo Leon Restaurant	<ol style="list-style-type: none"> 1. Permit for two (2) years to continue to assess this business 2. Must comply with all City Codes (Building, Fire, Health, Sign, etc.) 3. Must comply with TABC requirements 4. CUP is not transferable to others 5. Must have Security cameras inside and outside with a minimum 30-day retention 6. Must comply with noise ordinance 7. Hours of Operation to be as follows: Every day from 11:00 a.m. to 11:00 p.m.

READ, CONSIDERED AND PASSED, this the 24th day of February, 2026.

Norie Gonzalez Garza, Mayor

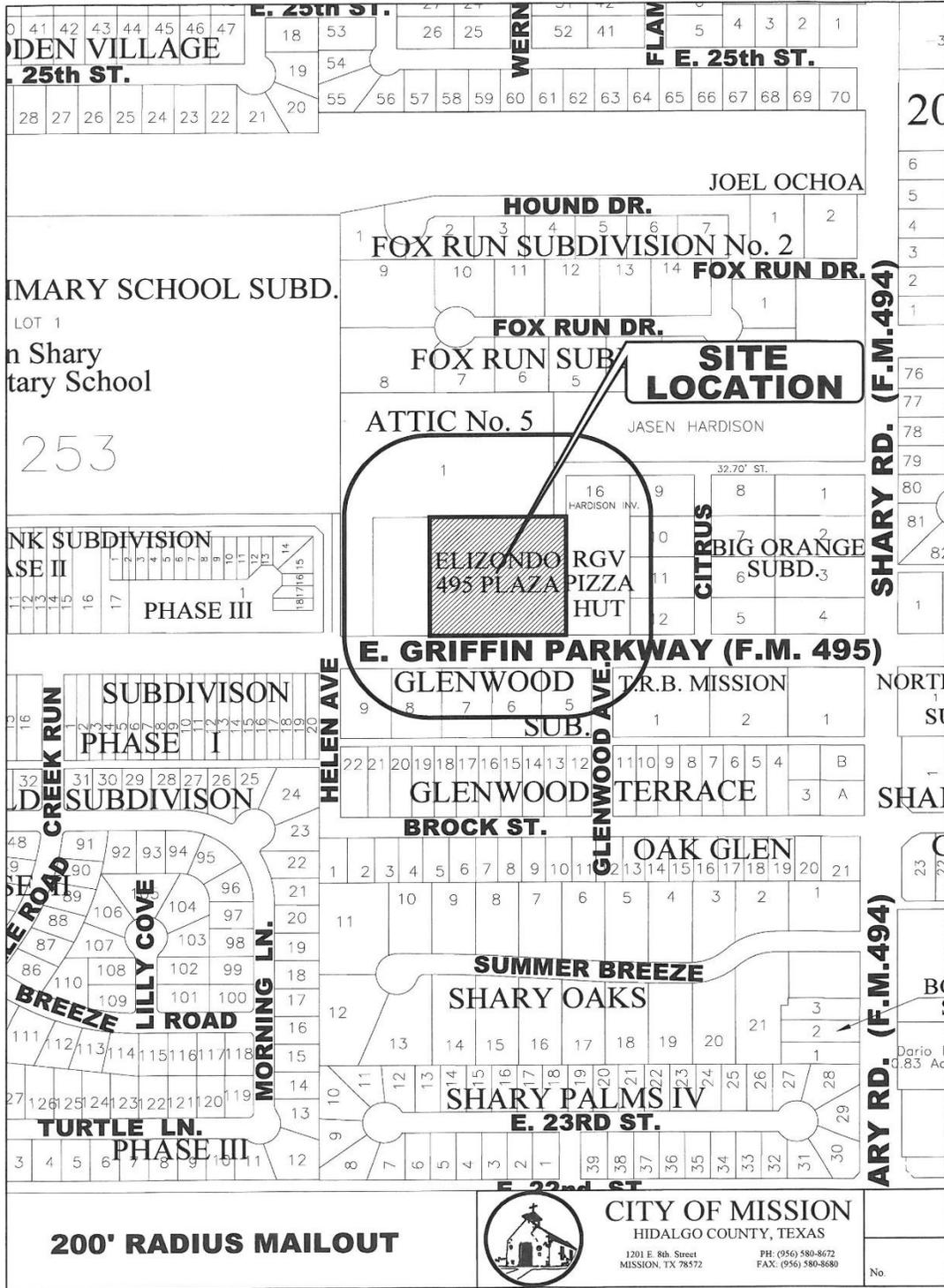
ATTEST:

Anna Carrillo, City Secretary

EXHIBIT "A"



VICINITY MAP



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1301 E. 8th Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8680

No.

ARIEL MAP



PHOTO



PHOTO



PHOTO



MENU





<h3 style="text-align: center;">ENTRADAS</h3> <ul style="list-style-type: none"> GUACAMOLE \$12.00 CHORIZO \$12.00 QUESO DIVORCIADO \$12.00 FRIJOLITOS CON VENENO \$9.00 FIDEO REGIO \$ 59.00 CHAMPINONES AL AJILLO \$12.00 AGUACHILE RIBEYE \$28.00 AGUACHILE DE CAMARON \$24.00 CHICHARRON DE RIBEYE \$28.00 MICKIES (4) \$10.00 MOLLEJAS TOREADAS \$12.00 	<h3 style="text-align: center;">LIBRAS</h3> <ul style="list-style-type: none"> FAJITA <ul style="list-style-type: none"> 1 LB \$28.00 1/2 LB \$20.00 AGUJAS NORTEÑAS <ul style="list-style-type: none"> 1 LB \$26.00 1/2 LB \$19.00 COSTILLAS SOLAS O AL PLOQUIN <ul style="list-style-type: none"> 1 LB \$27.00 1/2 \$20.00 TABLITAS DE RIBEYE <ul style="list-style-type: none"> 1 LB \$30.00 1/2 \$23.00 SIRLOIN <ul style="list-style-type: none"> 1 LB \$26.00 1/2 \$19.00 FAJITA DE POLLO <ul style="list-style-type: none"> 1 LB \$18.00 1/2 \$13.00 T-BCNE VENTA X LIBRA (1) \$29.00 	<h3 style="text-align: center;">A LO REGIO</h3> <ul style="list-style-type: none"> TACOS DE CARNE ASADA \$11.00 HAMBURGUESA MEXICANA \$11.00 TACOS MIXTOS DE CARNE ASADA Y SALCHICHA \$14.00 CHICKEN PLATE \$16.00 PLATO REGIO (CHULETON, FAJITA, COSTILLA) \$25.00 PAPA ASADA \$15.00 MOLCAJETE A LA LUMBRE \$26.00 TROMPO ALA PARRILLA \$16.00 CORTE RIBEYE PRIME (INCLUDE DOS BEBES) \$45.00 BILLIONARIO TOMAHAWK \$100.00 	<h3 style="text-align: center;">POSTRES</h3> <ul style="list-style-type: none"> PAN DE ELOTE NEVADO \$10.00 CARLOTA \$10.00 PASTEL DE CHOCOLATE \$10.00 <h3 style="text-align: center;">BEBIDAS</h3> <ul style="list-style-type: none"> REFRESCO MEXICANO \$4.00 REFRESCO DE LATA \$3.00 BOTELLA DE AGUA \$3.00 <div style="text-align: center; border: 1px solid black; padding: 5px; margin: 10px 0;"> <h3 style="margin: 0;">ESPECIAL</h3>  <p style="margin: 0;">CORTE DE ORO \$100.00</p> </div> <h3 style="text-align: center;">KIDS MENU</h3> <ul style="list-style-type: none"> TACOS DE FAJITA (2) \$7.00 TACOS DE POLLO (2) \$6.00 CHEESE BURGER \$6.00 CHICKEN NUGGETS \$6.00 PIZZA \$6.00
<h3 style="text-align: center;">PARRILLADAS</h3> <ul style="list-style-type: none"> PARRILLADA RGV \$45.00 <small>1 LB FAJITA Y 1 LB DE FAJITA DE POLLO</small> PARRILLADA LA SILLA \$50.00 <small>1 LB RIBEYE Y 1 LB DE COSTILLA SUPREME</small> PARRILLADA FRONTERA \$55.00 <small>1 LB FAJITA Y 1 LB DE RIBEYE</small> PARRILLADA SANTIAGO \$75.00 <small>1 LB FAJITA DE POLLO, 1 LB SIRLOIN, 1 LB RIBEYE Y 1/2 SALCHICHA CHORIZO ASADO</small> PARRILLADA ALDAMA \$85.00 <small>1 LB TABLITA DE RIBEYE, 1 LB AGUJA, 1 LB COSTILLA, Y 1/2 SALCHICHA CHORIZO ASADO</small> <p style="font-size: small; margin-top: 5px;">TODAS PARRILLADAS INCLUYEN: FRIJOLITOS REFritos, ARROZ, CEBOLLA</p>	 <p style="font-size: x-small; margin: 5px 0;">© CARNES ASADAS NUEVO LEON TX +1-(956)-561-1470 2501 PAREDES LINE, BROWNSVILLE TEXAS 77829 +1-(956)-205-2906 2211 E. GRIFFIN PKWAY, MISSION TX</p>	<h3 style="text-align: center;">SIDES</h3> <ul style="list-style-type: none"> FRIJOLITOS REFritos \$ 63.00 L \$5.00 ARROZ \$ 53.00 L \$5.00 SALCHICHA ASADA 1/2 \$7.00 1 LB \$12.00 QUESADILLAS (3) \$6.00 FRIJOLITOS CHARROS \$ 55.00 L \$9.00 PURE DE PAPA \$8.00 ESPARRAGOS \$6.00 PAPAS FRITAS \$5.00 CHORIZO ASADO \$5.00 	







TABC APPLICATION



Document reference ID : 571187

Application Summary

You must review your application and confirm that the information displayed here is correct. If all of the information is correct, select **Download**, print and save a copy for your records, then select **Next**. If the information is not correct, select **Back** to return to the application and make edits.

Application ID: 571187

Applicant Name: Los Primos de Villa LLC

License Type applied for: Mixed Beverage Permit (MB)

Entity Information

Business Structure: Limited liability company

FEIN/SSN Number: 832090747

Member Managed or Manager Managed: Member Managed

Historically Underutilized Business: No

Veteran-owned business: No

Fraternal Owned: No

Subordinate Licenses

License Number	License Type	License Status
150026510	Late Hours Certificate (LH)	Active

TABC APPLICATION

Basic Business information

Business/Trade Name: BETA HOUSE BAR & BILLIARDS
Business Type Bar

Location's Phone Numbers

Business Phone Number 956-458-8648
Alternate Phone Number 956-458-8648

Location Address

Address: 325 S 17TH ST, MCALLEN, TX, UNITED STATES, Hidalgo Hidalgo 78501

Is your location within city limits? Yes

Proposed Location Address

Address: 2211 E Griffin Pkwy, Ste 180, Mission, TX, United States 78572

Proposed Phone Number

Phone: 956-205-2906

MAILOUT LIST

PROP_ID	geold	name	addrDelive	addrCity	addrState	addrZip
125591	B2950-00-000-0009-00	LERMA MIGUEL ANGEL	2426 E 21ST ST	MISSION	TX	78572-3391
654576	R2434-00-000-0001-00	WORLD GREGORY F TRUSTEE	PO BOX 77469	SAN FRANCISCO	CA	94107-0469
125592	B2950-00-000-0010-00	JHR INVESTMENTS LP	PO BOX 1078	EDINBURG	TX	78540-1078
179616	G4300-00-000-0005-00	DANI G LLC	1608 N 8TH ST	MCALLEN	TX	78501-2436
179618	G4300-00-000-0007-00	GARCIA DOLORES NANY LEE	PO BOX 1116	MISSION	TX	78573-0018
179620	G4300-00-000-0009-00	LUGO JOSE E & ARCELIA T CO-TRUSTEES	7301 N 5TH ST	MCALLEN	TX	78504-1856
654762	A6321-05-000-0001-00	GREATER MISSION STAR STORAGE LIMITED PARTNERSHIP	322 W NOLANA AVE	MCALLEN	TX	78504-2528
281288	S2950-00-000-0254-35	HARDISON JASEN	322 W NOLANA AVE	MCALLEN	TX	78504-2528
959043	T6801-00-000-0001-00	TEXAS REGIONAL BANK	PO BOX 5555	MCALLEN	TX	78502-5555
960877	S2950-00-000-0254-40	ORNELAS INVESTMENTS LLC	3308 SAN ANGELO	MISSION	TX	78572-0531
1464900	B2950-00-000-0016-00	HARDISON INVESTMENTS LLC	322 W NOLANA AVE	MCALLEN	TX	78504-2528
1238510	E5175-00-000-0000-00	CAGE I PLAZA LLC	2208 LAWDALE RD	MISSION	TX	78572-3397



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 24, 2026
PRESENTED BY: Anna Carrillo, City Secretary
AGENDA ITEM: Approval of Minutes – Carrillo
 Regular Meeting – February 10, 2026

NATURE OF REQUEST:

See attached minutes

BUGETED: Yes / No / N/A **FUND:** _____ **ACCT. #:** _____

BUDGET: \$ _____ **EST. COST:** \$ _____ **CURRENT BUDGET BALANCE:** \$ _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *JP7 / AG*

RECORD OF VOTE:

APPROVED:	_____
DISAPPROVED:	_____
TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____



MINUTES

PRESENT:

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

ABSENT:

ALSO PRESENT:

Eluid Garcia
Carlos Ortegon
Rachel Alvarez
Daniel Martinez

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
Sydney Hernandez, Media Relations Director
Jesse Mares, Facilities & Fleet Manager
Michael Elizalde, Dir. Of Grants & Strategic Dev.
Roel Mendiola, Sanitation Director
Brad Bentsen, Parks & Recreation Director
Candace Rodriguez, MEDC
Yenni Espinoza, Library Director
Joel Chapa, Police Officer
M. Sepulveda, Police Officer
M. Garza, Police Officer

REGULAR MEETING

CALL TO ORDER AND ESTABLISH QUORUM

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

INVOCATION AND PLEDGE ALLEGIANCE

Pastor Eluid Garcia led the invocation and Pledge of Allegiance

DISCLOSURE OF CONFLICT OF INTEREST

Mayor Norie Garza has one on file for item 25.

PRESENTATIONS

1. Proclamation - Black History Month – Carrillo

Councilwoman Jessica Ortega moved to approve the Proclamation - Black History Month - as presented. Motion was seconded by Councilwoman Marissa Gerlach and approved unanimously 4-0.

2. Proclamation - 100th Anniversary National Junior Catholic Daughters of Americas – Carrillo

Councilwoman Ortega moved to approve the Proclamation – 100th Anniversary National Junior Catholic Daughters of Americas - as presented. Motion was seconded by Councilman Alberto Vela and approved unanimously 4-0.

3. Proclamation - American Heart Month – Venecia

Councilwoman Ortega moved to approve the Proclamation –American Heart Month - as presented. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

4. Recognition of Sharyland Pioneer Cheer Team UIL Spirit 5A Division II State Championship – Hernandez

Sydney Hernandez, Media Relations Director, introduced the Sharyland Pioneer Cheer Team. The Sharyland Pioneer High School cheer team was recognized for winning the University Interscholastic League Spirit 5A Division II State Championship – an outstanding achievement that highlighted their discipline, teamwork, and dedication.

5. Recognition of Speer Memorial Library Writing and Illustration Contest Winner – Espinoza

Yenni Espinoza, Speer Memorial Library Director, recognized Daniela Macias de La Vega as the winner of the Speer Memorial Library’s Writing and Illustration contest. This contest celebrated creativity, literacy, and the importance of encouraging young artists and writers in our community. Daniela’s winning entry “Say Hi to Ale”, was a heartfelt, original book inspired by her younger brother Alec. As part of her achievement, Daniela would be making her official debut as an author at AuthorCon 2026 which would be taking place at the Mission Event Center on February 13th and 14th.

6. Report from Mission Economic Development Corporation - Teclo Garcia

Candace Rodriguez, MEDC Communications & Public Relations Manager, gave an update on the operations of the EDC. Recently, San Luis Potosi was welcomed into the CEED building. The EDC had begun a new program, Mission Mindshare which consisted of an entrepreneur network which would be meeting quarterly. The next meeting would be in April. They were still hosting the UTRGV Market Lab which was a six-week program initiative that helped small businesses with practical tools to expand their brand. The last session would be held on March 6th. They attended the ribbon cutting for Point Padel Club. As always, the EDC was continuing its partnership with Leadership Mission. They also participated in the Texas Citrus Fiesta Parade this past Saturday.

Mayor Garza stepped out of the meeting at 5:55 p.m.

7. Racial Profiling and Analysis Report for 2025 – Torres

Cesar Torres, Chief of Police, shared the Racial Profiling an Analysis Report for 2025. Chief Torres stated that the Mission Police Department had adopted a policy on Racial Profiling which they have implemented and enforced within the department. They have ensured compliance with this both at the municipal and state levels. They were required to submit a report annually.

8. Departmental Reports – Terrazas / A. Garcia

Councilwoman Gerlach moved to approve the departmental reports as presented. Motion was seconded by Councilman Vela and approved unanimously 3-0.

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

None

ANNOUNCEMENTS - CITY COUNCIL / CITY MANAGER

City Manager – Mission Housing Authority Anacua Village Grand Opening on Thursday, February 12th, South Texas Authorcon at the Mission Event Center on Saturday, February 14th, Lecture Series at the Mission Historical Museum on Saturday, February 14th.

City Council – Councilwoman Gerlach thanked everyone who joined and attended the Texas Citrus Parade this past Saturday. She was looking forward to next year.

Mayor – No comments.

Mayor Garza rejoined the meeting at 6:05 p.m.

PUBLIC HEARING**PLANNING & ZONING RECOMMENDATIONS**

10. Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District (“AO-I”) to Townhouse Residential District (“R-1T”), being a 9.83-acre tract out of Lot 33, Bell Woods CO’s Subdivision “C”, located along the West side of Conway Avenue, approximately 265 feet North of Victory Street. Applicant, David Lopez, Jr. c/o Guadalupe and Alejo Cabrera, Adoption of Ordinance #5771– Cervantes

The applicant was requesting to rezone the subject property from Agricultural Open Interim District (“AO-I”) to Townhouse Residential District (“R-1T”) for a proposed 62-lot townhome development. The tract of land had 9.48 acres in net area and measured 256 feet along Conway Avenue and has a depth of 1,239.61 feet. The surrounding zones were outside the city limits to the North, General Business District (C-3) to the East, Agricultural Open Interim District (AO-I) to the South and Duplex-Fourplex Residential to the West. The surrounding land uses included agricultural land, a single-family home and an irrigation canal to the South, Tramuc Transport to the East, Cheer Strike and IHOP to the South and the Bellwood Manor (4-plex lots) subdivision was under construction to the West. The subject property was vacant. The Future Land Use Map showed the West two thirds of the property designated for low-density residential uses. The East one third of the property was designated for general commercial uses. Even though the requested rezoning of the property was not in line with the comprehensive plan, staff felt that the area was in transition to higher-density residential uses. Notices were mailed to 10 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.

Councilman Vela moved to approve the rezoning request from Agricultural Open Interim District (“AO-I”) to Townhouse Residential District (“R-1T”), being a 9.83-acre tract out of Lot 33, Bell

Woods CO's Subdivision "C", located along the West side of Conway Avenue, approximately 265 feet North of Victory Street. Applicant, David Lopez, Jr. c/o Guadalupe and Alejo Cabrera, Adoption of Ordinance #5771. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

ORDINANCE NO. 5771

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING BEING A 9.83-ACRE TRACT OUT OF LOT 33, BELL WOODS CO'S SUBDIVISION "C", LOCATED ALONG THE WEST SIDE OF CONWAY AVENUE, APPROXIMATELY 265 FEET NORTH OF VICTORY STREET, FROM AO-I (AGRICULTURAL OPEN INTERIM DISTRICT) TO R-1T (TOWNHOUSE RESIDENTIAL DISTRICT)

11. 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 a 0.316-acre tract out of Lot 93, Mission Acres Subdivision, located along the South side W. 18th Street, approximately 190 feet West of N. Los Ebanos Road. Applicant, CV Star Builders LLC, Adoption of Ordinance #5772– 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 development. The tract of land had 0.316 acres in area and measured 51 feet along W. 18th Street and had a depth of 270 feet. The surrounding zones were Single-family Residential District (R-1) to the North, East and West and Agricultural Open Interim to the South. The surrounding land uses were single-family homes in all directions. There was an unpaved alley along the East side of the property. 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 25 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.

Councilwoman Ortega moved to approve the rezoning request from Agricultural Open Interim District ("AO-I") to Single Family Residential District ("R-1"), being a 0.316-acre tract out of Lot 93, Mission Acres Subdivision, located along the South side W. 18th Street, approximately 190 feet West of N. Los Ebanos Road. Applicant, CV Star Builders LLC, Adoption of Ordinance #5772. Motion was seconded by Councilman Vela and approved unanimously 4-0.

ORDINANCE NO. 5772

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING BEING A 0.316-ACRE TRACT OUT OF LOT 93, MISSION ACRES SUBDIVISION, LOCATED ALONG THE SOUTH SIDE W. 18TH STREET, APPROXIMATELY 190 FEET WEST OF N. LOS EBANOS ROAD, FROM AO-I (AGRICULTURAL OPEN INTERIM DISTRICT) TO R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT)

12. Conduct a public hearing and consideration of a Conditional Use Permit to Construct a Pool House, being Lot 13, Oak Alley at Cimarron Subdivision, in a (R-1A) Large Single

Family Residential District, located at 1708 Oak Alley Drive. Applicant: Horacio Bazan Jr., Adoption of Ordinance #5773– Cervantes

The subject site was located 1,056 feet East of S. Stewart Road along the South side of Oak Alley Drive. Pursuant to Section 1.371 (3) (d) of the City of Mission Code of Ordinances, a guest house or separate servant's quarters must comply with regulations. The property had an area of 10,399.75 square feet. The code required a 12,000-square-foot minimum lot. The pool house cannot be made available or used for lease, rent, hire, and the owner of such use may not receive remuneration for the use of one of the above, and must be clearly secondary to the primary residence. A pool house shall not have access to a public street (No shared/extended driveway) and shall not have a separate kitchen area or utilities. All building setbacks were being met. The driveway was more than sufficient to accommodate any incoming vehicle. The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to surrounding property owners. 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: Life of use permit; The unit may not have a kitchen or separate utilities and electrical connections; Transferability to other future owners, imposing the same conditions imposed on this applicant; Not to be used for rental purposes, and waive the minimum lot size requirements

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

There were no comments.

Councilwoman Ortega moved to approve the Conditional Use Permit to Construct a Pool House, being Lot 13, Oak Alley at Cimarron Subdivision, in a (R-1A) Large Single Family Residential District, located at 1708 Oak Alley Drive. Applicant: Horacio Bazan Jr., Adoption of Ordinance #5773. Motion was seconded by Councilman Vela and approved unanimously 4-0.

ORDINANCE NO. 5773

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT TO CONSTRUCT A POOL HOUSE IN A (R-1A) LARGE LOT SINGLE FAMILY RESIDENTIAL DISTRICT, 1708 OAK ALLEY DRIVE, BEING LOT 13, OAK ALLEY AT CIMARRON SUBDIVISION

13. Conduct a public hearing and consideration of a Conditional Use Permit to Construct a Guest House, being Lot 36, Shary Unit VII Subdivision, in a (R-1) Single Family Residential District, located at 2004 E. 20th Street. Applicant: Guillermo Guerrero, Adoption of Ordinance #5774 – Cervantes

The subject site was located at the Cul-De-Sac of E. 20th Street and Cardinal Street. Pursuant to Section 1.371 (3) (d) of the City of Mission Code of Ordinances, a guest house or separate servant's quarters must comply with regulations. The property had an area of 14,493 square feet. The code required a 12,000-square-foot minimum lot. The guest house cannot be made available or used for lease, rent, hire, and the owner of such use may not receive remuneration for the use of one of the above, and must be clearly secondary to the primary residence. A guest house shall not have access to a public street (No shared/extended driveway) and shall not have a separate kitchen area or utilities. A variance to the Glasscock Road setbacks was approved by the Zoning

Board of Adjustments on 09-24-2025. The driveway was more than sufficient to accommodate any incoming vehicle. The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (26) 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: Life of use permit; The unit may not have a kitchen or separate utilities and electrical connections; Transferability to other future owners, imposing the same conditions imposed on this applicant; Not to be used for rental purposes, and waive the minimum lot size requirements

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

There were no comments.

Councilman Vela moved to approve a Conditional Use Permit to Construct a Guest House, being Lot 36, Shary Unit VII Subdivision, in a (R-1) Single Family Residential District, located at 2004 E. 20th Street. Applicant: Guillermo Guerrero, Adoption of Ordinance #5774. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

ORDINANCE NO. 5774

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A
CONDITIONAL USE PERMIT TO CONSTRUCT A GUEST HOUSE IN A (R-1) SINGLE
FAMILY RESIDENITAL DISTRICT, 2004 E. 20th STREET, BEING LOT 36, SHARY UNIT VII
SUBDIVISION

14. Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – Chick-Po on the Grill in a (C-3) General Business District, being Lot 2, Shary Town Plaza Subdivision, located at 301 N. Shary Road, Suite 200, Applicant: Chick-Po on the Grill LLC, Adoption of Ordinance #5775 – Cervantes

The subject site was located approximately 565 feet North of 1st Street along the West side of North Shary Road. Access to the site was off North Shary Road via a 34-foot driveway. Per the Code of Ordinance, the sale and on-site consumption of alcoholic beverages required the approval of a Conditional Use Permit by the City Council. On February 10, 2025, the applicant obtained a Conditional Use Permit for the life of use by the City Council for a Drive-Thru Service Window. The applicant was leasing a 2,276 sq. ft. suite within a commercial plaza for a restaurant that had been in business since August 28, 2025, and would like to offer alcoholic beverages with their meals. Parking: The suite had 9 tables and 10 booths with a total of 82 seating spaces, which required 27 parking spaces. There was a total of 135 parking spaces held in common that would be shared with other businesses. Days/Hours of Operation: Monday – Saturday from 9:00 a.m. to 9:00 p.m. and Sundays from 9:00 a.m. to 5:00 p.m. Staff: 10 employees Sale of Alcohol: Section 1.56(3)(a) of the Zoning Code required a minimum separation of 300' from the property line of any church, school, publicly owned property, or residence. There were no land uses within the above radius, measured door-to-door for churches or hospitals, or measured lot line to lot line for schools. The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (16) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements

and conditions of approval to ensure that a use requested by a Conditional Use Permit was compatible and complementary to adjacent properties.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: Permit for two (2) years to continue to assess this operation; Must comply with all City Codes (Building, Fire, Health, Sign, etc.); Must comply with TABC requirements; CUP was not transferable to others; Must have security cameras inside and outside with a minimum 30-day retention; Must comply with noise ordinance; Hours of operation to be as followed: Monday – Saturday from 9:00 a.m. to 9:00 p.m. and Sundays from 9:00 a.m. to 5:00 p.m.; Wet zone property; Maximum occupancy was 57 people.

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

There were no comments.

