



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 workshop on **Monday, April 03, 2023 at 11:30 a.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.

CALL TO ORDER AND ESTABLISH QUORUM WORKSHOP

1. Tour of the following restaurant locations:
 - Daitung Restaurant, 2400 Brock St.
 - Muelle 39, 1522 E. Expressway 83
 - El Patio Restaurant, 2003 N. Conway
 - Taco Ole, 2020 E. Business Highway 83
2. Review the following City Ordinances related to:
 - a. Garage Sales - De Luna
 - b. Off-Street Parking - De Luna
 - c. Special Use Permits - De Luna
 - d. No Parking on the Grass - De Luna
 - e. Carports - De Luna
 - f. Conditional Use Permits for Commercial Zones - De Luna
3. Review of the City's Wrecker Ordinance - Perez

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 31st day of March, 2023 at 11:00 a.m.

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.

1. Amendment to Garage Sale Ordinance #5111
 - Tent Sales (were intended for businesses within commercial plaza only) consider possibly allowing them once a month/current ordinance allows 2 per year
(Allow 1 every 3 months similar to garage sale)
 - Consider allowing Estate Sales for up to 4 days (current ordinance only allows 2 days)
(Allow 4 days for Estate Sales)

2. Amendment to Off-Street Parking Ordinance #1107
 - Increase the number of parking spaces required on commercial buildings.
(current code requires 4 parking spaces p/first 400 sq.ft. any additional 400' squares 1 additional parking space)
Amend code to require 4 parking spaces p/first 200 sq. ft. any additional 200' requires 1 additional parking space

Example: 3000 sq. ft. building Current Ordinance
 $(3,000-400 \text{ sq.ft.} = 2,600/400 = 6.5)$
 4 spaces + 7 spaces = 11 total parking spaces

$(3,000-200 = 2,800/200 = 14)$ Staff's Proposal
 4 spaces + 14 spaces = 18 total parking spaces

$(3,000-250 = 2,750/250 = 11)$ City Council consideration
4 spaces + 11 spaces = 15 total parking spaces

3. Special Use Permit Ordinance (Consider Adopting)
 - Type of events allowed under this ordinance
4. No Parking on the Grass Ordinance #5001
 - Enforce or Repeal
5. Carport Ordinance
 - Consider only for Medical Needs (City Attorney's request)
6. Amendment to Conditional Use Permit Ordinance
 - Currently, only business that sell or serve alcohol require a CUP.
 - BYOB (Bring your own beer) don't require a CUP. (Example: Event Centers, social clubs, bar & grill)
 - Restaurants that serve liquor or other alcoholic beverages for on-premise consumption and in accordance with adopted policies. Also, bars, cocktail lounges, taverns, cantinas, saloons, dancehalls, discotheques, discos, nightclubs or other similar operations. The aforementioned conditional use shall in all cases require the approval of the City Council.
7. Wrecker Ordinance #4330
 - # of units allowed

ORDINANCE NO. 5111

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, AMENDING CHAPTER 82 – SALES, ARTICLE II – ‘GARAGE, PORCH AND YARD SALES’ OF THE CITY OF MISSION’S CODE OF ORDINANCES, TO INCLUDE CLUBHOUSE/RECREATION HALL SALES PERMIT, RUMMAGE SALES PERMIT, TENT SALES PERMIT, AND ESTATE SALES PERMIT; TO PROVIDE FOR A CUMULATIVE PROVISION; TO PROVIDE FOR A SEVERABILITY PROVISION; TO PROVIDE FOR AN EFFECTIVE DATE; TO PROVIDE FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND TO HAVE THE APPLICABLE PROVISIONS OF THIS ORDINANCE CODIFIED IN THE CITY OF MISSION’S CODE OF ORDINANCES

WHEREAS, The City of Mission, Texas has existing regulations governing the private operation of garage sales, porch sales, and yard sales through its permit processes; and,

WHEREAS, The City of Mission, Texas desires needed improvement to these permit sales regulations to meet the changing needs of a growing populace; and,

WHEREAS, There appears to be an ever-evolving concern regarding the collective sale of sundry items within a residential community’s clubhouse/recreation hall; inclusive of similar concerns regarding estate sales, rummage sales, and tent sales of varying incidence and depth; and,

WHEREAS, It is in the City of Mission’s best interests to amend the applicable sections of the Code of Ordinances to better monitor, control, and regulate such sales in order to effect a tighter structure of such sales operations that may inherently disturb the joy and peace desired of Mission’s surrounding residential neighborhoods; and,

WHEREAS, There also needs to be a need to improve operations of tent sales in commercial areas to maximize controlled safety measures, thus realizing a pleasant sales experience to both the operator and patron.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, COUNTY OF HIDALGO, STATE OF TEXAS, THAT THE FOLLOWING AMENDMENTS BE HEREBY APPROVED:

ARTICLE II. – GARAGE, PORCH, YARD, CLUBHOUSE/RECREATION HALL, RUMMAGE, TENT, AND ESTATE SALES

Sec. 82-31. - Purpose and intent of article.

- (a) As a matter of public policy, the City Council aims to preserve, enhance and perpetuate the economic value and the residential character of ~~its the city’s~~ neighborhoods in part by **properly** regulating garage sales, **clubhouse/recreation hall sales, rummage sales, tent sales, and estate sales**. Such preservation promotes and protects the health, safety, comfort, **tranquility**, economic investment, and general welfare of the ~~people~~ **citizens residing living** in Mission, **as well as visiting patrons**.
- (b) More specifically, ~~this garage sale, permits issued for~~ clubhouse/recreation hall sales, and estate sales ~~article is~~ **are** intended to achieve the following goals:
 - (1) To protect residential areas from ~~the semi-permanent~~ **occasional** encroachment of commercial uses which induces an incidental influx of traffic and increased on-street parking;
 - (2) To protect and magnify the aesthetic **and peaceful** qualities **desired** of **all residential** neighborhoods;
 - (3) To ensure the harmonious and orderly operation of garage sales in residential areas; and
 - (4) To ensure the harmonious and orderly operation of tent sales in commercial areas.

Section 82-32 – “Definitions”, is hereby amended by adding the following

Clubhouse/Recreation Hall Park Sale: A clubhouse/recreation hall park sale is usually a sale of personal items where multiple property owners and/or tenants collectively organize to offer their private items to have a joint sale at their clubhouse or recreation hall.

Estate Sale: An estate sale or estate liquidation is a sale or auction to dispose of a substantial portion of the materials owned by a person who is (recently) deceased or who must dispose of their personal property to facilitate a move.

Rummage Sale: A sale of miscellaneous secondhand articles, typically held to raise funds for a charity, a non-profit cause, and/or a special event or purpose.

Tent Sale: Any retail sales operation conducted on a commercially zoned property that either partially or entirely is outside within in a temporary structure such as a tent.

Section 82-35 Garage Sales operators' permit be amended as follows.

(A) Garage sale operators' permit. It shall be unlawful for any person or church or institutional organization to operate or participate in the operation of a garage sale of **sundry items** without first obtaining the proper permit from the City of Mission. Since more time for perusing numerous displayed items is expected at a church or institutional **garage sales event**, the church or institutional organization must make their restroom facilities available as needed, **and such restroom facilities shall be functional, and properly equipped with necessary paper towels, and other necessities throughout the duration of said sales event.** If logistics or security is a concern for the applicant, a portable restroom may be considered as a viable option so long as it is clean, sanitized, and properly equipped with typical restroom necessities.

(B) Clubhouse/Recreation Hall Park Sale Permit, Estate Sale, Rummage Sale, & Tent Sales. It shall be unlawful for any person, business owner/operator, auctioneer or clubhouse Homeowner's Association, to participate in the operation of any clubhouse/recreation hall park sale, estate sale, rummage sale or tent sale without first obtaining the proper permit from the City of Mission.

Section 82-36 Term of garage sale permit to be amended as follows.

All permits covered by this article shall continue in full force from the date specified on the permit. Each **residential** garage sale shall be valid for either four consecutive days, or two consecutive two-day weekends (any two-day combination of Friday, Saturday or Sunday).

Clubhouse/Recreation Hall Park Sale.....1-day sale only and must submit a list of all property owners that will participate and their addresses.

Rummage Sale.....Must submit a bone fide letter for permit approval prior to the event.

Tent Sale.....1 day, but no more than a 3 day sale; must obtain signed letters from ALL property owners & tenants agreeing to use the commercial parking lot for the sale; no such permit shall be issued if there is insufficient parking due to the size of the temporary structure and any incidental staging area.

Estate Sale.....2 day sale; proper documentation shall be provided as part of the permit application process to sustain that said estate sale is a legitimate event.

Section 82-37 Maximum number of garage sales to be amended as follows.

The City of Mission shall issue one permit for each **residential** garage sale. Each location shall be allowed four garage sales per calendar year not to exceed one garage sale per three-month interval.

Clubhouse/Recreation Hall Park Sale & Tent Sale shall be valid for one day, but no more than a three day sale. Each location shall be allowed 2 sales permits per calendar year, not to exceed one Tent Sale per six-month interval.

Sec. 82-38. - Permits issued in violation of this article.

