



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, August 25, 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.](#) Proclamation - Childhood Cancer Awareness Month - Carrillo
2. Presentation of Parks & Recreation Summer TAAF Athletes - Bentsen
3. Report from the Greater Mission Chamber of Commerce – Brenda Enriquez
- [4.](#) Departmental Reports – Terrazas / A. Garcia
5. Citizen's Participation on Specific Agenda Items – Garza

ANNOUNCEMENTS - CITY COUNCIL / CITY MANAGER

PUBLIC HEARING

PLANNING & ZONING RECOMMENDATIONS

- [6.](#) Conduct a public hearing and consideration of a rezoning request from (R-1) Single-family Residential District to (R-2) Duplex-fourplex Residential District, being Lot 6, Block 81, Original Townsite of Mission Subdivision, located at 400 Oblate Avenue. Applicants, Nicolas Camacho/Oscar Alejandre, Adoption of Ordinance # _____ - Cervantes
- [7.](#) Conduct a Public hearing and consideration of a Conditional Use Permit for an Event Center – Charmed Event Venue in a property zoned (C-3) General Business District, being Lot 19, Sparks & Townsend Plaza, located at 2704 E. Griffin Parkway, Ste. A1 Applicant: Kathryn Resendez, Adoption of Ordinance # _____ - Cervantes
- [8.](#) Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – El Chin Chin to Go within an approved

Food Truck Park in a property zoned (C-3) General Business District, being Lot 1, Block 2, Santa Lucia Development Subdivision, located at 2509 Colorado Street, Suite 102, Applicant: Deleagar, LLC, c/o Jose Sarmiento, Adoption of Ordinance # _____ - Cervantes

9. Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-site Consumption of Alcoholic Beverages and BYOB for an Event Center – Monster Warehouse in a property zoned (C-4) Heavy General Commercial District, being all of Lots 7, 8, & 9, Block 184, Original Townsite of Mission Subdivision, located at 401 W. 11th. Street. Applicant: Rafael Mendez dba Monster Warehouse, LLC, Adoption of Ordinance # _____ - Cervantes
10. Conduct a public hearing and consideration of a Conditional Use Permit for a Coffee Shop – Gray Avenue Coffee in a property zoned (C-2) Neighborhood Commercial District, being Lot 1, Bannworth Business Center Subdivision, located at 1821 N. Shary Road, Suite 8. Applicant: Grecia Ramirez, Adoption of Ordinance # _____ - Cervantes
11. Conduct a public hearing and consideration of a Conditional Use Permit for a Commercial Warehouse – Central Kitchen in a property zoned (C-3) General Business District, being the West 60 feet of the West 250 feet of the South ½, Block 6, Citriana Heights Subdivision, located at 301 Del Mar Street Unit A. Applicant: Crown Point Construction, Adoption of Ordinance # _____ - Cervantes
12. Conduct a public hearing and consideration of a Conditional Use Permit to allow a convenience store and fuel station – 7 Eleven in a property zoned (C-3) General Business District, being Lot 1, Yucca Crossing Subdivision (U/R), located at the Southwest corner of N. Conway Avenue and Mile 2 Road, Applicant: Conway Mission Retail Partners, LTD, Conway Mission Retail GP, LLC, c/o Jamie Hora, P.E. - Bowman Engineering, Adoption of Ordinance # _____ and Adoption of Wet Zone Ordinance # _____ - Cervantes
13. Conduct a public hearing and consideration of a Conditional Use Permit to allow a portable building for office use for AM PM Roadside & Recovery, LLC in a property zoned (C-4) Heavy Commercial District, being Lot 4, Henry Saenz Subdivision, located at 1519 E. Expressway 83. Applicant: AM PM Roadside & Recovery, LLC, Adoption of Ordinance # _____ - Cervantes
14. Conduct a public hearing and consideration of a Conditional Use Permit Renewal to allow a Mobile Food Unit – Martha's Burgers & More in a property zoned (C-4) Heavy Commercial District, being the West ½ of Lots 7 & 8, Block 176, Mission Original Townsite Subdivision, located at 307 W. Tom Landry Street, Space B. Applicant: Martha Avitia, Adoption of Ordinance # _____ - Cervantes

CONSENT AGENDA

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

- 15. Approval of Minutes – Carrillo
 - Regular Meeting – August 11, 2026
 - Special Meeting – August 13, 2026
 - Special Meeting – August 18, 2026
- 16. Acknowledge Receipt of Minutes – Terrazas / A. Garcia
 - Planning and Zoning Commission – June 3, July 1, July 15, 2026
- 17. Board Appointment: Ambulance Board - Carrillo
- 18. Consideration and action on matters related to the approval of a Memorandum of Understanding between Region One Education Service Center and the Speer Memorial Library - Espinoza
- 19. Discussion and possible action on matters related to the authorization to accept grant award for FY25 Edward Byrne Memorial Justice Assistance Grant Program from the U.S. Department of Justice in the Amount of \$15,749 with no match requirement and respect to budget amendment - Elizalde
- 20. Discussion and possible action on matters related to the authorization to purchase RAS Pump from Lewis Electric Motors & Pumps via Buy Board #770-25 in the amount of \$43,808.60 - Gonzalez
- 21. Discussion and possible action on matters related to the authorization to allow the purchase of a firearm by Honorably Retired Peace Officer, Irene Tagle from the Mission Police Department, in accordance with Texas Government Code, Section 614.051 - Torres
- 22. Discussion and possible action on matters related to the authorization to allow the purchase of a firearm by Honorably Retired Peace Officer, Nora Lozano from the Mission Police Department, in accordance with Texas Government Code, Section 614.051 - Torres
- 23. Discussion and possible action on matters related to the authorization to purchase four (4) LPR camera kits from Motorola Solutions, via #39000-DIR-CPO-5433 in the total amount of \$35,000.00, using FY 2025 State and Homeland Security LETPA grant funds, with no cash match from the City – Torres
- 24. Discussion and possible action on matters related to Award of RFB No. 26-523-07-23 for Sludge Management Services for the Water Treatment Plants, Wastewater Treatment Plant, and Pre-Treatment Plant to C&C Waste Management dba CB3 Consultant – Gonzalez
- 25. Consideration and action regarding approval of Resolution No. _____ amending Resolution No. 1804 to authorize the Mission Event Center to assess the 5% credit card processing fee on credit card transactions – A. Lerma
- 26. Discussion and possible action on matters related to approval of a First Amendment to Reimbursement Agreement between the City of Mission and Mission Redevelopment Authority related to the Bryan Road Reconstruction and Drainage Improvements Project – T. Garcia

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

APPROVALS AND AUTHORIZATIONS

28. Discussion and possible action on matters related to authorization to enter a Master Mutual Aid Agreement between the Lower Rio Grande Valley Development Council (LRGVDC) and the Mission Fire Department - Silva
29. Discussion and possible action on matters related to a Plat Approval Subject to Conditions for the proposed Griffin Gardens Subdivision located along the South side of Griffin Parkway approximately 140 feet East of N. Holland Avenue, being a tract of land containing 10.399 acres out of Lot 24-5, West Addition to Sharyland Subdivision, Developer: 3BU Family Limited Partnership, Engineer: Melden & Hunt, Inc. - Cervantes
30. Discussion and possible action on matters related to a Replat Approval Subject to Conditions for the proposed Ulloa Subdivision being the resubdivision of Lot 1, Eladar Subdivision, located along the East side of Inspiration Road approximately 500 feet North of U.S. Expressway 83 (IH2), Developer: Jose P. Ulloa and Maria Celia Ulloa, Engineer: Salinas Engineering & Assoc. - Cervantes
31. Discussion and Possible Action on Matters Related to Adoption of Ordinance # _____ amending the City's fee schedule to establish a Permit and Inspection Technology Fee for a New Software applicable to building permits, garage sale permits, fire inspections, and other designated permits, licenses, inspections, and regulatory services – Cervantes
32. Consideration and action on matters related to approval of Ordinance No. ____ of the City Council of the City of Mission, Texas, Amending Chapter 66, "Offenses," of the City of Mission Code of Ordinances by adding Article V, "Electioneering at City-Owned or Controlled Polling Places"; amending Chapter 86, "Signs," relating to Temporary Signs at Polling Places - Carrillo
33. Consideration and possible action to approve Ordinance # _____ amending Chapter 114, Article IV, Division 2, Section 114-171 of the City of Mission Code of Ordinances relating to the authorized use and continued collection of Drainage Improvement Fee revenue – A. Garcia
34. Consideration and possible action to approve Resolution # _____ authorizing reimbursement from the Drainage Fund to the General Fund for drainage-related services provided by the Streets Department and establishing reimbursement parameters – A. Garcia
35. Consideration and possible action to approve Resolution # _____ authorizing reimbursement from the Solid Waste Fund to the General Fund for eligible services and resources provided in support of Solid Waste operations and establishing reimbursement parameters – A. Garcia
36. Consideration and possible action to approve Ordinance # _____ amending the FY 2025-2026 Budget to revise transfers and funding between the Drainage Assessment Fund, Solid Waste Fund, General Fund, and Debt Service Fund. – A. Garcia

UNFINISHED BUSINESS

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

EXECUTIVE SESSION

1. Consultation and deliberation regarding the appointment, employment, evaluation, reassignment, duties, discipline, compensation, resignation, complaints involving, or dismissal of public officers and employees, including discussions regarding City organizational structure, staffing matters, Council-appointed officials, and related personnel issues pursuant to Texas Government Code § 551.074.
2. Consultation with legal counsel and deliberation regarding governance matters, Council operations, duties and responsibilities of elected officials, charter interpretation, ethics matters, board and commission appointments, intergovernmental relations, and other matters involving the official conduct or responsibilities of the City Council pursuant to Texas Government Code §§ 551.071 and 551.074.
3. Deliberation regarding the purchase, exchange, lease, value, acquisition, disposition, development, use, or potential acquisition or disposition of real property interests and related negotiations pursuant to Texas Government Code § 551.072.
4. Consultation with the City Attorney regarding pending or contemplated litigation, settlement offers, contractual matters, legal risks, privileged communications, statutory interpretation, charter interpretation, enforcement matters, and other legal issues in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct clearly conflicts with the Texas Open Meetings Act pursuant to Texas Government Code § 551.071.
5. Discussion regarding complaints, grievances, allegations, administrative investigations, workplace conduct matters, and related personnel or employment issues involving City officers or employees pursuant to Texas Government Code §§ 551.071 and 551.074.

POSSIBLE ACTION ON ANY ITEM(S) AS DISCUSSED IN EXECUTIVE SESSION**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 19th day of August, 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, 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 **25th day of August, 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 purposed permitted by the Act, including, but not limited to the following sections and purposes.

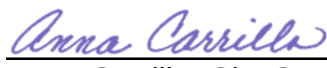
Texas Government Code Section:

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 **19th day of August, 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, City Secretary

Proclamation

City of Mission



WHEREAS, childhood cancer remains the leading cause of death by disease among children in the United States, with 1 in 285 children receiving a cancer diagnosis before their 20th birthday; and

WHEREAS, approximately 46 children are diagnosed with cancer each day in our nation—representing nearly 17,000 young lives impacted each year—and tens of thousands of children are actively undergoing brave, life-saving treatments at any given time; and

WHEREAS, national and regional non-profit organizations, including the American Childhood Cancer Organization, provide critical emotional guidance, educational resources, and financial assistance to help children and their families navigate the steep challenges of treatment and recovery; and

WHEREAS, local organizations such as the Greater Gold Foundation and Super Rami serve as dedicated champions for families battling cancer across the Rio Grande Valley—powered by passionate parents and community volunteers united under one singular mission: **#endchildhoodcancer**; and

WHEREAS, advancing toward a cure begins with elevating community awareness—a powerful catalyst that drives vital research funding and brings us closer to a future free from childhood cancer; and

WHEREAS, the color gold serves as a universal symbol of resilience and hope in honor of the bravery of young cancer fighters and their families;

NOW, THEREFORE, we, the City Council of the City of Mission, Texas, do hereby proclaim September 2026 as:

CHILDHOOD CANCER AWARENESS MONTH

and encourage all residents to wear gold throughout the month to raise vital awareness. We further invite our community to stand in solidarity with these courageous families at the **12th Annual Walk for Warriors**, Monday, September 7, 2026 at 7:00 PM – 9:00 PM at the Mission Event Center.

PROCLAIMED on this 25th day of August 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: August 25, 2026
PRESENTED BY: Juan Pablo "JP" Terrazas / Andy Garcia – Assistant City Managers
AGENDA ITEM: Departmental Reports – Terrazas / A. Garcia

NATURE OF REQUEST:

Code Enforcement – July 2026
Public Works – July 2026
Permit & Inspections – July 2026
Planning – July 2026
Sanitation – July 2026
Fire Prevention – July 2026
Emergency Ambulance Report – July 2026
Mission Fire Department – July 2026
Mission Event Center – July 2026
Mission Police Department – July 2026
Speer Memorial Library - 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 _____



Code Enforcement

Monthly Report- July 2026

Item 4.

CASE NOTES	101
INSPECTIONS	48
IPMC HAZARDOUS STRUCTURES OR PREMISES	59
IPMC CLOSING OF VACANT STRUCTURES	0
FLOODING INTO NEIGHBORS	0
COMMERCIAL PARKING LOT MAINT.	1
DEMOLITION OF UNSAFE BUILDINGS	0
DOUBLE OCCUPANCY/HOOKED RV	0
HEALTH & SANITATION / ACCUMULATION OF ITEMS	13
HOME OCCUPATION	0
ILLEGAL DUMPING	0
ILLEGAL SIGNS (UNSAFE, RIGHT OF WAYS, BANDIT, TELEPHONE & GARAGE)	0
IPMC VIOLATIONS	4
JUNKED VEHICLES/ BOATS	2
NO GARAGE SALE PERMITS	2
NON-RESIDENTIAL PARKING/SEMI TRUCKS	3
PARKING ON LAWN	15
SIGHT OBSTRUCTION/SIDEWALKS/RIGHT OF WAY/DRIVEWAYS	4
STORAGE OF VEHICLES/BOATS/TRAILERS	2
WEEDY LOTS/ LETTERS	65
PROERTIES SENT TO MOWER'S LIST	61
PROPERTIES MOWED	37
GARAGE SALE PERMITS / NO PERMITS	500
CASES FILED IN COURT	3
CASES SEEN IN COURT	35
CASES OPENED	101
CASES CLOSED	134



Public Works

**July 2026
Monthly Report**

Water Distribution Projects



**South Water Plant
16-inch Line Repair**



**201 Melba Carter Hydrant
T-Line Break Repair**



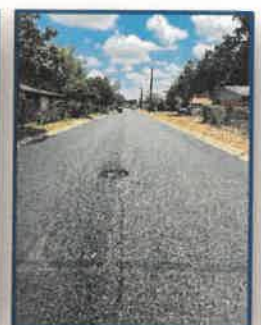
**East 1st Street Manhole
Water Break Repair**



Streets & Storm Drainage Projects



Oblate / FM 495



Azalea Storm Drain Pond Outfall Project



Public Works Projects



PUBLIC WORKS Table of Contents July 2026

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Utility Billing and Collection

ANALYTICAL STATISTICAL COMPARISON

‡ UTILITY BILLING ACCRUALS ‡

BILLING TYPE	Jul 2026	Jul 2025	FYTD 25-26	FYTD 24-25
Water Consumption (Gals.)	353,559,000	377,391,000	3,680,304,000	3,503,655,000
Number of Customers	31,625	31,053		

WATER & WASTEWATER

Water Sales	\$ 1,204,826	\$ 1,249,914	\$ 12,367,580	\$ 11,890,401
Water Sales - <i>Granjeno</i>	2,270	2,435	23,328	22,876
Water Connections	40,791	49,020	353,451	464,034
Reconnect Fees	10,750	8,200	92,125	97,750
Sewage Service	690,963	711,192	7,035,966	6,870,873
Sewage Service - <i>Granjeno</i>	1,166	1,280	11,980	12,520
Industrial Sewer Surcharge	533	290	18,039	14,683
Wastewater Connections	8,980	12,810	109,990	123,845
Service Charge	8,475	10,025	94,282	94,613
Total	\$ 1,968,754	\$ 2,045,166	\$ 20,106,741	\$ 19,591,595

SANITATION

Garbage Fees	\$ 721,317	\$ 703,049	\$ 7,299,689	\$ 6,995,541
Brush Fees	112,081	107,985	1,115,791	1,070,349
Total	\$ 833,398	\$ 811,034	\$ 8,415,480	\$ 8,065,890

DRAINAGE ASSESSMENT FEE

Drainage Assessment Fee	\$ 109,778	\$ 108,722	\$ 1,092,179	\$ 1,078,143
Total	\$ 109,778	\$ 108,722	\$ 1,092,179	\$ 1,078,143

Total Billing	\$ 2,911,930	\$ 2,964,922	\$ 29,614,400	\$ 28,735,628
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‡ UTILITY COLLECTIONS CASH ‡

COLLECTIONS	Jul 2026	Jul 2025	FYTD 25-26	FYTD 24-25
Total Collections	\$ 2,928,479	\$ 2,981,880	\$ 29,571,957	\$ 28,495,472

Water Distribution

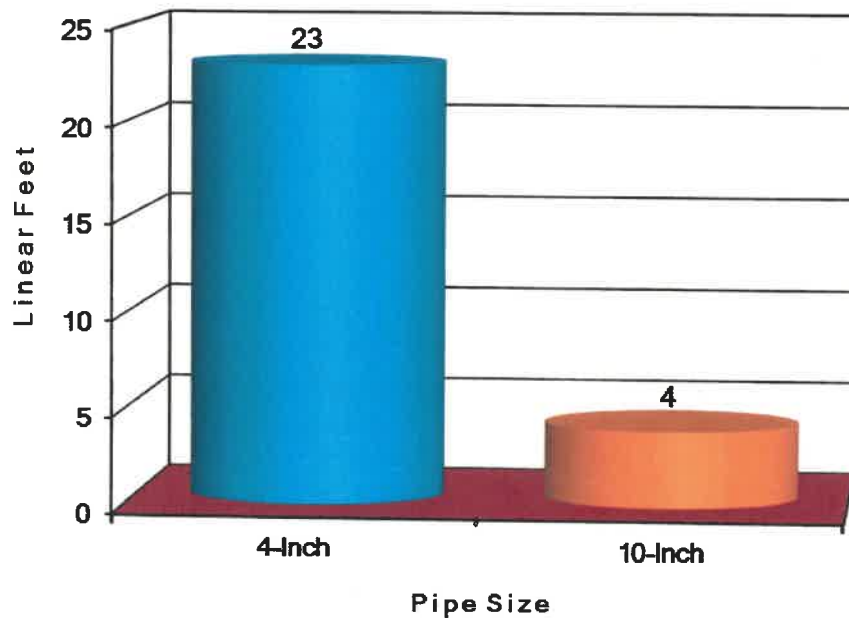
Utility Line Installation

Water Distribution Crews installed 27 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.

July 2026 Utility Line Installation

4-Inch		10-Inch	
2701 Silver Oak	15	N. Francisco Ave	4
115 N Conway	8		
23 LF		4 LF	

July 2026 Utility Pipe Line Installation

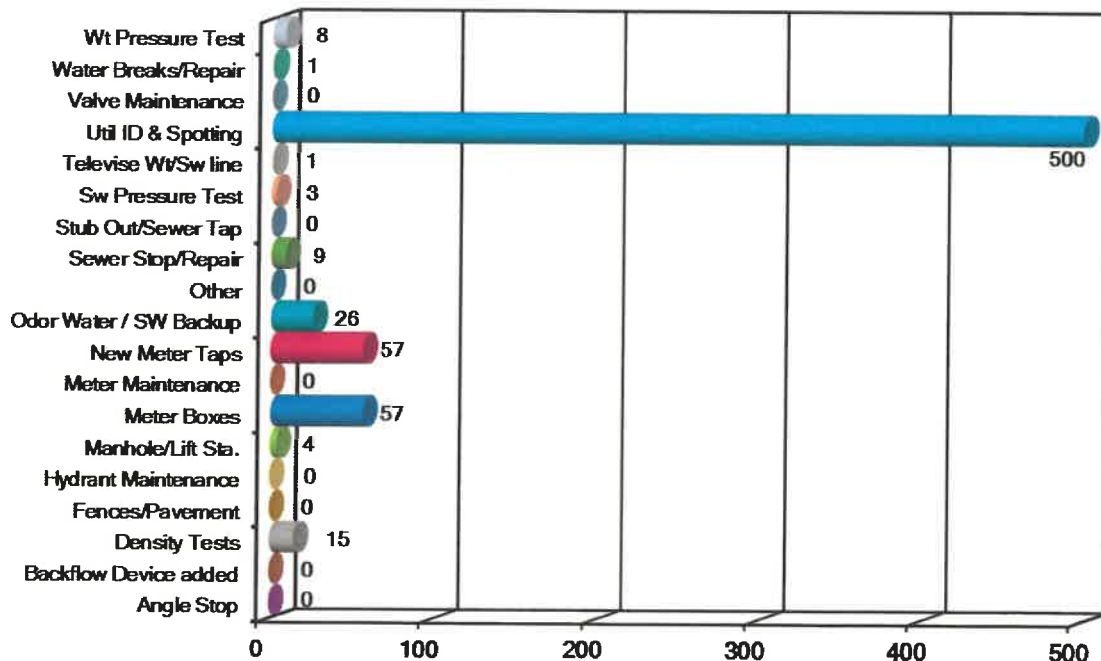


Water Distribution - Maintenance Benchmark Summary

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

Service Type	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	FYTD 25-26	FY 24-25
Angle Stop	6	14	0	7	7	4	10	3	16	0	67	149
Backflow Device	0	0	0	0	0	0	0	0	0	0	0	1
Density Tests	18	20	25	21	15	20	18	15	0	15	167	259
Fences/Pavement	0	0	0	0	0	0	0	0	0	0	0	0
Hydrant Maintenance	1	1	0	29	29	59	35	2	78	0	234	58
Manhole/Lift Station	4	4	1	1	0	1	4	0	8	4	27	36
Meter Boxes	77	33	45	34	40	49	54	37	72	57	498	713
Meter Maintenance	12	2	2	0	0	1	7	7	10	0	41	54
New Meter Taps	84	33	45	34	52	54	55	67	89	57	570	747
Odor Water	23	17	13	6	26	31	17	33	22	26	214	215
Other	2	10	3	6	0	2	10	1	11	0	45	75
Sewer Stop/Repair/Tap	23	6	2	20	7	17	19	31	27	9	161	245
Stub Out Sewer	0	0	0	0	0	0	0	0	0	0	0	0
Sewer Pressure Test	4	4	2	0	5	7	0	2	3	3	30	133
Televise Sewer line	16	8	5	4	0	13	0	5	0	1	52	91
Utility ID & Spotting	419	436	541	557	648	721	649	478	541	500	5,490	5,551
Valve Maintenance	0	0	4	0	3	0	6	1	3	0	17	4
Water Break/Repair	19	43	35	31	19	19	44	8	29	1	248	286
Water Pressure Test	10	0	1	1	1	4	1	3	3	8	32	158
Totals	718	631	724	751	852	1002	929	693	912	681	7,893	8,775

July 2026
Utility - Water Distribution Benchmark



Water Distribution - Utility Inspections

Mr. Lupe Vela and Mr. Charlie Fuentes, Utility Inspectors, conducted inspections on thirty-eight (38) sites; performed 5 Water Hydrostatic Test, 3 Water Air Tests, 3 Sewer Mandrel Tests and 15 Density Tests. Inspectors worked on 85 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	Chipotle	9/2025		Shary / Ruby Red Blvd.	Under Construction
13	City of Palmhurst Mayberry Sewer	4/2026		3 Mile / Mayberry	Under Construction
14	Coastal Plaza	11/2021		Expressway / Bryan Road	Under Construction
15	Conway Village	1/2025		4 Mile / Conway	Under Construction
16	Crystal Estates	9/2023		Inspiration Rd / Esperanza	Under Construction
17	Deleon-Zamora	7/2024		4 Mile / Conway	Under Construction
18	El Milagro PH I	12/2022		Los Indios / Bryan	Under Construction
19	Esmeralda Subdivision	12/2025		Moorefield / 4 Mile Line	Under Construction
20	Excel Carriers	7/2023		3 Mile / La Homa	Under Construction
21	Holland Terrace	7/2024		Holland / 25 th St.	Under Construction
22	Imperio Vista Subd.	8/2025		Holland / 20 th St.	Under Construction
23	Khit Chiropractic	7/2024		Bryan / Bus 83	Under Construction
24	Las Cumbres Terrace	1/2025		2 Mile / Trosper	Under Construction
25	Las Esperanzas	1/2023		Glasscock / Frontage 83	Under Construction
26	Las Misiones De San Jorge	9/2023		S Conway / Military	Under Construction
27	Lucksinger Apartments	9/2021		Lucksinger / Bus 83	Under Construction
28	MHA Conway Village	4/2026		Conway / Los Indios	Under Construction
29	Monarza Estates	9/2023		3 ½ N Mayberry	Under Construction
30	Post Oak Warehouse	7/2026		Bryan / Military	Under Construction
31	Sendero Phase I	1/2023		1 Mile South	Under Construction
32	Sendero Phase II	2/2022		1 Mile South	Under Construction
33	Sonoma Ranch	1/2025		Mayberry / 2 ½ Mile	Under Construction
34	Taylor Road Water & Sewer Plan	1/2026		Bus to 2 Mile, Taylor	Under Construction
35	Tee Time	3/2025		Mayberry / N Bolz St.	Under Construction
36	Tierra Dorada Lift Station	7/2024		Tierra Dorada	Under Construction
37	Top Site Storage	3/2025		Trinity / Commerce	Under Construction
38	Van Guard Academy Monet Campus	4/2026		Stewart / 2 Mile Line	Under Construction

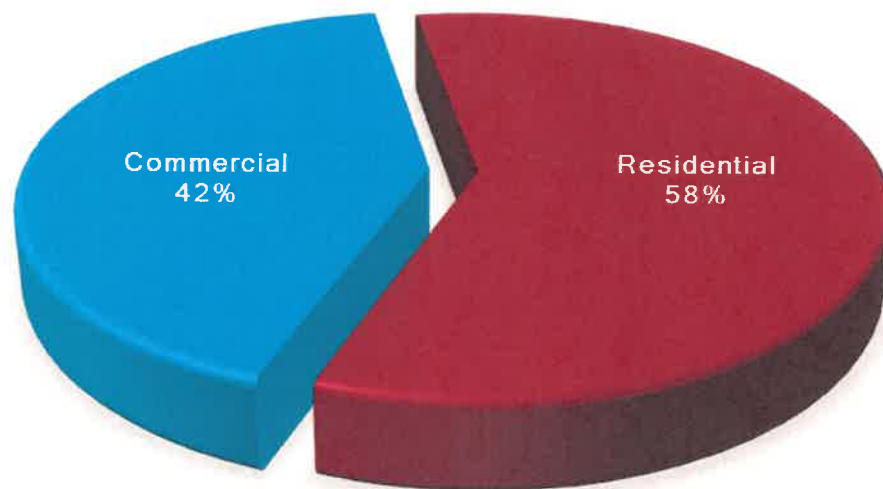
Water Distribution - Backflow Prevention Inspections

The table and graph below show the grand total of sixty (60) 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	Feb	Mar	Apr	May	Jun	Jul	FYTD 25-26	FY 24-25
Inspection of Commercial Accts	38	16	29	40	35	66	83	52	25	25	409	181
Inspection of Residential Accts	9	2	5	2	7	8	2	6	4	35	80	143

July 2026 Backflow Prevention Inspections



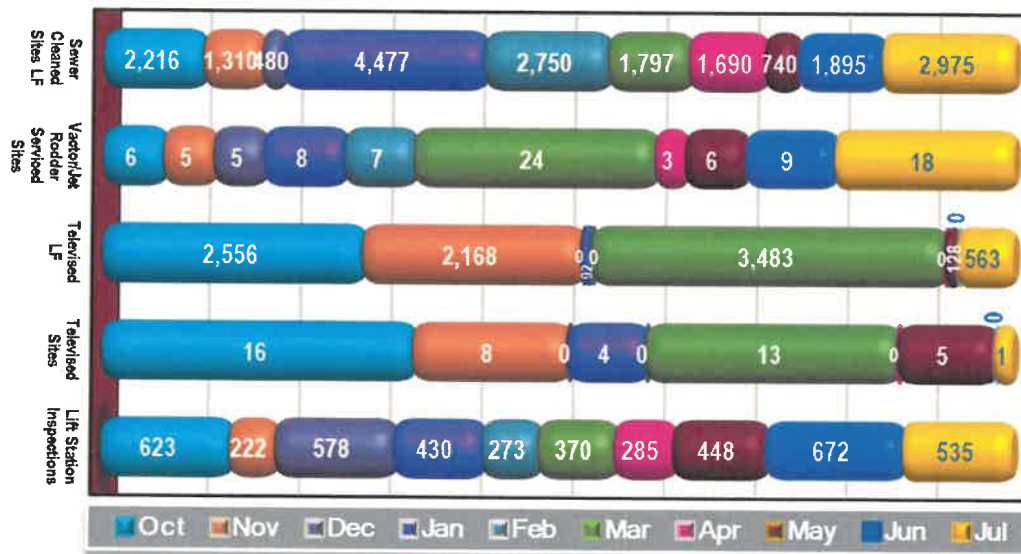
Water Distribution - Sewer Collection

Our Sewer Collection Crews inspected and maintained monthly the City's 40 active Sewer Lift Stations and approximately 380.5 miles of sewer lines by responding to 26 sewer backups, one (1) sewer line was televised, cleaned 18 sewer line sites (6 Vactor, 12 Jet Rodder) and 535 lift station work orders for this month.

Sewer Lift Station Inspections Vactor / Jet Rodder Cleaning Services

Service Type	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	YTD 25-26	FY 24-25
Lift Stations Inspections	623	222	578	430	273	370	285	448	672	535	4436	4675
Televised Serviced Sites	16	8	0	4	0	13	0	5	0	1	47	91
Televised Linear Feet	2556	2168	0	92	0	3483	0	128	0	563	8990	45276
Vactor/Jet Rodder Serviced Sites	6	5	5	8	7	24	3	6	9	18	91	147
Vactor/Jet Rodder Serviced Linear Feet	2216	1310	480	4477	2750	1797	1690	740	1895	2975	20330	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 484.689 million gallons of water and our Plant Operators recorded daily there was 0.6 inches of rainfall for July.

2025-26 Treated Water Million Gallons (MG)

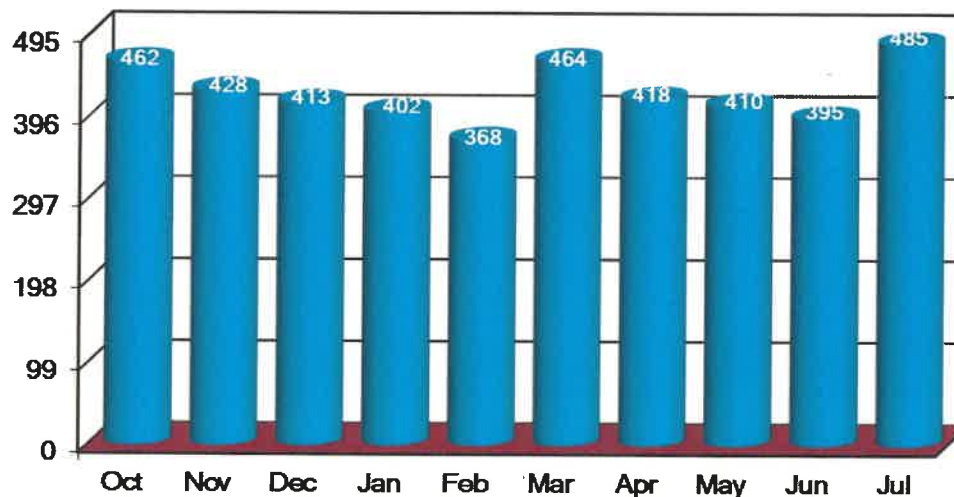
Avg	Max	Min	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	FYTD 25-26	FY 24-25
16	18	13	462	428	413	402	368	464	418	410	395	485	4,245	4,852

2025-26 Rainfall (Inches)

Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	FYTD 25-26	FY 24-25
 Rainfall (Inches)	0.70	0.50	0.25	0.10	0.00	0.00	6.30	5.30	2.40	0.60	16.15	19.3"

Parameters Exceeded: N/A

**2025-26 Water Production
Million Gallons (MG)**



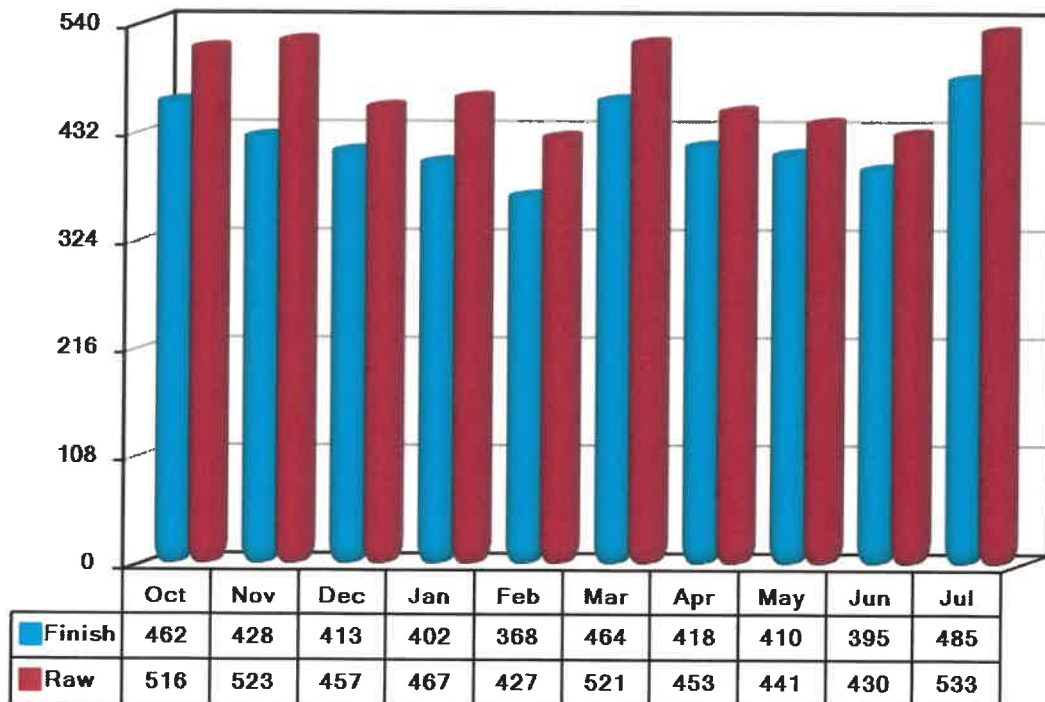
Operations and Maintenance - North Water Treatment Plant

- 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.
- To stay safe on hot days, our staff is encouraged to take breaks to cool off, wear a brimmed hat or cap and to drink plenty of water to hydrate throughout the day to prevent heat-related illnesses and accidents.
- Staff performed all duties utilizing essential Proper Protection Equipment as needed for safety measures from the effects of workplace hazards.
- Staff 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 August 5, 2026, the Falcon Reservoir water level is at 26.4% and the Amistad Reservoir water level is at 38.6%, respectively. According to the Brownsville Area Reservoirs Monitor, the average of both reservoir levels is at 32.9%.
- 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)



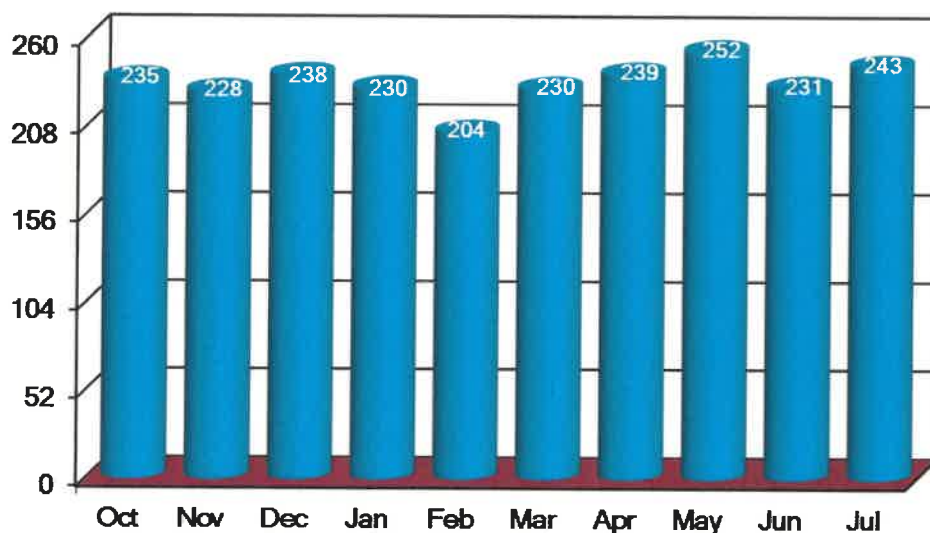
Wastewater Treatment Plant

Wastewater - Treatment Wastewater Plant staff treated 243.310 million gallons of Wastewater.

2025-26 Wastewater Million Gallons (MG)

Avg	Max	Min	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	FYTD 25-26	FY 24-25
7.8	8.5	7.4	235	228	238	230	204	230	239	252	231	243	2,330	2,633

2025-26 Treated Wastewater Million Gallons (MG)



Wastewater - Wastewater Plant Status There were no violations for July. Plant operated at 56.41% capacity; Plant is rated at 13.5 mgd; and the Plant Yearly Average was 7.615 mgd. There was 1.1 inches of 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 and Staff are alerted of high pollen and dust due to drought conditions. S.O.P was sent to Risk Management Program Director.