Councilwoman Vela moved to approve a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – Chick-Po on the Grill in a (C-3) General Business District, being Lot 2, Shary Town Plaza Subdivision, located at 301 N. Shary Road, Suite 200, Applicant: Chick-Po on the Grill LLC, Adoption of Ordinance #5775. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

ORDINANCE NO. 5775

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 – CHICK-PO ON THE GRILL IN A (C-3) GENERAL BUSINESS DISTRICT, 301 N. SHARY ROAD, SUITE 200, BEING LOT 2, SHARY TOWN PLAZA SUBDIVISION

15. Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Sale & On-Site Consumption of Alcoholic Beverages – Las Calles De Mexico Taqueria in a (C-3) General Business District, being all of Lot 1, Sundance Crossing Subdivision, located at 308 N. Shary Road, Suite A, Applicant: Las Calles De Mexico, LLC, Adoption of Ordinance #5776 – Cervantes

The subject site was located approximately 200 feet South of 4th Street along the East side of Shary Road. Per Code of Ordinance, the sale and on-site consumption of alcoholic beverages required the approval of a Conditional Use Permit by the City Council. The applicant was requesting a renewal of the Conditional Use Permit to continue to allow the sale of alcoholic beverages for on-site consumption. The business had been in operation since June 2020 and added alcoholic beverages to its menu in January 2024. The applicant was also requesting extended hours of operation and to be allowed to play live music. The most recent conditional use permit for this location was approved by the City Council on March 24, 2025, for a period of 1 year. Access to the site was via two 25-foot driveways off of North Shary Road along the north and South sides of the property. Parking: There was a total of 76 seating spaces, which required 25 parking spaces. There was a total of 80 parking spaces held in common, which were shared with other businesses. Days/Hours of Operation: Sunday – Thursday from 7:00 a.m. to 11:00 p.m., and Friday – Saturday from 7:00 a.m. to 2:00 a.m. Staff: 5 employees Sale of Alcohol: Section 1.56(3)(a) of the Zoning Code required a minimum separation of 300' from the property line of any church, school, publicly owned property, or residence. There were no land uses within the above radius, measured door-to-door for churches or hospitals, or measured lot line to lot line for schools. No incidents have been reported for this business. The Planning staff had not

received any objections to the request from the surrounding property owners. Staff mailed out (18) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit was compatible and complementary to adjacent properties.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: Permit for three (3) years to continue to assess this new business; Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.); 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 to be as followed: Sunday – Thursday from 7:00 a.m. to 11:00 p.m. and Friday – Saturday from 7:00 a.m. to 2:00 a.m.; Maximum occupancy is 90 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 Renewal for the Sale & On-Site Consumption of Alcoholic Beverages – Las Calles De Mexico Taqueria in a (C-3) General Business District, being all of Lot 1, Sundance Crossing Subdivision, located at 308 N. Shary Road, Suite A, Applicant: Las Calles De Mexico, LLC, Adoption of Ordinance #5776. Motion was seconded by Councilman Vela and approved unanimously 4-0.

ORDINANCE NO. 5776

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 – LAS CALLES DE MEXICO TAQUERIA IN A (C-3) GENERAL BUSINESS DISTRICT, 308 N. SHARY ROAD, SUITE A, BEING ALL OF LOT 1, SUNDANCE CROSSING SUBDIVISION

CONSENT AGENDA

All consent agenda items are considered routine by City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember requests an item be removed and considered separately. The City Council May Take Various Actions; Including But Not Limited To Rescheduling An Item In Its Entirety For A Future Date Or Time. The City Council May Elect To Go Into Executive Session On Any Item Whether Or Not Such Item Is Posted As An Executive Session Item At Any Time During The Meeting When Authorized By The Provisions Of The Open Meetings Act

16. Approval of Minutes – Carrillo

Regular Meeting – January 27, 2026

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

Mission Economic Development Authority – October 15, October 30, 2025

Mission Tax Increment Reinvestment Zone – November 12, 2025

Mission Redevelopment Authority – November 12, 2025

Mission Economic Development Corporation – December 10, 2025

Traffic Safety Meeting – December 11, 2025

Parks & Recreation Board – October 14, 2025

Building Board of Adjustments – March 25, June 24, August 26, October 6, 2025

Civil Service Commission – December 19, 2025

18. Authorization to Solicit Proposals for Foundation Evaluation and Repair at Speer Memorial Library- Gonzalez

Staff was seeking authorization to solicit Request for Proposals (RFPs) for limited structural evaluation and foundation repair work at Speer Memorial Library. The building had experienced areas of structural settling that required leveling and support to ensure long-term stability and safety. Addressing these issues was essential to protect the facility, preserve public investment, and maintain a safe environment for staff and patrons. The RFP would request proposals for a combined scope of professional evaluation and repair services, with a total project cost not to exceed \$150,000, ensuring sufficient funds were available to complete necessary repairs.

19. Authorization to Solicit for Bids for Liquid Aluminum Sulfate for the Public Works Department North and South Water Treatment Plants – Gonzalez

Liquid aluminum sulfate was used in Public Works water treatment operations as a coagulant to remove suspended solids and turbidity. Authorization to solicit bids would ensure availability on an as-needed basis to support uninterrupted water treatment operations.

20. Authorization to Solicit for Bids for Liquid Ammonium Sulfate for the Public Works Department North and South Water Treatment Plants – Gonzalez

Staff was requesting authorization to solicit bids for the purchase of liquid ammonium sulfate for the Public Works Department. This chemical was required for water treatment operations as part of the disinfection process. Authorization would ensure the availability of liquid ammonium sulfate on an as-needed basis to support continuous and uninterrupted water treatment operations.

21. Authorization to Extend Second & Final One-Year renewal option for Electrical Repair & Maintenance Services, RFB 24-246-02-12, with Hill-Tex Electric (Regular Services) and J&E Lift Station (Emergency Repairs Only) – Gonzalez

Staff was seeking authorization to exercise the Second & Final One-Year Renewal Option for Electrical Repair & Maintenance Services with J&E Lift Station Services and Hill-Tex Electric. J&E Lift Station Services provided the emergency repairs and Hill-Tex Electric the regular repairs. The Contract term was for one (1) year with the option to renew for two additional one-year renewals. The performance of electrical repairs and maintenance would be on a “as needed” basis for electrical repairs and maintenance at the Water Treatment Plants, Wastewater Treatment Plant, & Water Distribution Division. The agreement would extend Bid No: 24-246-02-12 from March 4, 2026 through March 3, 2027. Prices would remain the same.

22. Approval of Memorandum of Understanding between Speer Memorial Library and La Joya ISD ACE Program – Espinoza

Speer Memorial Library expressed its willingness to partner with La Joya ISD under this MOU, enabling the La Joya ISD Texas ACE Program to provide after-school enrichment, academic support, and family engagement opportunities for participating elementary campuses and feeder schools. This partnership aimed to enhance student learning, promote literacy, support safe and structured after-school environments, and foster family and community involvement.

23. Approval of Resolution #2038 authorizing the submittal of grant application for the FY27 Border Zone Fire Department Grant to the Texas Office of the Governor in the amount of \$250,000 with no match requirement – Elizalde

The Mission Fire Department was seeking approval of resolution authorizing the submittal of grant application for the FY27 Border Zone Fire Department Grant to the Texas Office of the Governor, and authorizing the Mayor as the Authorized Representative. The department sought to purchase various critical fire safety equipment to support its Fire/EMS border-related operations. The total grant request was for \$250,000 and did not require a match.

RESOLUTION NO. 2038

NOW THEREFORE, BE IT RESOLVED THAT THE CITY OF MISSION APPROVES SUBMISSION AND ACCEPTANCE OF THE GRANT APPLICATION AND AWARD FOR THE FY27 BORDER ZONE FIRE DEPARTMENT GRANT PROGRAM TO THE OFFICE OF THE GOVERNOR.

24. Approval of Resolution #2039 authorizing the Fire Department's submittal of grant application for the FY27 Operation Lone Star Grant Program (OLS) to the Texas Office of the Governor in the amount of \$2,000,000 with no match requirement – Elizalde

The Mission Fire Department was seeking approval of resolution authorizing the submittal of grant application for the FY27 Operation Lone Star Grant Program (OLS) to the Texas Office of the Governor, and authorizing the Mayor as the Authorized Representative. The Fire department sought to purchase twenty-two (22) p25 radios and support overtime costs associated with Fire/EMS operations needed to reduce border-related criminal activity and increase effectiveness of its operations. The total grant request was \$2,000,000 and did not require a cash match.

RESOLUTION NO. 2039

NOW THEREFORE, BE IT RESOLVED THAT THE CITY OF MISSION APPROVES SUBMISSION AND ACCEPTANCE OF THE GRANT APPLICATION AND AWARD FOR THE FY27 OPERATION LONE STAR GRANT PROGRAM TO THE OFFICE OF THE GOVERNOR

25. Approval of Resolution No. 2040 authorizing the submittal of a grant application for the FY26-27 Regional Solid Waste Grant Program to the LRGVDC in the amount of \$30,000 with a 10% cash match – Elizalde

The Mission Sanitation Department was seeking approval of resolution authorizing the submittal of a grant application for the FY2026-2027 Regional Solid Waste Grant Program to the Lower Rio Grande Valley Development Council and authorizing Mayor as the Authorized Representative. The department's total project request was \$30,000 and would allow the expansion of the city's waste management and recycling operations. The grant recommended a match for competitive purposes, which the department would support a 10% cash match of \$3,000.

RESOLUTION NO. 2040

RESOLUTION OF LOWER RIO GRANDE VALLEY DEVELOPMENT COUNCIL (LRGVDC) AUTHORIZING THE FILING OF A GRANT APPLICATION WITH THE LOWER RIO GRANDE VALLEY DEVELOPMENT COUNCIL FOR A REGIONAL SOLID WASTE GRANTS PROGRAM GRANT; AUTHORIZING NORIE GONZALEZ GARZA, MAYOR TO ACT ON BEHALF OF THE CITY OF MISSION IN ALL MATTERS RELATED TO THE APPLICATION; AND PLEDGING THAT IF A GRANT IS RECEIVED THE CITY OF MISSION WILL COMPLY WITH THE GRANT

REQUIREMENTS OF THE LOWER RIO GRANDE VALLEY DEVELOPMENT COUNCIL, THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND THE STATE OF TEXAS

26. Approval of Resolution No. 2041 authorizing the submittal of a grant application to the Texas Department of State Health Services for the Texas Spay and Neuter Program in the amount of \$499,998 with no match requirement – Elizalde

The Mission Health Department, Animal Control Services was seeking approval of resolution authorizing the submittal of a grant application to the Texas Department of State Health Services for the Texas Spay and Neuter Program; and authorized Mayor as the Authorized Representative. The department was requesting funding under the program's Tier 3 category for a total of \$499,998 over a two (2) year contract. The funding would support spay and neuter initiatives, servicing up to 1,999 animals. The program did not have a match requirement.

RESOLUTION NO. 2041

NOW THEREFORE, BE IT RESOLVED THAT THE CITY OF MISSION APPROVES SUBMISSION AND ACCEPTANCE OF THE GRANT APPLICATION AND AWARD FOR THE TEXAS SPAY AND NEUTER PROJECT TO THE TEXAS DEPARTMENT OF STATE HEALTH SERVICES

27. Approval of Resolution #2042 authorizing the Police Department's submittal of grant application for the FY27 Operation Lone Star Grant Program (OLS) to the Texas Office of the Governor in the amount of \$3,000,000 with no match requirement – Torres

The Mission Police Department was seeking approval of resolution authorizing the submittal of grant application for the FY27 Operation Lone Star Grant Program (OLS) to the Texas Office of the Governor, and authorizing the Mayor as the Authorized Representative. The police department sought to purchase various equipment such as ten (10) police vehicles, Skywatch towers, portable p25 radios, command post vehicle, and overtime costs needed to reduce border-related criminal activity and increase effectiveness of its operations. The total grant request was \$3,000,000 and did not require a cash match.

RESOLUTION NO. 2042

NOW THEREFORE, BE IT RESOLVED THAT THE CITY OF MISSION APPROVES SUBMISSION AND ACCEPTANCE OF THE GRANT APPLICATION AND AWARD FOR THE FY27 OPERATION LONE STAR GRANT PROGRAM TO THE OFFICE OF THE GOVERNOR

28. Authorization to purchase five (5) 2020 Ram 1500 Classic 2WD Crew Cab Tradesman Units pertaining to the Parks & Recreation Department from D&M Leasing Company under Lease of City Fleet Vehicles RFP 19-139-02-22 in the total amount of \$26,957.60 – Mares

Staff was seeking authorization to complete the purchase of five (5) 2020 Ram 1500 Classic 2WD Crew Cab Tradesman Units pertaining to the Parks & Recreation Department. These units had originally been leased under Lease of City Vehicles RFP 19-139-02-22 for a period of five (5) years (02.01.2020-01.31.2025) and renewed the lease for an additional one (1) year (02.01.2025-01.31.2026). Due to there being no additional renewal option available, and given the current conditions of the vehicles, staff was recommending to "buyout" the units. The total purchase capitalized cost for the purchases amounted to \$29,957.60.

29. Authorization to Award RFQ 26-004-11-05 Land Surveying Services to Melden & Hunt, Inc. – Cervantes

The City of Mission received eleven (11) Statements of Qualifications (RFQs) for Land Surveying Services. Following evaluation, staff recommended awarding the contract to Melden

& Hunt, Inc., the firm receiving the highest overall evaluation score and meeting all required specifications. Services would be provided on an as-needed basis and may include topographic surveys, boundary surveys, platting and preliminary surveys, and other land surveying services as required by the City.

30. Approval to Waive 100% Rental Fees at All Inclusive Lions Park for Mission Lions Club for 100 Year Anniversary Celebration – Bentsen

Seeking approval to waive associated rental fees for Mission All-Inclusive Lions Park for Mission Lions Club on April 18, 2026, for celebration of their 100 Year Anniversary serving the Mission area. This Fee Waiver Application was to request the use of the Lions Park BBQ Pavilion at no cost as they would like to promote the services they provide to the public. They envision the invitation of groups that work with children with disabilities such as sight impaired, Autism, and diabetes. They would also share information about Texas Lions Camp in Kerrville. In addition, we would like to have participation from City Departments such as Mission Police, Mission Fire, Speer Memorial Library, Mission Animal Shelter, Keep Mission Beautiful and other Departments that would like to showcase the services they provide and programs available to the citizens of Mission. These groups would set up through-out the park in general. The pavilion rental fee requested to be waived was a total of \$150.00

31. Authorization to Accept the Donation of 6' Timber Posts and Brick Pavers from Pulice Construction – Bentsen

Authorization to accept the donation of approximately 65 x 6' round top timber posts and undetermined amount of brick pavers from Pulice Construction of Pharr, Texas. These posts would be installed as a security safety post and cable protective barrier at Shary Municipal Golf Course to prevent unauthorized vehicular access to fairways and greens. Approximate cost of these used posts, if purchased new were worth \$20.00 each at a total cost savings of \$1,300.00. Cost of brick pavers was undermined at this time as quantity is uncertain. City Staff to pick up from construction storage yard in Pharr, Texas

32. Authorization to solicit proposals for professional services for bond counsel – Roman

Staff was seeking authorization to solicit request for proposals for bond counsel to render an objective legal opinion with respect to the validity and enforceability of the bonds and underlying documents, and other matters incident there to.

33. Approval to Transition of Commercial Charge Services from Citi Bank to U.S. Bank (Texas SmartBuy Contract No. 946-M2) – Roman

The Texas Comptroller of Public Accounts had awarded Texas SmartBuy Contract No. 946-M2 for Commercial Charge Card Services to U.S. Bank, replacing Citi Bank as the statewide vendor. This contract provided participating governmental entities with procurement and payment card solutions, including purchasing cards (P-Cards), travel cards, and related program administration services.

The City currently utilized Citi Bank for Commercial Charge Card Services. To remain aligned with statewide contracting and to continue receiving contract pricing, compliance support, and administrative benefits, staff proposed transitioning the City's Commercial Charge Card Services to U.S. Bank under the Texas SmartBuy contract.

There was no anticipated fiscal impact associated with approving this transition. Commercial Charge Card Services were provided under the Texas SmartBuy contract, and costs were paid. Councilwoman Ortega moved to approve all consent agenda items 16 thru 24 and 26 thru 33 as presented. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

Councilwoman Ortega moved to approve consent agenda item 25. Motion was seconded by Councilwoman Gerlach and approved unanimously, 3-0; with Mayor Garza abstaining.

APPROVALS AND AUTHORIZATIONS

34. Authorization to enter into an Agreement between the City of Mission and RIMAGA LLC, Ricardo Marroquin Director, regarding sewer service for the proposed Conway Village Subdivision, being a 19.118 acre tract of land out of Lot 36-6, West Addition to Sharyland Subdivision, located at the Southwest corner of Conway Avenue (SH 107) and Mile 4 Road – Cervantes

This 37-lot proposed subdivision was located within the Mission ETJ. The agreement was required by the Hidalgo County Planning Department to allow the plat to get recorded. The property would connect to the City of Mission's sewer main line along Conway Avenue. The proposed subdivision was made up of 36-lots for four-plex apartments with one commercial lot with frontage on Conway Avenue. The infrastructure was completed and approved for the subdivision and all the fees had been paid by the developer. The plat was approved by the City Council on January 13, 2026. The water for the subdivision would be provided by the Sharyland Water Supply Corporation (SWSC). The monthly sewer fees would be collected by the SWSC as per a 2001 agreement between the City and SWSC. Additional language was added to the standard agreement (shown in bold) in which the County agreed not to issue any building permits unless approved by the City of Mission first. This would ensure that the City of Mission Authorization for Billing of Sewer Services form was filled and signed by the property owner. This would guarantee that the City of Mission would receive the monthly sewer revenues in perpetuity for each lot once a building permit was issued.

Staff and Co-Interim City Managers recommended approval.

Councilman Vela moved to enter into an Agreement between the City of Mission and RIMAGA LLC, Ricardo Marroquin Director, regarding sewer service for the proposed Conway Village Subdivision, being a 19.118 acre tract of land out of Lot 36-6, West Addition to Sharyland Subdivision, located at the Southwest corner of Conway Avenue (SH 107) and Mile 4 Road. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

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

AEP Texas Inc. had submitted a request to renew its franchise agreement with the City of Mission. The current franchise expired on December 31, 2025. The proposed franchise agreement was for 20-years. This was the first reading of the ordinance, second reading will be on February 24, 2026 with final approval of Ordinance on March 10, 2026 (30 days after 1st reading). Ordinance would take effect on April 10, 2026 which was 30 days after final passage as per City Charter Section 10.02.

Staff and Co-Interim City Managers recommended approval.

Councilwoman Ortega moved to approve the first reading of Ordinance granting to AEP Texas, its successors and assigns, a non-exclusive franchise until December 31, 2045. Motion was seconded by Councilman Vela and approved unanimously 4-0.

36. Authorization to accept voluntary surrender of 1004 Reynosa St., Mission, TX 78572, for CDBG program and Mechanic's Lien non-compliance, including assumption of \$14,252.89 in outstanding taxes and authorizing the execution of related transfer of deed documents – Elizalde

The City was requesting authorization to accept the voluntary surrender of the property located at 1004 Reynosa Street due to noncompliance with CDBG program requirements and a Mechanic's Lien. Acceptance of the property included the assumption of outstanding property taxes totaling \$14,252.89. Any proceeds resulting from the disposition of the property would be reprogrammed into the City of Mission's CDBG program in accordance with applicable federal requirements.

Staff and Co-Interim City Managers recommended approval.

Councilman Vela moved to accept voluntary surrender of 1004 Reynosa St., Mission, TX 78572, for CDBG program and Mechanic's Lien non-compliance, including assumption of \$14,252.89 in outstanding taxes and authorizing the execution of related transfer of deed documents. Motion was seconded by Councilwoman Ortega and approved unanimously 4-0.

UNFINISHED BUSINESS

None

At 4:41 p.m., Councilwoman Gerlach motioned to move into Executive Session. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

Mayor Pro Tem Plata stepped out of the meeting at 5:33 p.m.

EXECUTIVE SESSION

At 5:34 p.m., Councilwoman Gerlach motioned to reconvene. Motion was seconded by Councilwoman Ortega and approved unanimously 4-0.

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

Councilman Vela moved to proceed as discussed in executive session regarding designation of an attorney and/or law firm to provide general legal services for the City of Mission. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

2. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney), Section 551.072 (Real Property) related to 1401 E. 24th Street, Mission, Texas

Councilman Vela moved to proceed as discussed in executive session related to 1401 E. 24th Street, Mission, Texas. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

ADJOURNMENT

At 6:19 p.m., Councilwoman Gerlach moved for adjournment. Motion was seconded by Councilman Vela and approved unanimously 4-0.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary



**CITY COUNCIL AGENDA ITEM &
RECOMMENDATION SUMMARY**

MEETING DATE: February 24, 2026
PRESENTED BY: Juan Pablo "JP" Terrazas / Andy Garcia – Assistant City Managers
AGENDA ITEM: Acknowledge Receipt of Minutes – Terrazas / A. Garcia
 Citizen's Advisory Committee – December 3, 2025
 Planning & Zoning Commission – November 19, 2025, January 7 and January 21, 2026

NATURE OF REQUEST:

See attached minutes.

BUGETED: Yes / No / N/A **FUND:** _____ **ACCT. #:** _____

BUDGET: \$ _____ **EST. COST:** \$ _____ **CURRENT BUDGET BALANCE:** \$ _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval JP7 / AG

RECORD OF VOTE:

APPROVED:	_____
DISAPPROVED:	_____
TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____

CITIZEN'S ADVISORY COMMITTEE
December 3, 2025
Regular Meeting

Members Present

Lorenzo Garza-Chairman
 Emigdio Villanueva, Jr.-Vice Chairman
 Roxanne Mendez
 Zoreida Lopez
 Monika Rosales-Flores
 Clarisa Y. Rios
 Ruben Davila Lozano

Members Absent

Marsha Terry

Staff Present

Michael J. Elizalde
 Esther G. Rivera
 Monica M. Gonzalez

Call Public Hearing to Order and Establish Quorum

The meeting was called to order by Chairman Garza at 5:31 p.m. Roll was taken by Ms. Rivera, who reported that seven members were present. With a quorum established, the meeting proceeded as scheduled.

Citizens Participation

Chairman Garza invited any citizens present to address the committee regarding items on the agenda or other concerns. No citizens were in attendance, and no public comments were received. Chairman Garza then proceeded to the next agenda item.

Discussion and Recommendation on Consolidated Annual Performance & Evaluation Report FY 2024/2025

Mr. Elizalde provided an overview of the upcoming public hearing related to HUD guidelines and reviewed a draft of the Consolidated Annual Performance and Evaluation Report (CAPER). He informed the committee that the document presented was a draft version intended for review and public comment. Mr. Elizalde further explained that the final CAPER will be completed and submitted to HUD by the end of December. After a brief discussion, the committee moved on to the next agenda item.

Close Public Hearing and Open Regular Meeting

Chairman Garza closed the public hearing and opened the regular meeting at 5:37pm. Vice Chair Villanueva moved to close the public hearing, and Ms. Mendez seconded the motion. The motion carried unanimously (7-0).

Discussion and Recommendation to Approve Minutes for Public Hearing/Regular Meeting held on October 29, 2025

Chairman Garza asked the members if they had reviewed the minutes of the Public Hearing/Regular Meeting held on October 29, 2025. Following a brief discussion, Chairman Garza requested a motion for approval. Mr. Lozano moved to approve the minutes as presented, and Ms. Lopez seconded the motion. The motion carried unanimously (7-0).

Discussion and Recommendation to Approve Tentative Schedule for Annual Action Plan FY 2026-2027

Mr. Elizalde provided an overview of the tentative schedule for the Annual Action Plan, including anticipated changes for the upcoming year. Following a brief discussion, Chairman Garza called for a motion for approval. Ms. Lopez moved to approve the item as presented, and Ms. Mendez seconded the motion. The motion carried unanimously (7-0).

Other Business:**A. Progress Report: CDBG-October and November**

Ms. Rivera presented the October and November unofficial CDBG expenditure progress reports, including updates on funded agencies, housing activities, and administrative costs. She reported that no expenditures have been made to date, as the City has not yet received its fiscal year funds. Mr. Elizalde provided an update regarding the anticipated receipt of the fiscal year funds. Chairman Garza expressed concern regarding how other cities have already allocated funds to their agencies. Mr. Elizalde explained that prior to the government shutdown, several cities received their contracts; however, the City had not yet received its contract. Chairman Garza also expressed concern about agencies not expending their funds in a timely manner. After a brief discussion, Chairman Garza called for a motion to approve the October and November CDBG progress reports as presented. Ms. Mendez moved for approval, Ms. Rios seconded the motion, and the motion carried unanimously (7-0).

B. Status of Housing Assistance Program Phase 24-I (Rehabilitation)

Ms. Rivera presented an update on the status of two housing rehabilitation projects, noting that both contracts were closed in November. She advised that a follow-up update, including photographs of the work completed on the two rehabilitation projects, will be provided at the next meeting. Following a brief discussion, Chairman Garza moved on to the next agenda item.

Citizen's Advisory Committee Members/Director's Comments:**A. Chairman's Comments**

Chairman Garza expressed concern regarding a tree branch located on Conway Avenue that requires trimming. He requested coordination with the Parks Department to determine if the branch can be removed.

B. Committee Member's Comments

Ms. Lopez requested an update on the manhole projects. Mr. Elizalde provided the committee with an update on the projects and their current status. Vice Chair Villanueva requested an update on the two Safe Haven homes. Mr. Elizalde addressed his concerns, explaining that the City is planning to sell the home located on Rankin Street and will use the proceeds to support CDBG-funded projects. Ms. Mendez invited the committee to attend the Mayor's Season of Giving event taking place that weekend. She also informed the committee of the upcoming Health and Wellness Fair scheduled for January.

C. Director's Comments

Mr. Elizalde thanked the committee members for attending the meeting and wished them a Merry Christmas and a Happy New Year. He also reminded the committee that elections for Chair and Vice Chair will take place in January and encouraged any interested members to participate.

Adjourn

Chairman Garza inquired if there were any additional items for discussion. Hearing none, he requested a motion to adjourn the meeting. Vice Chair Villanueva moved to adjourn, and Ms. Rios seconded the motion. The motion carried unanimously (7-0), and the meeting was adjourned at 6:07 p.m.

Lorenzo Garza, Chairman

**PLANNING AND ZONING COMMISSION
NOVEMBER 19, 2025
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Irene Thompson
Steven Alaniz
Raquenel Austin
Omar Guevara
Kevin Sanchez

P&Z ABSENT

Connie Garza
Diana Izaguirre

STAFF PRESENT

Xavier Cervantes
Alex Hernandez
Elisa Zurita
Gabriel Ramirez
Jessica Munoz
Susie De Luna

GUEST PRESENT

Juan Rivas
Martha Rivas
Marlon Garza
Elias Guajardo
Arturo G. Celestino
Mark Perez
Sasha Velazquez

CALL TO ORDER

Vice-Chairman Sanchez called the meeting to order at 5:30 p.m.

DISCLOSURE OF CONFLICT OF INTEREST

There was none.

CITIZENS PARTICIPATION

There was none.

APPROVAL OF MINUTES FOR NOVEMBER 5, 2025

Vice-Chairman Sanchez asked if there were any corrections to the minutes for November 5, 2025. Ms. Thompson moved to approve the minutes as presented. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:31 p.m.

Ended: 5:32 p.m.

Item #2

Plat Approval

Subject to Conditions:

**The proposed Las Palmas at Bentsen Palm Phase I (Private Subdivision), being a tract of land containing 19.072 acres out of Porcion 52, This site is located along the West side of S. Inspiration Road approximately 4,400 feet South of Mile 1 S. Road PUD
Developer: Rhodes Enterprises, Inc.
Engineer: Melden & Hunt, Inc.**

Mr. Ramirez stated this development is located approximately ¼ of a mile North of Military Road on the West side of S. Inspiration Road. Las Palmas at Bentsen Palm Phase I will be a private subdivision consisting of 80 single family residential lots, and 3 common areas 1 being a detention pond. This subdivision will have 2 access points both being from S. Inspiration Road. All internal streets will be private 32' B-B with curb and gutters within 50' right-of-way's. Water and sanitary sewer will be serviced by the City of Mission. In accordance with the approved master drainage plan for the development, the required detention of 198,516 cubic feet (4.557 ac-ft) shall be provided within the proposed detention pond. The Engineering Department has reviewed and approved the

There was none.

There being no discussion, Vice-Chairman Sanchez entertained a motion. Ms. Thompson moved to approve the plat approval request. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:33 p.m.

Ended: 5:34 p.m.