Any garage, clubhouse/recreation hall, rummage, tent, and estate sale permit discovered to have been incorrectly and/or inadvertently issued shall be null and void; **whereafter the City shall immediately alert the applicant/operator of such permit cancellation with instruction on securing a refund of any paid fees; such 'notice' shall be documented by staff on the day/time of the conversation (inclusive of any electronic 'notice'). Such needful cancellation of a permit may not preclude the applicant/operator from applying anew to secure a bona fide and valid sales permit.** ~~A voided garage sale permit shall not constitute validity for the operator to conduct a garage sale whereafter no garage sale shall be deemed authorized until a garage sale permit shall be validly issued.~~

Sec. 82-39. - Application for a Sales Permit.

- (a) An application for a ~~garage~~ sales permit shall be fully completed upon forms provided by the City of Mission.
- (b) The application will contain all reasonable information necessary to fully advise the City of Mission of the date(s), location (street address), hours of **sales' operation, etc.** ~~of the garage, sale and any other information that may be reasonably required.~~
- (c) Only a legal occupant of the residential property upon which the garage, **clubhouse/recreation hall, rummage and estate** sale will be conducted may obtain such permit. In the case of a church or institutional ~~garage rummage~~ sale permit, **signed** correspondence on church letterhead with an original signature from a church authority or authority of the institutional organization citing the ~~need desire~~ **need** to secure said permit shall be provided **in a timely manner** to assure legitimacy of consideration. **Once confirmed and verified**, the church or institutional organization may ~~be able to~~ apply to the City Manager's office for the ~~garage sales~~ permit. **In the case of a clubhouse/recreation hall sales permit, correspondence on the developments' letterhead with an original signature and name of all vendors and all participants' addresses shall be provided to assure legitimacy of consideration. In the case of the tent sale permit, signed correspondence with original signatures from ALL property owners and tenants agreeing to use the parking lot for such a sales event shall be timely provided; on such a tent sale permit, staff shall assure that sufficient off-street parking shall still remain available excluding the area where the temporary shelter (tent) shall be located.**
- (d) Before such permit shall be issued, the application shall provide proof of address (driver's license, utility bills or other identification) and any other pertinent information as may be reasonably required by the City of Mission. Upon verification and full compliance with the provisions contained herein, and payment of the proper fee, a ~~garage sales~~ permit will be issued. ~~by the City of Mission.~~
- (e) ~~By making application for such garage sales permit, accepting said permit and conducting such sale,~~ The owner or lessee of the property to whom such a sales permit is granted ~~authorizes-realizes and agrees~~ that a **certified Code Enforcement Officer** of the City of Mission **shall have the inherent right** to enter upon the property during reasonable hours for the purpose of determining that such sale is being fully conducted in accordance with the provisions of this Article.

Sec. 82-40. - Permit number and ~~garage sales permit~~ information.

- (a) Each **sales** permit issued shall bear the street address of the residence where the sale will be located, the date(s) when the garage sale will be held, and any other **reasonable** information deemed necessary by the City of Mission.
- (b) The **sales** permit must be clearly displayed and visible **from a general** distance of six feet from the **streets' curblines** or nearest edge of paved portion of the street or right-of-way; **and shall** ~~or~~ be immediately available for inspection at the **approved garage sale** location.

Section 85-41 Fees to be amended as follows

No **residential sales** permit shall be issued unless the **resident applicant** has first paid the garage sale operator's fee of \$10.00 for each permit obtained.

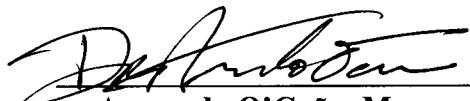
No sales permit shall be issued unless the applicant has first paid the **Clubhouse/Recreation Hall – rummage - tent sale operators' fee of \$50.00; and the Estate operators' sales fee shall be \$75.00.**

Sec. 82-44. - Penalties for violation of Article.

- (a) It shall be unlawful for any person to operate, participate in, or ~~recklessly allow to be~~ operated upon **their** property ~~owned~~ or property controlled by that person, **a sales event or institution a garage, sale** in a manner not in compliance with the provisions of this Article. Each day a violation is committed or permitted to continue, shall constitute a separate offense. The City of Mission reserves the right to immediately revoke **any issued sales permit a garage, sale permit upon documentation of the violation of if any of the more substantial regulations contained herein are violated. However, It is noted and understood that** a church or institution may sell "new or seemingly new" items due to its non-profit status. If a garage, **clubhouse/recreation hall, rummage, tent, and estate sales permit is so needfully** revoked, there will be no reimbursement of paid fees, **unless determined otherwise by the City Manager; dependent on the plethora of varying circumstances. Any such reimbursement, be it partial or full, shall be properly documented on the sales permits' file.**
- (b) Unless otherwise specified, each violation of any provision of this Article shall be punishable by a fine not to exceed \$25.00 for the first two convictions, and not to exceed \$100.00 for each conviction thereafter. Every calendar year shall **result in a 'reset penalty fine to zero' process; there shall be no rollover fines or cumulative fines that shall ever be extended to any subsequent calendar year.** ~~default the fine process to its inception; i.e., \$25.00 initial fines followed by the \$100.00 fine for each conviction thereafter.~~
- (c) **Failure of the responsible operator of a sales permit a garage, sale operator** to remove any **and all** advertising signs upon expiration of ~~said the garage sale permit~~ shall be punishable by a fine not to exceed \$25.00 per sign/per day for each day past the **approved** deadline. ~~for removing signs.~~
 - 1. Should the provisions, sections, and/or regulatory measures be in conflict with any existing regulations, it is declared that the intended terms of this ordinance shall govern.
 - 2. If any part or parts of this Ordinance are found to be invalid by a court of competent jurisdiction, then such invalidity shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect.
 - 3. This ordinance shall be effective upon publication of the caption of this ordinance which shall be published by the City Secretary in a newspaper of general circulation in the City of Mission according to legislative protocol.
 - 4. Upon approval, the City Secretary is hereby instructed to send a signed copy of this ordinance to the City of Mission's codifying agent so that the regulatory terms and amendments approved hereby are properly reflected on the City of Mission's Code of Ordinances.

READ, DISCUSSED, AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, in accordance with the provisions of Chapter 551 of the Texas Government Code, at a Regular Meeting called and publicly held at the City of Mission's City Hall, on this the 22nd day of November, In The Year of Our Lord, 2021.

CITY OF MISSION, TEXAS



Armando O'Caña, Mayor



ATTEST:


Anna Carrillo, City Secretary

APPROVED AS TO FORM:


CITY ATTORNEY

GARAGE SALE

ORDINANCE NO. ____

AN ORDINANCE AMENDING CHAPTER 82 - SALES, ARTICLE II. – GARAGE, PORCH, YARD, CLUBHOUSE/RECREATION HALL, RUMMAGE, TENT, AND ESTATE SALES, SECTION 82-36. TERM OF GARAGE SALE PERMIT, SECTION 82-37. MAXIMUM NUMBER OF GARAGE SALES, AND SECTION 82-40 PERMITS NUMBER AND SALES PERMIT INFORMATION, TEXAS; AND PROVIDING A PUBLICATION DATE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, COUNTY OF HIDALGO, TEXAS THAT:

1. The Sales Code, Article VII – Garage, Porch, Yard, Clubhouse/Recreation Hall, Rummage, Tent, and Estate Sales, Sec.82-36 to be amended to read as follows:

Clubhouse/Recreation Hall Park Sale – ~~One-day sale only~~ 1 day, **but no more than a 3-day sale**; must submit a list of all property owners that will participate and their addresses.

Estate Sale – ~~Two-day~~ **4-day** sale; proper documentation shall be provided as part of the permit application process to sustain that said estate sale is a legitimate event.

2. The Sales Code, Article VII – Garage, Porch, Yard, Clubhouse/Recreation Hall, Rummage, Tent, and Estate Sales, Sec.82-37 Maximum number of garage sales to be amended to read as follows:

Clubhouse/Recreation Hall Park Sale and Tent Sale shall be valid for 1 day, but no more than a 3-day sale. ~~Each location~~ Clubhouse/recreation hall park sales shall be allowed 2 permits per calendar year, not to exceed 1 permit per 6-month interval. Tent Sale shall be allowed 4 permits per calendar year, not to exceed 1 per 3-month interval.

3. The Sales Code, Article VII – Garage, Porch, Yard, Clubhouse/Recreation Hall, Rummage, Tent, and Estate Sales, Sec.82-40 Permit number and sales permit information to be amended to read as follows:

(a) Each sales permit issued shall bear the street address of the residence where the sale will be located, the date(s) when the ~~garage~~ sale will be held, and any other reasonable information deemed necessary by the City of Mission.

- 4. The provisions of this Ordinance are to be published in the locations indicated in the Code of Ordinances of the City of Mission, Texas as soon as practicable.
- 5. This Ordinance shall take effect immediately upon its passage and publication according to law.

READ, CONSIDERED AND PASSED, THIS THE ____ DAY OF _____, 2023.

NORIE GONZALEZ GARZA, MAYOR

ATTEST:

ANNA CARRILLO, CITY SECRETARY

ORDINANCE NO. 1107

AN ORDINANCE REQUIRING OFF-STREET PARKING; DEFINING TERMS; ESTABLISHING MINIMUM NUMBER OF SPACES FOR VARIOUS USES; ESTABLISHING METHOD FOR COMPUTING REQUIREMENTS; ESTABLISHING LOCATION OF PARKING SPACES; REQUIRING LOADING ZONES; PROVIDING FOR STANDARDS; PROVIDING FOR PENALTIES; AND AUTHORIZING THE LEASING OR PURCHASE OF OFF-STREET PARKING

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

SECTION 1 REQUIRED

In all districts there shall be provided at the time any building or structure is erected or structurally altered, except as provided in Section 11, off-street parking and maneuvering spaces in accordance with the following minimum requirements. All parking and maneuvering space shall be provided on private property unless otherwise stated. When, in the opinion of the City, the provisions of this chapter are not adequate, such additional requirements as may be necessary and desirable may be required.