Wastewater - Staff Developments Andres Garcia and David Garza will continue to train to obtain "C" license level of operating Plant. New hire Daniel Olivares has started career training at the Plant and will soon take his Operator license exam. Eric Hernandez passed his "C" license and Angel Espinoza will be testing for the "D" level exam for Wastewater Operator. Bianca Canales and Clarrisa Ochoa are new staff members for the Plant Laboratory.

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 worked on thickener pump leaks, repairs and adjustments.

7. Operators worked on a proper level at the Pretreatment Pond.
8. Maintenance greased bearings on schedule; worked on grit system timed controls.
9. Grounds keeping was done by all Operators and Grounds Keeper.
10. Operators have completed work on emergency repairs.

Wastewater - Contract Work

City's Contracted out electricians worked on the following.

1. J&E worked on pump mechanical seal repair.
2. Hill-Tex worked on SEEPEX Pump 3 and Bar Screen for Channel 2 and Channel 3.

Wastewater - Other Contract Work

1. CB3 provided 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 Staff worked on the Administration building and air filter exchanges for Plant.
5. The 5125 Company worked on repairs for influent wastewater line.

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. Plant Staff is following TCEQ rules and regulations and is dedicated to the cleaning and disinfection of water and its reintroduction back to the environment.

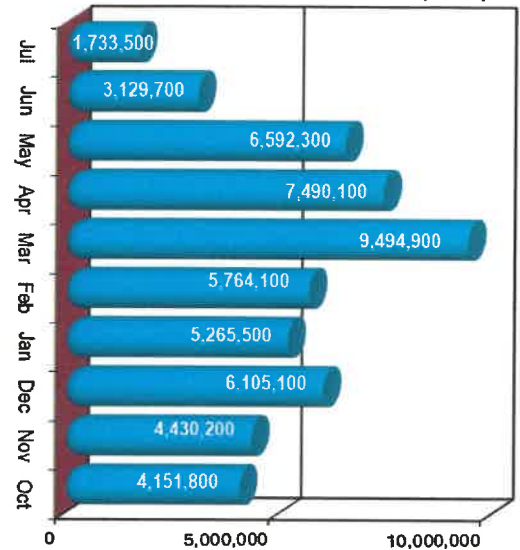
Wastewater - Special Projects

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. With 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 the project 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 25 truckloads of 125,000 gallons of citrus wastewater to the Pretreatment System. Pretreatment flow of waste from Rio Grande Juice Company and MPI (Metal Plating Industry) was 1,733,500 million gallons. Total sludge hauled was 814 cubic yards equivalent to 37 roll off containers.

2025-26
Pretreatment Flow (MG)



2025-26 Sludge Removal

Month	Roll Offs	Cu/Yds
Oct	61	1,220
Nov	40	780
Dec	52	1,144
Jan	57	1,254
Feb	47	1,034
Mar	46	1,012
Apr	50	1,100
May	35	770
Jun	29	638
Jul	37	814
25-26	454	9,766
24-25	525	8,508

2025-26 Sludge Removal - Cubic Yards



Street Division - Benchmark Summary

Our Street Crews paved 612 Linear Feet of Street, installed 70% construction of 600 feet, 24-Inch RCP Storm Pipe Line, patched approximately 720 Potholes; placed a total of 28 Signs (9 stop signs) and 22 Poles (cemented), inspected and repaired 119 Traffic Lights and Street Lamps; 819 Street Miles was swept; and removed 210 Tires. Street Crews cleared right-of-way tree limb obstructions. For the Collection of Debris site, there were 310 customers and a monetary collection totaling \$ 7,717.

Street Improvement & Construction Projects

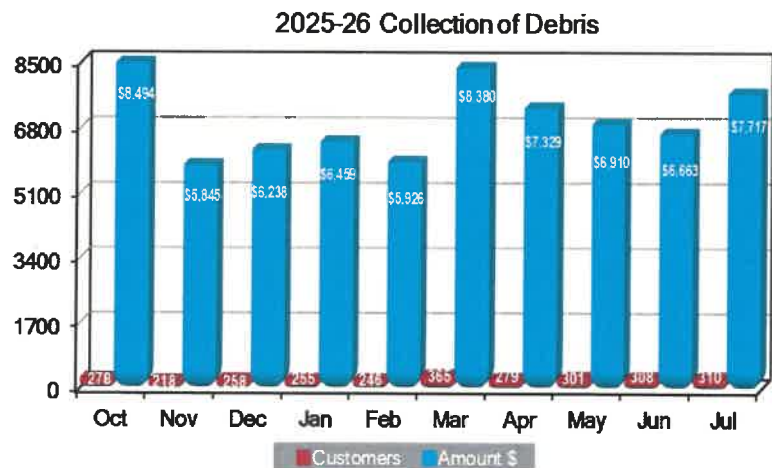
Project Name	Linear Feet	Construction % Completion	Current Status	Project Cost	Contractor
Oblate & FM 495 220 Tons HMA	612' X 27'	100%	100%	\$ 15,400	Street Department
Azalia Storm Drainage Pond Outfall Project	600' 24-Inch RCP Pipe	70%	70%	\$200,000	Street Department

Collection of Debris

There were 310 City of Mission customers with a monetary collection of debris totaling \$ 7,717.

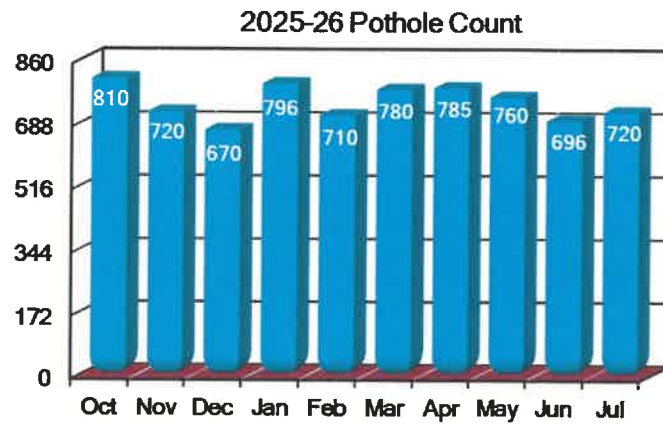
Collection of Debris

Month	Customers	Amount \$
Oct	278	\$ 8,494
Nov	218	\$ 5,845
Dec	258	\$ 6,238
Jan	255	\$ 6,459
Feb	246	\$ 5,926
Mar	365	\$ 8,380
Apr	279	\$ 7,329
May	301	\$ 6,910
Jun	308	\$ 6,663
Jul	310	\$ 7,717
25-26	2,818	\$ 69,961
24-25	2,882	\$ 87,601



City Pothole Maintenance Street Crews filled a total of 720 potholes.

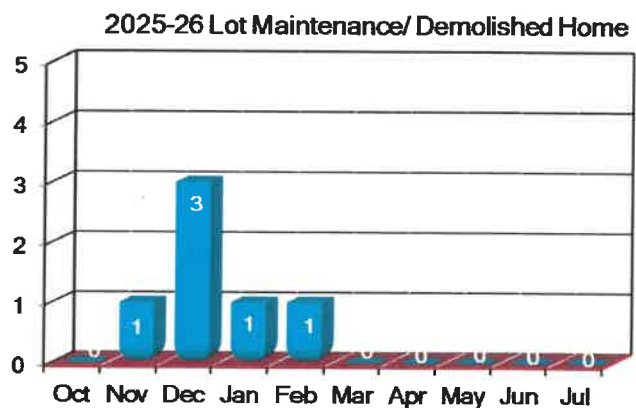
Month	24-25	25-26
Oct	726	810
Nov	785	720
Dec	726	670
Jan	670	796
Feb	675	710
Mar	780	780
Apr	775	785
May	710	760
Jun	725	696
Jul	860	720
Totals	7,432	7,447

**City Street Miles Swept** Mr. Torres, Mr. Gutierrez, Sweeper Operators, cleaned 819 street miles.

Month	24-25	25-26
Oct	1,662	658
Nov	1,497	994
Dec	1,258	1,819
Jan	1,330	1,463
Feb	1,159	1,164
Mar	1,238	1,184
Apr	1,408	810
May	1,203	678
Jun	1,014	894
Jul	531	819
Totals	12,300	10,483

**Lot Maintenance / Demolished Home** There was no Demolished Home this month.

Month	24-25	25-26
Oct	0	0
Nov	1	1
Dec	1	3
Jan	0	1
Feb	0	1
Mar	0	0
Apr	0	0
May	2	0
Jun	5	0
Jul	4	0
Totals	13	6



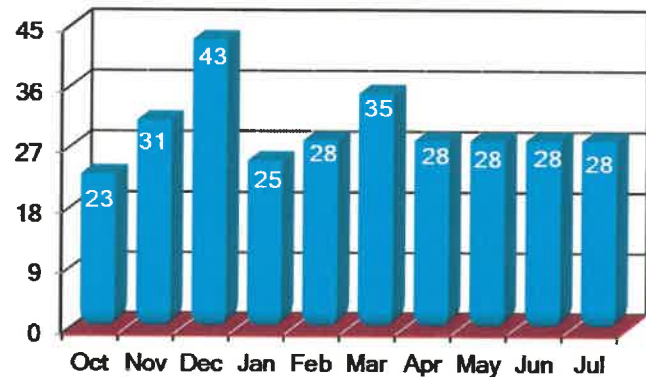
Sign Shop Output Measures

Street Crews installed 28 signs (9 stop signs) and 22 poles.

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
Feb	13	28	28
Mar	42	35	31
Apr	19	28	22
May	112	28	15
Jun	36	28	28
Jul	31	28	22
Totals	340	297	209

2025-26 Sign Installations



Street Light Pole Maintenance

Street Light inspections are maintained by AEP.

Traffic Signal Maintenance

Replaced all Red Push Buttons along US83 Business with Audible Buttons. Started re-setting all school zone flashers.

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
Feb	0	1	4	2	0	1	0	3	19	24	54
Mar	0	0	2	3	3	0	3	5	31	58	105
Apr	0	0	0	0	0	0	0	9	11	23	43
May	0	20	0	1	1	0	1	4	28	21	76
Jun	0	12	24	2	2	1	0	3	14	30	88
Jul	5	5	24	1	1	0	18	3	17	45	119
25-26	8	46	63	22	14	11	29	51	189	332	765
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.

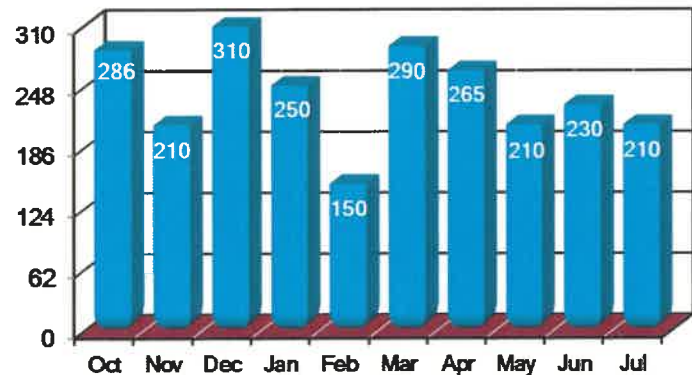
City Crew Collect Debris Our Alley Crew cleaned alleyways and averaged 5 trailer loads daily and mowed an average of 2 miles of alleyway.

Tire Removal Our Streets Crew removed 210 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
Feb	310	150
Mar	310	290
Apr	320	265
May	270	210
Jun	220	230
Jul	367	210
Totals	3,067	2,411

2025-26 Tire Removal



2025-26 Fleet Maintenance & Cost Summary

Charge Code	Work Orders	Preventive Maintenance	Cost \$
Oil Changes / PM	38	38	\$ 1,150
Repairs	124	0	\$ 56,680
July	162	38	\$ 57,830
FYTD 25-26	810	401	\$ 411,755
FY 24-25	797	625	\$ 484,400

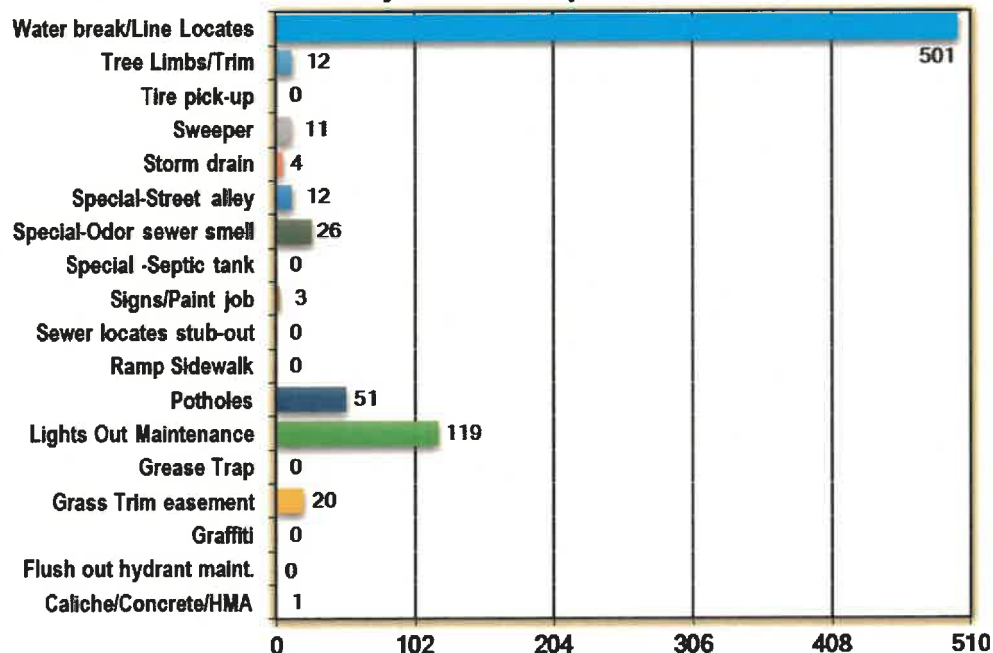
2025-26 Fleet Work Order Benchmark



Administration Request for Service Calls

Service Type	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	25-26	24-25
Caliche/Concrete/HMA	1	0	1	0	0	0	1	0	1	1	5	1
Flush Hydrant Maint.	2	1	0	29	29	59	35	2	78	0	235	58
Graffiti	0	0	0	0	0	0	0	1	0	0	1	0
Grass Trim easement	7	2	0	0	0	0	2	13	27	20	71	75
Grease Trap	0	0	0	0	0	0	0	0	1	0	1	0
Lights Out Maintenance	86	59	70	65	54	105	43	76	88	119	765	1,238
Potholes	41	29	18	22	12	36	16	17	34	51	276	592
Ramp Sidewalk	1	1	0	1	2	3	0	1	1	0	10	14
Sewer locates stub-out	0	0	0	0	0	0	0	0	0	0	0	0
Signs/Paint job	11	8	9	4	0	0	6	10	2	3	53	36
Special -septic tank	0	0	0	0	0	0	0	0	0	0	0	0
Special-Odor smell	23	17	13	6	26	31	17	33	22	26	214	215
Special-Street alley	2	1	6	4	3	2	7	8	5	12	50	81
Storm drain	12	2	5	0	0	3	11	15	14	4	66	58
Sweeper	6	9	19	3	3	17	15	9	5	11	97	98
Tire pick-up	15	2	5	0	0	1	4	1	0	0	28	28
Tree Limbs/Trim	13	5	5	7	4	5	5	3	5	12	64	95
Water break/Line locates	438	479	541	598	648	740	693	486	570	501	5,694	5,761
Total	658	615	692	739	781	1002	855	675	853	760	7,630	8,350

July 2026 - Request for Service Calls



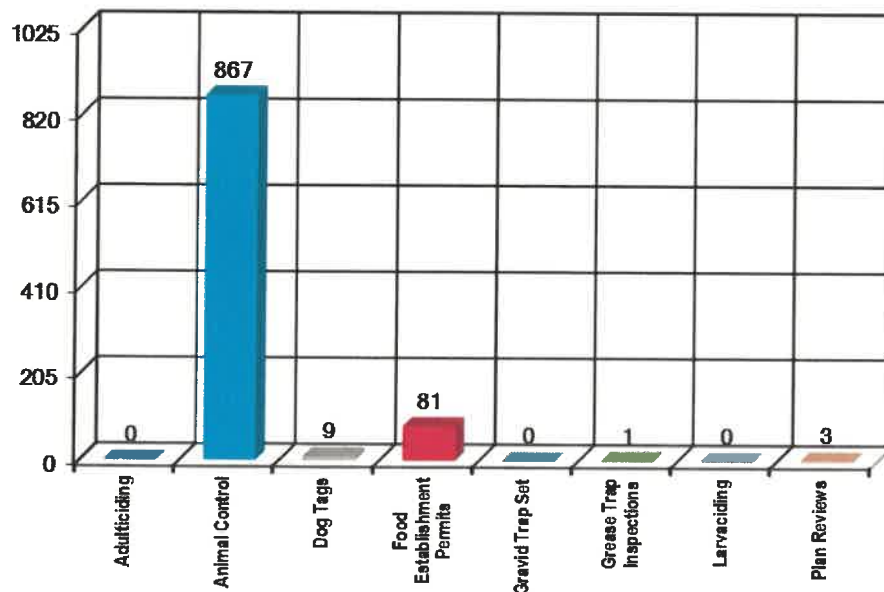
Health Department

Health Department Benchmark Summary

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

Service Type	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	25-26	24-25
Adulticiding	0	0	0	0	0	0	2	5	3	0	10	13
Animal Control	1048	948	977	950	793	896	1021	1095	1012	867	9607	10814
Dog Tags	5	6	2	1	3	4	0	0	3	9	33	33
Food Est. Permits	216	78	145	98	73	92	77	76	86	81	1,022	2,172
Gravid Trap Set	0	0	0	0	0	0	0	0	0	0	0	0
Grease Trap Inspections	0	2	1	0	0	0	0	0	0	1	4	3
Larvaciding	0	0	0	0	0	0	5	0	2	0	7	9
Plan Reviews	6	5	3	6	1	4	7	7	8	3	50	112
Total	1275	1039	1128	1055	870	996	1112	1183	1114	961	10733	13156

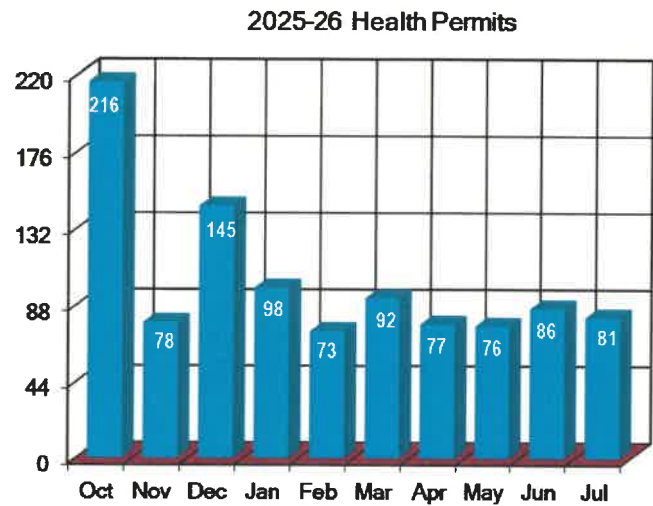
July 2026
Health Department Service Requests



Health Department - Permits

A total of 81 Food Establishment permits were issued this month.

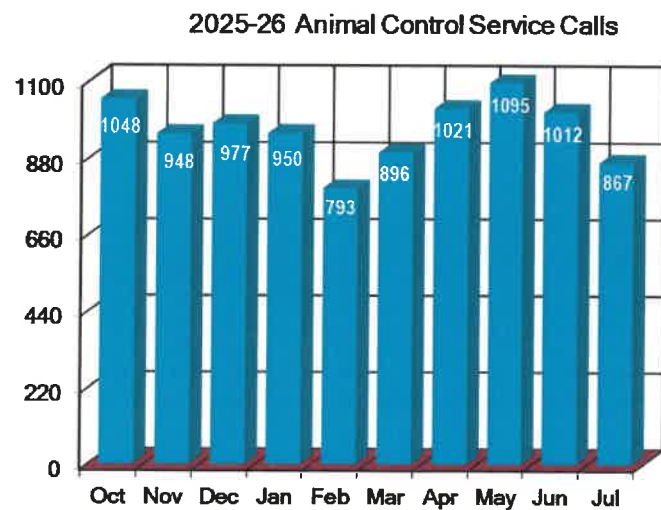
Food Establishment Permits		
Month	FY 24-25	FY 25-26
Oct	231	216
Nov	220	78
Dec	188	145
Jan	172	98
Feb	114	73
Mar	222	92
Apr	190	77
May	151	76
Jun	221	86
Jul	167	81
Totals	1,876	1,022



Health Department - Animal Control Service Calls

Citizens called (867 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
Feb	761	793
Mar	852	896
Apr	1,058	1,021
May	940	1,095
Jun	895	1,012
Jul	1,051	867
Totals	8,836	9,607



Health Department - Animal Care and Control

Our City's Animal Wellness Officers, Jesus, Ivan and Manuel reported the following Animal Control for July. There were 225 requests for intake service orders completed by City staff this month.

Dogs

Description	Stray	Bite Case	Seized	D.O.A.	Owner Surrender	Escape Lost Euthn.	Adopted	Rescued	Trap-Neuter-Release	Return To Owner	JULY	25-26
Mission	55	1	0	2	18	23	12	28	0	0	139	1066
JULY	55	1	0	2	18	23	12	28	0	0	139	
YTD 25-26	387	29	0	92	69	129	168	181	0	11		1066
FY 24-25	374	61	1	90	24	19	24	10	0	0		603

Cats

Description	Stray	Bite Case	Seized	D.O.A.	Owner Surrender	Escape Lost Euthn.	Adopted	Rescued	Trap-Neuter-Release	Return To Owner	JULY	25-26
Mission	40	0	0	5	5	1	8	16	7	0	82	703
JULY	40	0	0	5	5	1	8	16	7	0	82	
YTD 25-26	230	4	0	145	10	50	105	102	57	0		703
FY 24-25	206	10	0	151	0	18	17	9	10	0		421

Wildlife

Description	Stray	Bite Case	Seized	D.O.A.	Owner Surrender	Escape Lost Euthn.	Adopted	Rescued	Trap-Neuter-Release	Return To Owner	JULY	25-26
Mission	0	0	0	4	0	0	0	0	0	0	4	90
JULY	0	0	0	4	0	0	0	0	0	0	4	
YTD 25-26	0	0	0	90	0	0	0	0	0	0		90
FY 24-25	0	0	0	81	0	0	0	0	0	0		81

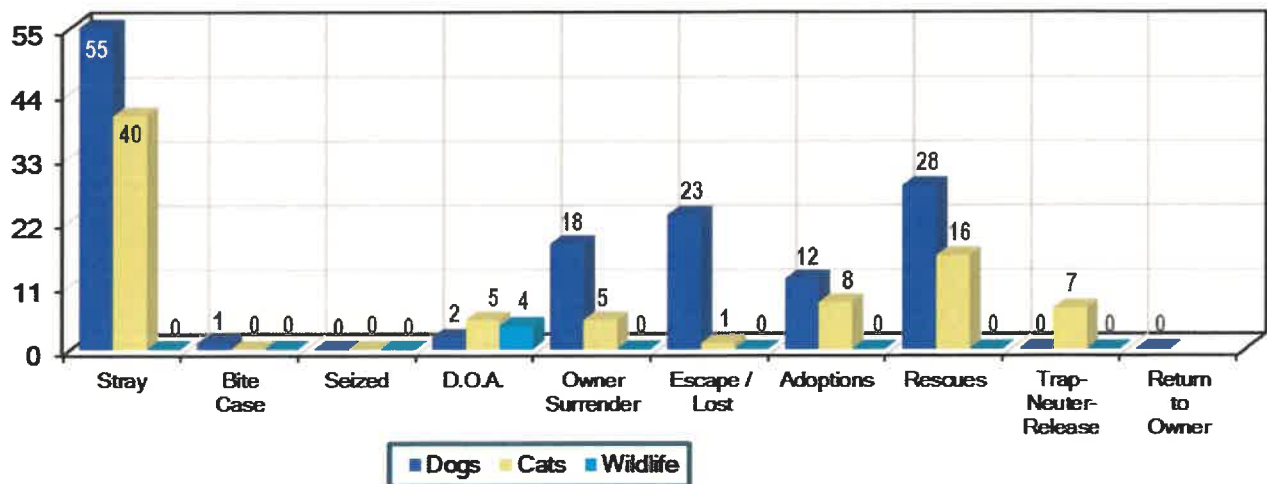
Health Department Animal Control Summary

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

July 2026 Health Department Animal Control

Animal Type	Stray	Bite Case	Seized	D.O.A.	Owner Surrender	Escape/ Lost/ Euthn.	Adopted	Rescues	Trap-Neuter-Release	Return To Owner	JULY	YTD 25-26
Dogs	55	1	0	2	18	23	12	28	0	0	139	1,066
Cats	40	0	0	5	5	1	8	16	7	0	82	703
Wildlife	0	0	0	4	0	0	0	0	0	0	4	90
JULY	95	1	0	11	23	24	20	44	7	0	225	
YTD25-26	617	33	0	327	79	179	274	267	72	11		1,859
FY24-25	580	71	1	322	24	37	44	13	13	0		1,105

July 2026 Health Department Animal Control



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

Total # of Building Permits	Building Permit Value	Building Permit Fee	Types of Building Permits
25	\$5,320,780.00	\$9,841.85	New Dwelling
2	\$1,620,000.00	\$12,265.00	Commercial
			Assembly
1	\$750,000.00	\$2,466.13	Apartments - 3 UNITS
			Warehouse
			Move Out Houses/Move Within
			Move In Houses
			Move in Mobile Homes
			Schools
10	\$299,958.00	\$3,050.00	Swimming Pools
5	\$28,673.00	\$48.20	Sheds
2	\$26,100.00	\$140.50	Signs
9	\$14,150.00	\$85.00	Fence
			Tower
			Gas Tanks Pumps
2	\$19,000.00	\$110.00	Demolition
			Water Well/Recreation Const.
56	\$8,078,661.00	\$28,006.68	Totals

Additions / Remodeling			
29	\$2,052,700.00	\$2,761.25	Residential Buildings
4	\$340,730.00	\$215.00	Commercial Buildings
			Apartment Buildings
			Assembly Buildings
			School Buildings
			Awnings/Decks
10	\$30,078.00	\$645.35	Carports/Concrete
11	\$108,212.88	\$1,683.15	Porches/Driveways/Sidewalks
2	\$26,800.00	\$154.50	Garages/Canopies
			Hobby Shops
56	\$2,558,520.88	\$5,459.25	Totals

Total Building Permits	112
Total Building Valuation	\$10,637,181.88
Total Building Permit Fees	\$33,465.93

Prepared By: RACHEL ALVAREZ
Date: 8/3/2026

Monthly Report for July 2026**III. Other Fees****A. Business License Application**

Number	22
Permit Fees	\$1,100.00

B. Garage Sale Permits

Number	0
Permit Fees	\$0.00

C. Health Cards

Number	0
Permit Fees	\$0.00

D. Builder Registration

Number	20
Permit Fees	\$1,625.00

E. Electrician Registration

Number	0
Permit Fees	\$0.00

F. Plumbing Registration

Number	0
Permit Fees	\$0.00

G. Mechanical Registration

Number	0
Permit Fees	\$0.00

H. House Inspections

Number	2
Permit Fees	\$200.00

I. Planning & Zoning Applications

Number	19
Permit Fees	\$4,300.00

Page 2
Monthly Report for July 2026

I. Permits Issued

A. Building

Number	112
Value	\$10,637,181.88
Permit Fees	\$33,465.93

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

Number	207
Permit Fees	\$23,725.00

C. Mechanical

Number	60
Value	\$795,325.00
Permit Fees	\$5,921.50

D. Plumbing, Gas & Sprinkler System

Number	102
Permit Fees	\$11,220.00

TOTALS

Total Permits Issued	481
Total Valuation	\$11,432,506.88
Total Permit Fees	\$74,332.43

II. Number of Inspections Conducted 676

MEMORANDUM

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

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

JULY 2026

REZONINGS:	2
CONDITIONAL USE PERMIT:	13
HOMESTEAD APPROVALS:	1
SUBDIVISIONS:	2
SINGLE LOT VARIANCES:	0
VARIANCES (ZBA):	8
SITE PLAN APPROVALS:	3
OTHER P&Z REQUESTS	1

	Sanitation															
	Water	Sanitation	Waste	Water	Waste	Water	Sanitation	Waste	Water	Sanitation	Waste	Water	Sanitation	Waste	Water	Sanitation
Headline 1 (row)	2,113.00	2,271.23	2086.00	2,28.86	2,08.17	2,276.86	2,08.77	2,011.44	2,041.03	2,013.14	2,007.50	2,000.73	2,014.41	2,074.68	2,077.48	2,077.48
Item 1 (col 1)	6,488.00	6,210.00	6,050	6,222.00	6,274.00	6,274.00	6,048.00	6,272.00	6,276.00	6,018.00	6,010.00	7,218.00	6,090.00	6,090.00	6,090.00	6,090.00
Item 2 (col 2)	209.7	244.71	214.79	282.32	462.22	18.4	93.96	14.46	96.14	32.26	202.12	211.03	212.26	461.17	214.84	191.82
Comment 1 (row)	1,634.16	1,715.43	1,672.26	1,672.26	1,676.32	1,641.36	1,648.71	1,773.42	1,681.60	1,686.86	1,764.76	1,607.13	1,605.39	1,646.20	1,608.29	1,676.07
Item 3 (col 3)	87.38	108.42	81.27	111.13	18.64	81.1	121.08	111.13	82.89	82.99	109.26	102.02	61.99	88.2	67.42	107.73
Item 4 (col 4)	50.39	20.32	24.96	64.6	18.64	61.1	18.89	24.49	63.87	64.36	31.79	28.29	38.34	28.17	28.82	31.11
Item 5 (col 5)	81.34	77.44	81.11	67.72	64.61	62.32	68.36	64.13	61.07	61.07	72.11	47.73	62.23	81.14	79.5	81.09
Item 6 (col 6)																
Item 7 (col 7)																
Item 8 (col 8)																
Item 9 (col 9)																
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Item 100 (col 100)																

MISSION FIRE PREVENTION **MONTHLY REPORT**

July 2026



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

FIRE INVESTIGATIONS

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

Full Investigation: 3 Total

Call out document of Incident: 0 Total

Call out document of Incident: 0 Total

Year to Date: 20 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 July.

Our assistance was requested: 0 Total

Assistance Requested by us: 0 Total

Year to Date: 0 Total

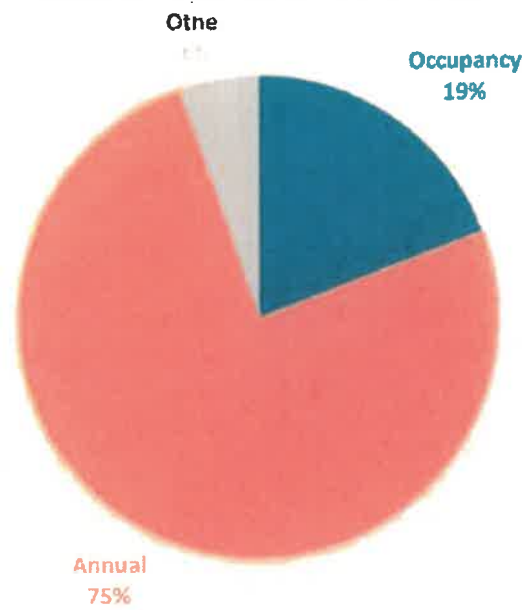
COMPLAINTS

There were one (1) complaints for the month of July.

There were one (1) complaints resolved this month.

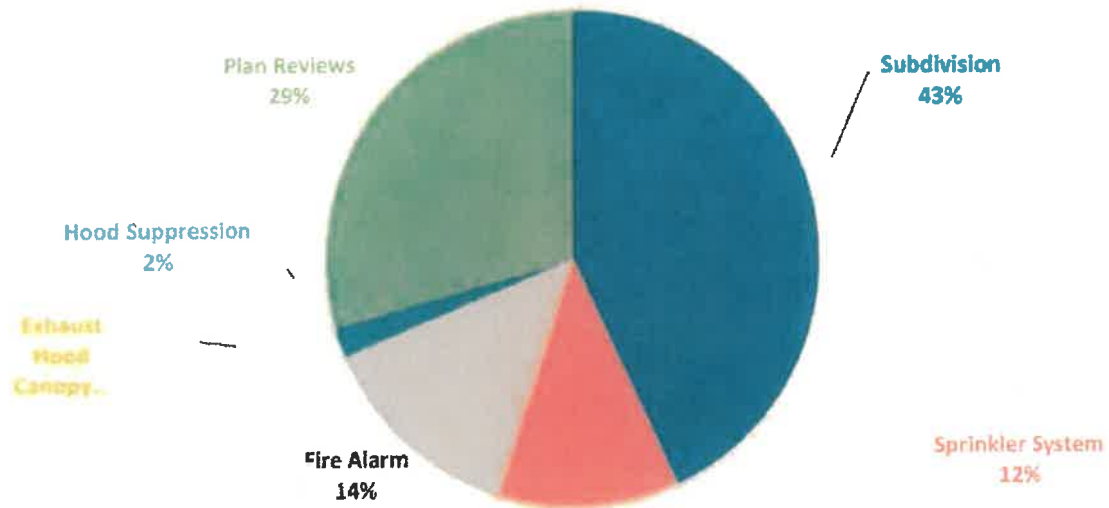
Year to Date: 21 Total

FIRE INSPECTIONS - JULY 2026

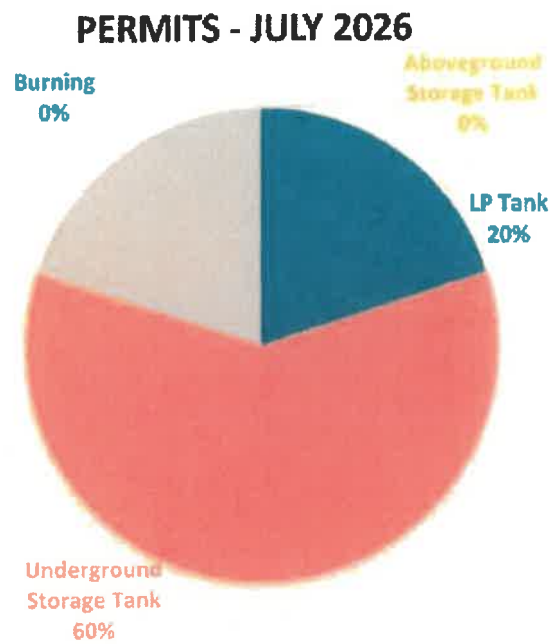


- 35 Occupancy
- 137 Annual
- 10 Other
- Year to Date: 1804 Total
- Inspection rate to date: 68%

PLAN REVIEWS - JULY 2026



- Subdivision Reviews: 22 - Year to Date: 207
- Sprinkler System Plan Reviews: 6 – Year to Date: 20
- Fire Alarm System Plan Reviews: 7– Year to Date: 27
- Exhaust Hood Canopy Plan Reviews: 0 – Year to Date: 3
- Hood Suppression Plan Reviews: 0 – Year to Date: 15
- Plan Reviews: 15 – Year to Date: 168



- **LP Tanks Permits: 1 – Year to Date: 8**
- **Underground Storage Tank Removal Permits: 3 – Year to Date: 5**
- **Aboveground Storage Tank Removal Permits: 0 – Year to Date: 3**
- **Burning Permits: 1 – Year to Date: 23**

FIRE DRILLS

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

Year to Date: 0 Total

TRAINING

There were seven (7) training courses in the month of July.

- July 7, 2026-Fire Marshal Frank Cavazos attended City Workshop at City Hall.
- July 20-24, 2026-Lieutenant Guillermo De la Garza attended TEEXS Fire and Life Safety Educator Course in College Station.
- July 21, 2026-Captain Joel Saenz attended NFSA Hile Pile Storage Plan Review in Pflugerville, Tx.
- July 22, 2026-Captain Joel Saenz attended NFSA Fire Service Mains & Underground in Pflugerville, Tx.
- July 23, 2026-Captain Joel Saenz attended NFSA Rough and Final Inspection of Fire Sprinkler Systems.
- July 28-30, 2026-Captain Joel Saenz, Lt Omar Salinas and Lt. Guillermo De la Garza attended Active Shooter Level 1 at Sharyland High School.
- July 31, 2026-Fire Marshal Frank Cavazos and Lt. Omar Salinas attended Critical Incident Stress Management Training at Central through Zoom.

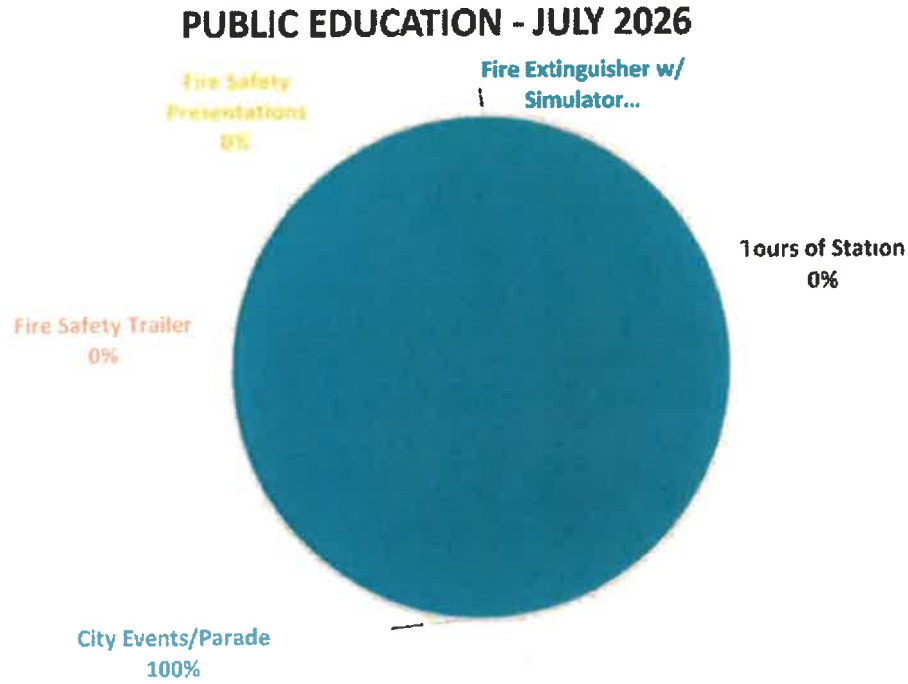
Year to Date: 49 Total

MEETINGS ATTENDED

For the month of July there were nine (9) meetings attended by the Fire Prevention Office.