Item #4

Plat Approval

Subject to Conditions:

**The proposed Estates at Bryan Subdivision (Private Subdivision), being a tract of land containing 10.00 acres being a part or portion out of Lot 30-10, West Addition to Sharyland Subdivision, This site is located along the West side of N. Bryan Road approximately 2,505 feet North of Mile 2 Road R-1A
Developer: RAM RGV, Inc.
Engineer: Melden & Hunt, Inc.**

Mr. Ramirez stated this development is located 2,505 feet North of Mile 2 Road on the West side of N. Bryan Road. The Estates at Bryan Subdivision will be a private subdivision consisting of 16 single family residential lots, and 2 detention ponds. This subdivision will have 1 main access point being from N. Bryan Road. The internal street will be a private 32' B-B with curb and gutters within a 50' right-of-way. Water and sanitary sewer will be serviced by the City of Mission. In accordance with the City of Mission drainage policy, the peak rate of runoff will not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, the required 32,788 cubic feet of detention will be provided within the proposed detention ponds. The Engineering Department has reviewed and approved the drainage report. The tract of land is currently zoned Large Lot Single Family Residential District (R-1A). The average lot will measure 150'x140' consistent with the R-1A zoning. The imposed fees include Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$650xlot), and Conveyance or Payment of Water Rights (\$3000xac.). All other format findings shall be complied with prior to the City Council approval. All items on the subdivision checklist will be addressed prior to the recording of the plat. Staff recommends approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees, Payment of Park Fees, Conveyance or Payment of Water Rights, and approval of the infrastructure from the different City departments as per the approved construction plans.

Vice-Chairman Sanchez asked if the board had any questions.

There was none.

There being no discussion, Vice-Chairman Sanchez entertained a motion. Ms. Thompson moved to approve the plat request. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:34 p.m.

Ended: 5:35 p.m.

Item #5

and East, Single-family Residential District (R-1) to the South and General Business District (C-3) and Multi-family Residential (R-3) to the West. The surrounding land uses include the Elizondo Plumbing business and apartments to the West, The El Pato Restaurant and vacant land to the East, the Taco Bell restaurant and Move it Storage to the North and single-family homes to the south. The property is vacant. The Future Land Use Map shows the North two thirds of the property designated for general commercial uses with the South one third of the property designated for low density residential uses. The requested rezoning is partly in-line with the comprehensive plan designation. For the rest of the property staff believes that the land is in transition to commercial uses. Notices were mailed to 26 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning. Staff recommends approval of the rezoning request.

Vice-Chairman Sanchez asked if there was any input in favor or against the request.

There was none.

Vice-Chairman Sanchez entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Vice-Chairman Sanchez asked if the board had any questions.

There was none.

There being no discussion, Vice-Chairman Sanchez entertained a motion. Ms. Thompson moved to approve the rezoning request. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:36 p.m.

Ended: 5:38 p.m.

Item #7

Conditional Use Permit:

**To Construct a Guest House
Being Lot 23, Stewart Terrace Subdivision
1608 Merlin Drive
R-1
Yesenia Celestino**

Mr. Cervantes stated the subject site is located along the South side of Merlin Drive approximately 350 feet East of N. Stewart Road. Pursuant to Section 1.371 (3) (d) of the City of Mission Code of Ordinances, a guest house or separate servant's quarters must comply with regulations. Lot must be a minimum of 12,000 sq. feet. The property has an area of 12,745 square feet. Cannot be made available or used for lease, rent, hire, and the owner of such use may not receive remuneration for the use of one of the above. Proposal must be clearly secondary to the primary residence. Shall not have access to a public street (No shared/extended driveway). Shall not have a separate kitchen area or utilities. All building setbacks are being met. The driveway is more than sufficient to accommodate any incoming vehicle. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (26) 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

alcoholic beverages for this location was for Extreme Pizza. It was approved on November 13, 2023, for life of use. Since the use was not transferable, a new permit needs to be considered. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (28) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request subject to compliance with the following conditions: 1) Permit for one (1) year to continue to assess this new business.; 2) Continued compliance with all City Codes (Building, Fire, Health, etc.); 3) Waiver of the 300' separation requirement from the residential homes; 4) Compliance with TABC requirements; 5) CUP is not transferable to others; 6) Must have security cameras inside and outside with a minimum 30-day retention; 7) Hours of operation to be as follows: Tuesday – Saturday from 8:00 am to 2:00 am, and Sunday from 8:00 am to 3:00 pm; 8) Must comply with the Noise Ordinance; 9) Maximum occupancy to be at all times; and 10) Must have one licensed security officer during the peak hours.

Vice-Chairman Sanchez asked if there was any input in favor or against the request.

There was none.

Vice-Chairman Sanchez entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Vice-Chairman Sanchez asked if the board had any questions.

There was none.

There being no discussion, Vice-Chairman Sanchez entertained a motion. Ms. Thompson moved to approve the rezoning request. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:40 p.m.

Ended: 5:41 p.m.

Item #9

Conditional Use Permit:

**An Event Center – Confetti Avenue Party Place
Being Lot 2, River Oaks Plaza Subdivision
1802 E. Griffin Parkway
C-3
Sasha Velazquez**

Mr. Cervantes stated the subject site is located at the Southwest corner of Glasscock Road and E. Griffin Parkway. Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Events Center requires the approval of a conditional use permit by the City Council. The applicant is leasing a total of 3,350 square feet within a commercial plaza for an event center. The applicant is proposing to host kids' birthday parties. Days & Hours of Operation: Every Day from 11:00 a.m. to 11:00 p.m. Staff: 1 employee. Parking: Due to the total of 72 proposed chairs, a total of 24 parking spaces are required. There is a total of 342 parking spaces held in common for the plaza. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (27) legal notices to the surrounding property owners. In accordance with the zoning ordinance;

codes (Building, Fire, Health, Sign codes, etc.); 3) CUP is not transferable to others; and 4) Hours of operation are Monday to Saturday from 9:00 a.m. to 5:00 p.m.

Vice-Chairman Sanchez asked if there was any input in favor or against the request.

There was none.

Vice-Chairman Sanchez entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Vice-Chairman Sanchez asked if the board had any questions.

There was none.

There being no discussion, Vice-Chairman Sanchez entertained a motion. Mr. Alaniz moved to approve the rezoning request. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

ITEM#11
ADJOURNMENT

There being no discussion, Vice-Chairman Sanchez entertained a motion. Ms. Thompson moved to adjourn the meeting. Ms. Austin seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:42 p.m.



Kevin M. Sanchez, Vice-Chairman
Planning and Zoning Commission

**PLANNING AND ZONING COMMISSION
JANUARY 7, 2026
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Irene Thompson
Steven Alaniz
Raquenel Austin
Connie Garza
Diana Izaguirre
David Villarreal

P&Z ABSENT

Kevin Sanchez

STAFF PRESENT

Xavier Cervantes
Alex Hernandez
Elisa Zurita
Gabriel Ramirez
Jessica Munoz
Susie De Luna

GUEST PRESENT

Joe Michael Granados
Hector Tamez
Margarita Ramirez
Lynn Gascon
Ernie Villarreal
Rogelio Gonzalez
Linda Corpus

CALL TO ORDER

Vice-Chairwoman Thompson called the meeting to order at 5:32 p.m.

DISCLOSURE OF CONFLICT OF INTEREST

There was none.

CITIZENS PARTICIPATION

There was none.

APPROVAL OF MINUTES FOR DECEMBER 3, 2025

Vice-Chairwoman Thompson asked if there were any corrections to the minutes for December 3, 2025. Ms. Garza moved to approve the minutes as presented. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:32 p.m.

Ended: 5:33 p.m.

Item #2

Election of Chairman and Vice-Chairman:

Mr. Cervantes stated in the beginning of the year they always have election of officers. He mentioned the board could choose to have the same officers as they have now or if the board can make changes but before they vote on a new board member. He stated he would like for each board member to introduce yourself to the new board member and he can also introduce himself.

Mr. Steven Alaniz stated born and raised in Mission and a business owner

Ms. Irene Thompson stated she is a commercial real estate appraiser and have two kids living here in Mission for over 20 years.

Ms. Connie Garza stated she is a retired criminal justice professional and she owns a business and she has volunteered over 50 years of my life serving the community and loves community service.

Ms. Raquenel Austin stated she has been here since she has gotten married to her husband, Charles Austin, who is a doctor in Mission. She mentioned she has three daughters and she is retired.

Mr. David Villarreal stated he is a realtor, appraiser trainee, and in the real estate industry. He mentioned he graduated from UTSA.

Mr. Cervantes stated the board could choose to have the same officers as they currently have or if the board would like to can make any changes.

Ms. Thompson stated Neither of the Chairwoman or Vice-Chairman are present to the meeting. She asked Mr. Cervantes if he knew if they would be inclined to continue in their respective positions.

Mr. Cervantes stated he would be inclined to say yes.

Ms. Thompson asked if they could table the election till they are present or until the next meeting.

There being no discussion, Vice-Chairwoman Thompson entertained a motion. Ms. Garza moved to table the Election for Chairman and Vice-Chairman. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre Arrived to meeting at 5:35pm

Started: 5:35 p.m.

Ended: 5:38 p.m.

Item #3

Site Plan

Approval:

**The Construction of a Public Charter School
named Vanguard Academy-Monet Campus
On a tract of land containing 19.10 acres
being a part or portion of Lot 28-12,
West Addition to Sharyland Subdivision,
This site is located along the West side of N. Stewart
Road approximately 600 feet South of E. Mile 2 Road
AO-I
Vanguard Academy, Inc.**

Mr. Ramirez stated this development is located along the West side of N. Stewart Road approximately 600 feet South of E. Mile 2 Road. This project will have access from N. Stewart Road, a public street. The school will be built in two phases. When completed it will allow students from kinder to 12th grade with an ultimate enrollment of 1,600 students. The facility will be built in an AO-I zoned property where the site will be retrofitted and prepped with thru traffic lanes for queuing complete with curb and gutters, drainage, and utilities. The proposed structures meet all the setback requirements set forth on this site. The site plan will allow for the queuing of 300 vehicles within the school property. Proposed is a phased facility from pre-kinder thru 8th grade classrooms and offices. Phase I will consist of a flexible model with a contemporary layout allowing for growth. Phase II will be added for future 9th to 12th grade establishments. The school grounds will also include 2 full size soccer fields. The campus will have 200 parking spaces available to faculty and visitors. Accommodations have been addressed to fulfill and comply with the minimum number of paved, off-street parking spaces for this project. A master landscaping plan shall be applied to all green spaces to comply with the subdivision ordinance Ch. 98 Subdivision – Landscaping regulations; and a Lighting plan will be reviewed as to not affect nearby neighborhoods. The developer will install a perimeter opaque fence as privacy for the entire site and will include a security gate at all entrances. This buffer will comply with the separation required between commercial and residential properties.

The school officials have agreed to undertake off-site sidewalk improvements and have agreed to undertake Mile 2 Road and N. Steward Road intersection improvements. Staff recommends approval of the Site Plan as submitted.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to approve the site plan approval request. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:38 p.m.

Ended: 5:38 p.m.

Item # 4

**Single Lot Variance: A 0.2009 of one acre out of Lot 192,
 John H. Shary Subdivision
 This site is located at 215 N. Glasscock Road
 R-1
 Troy Garza**

Mr. Ramirez stated the property is located along the West side of N. Glasscock Road approximately 142.50 feet North of E. 2-1/2 Street. The land measures 50 feet by 175 feet being a 0.2009-acre tract of land out of Lot 192, John H. Shary Subdivision per map records. The owner proposes to build a residential home on their currently vacant land zoned for single family residential construction. A building permit will be submitted and reviewed separate and apart and upon approval from this single lot variance request. This site has frontage to N. Glasscock Road and access to all city utilities and services to include street lighting, fire hydrants, and drainage meeting the criteria set forth on Sec. 98-8 – Single-lot Variance; approval and procedures (b). A home preexisted on the lot therefore Capital Sewer Recovery fee (\$200.00), Parks Fee (\$650), and Water Rights Fee (\$1500) will not be imposed as a condition for approval. There is a provision in the subdivision to allow single-lot variances to assist property owners develop small tracts of land without going through the subdivision process. The applicant meets the criteria in the ordinance. Staff recommends approval.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to approve the single lot variance request. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:38 p.m.

Ended: 5:39 p.m.

Item # 5

**Single Lot Variance: A 0.316 of one acre out of Lot 93,
 Mission Acres Subdivision
 This site is located at 1508 W. 18th Street
 R-1**

CV Star Builders

Mr. Ramirez stated this development is located along the South side of W. 18th Street approximately 180 feet West of Los Ebanos Road. The land measures 51 feet wide by 270 feet in depth being a 0.316-acre tract of land out of Lot 93, Mission Acres Subdivision per map records. The owner proposes to build a residential home on their currently vacant land zoned for single family residential construction. A building permit will be submitted and reviewed separate and apart and upon approval from this single lot variance request. This site has frontage to W. 18th Street and access to all city utilities and services to include street lighting, fire hydrants, and drainage meeting the criteria set forth on Sec. 98-8 – Single lot Variance; approval and procedures (b). A Capital Sewer Recovery fee (\$200.00), Parks Fee (\$650), and Water Rights Fee (\$948) will be imposed as a condition for approval. There is a provision in the subdivision to allow single-lot variances to assist property owners develop small tracts of land without going through the subdivision process. The applicant meets the criteria in the ordinance. Staff recommends approval.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the single lot variance request. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:39 p.m.

Ended: 5:45 p.m.

Item #6

Rezoning:

**Being a 0.199 acre tract of land
out of Block 4, Erdahl Subdivision
This property is located at the Northwest
corner of U.S. Expressway 83 and Holland Avenue
Eleazar X. Romero**

Mr. Cervantes stated that the applicant is requesting to rezone the subject property from Single-family Residential District ("R-1") to Office Building District ("C-1") in order to sell the property to a buyer interested in building a 2,000 square foot office building for a law practice. The code of ordinances states that the main purpose of the office building zoning is to provide office uses, office sales uses and certain personal services of a nature that will not have a blighting effect on adjacent residential areas. The triangular-shaped tract of land measures 150 feet in length and 79.55 feet along Holland Avenue. The surrounding zones are Single-family Residential District to the North and East, Single-family Residential and General Business District to the South and General Business District to the West. The property is vacant. The surrounding land uses include single-family homes to the North and East, US Expressway 83 along the South and a commercial plaza to the West. The Future Land Use Map shows the property designated for commercial uses. The requested rezoning is in line with the comprehensive plan designation. Due to the small and irregular-shaped property it is likely that variances to the parking and setbacks will be needed. The buyer has been advised not to purchase the land until a site plan has been approved by the department. Notices were mailed to twenty-three (23) surrounding property owners. Planning staff received no phone calls from the surrounding property owners. Staff recommends approval to the rezoning request.

Chairwoman Izaguirre asked if it was an access easement for 30 foot.

Mr. Cervantes stated yes, there is an alley to the north.

Ms. Thompson asked if it's an abandoned alley.

Mr. Cervantes stated No, He added that the alley is in use.

Ms. Garza stated she drives through the area every single day and she had seen plenty of vehicles that are always parked on the property. She stated they accommodate the overflow for the parking for the businesses that are next to the property. She mentioned there is a restaurant and there's a multiple of other businesses next to it.

Mr. Cervantes stated the property belongs to the same owner of the plaza to the west that is why they are currently using it for excess parking, but the owner is interested in selling the property.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Mr. Cervantes stated that must likely variances will be needed for the property. He mentioned staff doesn't have a site plan for the project but If the Council approves the rezoning the applicant will be required by staff to request a site plan. If variances are needed for the parking that will go before P&Z and the Council. If variances are needed for the setbacks they will go before the Zoning Board of Adjustments.

Chairwoman Izaguirre asked if staff can show the Measurements.

Mr. Cervantes stated Yes, It's a small property.

Chairwoman Izaguirre asked how much would be the front setback.

Mr. Cervantes stated it would depend on which way the building would be facing.

Chairwoman Izaguirre asked what is the setback if the building will be facing the expressway.

Mr. Cervantes stated it would be 40 feet. He mentioned for the parking variance the site plan will be coming before the board and City Council for consideration.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to approve the rezoning request. Ms. Austin seconded the motion. Upon a vote, the board voted in favor but Ms. Garza voted nay being 5 to 1 vote.

Started: 5:45 p.m.

Ended: 5:46 p.m.

Item #7**Conditional Use Permit:**

**The Texas Citrus Fiesta Fun Fair with
the Sale & On-Site Consumption of
Alcoholic Beverages,
Located at 1801 S. Inspiration Road
PUD
Virginia Passamentt**

Mr. Cervantes stated the site is located at 1801 S. Inspiration Road. Texas Citrus Fiesta organizers will be having their annual Fun Fair event on January 30 & 31, 2026, and would like to sell alcoholic beverages during the event. The fun fair will be located at the Bentsen Community Park, including (45) various vendors, (20) mobile food units, and carnival rides. Setup will begin on Thursday, January 29th, at 8:00 a.m. Hours of Operation: Friday from 5:30 p.m. to 12:00 a.m. & Saturday from 2:00 p.m. to 10:00 p.m. Parking for this event will be provided at Bentsen Park, with additional overflow parking available on the north and south sides of the park. Overnight security will be provided starting Thursday. The Zoning code requires the Fun Fair and the Sale & On-Site consumption of alcohol to be a minimum of 300 feet separation from residentially used property from lot line to lot line. There are several residential properties within this radius; thus, a waiver of the separation requirement needs consideration. Ch. 10 – Amusements and Entertainment: Security will be evident as in past events via Mission PD officers (as hired by TCF). Restrooms will be available. All provisions of the Chapter 10 Mission Code of Ordinances – Amusements and Entertainment – will need to be complied with. Staff recommends approval of the request with conditions: 1) Waiver of the 300 feet separation; 2) Must comply with Health & Fire Codes; 3) Must meet Noise, Amusement, and Entertainment codes; and 4) Must comply with the TABC regulations.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Alaniz moved to approve the conditional use permit request. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:46 p.m.

Ended: 5:54 p.m.

Item #8**Conditional Use Permit:**

**To Construct a Guest House
Being Lot 19, Mayberry Manor Subdivision
2804 Highland Park Dive
R-1
Margarita Ramirez**

Mr. Cervantes stated the subject site is located along the East side of Highland Park Drive approximately 125 feet South of Alameda Drive. Pursuant to Section 1.371 (3) (d) of the City of Mission Code of Ordinances, a guest house or separate servant's quarters must comply with regulations. The property has an area of 11,571 square feet. Code requires 12,000 minimum lot. Guest house cannot be made available or used for lease, rent, hire, and the owner of such use may not receive remuneration for the use of one of the above and must be clearly secondary to the primary residence. A guest house shall not have access to a public street (No shared/extended driveway) and shall not have a separate kitchen area or utilities. All building setbacks are being met. The driveway is more than sufficient to accommodate any incoming vehicle. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (22) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval with the conditions below: 1) Life of use permit; 2) The unit may not have a kitchen or separate utilities and electrical connections; 3) Transferability to other future owners, imposing the same conditions imposed on this applicant; and 4) Not to be used for rental purposes, and waive the minimum lot size requirements.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

Ms. Lynn Gascon resides at 2802 Highland Park, she stated her main concern would be for the property owner turning the guest house into a rental and the noise and the parking. She mentioned some of their guests are parking on the street which are blocking her driveway. She mentioned she has to leave her garbage can outside in order to have access of her driveway

Chairwoman Izaguirre asked staff if they can to the aerial.

Staff presented the aerial to board.

Chairwoman Izaguirre asked What lot number is Ms. Gascon.

Ms. Gascon stated she is the house below.

Ms. Margarita Ramirez stated she is property owner. She mentioned the intent is to build the guest house for her daughter. She stated it is for her autistic daughter who is 15 years old. She wanted her daughter to be able to transition to learning how to live independently when her daughter becomes 18 or 20 years old. She mentioned in the meantime, they do have family who come in out of town once a year. She sated she is a single mom and has four kids and her house is completely full. She stated she doesn't plan on renting out the Guest house to anybody its only for her family. She mentioned they don't make any noise and never had any sort of noise compliant. She added the neighborhood is quiet. She mentioned the property behind her tend to have a lot of parties and it does get loud. She stated they don't have any parties and she believed they don't park on the street. She added her partner will sometimes park on the street but they have enough parking spaces in the parking lot to fit everyone and her 15 year old also doesn't have a vehicle so she wouldn't see issues with it.

Ms. Linda Corpus resides at 2803 Highland Park, she stated she lives across the street from the applicant. Her main concern is the small area of parking. She mentioned she isn't sure if the

neighborhood has a lot of noise and she does know it gets noises from the dogs. Also from the neighbor.

Chairwoman Izaguirre asked Ms. Corpus if there was an event center.

Ms. Corpus stated yes, it's located behind the property and it's called Las Glorias Event center. She added lately they haven't been playing music but it's loud when they do.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the city has a limit on how many they can have in the neighborhood.

Mr. Alex Hernandez stated there is a limit for the driveway to be either a 10' x 44' or a 18' x 26' just enough to fit two vehicles and they can accommodate way more.

Chairwoman Izaguirre stated asked staff if they could add more.

Mr. Alex Hernandez replied "yes", they can add more and they also have a long driveway to accommodate.

Ms. Thompson stated looking at the aerial they can have four maybe even five to park in the driveway.

Mr. Alex Hernandez stated the bare minimum is 10' x 44' or 18' x 26'.

Chairwoman Izaguirre asked what size is the addition.

Ms. Ramirez stated it is a 20' x 20' addition.

Chairwoman Izaguirre asked if it's a swimming pool room or if it's a guest house.

Mr. Alex Hernandez stated the addition is a guest house and the site plan is mislabeled.

Chairwoman Izaguirre asked if the board had any other questions.

There was none.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the conditional use permit request. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:54 p.m.

Ended: 5:56 p.m.

Item #9

Conditional Use Permit:

**The Sale & On-site Consumption of
Alcoholic Beverages – Evera Bar & Grill
Being all of Lot 1, Plantation Grove**

**Tech- Center No. 2 Subdivision
4001 S. Shary Road, Suite 100
PUD
HTV Enterprise, LLC, c/o Hector Tamez**

Mr. Cervantes stated the subject site is located at the Southeast corner of San Mateo and Shary Roads. Access to the site can be from one primary driveway to Shary Road or from separate driveways from San Mateo or from San Gabriel streets. Per Code of Ordinance, the sale and on-site consumption of alcoholic beverages requires the approval of a Conditional Use Permit by the City Council. The applicant is leasing a 3,627 sq.ft. suite and proposes to operate a bar and grill at this location. Staff notes that the City Council recently approved a CUP for the sale & on-site consumption of alcoholic beverages for Malquerida Bar & Grill on December 9, 2025. Since the CUP is not transferable to others, a new conditional use permit is required due to the change in ownership. The suite has 38 tables with 4 chairs each, 3 VIP areas for 6, a stage for the band, a bar, a kitchen, and an office upstairs. The applicant is proposing to have live music or bands on Thursday, Fridays & Saturdays and a full menu until 12:00 am. Days/Hours of Operation: Monday – Sunday from 12:00 p.m. to 2:00 a.m. Staff: 10 employees. In reviewing the floor plan, staff noticed that the applicant is proposing a total of 170 seating spaces for this establishment, which requires 57 parking spaces. The parking spaces are calculated based on the number of seats, 1 parking spaces for every 3 seats. (170 seats/3=56.6 parking spaces). However, the maximum capacity for this establishment is 120 people, which means the applicant would need to reduce the number of tables to comply with the Fire Department's requirement. Parking: It is noted that the parking spaces are held in common for this commercial plaza. There is a total of 180 existing parking spaces that are shared with other businesses. Sale of Alcohol: The proposed establishment includes a 'bar' component. Section 1.56(3a) of the Zoning Code requires a minimum separation of 300' from the *property line* of any churches, schools, publicly owned property, and residences. There is a single-family residential neighborhood located within 300' radius; however, P&Z and the City Council have waived this separation requirement in the previous CUP's approval. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (6) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request subject to compliance with the following conditions: 1) Permit for one (1) year to continue to assess this new business; 2) Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.); 3) Waiver of the 300' separation requirement from the residential neighborhoods; 4) Continued compliance with TABC requirements; 5) CUP is not transferable to others; 6) Must have security cameras inside and outside with a minimum 30-day retention; 7) Must comply with noise ordinance; 8) Must have security officers; 9) Hours of operation to be as follows: Monday – Sunday from 12:00 pm to 2:00 am; 10) Must have a minimum of one licensed security officer from 8:00 p.m. to 2:00 a.m.; and 11) Maximum occupancy is 120 people.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion Chairwoman Izaguirre entertained a motion. Ms. Garza moved to approve the conditional use permit request. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:56 p.m.

Ended: 5:58 p.m.

Item #10

Conditional Use Permit

Renewal:

A Mobile Food Unit – Lola Food Truck

Being a re-subdivision of all of Lot 2,

Re-Subdivision of Lot 1, Mission Center Subdivision

1931 N. Conway Avenue

C-3

Patricia Rey

Mr. Cervantes stated the subject site is located at the Southwest corner of W. 20th Street and N. Conway Avenue. The applicant proposes a renewal of the conditional use permit for the Mobile Food Unit. Her menu consists of Burgers and Tacos. This business has been in operation since July 11, 2025. The last Conditional Use Permit was approved by the City Council on February 24, 2025, for a one-year. The applicant has 3 picnic tables to allow their customers to sit and enjoy their food. Access to the site is provided off of Conway Avenue and W. 20th Street. Per the Code of Ordinance, a mobile food unit requires the approval of a Conditional Use Permit by the City Council. The proposed hours of operation are as follows: Thursday – Sunday from 5:00 pm to 10:00 pm, Staff: 1 employee. Parking: There is a total of 37 parking spaces available that are shared amongst the three businesses that she owns. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (15) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. The mobile food unit was in operation before the adoption of the ordinance establishing minimum distance requirements. Staff Recommendation: 1) Approval for 2-year re-evaluation to continue to assess this mobile food unit; 2) Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.); 3) Hours of operation to be as follows: Thursday – Sunday from 5:00 pm to 10:00 pm; 4) CUP is not transferable to others; and 5) Must comply with the noise ordinance.

Mr. Cervantes added that the board can consider a life of use permit with the understanding the permit could be revoked.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

Ms. Thompson asked if the applicant owner of the property.
Mr. Cervantes replied "yes".

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to approve the conditional use permit request for life of use permit. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:58 p.m.

Ended: 6:00 p.m.

Item #11

Ordinance Amendment:

Conduct a public hearing and consideration of the adoption of an ordinance amending the code of ordinances Appendix A - Zoning, Article VIII – Use Districts and Conditional Uses, Section 1.42 – C-2 (Neighborhood Commercial District); Subsection (3) Conditional Uses by eliminating bars as a conditional use. Applicant: City of Mission

Mr. Cervantes stated the ordinance will eliminate a bar as a listed conditional use under the (C-2) Neighborhood Commercial zoning category. As a result, a bar will only be allowed in a (C-3) General Business District with a conditional use permit. Staff recommends the adoption of the ordinance.

Ms. Garza asked the bar and grills that are located in (C-2) Neighborhood Commercial District will they stay as is.

Mr. Cervantes stated we currently have none in (C-2) Neighborhood Commercial District and the businesses are in a (C-3) General Business District.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to approve the ordinance amendment request. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:00 p.m.

Ended: 6:04 p.m.

Item #12

Ordinance Amendment:

Conduct a public hearing and consideration of the adoption of an ordinance amending the code of ordinances Appendix A - Zoning, Article XII – Commercial and Industrial Area Requirements, Section 1.58 General; by Adding Subsection 3, Car Wash Establishments, by Establishing a One-mile minimum radius and Distance Requirement, Ensuring No New Car Wash Business be Established within a One-mile Radius of an Existing Car Wash. Applicant: City of Mission

Mr. Cervantes stated the ordinance will prohibit the establishment of new car wash businesses within a one-mile radius of an existing car wash due to the on-going drought. He added that the ordinance will assist with the city's water conservation efforts. Staff recommends the adoption of the ordinance.

Chairwoman Izaguirre asked Mr. Cervantes if staff has looked into how much water car washes are using for example for different rates. She asked if it could that be implemented into the ordinance or would it have to be something implemented with utilities.

Mr. Cervantes replied "no", that would have to be separate ordinance for the water rates. He added the ordinance is only for the facility will have to be one mile away from an existing car wash. He stated that staff mapped all the existing car washes including the ones that are part of a convenience store.

Chairwoman Izaguirre asked how does the city regulate the water usage does it go through the water rates or could it be tied to the ordinance.

Mr. Cervantes stated there is a regulation in the language of the ordinance that they have to recycle the water and qualifying car washes shall be designed to employ water recycling system there is a regulation for that.

Chairwoman Izaguirre stated even with the recycling of water they still use a lot.