SECTION 2 DEFINITIONS.

OFF-STREET PARKING SPACE

An area (with all weather surface or paving as required by use) not part of which is closer than eight (8) feet from the back edge of the curb, the width and length of which shall be a minimum of 9' x 18', or the width and length of which shall exceed by a minimum of two (2) feet the dimensions of the type of vehicle normally to be parked in the space, and connected with a street or alley by a driveway affording satisfactory ingress and egress.

MANEUVERING SPACE

The space entirely on private property required for maneuvering vehicles into and out of parking spaces in such a manner to preclude the backing of any vehicle into any street right-of-way. Such maneuvering space shall be no closer than eight (8) feet from the back edge of the curb. (On residential street, no maneuvering space required.)

SECTION 3 MINIMUM REQUIREMENTS.

(a) Single-family dwellings. Two (2) parking spaces per dwelling unit in all use districts. Exception: Where the lot was subdivided prior to the current minimum lot sizes and where the lot has less than fifty (50) feet of frontage and contains less than five thousand (5,000) square feet an exception may be granted to allow one (1) parking space per dwelling. No maneuvering space is required.

(b) Two-family dwellings. A minimum of two (2) parking spaces for each family dwelling unit in a building. On residential streets, no maneuvering space is required. Exception: In those instances in which the required parking space for family dwelling units in a building or buildings are to be combined, maneuvering space shall be provided in accordance with all other applicable sections of this Ordinance.

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SECTION 4 MINIMUM REQUIREMENTS WHERE MANEUVERING SPACE IS REQUIRED.

- (a) Three-family, four-family dwellings; two (2) parking spaces for each residential unit.
- (b) Multi-family dwellings:
- (1) One (1) parking space for each efficiency or studio apartment, or rooming house sleeping room.
 - (2) One and one-half (1½) parking space for each one (1) bedroom living unit.
 - (3) One (1) space for each efficiency unit. One and one-half (1½) spaces for each one-bedroom unit. One and three-quarters (1.75) spaces for each two-bedroom unit. Two (2) spaces for three bedroom or greater. More or less parking spaces than required, based on determination of the Planning and Zoning Committee.
- (c) Club or Lodge. One (1) parking space for each four (4) members.
- (d) Church or temple. One (1) space for each four (4) seats in the main auditorium.
- (e) School: (Except High School or College) One and one-half (1½) spaces for each classroom. High School or College: One (1) parking space for each eight (8) seats in main auditorium or four (4) parking spaces for each classroom, whichever is greater.
- (f) Hospital. Two (2) spaces for each bed.
- (g) Sanitorium, Convalescent Homes, Home for the Aged, or other similar uses. One (1) space for each two (2) beds.
- (h) Theater or Auditorium (Except School). One (1) space for each four (4) seats or bench seating spaces.
- (i) Commercial Sports Arena, Stadium or Gymnasium. One (1) space for each four (4) seats or seating spaces.
- (j) Hotel or Motel. One (1) space for each sleeping room or suites, plus one (1) space for each two hundred (200) square feet of commercial floor area contained therein.
- (k) Dance Hall, Assembly or Exhibition Hall Without Fixed Seats. One (1) space for each one hundred (100) square feet of floor area used therefor.
- (l) Commercial Development Outside the Central Business District. Four (4) spaces for up to four hundred (400) square feet of floor area, plus one (1) space for each additional four hundred (400) square feet of floor area up to five thousand (5,000) square feet. For building containing over five thousand (5,000) square feet, a separate parking plan must be shown to describe the following: Number of spaces; ratio of spaces to floor space; dimensions; driveway locations and sizes; on-site traffic control; study showing capacity of street system to handle increased traffic flow.
- (m) Commercial Development Within The Central Business District. Four (4) spaces for up to four hundred (400) square feet of floor space, plus one (1) space for each additional four hundred (400) square feet of floor up to three thousand (3,000) square feet. For buildings containing over three thousand (3,000) square feet, a separate parking

plan must be shown to describe the following: Number of spaces, ratio of space to floor area; dimensions; driveway locations and sizes; on-site traffic control a study showing the capacity of the street system to handle increased traffic flow. Where a proposed commercial development is required to have off-street parking in excess of the land for parking purposes, a fee to two thousand dollars (\$2,000) per space will be paid to the City in lieu of meeting the minimum parking requirements.

(n) Bowling Alley. Five (5) spaces for each alley.

(o) Mortuary or Funeral Home. One (1) space for each fifty (50) square feet of floor space in slumber room parlor or individual funeral service rooms.

(p) Restaurant, Night Club, Cafe or Similar Recreation or Amusement Establishment. One (1) space for each one hundred (100) square feet of floor area or one (1) space for each four (4) seats, whichever is greater.

(q) Manufacturing Industrial Establishment, Research or Testing Laboratory, Creamery, Bottling Plant, Warehouse or Similar Establishment. One (1) space for each two (2) employees on the maximum shift plus space to accomodate all trucks and other vehicles used in connection therewith.

SECTION 5 RULES FOR COMPUTING THE PARKING REQUIREMENTS.

(a) "Floor Area" shall mean the gross floor area of the specific use.

(b) Where fractional spaces result, the parking spaces required shall be construed to be the largest whole.

(c) The parking space required for a use not specifically mentioned herein shall be the same as required for a use of similar nature.

(d) After the effective date of this chapter, whenever a property is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity or otherwise, to create a need for an increase to ten (10) per cent or more in the number of existing parking spaces, such space shall be provided on the basis of the enlargement or change. Whenever a building or use existing prior to the effective date of this chapter is enlarged to the extent of fifty (50) per cent of more in floor area used, said building or use shall then and thereafter comply with the parking requirements set forth herein.

(e) In the case of mixed uses, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.

(f) Where none of the foregoing rules are applicable to an existing fact situation, the method for computing the parking requirements shall be established by parking data from other acceptable publications.

SECTION 6 LOCATION OF PARKING SPACES.

(a) All parking spaces required herein shall be located on the same property with the activity or establishment, except that where an increase in the number of spaces is required by a change in use or enlargement or where such spaces are provided collectively or used jointly by two (2) or more activities or establishments, the required spaces may be located not to exceed three hundred (300) feet from an institutional building served and not to exceed five hundred (500) feet from any other nonresidential building served.

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(b) Not more than fifty (50) per cent of the parking spaces required for theaters, bowling alley, dance halls, nightclubs or cafes, and up to one hundred (100) per cent of the parking spaces required for a church or school auditorium may be provided and used jointly by banks, offices, retail stores, repair shops, service establishments and similar uses not open, used or operated during the same hours; provided that written agreement thereto is properly executed and filed as specified below.

(c) In any case where the required parking space are not located on the same property with the activity or establishment, or where such spaces are collectively or jointly provided and used, a written agreement thereby assuring their retention for such use purposes, shall be properly drawn and executed by the parties concerned, approved as to form by the City Attorney and shall be filed with the application for a building permit.

SECTION 7 LOADING SPACE.

Every building or part thereof erected or occupied for retail business, service, manufacturing, storage, warehouse, hotel, mortuary or any other use similarly involving the receipt or distribution of materials or merchandise by vehicles, shall provide off-street loading space in accordance with the following requirements:

(1) In Commercial C-1, C-2, and C-3 districts and Industrial I-1 districts, one (1) loading space for each ten thousand (10,000) square feet or fraction thereof, of floor area in the building.

(2) In commercial C-4 district, and Industrial I-2 district, one (1) loading space for the first fifteen thousand (15,000) feet of floor area in the building and one (1) additional loading space for each fifteen thousand (15,000) square feet, or fraction thereof, of floor area in excess of fifteen thousand (15,000) square feet.

SECTION 8 MINIMUM DIMENSIONS FOR OFF-STREET PARKING.

(a) Ninety-degree angle parking. Each parking space shall not be less than nine (9) feet in width and eighteen (18) feet in length. Maneuvering space shall be not less than twenty-four (24) feet.

(b) Sixty-degree angle parking. Each parking space shall be not less than nine (9) feet wide perpendicular to the parking angle nor less than twenty (20) feet in length when measured at right angles to the building or parking line. Maneuvering space shall be not less than sixteen (16) feet perpendicular to the building or parking line.

(c) Forty-five degree angle parking. Each parking space shall be not less than nine (9) feet wide perpendicular to the parking angle nor less than eighteen and one-half (18½) feet in length when measured at right angles to the building or parking line. Maneuvering space shall be not less than twelve (12) feet perpendicular to the building or parking line.

(d) When off-street parking facilities are located adjacent to a public alley, the width of said alley may be assumed to be a portion of the maneuvering space requirement.

(e) When off-street parking facilities are provided in excess of the minimum amounts herein specified or when off-street parking facilities are provided, but not required by this chapter, said off-street parking facilities shall comply with the minimum requirements for parking and maneuvering space herein specified.