- July 1, 2026- Fire Marshal Frank Cavazos attended World Series Logistics meeting at City Hall.
- July 2, 2026- Fire Marshal Frank Cavazos attended SCR meeting at City Hall.
- July 8, 2026-Fire Marshal Frank Cavazos attended State of the City Event at MEC.
- July 8, 2026-Fire Marshal Frank Cavazos attended Command Staff meeting in Admin Conference room.
- July 9, 2026-Captain Joel Saenz attended SCR meeting at City Hall.
- July 10, 2026-Captain Joel Saenz attended a meeting with Everon at Central Station.
- July 16, 2026- Fire Marshal Frank Cavazos attended SCR meeting at City Hall.
- July 23, 2026- Fire Marshal Frank Cavazos attended SCR meeting at City Hall.
- July 28, 2026-Fire Marshal Frank Cavazos attended Command Staff meeting in Training room at Central.

Year to Date: 149 Total



During the month of July there were five (5) presentations conducted

• Year to Date:	77 Presentations	28,533 Audience
• Year to Date w/ The Tutor:	0 Presentations	0 Audience
• Year to Date w/ F.S.T.:	5 Presentations	4583 Audience
• Year to Date w/ City Events:	5 Presentations	12,570 Audience
• Year to Date – Other:	0 Presentations	20 Audience
• Year to Date Grand Total:	92 Presentations	45,706 Audience

PUBLIC EDUCATION

During the month of July there were five (5) presentations conducted.

Date	Location	Fire Extinguisher w/Simulator	Fire Safety Trailer	Tours of Stations	Fire Safety Presentation	City Events/ Parade
July 2, 2026	Firework Event at Lions Park					800
July 15, 2026	Pony League World Series					5000
July 17, 2026	Mission PD Youth Career Day					50
July 21, 2026	Chick Fil A Fundraiser					300
July 25, 2026	Cross Church					20

Frank Cavazos, Deputy Chief/Fire Marshal



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

MISSION FIRE DEPARTMENT

Emergency Ambulance Response Report

July 2026



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



Previous Month ▾

Jul 1, 2026 - Jul 31, 2026 ▾

06:41

MM:SS
Average Response
Time

73%

OF RESPONSES
Response Time < 06:30

31

DAYS
In Selected Time Slice

452

UNIT RESPONSES
In Selected Time Slice

Counts

% Rows

% Columns

All

Week Ending	7/5/26	7/12/26	7/19/26	7/26/26	8/2/26	8/9/26	8/16/26	8/23/26	8/30/26	9/6/26	9/13/26	9/20/26	9/27/26	Total
00:00 - 04:59	3.1%	3.76%	5.97%	6.64%	3.98%									23.45%
05:00 - 07:59	7.74%	10.62%	11.73%	11.73%	7.74%									49.56%
08:00 - 08:59	2.21%	1.11%	3.32%	1.55%	0.88%									9.07%
09:00 - 09:59	0.88%	1.99%	2.43%	1.55%	1.99%									8.85%
10:00 - 11:59	1.55%	0.88%	1.55%	1.33%	0.66%									5.97%
12:00 - 14:59	0.88%	0.66%	0.66%	0.44%	0.22%									2.88%
15:00 - 16:59														
17:00 - 17:59														
18:00 - 19:59														
20:00 - 29:59			0.22%											0.22%
30:00 - 59:59														
Total	16.37%	19.03%	25.88%	23.23%	15.49%									100%
Exceptions														0%



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

Counts

% Rows

% Columns

All

Week Ending	7/5/26	7/12/26	7/19/26	7/26/26	8/2/26	8/9/26	8/16/26	8/23/26	8/30/26	9/6/26	9/13/26	9/20/26	9/27/26	Total
Abdominal Pain	1.11%	0.74%	1.66%	0.92%	1.66%									6.09%
Acute Pain, not elsewhere classified					0.18%									0.18%
Acute Respiratory Distress (Dyspnea)	0.37%	1.29%	0.92%	1.48%	1.11%									5.17%
Alcohol use			0.18%											0.18%
Allergic Reaction	0.18%		0.18%	0.37%	0.37%									1.11%
Altered Mental Status	0.74%	0.74%	0.37%	1.11%	0.18%									3.14%
Angina pectoris			0.18%											0.18%
Anxiety reaction/Emot... upset	0.74%	0.37%	0.55%	0.18%	0.74%									2.58%
Back Pain	1.66%	0.55%	1.48%	1.11%	0.74%									5.54%
Cardiac arrest	0.18%	0.18%												0.37%
Cardiogenic shock				0.18%										0.18%
Chest Pain / Discomfort	0.55%	1.11%	0.74%	1.29%	0.92%									4.61%
Chest pain on breathing				0.18%										0.18%
Chest Pain, Other (Non-Cardiac)	0.18%				0.18%									0.37%
Common Cold			0.18%											0.18%
Confusion/De...				0.18%										0.18%
Dehydration			0.18%											0.18%
Diabetic Hyperglycemia	0.37%													0.37%
Diabetic Hypoglycemia	0.37%	0.18%	0.55%		0.18%									1.29%
Diarrhea	0.18%			0.18%										0.37%
Dizziness	0.37%	0.18%	0.37%	0.37%	0.37%									1.66%
Ear problem			0.18%											0.18%
Epistaxis			0.18%											0.18%
Extremity Pain	0.37%	1.48%	1.48%	1.11%	0.37%									4.8%
Eye Injury	0.18%													0.18%

Week Ending	7/5/26	7/12/26	7/19/26	7/26/26	8/2/26	8/9/26	8/16/26	8/23/26	8/30/26	9/6/26	9/13/26	9/20/26	9/27/26	Total
Fatigue			0.18%											0.18%
Fever	0.18%	0.18%	0.92%	0.55%										1.85%
Foreign Body in Respiratory Tract				0.18%										0.18%
Foreign Body on External Eye					0.37%									0.37%
Gastrointestin.. hemorrhage			0.18%											0.18%
Generalized Weakness	0.55%	1.85%	2.77%	1.11%	1.48%									7.75%
Headache	0.55%	0.37%	0.74%	0.37%										2.03%
Heat Exhaustion			0.55%		0.18%									0.74%
Hemorrhage			0.18%	0.18%	0.18%									0.55%
Hypertension	0.74%	0.55%	0.18%	0.74%	0.18%									2.4%
Hypotension		0.37%	0.18%	0.55%	0.55%									1.66%
Injury	1.66%	1.85%	2.95%	1.11%	1.85%									9.41%
Laceration/Ab... (minor surface trauma)	0.37%	0.18%	0.37%	0.92%	0.18%									2.03%
Malaise		0.18%												0.18%
Medical device failure	0.18%	0.18%	0.37%		0.18%									0.92%
Mental disorder	0.18%	0.37%	0.18%		0.18%									0.92%
Multiple injuries	0.74%	0.37%	0.18%	0.18%	0.55%									2.03%
Nausea	0.18%	0.55%	0.55%	0.55%										1.85%
No Complaints or injury/illness Noted	1.11%	2.03%	2.03%	1.48%	0.74%									7.38%
Obvious Death			0.18%	0.18%	0.18%									0.55%
Overdose - Acetaminophe..		0.18%												0.18%
Overdose - Alcohol	0.18%			0.18%										0.37%
Overdose - Cocaine					0.18%									0.18%
Overdose - Other opioids					0.18%									0.18%
Overdose - Unspecified			0.18%	0.37%										0.55%
Pain (Non- Traumatic)	0.18%	0.18%		0.18%	0.18%									0.74%
Palpitations	0.18%	0.18%			0.18%									0.55%
Patient assist only					0.18%									0.18%

Week Ending	7/5/26	7/12/26	7/19/26	7/26/26	8/2/26	8/9/26	8/16/26	8/23/26	8/30/26	9/6/26	9/13/26	9/20/26	9/27/26	Total
Pelvic and Perineal Pain			0.55%											0.55%
Poisoning / Drug Ingestion	0.18%			0.18%										0.37%
Pregnancy related conditions		0.18%		0.18%	0.18%									0.55%
Respiratory disorder	0.18%	0.18%	0.18%	0.18%										0.74%
Seizure	0.37%	0.37%	0.55%	0.92%										2.21%
Seizures with status epilepticus			0.18%											0.18%
Sepsis/Septice..		0.18%		0.18%	0.18%									0.55%
Smoke Inhalation	0.18%													0.18%
Stroke		0.18%	0.18%	0.18%										0.55%
Substance abuse			0.18%											0.18%
Suicidal Ideation	0.37%	0.18%		0.18%										0.74%
Suicide attempt			0.18%											0.18%
Syncope / Fainting	0.18%	0.18%	0.92%	1.11%	0.37%									2.77%
Unconscious	0.37%	0.37%	0.18%		0.18%									1.11%
Urinary system disorder	0.37%		0.18%	0.37%	0.37%									1.29%
Vaginal Hemorrhage	0.18%		0.18%											0.37%
Vomiting	0.18%	0.74%	0.55%	0.37%										1.85%
Total	17.16%	19%	26.38%	21.4%	16.05%									100%



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

81%

TRANSPORTS
Percentage of Patient
Encounter

July



14%

NON TRANSPORTS
Percentage of Patient
Encounter

August



5%

OTHER DISPOSITIONS
Percentage of Patient
Encounter

558

RECORDS

In Selecte Time Slice

0 50 100 150 200 250 300 350 400 450 500 550 600

31

DAYS

In Selecte Time Slice

Counts

% Rows

% Columns

% All

Week Ending	7/5/26	7/12/26	7/19/26	7/26/26	8/2/26	8/9/26	8/16/26	8/23/26	8/30/26	9/6/26	9/13/26	9/20/26	9/27/26	Total
July	89	110	150	118	88									555
August					3									3
Total	89	110	150	118	91									558



Previous Month ▾

Jul 1, 2026 - Jul 31, 2026 ▾

460

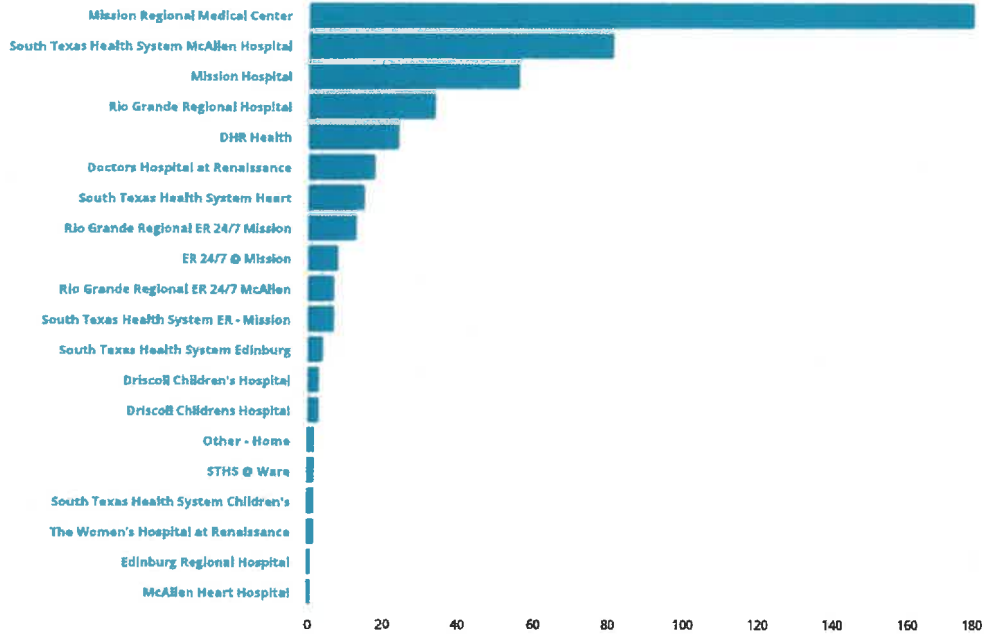
RECORDS

In Selected Time Slice

31

DAYS

In Selected Time Slice



Counts

% Rows

% Columns



Week Ending	7/5/26	7/12/26	7/19/26	7/26/26	8/2/26	8/9/26	8/16/26	8/23/26	8/30/26	9/6/26	9/13/26	9/20/26	9/27/26	Total
DHR Health	0.22%	0.87%	1.96%	1.09%	1.09%									5.22%
Doctors Hospital at Renaissance	0.43%	0.43%	1.74%	0.65%	0.65%									3.91%
Driscoll Children's Hospital		0.22%		0.43%										0.65%
Driscoll Childrens Hospital	0.22%			0.43%										0.65%
ER 24/7 @ Mission		0.22%	0.87%	0.43%	0.22%									1.74%
Edinburg Regional Hospital	0.22%													0.22%
McAllen Heart Hospital				0.22%										0.22%
Mission Hospital	2.83%	1.74%	3.7%	3.7%	0.22%									12.17%
Mission Regional Medical Center	7.61%	6.52%	8.04%	9.57%	6.74%									38.48%
Other - Home	0.22%		0.22%											0.43%
Rio Grande Regional ER 24/7 McAllen	0.65%	0.22%	0.22%	0.22%	0.22%									1.52%
Rio Grande Regional ER 24/7 Mission	0.43%	0.65%	1.09%	0.22%	0.43%									2.83%
Rio Grande Regional Hospital	0.65%	2.17%	1.74%	1.74%	1.09%									7.39%
STHS @ Ware			0.43%											0.43%

Week Ending	7/5/26	7/12/26	7/19/26	7/26/26	8/2/26	8/9/26	8/16/26	8/23/26	8/30/26	9/6/26	9/13/26	9/20/26	9/27/26	Total	Item 4.
South Texas Health System Children's				0.22%	0.22%									0.43%	
South Texas Health System ER - Mission	0.65%	0.22%	0.22%		0.43%									1.52%	
South Texas Health System Edinburg		0.43%		0.22%	0.22%									0.87%	
South Texas Health System Heart	0.65%	0.65%	0.22%	0.87%	0.87%									3.26%	
South Texas Health System McAllen Hospital	2.61%	4.13%	5%	2.61%	3.26%									17.61%	
The Women's Hospital at Renaissance		0.22%		0.22%										0.43%	
Total	17.39%	18.7%	25.43%	22.83%	15.65%									100%	

Executive Summary for 216 - Mission



	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Grand Total
Gross Charges	\$780,083	\$798,386	\$748,830	\$934,751	\$1,000,692	\$965,397	\$872,718	\$602,598	\$788,181	\$1,213,274	\$8,704,911
Cash Collections	(\$335,510)	(\$237,083)	(\$289,233)	(\$264,984)	(\$224,913)	(\$261,028)	(\$238,302)	(\$219,668)	(\$262,578)	(\$200,319)	(\$2,533,617)
Gross Charge per Trip	\$1,907	\$1,852	\$1,867	\$1,960	\$1,860	\$1,900	\$1,922	\$1,919	\$1,899	\$1,938	\$1,904
Cash/Txp (CPT)	\$820	\$550	\$721	\$556	\$418	\$514	\$525	\$700	\$633	\$320	\$554
Payer Mix											
Insurance	24.2%	18.1%	17.5%	16.6%	20.6%	21.3%	19.4%	22.0%	21.4%	16.5%	19.5%
Medicaid	14.9%	12.5%	17.0%	16.1%	18.6%	13.2%	13.0%	15.6%	19.0%	14.1%	15.4%
Medicare	47.9%	57.1%	59.6%	52.4%	49.8%	54.5%	49.3%	48.4%	47.0%	40.4%	50.3%
Private Pay	8.8%	11.4%	12.0%	13.0%	13.0%	11.0%	18.1%	13.7%	12.5%	10.4%	12.3%
Government Misc	1.7%	1.9%	0.2%	1.0%	1.5%	1.8%	1.5%	1.0%	2.4%	1.8%	1.5%
Payer Research	4.2%	0.9%	0.0%	1.9%	0.0%	0.0%	0.2%	0.3%	0.0%	18.7%	2.5%
Level of Service											
ALS Non-Emergency	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%
ALS Emergency	76.5%	81.2%	79.8%	72.5%	81.2%	79.9%	78.2%	79.6%	79.3%	71.1%	77.7%
ALS-2	3.7%	1.9%	0.0%	1.9%	1.7%	1.2%	2.0%	1.3%	3.1%	1.9%	1.8%
BLS Non-Emergency	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.0%
BLS Emergency	19.6%	16.9%	20.9%	25.6%	17.1%	18.7%	19.8%	19.1%	17.6%	26.8%	20.5%
SCT A0429	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Facility Base	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Level of Service Volume											
Trip Cnt	409	431	401	477	538	508	454	314	415	626	4,573
ALS Non-Emergency TXP	0	0	0	0	0	1	0	0	0	0	1
ALS Emergency TXP	313	350	320	346	437	406	355	250	329	445	3,551
ALS-2 Emergency TXP	15	8	-2	9	9	6	9	4	13	12	83
BLS Non-Emergency TXP	1	0	-1	0	0	0	0	0	0	1	1
BLS Emergency TXP	80	73	84	122	92	95	90	60	73	168	937
Sct A0429 TXP	0	0	0	0	0	0	0	0	0	0	0
Service Others Cnt	0	0	0	0	0	0	0	0	0	0	0
Facility Base TXP	0	0	0	0	0	0	0	0	0	0	0
Ground Mileage	2,144	2,363	2,285	2,815	3,454	3,212	2,960	1,902	2,476	3,646	27,257

8/7/2026 12:16:28 AM

Balance Report for 216 - Mission - 202607

Payer Research	
Charge Adjustments	\$424,876.03
Charges in Period	\$788,398.00
Credits	(\$619,068.99)
Total AR Change for Payer Research	\$594,205.04
Mission	
AR Previous Balance for Mission	\$2,635,605.06
Charge Adjustments	\$424,876.03
Charges in Period	\$788,398.00
Credits	(\$619,068.99)
Accounts Receivable Change for Mission - 202607	\$594,205.04
Total Balance Forward for Mission	\$3,229,810.10

MISSION FIRE DEPARTMENT

MONTHLY REPORT

July 2026



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

MFD First Arriving Unit Compliance (NERIS) [Fire Incidents \(NERIS\)](#)

Filter statement

Filters

Incident Date Last Month

Unit on scene order 1

Incident status Locked, Draft, InReview

First Arriving Unit Compliance - NERIS

Reporting Period

Date(s)

July 2026

Turnout Time - Dispatched to En Route

Average Turnout Time - All Incidents

01m:57s

Turnout Time - Medical Incidents

Total Incidents

551

Average Unit Turnout Time 01m:55s

Turnout Time - All Other Incidents

Total Incidents

162

Average Unit Turnout Time 02m:03s

Travel Time - En Route to Arrival

of unique Incident ID

713

Average Travel Time - All Incidents 06m:16s

Response Time - Dispatch to Arrival

Average Unit Response Time - All Incidents

08m:10s

Response Time - Medical Incidents

Total Incidents

551

Average Unit Response Time 08m:32s

Response Time - All Other Incidents

Total Incidents

162

Average Unit Response Time 06m:59s

MFD Fire Station Report (NERIS)

[Fire Incidents \(NERIS\)](#)

Filter statement

Filters

Incident Onset Dates Last Month

Incident status Locked, InReview, Draft

Fire Station Report

Summarizes activity and incident data by fire station.

Station Report Details

Station	Count of Incidents	
	Jul 2026	Grand Total
Central Station	301	301
Station 3	174	174
Station 4	102	102
Station 5	110	110
Station 6	40	40
NVA	18	18
Grand Total	745	745

MFD Incident Types (NERIS) [Fire Incidents \(NERIS\)](#)

Filter statement

Filters

Incident onset Last Month**Incident status** Locked, InReview, Draft

Incident Types (NERIS)

Total Incidents

Total Incidents

745

Count of Exposures 2

Medical Incidents

Count of EMS Calls

557

Percent of EMS Calls 74.77%

Fire Incidents

Count of Fire Calls

32

Percent of Fire Calls 4.30%

Other

Count of Other Calls

156

Percent of Other C... 20.94%

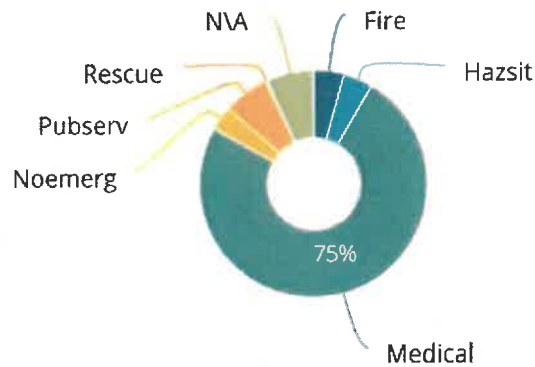
Mutual Aid

Aid Given

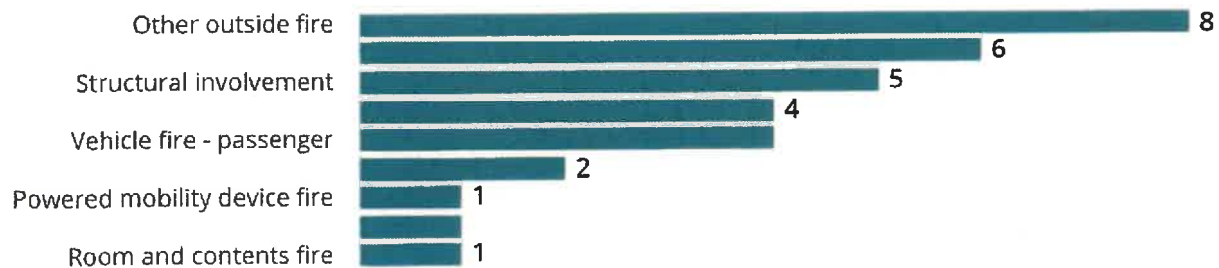
4

Aid Received 6

Primary Incident Type by Category

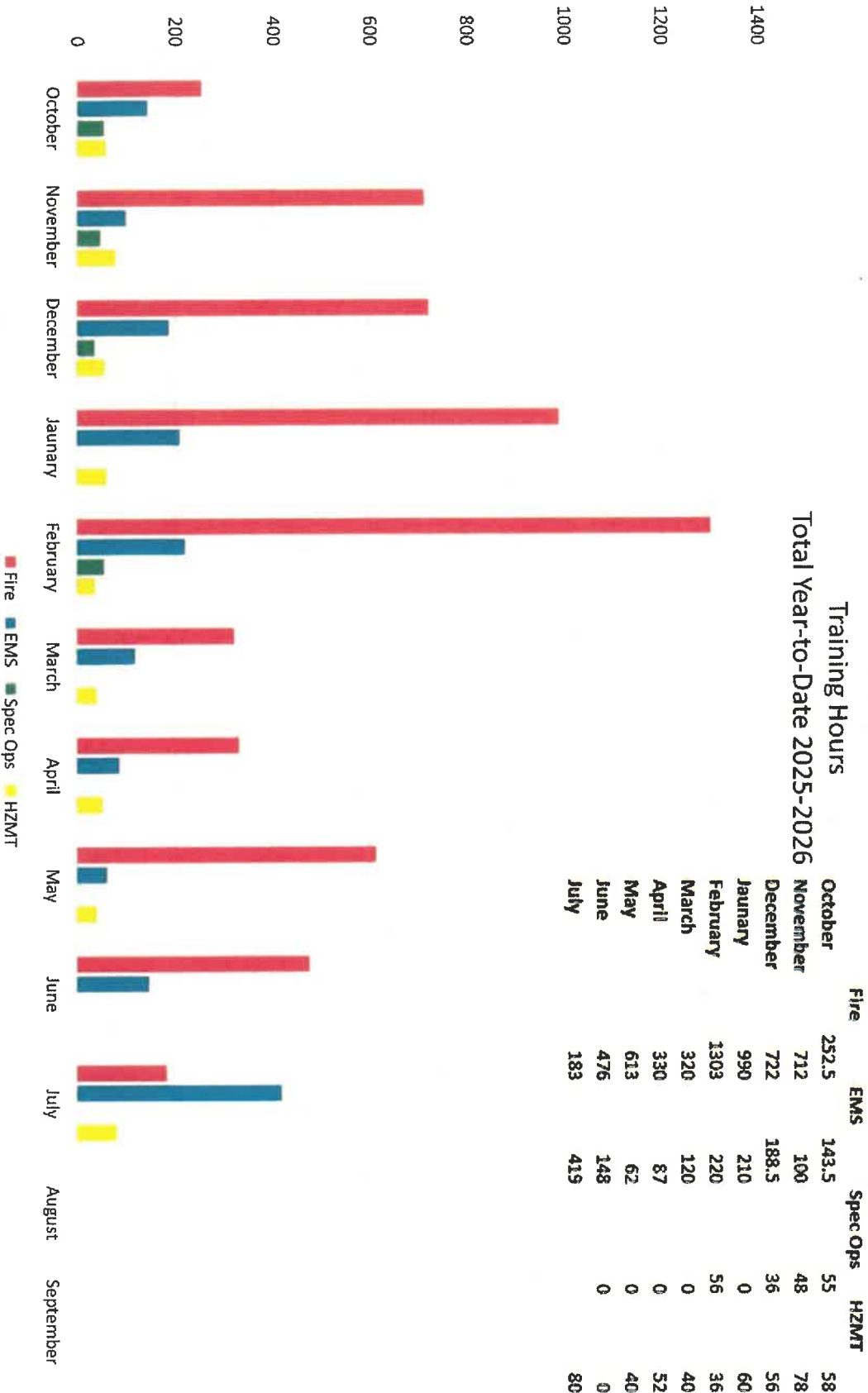


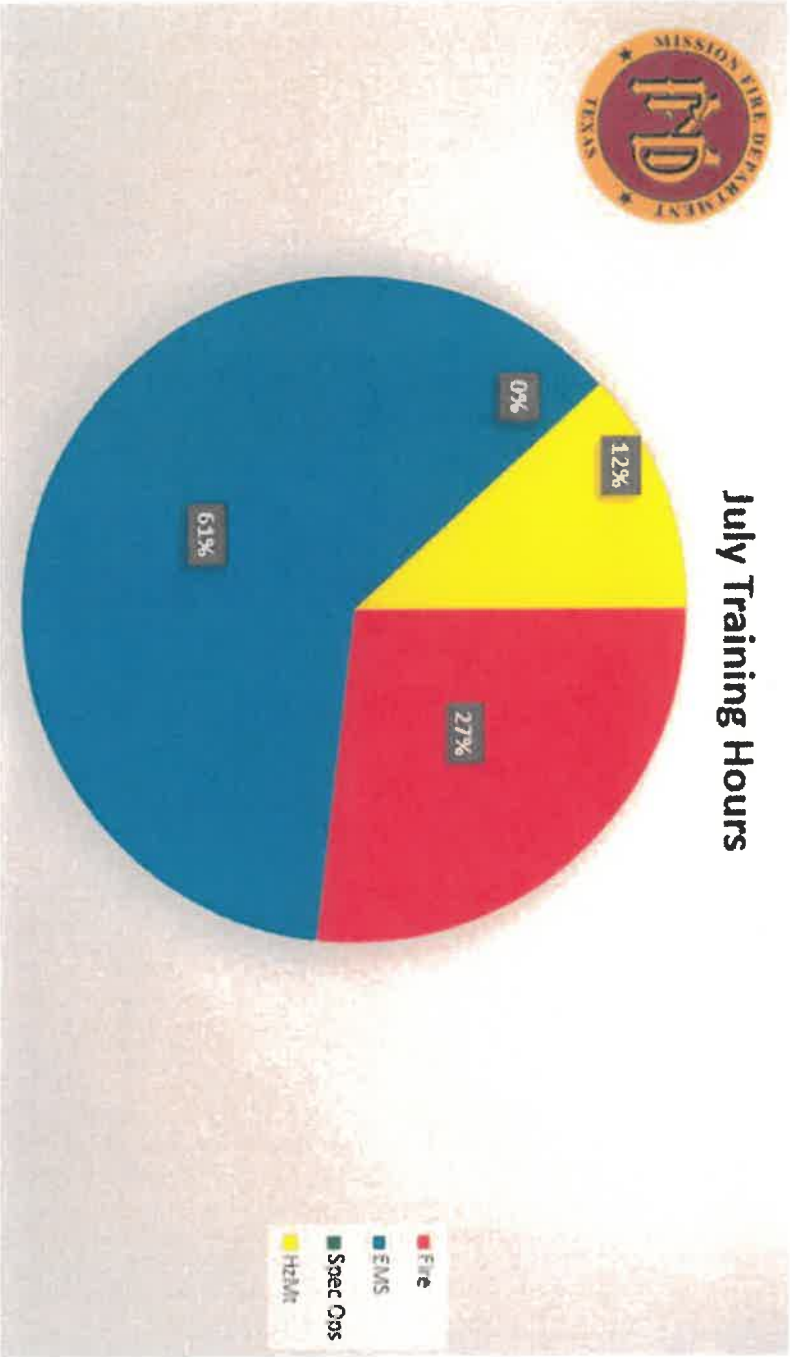
Count of Fire Incidents





Training Hours
Total Year-to-Date 2025-2026





	Fire	EMS	Spec Ops	HZMT
July	183	419	0	80

Event Revenue Ledger

07/01/2026 - 07/31/2026

Source: RESERVE (event management software)

Event - Name	Event Date	Room Rental Charges	Alcoholic Beverage Charges	Equipment Charges	Refundable Damage Deposit	F&B Kitchen Fee Charges	Function Total	Total Adjustments and Discounts	Total Payments Received	Balance Due	Estimated attendance
Energy & Elevation	07/07/2026	\$1,250.00									
City of Mission State of the City	07/08/2026			\$350.00	\$0.00	\$375.00	\$1,975.00	\$0.00	\$1,975.00	\$0.00	150
IOC Company Safety Meeting	07/10/2026	\$4,850.00		\$350.00	\$0.00	\$375.00	\$5,575.00	\$0.00	\$5,575.00	\$0.00	200
Olympus Group Client Appreciation	07/10/2026	\$2,000.00	\$4,601.00	\$950.00	\$500.00	\$375.00	\$8,426.00	\$0.00	\$8,426.00	\$0.00	160
Gavilan Graduation Party	07/11/2026		\$322.00	\$1,050.00	\$500.00	\$375.00	\$6,097.00	\$0.00	\$6,097.00	\$0.00	350
Texas School Based Law Enforcement Training	07/12/2026	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	(\$20,850.00)	\$0.00	\$0.00	320
Speedy Memorial Foundations Scholar Recipients	07/12/2026	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	(\$2,575.00)	\$0.00	\$0.00	150
Texas Workforce Solutions Infant & Toddler Conference	07/18/2026	\$3,800.00		\$0.00	\$500.00		\$4,300.00	\$0.00	\$0.00	\$4,300.00	500
Calvary Christian Sunday Service	07/19/2026	\$1,250.00		\$0.00	\$500.00		\$1,750.00	\$0.00	\$1,750.00	\$0.00	150
Methodist Healthcare Community Event	07/20/2026	\$1,250.00		\$550.00	\$500.00	\$375.00	\$2,675.00	\$0.00	\$2,675.00	\$0.00	120
City of Mission Police Department Graduation	07/22/2026	\$0.00		\$0.00			\$0.00	\$0.00	\$0.00	\$0.00	200
Mission CISD Vendor's Fair & Finance Training	07/23/2026	\$3,800.00		\$350.00	\$500.00	\$375.00	\$5,025.00	\$0.00	\$0.00	\$5,025.00	200
Garza/Guerrero Wedding	07/25/2026	\$2,850.00	\$5,184.00	\$300.00	\$500.00	\$375.00	\$9,209.00	\$0.00	\$9,209.00	\$0.00	200
Calvary Christian Sunday Service	07/26/2026	\$1,250.00		\$0.00	\$500.00		\$1,750.00	\$0.00	\$1,750.00	\$0.00	150
Mission CISD Back To School Bash	07/27/2026	\$3,800.00		\$350.00	\$500.00	\$375.00	\$5,025.00	\$0.00	\$0.00	\$5,025.00	2,800
Region One - GEAR UP Journey to College, Career and Success	07/28/2026	\$7,800.00		\$0.00		\$750.00	\$8,550.00	\$0.00	\$0.00	\$8,550.00	900
Miss Angel of Love Pageant	07/31/2026	\$3,800.00		\$350.00	\$500.00	\$375.00	\$5,025.00	\$0.00	\$5,025.00	\$0.00	250
TOTAL:		\$41,550.00	\$10,107.00	\$4,600.00	\$5,000.00	\$4,125.00	\$65,382.00	(\$23,425.00)	\$42,482.00	\$22,900.00	7,225

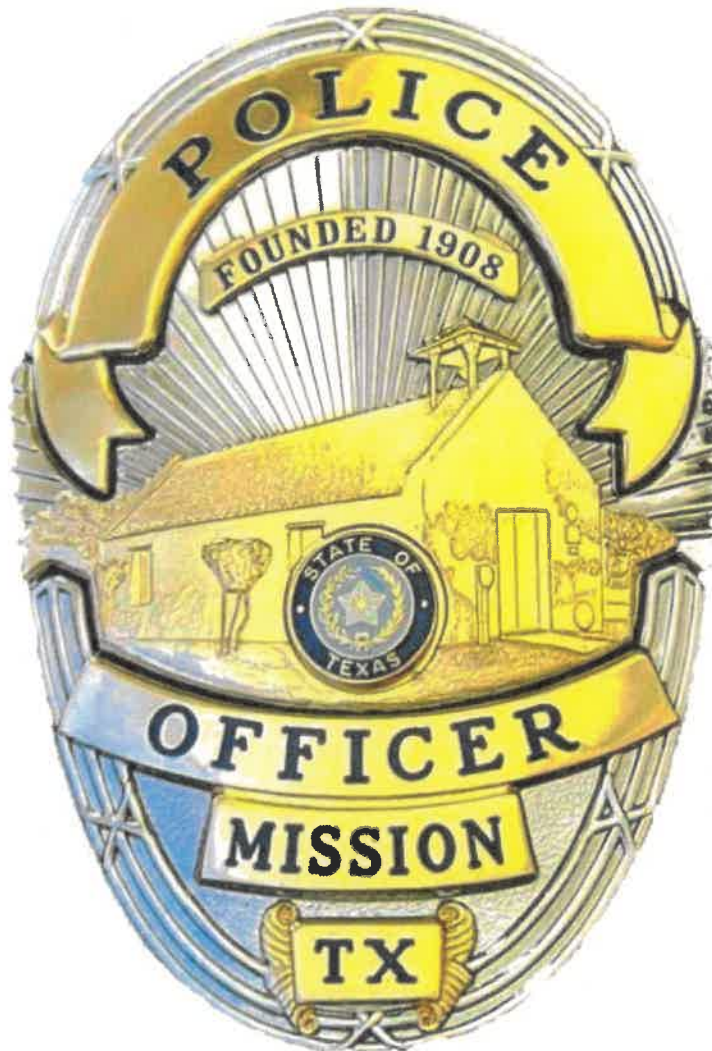
17 events hosted

15 events hosted

Jul-25

		\$	22,300.00	\$	170.00	\$	2,250.00	\$	1,500.00	\$	1,875.00	\$	28,095.00	\$	(7,575.00)	\$	28,095.00	\$	-	10,420
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Mission Police Department



Monthly Report
Oct 2025 - Sept 2026



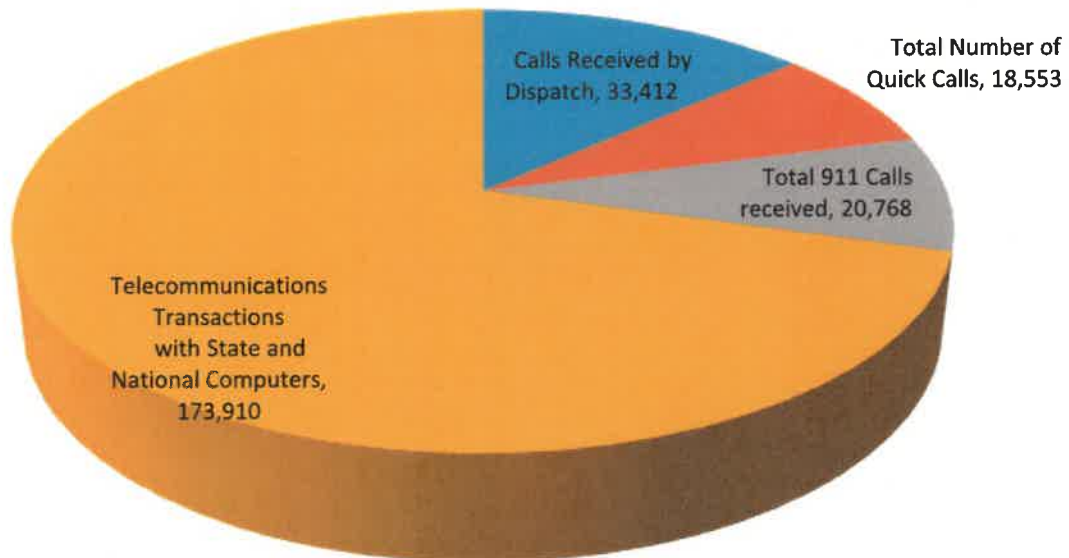
Mission Police Department

Monthly Report for July 2026



Communications Division

	<u>July 26</u>	<u>FY 25-26 YTD</u>
Calls Received by Dispatch	2,786	33,412
Total Number of Quick Calls	2,134	18,553
Total 911 Calls received	2,534	20,768
Telecommunications Transactions with State and National Computers	20,306	173,910