Mr. Cervantes replied "Yes". He added if a new car wash wanted to operate in city limits it would have to be further than one mile from an existing car wash. He stated based on the map that he showed it would be around South Conway or South Bryan road where there is still some space for a new car wash could locate but most of Central Mission will not have any space.

Ms. Garza asked if it would be applicable to a mom and pop car wash.

Mr. Cervantes replied "yes" it would be for any type of car wash.

Ms. Susie De Luna replied to Chairwoman Izaguirre question the rate would have to be through a utility building ordinance.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Garza moved to approve the ordinance amendment request. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:04 p.m.

Ended: 6:06 p.m.

Item #13

Ordinance Amendment:

Conduct a public hearing and consideration of the adoption of an ordinance amending the code of ordinances Appendix A - Zoning, Article VIII – Use Districts and Conditional Uses, Section 1.41. – C-1 (Office Building District), Subsection (2) Permitted Uses, and (3) Conditional Uses; Section 1.42. C-2 (Neighborhood Commercial District), Subsection (2) Permitted Uses, & (3) Conditional Uses; and Section 1.43. C-3 (General Business District), Subsection (2) Permitted Uses, and (3) Conditional Uses by making Drive-thru Service Window Business for Food Establishments a Permitted Use; and by removing Drive-thru Service Window Business for Food Establishments as a Conditional Use. Applicant: City of Mission

Mr. Cervantes stated the ordinance will streamline the process for the issuance of building permits for new restaurants and fast-food establishments by not requiring a conditional use permit for a drive-thru window. The proposed ordinance would allow the issuance of a building permit with the correct zoning and with a site plan approval from the Planning and Zoning Commission. Staff recommends the adoption of the ordinance. He stated staff does not see the need to have public hearings and for a drive through window since it delays the permit process. He added this is part of our efforts to streamline the commercial building permit process to not require a Conditional Use Permit for a drive through window.

Ms. Garza stated if the applicants don't come before us for a conditional use permit for a set amount of time. She asked will the board apply a set amount of time to be applicable with the implementation of the ordinance.

Mr. Cervantes stated for an example there is a fast food restaurant going to be built along West Griffin Parkway and they will have to go through with the site plan and will come before Planning and zoning for approval of the project. He added that is when the board would have the have an opportunity to review the site plan for proper stacking or any other issues.

Ms. Garza stated but the concern is if issues are seen generally it will surface during the time that they come for a renewal. She asked if they were to approve the site plan will the applicant have to come back for a renewal.

Mr. Cervantes stated if there are any issues then it will be caught by code enforcement and they will get involved.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the rezoning request. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

ITEM#14

ADJOURNMENT

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Austin moved to adjourn the meeting. Ms. Thompson seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:06 p.m.



Diana Izaguirre, Chairwoman
Planning and Zoning Commission

**PLANNING AND ZONING COMMISSION
JANUARY 21, 2026
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Irene Thompson
Steven Alaniz
Raquenel Austin
Connie Garza
Diana Izaguirre
David Villarreal
Kevin Sanchez

P&Z ABSENT

STAFF PRESENT

Xavier Cervantes
Alex Hernandez
Elisa Zurita
Gabriel Ramirez
Jessica Munoz
Susie De Luna

GUEST PRESENT

Olga Paez
David Lopez, Jr.
Guillermo Guerrero

CALL TO ORDER

Chairwoman Izaguirre called the meeting to order at 5:30 p.m.

DISCLOSURE OF CONFLICT OF INTEREST

There was none.

CITIZENS PARTICIPATION

There was none.

APPROVAL OF MINUTES FOR JANUARY 7, 2026

Chairwoman Izaguirre asked if there were any corrections to the minutes for January 7, 2026. Ms. Thompson moved to approve the minutes as presented. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:30 p.m.

Ended: 5:31 p.m.

Item #2

Election of Chairman and Vice-Chairman:

Ms. Thompson elected Ms. Diana Izaguirre as Chairwoman and Mr. Kevin Sanchez as Vice-Chairman.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to elect Ms. Diana Izaguirre as Chairwoman and Mr. Kevin Sanchez as Vice-Chairman. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:31 p.m.

Ended: 5:37 p.m.

Item #3

**Being a 9.83-acre tract out of Lot 33,
Bell Woods CO's Subdivision "C"
This property is located along the West
Side of Conway Avenue, approximately
265 feet North of Victory Street.
David Lopez, Jr.**

c/o Guadalupe and Alejo Cabrera

Mr. Cervantes stated that the applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to Townhouse Residential District ("R-1T") for a proposed 62-lot townhome development. The tract of land has 9.48 acres in net area and measures 256 feet along Conway Avenue and has a depth of 1,239.61 feet. The surrounding zones are outside the city limits to the North, General Business District (C-3) to the East, Agricultural Open Interim District (AO-I) to the South and Duplex-Fourplex Residential to the West. The surrounding land uses include agricultural land, a single-family home and an irrigation canal to the South, Tramuc Transport to the East, Cheer Strike and IHOP to the South and the Bellwood Manor (4-plex lots) subdivision is under construction to the West. The subject property is vacant. The Future Land Use Map shows the West two thirds of the property designated for low-density residential uses. The East one third of the property is designated for general commercial uses. Even though the requested rezoning of the property is not in line with the comprehensive plan, staff feels that the area is in transition to higher-density residential uses. Notices were mailed to 10 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning. Staff recommends approval to the rezoning request.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if staff the last time the board had seen the rezoning did the commission table the item.

Mr. Cervantes stated the rezoning had gotten approved from Planning & Zoning and the applicant had withdrawn the application before it was seen by City Council and the applicant has to go through the process again. He mentioned that originally the previous developer was rezoning the property for fourplex lots but the developer withdrew the application and the project fell through. He added the applicant now is a different developer and he is interested in a subdivision for townhouses.

Mr. Sanchez asked if this would be considered a down zone from what the board had approved before.

Mr. Cervantes stated Yes, it's a less intense rezoning from what the board approved three months ago and it's medium density.

Chairwoman Izaguirre stated there would be more cars and more homes.

Mr. Cervantes stated it would depend on how it would be developed.

Chairwoman Izaguirre stated the last time when the board approved it was for 120 townhomes and less acreage.

Mr. Cervantes stated staff does have a preliminary design for the townhouse subdivision but it could change.

Chairwoman Izaguirre asked How many lots are they proposing in the preliminary design?

Mr. David Lopez Jr. with Lopez Engineering Designs stated they made a preliminary layout and they proposed 69 lots. He mentioned he spoke to the developer and the developer wanted to make the width 50 feet width so they would have to reduce the lots and make them wider and the depth to be around 80 to 90. He added it would be 50 lots in total.

Chairwoman Izaguirre asked if the lots were going to be 50 feet wide.

Mr. Lopez stated yes, 50 feet wide and then the depth will be a minimum of 80 feet. He mentioned they are a medium-sized density but it would be giving individuals the ability to purchase lots and then build on them rather than having fourplexes and renting.

Mr. Sanchez asked if the proposed plan would meet the minimum standards for lot size.

Mr. David Lopez stated yes, these lots would have a 0 side setback to give the homes a buffer between each lot. He mentioned only one side of the homes would have windows.

Chairwoman Izaguirre stated the lots would be 4,000 square foot lots.

Mr. Cervantes stated if the zoning is approved by the city council they would have the subdivision come before the board and that's when the board would see the details of the lots layout.

Chairwoman Izaguirre asked why staff did not recommend (R-1) Single Family Residential District instead of (R-1T) Townhouse Residential District.

Mr. Cervantes stated the request three months ago was from (AO-I) Agricultural Open Interim District to (R-3) Multi-Family Residential District. He mentioned the board had approved the rezoning from (AO-I) to (R-3) but the applicant decided to withdraw before it was seen by the City Council.

Ms. Thompson asked why rezone the property to (R-1T) Townhouse Residential District and not (R-1) Single Family Residential District?

Mr. Cervantes stated the applicant wanted to have townhouses so they could have a 0 foot side setback on one side and a five foot setback on the other.

Ms. Thompson asked What the minimum for (R-1) Single Family Residential District.

Mr. Cervantes stated the minimum is 50 feet by 100 feet.

Ms. Thompson asked what is the depth?

Mr. Cervantes stated the depth is 100 foot

Ms. Thompson asked what is the depth and width for (R-1T) Townhouse Residential District?

Mr. Cervantes stated for an (R-1T) Townhouse Residential District it is 25 feet by 80 feet. He mentioned it seems the developer is wanting larger lots than the 25 feet by 80 feet.

Chairwoman Izaguirre asked what does the future land use map have for the property?

Mr. Cervantes stated the future land use map has commercial in the front of the property and then low-density residential for two-thirds of the rear of the property.

Chairwoman Izaguirre asked if it's an (R-1) Single Family Residential District.

Mr. Cervantes replied "Yes".

Chairwoman Izaguirre asked if it would be the 5,000 square foot lot.

Mr. Cervantes replied "Yes".

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to approve the rezoning request. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:37 p.m.

Ended: 5:38 p.m.

Item #4

**Being a 0.316-acre tract out of Lot 93,
Mission Acres Subdivision
This property is located along the South
Side W. 18th Street, approximately 190 feet
West of N. Los Ebanos Road
CV Star Builders LLC**

Mr. Cervantes stated that the applicant is 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 development. The tract of land has 0.316 acres in area and measures 51 feet along W. 18th Street and has a depth of 270 feet. The surrounding zones are Single-family Residential District (R-1) to the North, East and West and Agricultural Open Interim to the South. The surrounding land uses are single-family homes in all directions. There is an unpaved alley along the East side of the property. The subject property is vacant. The Future Land Use Map shows the property designated for low-density residential uses. The requested rezoning is in line with the comprehensive plan designation. Notices were mailed to 25 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning. Staff recommends approval to the rezoning request.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Garza moved to approve the rezoning request. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:38 p.m.

Ended: 5:42 p.m.

Item #5

**Being a 0.40 of an acre tract out of Lot 182,
John H. Shary Subdivision
This property is located at 1906 E. 2 ½ Street
Mario Reyna
c/o Abrego & Sons, Inc.**

Mr. Cervantes stated that the applicant is requesting to rezone the subject property located at the Southwest corner of 2 ½ Street and Glasscock Road from Neighborhood Commercial District ("C-2") to Townhouse Residential District ("R-1T") for a proposed 6-unit townhome development. The tract of land has 0.4 acres in area and measures 155 feet along E. 2 ½ Street and 100 feet along Glasscock Road. The surrounding zones are Duplex-Fourplex Residential (R-2) to the South, Multifamily Residential (R-3) to the East and Single-family Residential (R-1) to the West and North. The surrounding land uses are single-family homes to the West and North, apartments to the East and a vacant tract to the South. The vacant tract to the South was recently rezoned to R-2. The subject property has what appears to be a vacant residential structure, and vehicles are parked in the paved area facing Glasscock Road. The Future Land Use Map shows the property designated for low-density residential uses. Even though the requested rezoning is not in line with the comprehensive plan, staff feels that the area is in transition to higher-density residential uses. Notices were mailed to 21 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning. Staff recommends approval to the rezoning request.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

Ms. Garza asked how the property to the south was rezoned too?

Mr. Cervantes stated the property to the south the property owner wanted to be rezoned to (R-3) but the City Council approved the rezoning for a (R-2).

Ms. Thompson asked what the specifications width and depth are for an (R-2) Duplex-Fourplex residential district.

Mr. Cervantes stated it is 50 feet by 100 feet.

Ms. Thompson asked if it would be the same as R1?

Mr. Cervantes replied "Yes".

Ms. Thompson asked what is the lot size for a townhouse?

Mr. Cervantes stated it is 25 feet by 80 feet.

Chairwoman Izaguirre asked what they were going to build in the next lot?

Mr. Cervantes stated that in the property to the South the owner wanted to build eight units but they got R-2 zoning from the Council so they are only limited to four units.

Ms. Thompson asked if the Council would approve R1T for the property?

Mr. Cervantes stated it would be a down zoning from neighborhood commercial but he had no idea on how Council is going to feel about the zoning change.

Ms. Thompson asked If it was to be subdivided into townhouse lots, what access would be from 2nd and Half Street?

Mr. Cervantes stated the front of the townhouses will be facing 2nd and Half Street. He stated the applicant's desire is to build six (6) townhouses but the code will only allow five based on the lot size requirements.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the rezoning request. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:42 p.m.

Ended: 5:44 p.m.

Item #6

Conditional Use Permit:

**To Construct a Pool House
Being Lot 13, Oak Alley at Cimarron Subdivision
1708 Oak Alley Drive
R-1A
Horacio Bazan Jr.**

Mr. Cervantes stated the subject site is located 1,056 feet East of S. Stewart Road along the South side of Oak Alley Drive. Pursuant to Section 1.371 (3) (d) of the City of Mission Code of Ordinances, a guest house or separate servant's quarters must comply with regulations. The property has an area of 10,399.75 square feet. The code requires a 12,000-square-foot minimum lot. The pool house cannot be made available or used for lease, rent, hire, and the owner of such use may not receive remuneration for the use of one of the above, and must be clearly secondary to the primary residence. A pool house shall not have access to a public street (No shared/extended driveway) and shall not have a separate kitchen area or utilities. All building setbacks are being met. The driveway is more than sufficient to accommodate any incoming vehicle. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends

approval with the conditions below: 1) Life of use permit; 2) The unit may not have a kitchen or separate utilities and electrical connections; 3) Transferability to other future owners, imposing the same conditions imposed on this applicant; and 4) Not to be used for rental purposes, and waive the minimum lot size requirements.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any other questions.

There was none.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to approve the conditional use permit request. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:44 p.m.

Ended: 5:47 p.m.

Item #7

**Conditional Use Permit: To Construct a Guest House and a Pool House
Being Lot 36, Shary Unit VII Subdivision
2004 E. 20th Street
R-1
Guillermo Guerrero**

Mr. Cervantes stated the subject site is located at the Cul-De-Sac of E. 20th Street and Cardinal Street. Pursuant to Section 1.371 (3) (d) of the City of Mission Code of Ordinances, a guest house or separate servant's quarters must comply with regulations. The property has an area of 14,493 square feet. The code requires a 12,000-square-foot minimum lot. The guest house cannot be made available or used for lease, rent, hire, and the owner of such use may not receive remuneration for the use of one of the above, and must be clearly secondary to the primary residence. A guest house shall not have access to a public street (No shared/extended driveway) and shall not have a separate kitchen area or utilities. A variance to the Glasscock Road setbacks was approved by the Zoning Board of Adjustments on 09-24-2025. The driveway is more than sufficient to accommodate any incoming vehicle. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (26) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval with the conditions below: 1) Life of use permit; 2) The unit may not have a kitchen or separate utilities and electrical connections; 3) Transferability to other future owners, imposing the same conditions imposed on this applicant; and 4) Not to be used for rental purposes, and waive the minimum lot size requirements.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

Mr. Mario stated he was her on behalf of his grandmother which she resides on Lot 37, He stated his grandmother had questions on the construction such as the permit to construct and if the guest house will have a separate meter.

Mr. Cervantes stated in the conditions for the guest house it stated they cannot be a separate electric and water meter for the guest.

Mr. Mario asked Mr. Cervantes if he could explain in Spanish to his grandmother.

Mr. Cervantes replied "Yes".

Mr. Cervantes explained to Mr. Mario's grandmother the Guest has a list of conditions and one of the conditions is that it has to be the same water and electric meter form the main house.

Mr. Mario's grandmother asked if the guest house was going to have two floors and if the guest was going to have two floors.

Mr. Cervantes stated there are no windows on the side; it would be only a one floor guest/ pool house.

Chairwoman Izaguirre asked if the board had any questions.

Ms. Garza asked if the board could look at the design and if it meets the necessary setbacks?

Mr. Cervantes stated the applicant was granted a variance on the setback from the Zoning Board of Adjustments.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to approve the conditional use permit request. Mr. Cervantes seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:47 p.m.

Ended: 5:58 p.m.

Item #8

Conditional Use Permit:

**Sale & On-Site Consumption of Alcoholic Beverages
– Chick-Po on the Grill
Being Lot 2, Shary Town Plaza Subdivision
301 N. Shary Road, Suite 200
C-3
Chick-Po on the Grill LLC**

Mr. Cervantes stated the subject site is located approximately 565 feet North of 1st Street along the West side of North Shary Road Access to the site is off North Shary Road via a 34-foot driveway. Per the Code of Ordinance, the sale and on-site consumption of alcoholic beverages requires the

approval of a Conditional Use Permit by the City Council. On February 10, 2025, the applicant obtained a Conditional Use Permit for the life of use by the City Council for a Drive-Thru Service Window. The applicant is leasing a 2,276 sq. ft. suite within a commercial plaza for a restaurant that has been in business since August 28, 2025, and would like to offer alcoholic beverages with their meals. Parking: The suite has 9 tables and 10 booths with a total of 82 seating spaces, which requires 27 parking spaces. There is a total of 135 parking spaces held in common that will be shared with other businesses. Days/Hours of Operation: Monday – Saturday from 9:00 a.m. to 9:00 p.m. and Sundays from 9:00 a.m. to 5:00 p.m. Staff: 10 employees. Sale of Alcohol: Section 1.56(3)(a) of the Zoning Code requires a minimum separation of 300' from the property line of any church, school, publicly owned property, or residence. There are no land uses within the above radius, measured door-to-door for churches or hospitals, or measured lot line to lot line for schools. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (16) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request, subject to compliance with the following conditions: 1) Permit for one (2) years to continue to assess this operation; 2) Must comply with all City Codes (Building, Fire, Health, Sign, etc.); 3) Must comply with TABC requirements; 4) CUP is not transferable to others; 5) Must have security cameras inside and outside with a minimum 30-day retention; 6) Must comply with noise ordinance; 7) Hours of operation to be as follows: Monday – Saturday from 9:00 a.m. to 9:00 p.m. and Sundays from 9:00 a.m. to 5:00 p.m.; 8) Wet zone property and; 9) Maximum occupancy is 57 people.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

Ms. Thompson asked if the applicant has live music.

Mr. Cervantes stated they do not have any live music.

Mr. Alaniz asked if they would serve beer and wine or liquor.

Mr. Cervantes stated it is only beer and wine.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to approve the conditional use permit request. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:58 p.m.

Ended: 5:50 p.m.

Item #9

**Conditional Use Permit
Renewal:**

**Sale & On-Site Consumption of Alcoholic Beverages
– Las Calles De Mexico Taqueria
Being all of Lot 1, Sundance Crossing Subdivision
308 N. Shary Road, Suite A
C-3
Las Calles De Mexico, LLC**

Mr. Cervantes stated the subject site is located approximately 200 feet South of 4th Street along the East side of Shary Road. Per Code of Ordinance, the sale and on-site consumption of alcoholic beverages requires the approval of a Conditional Use Permit by the City Council. The applicant is requesting a renewal of the Conditional Use Permit to continue to allow the sale of alcoholic beverages for on-site consumption. The business has been in operation since June 2020 and added alcoholic beverages to its menu in January 2024. The applicant is also requesting extended hours of operation and to be allowed to play live music. The most recent conditional use permit for this location was approved by the City Council on March 24, 2025, for a period of 1 year. Access to the site is via two 25-foot driveways off of North Shary Road along the north and South sides of the property. Parking: There is a total of 76 seating spaces, which require 25 parking spaces. There is a total of 80 parking spaces held in common, which are shared with other businesses. Days/Hours of Operation: Sunday – Thursday from 7:00 a.m. to 11:00 p.m., and Friday– Saturday from 7:00 a.m. to 2:00 a.m. Staff: 5 employees. Sale of Alcohol: Section 1.56(3)(a) of the Zoning Code requires a minimum separation of 300' from the property line of any church, school, publicly owned property, or residence. There are no land uses within the above radius, measured door-to-door for churches or hospitals, or measured lot line to lot line for schools. No incidents have been reported for this business. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (18) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request, subject to compliance with the following conditions: 1) Permit for three (3) years to continue to assess this new business; 2) Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.); 3) Continued compliance with TABC requirements; 4) CUP is not transferable to others; 5) Must have security cameras inside and outside with a minimum 30-day retention; 6) Must comply with the noise ordinance; 7) Hours of operation to be as follows: Sunday – Thursday from 7:00 a.m. to 11:00 p.m. and Friday – Saturday from 7:00 a.m. to 2:00 a.m.; and 8) Maximum occupancy is **90** people.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

Ms. Thompson asked if the applicant has live music.

Mr. Cervantes stated yes, they have karaoke.

Ms. Thompson asked if it was indoor or if they had a patio.

Mr. Cervantes stated it's only indoors and they do not have a patio outside.

Ms. Thompson asked if the applicant has to comply with the noise ordinance.

Mr. Cervantes stated yes.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to approve the conditional use permit request. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

**ITEM#10
ADJOURNMENT**

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to adjourn the meeting. Mr. Sanchez seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:50 p.m.

A handwritten signature in black ink, appearing to be 'Diana Izaguirre', written over a horizontal line. The signature is stylized with loops and a long horizontal stroke ending in an arrowhead.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 24, 2026
PRESENTED BY: Steven Kotsatos, Director of Health, Code Enforcement and Animal Services
AGENDA ITEM: Authorization to Solicit Bids for the Purchase of Vaccines and Supplies for Animal Shelter - Kotsatos

NATURE OF REQUEST:

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

BUGETED: Yes **FUND:** General **ACCT. #:** 01-444-34499
BUDGET: \$ 153,440 **EST. COST:** \$ 90,000 **CURRENT BUDGET BALANCE:** \$ 149,749

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance, Purchasing

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *AG*

RECORD OF VOTE: **APPROVED:** _____
 DISAPPROVED: _____
 TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

**City Of Mission
Specifications**

Bid Name/No.: Purchase of Vaccines and Supplies for Animal Shelter / 26-xxx-xx-xx

I. Scope of Work: The City of Mission is accepting bids for the Purchase of Vaccines and Supplies for Animal Shelter.

II. Specifications/Items needed: Please read your specifications thoroughly and be sure that the Purchase of Vaccines and Supplies for Animal Shelter offered complies with all requirements. It is the intention of these specifications to describe the purchase of the following items and frequency.

III. Delivery: The City of Mission is requiring delivery of Vaccines and Supplies for Animal Shelter to City Health Department (227 Abelino Farias St.) within 24 hours of order being placed.

Vendor must, occasionally, be able to provide the needed items during the night hours and/or on Saturdays.

IV. Products List:

Category	Item	Quantity	Notes
Flea/Tick Prevention	NexGard (2-4kg / 4-10lb)	25 cases 6pck	Monthly chewable for fleas/ticks (dogs)
Flea/Tick Prevention	NexGard (4-10kg / 10-24lb)	25 cases 6pck	Monthly chewable for fleas/ticks (dogs)
Flea/Tick Prevention	NexGard (10-25kg / 24-55lb)	25cases 6pcks	Monthly chewable for fleas/ticks (dogs)
Flea/Tick Prevention	NexGard (25-50kg / 55-110lb)	20 cases 6 pck	Monthly chewable for fleas/ticks (dogs)
Heartworm Prevention	Heartworm Prevention (up to 25lb)	25 cases 6pck	Monthly prevention
Heartworm Prevention	Heartworm Prevention (26-50lb)	25 cases 6pck	Monthly prevention
Heartworm Prevention	Heartworm Prevention (51-100lb)	20 cases 6 pck	Monthly prevention
Heartworm Prevention	Heartworm Prevention (100lb+)	10 cases 6pck	Monthly prevention
Dewormer	Pyrantel Pamoate (liquid)	7 bottles	For roundworms/hookworms
Dewormer	Fenbendazole (Panacur)	7 bottles	Broad-spectrum dewormer
Dewormer	Praziquantel (for tapeworms)	7 bottles	For tapeworm treatment
Vaccine	DHPP (dogs) Nobivac	55 cases	Core vaccine for dogs
Vaccine	Bordetella (dogs)	20 cases	Kennel cough vaccine
Vaccine	Rabies (dogs & cats)	20 cases	Legally required core vaccine
Vaccine	FVRCP (cats)	72 cases	Core vaccine for cats
Medication	Gabapentin	10 bottles	Used for pain/anxiety in dogs & cats
Medication	Trazodone	10 bottles	Used for anxiety/sedation
Medication	Meloxicam	10 bottles	Pain & inflammation relief
Medication	Amoxicillin/Clavulanate 500mg	10 bottles	Antibiotic for infections
Microchip	Microchips Standard		Permanent identification for pets
Syringes	Syringes (1mL)	10 boxes	For small animals/puppies
Syringes	Syringes (3mL)	12 boxes	For vaccines/medications
Syringes	Syringes (6mL)	8boxes	For medications
Syringes	Syringes (12mL)	8 boxes	For fluids/medications

Syringes	Syringes (20mL)	3 boxes	For large volume fluids
Needles	Needles (22g)	10 boxes	General use
Needles	Needles (23g)	10 boxes	General use
Needles	Needles (25g)	10 boxes	For small animals
Needles	Needles (18g)	10 boxes	Large bore (fluids)
Gloves	Gloves (Small)	300 boxes	Disposable gloves
Gloves	Gloves (Medium)	300 boxes	Disposable gloves
Gloves	Gloves (Large)	450 boxes	Disposable gloves
Other Supplies	IV Catheters		IV placement for fluids
Other Supplies	E-Collars (various sizes)	30 each size	Protective collars post-surgery
Other Supplies	Bandages & Wraps		Wound care and protection
Microchip	Microchips Mini		Permanent identification for pets
Syringe disposal	Syringe disposal services	8 (14 Quart)	Disposable Container for needles
Syringe disposal	Syringe disposal services	5 (2 Gallon)	Disposable Container for needles
Syringe disposal services	Syringe disposal services		Disposable services for containers for needles
Eye Medication	Terramycin		used to treat eye infections
Douxo Pyo	Douxo Pyo Shampoo	7 bottles	used to treat ringworm



Partnership Goals:

The goal of this partnership is to improve and sustain a save rate of at least 85% throughout the term of this agreement. This initiative aims to support sustainable lifesaving for both dogs and cats, resulting in a projected dog and cat save rate of **85% or higher**. The partnership will include, but is not limited to, shelter operations and lifesaving programs.

How We Can Support You: *(funding, training, supplies)*

Best Friends can provide staff, training, and support to implement or level up programming that is designed to increase save rate for both cats and dogs in the shelter. This training and support would be offered to City of Mission Animal Shelter through ongoing virtual and in-person support at no cost to the shelter.

Section 1. Identification of Recipient, Grant Amount and Term

Full Legal Name of Recipient Organization: City of Mission Animal Shelter (“Recipient”)

A grant of **\$4,500** will be distributed in the following manner:

- Payment #1 (Paid within thirty (30) days of the Effective Date): **\$1,500**
- Payment #2 (Paid after month 2): **\$1,500**
- Payment #3 (Paid after month 3): **\$1,500**

Best Friends will provide Recipient with a bonus of **\$1,500** in unrestricted grant funding if Recipient achieves month 3 goals.

Recipient acknowledges that Best Friends and its representatives have made no actual or implied promise of funding except for the amount specified in this Agreement.

Best Friends will not be obligated to provide any support (financial or otherwise) to Recipient if the offer expires and is automatically revoked.

Section 2. Goals of Project and Use of Grant Funds

The purpose of the funding is to provide City of Mission Animal Shelter with \$4,500 for the implementation and utilization of lifesaving programming that results in increased live outcomes for cats and dogs.

- \$4,500 to support enhanced disease prevention, sanitation practices, and population management within the shelter. Funding will strengthen existing efforts to maintain safe animal flow, reduce illness, and ensure timely medical care for animals in custody.



First 30 Days (Month 1)

Focus: Building Foundations and Training

Disease and Sanitation

- All appropriate shelter & field staff to attend virtual/in-person training series provided by Best Friends on disease and sanitation.
- Review disease and sanitation protocols with Best Friends Regional Team.
- Introduce a basic intake process that incorporates health observations to support disease prevention and guide appropriate treatment planning when needed.
- Order supplies and resources needed for program implementation.

Pathway Planning and Daily Rounds

- All appropriate shelter & field staff to attend virtual/in-person training series provided by Best Friends on pathway planning and daily rounds.
- Identify staff leads who will participate in daily rounds process, including medical staff.
- Observe current animal movement, medical needs and decision-making practices to establish a baseline.