SECTION 9 PAVEMENT STANDARDS.

All parking lots shall be paved according to city standards and specifications. The parking lanes must be clearly marked by white paint, buttons or other approved material.

SECTION 10 MINIMUM INGRESS-REQUIREMENTS FOR PARKING LOTS.

(a) Width of entrances and exits.

(1) One-way entrance and exit driveways shall be a minimum of twelve (12) feet and a maximum of twenty-five (25) feet wide at the property line.

(2) Two-way entrances and exits shall be a minimum of twenty-five (25) feet and a maximum of forty-five (45) feet wide at the property line. Such two-way entrances and exits shall be divided by a center island which will start one (1) foot inside the sidewalk, or at the right-of-way if no sidewalk or obvious walkway is present. The lane divider island shall be of rugged construction, firmly anchored in place and be a minimum of eight (8) feet in length and six (6) inches high and painted yellow.

(3) The desirable curb return radii are between five (5) and twenty (20) feet. The width of driveway, street lengths, and traffic volumes must be considered when setting curb return radii so as to minimize hazards from entering and existing traffic.

(b) Obstructions to visibility at the intersection of exits and entrances with a public street or alley shall comply with the provisions of section Chapter 29, Article 3 of the Code of Ordinances of the City of Mission.

(c) Locations of entrances and exits to parking areas shall be as near to the center of the block as practical so as to minimize traffic interference at the intersections. All entrances and exits must be clearly marked. The exact location of entrances and exits must be approved by the City on a plat layout diagram at the time of issuance of a building permit. Entrances on state highways must be approved by the City as well as by the Texas Highway Department. The City reserves the right to reduce the number of entrances where requirements of traffic safety demand. The cost of such reductions and entrances will be borne by the applicant.

(d) As a general guide, any parking area having a capacity of more than seventy-five (75) spaces shall have more than one (1) entrance and one (1) exit and any parking area having a capacity of more than one hundred fifty (150) spaces shall have entrances and exits on more than one (1) public street or alley. The specific requirements for the number of entrances and exits will be determined by the nature of the establishment, anticipated traffic flow in and around the parking area, and the requirements of traffic safety.

SECTION 11 EXCEPTIONS FROM PROVISION OF CHAPTER.

(a) Existing structures within the Central Business District used for commercial, professional or office purposes prior to passage of this Ordinance. Existing structures in use for residential purposes prior to passage of this Ordinance shall be exempt from the provisions of this Ordinance so long as residential use continues. The conversion of a residential unit into multi-family unit or an increase in the number of residential unit into multi-family unit or an increase in the number of residential units shall not qualify for this exemption.

(b) The Central Business District (C.B.D.). The C.B.D. is defined as that area from the intersection of 3rd Street

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and Conway Avenue eastward to the intersection of 3rd Street and the alley between Doherty Avenue and Miller Avenue; Thence, northward to the intersection of said alley and 8th Street; Thence, eastward to the intersection of 8th Street and Francisco; Thence, northward to the intersection of Francisco and the Railroad Right-Of-Way; Thence, eastward to the intersection of Railroad Right-Of-Way and Mayberry Road; Thence, northward to the intersection of Mayberry Road and an imaginary line bisecting Block 167, Old Townsite; Thence, westward on the imaginary line bisecting Block 167 and Block 168, Old Townsite continuing westward through the alley on Block 169, Old Townsite to the intersection of said alley and Francisco Avenue; Thence, northward to the intersection of Francisco Avenue and 11th Street; Thence, westward to the intersection of 11th Street and the alley lying between Miller Avenue and Oblate Avenue; Thence, northward to the intersection of said alley and 12th Street; Thence, westward to the intersection of 12th Street and alley lying between Miller Avenue and Doherty Avenue; Thence, northward to the intersection of said alley and 13th Street; Thence, westward to the intersection of 13th Street and the alley lying between Doherty Avenue and Conway Avenue; Thence, northward on said alley to the intersection of alley and Davis Canal; Thence, west, southwest along said canal to intersection of canal and alley lying between Dunlap Avenue and Perkins Avenue; Thence, southward to the intersection of said alley and 12th Street; Thence, westward to the intersection of 12th Street and the alley lying between Perkins Avenue and Railroad Right-Of-Way; Thence, southward to the intersection of said alley and 11th Street; Thence, westward to the intersection of 11th Street and alley lying between Railroad Right-Of-Way and Slabough Avenue; Thence, southward to the intersection of said alley and 10th Street; Thence, westward to the intersection of 10th Street and the Mission Main Canal; following southward on said canal to the intersection of said Canal and 8th Street; Thence, eastward to the intersection of 8th Street and alley lying between Perkins Avenue and Dunlap Avenue; Thence, southward to the intersection of said alley and 3rd Street; Thence, eastward to the intersection of 3rd Street and Conway Avenue. Such "Central Business District" shall include the entire width of streets and alleys forming its boundaries.

(b) Any existing lot which as been platted and filed for record prior to the adoption of the section and is or will be used for the plat purpose, is not required to meet the maneuvering space requirements for this amended section, except within the Central Business District. Where no maneuvering space is provided, a sidewalk shall be constructed on the building side of the parking area. It shall be no less than four (4) feet in width, four (4) inches in depth, and of concrete, stone or masonry construction.

SECTION 12 PENALTIES.

Any person violating any provision of this chapter within the corporate limits of the City shall be guilty of a misdemeanor, and, upon conviction, shall be fined in an amount not to exceed two hundred dollars (\$200.00). Each day that such violation continues shall be a separate offense. Prosecution or conviction under this provision shall never be a bar to any other remedy or relief for violation of this chapter.

SECTION 13 LEASING OF OFF-STREET PARKING SPACES.

The City of Mission hereby authorizes the leasing of existing and any future off-street parking spaces to individuals or business establishments to be utilized by such lessees upon the terms and conditions as follows:

- (1) The annual rental for such parking space shall be

one hundred twenty dollars (\$120.00), payable annually in advance. This amount may be increased from time to time, but only on permit anniversary and with authority of the City Commission.

(2) Any person so leasing such space shall have the right at any time to park in any off-street parking space without the necessity of putting any money in the parking meter thereon located. However, the City does not guarantee that space will be available.

(3) The City will issue a permit to the lessees of such spaces of a form and design to be prepared by the City, such permits to have thereon numbers from one to twelve (12) consecutively indicating the month of the year issued and requiring renewal or otherwise termination in the corresponding month of the following year. Permits shall be nontransferable.

(4) Each holder of a lease for said year period shall be issued a sticker of a kind and design to be prepared by the City which shall be placed on the rear window behind the driver's side on the vehicle for which used and remain there during the rental year.

(5) In the event of the destruction of a vehicle on which such sticker is located to the extent that such vehicles is no longer used, or in the event of a transfer of title of such vehicle, such sticker shall be removed by the owner of the vehicle and returned to the Mission Police Department so that the Mission Police Department may issue a new sticker for the remaining portion of the term for which it was paid and which shall be immediately placed on the owner's vehicle as indicated.

(6) Owners or tenants required by this chapter to furnish off-street parking spaces in accordance with Section 5, Rules for Computing the Parking Requirements, may, in lieu thereof, purchase off-street parking permits in an amount equivalent to the required parking of this chapter, provided that the following are assured:

(a) When additional off-street parking space is required by this chapter, at least seventy-five (75) per cent of the off-street parking space required in Section 3 must be provided on site or within the Central Business District as defined in Section 11 (b). The remaining twenty-five (25) per cent may be provided through the lease arrangement explained hereon or through the two thousand dollars (\$2,000.00) per space provision of Section 4, paragraph (m).

(b) On existing buildings where enlargement or change of use is contemplated that does not directly create a need for additional parking, such as warehouse or storage facilities, no additional parking will be required for such enlargement or change, except where the enlargement is greater than ten (10) per cent of existing floor area or where the change in use requires an increase in existing parking. Any enlargement of less than ten (10) per cent of existing floor space and thus requiring no additional parking shall be permitted only one, and the right to such enlargement without providing additional parking is noncumulative.

(c) To alleviate undue hardships from the strict application of the terms of this section, as amended, persons aggrieved may appeal the decision of the enforcing official within ten (10) days of the decision directly to the City Commission. A hearing on the merits of the complaint after due notice to all parties involved will be held at the earliest possible date.

(7) Each lessee at the time of receiving a permit will be furnished with a copy of this section.

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(8) The City reserves the right at any time to cancel and terminate any permit issued as authorized by this section, conditioned, however, that the City will refund to the purchaser or lessee the proportionate value of the unused term thereof.

(9) The City reserves the right based on its best judgement related to the use and anticipated use under this section of off-street parking spaces to limit the total number of permits that may be granted for such existing spaces and, when the total available number is reached, to terminate any further leases unless as a result thereof additional off-street parking space is acquired by the City.

(10) The City shall maintain a continuing record of all permits issue by name, address or purchaser, and serial number.

READ, CONSIDERED, APPROVED AND PASSES this 14th day of September, A.D., 1981.