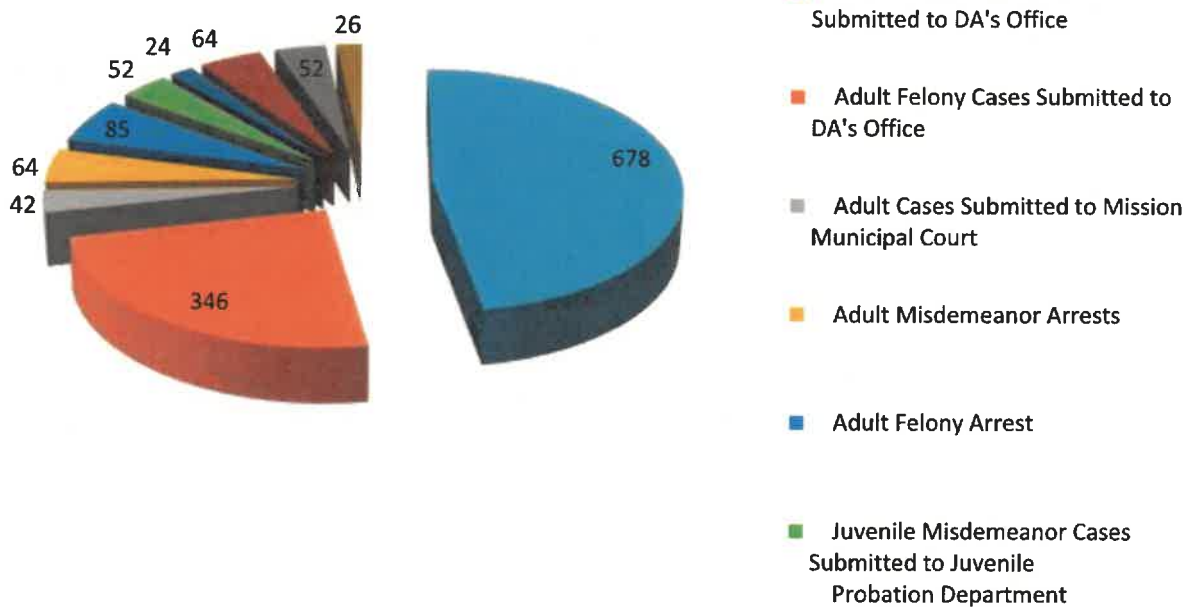


Criminal Investigations Criminal Case Submissions



	<u>July 26</u>	<u>FY 25-26 YTD</u>
Adult Misdemeanor Cases Submitted to DA's Office	34	678
Adult Felony Cases Submitted to DA's Office	27	346
Adult Cases Submitted to Mission Municipal Court	2	42
Adult Misdemeanor Arrests	10	64
Adult Felony Arrest	6	85
Juvenile Misdemeanor Cases Submitted to Juvenile Probation Department	0	52
Juvenile Felony Cases Submitted to Juvenile Probation Department	0	24
Juvenile Cases Submitted to Mission Municipal Court	2	64
Juvenile Misdemeanor Arrests	0	52
Juvenile Felony Arrests	0	26
Total Open Cases	180	180

July 26





Mission Police Department

Monthly Report for July 2025



Jail Division

Adults

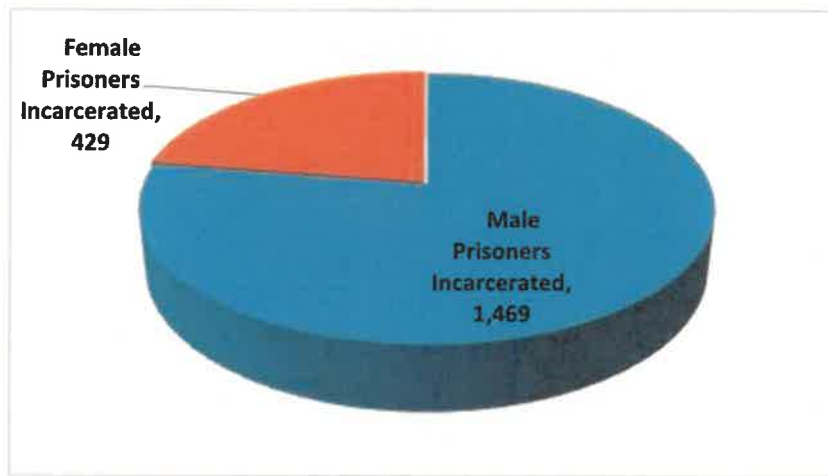
Male Prisoners Incarcerated
Female Prisoners Incarcerated

Total

July 26

FY 25-26 YTD

114	1,469
27	429
141	1,898



Juveniles

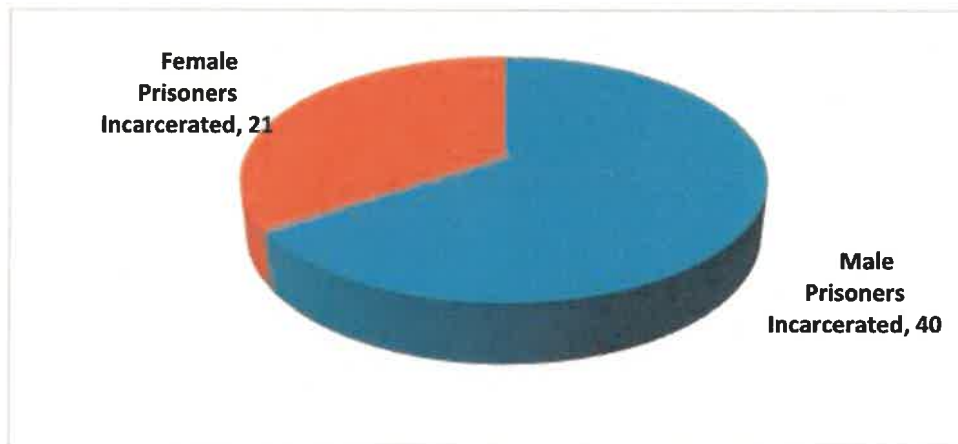
Male Prisoners Incarcerated
Female Prisoners Incarcerated

Total

July 26

FY 25-26 YTD

0	40
0	21
0	61





Narcotics Division -DEA

	July 26	FY 25-26 YTD
Seizures		
Marihuana (lbs)	0.00	6.30
(Street Value -\$506.00 per pound)	\$0.00	\$3,187.80
Cocaine (kilos)	13.3	469.60
(Street Value -\$21,000.00 per Kilo)	\$279,300.00	\$9,005,656.28
Fentanyl	0	0.00
(Street Value -\$30,000.00 per Kilo)	\$0.00	\$12.00
Heroin (kilos)	0	0.00
(Street Value -\$17,680.00 per Kilo)	\$0.00	\$0.00
Methamphetamine (kilos)	0	918.32
(Street Value -\$11,925.00 per Kilo)	\$0.00	\$18,274,486.41
Currency Seizures:	\$100,000.00	\$354,968.00
Vehicle Seizures:	4	6
Arrest:	3	33

Narcotics Division -Immigration & Customs Enforcement

	July 26	FY 25-26 YTD
Seizures		
Marihuana (lbs)	0	14.61
(Street Value -\$506.00 per pound)	\$0.00	\$7,392.66
Cocaine (kilos)	49.3	567.37
(Street Value -\$21,000.00 per Kilo)	\$1,035,300.00	\$11,692,370.00
Heroin (kilos)	0	0.00
(Street Value -\$17,680.00 per Kilo)	\$0.00	\$0.00
Methamphetamine (kilos)	0	0.00
(Street Value -\$11,925.00 per Kilo)	\$0.00	\$0.00
Currency Seizures:	\$246,101.00	\$2,660,179.00
Vehicle Seizures:	0	0
Arrest:	9	50



Mission Police and Criminal Investigations

Narcotics

	<u>July 26</u>	<u>FY 25-26 YTD</u>
Marihuana (pounds)	0	6.90
(Street Value -\$600.00 per pound)	\$0.00	\$3,509.28
Cocaine (kilos)	5	23.30
(Street Value -\$13,000.00 per Kilo)	\$65,000.00	\$416,486.77
Currency	\$0.00	\$0.00



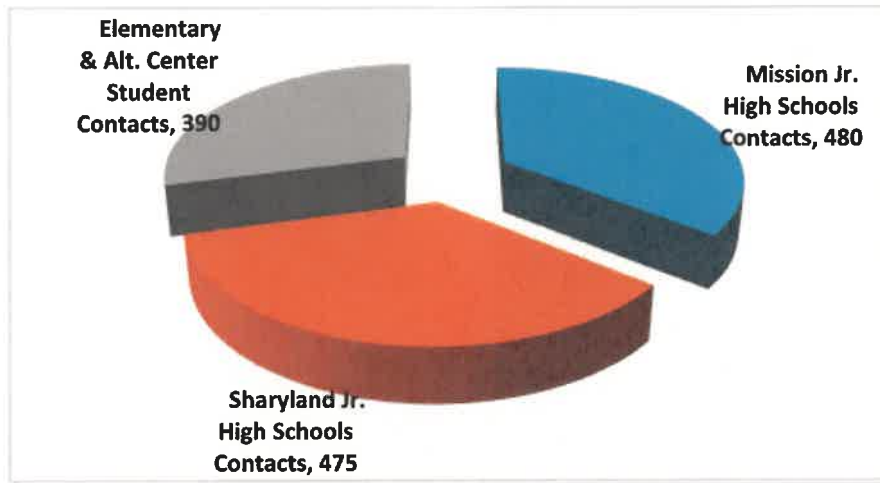
Mission Police Department

Monthly Report for July 2026



Educational Resource Officer Program

	<u>July 26</u>	<u>FY 25-26 YTD</u>
Mission Jr. High Schools Contacts	0	480
Sharyland Jr. High Schools Contacts	0	475
Elementary & Alt. Center Student Contacts	0	390



	<u>July 26</u>	<u>FY 25-26 YTD</u>
Mission High Schools Contacts	0	855
Sharyland High Schools Contacts	0	568



**Adult & Juvenile Cases Submitted by Police Officers
Assigned to Mission & Sharyland Schools**



Adult Cases Submitted to Mission Municipal Court

Adult Misdemeanor Arrests

Adult Felony Arrests

Juvenile Misdemeanor Cases Submitted to Juvenile Probation Department

Juvenile Felony Cases Submitted to Juvenile Probation Department

Juvenile Cases Submitted to Mission Municipal Court

Juvenile Cases Submitted to JP Court

Juvenile Misdemeanor Arrests

Juvenile Felony Arrests

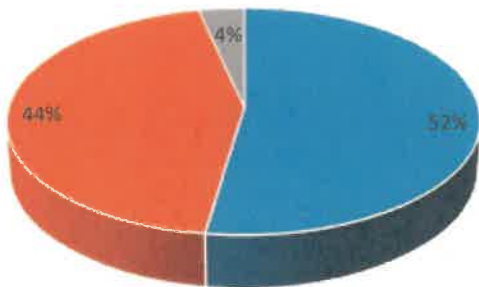
July 26

FY 25-26 YTD

0	45
0	38
0	3
0	13
0	8
0	139
0	5
0	80
0	8

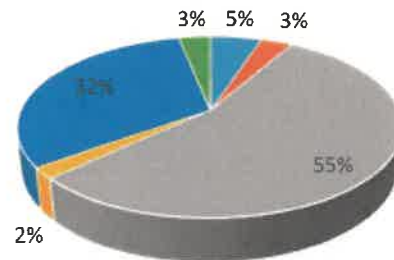
FY 25-26 YTD

- Adult Cases Submitted to Mission Municipal Court
- Adult Misdemeanor Arrests
- Adult Felony Arrests



FY 25-26 YTD

- Juvenile Misdemeanor Cases Submitted to Juvenile Probation Department
- Juvenile Felony Cases Submitted to Juvenile Probation Department
- Juvenile Cases Submitted to Mission Municipal Court
- Juvenile Cases Submitted to JP Court
- Juvenile Misdemeanor Arrests
- Juvenile Felony Arrests





Mission Police Department

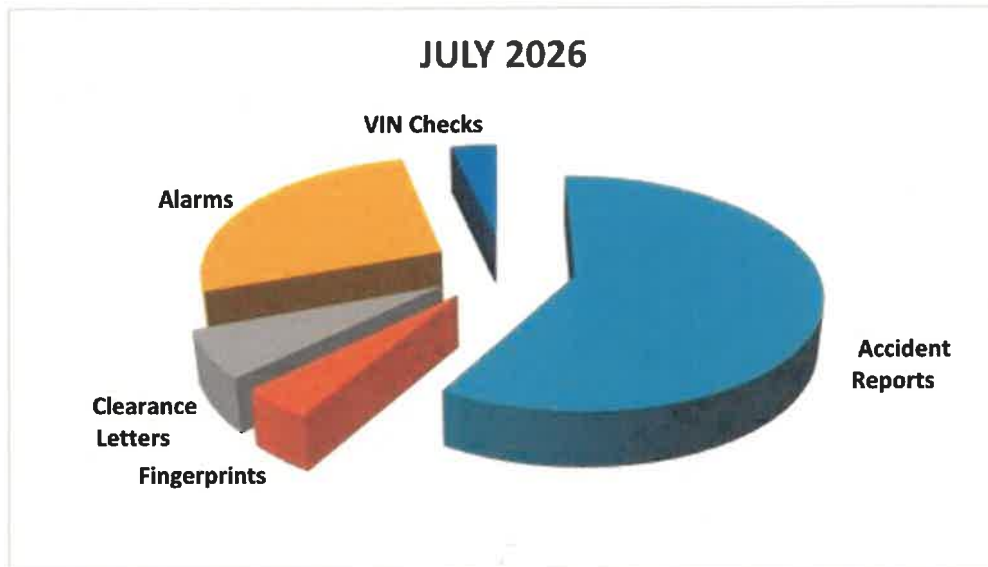
Monthly Report for July 2026



Records Division

The following entries from our records division are actual persons visiting the Mission Police Department facility to obtain copies of reports; getting fingerprinted; job applications; clearance letter for job applications; vehicle identification number clearance letters for people buying used motor vehicles; persons visiting our warrant officers, criminal investigations or administrative personnel for assistance in police related matters.

	July 26	FY 25-26 YTD
Accident Reports	152	1,401
Fingerprints	7	101
Clearance Letters	13	160
Alarms	27	644
VIN Checks	15	88
TOTAL	214	2,394



SPEER MEMORIAL LIBRARY

DOOR COUNT



10,696



JULY
2026



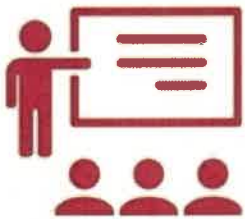
5,060

BOOKS CHECKED OUT



2,921

Computer Sessions



53

ADULT PROGRAM AUDIENCE



VOLUNTEER HOURS
WORKED

408



TEENS PROGRAM AUDIENCE

122



1,200
GENERAL AUDIENCE

882



CHILDREN PROGRAM AUDIENCE

USE OUR
ONLINE RESOURCES



WWW.MISSION.LIB.TX.US

Toddler time was fun. Don't forget that we have to time every Wednesday at 10 am. Can't wait to see you here next week.



With great sadness, our summer reading program event, cooking with kids comes to an end! I would like to thank all the parents, our children and the staff for making this happen. 2026!



Album 2026 July Teen Activities

Speer Memorial Library added 13 new photos.

Today teens learned to sew using a needle and thread. Then they sewed their favorite K-Pop band, name, or fandom to a piece of fabric (felt) provided by us. They used b... See more



Album 2026 July Teen Activities



Our little Picasso's painted a dinosaur for arts and crafts class. They had so much fun thinking of what background to give them and what color their dinosaur would be... See more



Album 2026 July Teen Activities

Speer Memorial Library added 3 new photos.

Thank you to our teens who came to our last Teen Summer Reading Program movie night. Also, thank you to ALL teens who "Unearthed A Story" with us during our Summer R... See more



Speer Memorial Library added 5 new photos.

Special thank you to author Xavier Garza for visiting Speer Memorial Library and sharing spooky tales with our community. Thank you to all those who joined this author ... See more





CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 25, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from (R-1) Single-family Residential District to (R-2) Duplex-fourplex Residential District, being Lot 6, Block 81, Original Townsite of Mission Subdivision, located at 400 Oblate Avenue. Applicants, Nicolas Camacho/Oscar Alejandre, Adoption of Ordinance #_____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- July 10, 2026 – Application for rezoning submitted for processing.
- July 25, 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.
- August 5, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- August 25, 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 Single-family Residential District ("R-1") to Duplex-fourplex Residential District ("R-2") to develop a duplex apartment complex at the site.
- The property is located at the Northeast corner of E. 4th Street and Oblate Avenue.
- The lot of record has 7,500 square feet in area and measures 50 feet along Oblate Avenue and 150 feet along E. 4th Street.
- The surrounding zoning is Single-family Residential (R-1) District to the North, East and West and Public (P) District to the South.
- The surrounding land uses include single-family homes to the North, East, and West. The Roosevelt Alternative School is located across the street to the South. There is an unpaved alley along the East side of the property.
- The subject property is vacant.
- There was comprehensive rezoning for this neighborhood in the year 2006. The City Council's vision at the time was to only allow single-family homes for future construction.
- As a result of the downzoning, there are several small apartment complexes in the neighborhood that are considered legal nonconforming uses. A map depicting these complexes is included in the meeting packet.
- 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.
- Notices were mailed to 19 surrounding property owners. Planning staff has received one phone call in opposition to the rezoning. Three people spoke in opposition to the rezoning request during the Planning and Zoning Commission Meeting.

STAFF RECOMMENDATION:

Staff recommends denial of the rezoning request. The requested rezoning is not in line with the comprehensive plan.

Departmental Approval: Denial

Advisory Board Recommendation: Denial

City Manager's Recommendation: Denial *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 LOT 6, BLOCK 81, ORIGINAL TOWNSITE OF MISSION SUBDIVISION, LOCATED AT 400 OBLATE AVENUE, FROM (R-1) SINGLE-FAMILY RESIDENTIAL DISTRICT TO (R-2) DUPLEX-FOURPLEX RESIDENTIAL DISTRICT

WHEREAS, the City Council of the City of Mission finds that during consideration of the rezoning Request of August 5, 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 not be granted.

WHEREAS, the City Council of the City of Mission held a public hearing at 4:30 p.m. Tuesday, August 25, 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 6, Block 81, Original Townsite of Mission Subdivision	R-1	R-2

READ, CONSIDERED, AND PASSED, this the 25th day of August, 2026.

Norie Gonzalez Garza, Mayor

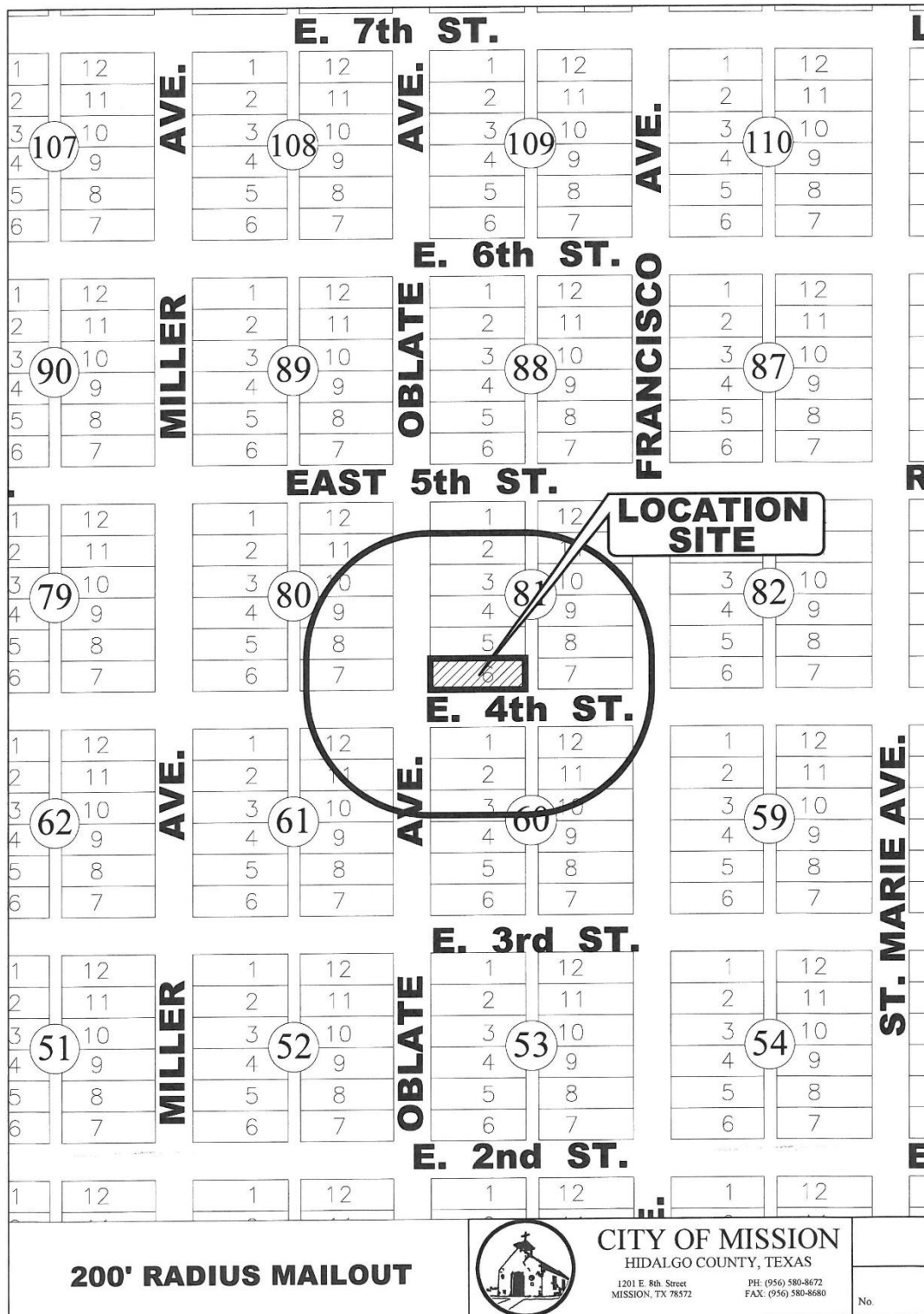
ATTEST:

Anna Carrillo, City Secretary

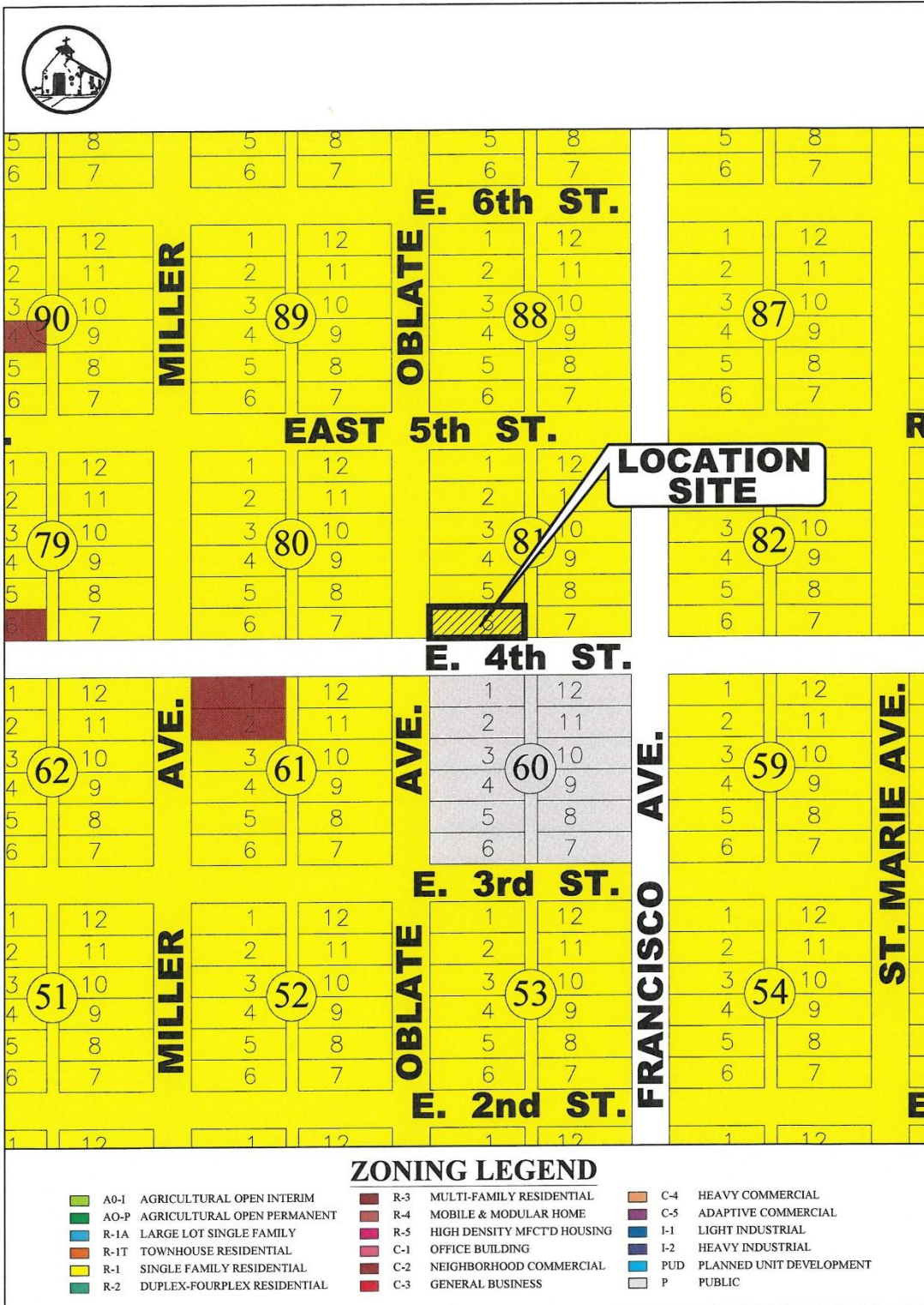
EXHIBIT "A"



LEGAL NOTICE MAP



ZONING MAP



AERIAL



SUBJECT PROPERTY FROM THE RECORDED PLAT

7		6		7		50
		St.				60
80	12	1	12	81	12	50
	11	2	11		11	60
	10	3	10		10	70
	9	4	9		9	80
	8	5	8		8	90
	7	6	7		7	100
		St.				60
61	12	1	12	60	12	50
	11	2	11		11	60
	10	3	10		10	70

PHOTO OF THE SUBJECT PROPERTY FROM OBLATE



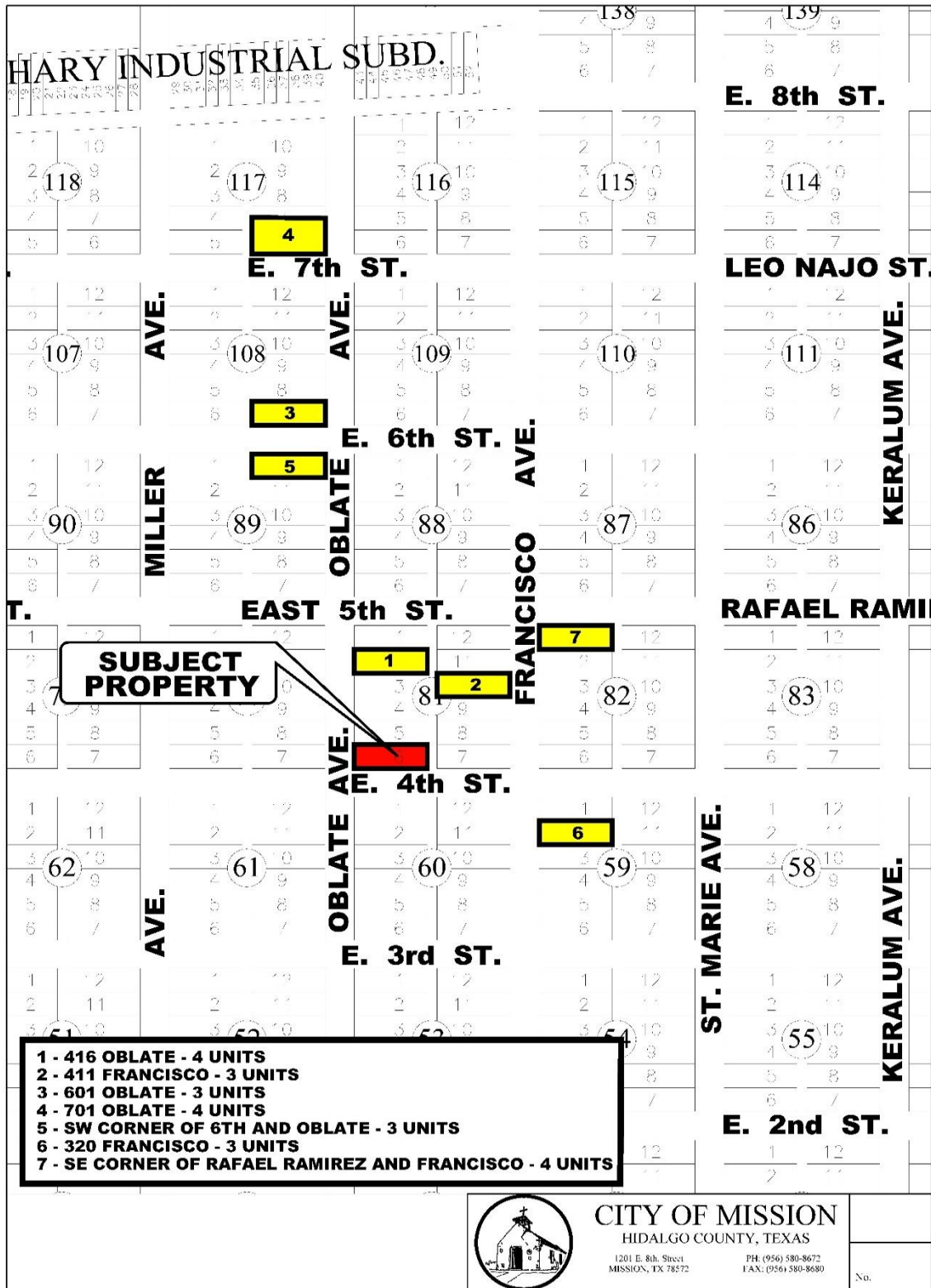
PHOTO OF THE SUBJECT PROPERTY FROM 4TH STREET



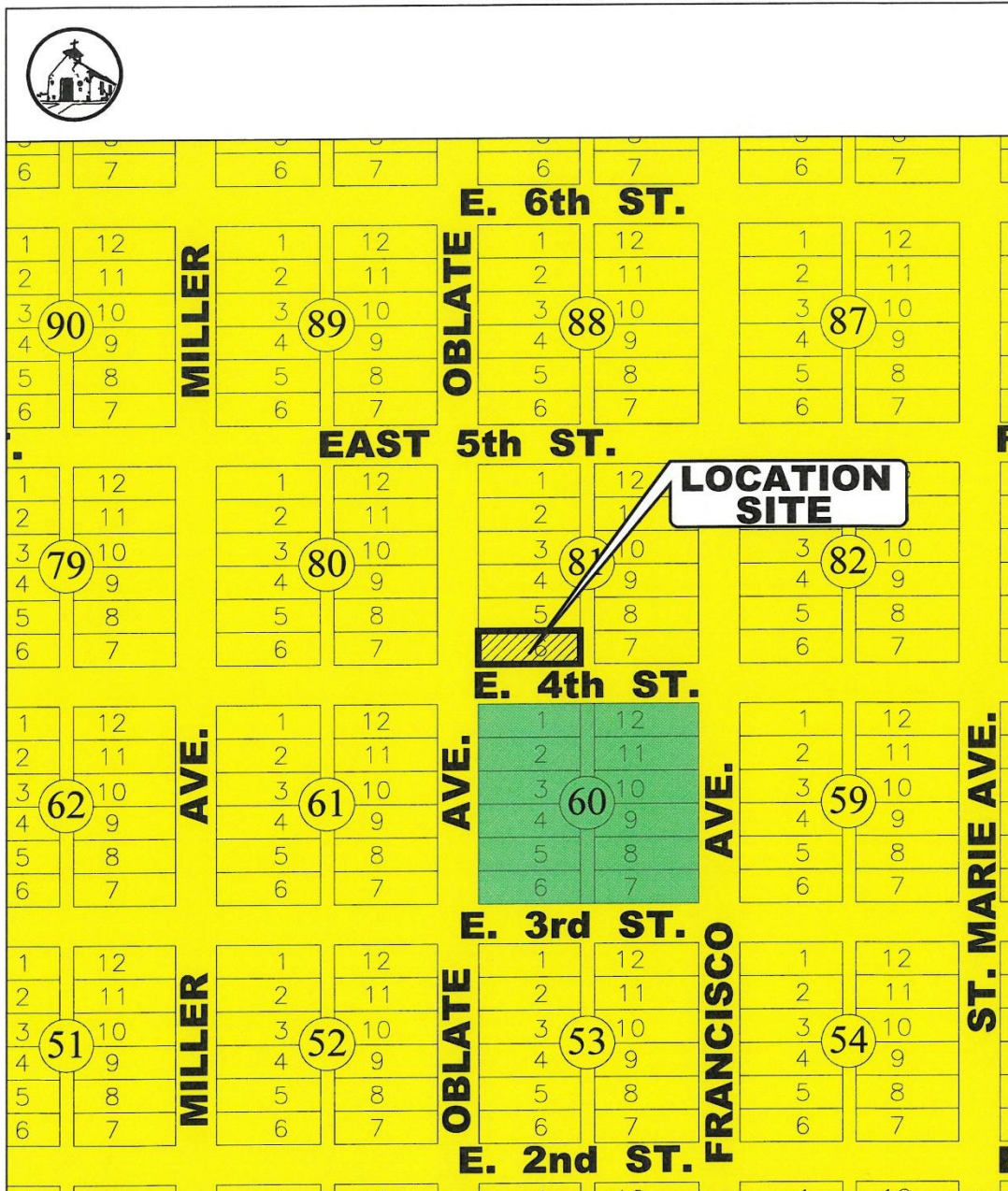
PHOTO OF THE SUBJECT PROPERTY FROM THE REAR ALLEY



EXISTING APARTMENTS IN THE NEIGHBORHOOD



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	name	addrDelive	addrCity	addrState	addrZip
239195	FLORES MARIA DEL SOCORRO	405 N FRANCISCO AVE	MISSION	TX	78572
239193	ALEJANDRE OSCAR & NICOLAS CAMACHO	1937 S 32ND ST	MCALLEN	TX	78503
238979	MISSION IND SCH DIST	1116 N CONWAY AVE	MISSION	TX	78572-4103
239187	GARZA AMANDA & ANNABEL VERA	1310 TONI LN	MISSION	TX	78572-3018
238990	PRUNEDA JUANITA A/K/A JANIE	PO BOX 964	DONNA	TX	78537-0964
238989	GONZALEZ OSCAR & LONGINA L	319 OBLATE	MISSION	TX	78572-5453
238988	EVANS OTIS W	317 OBLATE AVE	MISSION	TX	78572-5453
239185	ELLIOTT KENNETH & ROSALINDA G	411 OBLATE AVE	MISSION	TX	78572-5455
239184	FLORES JOSE J & NELDA	407 OBLATE AVE	MISSION	TX	78572-5455
239183	SERSON INVESTMENT LLC	1410 S BUNNY ST	ALTON	TX	78573
239186	PEREZ ANGELITA MORENO	413 OBLATE AVE	MISSION	TX	78572-5455
239198	ALANIZ ESTELLA M	2413 LAKEHURST DR	AUSTIN	TX	78744-5225
239190	DILLARD OFELIA	2809 PUEBLO DEL NORTE CT	MISSION	TX	78574-2150
239197	BEL-MAR PROPERTIES LTD	1401 BARCELONA ST	MISSION	TX	78572-3385
239196	GAYTAN RICARDO & GUADALUPE O	4813 N STEWART RD	PALMHURST	TX	78573-8306
239194	ORTIZ IRVING HUGO	401 N FRANCISCO AVE	MISSION	TX	78572
239192	DE LA PORTILLA ALEJANDRO JUAREZ & NIDIA YARELY REYES	406 OBLATE AVE	MISSION	TX	78572
239191	ORNIK RUBY	410 OBLATE AVE	MISSION	TX	78572
239189	SUITS GLORIA D A/K/A SAUCEDA	422 OBLATE AVE	MISSION	TX	78572-5456



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 25, 2026

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

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

NATURE OF REQUEST:

Project Timeline:

- July 10, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- July 23, 2026 – In accordance with State and local law, notice of the required public hearings mailed to all property owners within 200 feet of subject tract.
- August 5, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- August 25, 2026 – Public hearing and consideration of the requested conditional use permit by the City Council.