Data Collection and Record Keeping

- Shelter leadership participates in gap analysis of intake by type, subtype and outcomes.
- Assess current data entry and tracking practices for accuracy and consistency.
- Identify staff responsible for data entry and set up a daily review routine.
- Review current medical documentation practices (intake notes, treatments, observations).
- Begin developing standardized templates for intake/outcome tracking.

Next 30 Days (Day 31–60 / Month 2)

Focus: Implementation

Disease and Sanitation

- Implement key strategies to strengthen cleaning and medical protocols.
- Reinforce cross-contamination prevention and PPE protocols through on-the-floor coaching and observation checks. Emphasize identifying early signs of illness during daily tasks.
- Post visual cleaning and PPE protocol charts in all key work areas.
- Reinforcing basic intake, health observations and daily monitoring to ensure timely isolation and treatment when needed.



Pathway Planning and Daily Rounds

- Introduce and begin Daily Rounds with staff, medical and leadership participation.
- Train staff on the Pathway Planning and Daily Rounds process and documentation, including how to flag medical needs and treatment status during rounds.
- Use rounds to identify next steps for each animal and remove bottlenecks in flow (foster-needed, medical holds, etc.).
- Begin incorporating data insights into rounds discussions.

Data Collection and Record Keeping

- Implement the use of standardized data tracking methods (types, subtypes, memos, etc).
- Conduct biweekly data review meetings to confirm accuracy and identify trends.
- Ensure intake, outcome, and pathway notes are entered in real time.
- Begin analyzing data to identify areas of improvement in outcomes and animal flow.

Final 30 Days (Day 61–90 / Month 3)

Focus: SOP Development, Refinement, and Sustainability

Disease and Sanitation

- Develop and finalize Disease Control and Sanitation SOPs (cleaning, isolation, PPE, etc.).
- Assign clear accountability for daily, weekly, and monthly sanitation observation checks.

Pathway Planning and Daily Rounds

- Finalize Pathway Planning and Daily Rounds SOPs including daily scheduling, staff roles, and documentation standards.
- Assign long-term leads for rounds facilitation and follow-up tasks.
- Evaluate outcomes achieved through rounds and pathway planning since launch.
- Maintain daily rounds participation for all animals with clear next steps identified.
- Conduct weekly pathway planning reviews with leadership to monitor progress, address barriers, and ensure every animal has clear next steps.

Data Collection and Record Keeping

- Finalize Data Entry and Tracking SOP including intake/outcome entry, error checks, and data review schedule.
- Continue regular data audits to ensure accuracy.
- Train secondary staff to ensure data consistency in case of absences.

Performance and Sustainability Goals

- Demonstrate consistent sanitation and reduced cross-contamination.
- Maintain consistent daily rounds participation and actionable next steps for each animal.
- Achieve high accuracy and consistency in data entry and tracking, with routine reviews.
- Sustain a **minimum 85% save rate** for at least two consecutive months.



During the Grant Period, Recipient agrees to:

1. The recipient agrees to use proven strategies for comprehensive lifesaving programming.
2. The Recipient shall designate appropriate staff members who will be accountable for the success of the programs and ensure their participation in all required trainings, mentorship, and program-related activities.
3. City of Mission Animal Shelter will need to participate in the following training and mentorship within 90 days of the agreement at a time designated between Melissa Mercado, Juliana Cano and Steven Kotsatos:
 - **Disease and Sanitation:** This effort centers on establishing consistent, high-quality sanitation practices to promote a healthy shelter environment and reduce the spread of disease. Key actions include reviewing current cleaning procedures, ensuring staff have access to proper PPE and supplies, and implementing clear cleaning schedules and checklists for every area of the facility. Through ongoing mentorship, training, and accountability systems, the goal is to create a culture of prevention, where every staff member understands their role in maintaining cleanliness, monitoring animal health, and minimizing cross-contamination risks.
 - **Data Collection and Record Keeping:** Accurate data and organized record keeping are essential for making informed decisions and tracking progress toward lifesaving goals. This initiative focuses on strengthening systems for intake and outcome tracking, medical documentation, and daily population management. Actions include assessing current data entry practices, implementing consistent forms and digital tools, and training staff on the importance of timely and accurate data. By improving consistency and transparency, the shelter can better evaluate trends, identify needs, and demonstrate measurable impact to leadership, community partners, and funding sources.
 - **Pathway Planning and Daily Rounds:** This area emphasizes structured daily routines that ensure every animal has a clear, timely pathway to a positive outcome. The focus is on improving communication during daily rounds, aligning departments, and using pathway planning to identify barriers that delay adoption, transfer, or return-to-owner. Teams will review each animal's current status, behavior, and medical needs to determine next steps and prioritize action. Through collaboration between staff, volunteers, and leadership, the goal is to streamline operations, reduce length of stay, and ensure no animal is overlooked.
4. The recipient agrees to monthly follow-up calls (as needed) for the duration of the grant.
5. The recipient agrees to provide monthly data that reflects the number of animals serviced, type of service, by breed of animal (dog or cat), and identify if it was a shelter or public animal. A monthly shelter report produced by the current shelter software reflecting intake, outcomes and save rate must be submitted monthly to Melissa Mercado at melissa.mercado@bestfriends.org and Shelter Pet Data Alliance.



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 24, 2026
PRESENTED BY: Cesar Torres, Chief of Police
AGENDA ITEM: Authorization to submit a grant application to the Texas Department of Transportation for the FY 2026 Mini Grant – Click It or Ticket in the amount of \$8,000 with a 20% match accepted by TXDOT via in-kind match through fringe benefits and administrative costs - Torres

NATURE OF REQUEST:

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

BUDGETED: _____ **FUND:** _____ **ACCT. #:** _____

BUDGET: _____ **EST. COST:** _____ **CURRENT BUDGET BALANCE:** _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval.

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *JPT*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 24, 2026

PRESENTED BY: Cesar Torres, Chief of Police

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

NATURE OF REQUEST

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

BUDGETED: _____ **FUND:** _____ **ACCT. #:** _____

BUDGET: _____ **EST. COST:** _____ **CURRENT BUDGET BALANCE:** _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval.

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager’s Recommendation: Approval *PT*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

**INTERLOCAL AGREEMENT 2026-2027 BETWEEN
THE RIO GRANDE VALLEY EMERGENCY COMMUNICATION DISTRICT 9-1-1 AND
PUBLIC SAFETY ANSWERING POINTS ("PSAPS")
FOR 9-1-1 SERVICE**

AMENDMENT TO SECTION 1: Parties and Purpose

- 1.1** The Rio Grande Valley Emergency Communication District 9-1-1 (known as "RGV 9-1-1") is a regional emergency communications authority and a political subdivision of the State of Texas organized under the Texas Health and Safety Code, Chapter 772, Subchapter H, through the passage of resolutions by County Commissioners Courts and City Councils within the District's service area encompassing Hidalgo and Willacy Counties.
- 1.2** The following municipalities (collectively referred to herein as "Public Agencies") are local governments that operate one or more Public Safety Answering Points ("PSAPs") or otherwise participate in the RGV 9-1-1 system:
- City of Alamo Police Department for 9-1-1 Service
 - City of Alton Police Department for 9-1-1 Service
 - City of Donna Police Department for 9-1-1 Service
 - City of Edinburg Police Department for 9-1-1 Service
 - City of Elsa Police Department for 9-1-1 Service
 - City of Hildalgo Police Department for 9-1-1 Service
 - Hildalgo County Sheriff's Office for 9-1-1 Service
 - City of McAllen Police Department for 9-1-1 Service
 - City of Mercedes Police Department for 9-1-1 Service
 - City of Mission Police Department for 9-1-1 Service
 - City of Palmview Police Department for 9-1-1 Service
 - City of Pharr Public Safety Communications for 9-1-1 Service
 - City of Raymondville Police Department for 9-1-1 Service
 - City of San Juan Police Department for 9-1-1 Service
 - City of Weslaco Police Department for 9-1-1 Service

Each Public Agency is a signatory to this Agreement, and, for purposes of this Agreement, all rights, duties, and obligations assigned to "Public Agency" shall apply equally to each listed municipality.

- 1.3** This Interlocal Agreement is entered into between the Rio Grande Valley Emergency Communication District 9-1-1 and the Public Agencies under Texas Government Code Chapter 791 so that the Rio Grande Valley Emergency Communication District 9-1-1 can operate and maintain the system utilized for the provision of 9-1-1 and NG9-1-1 emergency communication services. For purposes of carrying out the Rio Grande Valley Emergency Communication District 9-1-1 duties and obligations under this Agreement, the parties understand and agree that references to the Rio Grande Valley Emergency Communication District 9-1-1 include its employees, telecommunicators, directors, officers, agents, and their representatives individually, officially, and collectively.

SECTION 2: RIGHTS AND DUTIES OF THE PUBLIC AGENCY

The Public Agency that operates Public Safety Answering Points (PSAP) agree:

2.1 FINANCIAL/INSURANCE

- 2.1.1** The Public Agency shall reimburse the Rio Grande Valley Emergency Communication District 9-1-1 for damage to 9-1-1 equipment caused by intentional misconduct, abuse, misuse, or negligence by Public Agency employees or other persons granted access to the PSAP. This provision does not include ordinary wear and tear of day-to-day use of the equipment.
- 2.1.2** The Rio Grande Valley Emergency Communication District 9-1-1 may seek reimbursement of 9-1-1 funds if 9-1-1 funding were used in noncompliance with Applicable Law.
- 2.1.3** Such reimbursement of 9-1-1 Funds to the Rio Grande Valley Emergency Communication District 9-1-1, as applicable, shall be made by the Public Agency within 60 days after demand by the Rio Grande Valley Emergency Communication District 9-1-1 unless an alternative repayment plan is approved by the Rio Grande Valley Emergency Communication District 9-1-1.

2.2 EQUIPMENT AND INVENTORY

- 2.2.1** The Rio Grande Valley Emergency Communication District 9-1-1 shall maintain a current inventory of all 9-1-1 equipment consistent with Applicable Law and shall provide a copy to the Public Agency for insurance purposes (refer to Attachment A).
- 2.2.2** The Rio Grande Valley Emergency Communication District 9-1-1 will be responsible for tagging and identification labels for all 9-1-1 equipment.
- 2.2.3** Public Agency shall report any lost, stolen, or nonfunctioning equipment in writing to the Rio Grande Valley Emergency Communication District 9-1-1 immediately upon discovery.
- 2.2.4** Public Agency shall notify the Rio Grande Valley Emergency Communication District 9-1-1 in writing 30 days in advance of disposition of equipment due to obsolescence, failure, or other planned replacement.
- 2.2.5** Public Agency must meet minimum requirements for average call volumes in order to maintain/add additional call taking positions (Refer to Attachment B.)

2.3 SECURITY

- 2.3.1** The Public Agency shall protect Rio Grande Valley Emergency Communication District 9-1-1 provided equipment by implementing measures that secure the premises (including equipment/back room) of its PSAP against unauthorized entrance or use.
- 2.3.2** The Public Agency shall operate within local standard operating procedures and take appropriate security measures as may be necessary to ensure that non-approved third-party software applications cannot be integrated into the PSAPs Call Handling Equipment or workstations.

- 2.3.3** The Public Agency shall refrain from attaching or integrating any hardware device (i.e., external s devices) or software application without the prior written approval of the Rio Grande Valley Emergency Communication District 9-1-1. Further, no unauthorized person shall configure, manipulate, or modify any hardware device or software application. Such authority can only be granted by the Rio Grande Valley Emergency Communication District 9- 1-1.
- 2.3.4** Do not directly contract with vendors whose systems are required to integrate with the 9-1-1 system without prior review and approval from NCT9-1-1.
- 2.3.5** The Rio Grande Valley Emergency Communication District 9-1-1 and the Public Agency agree to adhere to Health and Safety Code, Section 772.002(C), Confidentiality of Information.
- 2.3.6** The Rio Grande Valley Emergency Communication District 9-1-1 ensures section 5.2 CJIS Security Awareness Training requirements in the CJIS Security Policy are met. The Rio Grande Valley Emergency Communication District 9-1-1 Administrators shall document, maintain, and keep current a Level Four Security. These personnel have unescorted access to a physically secure location. <https://www.fbi.gov/services/cjis/cjis-security-policy-resource-center>. Rio Grande Valley Emergency Communication District 9-1-1 shall adhere to any background checks requested by the Public Agency or provide the Public Agency with current CJIS certification documents.
- 2.3.7** The Public Agency shall allow 24-hour access to the 9-1-1 equipment for audits, repairs, and maintenance services, as required or needed by the Rio Grande Valley Emergency Communication District 9-1-1 Administrators.
- 2.3.8** The Public Agency shall provide (2) two access cards OR (1) one physical key to maintaining the 24-hour access compliance. Failure to do so may result in ineligibility by the Rio Grande Valley Emergency Communication District 9-1-1.

2.4 MAINTENANCE

- 2.4.1** Rio Grande Valley Emergency Communication District 9-1-1 and the Public Agency shall ensure areas, where the Rio Grande Valley Emergency Communication District 9-1-1 equipment is installed are clean, clear of clutter, and allows for unobstructed access by the Rio Grande Valley Emergency Communication District 9-1-1 Administrators.
- 2.4.2** Public Agency must provide a minimum of two-weeks notice in writing to the Rio Grande Valley Emergency Communication District 9-1-1 regarding any maintenance that could adversely affect 9-1-1 operations.
- 2.4.3** The Public Agency must provide at least a 48-hour notice in writing to Rio Grande Valley Emergency Communication District 9-1-1 before work commences on any scheduled maintenance regarding commercial power backup generators. Failure to do so will result in ineligibility by the Rio Grande Valley Emergency Communication District 9-1-1.
- 2.4.4** The Public Agency must notify the Rio Grande Valley Emergency Communication District 9-1-1 of technical issues immediately upon discovery. The Public Agency will utilize one of the following methods:
- a. Via telephone by calling (956) 682-3481 Ext. 174 and/or email to helpdesk@rgv911.org
 - b. Calling WSC (800) 414-2738 and/or email support@wsc911.com

2.4.5 The Rio Grande Valley Emergency Communication District 9-1-1 shall perform generator function automatically every month and conduct a load test at least once a year, to ensure that all the Rio Grande Valley Emergency Communication District 9-1-1 equipment remains functional under 9-1-1 generator power.

2.5 TRAINING

2.5.1 The Rio Grande Valley Emergency Communication District 9-1-1 shall provide telecommunicators access to emergency communications equipment training as approved by the Rio Grande Valley Emergency Communication District 9-1-1 training staff, or as determined by the Public Agency.

2.5.2 The Public Agency shall notify the Rio Grande Valley Emergency Communication District 9-1-1 in writing or email of any new 9-1-1 telecommunicator by listing their full name, date of hire, and PID#. The following link shall be used for PSAP staff changes: <https://www.rgv911.org/pages/request>

2.5.3 The Public Agency shall ensure new telecommunicators are scheduled for Power 9-1-1 training within 120 days of their hire date. If a PSAP chooses to train its personnel, a copy of the agency's approved Learning Objectives and Lesson Plan must be provided to the Rio Grande Valley Emergency Communication District 9-1-1.

2.5.4 The Public Agency shall ensure that 9-1-1 telecommunicators meet minimum training requirements as listed in the Telecommunicators Proficiency Chart from TCOLE and abide by the TCOLE mandated rules and regulations for telecommunicator certification and/or licensing requirements.

2.5.5 Ensure that all telecommunicators abide by the TCOLE mandated rules and regulations for telecommunicator certification and/or licensing requirements.

2.5.6 Schedule telecommunicators to receive 9-1-1 equipment training within 120 days of his/her hire date.

2.5.7 The Public Agency shall ensure that 9-1-1 PSAP Supervisors/Managers (or designee) attend the Board of Managers Meetings. The Rio Grande Valley Emergency Communication District 9-1-1 offers at least four quarterly meetings per year and a minimum attendance of three meetings per year are required for each PSAP.

2.5.8 The Public Agency shall ensure PSAP Telecommunicators, Training Coordinators, Supervisors/Managers, and other essential personnel identified by the Supervisor/Manager attend mandatory training associated with the implementation of new technology. This training is generally scheduled for specific dates and times.

2.5.9 The Public Agency shall ensure that all telecommunicators attend a 9-1-1 equipment and technology training refresher course every two years.

2.6 FACILITIES

2.6.1 The Public Agency shall meet prescribed equipment room requirements (Attachment A). Any expenses associated with this requirement are the responsibility of the Public Agency.

2.6.2 The Public Agency shall meet minimum site requirements for backroom equipment. Most expenses associated with this are the responsibility of the Public Agency.

2.6.3 The Public Agency shall ensure areas with 9-1-1 equipment maintain a temperature between 65-78 degrees Fahrenheit.

- 2.6.4** The Public Agency shall ensure the 9-1-1 equipment room and communications area comply with the Americans with Disabilities Act of 1990. <https://www.ada.gov/law-and-regs/ada/>
- 2.6.5** The Public Agency shall provide access to the Rio Grande Valley Emergency Communication District 9-1-1 staff and contracted vendors that meet CJIS requirements on a 24/7/365 basis without prior notice.

2.7 MONITORING/REPORTING

- 2.7.1** The Rio Grande Valley Emergency Communication District 9-1-1 reserve the right to perform on-site monitoring of the PSAP(s) for compliance with Applicable Law and the performance of the deliverables specified in this Agreement.
- 2.7.2** The Public Agency shall cooperate fully with all reasonable monitoring requests from the Rio Grande Valley Emergency Communication District 9-1-1 to assess and evaluate Public Agency's performance under this Agreement.
- 2.7.3** The Public Agency shall notify the Rio Grande Valley Emergency Communication District 9-1-1 of any actual, suspected, or credible threat, incident, or event impacting the Public Agency that is assessed as a Severity Level 3 (High) or greater, including but not limited to cybersecurity incidents, physical security threats, operational disruptions, or events that may affect the availability, integrity, or security of 9-1-1 services.

Notification shall occur as soon as practicable, but no later than 24 hours from identification of the incident or threat, by completing and submitting the Rio Grande Valley Emergency Communication District 9-1-1 Attachment C: (Cyber)Security Incident Reporting Form (CSIRF) or its successor form, in accordance with District reporting procedures. This notification requirement applies regardless of whether the incident directly impacts 9-1-1 systems at the time of discovery and is intended to ensure regional situational awareness, coordinated response planning, and continuity of emergency communications services.

2.8 MEDIA RELATION

- 2.8.1** The Public Agency must make every effort to communicate complete and accurate information in social media posts and/or interaction with the media, specifically as it relates to the Rio Grande Valley Emergency Communication District 9-1-1. Public Agencies must first coordinate with the Rio Grande Valley Emergency Communication District 9-1-1 before making comments on social media and/or speaking to the media regarding 9-1-1 technology and service or issues with the 9-1-1 service providers.

2.9 OPERATIONS

- 2.9.1** The Public Agency must sign and submit the contingent PSAP agreement, any changes to contingent PSAPs must be approved by the Rio Grande Valley Emergency Communication District 9-1-1.
- 2.9.2** The Public Agency shall provide a minimum of 90 days prior notice of any facility moves, adds, or changes that affect the 9-1-1 system at helpdesk@rgv911.org or by calling (956) 682-3481 Ext. 174. Failure to do so may result in ineligibility by the Rio Grande Valley Emergency Communication District 9-1-1.

- 2.9.3** The Public Agency at a minimum, provide dedicated 9-1-1 Licensed Telecommunicator(s) (TCs) answer 9-1-1 calls 24/7/365, however, the required minimum number of TCs is based on the following:
- PSAP with one to three 9-1-1 workstations, at a minimum, must provide one TC.
 - PSAP with four to seven 9-1-1 workstations, at a minimum, must provide three TCs.
- 2.9.4** The Rio Grande Valley Emergency Communication District 9-1-1 recommends logging all TDD/TTY calls and test calls. Training and Testing of TDD/TTY will be the sole responsibility of the Public Agency.
- 2.9.5** The Public Agency shall notify the Rio Grande Valley Emergency Communication District 9-1-1 in writing at least 30 days prior to changing emergency services providers including medical, law enforcement, and fire.
- 2.9.6** The Public Agency shall report discrepancies with mapping to Rio Grande Valley Emergency Communication District 9-1-1 utilizing the tools in the dispatch mapping solution within 72 hours to the Rio Grande Valley Emergency Communication District 9-1-1.
- 2.9.7** The Public Agency shall ensure that all telecommunicators log into the 9-1-1 software at the beginning of his/her shift and logout at the end of his/her shift.
- 2.9.8** In accordance with Texas Health and Safety Code 772.619 (c), the 9-1-1 database information is not available for public inspection and cannot be released to the public. If a Public Information request specifies 9-1-1 database information, the Rio Grande Valley Emergency Communication District 9-1-1 must be notified within three (3) business days of the Public Agency receiving the request.
- 2.9.9** Rio Grande Valley Emergency Communication District 9-1-1 call recordings are a supplemental service that is provided to the Public Agency. The Rio Grande Valley Emergency Communication District 9-1-1 maintains a 365-day retention period for 9-1-1 call recordings.
- 2.9.10** 9-1-1 calls are deemed a matter of public record, The Public Information Act (PIA) makes these records available to the public. Requests for copies of such calls should be directed to the agency that took the call. (i.e Police Department) <https://www.texasattorneygeneral.gov/open-government/members-public/overview-public-information-act>
- 2.9.11** It is the responsibility of the Public Agency to maintain their present emergency dispatch services. The Rio Grande Valley Emergency Communication District 9-1-1 encourages the public agency to enhance its public safety call taking capabilities by encompassing all emergency services (Police, Fire, and Emergency Medical Services.)

SECTION 3: RIGHTS AND DUTIES OF THE RIO GRANDE VALLEY EMERGENCY COMMUNICATION DISTRICT 9-1-1

3.1 FINANCIAL

- 3.1.1** Develop a budget and strategic plan to meet Public Agency needs for the establishment and operation of 9-1-1 services throughout the Rio Grande Valley Emergency Communication District 9-1-1 region, according to standards established and approved by the Rio Grande Valley Emergency Communication District 9-1-1 Board of Managers.

- 3.1.2** Provide 9-1-1 service to include 9-1-1 equipment, software, services, and other items described in current the Rio Grande Valley Emergency Communication District 9-1-1 Strategic Plan, throughout the region as funded by emergency service fees.

3.2 EQUIPMENT AND INVENTORY

- 3.2.1** Allow Public Agency the opportunity to participate in the planning, implementation, and operation of 9-1-1 equipment.
- 3.2.2** Conduct a physical inventory of critical hardware annually and reconcile inventory periodically.

3.3 TRAINING

- 3.3.1** Offer Call Handling Equipment (CHE) training to all new telecommunicators and refresher training every two years.
- 3.3.2** Offer to license training through the Regional Telecommunicator Academy that meets or exceeds Texas Commission on Law Enforcement (TCOLE) rules and regulations.
- 3.3.3** Offer continuing education training for Intermediate, Advanced, and Master Telecommunicator Certifications as budget allows.

3.4 MAINTENANCE

- 3.4.1** Practice preventative maintenance on all the Rio Grande Valley Emergency Communication District 9-1-1 owned or leased Call Handling Equipment (CHE), software, and databases including, at a minimum, backing up data, as necessary. The Rio Grande Valley Emergency Communication District 9-1-1 shall be responsible for any maintenance costs on the Rio Grande Valley Emergency Communication District 9-1-1 owned or leased equipment.

3.5 OPERATIONS

- 3.5.1** Inspect contingent PSAP agreements periodically.
- 3.5.2** Implement upgrades of PSAP equipment and software, as authorized in the current annual budget, through the Rio Grande Valley Emergency Communication District 9-1-1 processes for the purchase of new equipment and software.

3.6 CRISIS COMMUNICATIONS

- 3.6.1** The Rio Grande Valley Emergency Communication District will make every effort to communicate complete and accurate information to the Public Agency in a timely manner about 9-1-1 technology and services during 9-1-1 service interruptions.

SECTION 4: EFFECTIVE DATE AND TERM OF AGREEMENT

- 4.1.1** This Agreement shall take effect February 1, 2026, and shall continue until January 31, 2028, unless earlier terminated under 8.1 Early Termination of Agreement.

SECTION 5: OWNERSHIP, TRANSFERENCE, AND DISPOSITION EQUIPMENT

- 5.1.1** The Rio Grande Valley Emergency Communication District 9-1-1 may purchase, lease, or otherwise procure, on Public Agency's behalf, the 9-1-1 equipment, software, services, and other items as described in The Rio Grande Valley Communication District 9-1-1 Strategic Plan.
- 5.1.2** The Rio Grande Valley Emergency Communication District 9-1-1 shall establish ownership of all 9-1-1 equipment procured with 9-1-1 funds as defined herein and located within the Public Agency's jurisdiction. The Rio Grande Valley Emergency Communication District 9-1-1 may maintain ownership, or it may transfer ownership to Public Agency. Before any such transfer of ownership, The Rio Grande Valley Emergency Communication District 9-1-1 will evaluate the adequacy of controls of Public Agency to ensure that sufficient controls and security exist by which to protect and safeguard the equipment procured with 9-1-1 funds for the purpose of delivery of 9-1-1 calls. It is understood that the equipment may or may not be procured by The Rio Grande Valley Emergency Communication District 9-1-1 on behalf of the Public Agency, according to The Rio Grande Valley Emergency Communication District 9-1-1 Strategic Plan.
- 5.1.3 The basic 9-1-1 equipment categories are:**
- Call Handling Equipment (CHE) – telephone equipment located at the PSAP which may include telephones, integrated workstations, servers, software, monitors, gateways, routers, and any other equipment necessary for 9-1-1 call delivery to the PSAP.
 - Telecommunications Device for the Deaf (TDD)/Teletypewriter (TTY)
 - Uninterruptable Power Supply (UPS)
- 5.1.4** Transfer-of-ownership documents shall be prepared by the Rio Grande Valley Communication District 9-1-1 and signed by both parties upon the transference of ownership of any 9-1-1 provided equipment. The Rio Grande Valley Communication District 9-1-1 shall maintain ownership of 9-1-1 call handling equipment.

SECTION 6: RELATIONSHIP BETWEEN THE PARTIES, ASSIGNMENT, AND SUBCONTRACTING

- 6.1.1** It is understood and agreed that the relationship described in this Agreement between the Parties is contractual and is not to be construed to create a partnership or joint venture or agency relationship between the parties.
- 6.1.2** This Agreement may not be assigned by either Party without the prior written consent of the other Party. Any attempted assignment in violation of this agreement is void.
- 6.1.3** The Public Agency may not subcontract its duties under this Agreement without the prior written consent of the Rio Grande Valley Communication District 9-1-1. Any subcontract shall be subject to all terms and conditions contained in this Agreement and Public Agency agrees to furnish a copy of this Agreement to its subcontractor(s).

SECTION 7: RECORDS AND MONITORING

- 7.1.1** The Rio Grande Valley Communication District 9-1-1 is entitled to inspect and copy, on a 24/7/365 basis, at Public Agency's office, the records maintained under this Agreement for as long as they are maintained.

7.1.2 The Rio Grande Valley Communication District 9-1-1 is entitled to visit Public Agency's offices, its personnel, and audit its applicable 9-1-1 records during normal business hours to assist in evaluating its performance under the Agreement.

SECTION 8: EARLY TERMINATION OF AGREEMENT

8.1.1 The Rio Grande Valley Communication District 9-1-1 reserves the right to terminate this Agreement in whole or in part upon default by Public Agency. Notice of termination shall be provided to Public Agency in writing, shall set forth the reason(s) for termination, and provide for a minimum of thirty (30) days to cure the defect(s). Termination is effective only in the event Public Agency fails to cure the defect(s) within the period stated in the notice subject to any written extensions.

If the Agreement is terminated, Public Agency shall cooperate with the Rio Grande Valley Communication District 9-1-1 to ensure an orderly transition of services. Further, all equipment shall be returned to the Rio Grande Valley Communication District 9-1-1 in working condition and the Rio Grande Valley Communication District shall only be liable for payment for services rendered before the effective date of termination. Either Party may terminate this Agreement for convenience upon 180 days written notice to the other Party. Certain reporting requirements in the Agreement shall survive termination.