CITY OF MISSION

BY: *F. Ortegón*
DR. F. ORTEGON, MAYOR

ATTEST:

Deldie García
DELDIE GARCÍA, CITY SECRETARY

OFF STREET PARKING

ORDINANCE NO. ____

AN ORDINANCE AMENDING CHAPTER 110-TRAFFIC AND VEHICLES, ARTICLE VIII. – STOPPING, STANDING, PARKING, DIVISION 4.- OFF-STREET PARKING, SECTION 110-463 MINIMUM PARKING REQUIREMENTS FOR COMMERCIAL DEVELOPMENT INSIDE AND OUTSIDE THE CENTRAL BUSINESS DISTRICT IN MISSION, TEXAS; AND PROVIDING A PUBLICATION DATE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, COUNTY OF HIDALGO, TEXAS THAT:

1. The Traffic and Vehicles Code, Article VIII – Stopping, Standing, Parking, Division 4 ‘Off-street Parking’ of the Code of Ordinances, Section 110-463(b)(12) to be amended to read as follows:

Commercial development outside the central business district: Four spaces for up to **250 400** square feet of floor area, plus one space for each additional **250 400**-square feet of floor area up to 5,000 square feet. For building containing over 5,000 square feet, a separate parking plan must be shown to describe the following: Number of spaces; ratio of spaces to floor space; dimensions; driveway locations and sizes; on-site traffic control; study showing capacity of street system to handle increased traffic flow.

2. The Traffic and Vehicles Code, Article VIII – Stopping, Standing, Parking, Division 4 ‘Off-street Parking’ of the Code of Ordinances, Section 110-463(b)(13) to be amended to read as follows:

Commercial development within the central business district: Four spaces for up to **250 400** square feet of floor area, plus one space for each additional **250 400** square feet of floor area up to 3,000 square feet. For building containing over 3,000 square feet, a separate parking plan must be shown to describe the following: Number of spaces; ratio of spaces to floor space; dimensions; driveway locations and sizes; on-site traffic control; study showing capacity of street system to handle increased traffic flow.

3. The provisions of this Ordinance are to be published in the locations indicated in the Code of Ordinances of the City of Mission, Texas as soon as practicable.
4. This Ordinance shall take effect immediately upon its passage and publication according to law.

READ, CONSIDERED AND PASSED, THIS THE ____ DAY OF _____, 2023.

NORIE GONZALEZ GARZA, MAYOR

ATTEST:

ANNA CARRILLO, CITY SECRETARY

SPECIAL USE PERMIT

ORDINANCE NO. _____

AN ORDINANCE AMENDING ARTICLE VI OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS', CODE OF ORDINANCES – SPECIAL USE PERMIT -WHEREBY SPECIAL USES ARE SPECIFIED TO BE HEREAFTER ESTABLISHED; AMENDING CHAPTER 10 – AMUSEMENTS AND ENTERTAINMENT, ARTICLE I – IN GENERAL; PROVIDING FOR A SEVERABILITY PROVISION; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE'S APPLICABILITY; PROVIDING INSTRUCTION TO THE CITY SECRETARY TO PUBLISH THESE SPECIAL USE REQUIREMENTS IN THE CITY OF MISSION, TEXAS' CODE OF ORDINANCES

WHEREAS, The City of Mission, Texas was incorporated to provide for orderly growth and maximum enjoyment to its citizens, patrons, and guests of its general ambience, as established and uniformly enforced laws, statues, and ordinances; and,

WHEREAS, The City of Mission, Texas desires to establish certain criteria that will regulate the location of special use permits, in the best interest of the overall general public.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, COUNTY OF HIDALGO, TEXAS THAT THE FOLLOWING PROVISIONS OF CHAPTER 10 – AMUSEMENTS AND ENTERTAINMENT, ARTICLE I – IN GENERAL, BE HEREBY AMENDED:

Section 10-1 - Generally.

- 1) Purpose. The Special Use Permit (SUP) is to determine if specific uses should be allowed on a property.
- 2) Applicability. In addition to the applicable required procedures of the Planning and Zoning Department. The specific procedural provisions of this section shall apply to all uses and structures denoted as specific use for the relevant zoning district.

Section 10-2 – Permit Required

A Special Use Permit (SUP) is required for the following:

- 1) City Sponsor Events
- 2) Pop out Tent Sales, on an organized manner
- 3) 1 Day events

Section 10-3 Decision Criteria

In determining whether to approve with conditions, or deny a Special Use Permit (SUP), the review bodies shall consider the following:

- 1) *SUP Standards*. All standards of a conditional use permit shall be met for the proposed Special Use Permit (SUP)
- 2) *Harmonious and Orderly Development*. The nature and intensity of the operations involved in or conducted in connection with it and the size of the site in relation to it are such that the proposed special use will be in harmony with the appropriate and orderly development of the neighborhood in which it is located.
- 3) *Nuisances*. Operations in connection with any special use will not be more objectionable to nearby properties by reason of noise, fumes, vibration, or other characteristics than would the operations of any permitted use not requiring special use approval.

- 4) *Parking Areas.* Parking areas will comply with the off-street parking regulations of the City of Mission Code of Ordinances and will adequately and appropriately screened from adjoining residential uses, and the entrance and exit drives shall be laid out so as to achieve maximum safety.
- 5) *Access.* The road system providing access to the proposed special use is adequate to serve the site for the intended use, and
- 6) *No More Appropriate Sites.* There are not sites zoned for the Special Use by the right that could serve the same purpose. The Planning and Zoning Division may require evidence that there are not more appropriate sites for the proposed special use.

Section 10-4 Procedures.

- 1) *Application.* All SUP applications shall be submitted 30 days prior to the proposed event. All applications must include the following substantive information
 - a) The grounds on which the special use is requested;
 - b) A site plan; and
 - c) A statement regarding how the proposed special use meets all applicable requirements of the Code of Ordinances.
- 2) *Review and Recommendation.* The Planning Director shall review all evidence and make a recommendation to the City Manager.
- 3) *Final Decision.* The City Manager shall approve, approve with conditions, or deny a SUP based on the recommendation of the Planning Director.
- 4) *Conditions of Approval.*
 - a) *Generally.* In addition to the general requirements listed above, uses requiring a SUP shall be subject to the imposition of conditions for each use outlined below:
 - i. Assurance that the special use is developed exactly as presented in drawings, exhibits, and assertions.
 - ii. Limit uses, reduce density, and/or increase open space, landscaped surfaces, or environmental protection to ensure that the special use is consistent with the area's character or adequately protects the use and enjoyment of neighboring property.
 - iii. Limit the length of time a special use may exist, or provide for periodic review of the appropriateness of the use, or provide for eventual elimination of the use.
 - iv. Impose conditions on hours of operations and the use of outdoor lighting.
 - v. Impose any other conditions that ensure the general purposes, goals, and objectives of the Comprehensive Plan and this Code are met
 - vi. Prevent or minimize adverse effects from the proposed special use and development on other properties in the neighborhood and on the public health, safety, and welfare.
- 5) *Acceptance of Conditions.*
 - i) All conditions and restrictions shall be written and mailed to the applicant within 3 days of approval by the City Manager.
 - ii) The applicant shall submit a written statement agreeing to the approval and all conditions within 10 days of the date of the written notice of the conditions and restrictions.
 - iii) If the conditions are accepted, the project is approved. If no agreement is offered or if the conditions are rejected, the application is denied.
- 6) *Amendment of SUP Approval.* No use or activity permitted as a SUP shall be enlarged or extended beyond the limits authorized in the grant or special use approval. All enlargements, extensions, and changes in use shall require a new application for a special use to reflect the change(s).
- 7) *Revocation.*
 - a) The City may revoke a SUP for violation of the conditions of approval or because the permit has expired.

- b) The City shall provide notice to the landowner and public in the same manner as provided for the establishment of the special use.
- c) Revocation shall be recommended for violations of the special use permit or other regulations of the City.

Section 10- 5 Effect of Decision

- 1) *Authorization.* An approved SUP authorizes a use or structure according to specific standards set out in the Code of Ordinances and conditions of approval.
 - 2) *Transferability.* A SUP is **not** transferable between property owners or between operators or applicants.
2. Should any sentence, clause, phrase, or section of this ordinance be declared invalid by a court of competent jurisdiction, such declaration shall not affect the remaining portions of this ordinance which shall remain in full force and effect.
3. This Ordinance shall take effect immediately upon its passage and publication according to law.

READ, DISCUSSED, CONSIDERED AND PASSED ON THIS THE 13TH DAY OF FEBRUARY, IN THE YEAR OF OUR LORD, 2023.

ATTEST:

Norie Gonzalez-Garza, Mayor

Anna Carrillo, City Secretary

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, AMENDING SECTION 110-463 (a), OF THE CODE OF ORDINANCES OF THE CITY OF MISSION, TEXAS, NOT TO ALLOW THE PARKING OF VEHICLES WITHIN THE FRONT, SIDE, AND REAR YARDS OF RESIDENTIALLY ZONED PROPERTIES.

WHEREAS, The City of Mission, Texas has determined a need to control the parking of vehicles in residential neighborhoods and;

WHEREAS, The City of Mission, Texas desires to establish certain criteria that will regulate the location of parked vehicles in residential areas, in the best interests of the overall general public.

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

A. Section 110-463 (a), Chapter 110 'Traffic and Vehicles', is hereby amended by adding subsection (3) as follows:

(3) It shall be unlawful for any owner or occupant of any residential dwelling to park or allow a third party:

- a) To park a vehicle in the front yard of such residential dwelling;
- b) To park a vehicle on the side yard of an interior lot; or
- c) To park a vehicle in the side or rear yard of a corner lot;

except on a parking space constructed or installed in accordance with city standards and specifications as approved by the planning director and city engineer jointly.