Summary:

- The site is located along the South side of E. Griffin Parkway (F.M. 495) approximately 450 feet West of Taylor Road.
- Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Event Center requires the approval of a conditional use permit by the City Council.
- The applicant is leasing a suite for an Event Center that will be named “Charmed Event Venue”.
- Proposed activities: The venue features several types of events and private gatherings.
- The proposed hours of operation are as follows: Every day from 11:00 a.m. to 8:00 p.m.
- Staff will be 2 employees
- Parking: There are a total of 103 parking spaces held in common for the plaza.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (62) legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as 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 (1) year to continue to assess this operation
- Must comply with all City Codes (Building, Fire, Health, etc.),
- Hours of operation are Every day from 11:00 a.m. to 8:00 p.m.
- Must comply with the noise ordinance
- Acquisition of a business license prior to occupancy,
- CUP not be transferable to others
- Maximum occupancy is 25 people

Departmental Approval: Approval

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 – CHARMED EVENT VENUE IN A PROPERTY ZONED (C-3) GENERAL BUSINESS DISTRICT, BEING LOT 19, SPARKS & TOWNSEND PLAZA, LOCATED AT 2704 E. GRIFFIN PARKWAY, STE. A1**

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of August 5, 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. Tuesday, August 25, 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: AS SHOWN IN EXHIBIT “A”

Legal Description	Type	Conditions of Approval
2704 E. Griffin Parkway, Suite A1 Lot 19, Sparks & Townsend Plaza	An Event Center – Charmed Event Venue in a property zoned (C-3) General Business District	1. Approval for one (1) year to continue to assess this operation 2. Must comply with all City Codes (Building, Fire, Health, etc.), 3. Hours of operation are Every day from 11:00 a.m. to 8:00 p.m. 4. Must comply with the noise ordinance 5. Acquisition of a business license prior to occupancy, 6. CUP not be transferable to others 7. Maximum occupancy is 25 people

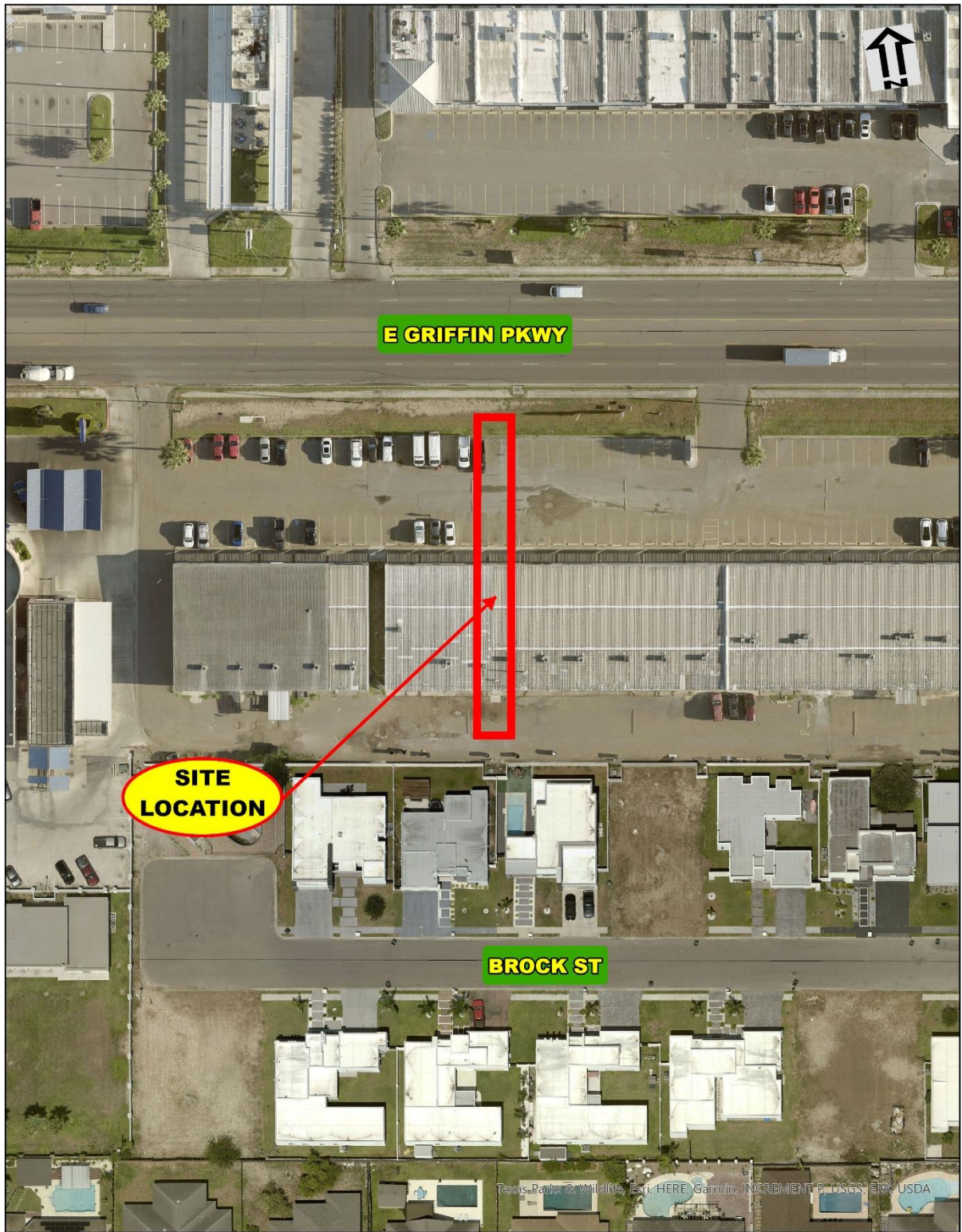
READ, CONSIDERED AND PASSED, this the 25th day of August, 2026.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

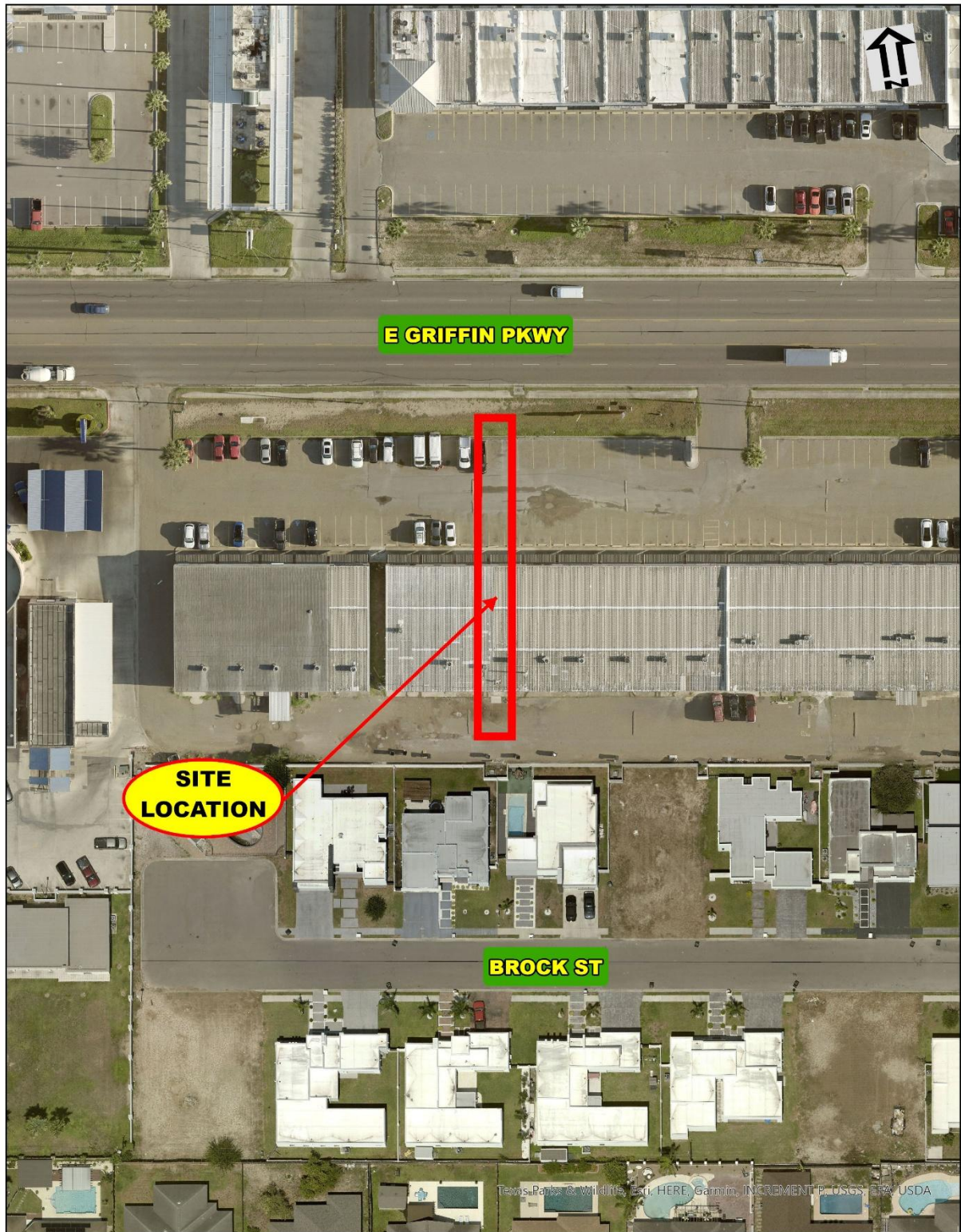
EXHIBT "A"



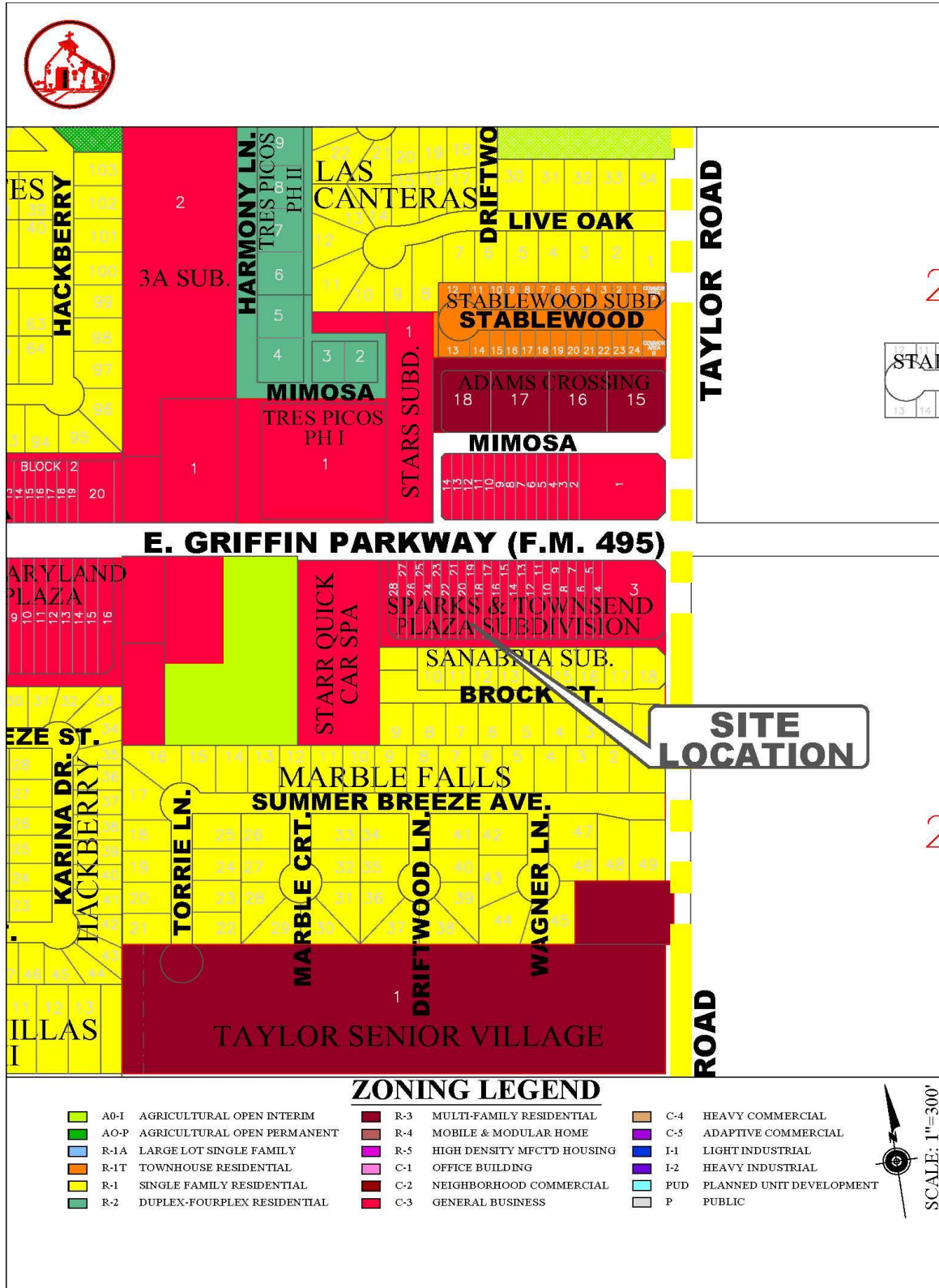
LEGAL NOTICE MAP



AERIAL PHOTO



ZONING MAP



EXTERIOR PHOTO



INTERIOR PHOTO



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
704380	495 INVESTMENTS LLC	400 NOLANA STE H2	MCALLEN	TX	78504-3997
704384	MPJ GROUP LLC	400 W NOLANA AVE STE H2	MCALLEN	TX	78504-3997
534305	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534306	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534307	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534297	MJAC LLC	400 W NOLANA AVE STE H2	MCALLEN	TX	78504-3997
534304	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534315	SPARKS KEVIN TRUSTEE	2417 E GRIFFIN PKWY	MISSION	TX	78572-3301
534310	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534313	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534314	SPARKS KEVIN TRUSTEE	2417 E GRIFFIN PKWY	MISSION	TX	78572-3301
534301	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534303	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534308	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534311	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534312	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534302	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534316	SPARKS KEVIN TRUSTEE	2417 E GRIFFIN PKWY	MISSION	TX	78572-3301
534317	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534309	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534298	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534299	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534300	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
20827114	RIVERA MAX DE LOS REYES & MARIA G MONTOYA SAUCEDA	2804 BROCK ST	MISSION	TX	78572-3574
20827115	PEREZ SARA ROXANA GOMEZ	4517 WICHITA AVE	MCALLEN	TX	78503-7331
20827116	TARPLEY ROBERT S II & PATRICIA	2800 BROCK ST	MISSION	TX	78572-3574
20827117	ALANIS BALDEMAR GONZALEZ & MARIA O ESTRADA	2704 BROCK ST	MISSION	TX	78572-2180
20827118	RAMIREZ CASEY ALI	3112 ELIMIRA AVE	MCALLEN	TX	78503-7719
20827121	GUERRA JESUS ANTONIO JR & DANIELA GARCIA	4712 VERMONT AVE	MCALLEN	TX	78503-7318
20827122	GARCIA ANDRES OTONIEL & ALEXANDRA E FLORES GONZALEZ	2703 BROCK ST	MISSION	TX	78572-2173
20827123	MCNEIL FRANK	27005 BROCK ST	MISSION	TX	78572
20827124	BENAVIDES BARNARDO SEBASTIAN SEPULVEDA & PRISCILA LENSIN	1101 SOUTH TAYLOR RD	MCALLEN	TX	78501
20827125	SEPULVEDA ANDRES S BENAVIDES &	2801 BROCK ST	MISSION	TX	78572
20827126	GARZA ELIUD & LAURA SEPULVEDA	2803 BROCK ST	MISSION	TX	78572-3561
20827127	VALDEZ JOSE HUMBERTO & MARIEL ALEJANDRA CANTU	105 SW AUGUSTA SQ	MCALLEN	TX	78503-1270
20827128	LARA-ESCARPITA LUCIO A & MARIA E LARA	2807 BROCK ST	MISSION	TX	78572-3561
20827129	SANABRIA HOME OWNERS ASSOCIATION INC	2701 BROCK ST	MISSION	TX	78572
581951	SPARKS KEVIN TRUSTEE	2417 E GRIFFIN PKWY	MISSION	TX	78572-3301



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 25, 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 – El Chin Chin to Go within an approved Food Truck Park in a property zoned (C-3) General Business District, being Lot 1, Block 2, Santa Lucia Development Subdivision, located at 2509 Colorado Street, Suite 102, Applicant: Delegar, LLC, c/o Jose Sarmiento, Adoption of Ordinance #_____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- June 30, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- July 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.
- August 5, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- August 25, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located at the Northwest corner of Colorado and Taylor Road along the North side of Colorado Street.
- Pursuant to Section 1.56 (11)(G) of the City of Mission Code of Ordinances, the Sale and on-site consumption of Alcoholic Beverages requires the approval of a conditional use permit by the City Council.
- The applicant is leasing a container in an approved Mobile Food Truck Park to offer shrimp cocktails, ceviche, aguachiles, and micheladas. He would like to offer alcohol with his meals.
- Access to the site will be off of Colorado or S. Taylor Road through existing 24’ driveways.
- The proposed hours of operation are as follows: Every day from 11:00 a.m. to 11:00 p.m.
- Staff: 4 employees
- Parking: The Mobile Food Park measures 134’ x 72’ for a total of 9,648 sq.ft. Based on the square footage, they are required to have 27 parking spaces. The landlord has a total of 67 parking spaces available in this area and has submitted a written agreement to use the parking spaces from the commercial plaza if needed.
- Sale of Alcohol: Section 1.56(3)(a) of the Zoning Code requires a minimum separation of 300’ from the property line of any church, school, publicly owned property, or residence. There is a residential subdivision within 300 feet; however, P&Z and City Council have waived this separation requirement in previous conditional use permits.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (17) legal notices to the surrounding property owners.

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

STAFF RECOMMENDATION:

- Approval for a 1-year permit to continue to assess this new operation.
- Waiver of the 300' separation requirement from residential homes
- Must comply with all City Codes (Building, Fire, Health, etc.)
- Hours of Operation are every day from 11:00 a.m. to 11:00 p.m.
- Must comply with the noise ordinance
- Acquisition of a business license before occupancy
- CUP is not transferable to others
- Must comply with TABC requirements.

Departmental Approval: Approval

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 ALCOHOLIC BEVERAGES – EL CHIN CHIN TO GO WITHIN AN APPROVED FOOD TRUCK PARK IN A PROPERTY ZONED (C-3) GENERAL BUSINESS DISTRICT, BEING LOT 1, BLOCK 2, SANTA LUCIA DEVELOPMENT SUBDIVISION, LOCATED AT 2509 COLORADO STREET, SUITE 102

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of August 5, 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. Tuesday, August 25, 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: AS SHOWN IN EXHIBIT “A”

Legal Description	Type	Conditions of Approval
2509 Colorado Street, Suite 102 Lot 1, Block 2, Santa Lucia Development Subdivision	The Sale & On-Site Consumption of Alcoholic Beverages – El Chin Chin to Go within an approved Food Truck Park in a property zoned (C-3) General Business District	1 year permit to continue to assess this new operation - Waiver of the 300’ separation requirement from residential homes - Must comply with all City Codes (Building, Fire, Health, etc.) - Hours of Operation: Everyday from 11:00 a.m. to 11:00 p.m. - Must comply with the noise ordinance - Acquisition of a business license before occupancy - CUP not to be transferable to others - Must comply with TABC requirements.

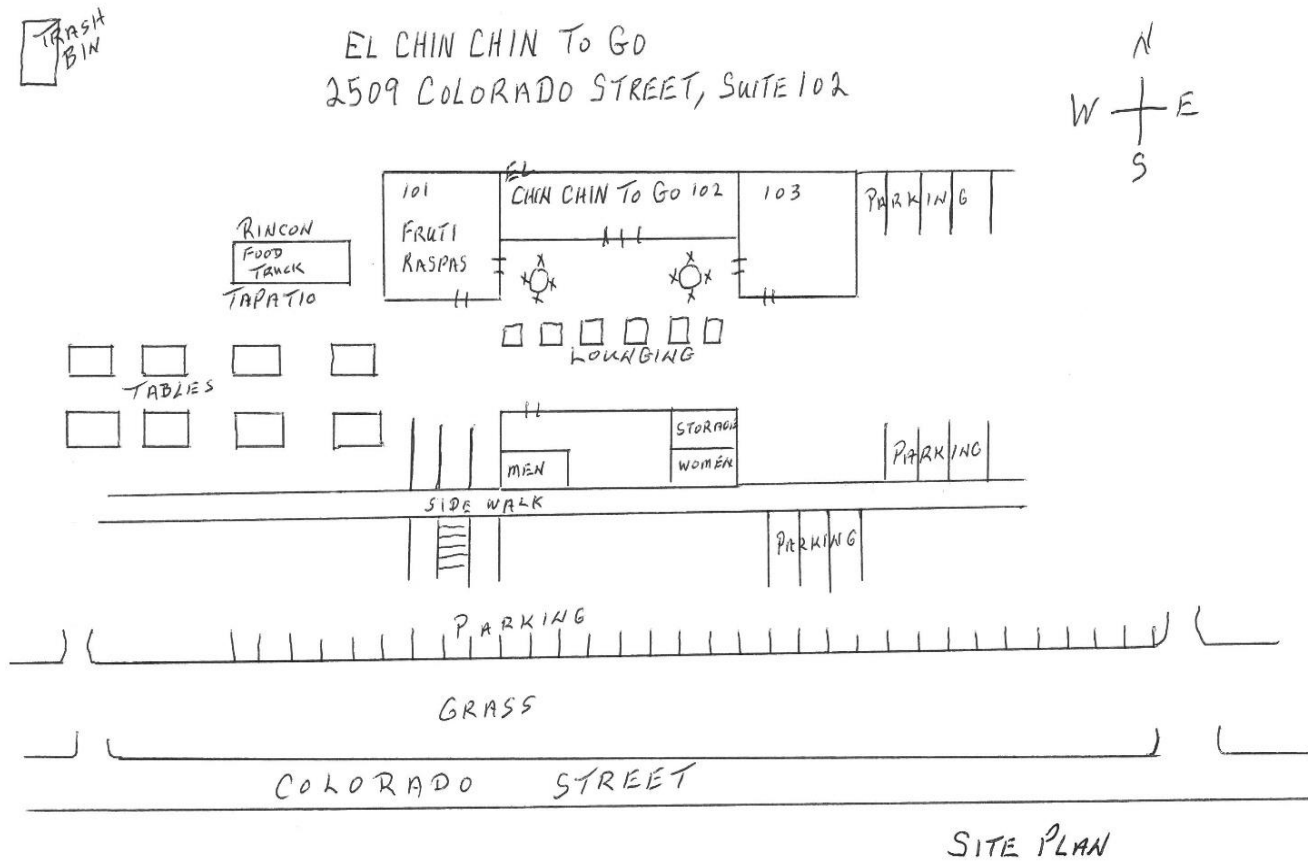
READ, CONSIDERED AND PASSED, this the 25th day of August, 2026.

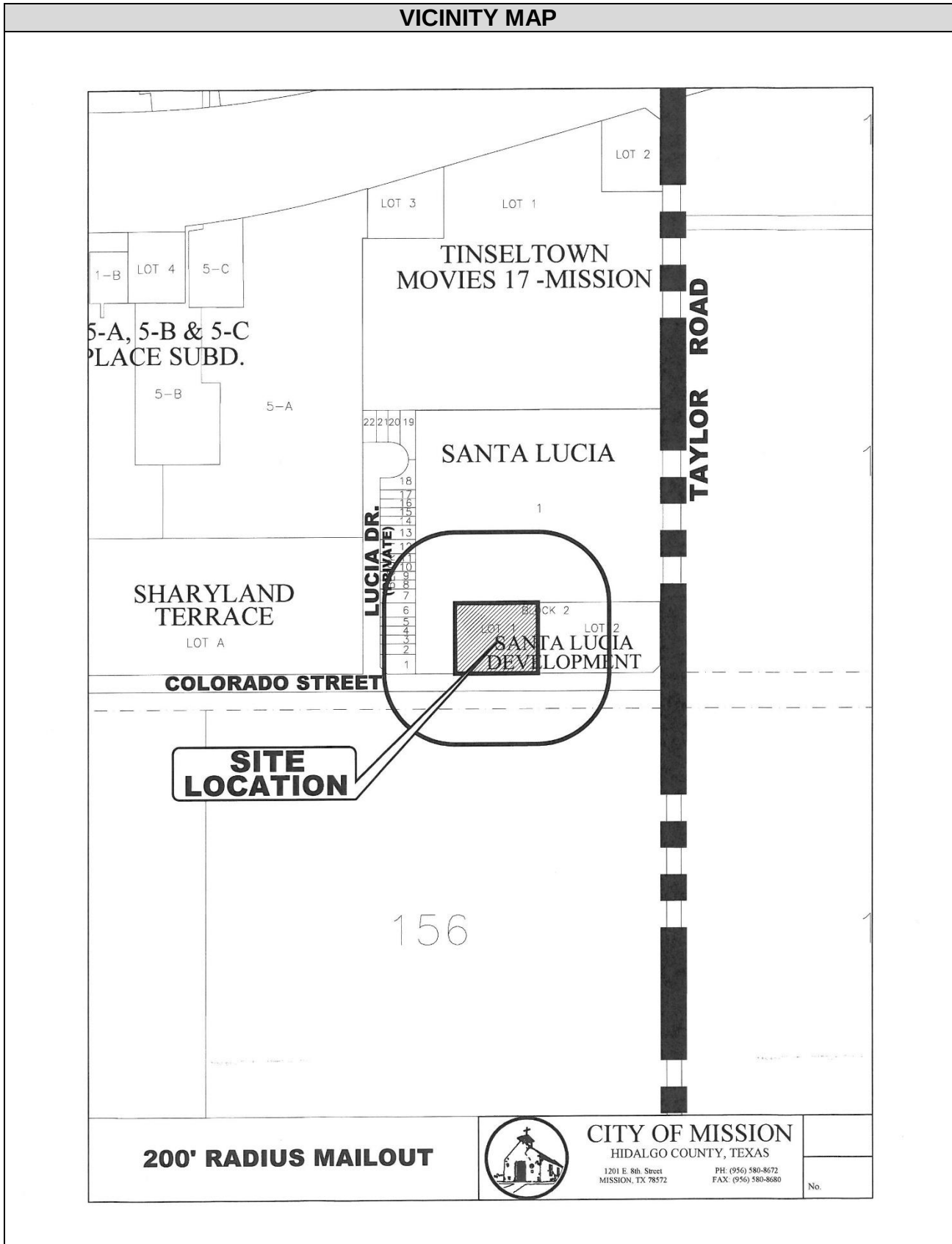
Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

EXHIBT "A"

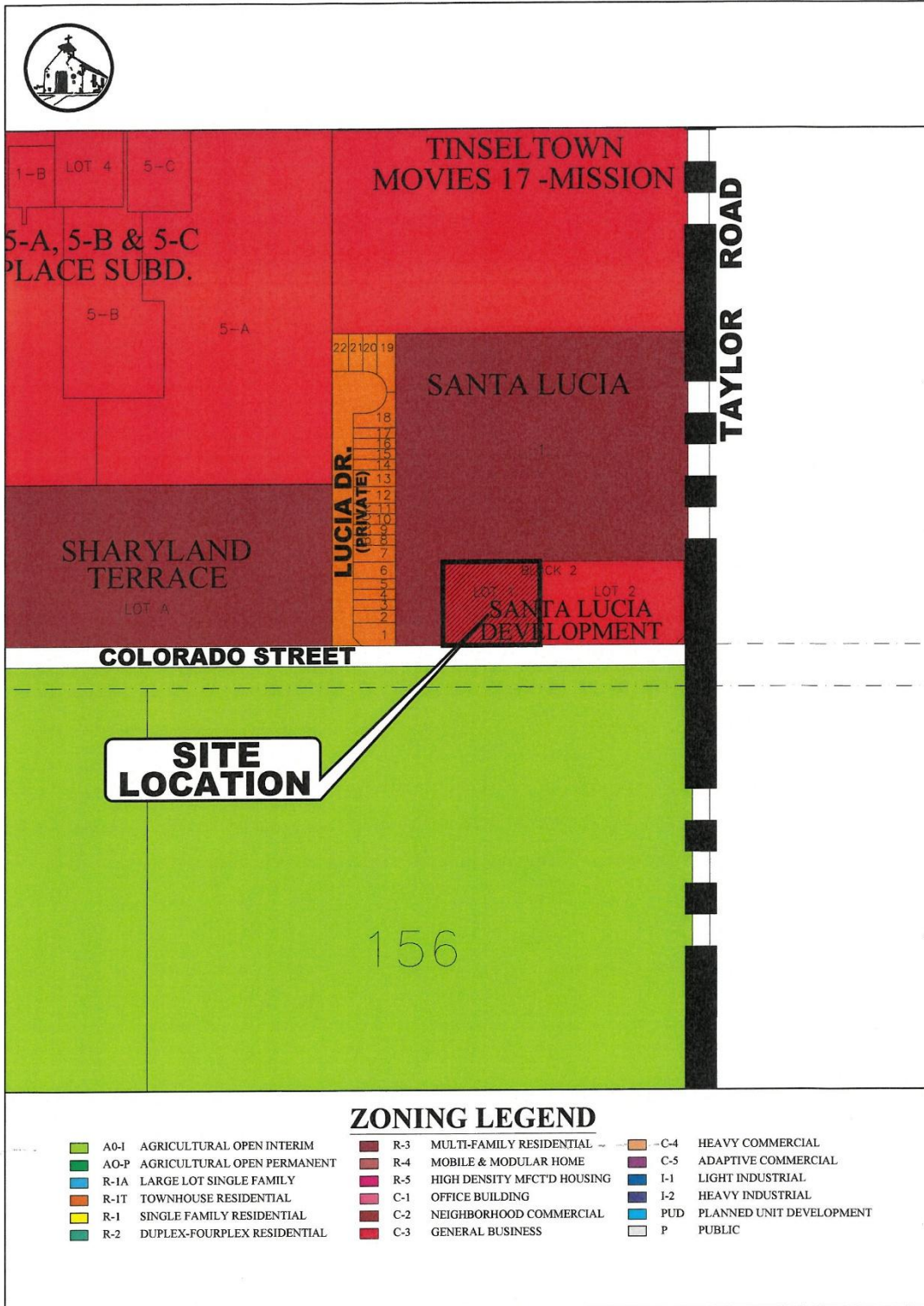




ARIEL MAP



ZONING MAP



ATTACHMENTS (PICTURES)



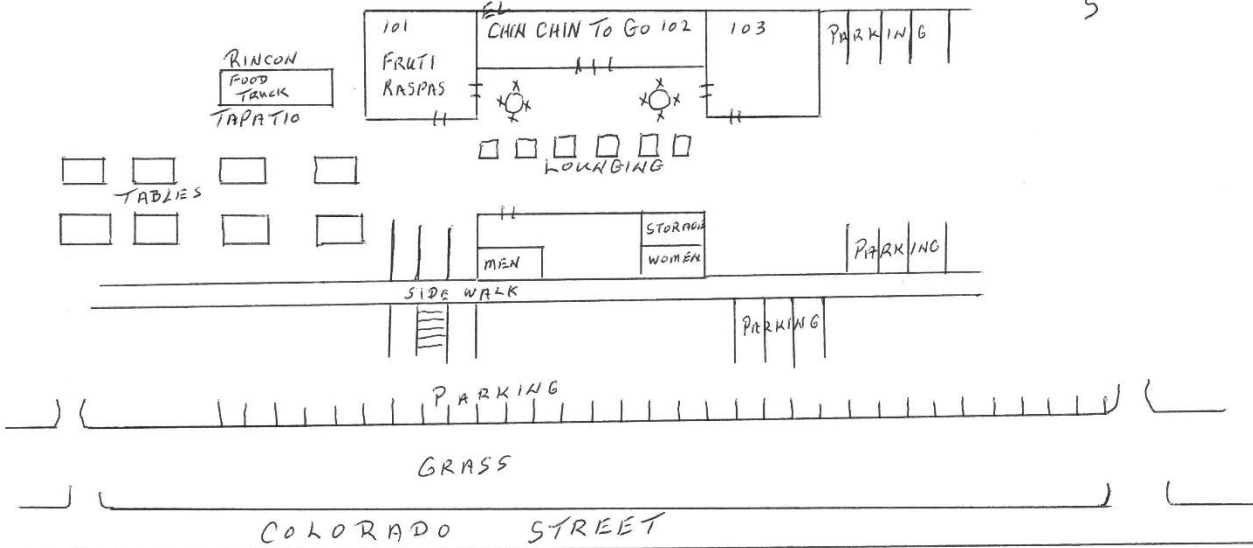
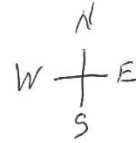
ATTACHMENTS (PICTURES)



ATTACHMENTS

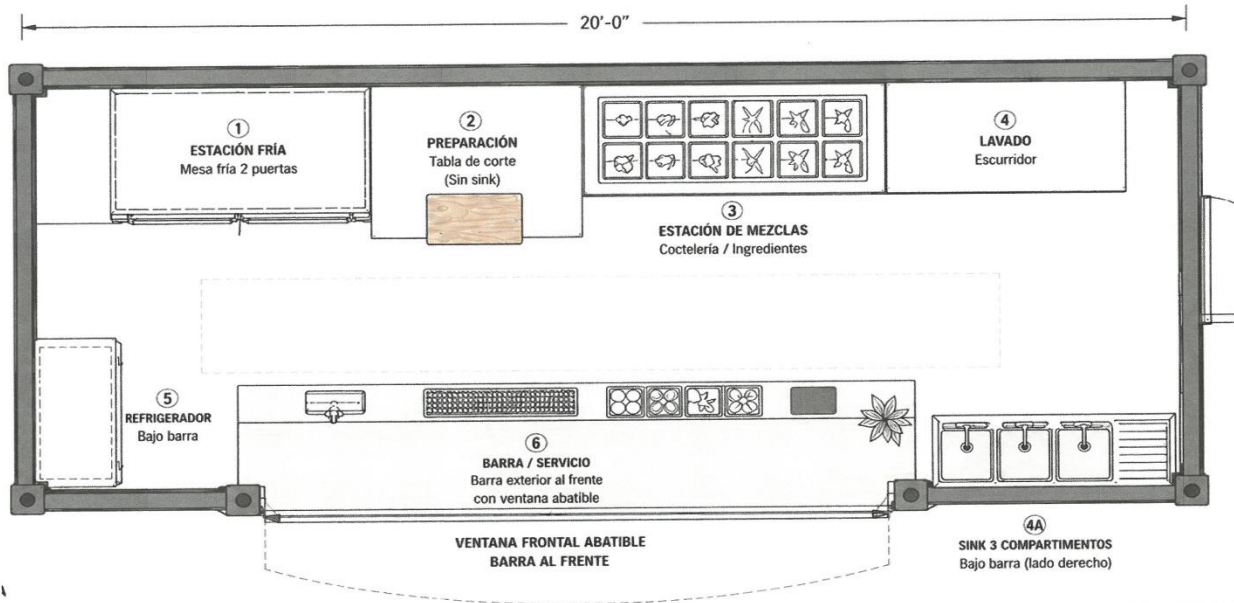


EL CHIN CHIN To Go
2509 COLORADO STREET, SUITE 102



SITE PLAN

CONTENEDOR 8' X 20' – CÓCTELES, AGUACHILES, CEVICHES & MICHELADAS



1. Estación fría (mesa fría 2 puertas)
2. Preparación (tabla de corte sin sink)
3. Estación de mezclas (ingredientes, licores, garnituras)
4. Lavado (escurridor, sink 3 compartimentos bajo barra)
5. Refrigerador bajo barra
6. Barra / servicio (barra exterior al frente con ventana abatible)
7. SINK 3 COMPARTIMENTOS bajo barra (lado derecho)

NOTAS

- Flujo de trabajo lineal y eficiente
- Ventana frontal abatible para atención al cliente
- Diseño optimizado para preparación de bebidas y alimentos
- Personal recomendado: 2 personas

MENU

Menu pa' llevar

Catering and Pop-Ups

CEVICHES & AGUACHILES

CEVICHES

	16 OZ	32 OZ
Clamato marinade, seafood salsa, pico de gallo, avocado, and fresh veggies.	\$8	\$18
Shrimp, Fish or Mano de Cha		

AGUACHILE DE CAMARÓN

	\$8	\$18
Chiltepín - Spicy and bold with chiltepín heat		
Verde - Classic, serrano and cilantro		
Tatemado - Smoky with salsas negras		
Latosa - Jalapeño and pickles, Texas all the way!		

PA' BOTANEAR

FANCY KANIKAMA SALAD

	\$16
Not a dip, not a pâté —creamy crab salad with subtle Asian-inspired flavors	

TOSTITOS CON CECICHE

	\$14
Fish or shrimp with salsa tatemada or latosa	

BOTANA DE CALLA DE HACHA

	\$32
Fresh citric salsa rasurada, red onion, cucumber and polvos mágicos	

COCTELES

CÓCTEL TRADICIONAL DE CAMARÓN \$16

CÓCTEL MIXTO \$16

Shrimp, Octopus, and Callo de Hacha

PA' TOMAR

CERVEZA NACIONAL \$4
Miller Lite, Michelob Ultra, Michelob Gold

CERVEZA MEXICANA \$5
Indio, Pacífico, XX Lager, Corona, Modelo

Add a beer and make it a Chelada!

MICHELARGA \$6
Clamato preparado de la casa.

CHELADA DE VOLADA \$4
Limón y sal kosher.

HIERBA SANTA \$6
Michelada, mix verde y sal ahumada.

CUBANA \$4
Petróleo del golfo, sal kosher.