SECTION 9: NOTICE TO PARTIES

9.1.1 Notice under this contract must be in writing and received by the party or his/her representative or replacement, to which the notice is addressed. Notice is considered received by a party when it is:

- Delivered to the party personally;
- On the date shown on the return receipt if mailed by registered or certified mail, return receipt requested, to the party's address as specified in paragraph 9.2.1 and signed on behalf of the party; or
- Three business days after its deposit in the United States Mail, with first-class postage affixed addressed to the party's address specified in paragraph 9.2.1.

9.1.2 Notices

All notices required or permitted under this Agreement shall be in writing and shall be delivered to the following addresses, or to such other address as a party may designate by written notice:

If to RGV 9-1-1 District:

Attn: Cesar Merla, Director of Emergency Services
1912 Joe Stephens Ave. Ste. A Weslaco, Texas 78599

If to Public Agencies:

The following municipalities and governmental entities (collectively referred to herein as the "Public Agencies") are local governments that operate one or more Public Safety Answering Points ("PSAPs") or otherwise participate in the RGV 9-1-1 system. Notices to a Public Agency shall be directed to the respective Police Department or Sheriff's Office responsible for 9-1-1 services:

- City of Alamo Police Department for 9-1-1 Service
- City of Alton Police Department for 9-1-1 Service
- City of Donna Police Department for 9-1-1 Service
- City of Edinburg Police Department for 9-1-1 Service
- City of Elsa Police Department for 9-1-1 Service
- City of Hidalgo Police Department for 9-1-1 Service
- Hidalgo County Sheriff's Office for 9-1-1 Service
- City of McAllen Police Department for 9-1-1 Service
- City of Mercedes Police Department for 9-1-1 Service
- City of Mission Police Department for 9-1-1 Service
- City of Palmview Police Department for 9-1-1 Service
- City of Pharr Public Safety Communications for 9-1-1 Service
- City of Raymondville Police Department for 9-1-1 Service
- City of San Juan Police Department for 9-1-1 Service
- City of Weslaco Police Department for 9-1-1 Service

SECTION 10: GENERAL PROVISIONS

- 10.1.1 Governing Law.** This Agreement will be governed by and construed in accordance with the laws of the State of Texas, United States of America. The mandatory and exclusive venue for the adjudication or resolution of any dispute arising out of this Agreement shall be in Hidalgo County, Texas.
- 10.1.2 Liability.** The Parties agree and acknowledge that each Party is not an agent of the other Party and that each Party is responsible for its acts, forbearances, negligence, and deeds, and those of its agents, contractors, officers, and employees in conjunction with each Party's performance under this Agreement.
- 10.1.3 Limitation of Liability.** In no event shall either party be liable for special, consequential, incidental, indirect or punitive loss, damages or expenses arising out of or relating to this Agreement, whether arising from a breach of contract or warranty, or arising in tort, strict liability, by statute or otherwise, even if it has been advised of their possible existence or if such loss, damages, or expenses were reasonably foreseeable.
- 10.1.4 Procurement.** Both parties agree to comply with all applicable federal, State, and local laws, rules and regulations for purchases under this Agreement. Failure to do so may result in ineligibility and denial of reimbursement by the Rio Grande Valley Communication District 9-1-1.
- 10.1.5 Force Majeure.** It is expressly understood and agreed by the Parties to this Agreement that if either party hereto is prevented from or delayed in the performance of any of its obligations hereunder by reason of force majeure, defined as acts of God, war, riots, storms, fires or any other cause whatsoever beyond the reasonable control of the party, the party so prevented or delayed shall be excused from the performance of any such obligation to the extent and during the period of such prevention or delay. The period of time applicable to such requirement shall be extended for a period of time equal to the period of time such Party was delayed. Each Party must inform the other in writing within a reasonable time of the existence of such force majeure.
- 10.1.6 Entire Agreement.** This Agreement and any attachments/addendums, as provided herein, constitute the entire agreement of the parties, and supersedes all other agreements, discussions, representations, or understandings between the parties with respect to the subject matter hereof.

- 10.1.7** Amendments. This Agreement may be amended only by a written amendment executed by both P except that any alterations, additions, or deletions to the terms of this Agreement, which are required by changes in Federal and State law or regulations or required by the funding source, are automatically incorporated into this Agreement without written amendment hereto and shall become effective on the date designated by such law or regulation. In the event of such occurrence, written notice of alterations, additions, or deletions to the terms of this Agreement will be provided to Public Agency.
- 10.1.8** Nondiscrimination and Equal Opportunity. Public Agency shall not exclude anyone from participating under this Agreement, deny anyone benefits under this Agreement, or otherwise unlawfully discriminate against anyone in carrying out this Agreement because of race, color, religion, sex, age, disability, handicap, or national origin.
- 10.1.9** Dispute Resolution. The parties to this Agreement agree to the extent possible and not in contravention of any applicable State or Federal law or procedure established for dispute resolution, to attempt to resolve any dispute between them regarding this Agreement informally through voluntary mediation or any other local dispute mediation process before resorting to litigation. The parties agree to continue performing their duties under this contract, which are unaffected by the dispute during the negotiation and mediation process.



Attachment A - Equipment Room and Electrical Requirements

Equipment Room:

- There must be enough space to remove equipment from the equipment room in the event of an upgrade or replacement of faulty equipment i.e., removal of the Uninterruptible Power Supply (UPS) battery system, or large rack-mounted servers.
- Do not attach any equipment that is not provided by the Rio Grande Valley Emergency Communication District 9-1-1 into the rack being utilized for 9-1-1 call delivery. Equipment racks must remain segregated to allow the Rio Grande Valley Emergency Communication District 9-1-1 the ability to add/remove/change any of their equipment when necessary.
- Do not stack anything on or around the Rio Grande Valley Emergency Communication District 9-1-1 equipment rack or UPS, UPS bypass switch, or electrical distribution panel. There must be elevator access to the equipment room, or 911 demarcation closets located upstairs.

Fire Protection:

- Dry pipe high-temperature type systems are recommended if sprinkler heads are to be in the 9-1-1 equipment room.
- If possible, non-combustible material must be used for the room construction.

Security Precautions:

- The Public Agency may need to extend and improve existing building security to provide adequate protection for the 9-1-1 equipment.
- Electric locks or push-button access codes or card readers are not recommended unless you provide a battery backup system.

Temperature and Humidity Control:

- A stable ambient operating temperature of 72 degrees Fahrenheit is recommended. Maximum tolerances are from 65 to 78 degrees non-condensing.
- Air conditioning units must be able to handle the heat produced by the 9-1-1 equipment.
- For estimates on the BTU output of the equipment, please consult with onsite installation personnel.

Static Electricity:

Static can damage circuitry permanently, interrupt system operation and cause lost data. To prevent static:

- The equipment room humidity must be constant.
- The room floor must not be carpeted unless the carpet is static-free and grounded.
- The room floor must be sealed, (preferably tiled), but not waxed.

Lighting:

- Lighting must not be powered from the switch room service panel.
- Lighting must provide 50-75-foot candles measured 30" above the equipment room floor.

Grounding:

- A single point, the isolated ground is required unless superseded by local code. The source must be the XO of the transformer that feeds the phase conductors to the equipment room electrical service panel.
- Terminations must be accessible for inspection during the life of the installation.
- Conductors must be continuous with no splices or junctions.
- Conductors must be no load, non-current carrying.

Electrical:

- The voltage required is 208/120 V three-phase: four-wire "wye" service or 240/120 single phase 4 wire "delta" service.
- A dedicated transformer is preferred; however, a shared transformer or distribution is acceptable.
- IGL6-15, 20, or 30 receptacles are required, and the ground must terminate on the IG buss.
- All circuit breakers must be clearly labeled.
- Terminal devices located in the equipment room will require local power. These outlets must be wired and fused independently from all other receptacles. They must also be IG type receptacles.
- The Rio Grande Valley Emergency Communication District 9-1-1 equipment must be plugged into independent circuits, and segregated from other non-911 equipment, such as floor heaters, radio equipment, etc. This will ensure that a failure of non-911 equipment will not adversely affect the performance of 9-1-1 call handling equipment.



Attachement B - Call Volume requirements regarding PSAP Position utilization

Public Safety Answering Point (PSAP) Adds, Moves, Changes, Consolidations, and Closures. (Minimum requirements for call volume per 9-1-1 Position Averaged per 12-month period)

Call Volume Chart

Minimum Average Call Volume for Maintaining/Requesting 9-1-1 Positions*

Total Number of Positions**	Minimum Daily Call Volume Average
2	20
3	50
4	80
5	120
6	150
7	200
8	225
9	250
10	300
15	400
20	500
25	600
30	700

- *Call volume is averaged over the previous 12 months from the date of request
- **Includes Current + Requested Positions
- Failure to meet the minimum call (per position) requirements will require an evaluation of PSAP(s) need for currently deployed 9-1-1 positions.

Attachment C



Rio Grande Valley
Emergency Communications District 911
(Cyber)Security Incident Reporting Form

CONTENT OWNER/MAINTAINED BY:

RGV911

INTRODUCTION

Rio Grande Valley Emergency Communications District 911 (RGV911) regards incident response and incident action planning as a core value for business and operational resilience. Swift, precise, response and recovery of a (cyber)security incident is critical to the business and operational resilience of the RGV911 enterprise. However, there must be an effective process to receive and respond to security alerts and incidents.

What is a (Cyber)Security Incident?

A security incident is:

- An event that actually or potentially jeopardizes the confidentiality, integrity, or availability of an information system or information the system processes, stores, or transmits.
- An event that constitutes a violation or imminent threat of violation of security policies, security procedures, acceptable use policies, or services of RGV911 and/or its affiliates.

The Incident Severity Levels

Incident Severity Levels be labeled by in multiple ways, including Low, Medium, and High, or Level 1, Level 2, etc. However they are labeled, the importance is to gain a common understanding of the severity of an incident. An example of defining Incident Severity Levels:

- Level 1 is a low-level incident that is unlikely to impact public health or safety; national, state, or local security; economic security; civil liberties; or public confidence.
- Level 2 is a medium-level incident that may impact public health or safety; national, state, or local security; economic security; civil liberties; or public confidence.
- Level 3 is a high-level incident that is likely to result in a demonstrable impact in the affected jurisdiction to public health or safety; national, state, or local security; economic security; civil liberties; or public confidence.
- Level 4 is a severe-level incident that is likely to result in a significant impact in the affected jurisdiction to public health or safety; national, state, or local security; economic security; or civil liberties.
- Level 5 is an emergency-level incident within the specified jurisdiction that poses an imminent threat to the provision of wide-scale critical infrastructure services; national, state, or local government security; or the lives of the country's, state's, or local government's residents.

Examples of Security Incidents

- Unauthorized access to a facility
- Intentionally targeted but unsuccessful unauthorized access
- Accidental disclosure of confidential data
- Infection by malware
- Theft or loss of an organizational system
- The theft or physical loss of computer equipment known to store PII and/or sensitive data.
- Loss or theft of portable devices such as laptops, tablets, smartphones, or backup media and its associated network connection with remote VPN.
- A server containing sensitive data is compromised by an unauthorized party
- A firewall accessed by an unauthorized entity
- A DDoS (Distributed Denial of Service) attack
- TDOS (Telephone Denial of Service) attack
- The act of violating an explicit or implied security policy
- An attacker runs an exploit tool to gain access to an organizational server
- The attempted or successful unauthorized access, use, disclosure, modification, or destruction of information or interference with system operations in an information system

Specific Types of Incidents that Affect PSAPs

Ransomware Incident

A ransomware incident is generally defined as a malicious cybersecurity incident in which a person or entity introduces software that gains unauthorized access to or encrypts, modifies, or otherwise renders unavailable a state or local government's data and thereafter the person or entity demands a ransom to prevent the publication of the data, restore access to the data, or otherwise remediate the impact of the software.

Ransomware attacks are a form of denial of service that encrypts the data on servers, personal devices, and other systems that manage operations. Ransomware is a malware designed to deny a user or organization access to files on their computer. By encrypting these files and demanding a ransom payment for the decryption key, cyber attackers place organizations in a position where

paying the ransom is the easiest, quickest, and cheapest way to regain access to their files. However, restrictions on paying the ransom or otherwise submit to the threat actor(s), exacerbate the impacts of these type of attacks.

The direct impacts of a ransomware attack are:

- Temporary or permanent loss of sensitive and/or proprietary information to include systems supporting the call handling functions, data management, and all files
- Disruption to regular operations
- Financial losses incurred to restore systems and files
- Potential harm to those experiencing emergencies relying upon E911 for help, to include probable loss of life

Loss of Data Communications (i.e., WAN/LAN infrastructure, routers)

This includes any cybersecurity incident that disables or destroys WAN/LAN router infrastructure and its communication capabilities and may cause potentially disruptive effects on business operations. This security incident could produce one or more of the following impacts:

- Loss of access to WAN/LAN, to include internet and intranet
- Event causes a temporary business interruption or closure

Lessen the impact of this type of incident by using recovery strategies, hot site(s), reciprocal agreements, and manual operations.

Loss of Technology (i.e., computer room outage, network services, monitoring access)

This includes any security incident that disables or destroys the information technology network and infrastructure to include monitoring access, data center, facilities Main Distribution Frame (MDF) or Intermediate Distribution Frame (IDF), or server room with a potentially disruptive effect on business operations. This event could produce one or more of the following impacts:

- Endangerment or loss of life
- Loss of use of server room facility, voice, and data communications services
- Temporary business interruption or closure
- Operational, financial, and reputational impacts

Loss of Information Assets

This includes any security incident that causes any loss, destruction, or modification of any information assets. These assets include RGV911 documents and proprietary information and Human Resource files. This event could produce one or more of the following impacts:

- Operational, financial, and reputational impacts
- Temporary business interruption or closure
- Privacy issues with employees, contractors, and affiliates

Lessen the impact of this type of incident by using recovery strategies.

(Cyber)Security Incident Reporting Form

(Step: 1; Used by: End User)

Instructions: This form is to be completed as soon as possible following the detection or reporting of a cybersecurity incident. All items completed should be based on information that is currently available. This form may be updated and modified.

1. Contact Information for this Incident

Name:

Title:

Program Office:

Work Phone:

Mobile Phone:

Email address:

2. Incident Description.

Provide a brief description:

3. Impact / Potential Impact (Check all of the following that apply to this incident.)

- Loss / Compromise of Data
- Damage to Systems
- System Downtime
- Financial Loss (e.g., ransomware)
- Reputational
- Other Organizations' Systems Affected
- Damage to the Integrity or Delivery of Critical Goods, Services or Information
- Violation of legislation / regulation
- Unknown at this time

Provide a brief description:

4. Sensitivity of Data/Information Involved (Check all of the following that apply to this incident.)

Sensitivity of Data	
Category	Example
Public	This information has been specifically approved for public release by Public Relations department. Unauthorized disclosure of this information will not cause problems for RGV911, its customers, or its vendors. Disclosure of emergency services / PSAP information to the public requires the specific permission of RGV911, or long-standing practice of publicly distributing this information.

Internal Use Only	This information is intended for use within RGV911. Unauthorized disclosure of this information to outsiders may be against laws and regulations, or may cause problems for RGV911, its customers, or its vendors. This type of information is already widely distributed within RGV911, or it could be so distributed within the organization without advance permission from the information owner.
Restricted/Confidential (Privacy Violation)	This information is private or otherwise sensitive in nature and must be restricted to those with a legitimate business need for access. Unauthorized disclosure of this information to people without a business need for access may be against laws and regulations, or may cause significant problems for RGV911, its customers, or its vendors. Decisions about the provision of access to this information must be cleared through RGV911.
Unknown/Other	Describe in the space provided

- | | |
|--|--|
| <input type="checkbox"/> Public | <input type="checkbox"/> Restricted / Confidential (Privacy violation) |
| <input type="checkbox"/> Internal Use Only | <input type="checkbox"/> Unknown / Other – please describe: |

Provide a brief description of data that was compromised:

5. Who Else Has Been Notified?

Provide Person and Title:

6. What Steps Have Been Taken So Far? (Check all of the following that apply to this incident.)

- | | |
|--|--|
| <input type="checkbox"/> No action taken | <input type="checkbox"/> Restored backup from tape |
|--|--|

- | | |
|---|---|
| <input type="checkbox"/> System Disconnected from network | <input type="checkbox"/> Log files examined (saved & secured) |
| <input type="checkbox"/> Updated virus definitions & scanned system | <input type="checkbox"/> Other – please describe: |

Provide a brief description:

7. Incident Details

Date and Time the Incident was discovered:

Has the incident been resolved?

Physical location of affected system(s):

Number of sites affected by the incident:

Approximate number of systems affected by the incident:

Approximate number of users affected by the incident:

Are non-RGV911 systems, such as business partners, affected by the incident?

(Y or N – if Yes, please describe)	
Please provide any additional information that you feel is important but has not been provided elsewhere on this form.	

Please submit this completed form to RGV911

Personnel Assignment Form

(CSIRF Step: 2B; Used by: IR Team)

Date/Time:
Incident Name:
Recovery Team:



CITY OF	THE RIO GRANDE VALLEY EMERGENCY COMMUNICATION DISTRICT 9-1-1
---------	--

By: CITY OF MISSION

By: _____

Name: Norie Gonzalez-Garza

Name:

Title: Mayor

Title:

Signature _____

Signature _____

Date: _____

Date: _____

Attachments:

- Attachment A:** Equipment Room and Electrical Requirements
- Attachment B:** Call Volume requirements regarding PSAP Position utilization
- Attachment C:** (Cyber)Security Incident Reporting Form



MEETING DATE: February 24, 2026

PRESENTED BY: Cesar Torres, Chief of Police

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

NATURE OF REQUEST:

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

BUGETED: Yes **FUND:** General **ACCT. #:** 01-430-54500

BUDGET: \$108,900 **EST. COST:** _____ **CURRENT BUDGET BALANCE:** \$82,152

BUGETED: Yes **FUND:** General **ACCT. #:** 01-430-94700

BUDGET: \$120,000 **EST. COST:** \$8,000.00 **CURRENT BUDGET BALANCE:** \$119,263

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *JPT*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

Texas Police Chiefs Association Foundation

ACCREDITATION AGREEMENT

This Agreement is entered into between Mission Police Department, a duly constituted Texas Law Enforcement Agency (hereafter referred to as the “Applicant”) and the Texas Police Chiefs Association Foundation (hereafter referred to as “TPCAF”).

WITNESSETH

The Applicant and TPCAF, for and in consideration of the mutual covenants set forth in this Agreement and the compensation to be paid TPCAF by the Applicant herein specified, covenant and agree to be bound by the provisions, terms, and covenants contained herein. Therefore, each party covenants and agrees as follows:

1. PURPOSE OF THIS AGREEMENT:

1.1 The purpose of this Agreement is to establish the relationships between, and set the responsibilities of, the parties to this Agreement (a) by assessing the Applicant’s compliance with the “Best Practices” established by TPCAF in order for TPCAF to determine if the Applicant is eligible for Accreditation Status; and (b) by maintaining compliance with those “Best Practices” by which they were accredited until the agency obtains accredited status again.

1.2 Unless specifically stated otherwise, all terms and conditions stated in this Agreement apply to initial accreditation and any subsequent accreditation. The Applicant is responsible for complying with all terms and conditions of this Agreement during the accreditation process.

2. DEFINITIONS:

The following definitions apply to terms used in this Agreement:

2.1 Accreditation Committee: A committee appointed and empowered by TPCAF to develop, revise and interpret accreditation “Best Practices” standards, as well as grant or deny accreditation to Applicants.

2.2 Accredited Status: Certification from TPCAF that the Applicant is in compliance with all applicable “Best Practices.”

2.3 Assessors: Individuals appointed by Accreditation Committee, who will assist the Applicant in the Accreditation process and review the Applicant’s compliance with all “Best Practices,” observe the Applicant’s operations, and report their findings to the Accreditation Committee.

2.4 “Best Practices”: A list and description of Texas law enforcement practices and or policies that TPCAF determined to represent “Best Practices” for agencies to comply with.

3. APPLICANT RESPONSIBILITIES:

The Applicant agrees to:

3.1 Provide all information, using its best and honest judgment in good faith, requested by TPCAF;

3.2 Provide all documents, files, records, and other data as required by TPCAF so far as the same may be provided in accordance with laws, regulations and ordinances of the State of Texas and of Applicant; Applicant's agreement in this section 3.2 to provide such documents, files, records, and other data and Applicant's agreement in section 3.1 to provide such information is not an agreement to provide any information that would be confidential under the Texas Public Information Act or protectable under the Texas Public Information Act without full compliance with the terms of the Texas Public Information Act;

3.3 Conduct a self-assessment as to the degree of compliance with "Best Practices" that pertain to Applicant functions and provide full and accurate results thereof to TPCAF;

3.4 Provide one or more persons to assist TPCAF's representatives, hereafter referred to as the "Assessors", in making the necessary inquiries and assessments of Applicant information relative to compliance with the "Best Practices," provide access to files and records, and provide necessary facilities that are requested by the Assessors; and

3.5 Respond to all accreditation-related communications from TPCAF within ten (10) business days from receipt thereof.

3.6 The head of the law enforcement agency covered by this Agreement must be a member in the appropriate membership category in good standing of the Texas Police Chiefs Association at the time of application and maintain that membership for the duration of the Agreement.

4. TPCAF'S RESPONSIBILITIES:

TPCAF agrees to:

4.1 Provide necessary documentation, forms and instructions regarding the accreditation process;

4.2 Provide Assessors for the purpose of conducting an on-site assessment as to the Applicant's compliance with applicable "Best Practices" and provide an Assessor to assist the Applicant with the accreditation process;

4.3 Promptly analyze all compliance data and advise the Applicant of (a) any need for additional information, and (b) the results of the on-site assessment;

4.4 Assess all compliance data against the “Best Practices” and certify the Applicant as Accredited if the applicable “Best Practices” are met and compliance is accepted by the Accreditation Committee;

4.5 If the Applicant is accredited, provide suitable indicators of accreditation as determined by TPCAF.

4.6 Following a review of compliance with the applicable “Best Practices,” if the Applicant is not accredited by TPCAF at the time of review, the Applicant will be notified with the reasons for such determination within thirty (30) days.

5. TIME PERIOD COVERED BY THIS AGREEMENT:

5.1 This Agreement shall take effect when the Agreement is properly executed by the Applicant and TPCAF’s authorized representative sign the Agreement.

5.2 The terms and covenants of this Agreement shall terminate in the following circumstances:

- (a) Failure to achieve accreditation within twenty-four (24) months of TPCAF’s acceptance of this Agreement except as provided in Section 5.3; or
- (b) Upon written notice by the Applicant that the Applicant intends to withdraw from the accreditation process; or
- (c) Upon termination pursuant to Section 6.2 hereof; or
- (d) Upon notification pursuant to Section 15, that the Applicant cannot maintain compliance with applicable “Best Practices” set forth by TPCAF; or
- (e) Upon failure of the Applicant to pay all fees and costs required by this Agreement relating to the Applicant’s accreditation within the time mandated, except that the Agreement may be extended pursuant to Section 5.3; or
- (f) Expiration or revocation of the Applicant’s Accredited Status.

5.3 The Applicant may submit a written request to TPCAF to extend this Agreement in order to comply with the applicable “Best Practices” for accreditation. The Accreditation Committee, in its discretion, may grant an extension.

5.4 The initial Accreditation period shall be for forty-eight (48) months from the date the Applicant is approved for Accreditation.

5.5 Re-Accreditation: This agreement automatically renews for a forty-eight (48) month period upon agency successfully completing a Re-Accreditation assessment. The terms and conditions of the re-accreditation shall be as agreed upon in this Agreement. Failure to

timely complete a Re-Accreditation assessment and pay required fees with TPCAF may result in the lapse of the Applicant’s Accreditation Status.

Failure to timely execute a Re-Accreditation Agreement with TPCAF may result in the lapse of the Applicant’s Accredited Status.

6. MODIFICATIONS:

6.1 Applicant shall not make any modifications to this Agreement except in writing, signed and agreed to by both parties, and executed with the same formalities as this document.

6.2 The Applicant recognizes and acknowledges that it may be necessary for TPCAF to make reasonable modifications and amendments to the Agreement and other related documents, including but not limited to the accreditation “Best Practices” and procedures thereto. Applicant shall be notified of such modifications and/or amendments in writing. In the event the Applicant refuses or is unable to comply with any modifications or amendments, TPCAF reserves the right to terminate this Agreement after due consideration thereof by giving written notice as required by Section 17. Applicant will be given reasonable opportunity to justify Applicant’s inability to adopt any or all modifications or amendments prior to TPCAF terminating this agreement.

6.3 Applicant must utilize the most current edition of the TPCAF “Best Practices” Manual at the time of signing this Agreement.

7. TIME AND MANNER OF PAYMENT:

7.1 The Applicant must remit the first year’s fee, as shown in 7.1(a), within thirty (30) days of being notified in writing of the acceptance by TPCAF of the Agreement. Annual fees are due on the anniversary date of the Agreement. The amount due is based on the number of sworn personnel in the Applicant’s agency. These fees may be changed by TPCAF after written notification to all Applicants, Accredited and Re-Accredited agencies. This fee is not refundable. Applicant understands and agrees that payment of any fee or expenses does not insure in any way or manner that Applicant will become or remain an Accredited agency.

7.1(a) Annual Fee Schedule:

Number of Sworn Personnel:

1-10	\$600.00
11-19	\$750.00
20-25	\$1000.00
26-50	\$2000.00
51-100	\$2500.00
101-200	\$3000.00
201 or more	\$3500.00

7.2 Applicant agrees to pay for reasonable costs incurred by TPCAF for on-site assessment. This includes travel, lodging, meals and any other necessary incidentals to the on-site assessment.

8. NEWS RELEASES:

8.1 TPCAF shall have the right to identify the Applicant in a news release and any publicity program that TPCAF deems appropriate after the Applicant's on-site review has been completed and the Applicant has obtained Accredited status.

8.2 The Applicant shall provide TPCAF with a copy of all its news releases or publicity material concerning its accreditation activities.

9. TPCAF AS AN INDEPENDENT CONTRACTOR:

In all matters pertaining to this Agreement, TPCAF shall be acting as an independent contractor and neither TPCAF nor any officer, employee or agent of TPCAF will be deemed an employee of the Applicant. The selection and designation of the personnel of TPCAF, as it relates to performance of its responsibilities under this Agreement, shall be made by TPCAF.

10. INDEMNIFICATION:

To the extent allowed by Texas law, the Applicant shall indemnify and hold harmless TPCAF, its officers, Evaluators, Assessors, Facilitators, employees, volunteers and agents from any and all liability, loss or damage, including costs of defense and reasonable attorney's fees, which may be suffered or incurred as a result of claims, demands, suits or actions arising out of or relating to the performance of either party under this Agreement or by the adoption or use by Applicant of "Best Practices." This indemnification shall not apply to any claims based on TPCAF's intentional wrongdoing or gross negligence in its performance under this Agreement.

11. INTEGRATION:

This instrument embodies the whole Agreement of the parties. The parties warrant that there are no promises, terms, conditions, or obligations other than those contained herein. This Agreement shall supersede all previous communications, representations, or agreements, either oral or written, between the parties hereto.

12. SEVERABILITY:

If any provision of this Agreement or the application of such provision to any person or circumstance shall be held invalid, the remainder of this Agreement and the application of such provisions to persons or circumstances other than those to which it is held invalid, shall not be affected thereby.

13. WARRANTY NOT INTENDED OR IMPLIED:

It is understood that TPCAF's award of accreditation does not constitute a warranty, expressed or implied, of total or continued compliance by the Applicant with all applicable "Best Practices" and further, that it is not a substitute for the Applicant's ongoing and in-depth monitoring and evaluation of its activities and quality of its services.

14. APPLICABLE LAW:

This agreement shall be governed and construed in accordance with the laws of the State of Texas.

15. MAINTAINING THE APPLICANT'S ACCREDITED STATUS:

15.1 If the Applicant is awarded Accredited Status by TPCAF, the Applicant agrees to remain in compliance with those "Best Practices" under which accreditation is awarded. After an award of accreditation, the Applicant agrees to (a) file an annual report that certifies its continuing compliance on a form approved by TPCAF and (b) promptly notify TPCAF when it cannot or chooses not to maintain compliance with "Best Practices" under which it was accredited.