This prohibition is applicable to any new or existing single-family residence notwithstanding section 1.9 (1) of the Zoning Code regarding the date of the subdivision in which the residence is located, the date of annexation of the property on which the residence is located, or the fact that it was not unlawful to park or allow a vehicle to be parked in the front yard prior to the date this prohibition was adopted by the city council. In the prosecution of any violation of this subsection there shall be a rebuttable presumption that the owner and/or occupant of the single-family residence either parked the vehicle or allowed the vehicle to be parked in the front yard.

- B. If any part or parts of this Ordinance are found to be invalid by a court of competent jurisdiction, then such invalidity shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect, and to the extent this ordinance is considered severable.
- C. This ordinance shall be effective upon publication of the caption of this ordinance which shall be published by the City Secretary in a newspaper of general circulation in the City of Mission according to law.
- D. A violation of this ordinance may result in a fine not to exceed \$500.00.

READ, PASSED, CONSIDERED, AND APPROVED ON THIS THE 22ND DAY OF MARCH IN 2021.

ATTEST:

Anna Carrillo
Anna Carrillo, City Secretary



Armando O'Caña
Armando O'Caña, Mayor

ORDINANCE NO. 5208

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, AMENDING APPENDIX A – ZONING, ARTICLE VIII – USE DISTRICTS AND CONDITIONAL USES OF ITS CODE OF ORDINANCES BY CHANGING SECTION 1.37-2(d), 1.371-2(d), 1.372-2(d), AND 1.38-2(h) OF ITS CODE OF ORDINANCES, AND PROVIDING A CODIFICATION CLAUSE; AND PROVIDING A PUBLICATION DATE

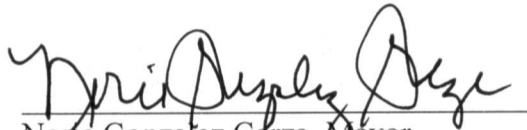
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, COUNTY OF HIDALGO, TEXAS THAT APPENDIX A – ZONING, ARTICLE VIII- USE DISTRICTS AND CONDITIONAL USES, SECTION 1.37-2(d), 1.371-2(d), 1.372-2(d), AND 1.38-2(h) READ AS FOLLOWS:

- 1. That Sections 1.37-2(d), 1.371-2(d), 1.372-2(d), and 1.38-2(h), Zoning Code is amended to read as follows:

An accessory use customarily related to a principal use authorized in this district. Furthermore, any non-living accessory structure such as a carport or a garage, whether as an addition or as a detached building, shall not exceed 800 square feet, and shall not exceed 15’ in total height as measured to the top of its roof. No carport, whether temporary or not, shall have a roof composed of tarp or canvas. **Fabric-like material will be allowed with the stipulation that it has to be maintained at all times.**

This Ordinance shall take effect immediately upon its passage and publication according to law.

READ, DISCUSSED, CONSIDERED AND PASSED ON THIS THE 8TH DAY OF AUGUST IN THE YEAR OF OUR LORD, 2022.



 Norie Gonzalez Garza, Mayor

ATTEST:



 Anna Carrillo, City Secretary



ARTICLE III. WRECKERS

DIVISION 1. GENERALLY

Sec. 118-81. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Accident means any occurrence which renders a vehicle wrecked or disabled.

Disabled vehicle means a vehicle which has been rendered unsafe to be driven as the result of some occurrence other than a wreck including, but not limited to, mechanical failure or breakdowns, fire, vandalism or a vehicle which is in a safe driving condition, but the owner is not present, able or permitted to drive as to reasonably necessitate that the vehicle be removed by a wrecker.

Owner means any person who holds the legal title of a vehicle or who has the right of possession thereof, or the legal right of control of a vehicle.

Permit means authorization granted by the city under the provisions of this article to engage in towing from the wrecker rotation lists in the city.

Permit holder means any person possessing a current, valid permit to engage in towing from the wrecker rotation lists in the city.

Person means any company, partnership, corporation or individual.

Storage yard means the site to which a permit holder shall tow and store vehicles picked up under the provisions of this article. The site shall be enclosed by a privacy fence at least six feet in height and gates that are chained and locked to ensure 24-hour security. The site shall be located within the city limits or its two-mile extraterritorial jurisdiction.

Vehicle means every device in or by which any person or property is or may be transported or drawn upon a street, roadway or thoroughfare, except devices used exclusively upon stationary rails or tracks. The term shall also include trailers and semitrailers.

Wrecked vehicle means a vehicle that has been damaged as a result of overturning or colliding with another vehicle or object so as to reasonably necessitate that the vehicle be removed by a wrecker.

Wrecker means a motor vehicle designed to be used primarily for moving or towing disabled or wrecked vehicles.

Wrecker business means the business of towing or removing vehicles on public streets, regardless of whether the purpose of the towing is to remove, repair, wreck, store, trade or purchase such vehicle, when the towing is done to remove a wrecked or disabled vehicle from the scene of a collision at the instance or request of the owner thereof, or the police department or fire department, or to remove a vehicle from an unlawfully parked position at the instance or request of the police department or fire department.

Wrecker company means any person engaged in the wrecker business.

Wrecker office means a building located in the city limits or in the city's two-mile ETJ housing all permit holders, records, phones and personnel with normal business hours—Monday through Friday, 8:00 a.m. through

12:00 p.m. and 1:00 p.m. through 5:00 p.m.; Saturday from 8:00 a.m. through 12:00 p.m. and any hours on Sundays and legal holidays with the same being posted in the building.

Wrecker rotation list means the light-duty and heavy-duty rotation lists of companies prepared and used as provided by the police and fire departments.

Wrecker service means the business of towing or removing disabled or wrecked vehicles from streets at the request of the police department or the vehicle owner.

(Code 1976, § 35-1; Ord. No. 2624, § 1, 12-11-2000; Ord. No. 4330, § 2.1., 3-14-2016)

Cross reference(s)—Definitions generally, § 1-2.

Sec. 118-82. Purpose of article.

The operation of emergency wreckers and emergency service in the city requires regulation in order to avoid competitive speeding by wreckers to the scene of accidents or collisions, and is necessary in order to avoid traffic hazards and to minimize the danger of injury to persons and damage to property.

(Code 1976, § 35-2)

Sec. 118-83. Article provisions cumulative.

The provisions of this article shall be cumulative of all laws of the state and the United States governing the subject matter of this article.

(Code 1976, § 35-3)

Sec. 118-84. Penalty for violation of article.

- (a) Any owner, agent, driver or operator of a wrecker found guilty of violating this article or any of its provisions on complaint filed in the municipal court shall, upon a finding of guilty, be fined not less than \$1.00 nor more than \$500.00, and each day of the violation shall constitute a separate offense.
- (b) In addition to the penal remedy for the preceding paragraph, the city shall be entitled to injunctive or other civil remedy in any court of competent jurisdiction in accordance with the laws of the state.

(Code 1976, § 35-4; Ord. No. 2624, § 1, 12-11-2000)

Sec. 118-85. Establishing a limit on the number of wrecker companies.

- (a) The number of wrecker companies on the light-duty rotation list shall be based on the annual population census at one wrecker company per each full 10,000 residents in population; provided, however, that the current list of 11 wrecker companies on the light-duty rotation list may be maintained until attrition has reduced the number to the maximum established in the preceding sentence.
 - (a.1) The number of wrecker companies on the heavy-duty rotation list shall be based on the annual population census at one wrecker company per each full 35,000 residents in population. No person shall be allowed to have more than one listing on the heavy-duty rotation list, whether in the person's own name, or any other assumed/business name.
- (b) The city planning department is hereby charged with the responsibility of the determining the yearly population of the city. Such report shall be generated within the first six months of each calendar year. Such

population report shall thereafter be approved by the city council at a regular meeting. Staff shall not increase the number of wrecker companies until such population report has received the approval of the city council.

(Code 1976, § 35-5; Ord. No. 2867, 9-8-2003; Ord. No. 4330, §§ 2.2., 2.3., 3-14-2016)

Secs. 118-86—118-110. Reserved.

DIVISION 2. PERMITS

Sec. 118-111. Required; application; information.

No person may engage in wrecker service in the city without first obtaining a permit to do so from the city secretary. Every person desiring to provide such wrecker service within the city may apply for a permit to operate as an authorized wrecker service company from the city secretary for each wrecker proposed to be operated. For each wrecker for which a permit is sought, the applicant must submit the following:

- (1) The name, address, telephone number and state driver's license number of the owner of the wrecker;
- (2) The name, address, telephone number and state driver's license number of the operator and/or wrecker company;
- (3) The trade name under which the wrecker service will operate;
- (4) The name and type of wrecker to be operated;
- (5) An agreement that the applicant will participate in the wrecker rotation list;
- (6) A certificate showing the vehicle is adequately covered by a public liability and property damage insurance; as prescribed in section 118-112(2);
- (7) A statement that the wrecker service will provide wrecker service on a 24-hour basis, seven days a week;
- (8) The type of wrecker service to be provided, i.e., light-duty or heavy-duty;
- (9) Wrecker company owner/operators will submit a notarized certificate provided by the city secretary. This form will list and certify that the wrecker company owners and that each driver:
 - a. Has not been convicted, at any time of a felony offense;
 - b. Is not on probation for any criminal offense above the grade of a class C misdemeanor;
 - c. Has not been convicted of a class A misdemeanor offense within the last 12 months;
 - d. Has not been convicted of a class B misdemeanor offense within the last six months;
 - e. Has not been convicted of the offense of driving while intoxicated or driving under the influence of drugs within the last 24 months;
 - f. That updated notarized forms, listing personnel changes will be submitted to the city secretary within three days, providing personnel additions and deletions by the wrecker company owners; and
 - g. That no permit authorizing the operation of a wrecker business and no permit authorizing the operation of a wrecker on the streets of the city shall be issued or reissued, if wrecker company owners and/or wrecker drivers are in violation of the provisions of this section. In addition, valid

wrecker permits will be immediately revoked, if wrecker company owners and/or wrecker drivers are found to be in violation of the provisions of this section, and/or the wrecker company owner fails to notify the city secretary of violations of the provisions of this section.