EL CHIN CHIN
-fresca del mar-

TABC APPLICATION



chg of Location (address)

Document reference ID : 614974

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: 614974
Applicant Name: DELEGAR LLC
License Type applied for: Wine and Malt Beverage Retailer's On-Premise Permit (BG)

Entity Information

Business Structure: Limited liability company
FEIN/SSN Number: 921228777
Member Managed or Manager Managed: Manager Managed
Historically Underutilized Business: No
Veteran-owned business: No
Fraternal Owned: No
Secretary of State Filing Number: 804798399
Date Filed: 11/7/2022
Filing State: TX

TABC APPLICATION**Basic Business information**

Business/Trade Name: Los Tecatacos

Business Type Restaurant

Location's Phone Numbers

Business Phone Number 956-340-7397

Location Address

Address: 1300 W Trenton Rd Suite 340, McAllen, TX, United States, Hidalgo
78504

Is your location within city limits? Yes

Proposed Location Address

Address: 2509 Colorado St, Suite 102, Mission, TX, United States, Hidalgo 78572

Proposed Phone Number

Phone: 956-340-7397

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
280830	SHIN FOUNDATION I LTD	1401 W ESPERANZA AVE	MCALLEN	TX	78501-3917
961125	SANTA LUCIA AT BENTSEN LAKES LLC	2603 E 3 MILE RD	PALMHURST	TX	78573
1071583	MDM REAL ESTATE DEV LLC	329 MCCOLL RD	MCALLEN	TX	78501-8921
1071582	MDM REAL ESTATE DEV LLC	329 MCCOLL RD	MCALLEN	TX	78501-8921
1071556	VILLAS ST LUCIA OWNERS ASSOCIATION INC	4740 S JACKSON RD STE I	EDINBURG	TX	78539
1071560	VILLAS ST LUCIA OWNERS ASSOCIATION INC	4740 S JACKSON RD STE I	EDINBURG	TX	78539
1071561	RAMIREZ BLANCA ALICIA	921 LUCIA DR	MISSION	TX	78572-4687
1071562	EMR001 A SERIES OF SPIMC HOLDINGS LLC	302 S 10TH ST	MCALLEN	TX	78501
1071563	TGR CAPITAL LLC	329 S MCCOLL RD	MCALLEN	TX	78504
1071564	RAMIREZ TANIA YANET	915 LUCIA DR	MISSION	TX	78572-4687
1071566	QUINTANILLA ARNOLDO JR & MAYRA A	911 SANTA LUCIA DR	MISSION	TX	78572
1071567	SAYCOCIE AKHASONE & MARICARMEN	909 LUCIA DR	MISSION	TX	78572-4687
1071568	FALCON IVAN	907 LUCIA DR	MISSION	TX	78572-4687
1071569	FERNANDEZ KARLA O DURAN	905 SANTA LUCIA DR	MISSION	TX	78572
1071570	GARCIA SERGIO I	903 SANTA LUCIA DR	MISSION	TX	78572
1071571	SANCHEZ TERESA IRMA	901 SANTA LUCIA DR	MISSION	TX	78572
1071565	CONFIDENTIAL	913 SANTA LUCIA DR	MISSION	TX	78572



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 25, 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 and BYOB for an Event Center – Monster Warehouse in a property zoned (C-4) Heavy General Commercial District, being all of Lots 7, 8, & 9, Block 184, Original Townsite of Mission Subdivision, located at 401 W. 11th. Street. Applicant: Rafael Mendez dba Monster Warehouse, LLC, Adoption of Ordinance #_____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- July 10, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- July 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.
- August 5, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- August 25, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located along the North side of W. 11th Street approximately 170 feet East of Kika De La Garza Street.
- Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Events Center 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 and to be allowed the selling and consumption of alcoholic beverages and to be allowed BYOB events.
- The hours of operation are as follows: Every day from 12:00 p.m. to 1:00 am.
- Staff: 5 employees
- Parking: The applicant is providing 25 parking spaces within the event center property and is proposing 22 additional parking spaces in a property across the street.
- Even though the total parking of 47 would allow a maximum occupancy of 141 people, the applicant is proposing a maximum occupancy of 120 based on the requirements of the licensed security officer ordinance.
- 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 (1) year to continue to assess this operation;
- Hours of operation are every day from 12:00 p.m. to 1:00 a.m.;
- Maximum occupancy is 120 people;
- 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.);
- Must comply with TABC requirements;
- Must obtain a business license;
- Must have a minimum of two (2) Level II licensed security officers from 8:00 p.m. to 1:00 a.m. for all events, or as required in Section 1.56, Subsection 3 of the Code of Ordinances;
- BYOB establishments must not exceed three (3) calls for emergency categorized as major disturbance within any 90-day period;
- Must place "No alcohol beyond this point" signs at every exit and in the parking lot; and
- The applicant, or a representative of the applicant, must be present for all events.

Departmental Approval: Approval

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 ALCOHOLIC BEVERAGES AND BYOB FOR AN EVENT CENTER – MONSTER WAREHOUSE IN A PROPERTY ZONED (C-4) HEAVY GENERAL COMMERCIAL DISTRICT, BEING ALL OF LOTS 7, 8, & 9, BLOCK 184, ORIGINAL TOWNSITE OF MISSION SUBDIVISION, LOCATED AT 401 W. 11TH. STREET

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of August 5, 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. Tuesday, August 25, 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: AS SHOWN IN EXHIBIT “A”

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	The Sale & On-site Consumption of Alcoholic Beverages and BYOB for an Event Center – Monster Warehouse in a property zoned (C-4) Heavy General Commercial District	1. Approval for one (1) year to continue to assess this operation; 2. Hours of operation are every day from 12:00 p.m. to 1:00 a.m.; 3. Maximum occupancy is 120 people; 4. Must comply with the noise ordinance; 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 all City Codes (Building, Fire, Health, Sign, etc.); 8. Must comply with TABC requirements; 9. Must obtain a business license; 10. Must have a minimum of two (2) Level II licensed security officers from 8:00 p.m. to 1:00 a.m. for all events, or as required in Section 1.56, Subsection 3 of the Code of Ordinances; 11. BYOB establishments must not exceed three (3) calls for emergency categorized as major disturbance within any 90-day period; 12. Must place “No alcohol beyond this point” signs at every exit and in the parking lot; and 13. The applicant, or a representative of the applicant, must be present for all events.

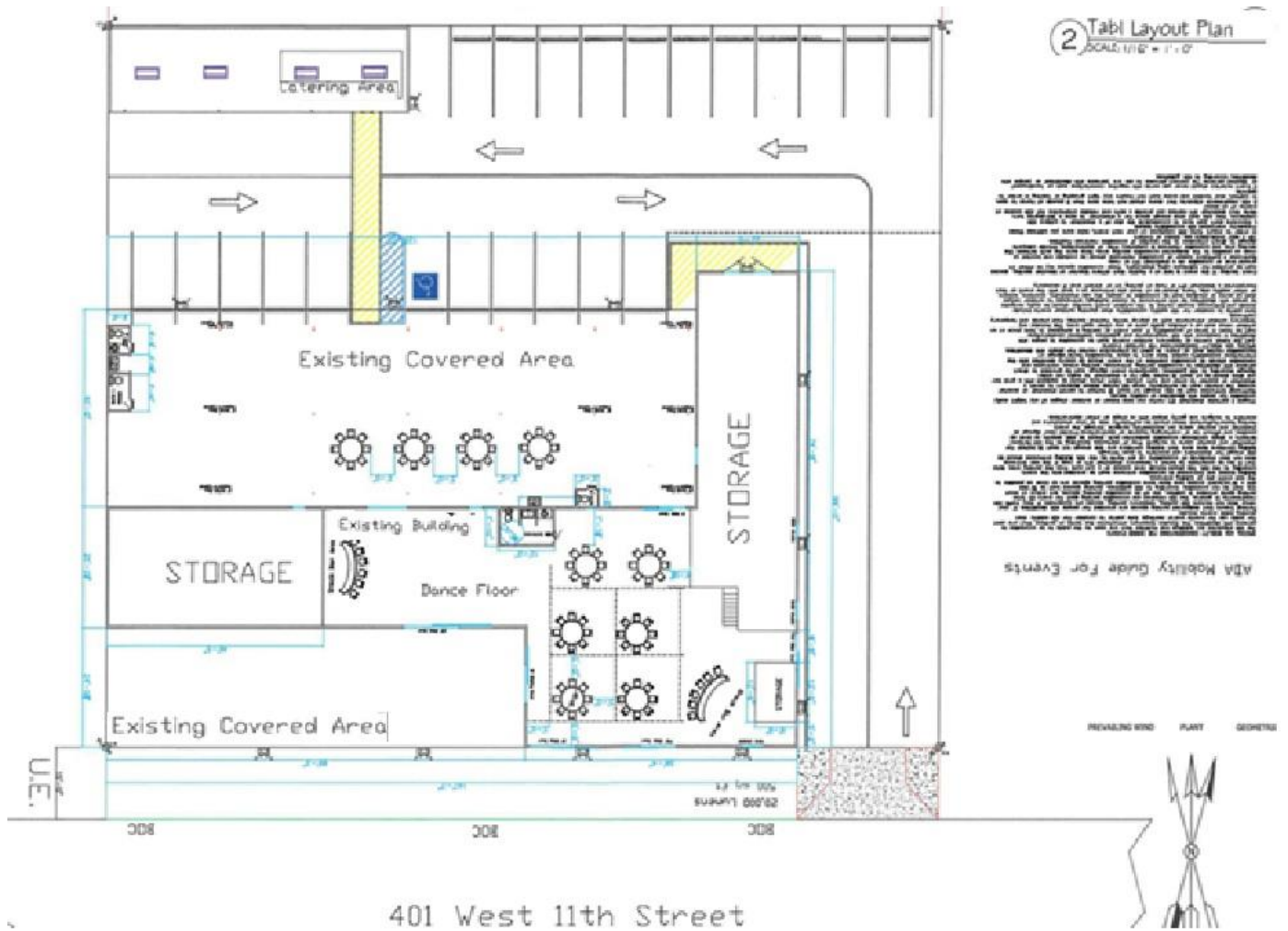
READ, CONSIDERED AND PASSED, this the 25th day of August, 2026.

ATTEST:

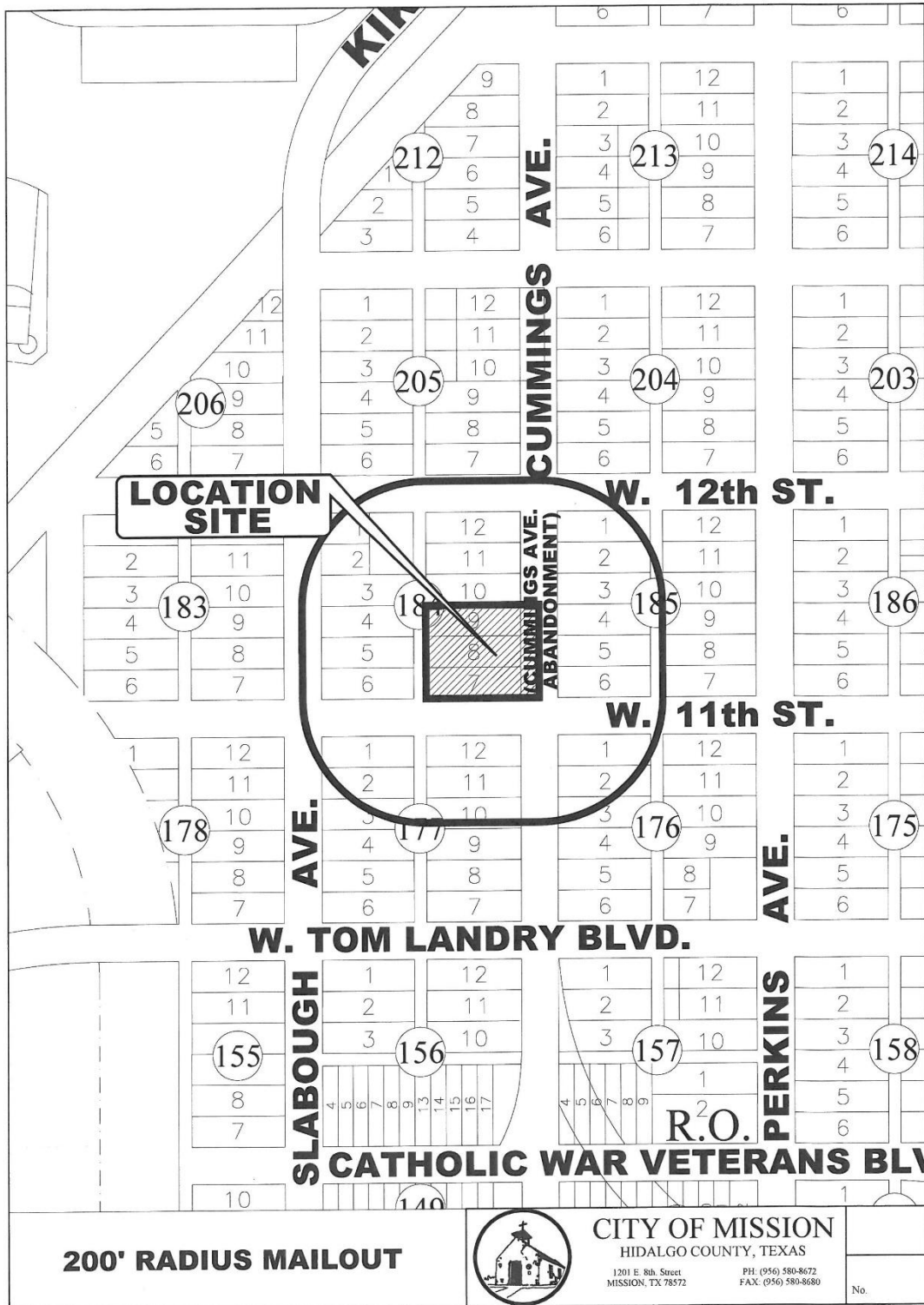
Norie Gonzalez Garza, Mayor

Anna Carrillo, City Secretary

EXHIBIT “A”



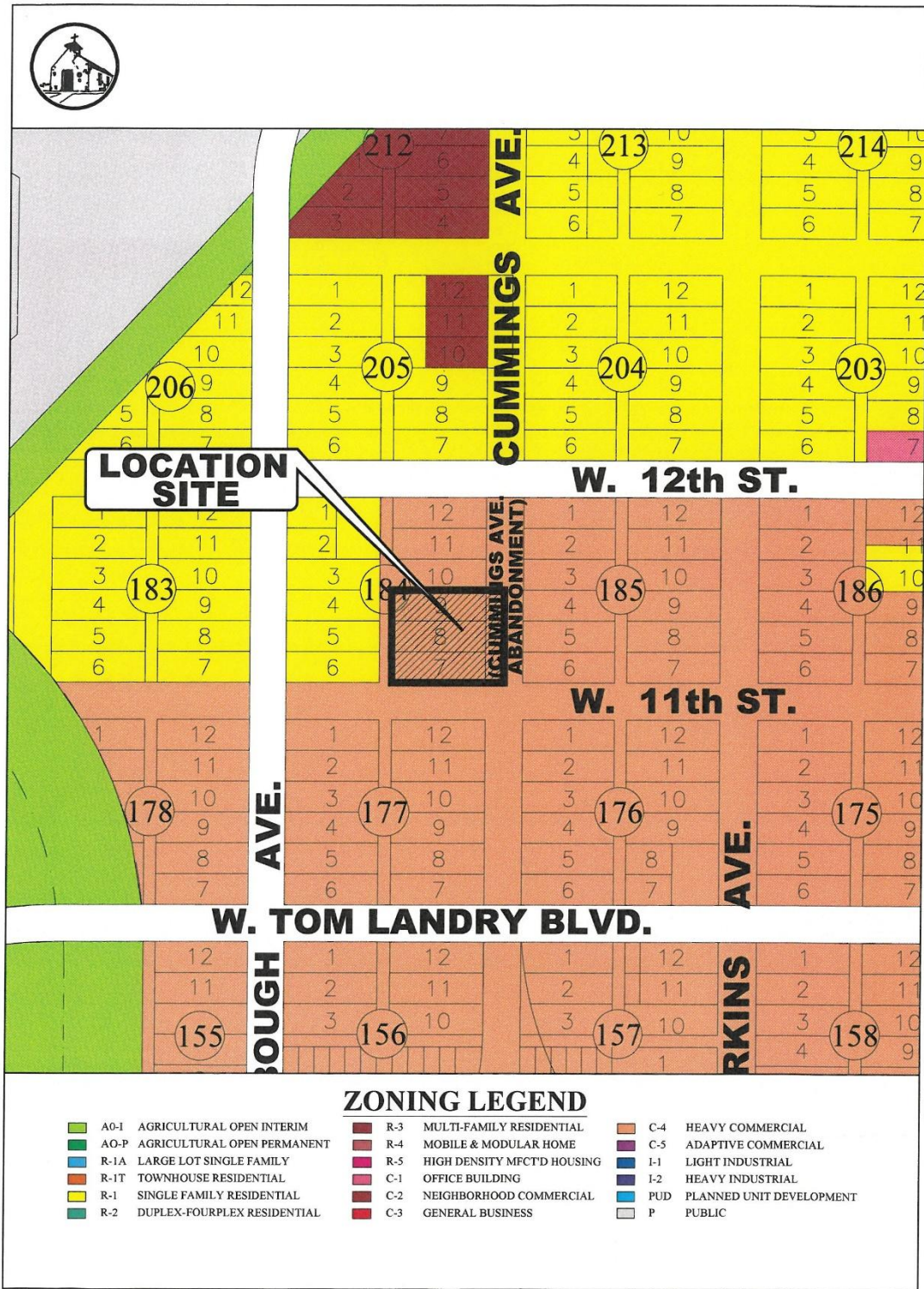
LEGAL NOTICE MAP



AERIAL MAP



ZONING MAP



PICTURES



PICTURES



PICTURES



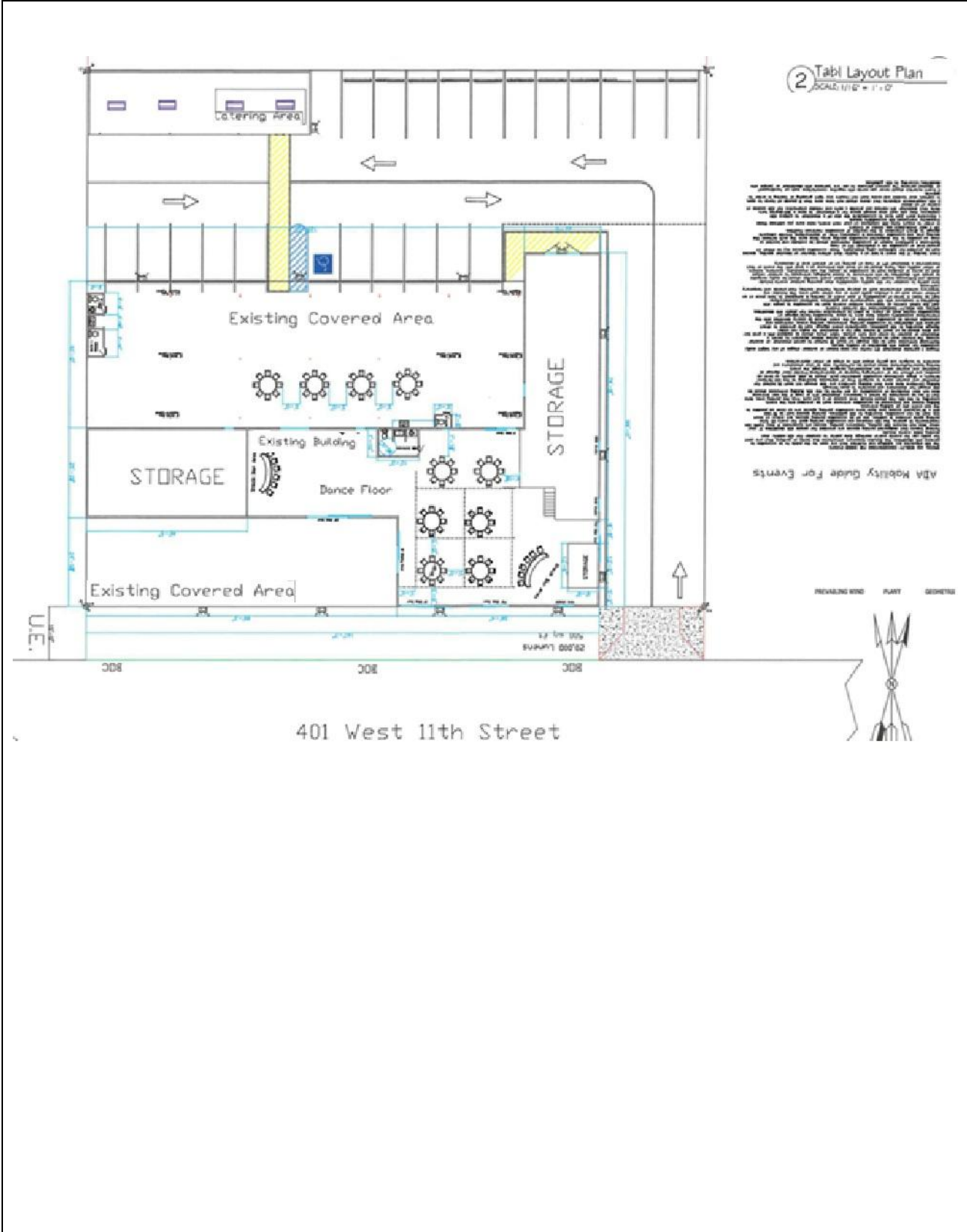
PICTURES

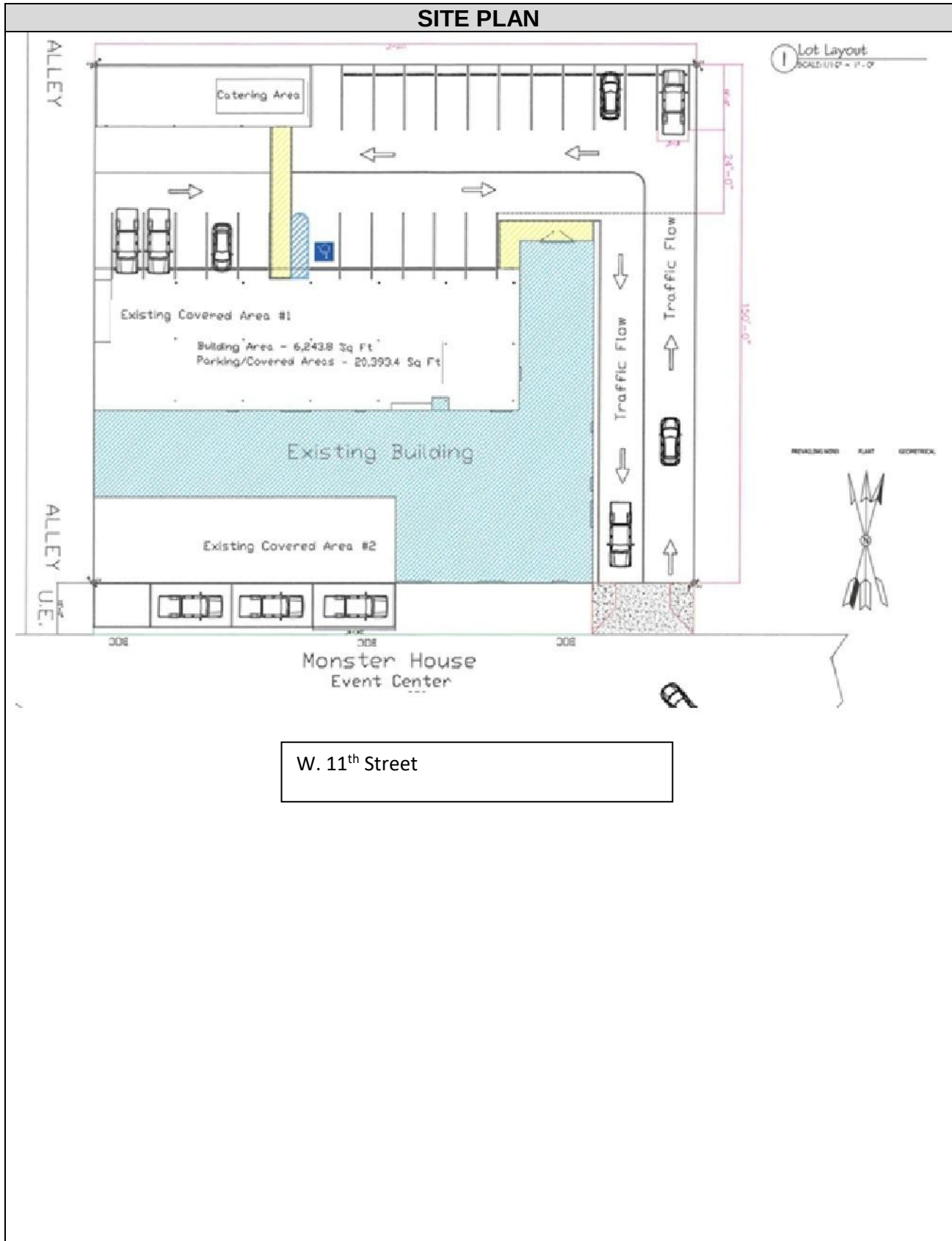


PICTURES

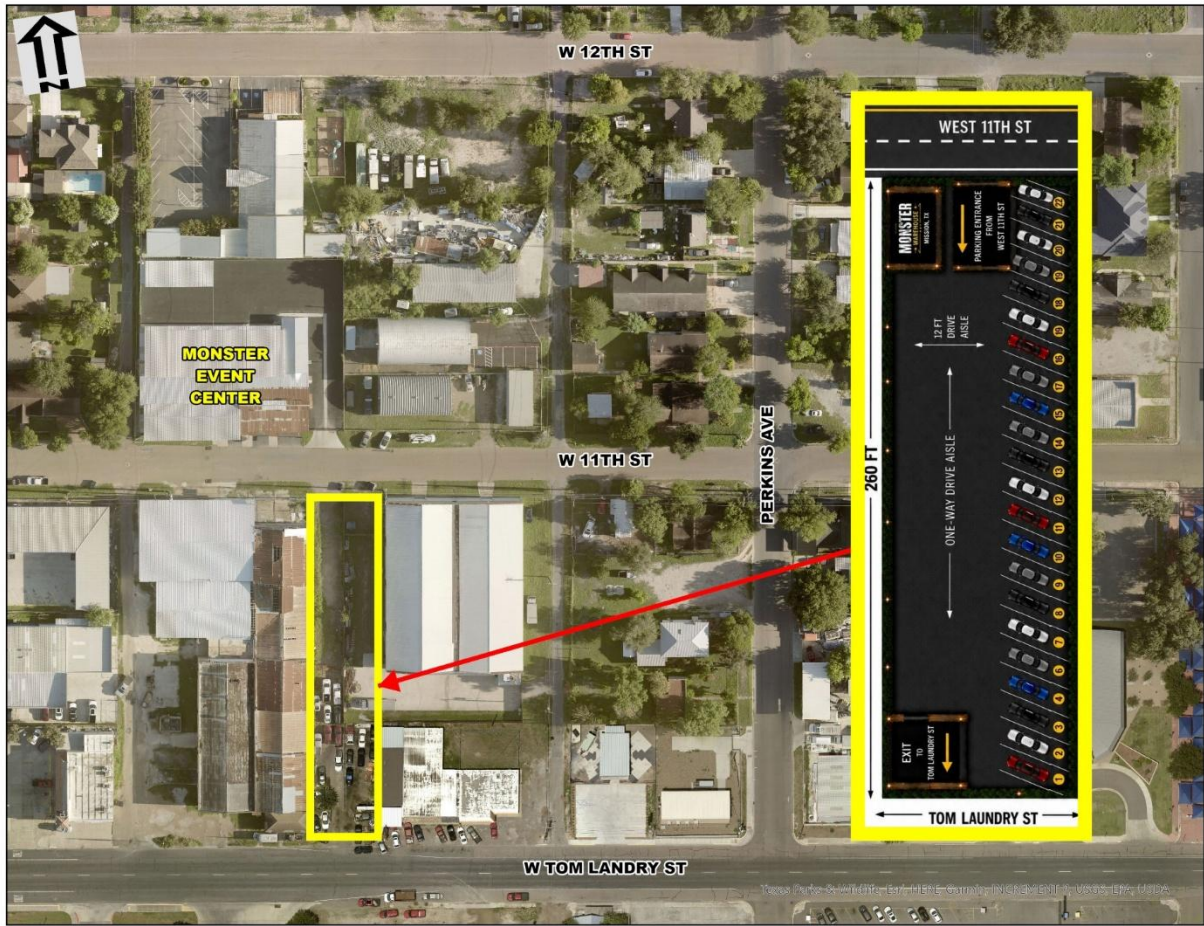


FLOOR PLAN





ADDITIONAL PARKING



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
239929	VILLANUEVA DIANA D	1100 W KIKA DE LA GARZA ST	MISSION	TX	78572-3733
239933	PASCUAL JORGE A & SILVIA B SCUDELETTI PASCUAL TRUSTEETS	4109 SAN GERARDO	MISSION	TX	78572-7377
239940	PAPERMAN LLC	1103 PERKINS AVE	MISSION	TX	78572-3937
679026	GARZA CORNELIO A JR	1108 N KERALUM AVE	MISSION	TX	78572-4238
239928	BAZAN DAVID	806 W PALMA VISTA DR	PALMVIEW	TX	78572-2144
239926	MARTINEZ PABLO & GUADALUPE	1112 W KIKA DE LA GARZA ST	MISSION	TX	78572-3733
239937	VASQUEZ JOAQUIN & MARIO CAVAZOS	2708 S 23RD ST	MCALLEN	TX	78503-5670
239930	J VALDEZ PROPERTY HOLDINGS LLC	1015 W KIKA DE LA GARZA ST	MISSION	TX	78572-3730
239927	DE CEPEDA SAN JUANITA HERNANDEZ	1108 W KIKA DE LA GARZA ST	MISSION	TX	78572-3733
239942	NOYOLA J ARTURO BUENO & ALMA ROSA RAMIREZ HERNANDEZ	1115 PERKINS AVE	MISSION	TX	78572
239941	GARZA GERARDO	2722 ALAMEDA CIR	MISSION	TX	78574
239939	BECHO IMELDA R	1101 PERKINS ST	MISSION	TX	78572
239873	J VALDEZ PROPERTY HOLDINGS LLC	1015 W KIKA DE LA GARZA ST	MISSION	TX	78572-3730
239938	KEMP RICHARD A & JAVIER GOMEZ	310 W 11TH ST	MISSION	TX	78572-3917
679026	GARZA CORNELIO A JR	1108 N KERALUM AVE	MISSION	TX	78572-4238
239876	J VALDEZ PROPERTY HOLDINGS LLC	1015 W KIKA DE LA GARZA ST	MISSION	TX	78572-3730
239924	OZUNA SERVANDO & ISaura	421 W 12TH ST	MISSION	TX	78572-3722
239923	RESENDEZ JUAN ARTURO & ELIZABETH	413 W 12TH ST	MISSION	TX	78572-3722
239932	LA RESPUESTA CHURCH MINISTRIES	405 W 12TH ST	MISSION	TX	78572-3722
239860	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: August 25, 2026

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

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

NATURE OF REQUEST:

Project Timeline:

- July 07, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- July 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.
- August 5, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- August 25, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located along the West side of Shary Road between Village Drive and Mulberry Street.
- Per the Code of Ordinance, a Restaurant in a C-2 zone requires the approval of a Conditional Use Permit.
- The applicant is leasing a 1,180 sq. ft. suite and is proposing to open a Coffee Shop.
- The Coffee Shop will offer both sit-down and to-go services
- Access to the site is via a 30’ access driveway off of Shary Road.
- The hours of operation are as follows: Monday – Wednesday, 6:30 a.m. to 6:00 p.m.; Thursday, closed; Friday, 6:30 a.m. – 6:00 p.m.; Saturday, 8:00 a.m. to 7:00 p.m.; Sunday, 8:00 a.m. – 3:00 p.m.
- Staff: 2 employees per shift
- Parking: There are a total of 51 seating spaces proposed, which require 17 parking spaces (51 seating spaces/3 = 17 parking spaces). It is noted that the parking area is held in common; there are 48 existing parking spaces shared with other businesses, thus meeting code.
- 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:

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

Departmental Approval: Approval

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 A COFFEE SHOP – GRAY AVENUE COFFEE IN A PROPERTY ZONED (C-2) NEIGHBORHOOD COMMERCIAL DISTRICT, BEING LOT 1, BANNWORTH BUSINESS CENTER SUBDIVISION, LOCATED AT 1821 N. SHARY ROAD, SUITE 8

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of August 5, 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. Tuesday, August 25, 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: AS SHOWN IN EXHIBIT “A”

Legal Description	Type	Conditions of Approval
1821 N. Shary Road, Suite 8 Lot 1, Bannworth Business Center Subdivision	A Coffee Shop – Gray Avenue Coffee in a property zoned (C-2) Neighborhood Commercial District	1. 2-year permit to continue to assess this new operation; 2. Must comply with all City Codes (Building, Fire, Health, etc.) 3. Acquire a business license prior to occupancy 4. CUP is not transferable to others. 5. Hours of operation: Monday – Wednesday, 6:30 a.m. to 6:00 p.m.; Thursday, closed; Friday, 6:30 a.m. – 6:00 p.m.; Saturday, 8:00 a.m. to 7:00 p.m.; Sunday, 8:00 a.m. – 3:00 p.m.

READ, CONSIDERED AND PASSED, this the 25th day of August, 2026.

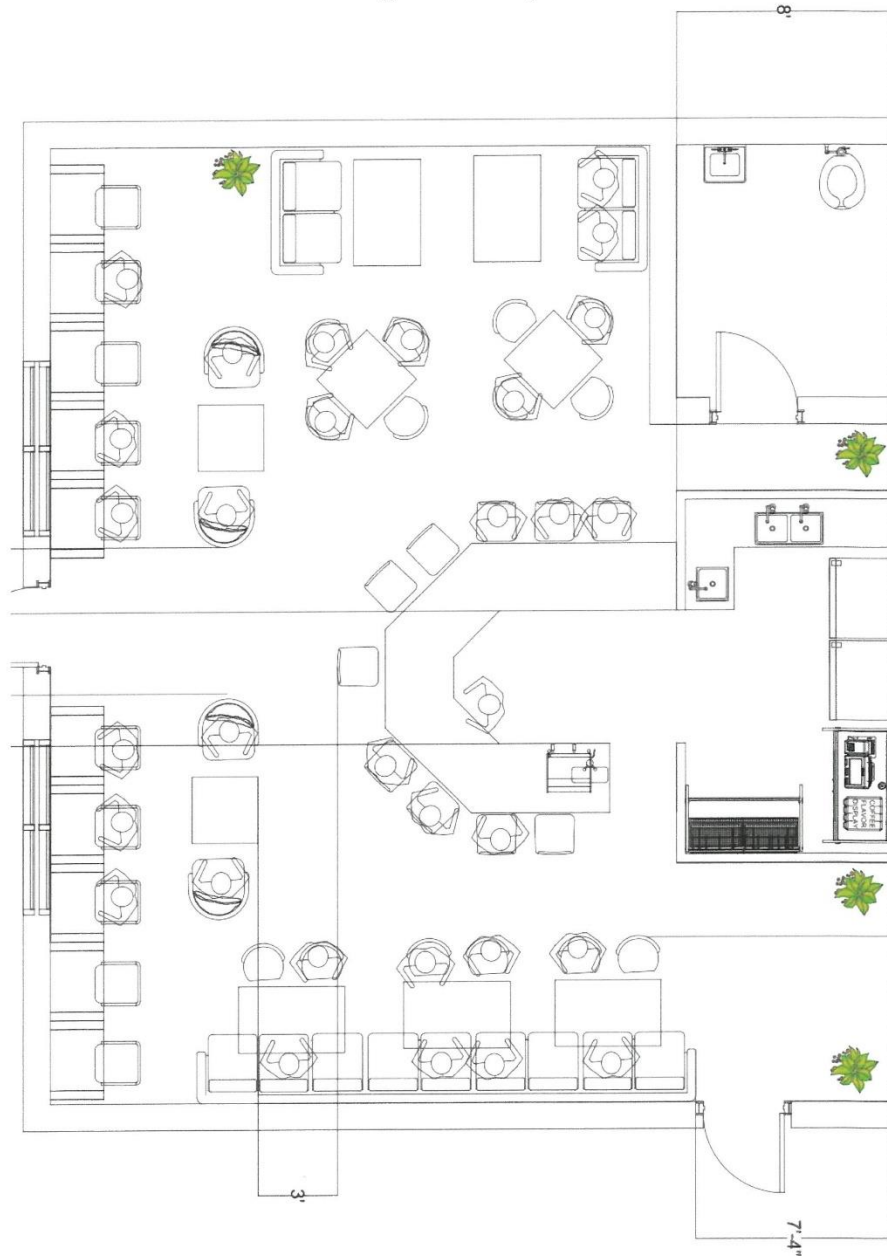
Norie Gonzalez Garza, Mayor

ATTEST:

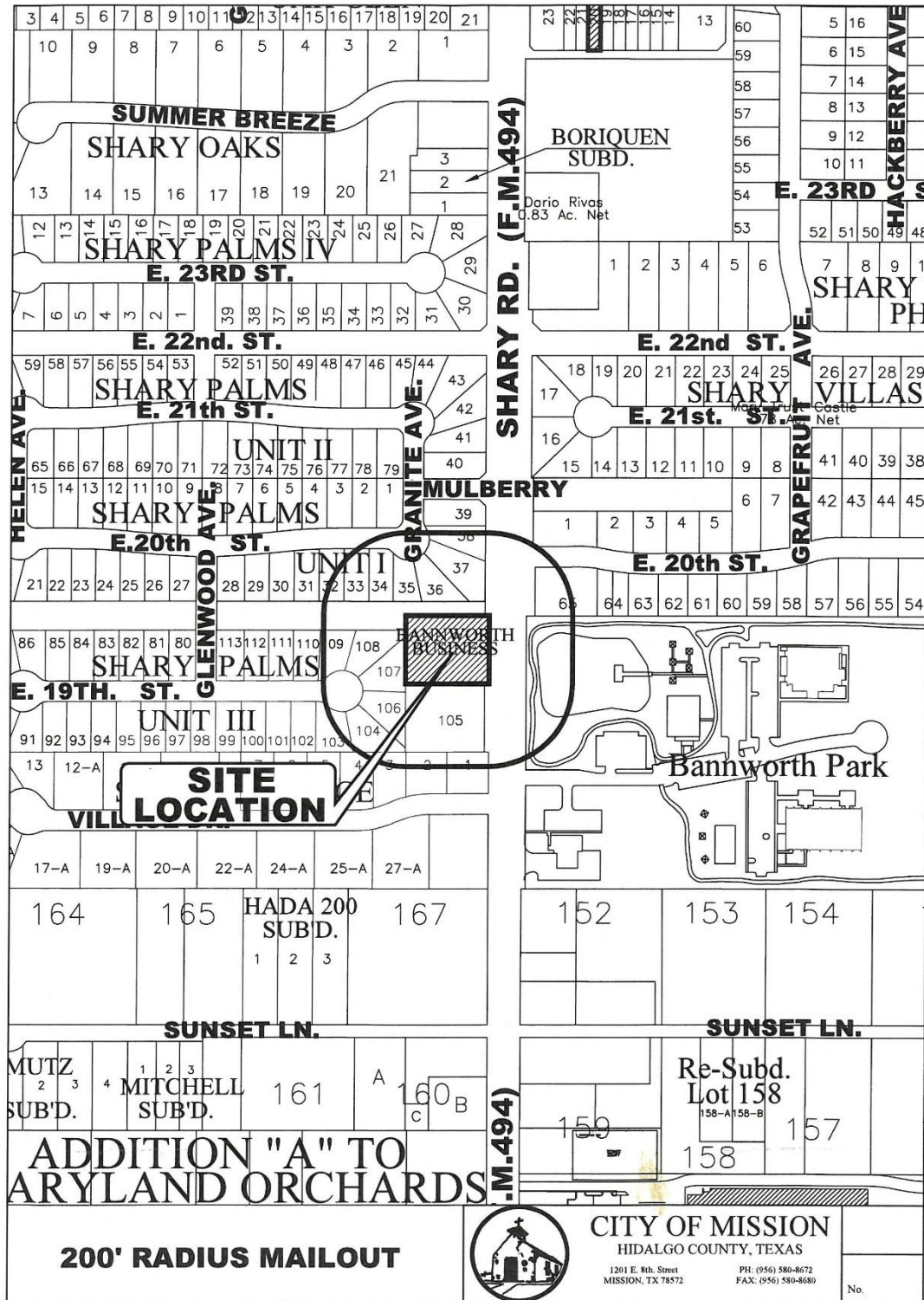
Anna Carrillo, City Secretary

EXHIBT "A"