15.2 If TPCAF has determined that reasonable grounds exist to believe that an agency is not in compliance with the applicable "Best Practices" under which accreditation was awarded, TPCAF may require an on-site review (full or partial) at any time during the Applicant's accreditation period at the Applicant's expense. TPCAF may revoke accredited status if the review indicates that the Applicant is not in compliance with the "Best Practices" under which it was accredited or may take such other action as TPCAF deems appropriate.

15.3 If an Agency does not apply for Re-Accreditation or an Accredited or Re-Accredited Agency notifies TPCAF in writing that they no longer will participate in "Best Practices" or Agreement is terminated under 6.2 or Accredited Status is revoked under 15.2 or the Agency has not paid the required fees in a timely manner the Agency shall remove all signs, symbols, designations or any other indicia of being an Accredited or Re-Accredited agency within thirty (30) days of the end of the Accredited or Re-Accredited Status period or when notified in writing of status being revoked or terminated.

16. WAIVER:

Any waiver by TPCAF of any breach of this Agreement by the Applicant shall relate only to that particular breach and shall not amount to a general waiver.

17. NOTICE:

Any notice between the parties shall be in writing to the addresses as specified in this Agreement or to such other address as either party may specify in writing in accordance with this section. Notice, with respect to the terms and conditions of this Agreement, to be effective, shall be by registered, certified or express mail.

18. HEADINGS:

The headings of this Agreement shall not be deemed part of it and shall not in any way affect its construction.

19. CONSENT TO BE BOUND:

19.1 The Applicant has read and agrees to and accepts the conditions set forth by TPCAF and its accreditation process.

19.2 This Agreement has been approved by all necessary Applicant action and the persons signing on behalf of the Applicant certifies they are duly authorized to sign and bind the Applicant to all terms and conditions. The Head of the Agency making application and the Official Head of the governmental entity responsible for the Agency must sign the Application.

IN WITNESS WHEREOF, the Applicant has caused this Agreement to be executed on the 24TH day of FEBRUARY, 2026.

ON BEHALF OF THE GOVERNMENTAL ENTITY:

ON BEHALF OF THE AGENCY:

Signature

Name (typed/printed)

Title

Signature
CESAR TORRES

Name (typed/printed)
CHIEF OF POLICE

Title
MISSION POLICE DEPARTMENT

Name of Agency
1200 E 8TH STREET

Address
MISSION, TX 78572

City, State, Zip

On Behalf of TPCAF:

DATE: _____

BY: _____
Gene Ellis
TPCA Executive Director
Texas Police Chiefs Association Foundation
P.O. Box 1030
Elgin, Texas 78621



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 24, 2026

PRESENTED BY: Michael Elizalde, Director of Grants & Strategic Development

AGENDA ITEM: Approval of Resolution No. _____ authorizing the submission of a grant application for the FY25 Operation Stonegarden program with the Texas Office of the Governor for an estimated amount of \$300,000 with no match requirement - Elizalde

NATURE OF REQUEST:

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

BUGETED: Yes / No / N/A **FUND:** _____ **ACCT. #:** _____

BUDGET: \$ _____ **EST. COST:** \$ _____ **CURRENT BUDGET BALANCE:** \$ _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *JPT*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

RESOLUTION # _____

WHEREAS, The City of Mission finds it in the best interest of the citizens of Mission, Texas that the Hidalgo-2025 OPSG Project# 3172911 under the FY25 Operation Stonegarden Program be operated for the 2025-2026 fiscal year; and

WHEREAS, The City of Mission agrees that in the event of loss or misuse of the Office of the Governor funds, the City of Mission assures that the funds will be returned to the Office of the Governor in full; and

WHEREAS, The City of Mission designates the City of Mission Mayor as the grantee’s authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that the City of Mission approves submission and acceptance of the grant application and award for the FY25 Operation Stonegarden Program to the Office of the Governor.

READ, CONSIDERED AND APPROVED, this 24th day of February 2026.

Norie Gonzalez Garza, Mayor

Attest:

Anna Carrillo, City Secretary

Purpose of RFP

The City of Mission is issuing this RFP to solicit pricing proposals from Retail Electric Providers (REP's) to meet its power and energy requirements. The requested power supply proposals are to meet the total power and energy requirements, including any load growth occurring during the term of the supply contract.

SCOPE AND BACKGROUND

Scope

The City is soliciting proposals to meet its electric power requirements for all its facilities that are subject to competition. **The City is currently contracted through December 31, 2027.** The City is seeking a one to five-year power supply agreement **starting on January 1, 2028.** The successful respondent must be able to provide a reliable supply of electric power and associated services to enable the City to meet its continuous and instantaneous demands and be able to meet load growth.

PRICING

The City will evaluate responses to determine which are most acceptable based on the factors indicated in this RFP. Upon completion of evaluations, a short list of the most acceptable companies will be contacted at a later date to provide current executable prices.

All proposal pricing must be presented in a single fixed energy rate expressed per kWh for a discrete period using the form(s) provided. If any portion of the price, including congestion charges (both intra-zonal and inter-zonal), ancillary services, system losses, or other items are not included or subject to adjustment, please provide an estimate of such costs.

Any pricing information to be provided is to be as of the market close date specified by the City. The proposal must contain fixed energy price proposals for the period commencing on **January 1, 2028** for terms of 1-5 years. All responses that fail to provide pricing in accordance with this section will not be considered.

All energy pricing must be “delivered” pricing to the City for firm, full requirements service and represent the entire charge on a per kWh basis for energy (including ERCOT imposed fees), except for non-bypassable charges levied by the appropriate transmission or distribution service provider and taxes; such charges which shall be passed on to the City on an as-billed basis, including credits, and refunds, if any. Respondent must specify what taxes are not included in their proposal response and if these taxes would be billed separately on the invoice. Respondent agrees to not charge the City any taxes from which the City may be exempt.



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 24, 2026
PRESENTED BY: Michael Silva, Fire Chief
AGENDA ITEM: Authorization for Second Extension of Medical Director Agreement between City of Mission Fire Department and Medical Director Dr. Ivan Melendez for a cost of \$5,000 per month for FY 2026 – 2027 - Silva

NATURE OF REQUEST:

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

BUGETED: Yes **FUND:** General **ACCT. #:** 01-431-94810

BUDGET: \$125,550 **EST. COST:** \$5,000/month **CURRENT BUDGET BALANCE:** _____

BID AMOUNT: _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance, Purchasing

Advisory Board Recommendation: None

City Manager’s Recommendation: Approval AG

RECORD OF VOTE: **APPROVED:** _____
 DISAPPROVED: _____
 TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

**SECOND EXTENSION OF MEDICAL DIRECTOR AGREEMENT
BEWTEEN
CITY OF MISSION, TEXAS AND IVAN MELENDEZ, MD, FAAFP**

THIS AGREEMENT is made and entered into this ____ day of February, 2026, between the City of Mission, Texas, herein referred to as CITY, and IVAN MELENDEZ, MD, FAAFP, collectively "Parties".

WHEREAS, the Parties entered into a Medical Director Agreement effective February 29, 2024; and

WHEREAS, said agreement's first term expired on February 28, 2025; and

WHEREAS, whereas the City extended said term from February 28, 2025 to February 28, 2026; and

WHEREAS, the Section III of the Agreement provides the City with the option to extend the term for up to two (2) additional twelve (12) month periods by giving written notice to Melendez of such election;

WHEREAS, the City hereby invokes its right to extend the term for a second term; and

WHEREAS, the City believes it is in the best interest of the City and its residents to document the extension of the Agreement for its second twelve (12) month term from February 28, 2026 to February 28, 2027.

NOW, THEREFORE, in consideration of the above stated premises and in further consideration of the promises and conditions hereinafter set forth in the original agreement and this extension, CITY hereby extends the original agreement dated February 29, 2024 for its final -twelve (12) month term, specifically from February 28, 2026 to February 28, 2027.

IN WITNESS WHEREOF, CITY and IVAN MELENDEZ, MD, FAAFP have executed this Agreement as of the day and year first written above.

READ, CONSIDERED AND APPROVED on this the ____ day of February, 2026.

Executed and effective as of this ____ day of _____, 2026.

CITY OF MISSION TEXAS

ATTEST:

Andy Garcia, Co-Interim City Manager

Anna Carrillo, City Secretary

FIRE CHIEF

Mike Silva, Fire Chief

Medical Director

Ivan Melendez, MD, FAAFP

Date: _____



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 24, 2026

PRESENTED BY: Anna Carrillo, City Secretary

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

NATURE OF REQUEST:

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

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

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

BUGETED: Yes / No / N/A **FUND:** _____ **ACCT. #:** _____

BUDGET: \$ _____ **EST. COST:** \$ _____ **CURRENT BUDGET BALANCE:** \$ _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *AG*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

**INTERLOCAL COOPERATION AGREEMENT
BETWEEN THE SHARYLAND INDEPENDENT SCHOOL DISTRICT
AND THE CITY OF MISSION**

THIS Agreement is made on this the _____ day of _____ 2026, by and between the **CITY OF MISSION, TEXAS**, hereinafter referred to as “City” and **SHARYLAND INDEPENDENT SCHOOL DISTRICT** hereinafter referred to as “District,” pursuant to the provisions of the Texas Interlocal Cooperation Act, as follows:

WITNESSETH:

WHEREAS, City is a home rule municipality located in Hidalgo County, Texas;

WHEREAS, District is an Independent School District established by the laws of Texas;

WHEREAS, the District will hold a general election on May 2, 2026, for positions to the Sharyland Independent School District’s Board of Trustees;

WHEREAS, as part of the general election the District is required by law to hold an early election period;

WHEREAS, the District has sought, and the City wishes to grant, permission for the District to host its early voting and general election day voting at the Mission Boys & Girls Club gymnasium at Bannworth Park (1822 North Shary Road, Mission, Texas 78572);

WHEREAS, District and City are authorized to enter into this Agreement pursuant to the Interlocal Cooperation Act, Texas Gov’t Code 791.001 et seq., (the “Act”) which authorizes local governments to contract with each other to perform governmental functions and services under the terms of the Act.

NOW, THEREFORE, the District and City, in consideration of the mutual covenants expressed hereinafter, agree as follows:

1. The City permits the District to utilize the Mission Boys & Girls Club gymnasium at Bannworth Park and the parking lot at the during the following dates and times for purposes of allowing the District to conduct early voting and general election day voting for positions to the Sharyland Independent School District’s Board of Trustees:
 - a. April 20, 2026 through April 28, 2026, and May 2, 2026 from 6:00 a.m. to 8:00 p.m.

2. The District shall be responsible for conducting the election in all respects.
3. The City shall provide the District access to a phone, internet connectivity, four tables and five chairs for the election workers during the times referenced in paragraph 1(a). The City also agrees to fly the American flag on the premises on May 2, 2026.
4. **Conflict of Applicable Law:** Nothing in this Agreement shall be construed so as to require the commission of any act contrary to law, and whenever there is any conflict between and provision of their Agreement and any present or future law, ordinance, or administrative, executive or judicial regulation, order or decree, or amendment thereof, contrary to which the parties have no legal right to contract, the latter shall prevail, but in such event the affected provision or provision of this Agreement shall be modified only to the extent necessary to bring them within the legal requirements and only during the time such conflict exists.
5. **No Waiver:** No waiver by any party hereto of any breach of any provision of the Agreement shall be deemed to be a waiver of any preceding or succeeding breach of the same or any other provision hereof.
6. **Entire Agreement:** This Agreement contains the entire contract between the parties hereto and each party acknowledges that neither has made (either directly or through any agent or representative) and representation or agreement in connection with this Agreement not specifically set forth herein. This Agreement may be modified or amended only by agreement in writing executed by District and City, and not otherwise.
7. **TEXAS LAW TO APPLY.** THIS AGREEMENT SHALL BE CONSTRUED UNDER AND IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS, AND ALL OBLIGATION OF THE PARTIES CREATED HEREUNDER ARE PERFORMABLE IN HIDALGO COUNTY, TEXAS. THE PARTIES HEREBY CONSENT TO PERSONAL JURISDICTION IN HIDALGO COUNTY, TEXAS.
8. **Notice.** Except as may be otherwise specifically provided in this Agreement, all notices, demands, requests or communication required or permitted hereunder shall be in writing and shall either be (i) personally delivered against a written receipt, or (ii) sent by registered or certified mail, return receipt requested, postage prepaid and addressed to the parties at the addresses set forth below, or at such other addresses as may have been theretofore specified by written notice delivered in accordance herewith:

If to District: Sharyland Independent School District
 Dr. Elaine Howard, Superintendent
 Sharyland Independent School District
 1200 N. Shary Rd.
 Mission, TX 78572

If to City: City of Mission
 Attention: Norie Gonzalez Garza, Mayor
 1201 E. 8th Street
 Mission, TX 78572

Each notice, demand, request or communication which shall be delivered or mailed in the manner described above shall be deemed sufficiently given for all purposes at such time as it is personally delivered to the addressee or, if mailed, at such time as it is deposited in the United States mail.

9. **Additional Documents.** The parties hereto covenant and agree that they will execute such other and further instruments and documents as are or may become necessary or convenient to effectuate and carry out the terms of this Agreement.
10. **Successors.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and assigns where permitted by this Agreement.
11. **Assignment.** This Agreement shall not be assignable.
12. **Headings.** The headings and captions contained in this Agreement are solely for convenience reference and shall not be deemed to affect the meaning or interpretation of any provision of paragraph hereof.
13. **Gender and Number.** All pronouns used in this Agreement shall include the other gender, whether used in the masculine, feminine or neuter gender, and singular shall include the plural whenever and so often as may be appropriate.
14. **Authority to Execute.** The execution and performance of this Agreement by City and District have been duly authorized by all necessary laws, resolutions or corporate action, and this Agreement constitutes the valid and enforceable obligations of City and District in accordance with its terms.
15. **Governmental Purpose.** Each party hereto is entering into this agreement for the purpose of providing for governmental services or functions and will pay for such services out of current revenues available to the paying party as herein provided.
16. **Commitment of Current Revenues Only.** In the event that, during any term hereof, the governing body of any party does not appropriate sufficient funds to meet the obligations of such party under this Agreement, then any party may terminate this Agreement upon ninety (90) days written notice to the other party. Each of the parties hereto agrees, however, to use its best efforts to secure funds necessary for the continued performance of this Agreement. The parties intend this provision to be a continuing right to terminate this Agreement at the expiration of each budget period of each party hereto pursuant to the provisions of Tex. Loc. Govt. Code Ann. §271.903.

APPROVED by all parties. **WITNESS THE HANDS OF THE PARTIES** effective as of the day and year first written above.

CITY OF MISSION, TEXAS

By: _____
NORIE GONZALEZ GARZA, MAYOR

SHARYLAND INDEPENDENT SCHOOL DISTRICT

By: _____
MARITZA VENECIA, PRESIDENT



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 24, 2026
PRESENTED BY: Anna Carrillo, City Secretary
AGENDA ITEM: Approval of Ordinance # _____ granting a wet designation for 301 N. Shary Road, Suite 200, Chick-Po - Carrillo

NATURE OF REQUEST:

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

BUGETED: N/A **FUND:** _____ **ACCT. #:** _____

BUDGET: \$ _____ **EST. COST:** \$ _____ **CURRENT BUDGET BALANCE:** \$ _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ORDINANCE NO. _____

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

WHEREAS, City Ordinance No.780, passed and approved by the City Council of the City of Mission on October 7, 1974 designates certain places where beer and other alcoholic beverages may be sold within the corporate limits of the city; and

WHEREAS, a request has been submitted for the designation of a "wet area", for the property located at:

301 N. SHARY ROAD, STE. 200
CHICK-PO

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT:

1. The property located at 301 N. Shary Road, Ste. 200 – Chick-Po, is designated as "wet area".
2. Said property located at 301 N. Shary Road, Ste. 200 – Chick-Po, shall be included in the designated areas where alcoholic beverages may be sold within the city.

READ, CONSIDERED AND APPROVED this 24th day of February, 2026.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 24, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning

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

NATURE OF REQUEST:

Project Timeline:

- January 15, 2026 – Letter and signed Annexation Service Agreement submitted by the property owner.
- February 24, 2026 – Consideration of approval of the Annexation Service Agreement by the City Council.

Summary:

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

STAFF RECOMMENDATION:

Staff recommends approval.

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager’s Recommendation: Approval *JPT*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

LLAAG, LLC

Lyonel A. Adame Garza

215 Grovewood Ave

Mission, Tx 78572

November -12-2025

To City of Mission Planning Department

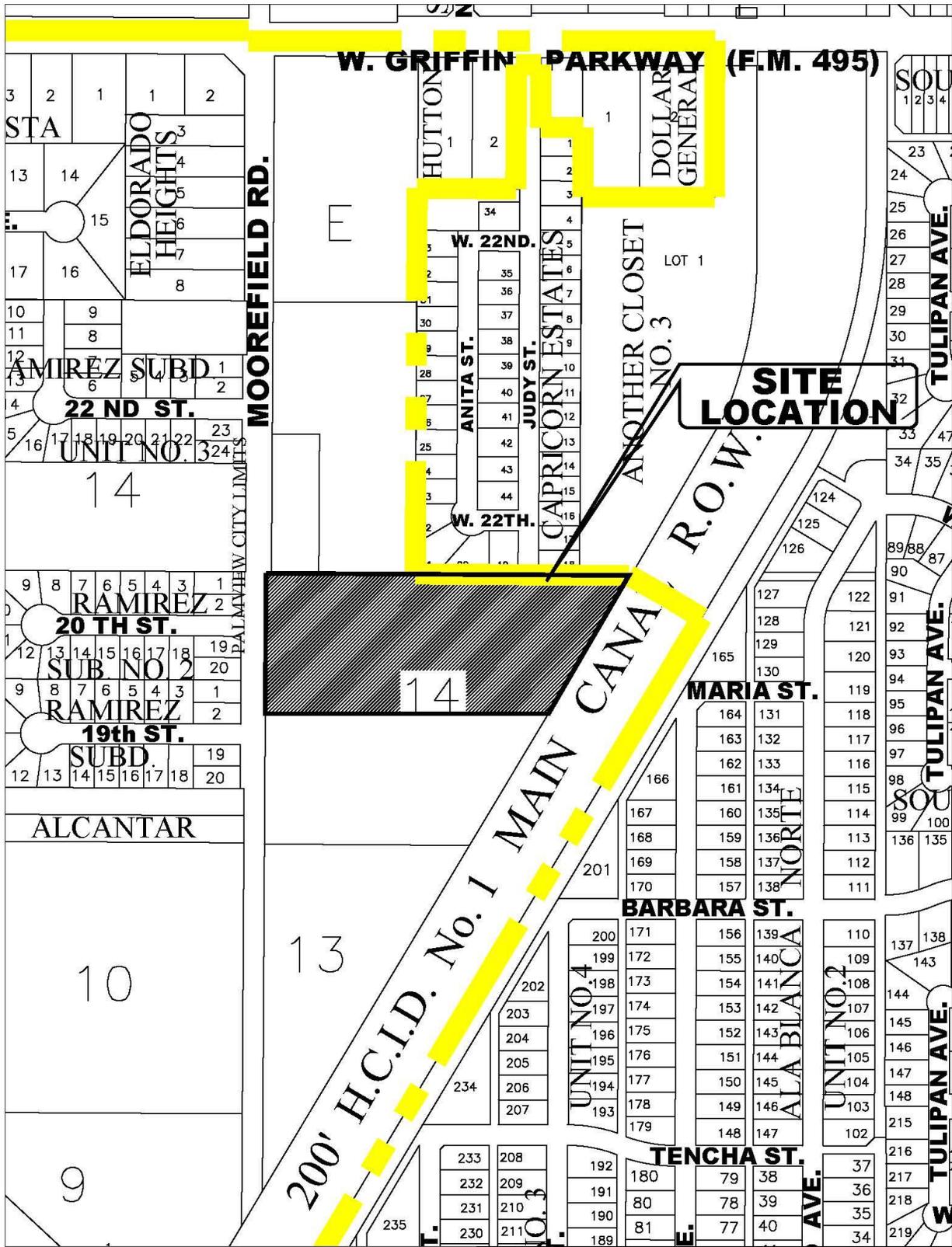
I Lyonel A. Adame Garza, am writing to request that my property 5.539-ACRE TRACT OF LAND, MORE OR LESS BEING THE NORTH 5.539 ACRES AND FORMING A PART OF A 9.04-ACRE TRACT OUT OF LOT 14, BLOCK 4, MISSION GROVES ESTATES, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THERE OF RECORDED IN VOLUME 5, PAGE 21, MAP RECORDS OF HIDALGO COUNTY, TEXAS to be annexed to the city .

Thank you for your attention. If you have any questions or concern please contact me or Mr. Leonel Bazan

Lyonel A. Adame
011528999441314 (Mexico)
lyo_nel@hotmail.com



Leonel Bazan
956-240-3626
leonelbazan58@gmail.com



LOCATION MAP

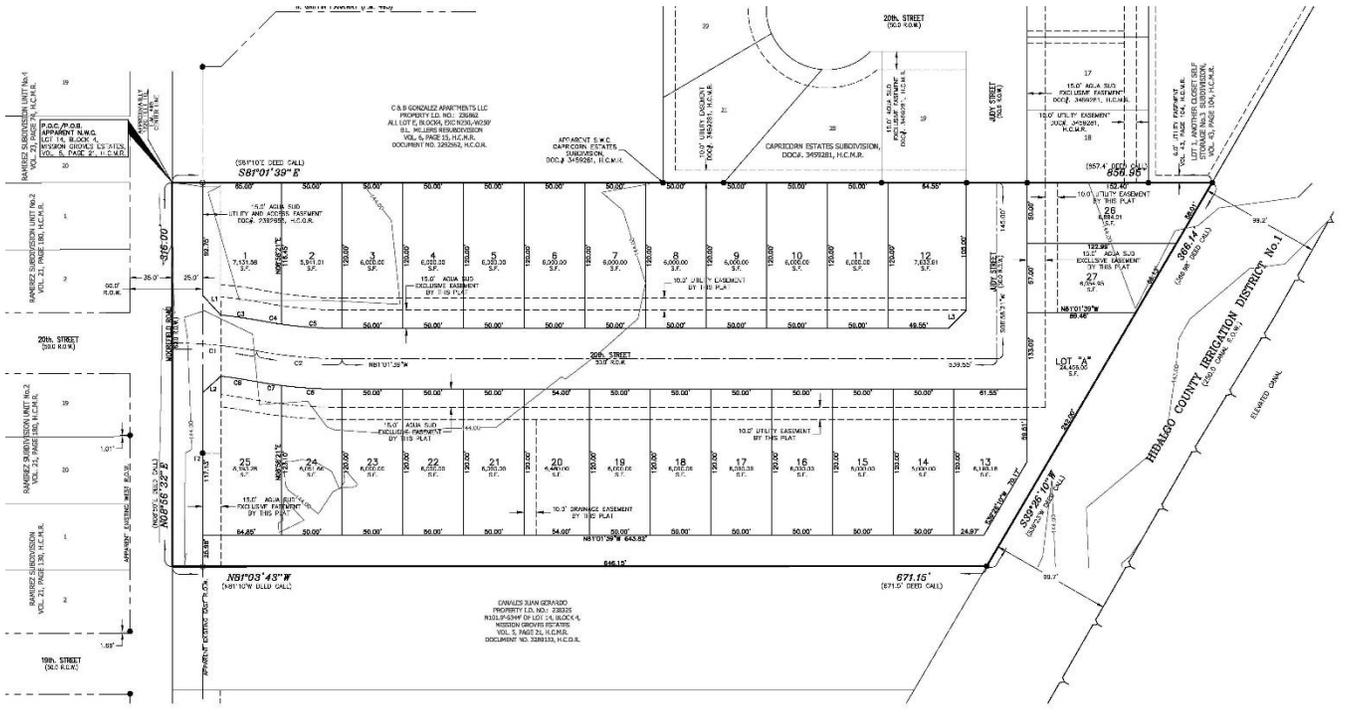


CITY OF MISSION
 HIDALGO COUNTY, TEXAS

1201 E. 8th Street
 MISSION, TX 78572

PH: (956) 580-8672
 FAX: (956) 580-8680

No.



ANNEXATION SERVICE AGREEMENT

Pursuant to the provisions of V. T.C.A., Local Government Code Section 43.0672, in connection to the voluntary annexation of a 5.539 acre tract of land being the North 5.539 acres and forming part of a 9.04-acre tract out of Lot 14, Block 4, Mission Grove Estates, located along the East side of Moorfield Road approximately 1,850 feet North of US Expressway 83, the owner of the land in the area and the City of Mission ("City"), collectively referred to herein as the "Parties", hereby enter into this written Annexation Service Agreement as follows:

- A. Services to be provided on the effective date of annexation unless otherwise specified.
1. Police Protection
Patrolling, radio response to calls and other routine police services using present personnel and equipment will be provided on the effective date of annexation. Patrol positions will be added when population warrants.
 2. Fire Protection
Fire protection by the present personnel and equipment of the fire fighting force within the limitations of available water will be provided on the effective date of annexation.
 3. Emergency Medical Services
Emergency medical services will be provided on the effective day of annexation.
 4. Environmental Health and Code Compliance
Health protection including the elimination of weedy lots, illegal dumping, unsanitary septic systems, sources of standing water and other public nuisances will be provided on the effective date of annexation
 5. Solid Waste Collection
Pick-up will begin on the effective date of annexation at the same level of service and cost provided to other similar areas presently found within the City of Mission.

Brush collection will be on a periodic basis as established by the City Sanitation Department with an active utility account.
 6. Operation and Maintenance of Public Water and Wastewater Facilities
Routine maintenance of existing water and wastewater facilities owned by the City of Mission will continue on the effective day of annexation. The property is not within Mission's Certificate of Convenience and Necessity (CCN) for water and wastewater.

7. Operation and Maintenance of Public Roads and Streets

Routine maintenance of public roads and streets will begin on the effective date of annexation.

- B. If the city fails to zone the property as Single Family Residential ("R-1") District after the rezoning public hearings are held, the city agrees to de-annex the property within three (3) months after the rezoning process is completed.

SIGNED this ____ day of _____, 2026

CITY OF MISSION

By: _____
Juan Pablo Terrazas, City Manager

By: _____
Andres Garcia, City Manager

OWNER OF THE PROPERTY DESCRIBED ABOVE

By:  _____
LLAAG, LLC
Lyonel A. Adame Garza, President



Item 30.

INVOICE

DATE	INVOICE #
02/12/2026	114

3914 Rio Grande Care Rd, Edinburg, TX 78541
 Phone: (956) 583-5125

BILL TO:
CITY OF MISSION 1201 E 8th ST. MISSION, TX 78572

P.O. #	TERMS	PROJECT
	due upon receipt	ROSALINDA STREET EMERGENCY LIFT STATION REPAIRS

QTY	UNIT	DESCRIPTION	RATE	AMOUNT
1	LS	REMOVE & REPAIR LEAKING EXISTING 6" SCH 80 PVC SUCTION PIPE, PVC FLANGE ADAPTERS, SCH 80 90 ELBOWS, REHAB CONCRETE WALL OPENING FOR SCH 80 SUCTION PIPE ACCESS, INSTALL 6" FLANGE GATEVALVES & 6" FLANGE CHECK VALVE.	\$ 38,500.00	\$ 38,500.00
1	EA	6" SLUDGE SHOE	\$ 3,500.00	\$ 3,500.00
TOTAL DUE			\$	42,000.00

Serving you is our Business!!!



Item 30.