- (10) All wrecker permits shall be displayed visibly on each wrecker operated in the city.

The city secretary/or city manager may also require any additional information of an applicant deemed necessary.

(Code 1976, § 35-11)

Sec. 118-112. Requirement for issuance.

After the city manager, chief of police and city secretary have reviewed and approved the application, a permit shall be issued for authorization to engage in the wrecker business to all applicants complying with the provisions of this article, and shall issue a permit for all wreckers of such applicants so complying. No permit authorizing the operation of a wrecker business and no permit authorizing the operation of a wrecker on the streets of the city shall be issued unless the following requirements are met:

- (1) *Wrecker specifications.* Every wrecker proposed to be used by the applicant shall comply with the following minimum requirements:
 - a. Each light-duty shall not be less than three-quarter-ton in size and equipped with booster brakes.
 - b. Each heavy-duty wrecker shall not be less than 2½ tons in size and equipped with booster brakes.
 - c. Each light-duty wrecker shall be equipped with a power operated winch, winch line and boom, with a factory-rated lifting capacity of not less than 5,000 pounds, single-line capacity.
 - d. Each heavy-duty wrecker shall be equipped with a power operated winch, winch line and boom, with a factory-rated lifting capacity of not less than 32,000 pounds, single-line capacity.
 - e. Each wrecker shall carry as standard equipment: a tow bar, towing dollies, safety chains, jack stands, a fire extinguisher, wrecking bar, broom, shovel and flares.
 - f. Each wrecker shall be equipped with two-way radio equipment which is capable of providing two-way voice communication with either the applicant's base station or the police station.
 - g. Each wrecker and all of its equipment shall be in a safe and good working condition.
- (2) *Insurance.* The applicant shall procure and keep in full force and effect a policy of public liability and property damage insurance issued by a casualty insurance company authorized to do business in the state and in the standard form approved by the board of insurance commissioners of the state, with the insured provision of such policy including the city as an insured, and the coverage provision insuring the public from any loss or damage that may arise to any person or property by reason of the amount of recovery on each wrecker shall be in limits of not less than the following sums:

For damages arising out of bodily injury to or death of one person in any one accident \$50,000.00

For damages arising out of bodily injury to or death of two or more persons in any one accident 100,000.00

For injury to or destruction of property in any one accident 25,000.00
- (3) *Permanent location of wrecker service office, storage yard and wreckers.* The applicant shall present evidence that such wrecker company shall have a permanently located wrecker office, storage yard, and wreckers within the city limits or its two-mile extraterritorial jurisdiction, so that the wrecker can speedily and efficiently respond when called by the police or fire departments for service.

- (4) *Taxes.* No delinquent taxes shall be due the city upon any wrecker, wrecker office or storage yard for which such permit or license is sought, and the owner thereof shall not have failed to render the same for ad valorem taxation.
- (5) *Inspection of wrecker.* Each permit for a wrecker vehicle shall state that such wrecker has been inspected and approved under the direction of the department of public safety, and a current inspection sticker shall be affixed to the inside of the windshield of the appropriate wrecker vehicle.

(Code 1976, § 35-12)

Sec. 118-113. Operation of wrecker without permit prohibited; permit nontransferable; expiration.

- (a) No person shall operate a wrecker on the public streets of the city unless a permit to engage in the wrecker business has been issued to the owner of such wrecker.
- (b) No permit shall be transferable, and every permit shall expire at midnight on December 31 of the calendar year in which it was issued.

(Code 1976, § 35-13)

Sec. 118-114. Permit fee.

The annual fee for a wrecker company to provide wrecker service for the city shall be \$15.00 for each wrecker which is to be used. Such fee shall defray the cost of inspection and shall be payable at the time of application. No refund of this fee will be made under any circumstance.

(Code 1976, § 35-14)

Sec. 118-115. Revocation of permit; hearing.

If the chief of police believes or has reason to believe that an authorized wrecker company has violated any of the terms or provisions of this article, he shall have the right and duty to file a complaint with the municipal court in accordance with section 118-84 and/or to recommend to the city council that the license or permit of such wrecker company be revoked or suspended. In the event of such recommendation, the wrecker company shall have the right to a hearing before the board after five days' written notice of such hearing setting forth the time and place. After such hearing of the evidence and testimony presented by either or both sides, the city council can revoke or suspend the permit of the offender if it finds such action to be necessary, and its decision in this matter shall be final.

(Code 1976, § 35-15)

Secs. 118-116—118-150. Reserved.

ARTICLE IV. OPERATION OF WRECKER SERVICE

Sec. 118-151. Identification of wrecker service company.

Every wrecker shall be painted on the door thereof the name of the owner or the trade name under which the owner operates, together with the owner's telephone numbers; limiting of three telephone numbers with the first being a Mission number, and wrecker identification number (i.e. Wrecker #1, #2, etc.). The letters mentioned in this section shall be not less than four inches in width and the numbers not less than 2½ inches in height.

(Code 1976, § 35-20; Ord. No. 2624, § 1, 12-11-2000)

Sec. 118-152. Safety precautions.

Each wrecker company permittee shall follow standard safety precautions and operation procedures generally recognized in the wrecker business to and from and at the scene of an accident or collision and shall comply with all traffic code ordinances of the city and state traffic laws. Each wrecker company at the scene of an accident or collision shall promptly remove all debris from accidents and collisions occurring on the public right-of-way.

(Code 1976, § 35-21)

Sec. 118-153. Wreckers to be summoned by police or fire department.

No person shall drive a wrecker to or near the scene or site of an accident or collision on the streets of the city unless such person has been called to the scene by the police department or fire department of the city; provided, however, that when it is necessary to prevent death or bodily injury to any person involved in an accident or collision, the prohibition of the section shall be inapplicable. The owner or operator of a wrecker shall not use or act upon any information received on the shortwave frequency of the police or fire department of the city for his own benefit or the benefit of any other person in connection with the operation of a wrecker business unless the owner or operator was called or summoned by the city police or fire department. If any wrecker appears at the scene of an accident or collision, the owner or operator of which was not specifically called by the city police or fire department, it shall be conclusively presumed that such owner or operator unlawfully intercepted and acted upon the information transmitted by the police or fire department on its radio frequency.

(Code 1976, § 35-22)

Cross reference(s)—Police, ch. 78.

Sec. 118-154. Soliciting wrecker business at scene of accident.

No person may solicit in any manner, directly or indirectly, on the streets of the city, the business of towing a vehicle which is wrecked or disabled on any street, regardless of whether the solicitation is for the purpose of soliciting the business of towing, removing, repairing, wrecking, storing, trading or purchasing the vehicle. Proof of presence of a wrecker or motor vehicle owned or operated by a person engaged in the wrecker business, either as owner, operator, employee or agent, on a street in the city at or near the scene or site of an accident which has not been called to the scene by the police department within 30 minutes after the occurrence of an accident, is prima facie evidence of solicitation in violation of this section.

(Code 1976, § 35-23)

Sec. 118-155. Soliciting by advertising at scene of accident.

No person may solicit any business at or near the scene of an accident which deals directly or indirectly with the towing, removing, repairing, wrecking, storing, trading, or purchase of a wrecked or disabled motor vehicle, trailer or semitrailer on the streets or sidewalks of the city, nor may a person solicit the business of towing, buying or offering to buy a wrecked or disabled motor vehicle, vehicle trailer or semitrailer on the streets, sidewalks or any public place in the city, by distributing an advertisement, advertising a repair shop, garage, or place of business where the wrecked or disabled motor vehicle, vehicle trailer or semitrailer may be repaired, stored, wrecked, traded or purchased. Proof of the unauthorized presence of a person engaged in the business of towing, repairing, wrecking, storing or offering to purchase or trade for a wrecked or disabled motor vehicle, vehicle trailer, or semitrailer at or near the scene of an accident is prima facie evidence of solicitation in violation of this section.

(Code 1976, § 35-24)

Sec. 118-156. Interception of police or fire department radio messages.

No owner of a wrecker company not licensed by the city shall intercept any message emanating through the medium of the city police or fire department radio frequency or divulge or publish the existence, contents, substance, purpose, effect or meaning of such intercepted communication; and no person not being entitled thereto shall receive or assist in receiving any such message and use the same, or any information contained therein, for his own benefit or for the benefit of another person.

(Code 1976, § 35-25)

Cross reference(s)—Police, ch. 78.

Sec. 118-157. Wrecker selection by owner of vehicle.