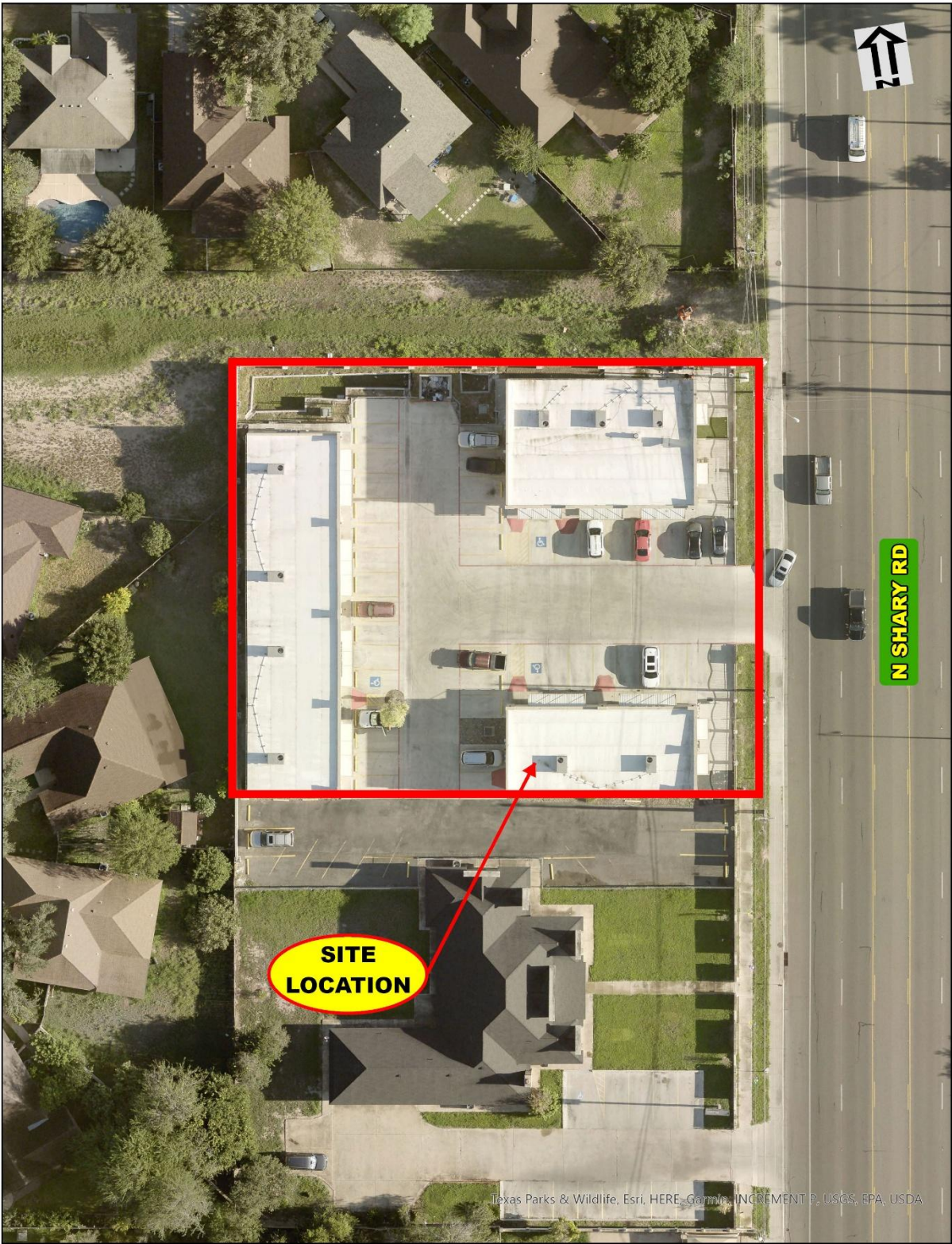
Design & Build Layout



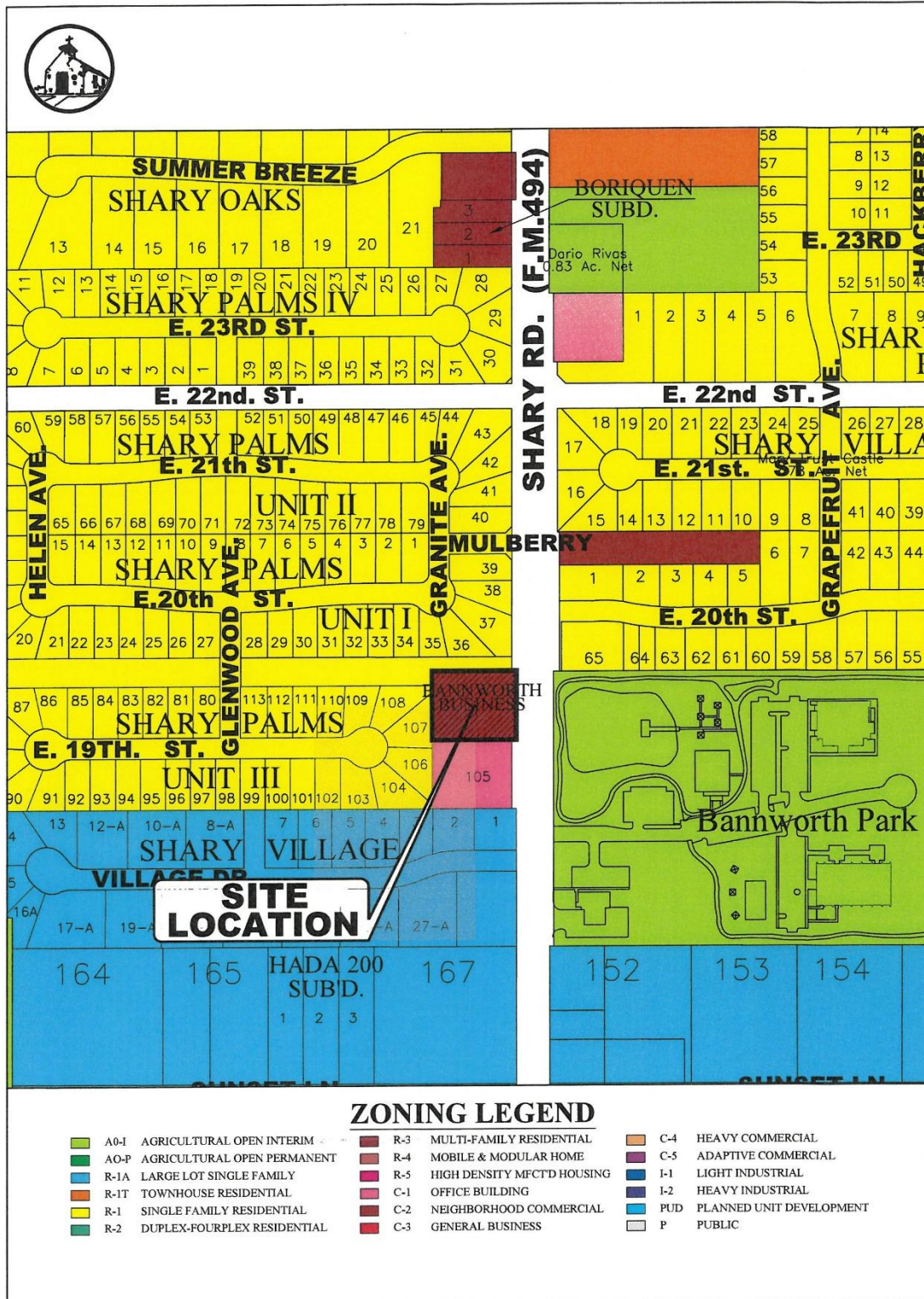
LEGAL NOTICE MAP



AERIAL MAP



ZONING MAP





PICTURES

Starter Menu

- Standard menu:
 - Coffee:
 - Latte (hot or iced)
 - Cappuccino (hot)
 - Americano (hot or iced)
 - Cold brew
 - Espresso
 - Cortado
 - Macchiato
 - Pour over
 - Drip coffee
 - Not coffee:
 - Matcha (hot or iced)
 - Tea (hot or iced)
 - Chai (hot or iced)
 - Hot chocolate
 - Specialty drinks (no alcohol):
 - Citrus cold brew (cold brew, citrus, juice, agave, ice)
 - Salted vanilla shaken espresso (espresso, vanilla syrup, sea salt, milk of choice, ice)
 - Strawberries and cream latte (espresso, strawberry cold foam, sweetened condensed milk, milk of choice)
 - Teddy latte (brown sugar syrup, cinnamon, honey, espresso, milk of choice)
 - Matcha lemonade (matcha, lemonade, honey or agave, ice)
 - Strawberry lavender matcha (strawberry syrup, lavender syrup, matcha, milk of choice)
 - Pineapple hibiscus refresher (pineapple juice, hibiscus tea concentrate, simple syrup, ice)
 - PS Green tea lemonade (peach juice, green tea, lemonade, strawberry syrup, simple syrup, ice)
 - Add-ons:
 - Cold foam (dairy & non-dairy options available)
 - Milk options: whole & oat (for now)

PICTURES

- Syrups:
 - Vanilla
 - Brown sugar
 - Simple syrup
 - Strawberry
 - Lavender
 - Mocha
 - Dairy free caramel
 - Honey
 - Agave
 - Seasonal syrups yet to come
- Assorted pastries yet to come
- Seasonal drinks yet to come

PICTURES



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
672882	ONIVERT INVESTMENTS FAMILY LIMITED PARTNERSHIP	2211 MONACO DR	MISSION	TX	78573-8476
534291	RODRIGUEZ ALFREDO& MARIA C RODRIGUEZ ALMA ROSA TRUSTEE FAMILY TRUST	2000 GRANITE AVE	MISSION	TX	78572-3255
539977	ZOROLA JESUS R & LUZ M	2313 E 19TH ST	MISSION	TX	78572-3250
283656	BAZAN CHRISTOPHER D	2309 VILLAGE DR	MISSION	TX	78572-3283
534287	RODRIGUEZ ESTHER APOLONIA PEREZ	2310 E 20TH ST	MISSION	TX	78572-3210
539973	GALVAN AGUSTIN & RAQUEL	2308 E 19TH ST	MISSION	TX	78572-3249
534286	MAGNIFICAT HOLDINGS LLC 2308E 20 PROTECTED SERIES	3225 MCLEOD DR STE 100	LAS VEGAS	NV	89121-2257
539979	HINOJOSA ROLANDO	2309 E 19TH ST	MISSION	TX	78572-3250
539978	GONZALEZ NICHOLAS & CRISTINA A	2311 E 19TH ST	MISSION	TX	78572-3250
539974	ZAMBRANO MAURO A VIELMA & ELIZABETH ESTRADA VIELMA	2310 E 19TH ST	MISSION	TX	78572
539976	AGUIRRE MARTHA T	2312 E 19TH ST	MCALLEN	TX	78572-3249
534292	BECERRA LAURA LUZ	2002 GRANITE AVE	MISSION	TX	78572
283654	GONZALEZ JESUS F & MARIA D ROSARIO	617 BEAUMONT AVE	MCALLEN	TX	78501
534288	PANIAGUA JOHNNY	12011 E BORDER OAK DR	MAGNOLIA	TX	77354-6104
534289	KELLEY DONALD E JR & MARY F	2314 E 20TH ST	MISSION	TX	78572-3210
534290	MAGNIFICAT HOLDINGS LLC	3225 MCLEOD DR STE 777	LAS VEGAS	NV	89121-2257
539975	TREVINO JOSE ANGEL	2404 E 20TH ST	MISSION	TX	78572-3389
281198	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
281199	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
1238476	T-JAM DEVELOPMENT LTD	2404 E 20TH ST	MISSION	TX	78502



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 25, 2026

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

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

NATURE OF REQUEST:

Project Timeline:

- July 15, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- July 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.
- August 5, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- August 25, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

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

STAFF RECOMMENDATION:

- Life of use permit with the understanding the permit can be revoked for non-compliance.
- Must comply with all City Codes (Building, Fire, Health, etc.)

- Acquire a business license before occupancy
- CUP is not transferable to others.
- Hours of operation: Monday through Friday from 8:00 a.m. to 5:00 p.m.
- Must comply with the noise ordinance
- Must obtain a health permit with the City

Departmental Approval: Approval

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 A COMMERCIAL WAREHOUSE – CENTRAL KITCHEN IN A PROPERTY ZONED (C-3) GENERAL BUSINESS DISTRICT, BEING THE WEST 60 FEET OF THE WEST 250 FEET OF THE SOUTH ½, BLOCK 6, CITRIANA HEIGHTS SUBDIVISION, LOCATED AT 221 DEL MAR STREET

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of August 5, 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. Tuesday, August 25, 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: AS SHOWN IN EXHIBIT “A”

Legal Description

221 Del Mar Street
Being the West 60
feet of the West 250
feet of the South ½,
Block 6, Citriana
Heights Subdivision

Type

A Commercial Warehouse –
Central Kitchen in a property zoned
(C-3) General Business District

Conditions of Approval

1. Life of use permit with the understanding the permit can be revoked for non-compliance.
2. Must comply with all City Codes (Building, Fire, Health, etc.)
3. Acquire a business license before occupancy
4. CUP is not transferable to others.
5. Hours of operation: Monday through Friday from 8:00 a.m. to 5:00 p.m.
6. Must comply with the noise ordinance.
7. Must obtain a health permit with the City.

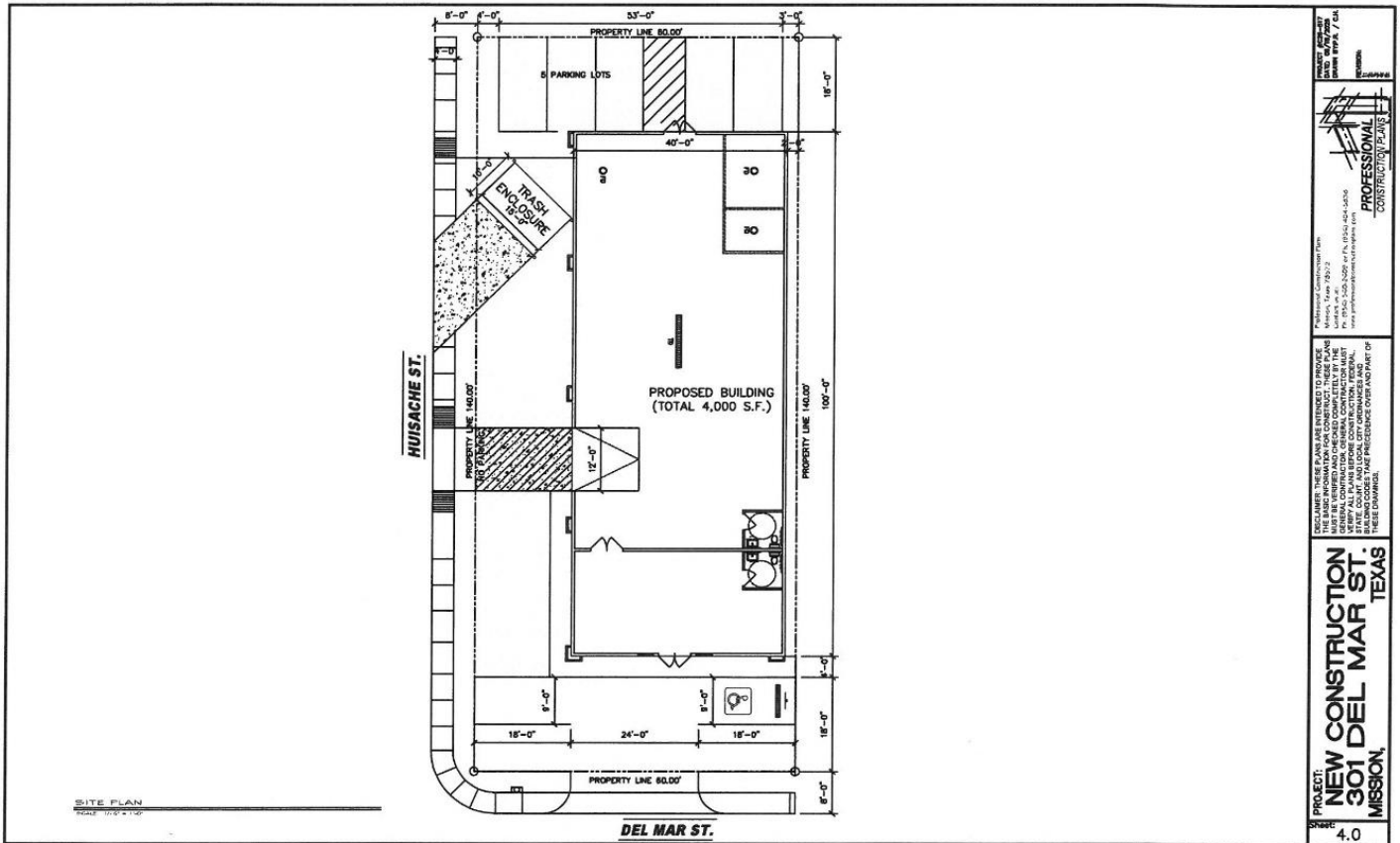
READ, CONSIDERED AND PASSED, this the 25th day of August, 2026.

Norie Gonzalez Garza, Mayor

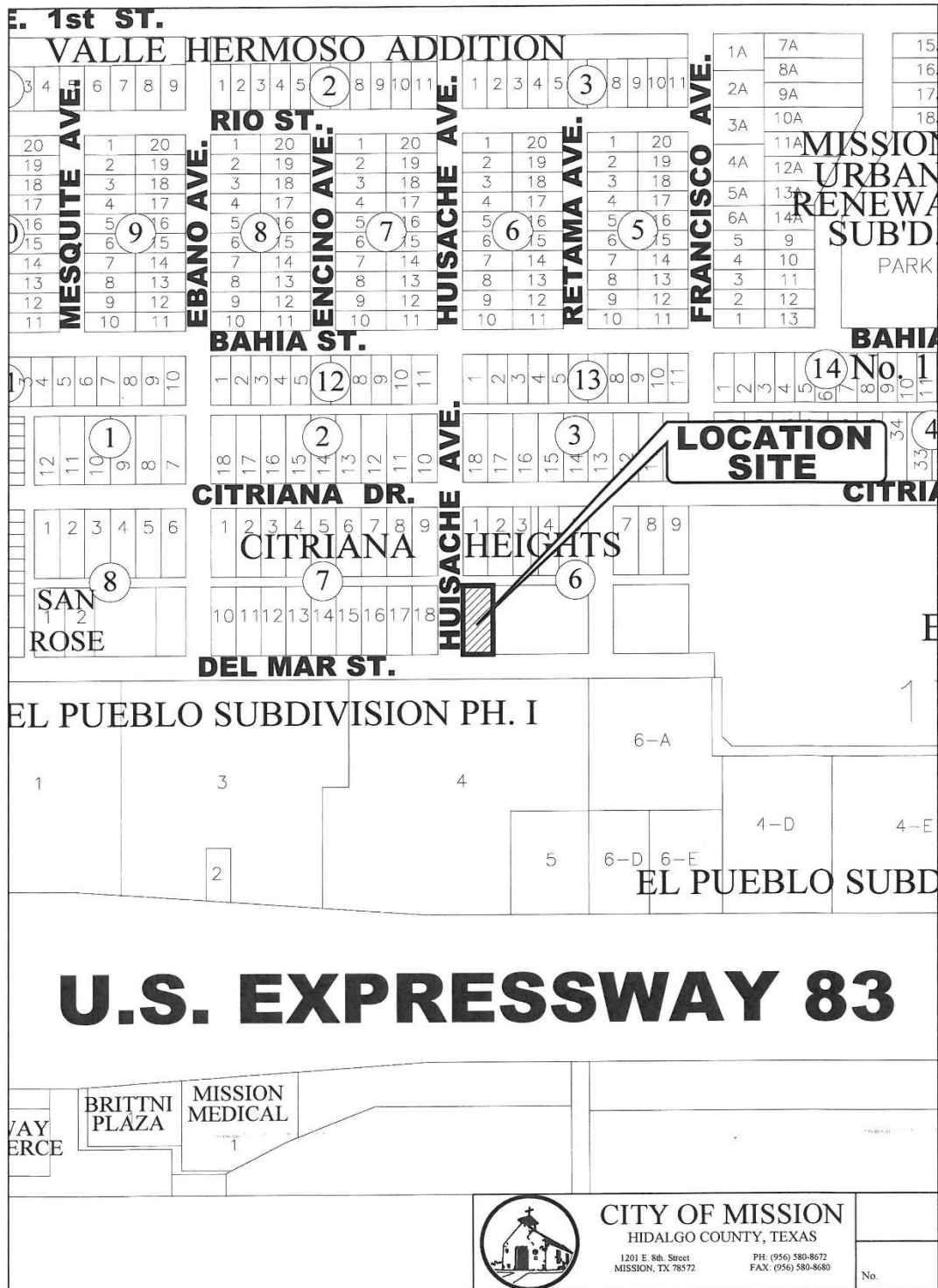
ATTEST:

Anna Carrillo, City Secretary

EXHIBIT "A"



LEGAL NOTICE MAP



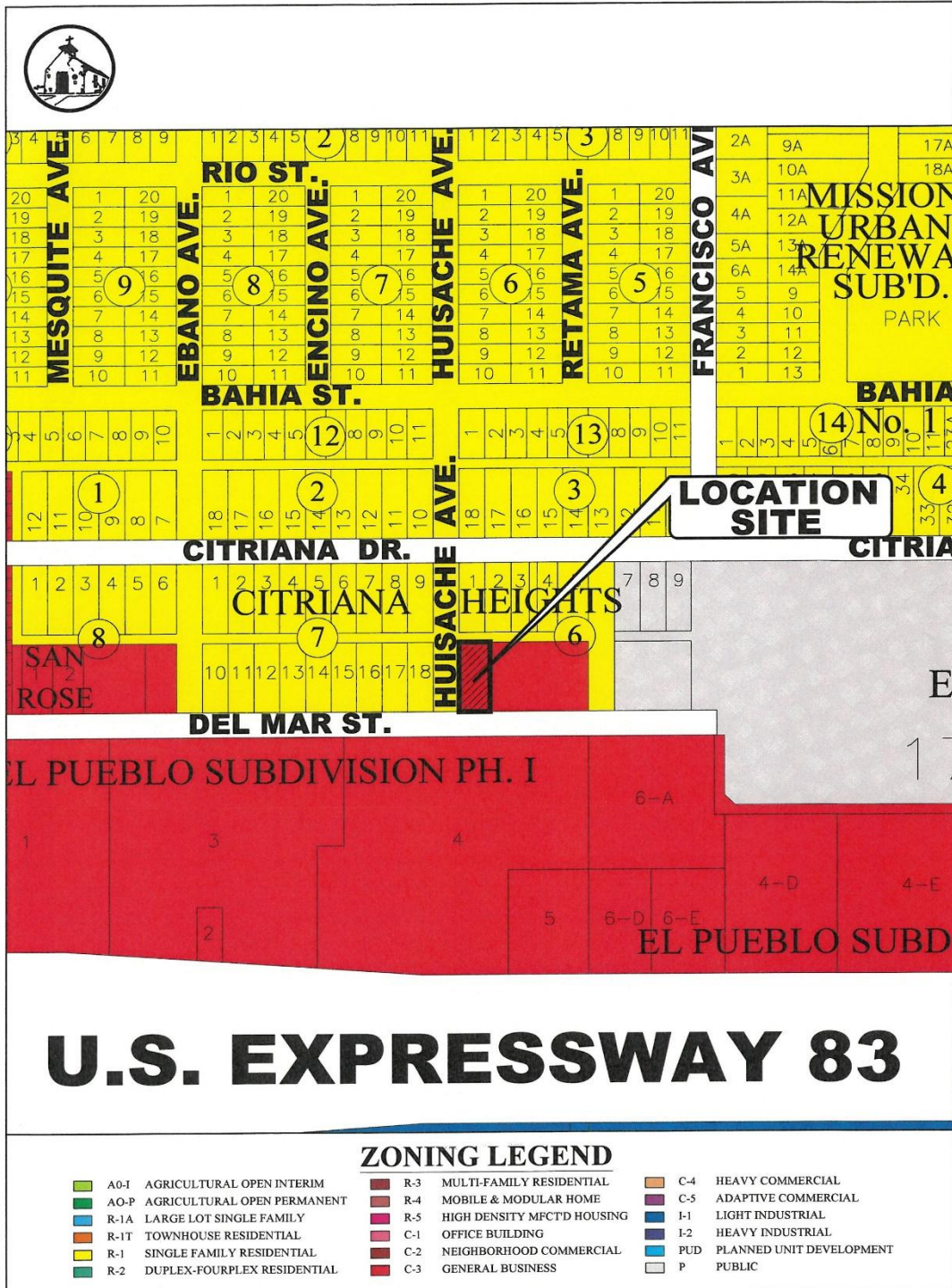
CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8680

No.

AERIAL MAP



ZONING MAP



SITE PLAN

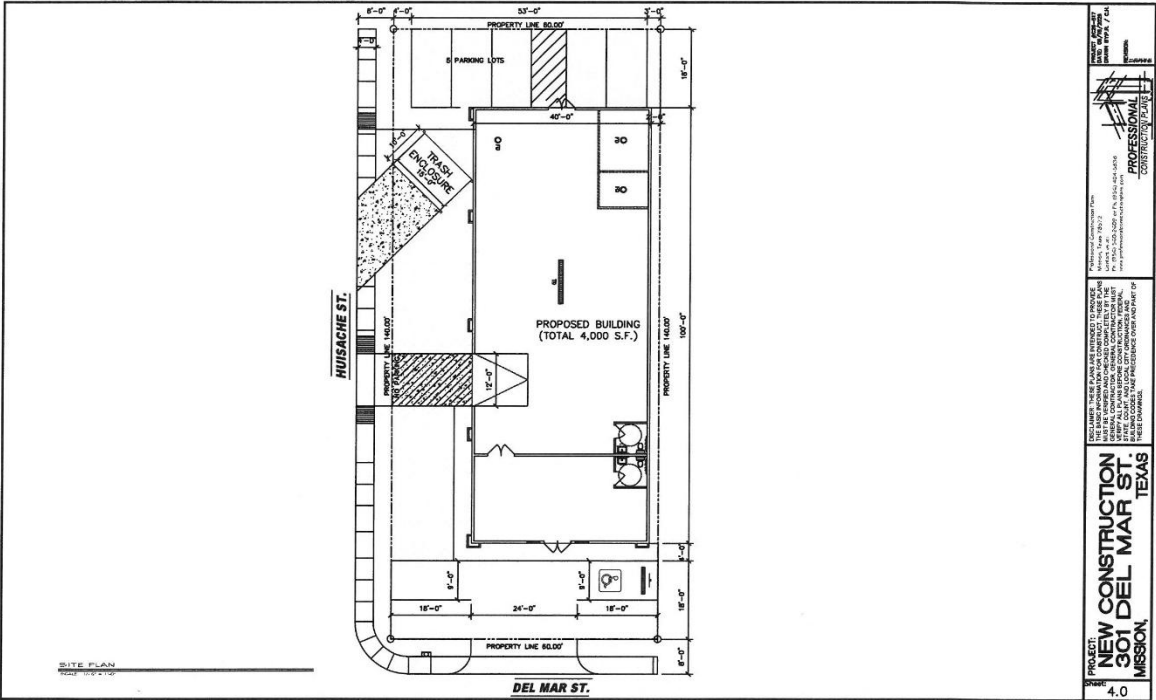


PHOTO OF THE PROPERTY FROM DEL MAR STREET



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
136249	GARZA MARIA ALICIA	215 DEL MAR ST	MISSION	TX	78572-5546
136250	MARTINEZ ESMERALDA	2101 S STANDARD	SAN JUAN	TX	78589-2610
136248	GUERRA MARIA VERONICA	213 DEL MAR ST	MISSION	TX	78572-5546
136247	GRANADOS GREGORIO	211 DEL MAR ST	MISSION	TX	78572-5546
167500	B-Y MISSION TEXAS WM LTD	4629 MACRO	SAN ANTONIO	TX	78218-5420
136209	HERRERA ARTURO JAIME	300 CITRIANA ST	MISSION	TX	78572-5540
136211	CABRERA EDUARDO	304 CITRIANA DR	MISSION	TX	78572-5540
136213	MALDONADO GUADALUPE	316 CITRIANA ST	MISSION	TX	78572-5540
342862	CLA FAMILY LP	PO BOX 1029	OLMITO	TX	78575-1029
136219	MONTOYA MAURICIO COLUNGA & ANGIE NATALIE COLUNGA	220 CITRIANA ST	MISSION	TX	78572-5538
136222	DIMAC PROPERTY GROUP LLC	236 CITRIANA ST	MISSION	TX	78572
136220	SANTANA EVANGELINA J & ROSA ALVA SEGURA	224 CITRIANA DR	MISSION	TX	78572-5538
558837	BARRERA DEMENCIO & JULIETA C	2211 CLINTON ST	MISSION	TX	78572
136212	LARA GUADALUPE & IMELDA	310 CITRIANA ST	MISSION	TX	78572-5540
136210	CAGE 1 PLAZA LLC	2411 DURNGO DRIVE	MISSION	TX	78573-8449



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 25, 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 convenience store and fuel station – 7 Eleven in a property zoned (C-3) General Business District, being Lot 1, Yucca Crossing Subdivision(U/R), located at the Southwest corner of N. Conway Avenue and Mile 2 Road, Applicant: Conway Mission Retail Partners, LTD, Conway Mission Retail GP, LLC, c/o Jamie Hora, P.E. - Bowman Engineering, Adoption of Ordinance # _____ and Adoption of Wet Zone Ordinance # _____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- July 21, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- July 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.
- August 5, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- August 25, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located at the Southwest corner of N. Conway Avenue and Mile 2 Road.
- Pursuant to Section 1.43(3)(B) of the City of Mission Code of Ordinances, a Gasoline service station or retail outlets where gasoline products are sold require the approval of a conditional use permit by the City Council.
- The applicant is proposing to construct a 4,746 square foot building for a convenience store where the sale of gasoline will be made available.
- As shown in the site plan, two (2) 20’ driveways are proposed; one along Conway Avenue and one along Mile 2 Road. It is noted that all setbacks are being met.
- The proposed hours of operation are as follows: 24 hours a day, seven days a week.
- Staff: 10 employees
- Parking: Based on the size of the building, there are 19 parking spaces required by code. The applicant is proposing to have 2 designated handicap parking spaces and 43 regular parking spaces, for a total of 45 parking spaces, thereby exceeding code by 26. The applicant will be complying with the landscaping requirements.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (5) legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

- Life of use permit with the understanding it can be revoked due to non-compliance.
- Must comply with all City Codes (Building, Fire, Health, Landscaping, Signs, etc.)
- Hours of Operation are 24 hours a day seven days a week
- Acquisition of a business license before occupancy
- CUP is not transferable to others
- Wet zone property

Departmental Approval: Approval

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 CONVENIENCE STORE AND FUEL STATION – 7 ELEVEN IN A (C-3) GENERAL BUSINESS DISTRICT, BEING LOT 1, YUCCA CROSSING SUBDIVISION (U/R), LOCATED AT THE SOUTHWEST CORNER OF N. CONWAY AVENUE AND MILE 2 ROAD**

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of August 5, 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. Tuesday, August 25, 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: AS SHOWN IN EXHIBIT “A”

Legal Description	Type	Conditions of Approval
The Southwest corner of N. Conway Avenue and Mile 2 Road Lot 1, Yucca Crossing Subdivision (U/R)	Convenience Store & Fuel Station – 7 Eleven in a (C-3) General Business District	1. Life of use permit with the understanding it can be revoked due to noncompliance 2. Must comply with all City Codes (Building, Fire, Health, Landscaping, Signs, etc.) 3. Hours of Operation: 24 hours a day, seven days a week 4. Acquisition of a business license before occupancy 5. CUP not to be transferable to others 6. Wet Zone Property

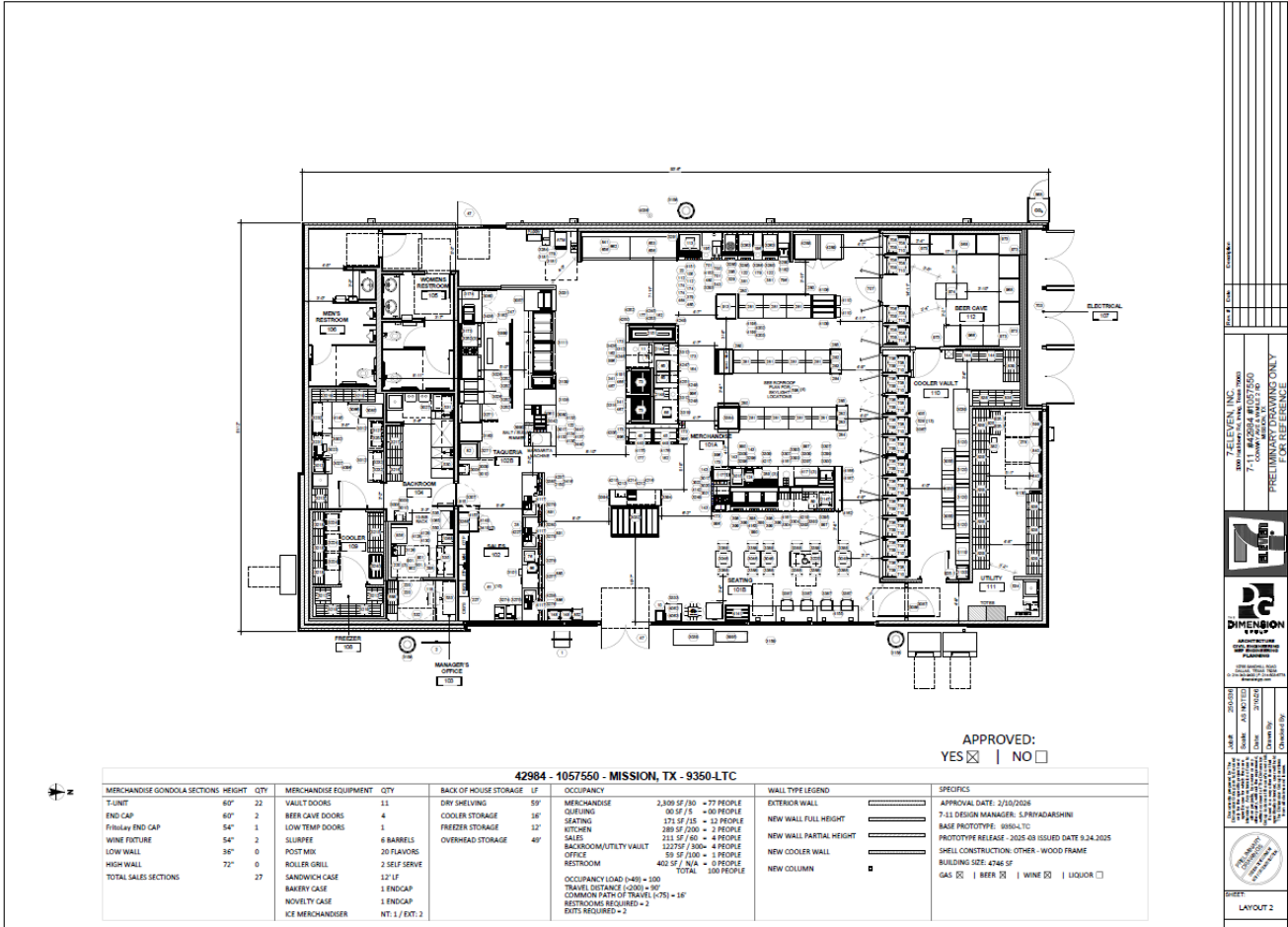
READ, CONSIDERED AND PASSED, this the 25th day of August, 2026.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

EXHIBT "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
3109 N. CONWAY – 7 ELEVEN**

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:

3109 N. CONWAY
7 ELEVEN

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

1. The property located at 3109 N. Conway – 7 ELEVEN, is designated as "wet area".
2. Said property located at 3109 N. Conway – 7 ELEVEN, shall be included in the designated areas where alcoholic beverages may be sold within the city.