INVOICE

DATE	INVOICE #
2/13/2026	118

are Rd, Edinburg, TX 78541
(956) 583-5125

BILL TO:
CITY OF MISSION 1201 W 8th ST MISSION, TX 78572

P.O. #	TERMS	PROJECT
	due upon receipt	EMERGENCY REHAB BRYAN & FRONTAGE 6" DISCHARGE LIFT STATION (SOUTHWEST)

QTY	UNIT	DESCRIPTION	RATE	AMOUNT
1	LS	EMERGENCY REHAB EXISTING LIFT STATION TO INCLUDE: REMOVE AND REPLACE EXISTING 3EA 6" DUCTILE IRON DISCHARGE PIPING WITH 6" PVC YELLOWMINE REMOVE AND REPLACE EXISTING 6" 90 BEND DUCTILE IRON FLANGE P401 COATED TO INCLUDE GASKETS WITH STAINLESS STEEL NUTS & BOLTS.	\$ 44,500.00	\$ 44,500.00
1	LS	INTERIOR CLEARING OF EXISTING CONCRETE WETWELL TO INCLUDE DISPOSAL HAULED TO CITY OF MISSION WASTE WATER TREATMENT PLANT.	\$ 15,000.00	\$ 15,000.00
60	LF	2" GUIDERAILS (REMOVE & REPLACE)	\$ 60.00	\$ 3,600.00
3	EA	6" FLANGED GATE VALVES (REMOVE & REPLACE)	\$ 3,500.00	\$ 10,500.00
3	EA	8" FLANGED CHECKVALVES (REMOVE & REPLACE)	\$ 3,500.00	\$ 10,500.00
3	EA	AIR RELEASE VALVES (REMOVE & REPLACE)	\$ 7,500.00	\$ 22,500.00

TOTAL DUE \$ 106,600.00

Serving you is our Business!!!



INVOICE

Item 30.

DATE	INVOICE #
2/13/2026	117

are Rd, Edinburg, TX 78541
(956) 583-5125

BILL TO:
CITY OF MISSION 1201 W 8th ST MISSION, TX 78572

P.O. #	TERMS	PROJECT
	due upon receipt	EMERGENCY REHAB BRYAN & FRONTAGE 8" DISCHARGE LIFT STATION (NORTHWEST)

QTY	UNIT	DESCRIPTION	RATE	AMOUNT
1	LS	EMERGENCY REHAB EXISTING LIFT STATION TO INCLUDE: REMOVE AND REPLACE EXISTING 3EA 8" DUCTILE IRON DISCHARGE PIPING WITH 8' PVC YELLOWMINE REMOVE AND REPLACE EXISTING 8" 90 BEND DUCTILE IRON FLANGE P401 COATED TO INCLUDE GASKETS WITH STAINLESS STEEL NUTS & BOLTS. REMOVE & REPLACE EXISTING 8" X 6" FLANGE CONCENTRIC DUCTILE IRON REDUCER P401 COATED TO INCLUDE GASKETS WITH STAINLESS STEEL NUTS & BOLTS.	\$ 77,500.00	\$ 77,500.00
1	LS	INTERIOR CLEARING OF EXISTING CONCRETE WETWELL TO INCLUDE DISPOSAL HAULED TO CITY OF MISSION WASTE WATER TREATMENT PLANT.	\$ 15,000.00	\$ 15,000.00
80	LF	2" GUIDERAILS (REMOVE & REPLACE)	\$ 60.00	\$ 4,800.00
3	EA	8" FLANGED PLUG VALVES (REMOVE & REPLACE)	\$ 4,000.00	\$ 12,000.00
3	EA	8" FLANGED CHECKVALVES (REMOVE & REPLACE)	\$ 4,300.00	\$ 12,900.00
1	LS	INTERMEDIATE BRACKET & WEDGE ANCHOR BOLTS (REMOVE & REPLACE)	\$ 7,500.00	\$ 7,500.00
3	EA	6" PUMP BASE	\$ 5,000.00	\$ 15,000.00
3	EA	AIR RELEASE VALVES (REMOVE & REPLACE)	\$ 8,100.00	\$ 24,300.00

TOTAL DUE \$ 169,000.00

Serving you is our Business!!!



MEETING DATE: February 24, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

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

NATURE OF REQUEST:

Project Timeline:

- November 19, 2025 – Original Planning and Zoning Application submitted to the City for Site Plan Approval.
- December 16, 2025 – Vanguard School workshop with the surrounding property owners.
- January 7, 2026 – Consideration of the Site Plan Approval by the Planning and Zoning Commission.
- February 24, 2026 – Consideration of the Development Agreement

Summary:

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

way in the amount of \$21,284.00 and for the construction of a right-hand turn lane at the intersection of Stewart and Mile 2 Road in the amount of \$65,975.50.

STAFF RECOMMENDATION:

Staff recommends approval of the Development Agreement.

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *SP7*

RECORD OF VOTE: **APPROVED:** _____
 DISAPPROVED: _____
 TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

**DEVELOPMENT AGREEMENT BETWEEN
THE CITY OF MISSION AND VANGUARD ACADEMY**

THIS DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MISSION, TEXAS AND VANGUARD ACADEMY (“Agreement”), is made and entered into on the ___ day of _____, 2026, by and between the City of Mission, Texas (“City”), and Vanguard Academy (“Developer”), collectively referred to as the “Parties.”

WITNESSETH:

WHEREAS, Developer, a Texas nonprofit corporation and open-enrollment charter school, is constructing a Public Charter School (“School”) in the City to be located on property located along the West side of N. Stewart Road approximately 600 feet South of E. Mile 2 Road (the “Property”); and

WHEREAS, the legal description of the Property on which the School shall be constructed is the South 19.06 acres out of Lot 28-12, West Addition to Sharyland Subdivision; and

WHEREAS, the City has previously determined and acknowledged by letter dated February 27, 2025, that Developer’s proposed School does not require a zoning change for the Property; and

WHEREAS, in this Agreement the City and Developer wish to address issues related to the construction and eventual operation of the School, including the City’s approval of Developer’s plat/subdivision application and the Parties’ respective obligations related to municipal infrastructure improvements, among others; and

WHEREAS, pursuant to the City’s building regulations and ordinances, Developer would be required to construct a traffic signal at the intersection of Mile 2 Road and North Stewart Road to serve the School; however, the City has already constructed this improvement; and

WHEREAS, subject to the provisions in this Agreement, Developer has agreed to deposit into escrow an amount equal to the estimated reasonable cost to be incurred by the City for acquiring the necessary right of way and by Developer for constructing a right-hand turn lane at the intersection of Mile 2 Road and North Stewart Road more accurately described in attached Exhibit A, hereinafter referred to as the “Improvements”; and

WHEREAS, having provided such assurance under this Agreement, Developer has satisfied all requirements of the City’s building regulations and ordinances, and shall not be further delayed in receiving any approvals or permits necessary for the construction and operation of the Developer’s School; and

WHEREAS, this Agreement clearly is in the best interests of the City and Developer and it is deemed mutually beneficial to each.

NOW, THEREFORE, in consideration of the foregoing promises and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the City and Developer covenant and agree as follows:

1. **Escrow Funds for the Improvements.** Developer agrees to deposit with an Escrow Agent an amount equal to the sum of (1) \$21,284, which is the estimated fair market value of the right-of-way easement necessary for the Improvements, as shown in Exhibit B; (2) \$20,000, as an allowance for reasonable legal fees incurred by the City associated with condemnation proceedings, if necessary; and (3) \$65,975.50, for the engineer's estimated of cost for the design and construction of the Improvements, as shown in Exhibit C.

2. **Approval of Plat/Subdivision Application, Release of Building Permit, and Issuance of Certificate of Occupancy for School; Conditions.** Upon execution of this Agreement in which Developer has committed to make Escrow Funds available for the City to secure the necessary right-of-way and for the Developer to complete the Improvements, the City shall issue approval of Developer's Plat/Subdivision Application. Furthermore, the City shall issue a building permit for the proposed School on the Property after building plans for such School have been submitted to the City and a certificate of occupancy for the School shall be issued by the City upon Developer's completion of construction of the School, even if the Developer has not yet completed construction of the off-site improvements.

3. **Release of Escrow Funds.** Upon securing the right-of-way easement necessary for the Improvements, the Escrow Agent shall release to the City an amount sufficient to reimburse the City for its verified reasonable costs incurred in the acquisition of the necessary right-of-way, but such reimbursements shall not exceed the amount deposited by Developer corresponding to the right-of-way and allowance for potential legal fees. Upon completing the design and construction of the Improvements, the Escrow Agent shall release to the Developer all remaining Escrow Funds, including any and all interest that may accrue on the Escrow Funds. If Developer abandons the project and does not construct the School, the Escrow Agent shall release all Escrow Funds to Developer upon receiving notice of such decision by Developer.

4. **Amendment of this Agreement.** It is specifically agreed by the Parties that any amendments to this Agreement shall be in writing.

5. **Captions and Headings.** The captions and headings of the Sections of this Agreement are for convenience and reference only and shall not affect, modify or amplify the provisions of this Agreement nor shall they be employed to interpret or aid in the construction of this Agreement.

6. **Application of Texas Laws and Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of

the parties created hereunder are performable in Hidalgo County, Texas. Venue for any action arising under this Agreement shall lie in Hidalgo County, Texas.

7. **Notices.** Any notices required or permitted to be given hereunder shall be given by certified or registered mail, return receipt requested, to the addresses set forth below or to such other address as either party hereto shall notify the other:

If to the City: City of Mission, Texas
Mission City Hall
1201 E 8th Street
Mission, TX 78572
Att'n: City Manager's Office

If to Developer: Vanguard Academy
2510 S. Veterans Blvd
Edinburg, TX 78539
Attn: Dr. Marisol Rocha, Superintendent

8. **Prevailing Party.** In the event either party initiates or defends any legal action or proceeding to enforce or interpret any of the terms of this Agreement, the prevailing party in any such action or proceeding shall be entitled to recover its reasonable costs and attorney's fees (including its reasonable costs and attorney's fees on any appeal).

9. **Sovereign Immunity.** The parties agree that neither the Developer nor the City has waived its governmental immunity by entering into or performing its obligations under this Agreement.

10. **Effect of Recitals.** The recitals contained in this Agreement: (a) are true and correct as of the effective date; (b) form the basis upon which the parties negotiated and entered into this Agreement; and (c) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

11. **Consideration.** This Agreement is executed by the parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is forever confessed.

12. **Counterparts.** This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes. A facsimile signature will also be deemed to constitute an original if properly executed.

13. **Entire Agreement.** This Agreement contains the entire agreement between the parties hereto and supersedes all prior agreements, oral or written, with respect to the subject matter hereof. The provisions of this Agreement shall be construed as a whole and not strictly for or against any party.

14. **Savings/Severability.** Invalidation of any one of the provisions of this document by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect. In the event any provision of this Agreement shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the Agreement shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.

15. **Authority to Execute.** The Agreement shall become a binding obligation on the signatories upon execution by all signatories hereto. The City warrants and represents that the individual executing this Agreement on behalf of the City has full authority to execute this Agreement and bind the City to the same. This Agreement is and shall be binding upon Developer, its successors, heirs, assigns, grantees, vendors, trustees, representatives, and all others holding any interest now or in the future.

16. **Time.** Time is of the essence in the performance by the Parties of their respective obligations under this Agreement.

17. **Third Party Beneficiaries.** Nothing in this Agreement shall be construed to create any right in any third party not a signatory to this Agreement, and the Parties do not intend to create any third-party beneficiaries by entering into this Agreement.

18. **Miscellaneous Drafting Provisions; Interpretation.** This Agreement shall be deemed drafted equally by all Parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any Party shall not apply. Moreover, in the event of any conflict between any term or provision contained in this Agreement and any applicable City ordinances related to development standards for the Project, the terms or provisions of this Agreement shall apply.

IN WITNESS WHEREOF, the parties hereto have caused this document to be executed as of the date first above written.

[Remainder of Page Intentionally Left Blank]

THE CITY OF MISSION, TEXAS

By: _____
Name: Norie Gonzalez Garza
Title: co-Mayor

STATE OF TEXAS)
)
COUNTY OF HIDALGO)

This instrument was acknowledged before me on the ___ day of _____, 2026, by JP Terrazas, co-interim City Manager for the City of Mission, Texas, on behalf of the City of Mission, Texas.

Notary Public, State of Texas

VANGUARD ACADEMY

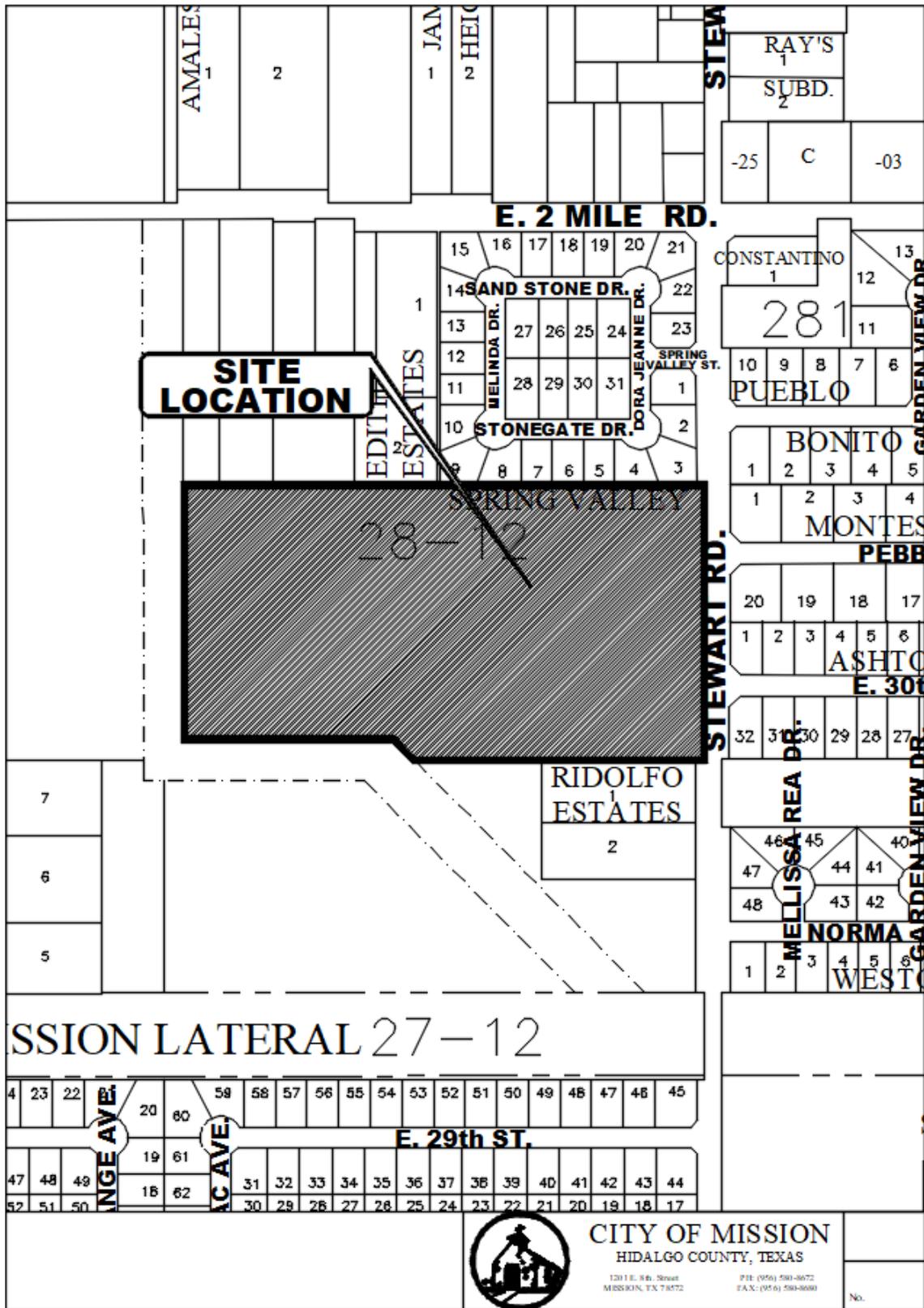
By: _____
Name: Dr. Marisol Rocha
Title: Superintendent

STATE OF TEXAS)
)
COUNTY OF HIDALGO)

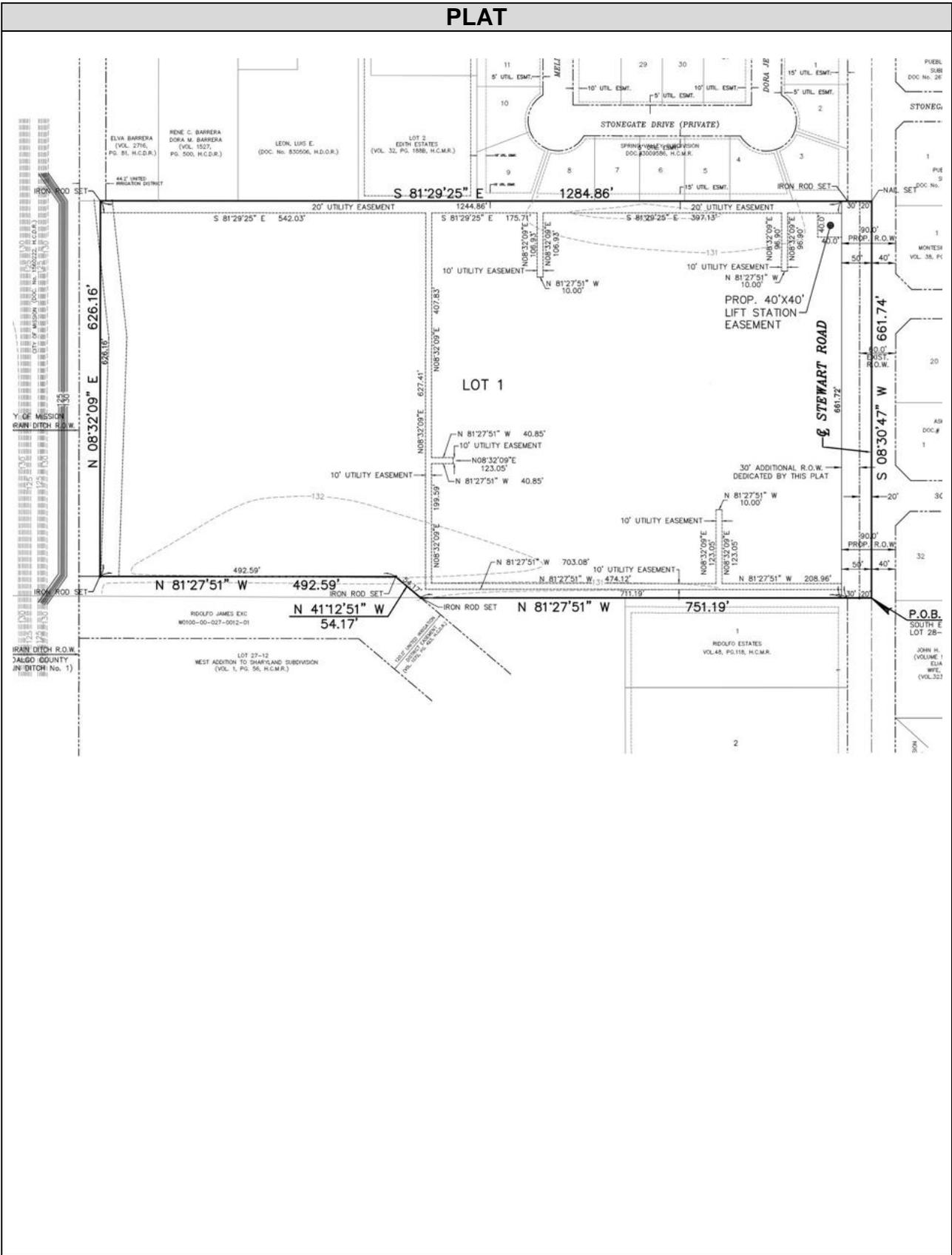
This instrument was acknowledged before me on the ___ day of _____, 2026, by Superintendent Dr. Marisol Rocha on behalf of Vanguard Academy.

Notary Public, State of Texas

SITE LOCATION



PLAT



AERIAL PHOTO



SITE PLAN



RENDERINGS





MEETING DATE: February 24, 2026
PRESENTED BY: Andy Garcia, Co-Interim City Manager
AGENDA ITEM: Second Reading of Ordinance granting to AEP Texas, its successors and assigns, a non-exclusive franchise until December 31, 2045 - A. Garcia

NATURE OF REQUEST:

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

The proposed franchise agreement is for 20-years.

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

BUDGETED: Yes / No / N/A **FUND:** _____ **ACCT. #:** _____

BUDGET: \$ _____ **EST. COST:** \$ _____ **CURRENT BUDGET BALANCE:** \$ _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *AG*

RECORD OF VOTE:

APPROVED:	_____
DISAPPROVED:	_____
TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ORDINANCE NO. _____
AN ORDINANCE GRANTING TO AEP TEXAS INC., ITS SUCCESSORS AND
ASSIGNS, A NON-EXCLUSIVE FRANCHISE TO CONSTRUCT, MAINTAIN, AND
OPERATE LINES AND APPURTENANCES AND APPLIANCES FOR
CONDUCTING ELECTRICITY IN, OVER, UNDER, AND THROUGH THE
STREETS, AVENUES, ALLEYS, AND PUBLIC PLACES OF THE CITY OF
MISSION, TEXAS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS,
AND A MAJORITY OF MEMBERS CONCURRING:

SECTION 1: That AEP Texas Inc., its successors and assigns, (“Company”) is granted the non-exclusive right, privilege, franchise, and authority until December 31, 2045, to acquire, construct, maintain, and operate in, above, under, across, over, and along the streets, alleys, thoroughfares, bridges, and public places (“Public Rights-of-Way”), of the City of Mission, State of Texas (the “City”), lines and appurtenances for the transmission and distribution of electric energy and incidental services, by overhead or underground conductors, including electric substations, underground conduits, poles, towers, wires, transmission and distribution lines, fiber optic cable, and telegraph and telephone wires for audio, video, and data communications in support of transmission and distribution operations and the electric system and grid, and to license or lease space on or within Company’s poles conduits, and appurtenant facilities for third-party attachments, and to install other facilities Company reasonably deems necessary to provide safe, reliable, and economical electric service to the City, inhabitants, and others.

SECTION 2: Poles and towers must be erected so as not to interfere unreasonably with traffic over streets and alleys, and the City may make and impose reasonable requirements fixing the location of poles, towers, and conduits, provided that no such requirement may be

unreasonably burdensome upon Company or unreasonably interfere with the operation or maintenance of its facilities.

SECTION 3: The City grants Company permission to cut down, trim, remove, and otherwise control, including by use of herbicides or tree growth regulators, any trees, branches, vegetation, or brush upon and overhanging the Public Rights-of-Way in the vicinity of Company’s electric facilities where, in Company’s reasonable judgment, such vegetation may endanger the safety of Company personnel or interfere with the construction, operation, or maintenance of Company’s facilities or with ingress to, from, or along the Public Rights-of-Way.

SECTION 4: Company shall fully indemnify, defend, and hold the City and its officers, employees, and agents harmless from and against all claims, losses, liabilities, damages, costs, and expenses, including reasonable attorneys’ fees, arising out of or resulting from Company’s exercise of any rights, privileges, franchises, or performance of its obligations hereunder, except to the extent arising out of the City’s negligence or willful misconduct.

SECTION 5: Company shall pay the City as full consideration for this franchise and for the rights, privileges, and easements granted herein, a franchise fee for use of the Public Rights-of-Way within the City. The fee shall be computed in accordance with applicable law, currently PURA §33.008(b) of the Texas Utilities Code and shall equal the per-kilowatt-hour rate established thereby (currently \$0.002693 per kWh) multiplied by the total kilowatt- hours delivered by Company to retail customers within the City’s boundaries. That rate may be revised from time to time as provided in Section 33.008(b) or any other applicable law. Payments calculated under this provision shall be made monthly during the term of this

ordinance and shall be due on the first business day of the second month following the month in which the deliveries occurred (for the billing cycle for that month).

The City shall notify Company in writing of all annexations and de-annexations. Each notice must include: (1) the ordinance number authorizing the action; (2) an accurate map identifying the affected area(s); and (3) documentation of notice to the State of Texas. Company shall have no obligation to commence payments to City for kilowatt-hours delivered in newly annexed areas until receipt of such written notice. Beginning on the 91st day after Company's receipt of complete notice, Company will commence payments to City for kilowatt-hours delivered in each newly annexed area and will make any adjustments necessary to correct prior payments that resulted from inclusion of kilowatt-hours from de-annexed areas. All payments and adjustments will be made retroactively to the effective date of the applicable ordinance.

SECTION 6: References made in this ordinance to City or Company include their respective successors and assigns. All rights, privileges, franchises, and obligations contained in this ordinance shall bind and inure to the benefit of such successors and assigns, and upon succession the predecessor is divested of those rights, privileges, franchises, and obligations.

SECTION 7: The obligations and liabilities created by this franchise are joint and several. The invalidity or unenforceability of any provision of this franchise shall not affect the validity or enforceability of the remaining provisions.

SECTION 8: This ordinance shall take effect at the earliest period permitted by law, provided that Company files its written acceptance of this ordinance within ninety days after its adoption. Upon the effectiveness of this ordinance, the electric franchise under which the City has operated prior to this date shall be surrendered.

INTRODUCED, READ FOR THE FIRST TIME, AND PASSED to the second reading at a regular meeting duly and regularly called and held on the _____ day of _____, 2026, by the following vote:

AYES:	_____	NAYES:	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

INTRODUCED, READ FOR THE SECOND TIME, AND PASSED to the third reading at a regular meeting duly and regularly called and held on the _____ day of _____, 2026, by the following vote:

AYES:	_____	NAYES:	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

INTRODUCED, READ FOR THE THIRD TIME, AND FINALLY PASSED

AND ADOPTED in written form at a regular meeting, duly and regularly called and held on the _____ day of _____, 2026, by the following vote:

AYES:	_____	NAYES:	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

ACCEPTANCE OF FRANCHISE

WHEREAS, the City of Mission, Texas, by Ordinance/Resolution # _____ passed, adopted, and approved at a meeting of the City held on the ____ of _____, 2026, granted to AEP Texas Inc., a Delaware corporation, a franchise in accordance with applicable law to supply electricity to the City of Mission, Texas, until December 31, 2045 (the “Franchise Ordinance”); and

WHEREAS, in compliance with the terms of the Franchise Ordinance, AEP Texas Inc. elects to file its written acceptance of the Franchise Ordinance.

NOW THEREFORE, AEP Texas Inc., a Delaware corporation, by its duly authorized officer, hereby accepts the Franchise Ordinance and states that it, and its successors and assigns, shall be entitled to all rights, privileges, authority, and franchise granted thereby and shall be bound by and will comply with all duties, liabilities, terms, and provisions of the Franchise Ordinance.

IN WITNESS WHEREOF, AEP Texas Inc. has caused this Acceptance of Franchise to be executed by its duly authorized officer this ____ day of _____, 2026.

AEP TEXAS INC., a Delaware corporation

By: _____

Name: _____

Title: _____



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 24, 2026

PRESENTED BY: Jonathan Wehrmeister, Municipal Court Judge

AGENDA ITEM: Approval of Resolution # _____ of the City of Mission adopting guidelines for a Municipal Court Amnesty Program during the month of March 2026 and other matters in connection therewith; and providing an effective date - Wehrmeister

NATURE OF REQUEST:

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

BUGETED: Yes / No / N/A **FUND:** _____ **ACCT. #:** _____

BUDGET: \$ _____ **EST. COST:** \$ _____ **CURRENT BUDGET BALANCE:** \$ _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *JP7 / AG*

RECORD OF VOTE:

APPROVED:	_____
DISAPPROVED:	_____
TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____

RESOLUTION NO. _____

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

WHEREAS, the City Council of the City of Mission wishes to establish a temporary amnesty program to allow violators with outstanding warrants to voluntarily appear in court to resolve their charges and do so without fear of arrest; and

WHEREAS, failure to appear charges and warrant fees will be waived upon payment in full of the underlying violation and the City of Mission municipal warrant(s) will be recalled; and

WHEREAS, the Mission Municipal Court office is located at 1200 E 8th Street, Mission, TX and payments can be made in person Monday – Friday, 8 a.m. to 4:45 p.m.

WHEREAS, this Resolution shall be in force and effect immediately upon having been read, considered and approved by Council and until the close of business on March 31, 2026; and

WHEREAS, upon conclusion of the temporary amnesty program, the City of Mission shall return to regular enforcement of arrest warrants and fines.

NOW THEREFORE, BE IT RESOLVED that the City of Mission approves the Mission Municipal Court Amnesty Month for March 2 through March 31, 2026, as stated herein.

READ, CONSIDERED AND APPROVED, this 24th day of February 2026.

Norie Gonzalez Garza, Mayor

Attest:

Anna Carrillo, City Secretary