When a police officer is investigating an accident determines that any vehicle which has been involved in a collision or accident upon a public street is unable to proceed safely under its own power, or when the owner thereof is physically unable to drive such vehicle, the officer shall request the owner to name the wrecker company the owner desires to remove the vehicle. When the owner has named the wrecker company desired the police officer shall communicate that fact immediately to police department headquarters, and it shall be the duty of the officer receiving such information at headquarters to call the designated company or authorized agent of the company to send a wrecker to the scene of the accident or collision.

(Code 1976, § 35-26)

Sec. 118-158. Response to calls.

It shall be the duty of every wrecker operator to answer any call made by the police department or fire department on a 24-hour basis, seven days a week. Every call for wrecker service shall be responded to within 15 minutes on a consistent basis. However, exceptions may be made to this if unforeseen or extenuating circumstances are involved. The chief of police shall determine whether those circumstances were in fact just reason for not providing adequate response time.

(Code 1976, § 35-27)

Sec. 118-159. Wrecker rotation list.

- (a) The city secretary shall provide the police department two lists of eligible wreckers to be used in providing wrecker service for the city. One list shall be made for light-duty wrecker service and the second list shall be for heavy-duty wrecker service.
- (b) A wrecker being called from the wrecker rotation list is referred to as a rotation pull. When a wrecker is needed, the investigating officer will communicate the need for a wrecker to the police dispatcher on duty. On receiving this communication, the dispatcher shall call the first wrecker company on the rotation list to remove the vehicle to a place designated by the officer. On each succeeding communications, the next wrecker company on the list is assigned. If an answer cannot be reached by the dispatcher, he shall call the next succeeding wrecker company on the list. The dispatcher shall keep proper rotation of each call on the master rotation list.
- (c) Rotation on the list shall be alphabetical continuous rotation, with each wrecker company holding a permit called in sequence from the top of the alphabetical rotation list. When called, the wrecker company on top of the list shall then be placed on the bottom of the list, and the rotation shall be continuous. Each wrecker company shall be issued a maximum of three permits. As each new wrecker company becomes qualified, it shall be placed at the end of the list.
- (d) A heavy-duty wrecker shall be called from the wrecker rotation list under any of the following circumstances:
 - (1) A tandem-axle drive tractor is involved;
 - (2) A safety officer or other appropriate official of a damaged or disabled vehicle's company requests a heavy-duty wrecker unless honoring the request would result in unreasonable delay in clearing the street; and
 - (3) The investigating police officer determines that a heavy-duty wrecker is required.

(Code 1976, § 35-28; Ord. No. 4330 , § 2.4., 3-14-2016)

Sec. 118-160. Storage yard.

- (a) Unless otherwise directed by the individual in control of the towed vehicle the wrecker shall deliver the towed vehicle to the wrecker company storage yard. Fees for storage of vehicles removed or towed shall be as set by the city council. Before any owner can reclaim any towed vehicle from the storage yard, he must pay all of the applicable storage and towing fees. In the event the vehicle is never claimed it shall be disposed of as prescribed by the Texas Abandoned Motor Vehicle Act V.T.C.A., Transportation Code § 63.001 et seq.
- (b) The storage yard does not have to be at the same location as the wrecker company's office, but shall be located within the city limits or its two-mile extraterritorial jurisdiction.

(Code 1976, § 35-29; Ord. No. 4330 , § 2.5., 3-14-2016)

Sec. 118-161. Police officer not to influence selection of wrecker service; may direct that vehicle be taken to the city pound.

No police officer investigating or present at the scene or site of any wreck, accident or collision on a public street shall, directly or indirectly, either by word, gesture, sign or otherwise recommend to any person the name of any particular person engaged in the wrecker business or repair business; provided, however, that any police officer, may direct that any vehicle, whether towed by a wrecker selected by the owner of the vehicle or from the

wrecker rotation list, shall be taken by the driver of the wrecker towing the vehicle directly to the city pound or other location designated by the officer and there held by the city for any lawful purpose.

(Code 1976, § 35-30)

Cross reference(s)—Police, ch. 78.

Secs. 118-162—118-190. Reserved.

ARTICLE V. RATES AND FEES¹

Sec. 118-191. Maximum rates for wrecker service.

The maximum rates or fees authorized to be charged for wrecker service are as follows:

- (1) Towing a wrecked, disabled vehicle or illegally parked vehicle, 24 hours a day\$100.00.
- (2) If a vehicle is so disabled as to require the use of special equipment, a \$50.00 charge will be assessed. A flatbed tow truck will not be considered special equipment unless special circumstances arise and are authorized by the Mission Police Department.
- (3) Answering a valid call and going to scene of an accident or collision, but service is refused, the wrecker dispatched will be placed back on rotation.
- (4) Rural service. A rate of \$15.00 will be assessed when a wrecker service company is required to leave the city limits. In addition, a wrecker company will assess a charge of \$2.00 per mile upon returning with a towed vehicle.
- (5) Notification to registered owner via certified letter\$50.00
- (6) Any person arrested on an alcohol-related incident, i.e.; (driving while intoxicated, public intoxication and related Texas Alcohol Beverage Commission violations) will not be able to recover the towed vehicle until six hours after the initial arrest.
- (7) Heavy-duty private property tows. All heavy-duty private property tow fees shall be in accordance with the Texas Administrative Code Title 16 Part 4 Chapter 86.
- (8) Heavy-duty wrecker fees. All heavy-duty wrecker fees shall be as follows:

Heavy-duty wrecker fees (vehicles in excess of 33,000 lbs.)\$600.00

Combination/tractor (loaded)\$1,000.00

Combination (loaded)\$1,350.00

Work time\$400.00 hr./truck

Winching\$200.00 hr./truck

Hookup\$150.00

Labor\$100.00 hr./personnel

Waiting time\$125.00 hr.

¹Cross reference(s)—Finance, § 2-231 et seq.

Mileage\$6.00 mile (round trip)

Air supply\$100.00

Drive shaft removal\$50.00

Axel removal\$100.00

Brake chamber release\$25.00/chamber

Snatch block\$50.00/block

Heavy-duty rollback\$200.00

(Code 1976, § 35-31; Ord. No. 2624, § 1, 12-11-2000; Ord. No. 3777, § 1, 5-29-2012; Ord. No. 4330 , §§ 3.1., 3.2., 3-14-2016)

Sec. 118-192. Fees for impoundment or storage of vehicles to be in addition to other penalties for violation of traffic code.

The owner of any vehicle impounded under the provisions of the traffic code of the city shall pay, in addition to any other penalty which may be charged against him for any violation of the traffic code, the cost of impounding, moving and storing his vehicle, which cost shall not exceed the maximum rate allowable under this article for the type of service provided.

(Code 1976, § 35-32)

2023 WRECKER PERMITS

COMPANY	OWNER NAME	ADDRESS	WRECKER	TYPE OF UNIT	PERMIT
Casanova Towing	Monica Guerreo	1515 W. 3 Mile Rd.	2013 Freightliner	Light Duty	YES
Casanova Towing	Monica Guerreo	1515 W. 3 Mile Rd.	2015 International	Light Duty	YES
Casanova Towing	Monica Guerreo	1515 W. 3 Mile Rd.	2016 Kennworth	Light Duty	YES
Escalera Wrecker	Ricardo Escalera	1515 W. 3 Mile Rd.	1992 Mack	Heavy Duty	YES
Escalera Wrecker	Ricardo Escalera	1515 W. 3 Mile Rd.	2018 Kennworth	Light Duty	YES
Escalera Wrecker	Ricardo Escalera	1515 W. 3 Mile Rd.	2022 Peterbilt	Light Duty	YES
Mission Towing	Ricardo Escalera	1515 W. 3 Mile Rd.	2006 GMC 7500	Light Duty	YES
Mission Towing	Ricardo Escalera	1515 W. 3 Mile Rd.	2018 Peterbilt	Light Duty	YES
Mission Towing	Ricardo Escalera	1515 W. 3 Mile Rd.	2012 Ford F450	Light Duty	YES
956 Towing	David Escalera	1515 W. 3 Mile Rd.	1998 Kennworth	Wrecker	YES
956 Towing	David Escalera	1515 W. 3 Mile Rd.	2020 RAM	Light Duty	YES
956 Towing	David Escalera	1515 W. 3 Mile Rd.	2017 RAM 550	Wrecker	YES
Premier Wrecker	Manuel A. Garcia	407 N. Minnesota	2002 Cheverolet	Light Duty	YES
Premier Wrecker	Manuel A. Garcia	407 N. Minnesota	2006 Ford	Light Duty	YES
SE-RO III Wrecker Service	Jose A. Villarreal	921 N. Bentsen Palm	1999 Freightlin	Heavy Duty	YES
Collision Master	Joel Garcia	2510 W. Exp. 83	2014 Ford F550	Light Duty	YES
Collision Master	Joel Garcia	2510 W. Exp. 83	2013 Peterbilt	Light Duty	YES
ABC Wrecker	Diana Garcia	2510 W. Exp 83	2014 Ford F550	Light Duty	YES
ABC Wrecker	Diana Garcia	2510 W. Exp 83	2013 Peterbilt	Light Duty	YES
Angels Wrecker Service	Jose A. Villarreal	1211 S. Bentsen Palm	1998 GMC	Light Duty	YES
Angels Wrecker Service	Jose A. Villarreal	1211 S. Bentsen Palm	1998 GMC	Light Duty	YES