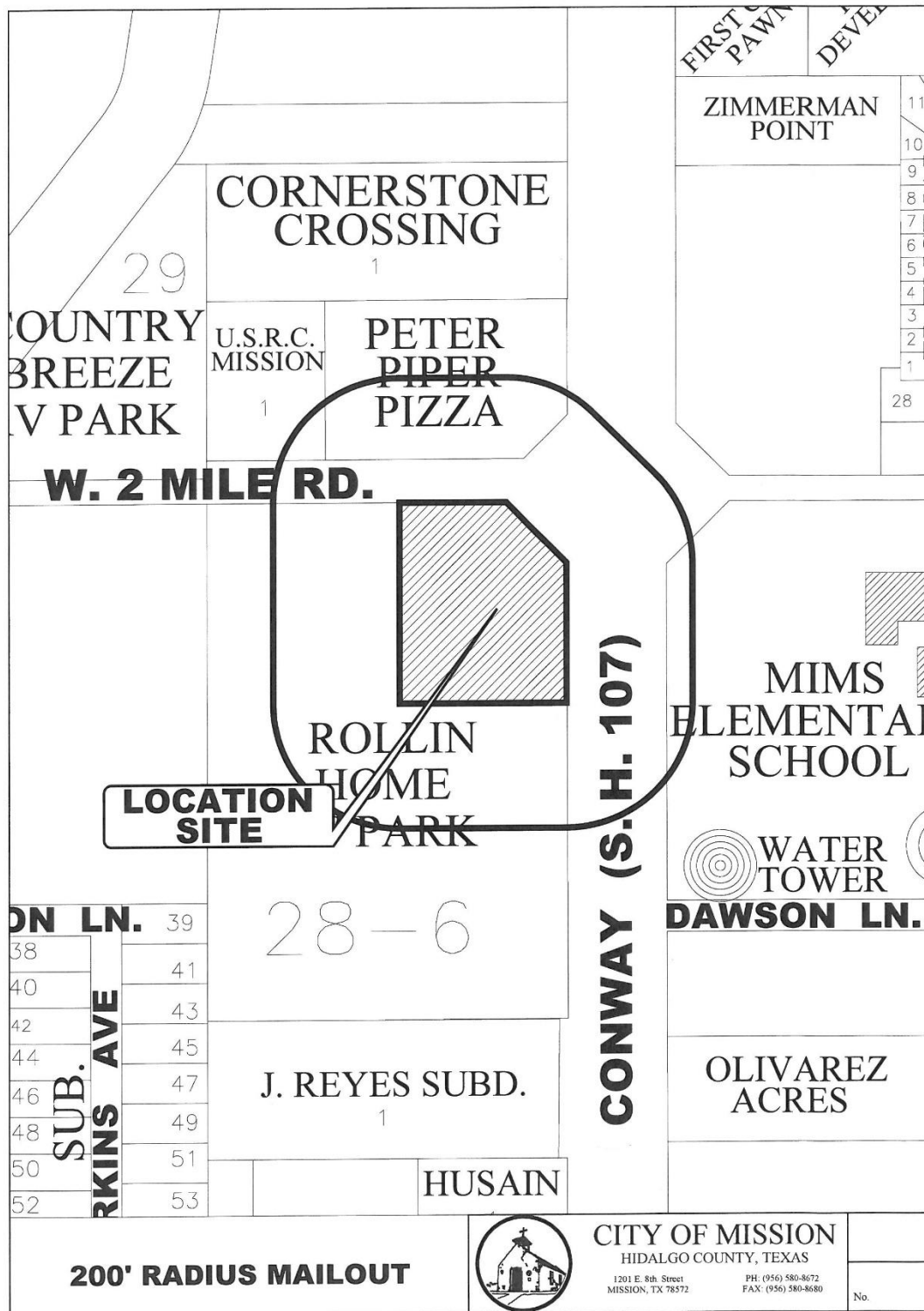
READ, CONSIDERED AND APPROVED this 25th day of August, 2026.

Norie Gonzalez Garza, Mayor

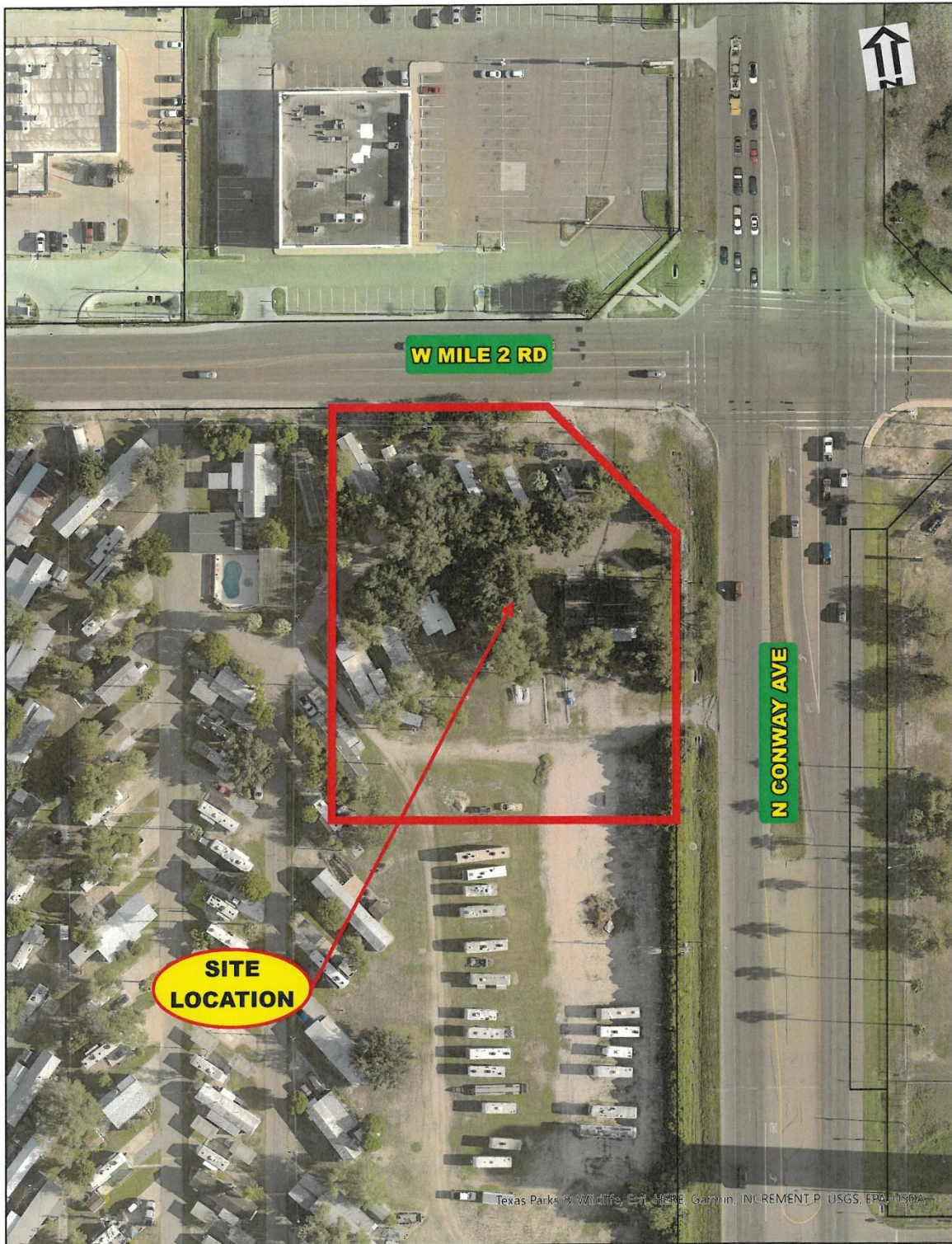
ATTEST:

Anna Carrillo, City Secretary

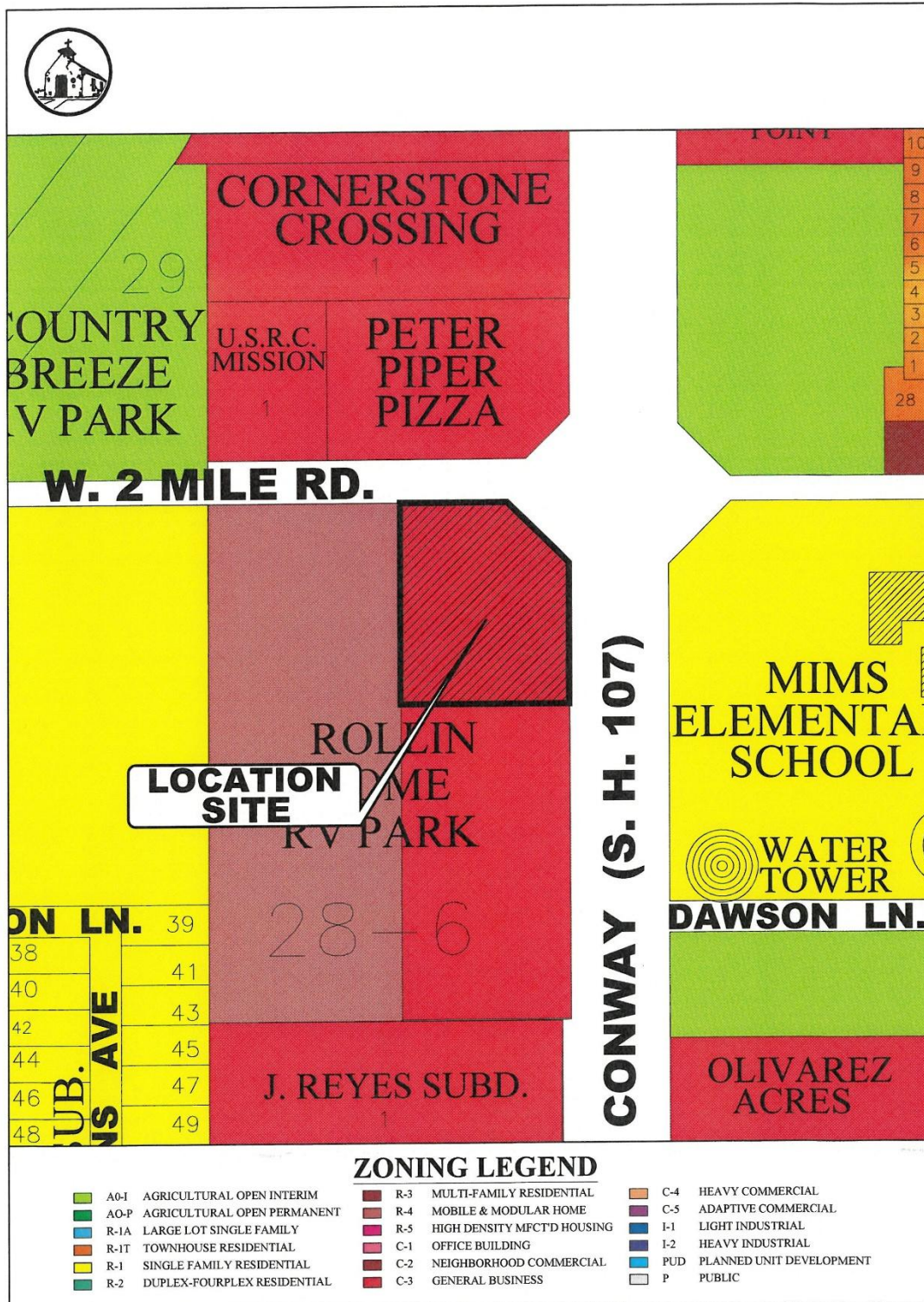
VICINITY MAP



ARIEL MAP



ZONING MAP



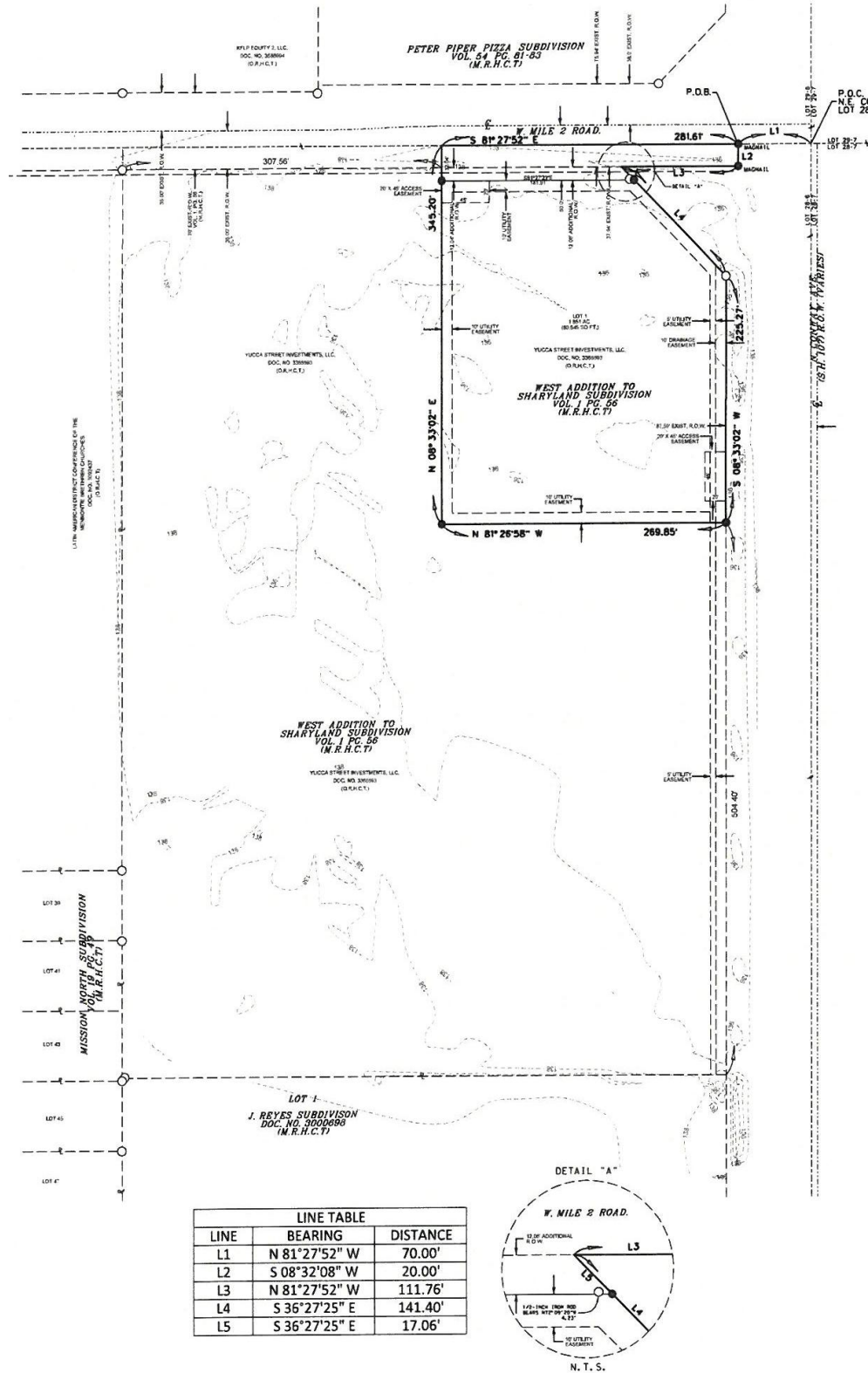
PICTURE FROM N. CONWAY AVENUE



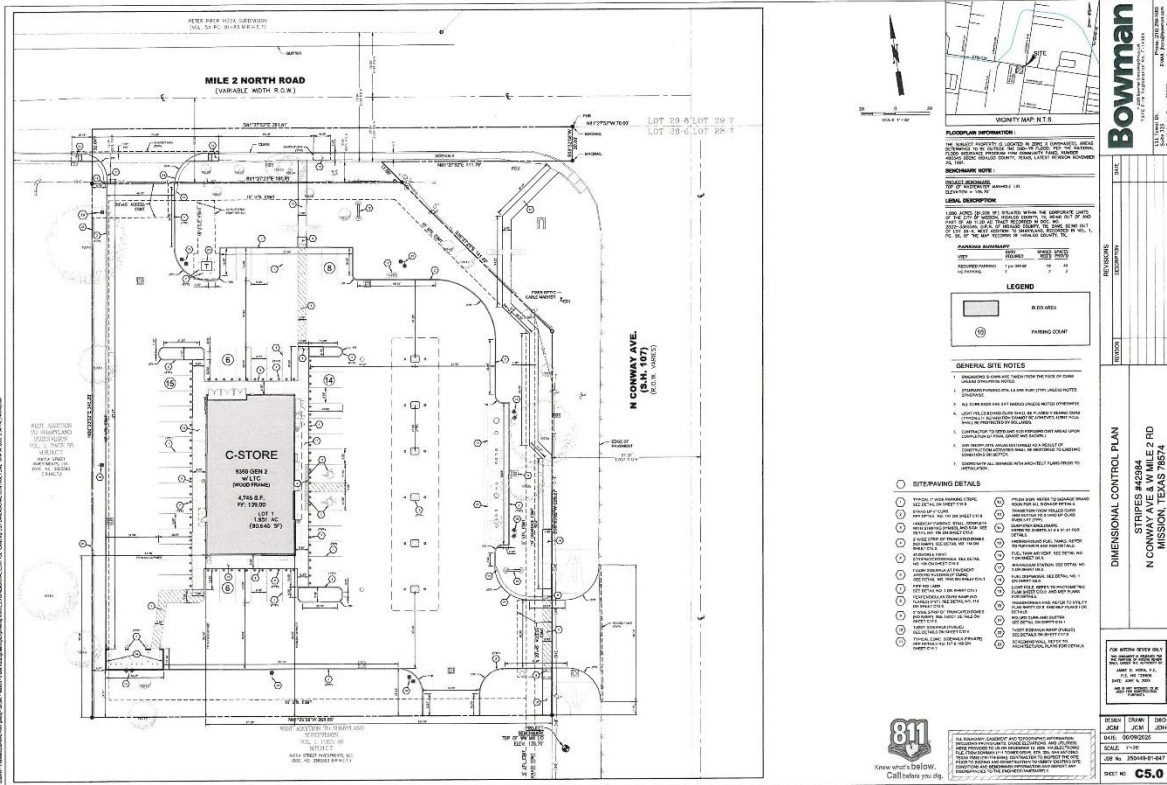
PICTURE FROM MILE 2 ROAD



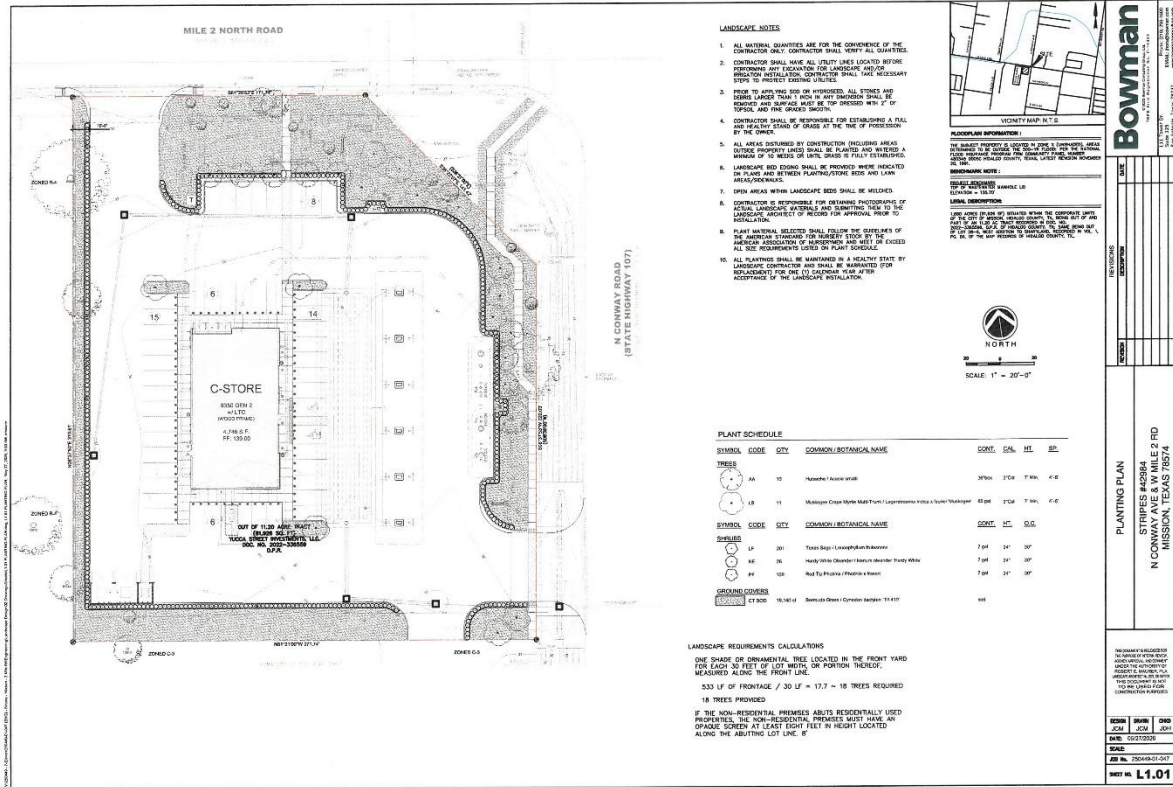
ATTACHMENTS



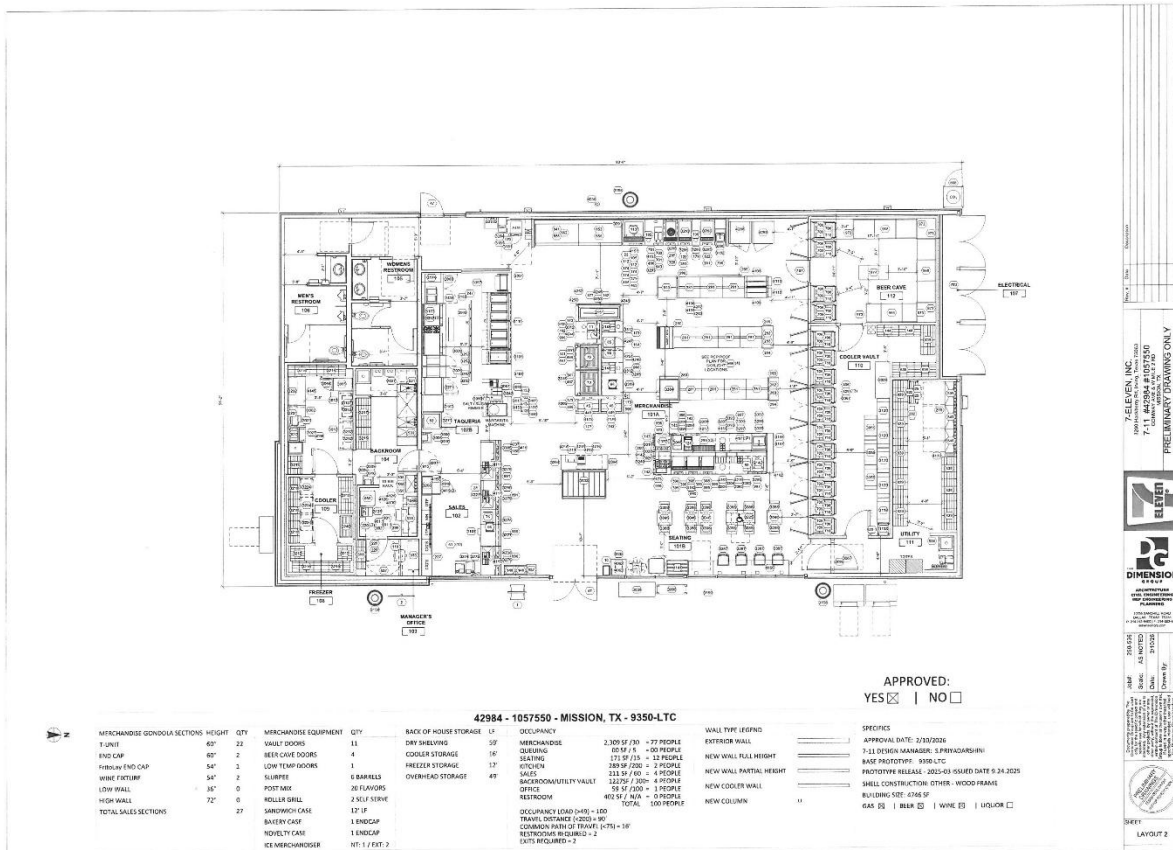
ATTACHMENTS



ATTACHMENTS



ATTACHMENTS



MAILOUT LIST

PROP_ID	name_1	addrDelive	addrCity	addrState	addrZip
317183	YUCCA STREET INVESTMENTS LLC	1301 E 8TH ST	MISSION	TX	78572-5813
721820	DOWNSTREAM PARTNERS LP	4445 N MESA ST STE 100	EL PASO	TX	79902-1109
123498	KFLP EQUITY 2 LLC	PO BOX 2796	MCALLEN	TX	78502
499092	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
317196	MISSION IND SCHOOL DISTRICT	1201 BRYCE DR	MISSION	TX	78572-4399



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 25, 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 office use for AM PM Roadside & Recovery, LLC in a property zoned (C-4) Heavy Commercial District, being Lot 4, Henry Saenz Subdivision, located at 1519 E. Expressway 83. Applicant: AM PM Roadside & Recovery, LLC, Adoption of Ordinance #_____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- July 16, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- July 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.
- August 5, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- August 25, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located along the North side of US Expressway 83, approximately 600 feet West of Stewart Road.
- Per Code of Ordinance, portable buildings require the approval of a Conditional Use Permit by the City Council.
- On May 27, 2025, the applicant was granted a one-year Conditional Use Permit Renewal to allow the use of the portable building as an office. The Conditional Use Permit expired on May 27, 2026. Because the Conditional Use Permit has expired, the current request is for a new Conditional Use Permit rather than a renewal.
- AM PM Roadside & Recovery will provide light to heavy-duty towing, roadside assistance, vehicle recovery, and other emergency roadside services for the surrounding community.
- The property will serve as the company’s office and operational base for dispatching service vehicles and supporting daily business operations.
- Staff: 5 employees
- The hours of operation are as follows: Monday through Friday from 9:00 a.m. to 5:00 p.m.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (33) legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

- Two year approval with the understanding there will be no renewals. This will apply to the property and not the applicant.
- Must comply with all City Codes (Building, Fire, Landscaping and Signs);
- Hours of operation for the office are Monday – Friday from 9:00 am to 5:00 pm
- CUP is not transferable to others

Departmental Approval: Approval

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 PORTABLE BUILDING FOR OFFICE USE FOR AM PM ROADSIDE & RECOVERY, LLC IN A PROPERTY ZONED (C-4) HEAVY COMMERCIAL DISTRICT, BEING LOT 4, HENRY SAENZ SUBDIVISION, LOCATED AT 1519 E. EXPRESSWAY 83

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of August 5, 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. Tuesday, August 25, 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: AS SHOWN IN EXHIBIT "A"

Legal Description	Type	Conditions of Approval
1519 E. Expressway 83 Lot 4, Henry Saenz Subdivision	A Portable building for office use – AM PM Roadside & Recovery, LLC in a property zoned (C-4) Heavy Commercial District	1. Two year approval with the understanding there will be no renewals. This will apply to the property and not the applicant. 2. Must comply with all City Codes (Building, Fire, Landscaping and Signs); 3. Hours of operation for the office are Monday – Friday from 9:00 am to 5:00 pm 4. CUP is not transferable to others

READ, CONSIDERED AND PASSED, this the 25th day of August, 2026.

Norie Gonzalez Garza, Mayor

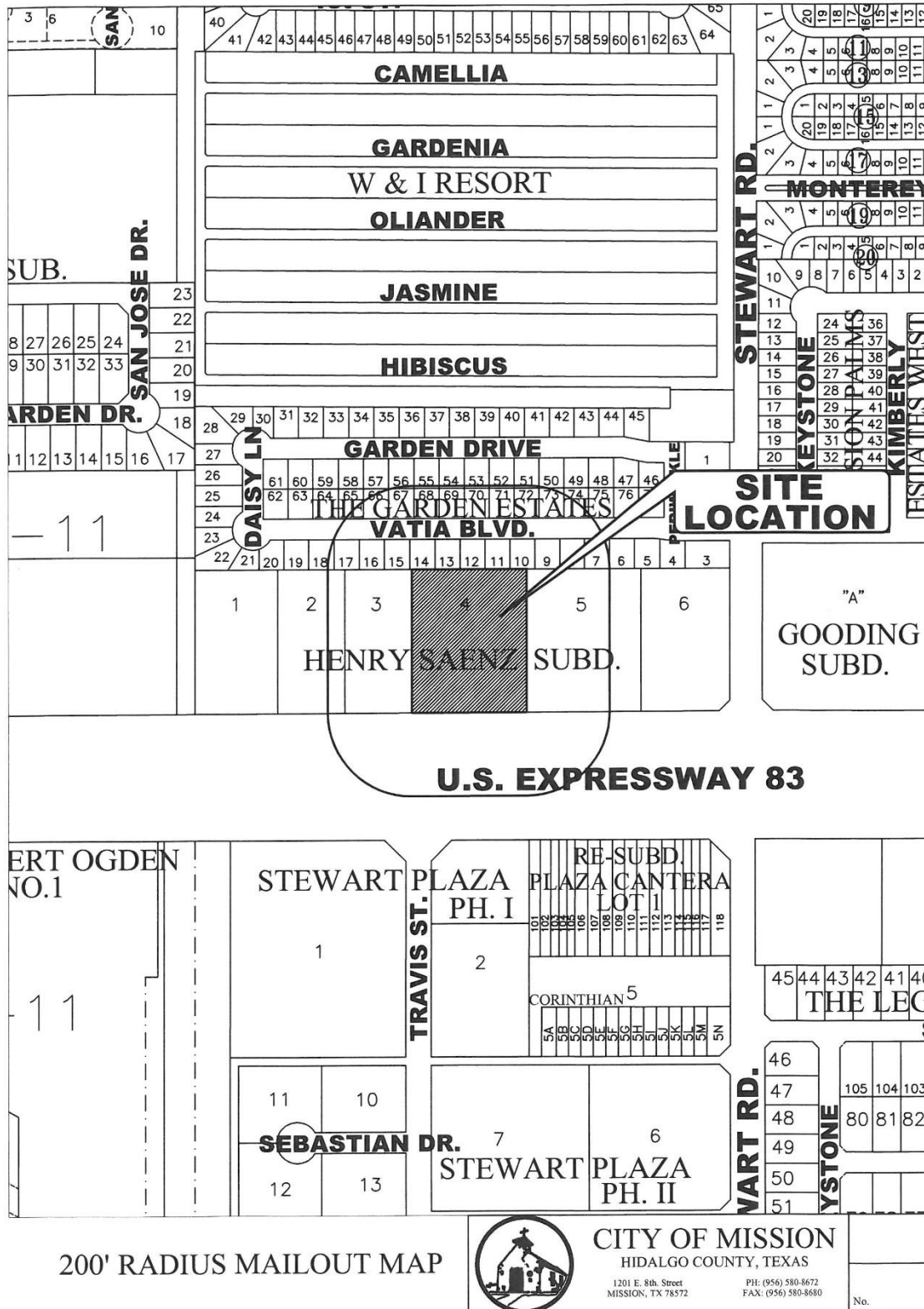
ATTEST:

Anna Carrillo, City Secretary

EXHIBT "A"



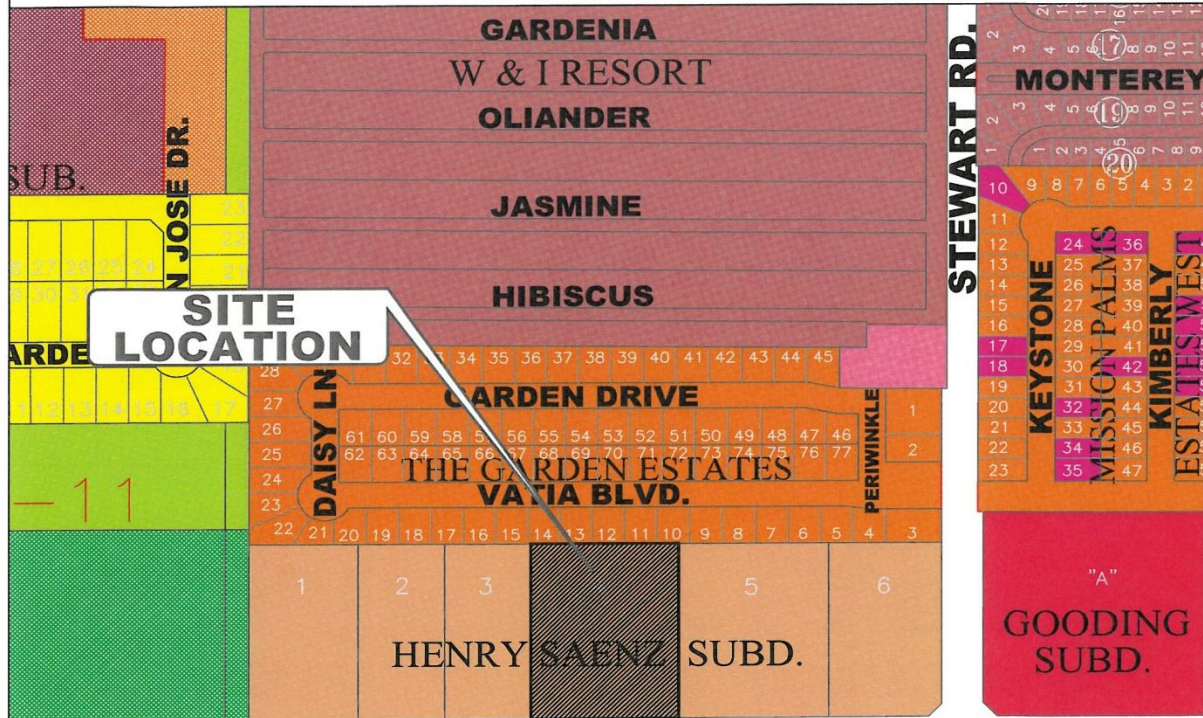
LEGAL NOTICE MAP



AERIAL MAP



ZONING MAP



U.S. EXPRESSWAY 83



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



PICTURES



PICTURES



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
550781	INFANTE MARIA PATRICIA	1414 GARDEN DR	MISSION	TX	78572-6511
550793	GARZA SERGIO SALINAS	1415 VATIA BLVD	MISSION	TX	78572-6562
550780	UECKERT CARMEN P	1416 GARDEN DR	MISSION	TX	78572-6511
550799	FERNANDEZ ELIA M	1509 VATIA BLVD	MISSION	TX	78572-6561
550739	LOPEZ PAMELA DENISS	1416 VATIA BLVD	MISSION	TX	78572
550798	BLIXT PROPERTIES LLC	2421 E 20TH ST	MISSION	TX	78572
550734	GARCIA MIRNA GABRIELA	1506 VATIA BLVD	MISSION	TX	78572-6566
550795	DURAN ABIU OSMAR	1501 VATIA BLVD	MISSION	TX	78572-6561
550742	PEREZ MARIA D	1410 VATIA BLVD	MISSION	TX	78572-6565
550741	VERA EDGAR G & LIZBETH RAMIREZ	1412 VATIA BLVD	MISSION	TX	78572
550791	LOPEZ AMY E & ESTEBAN A MEZA	1411 VATIA BLVD	MISSION	TX	78572-6562
550800	MENDOZA MARTIN & MARTHA A	1511 VATIA BLVD	MISSION	TX	78572-6561
550732	TORRES ANTONIO & BEATRIZ	3706 FALCON DR	MISSION	TX	78572-4977
550731	VEGA ALEJANDRO & PATRICIA VEGA	1512 VATIA BLVD	MISSION	TX	78572-6566
550792	LUCERO EVELIA QUINTANILLA & LIZETH BERENICE AGUILLON	1413 VATIA BLVD	MISSION	TX	78572
550777	D N R INVESTMENTS LLC	2600 BLUEBIRD AVE	MCALLEN	TX	78504-4763
550775	MONTEMAYOR CESAR F JR	1506 GARDEN DR	MISSION	TX	78572-6564
550737	MORENO EDITH	1500 VATIA BLVD	MISSION	TX	78572-6566
550733	RIVERA BRANDON	1508 VITIA BLVD	MISSION	TX	78572-6566
550794	CERDA ROLANDO JR & ALBESA SALINAS	1417 VATIA BLVD	MISSION	TX	78572-6562
550776	CARDENAS VIRGINIA T	1504 GARDEN DR	MISSION	TX	78572-6564
550790	GARCIA JESUS OSCAR	1409 VATIA BLVD	MISSION	TX	78572-6562
507921	SAENZ JESUS HENRY	2604 BRAZOS AVE	MCALLEN	TX	78504-6330
550743	MARQUEZ RODRIGO CANO & LUCIA	1408 VATIA BLVD	MISSION	TX	78572-6565
507923	RAMIREZ YOLANDA S	111 LAKE ESTATES DR	MONTGOMERY	TX	77356-8069
507924	FIGUEROA DIANA S	1818 NORTHGATE LANE	MCALLEN	TX	78504-9389
550740	VELA JESSICA Y & CAITLIN ROSE	1414 VATIA BLVD	MISSION	TX	78572
550738	MARTINEZ MARIA ESTHER	1418 VATIA BLVD	MISSION	TX	78572-6565
550735	SORIANO GUILLERMO & ELENA	PO BOX 2933	MISSION	TX	78573-0050
550736	MORALES HERMINIO JR & MARGARITA	612 S SOL DORADO ST	MISSION	TX	78572-6880
550796	GONZALEZ LAURA	1503 VATIA BLVD	MISSION	TX	78572
550797	MORALES HERMINIO M & EUSEBIA C	1502 VATIA BLVD	MISSION	TX	78572-6566
550779	PEREZ JESUS RAMOS	1418 GARDEN DR	MISSION	TX	78572-6511
550778	HERNANDEZ ELVIRA RAYMUNDO & ALMA R	1307 SWEET LN	EDINBURG	TX	78539



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 25, 2026

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

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

NATURE OF REQUEST:

Project Timeline:

- June 30, 2026 – Application for a Conditional Use Permit ("CUP") submitted to the City.
- July 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.
- August 5, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- August 25, 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 Unit requires the approval of a conditional use permit by the City Council.
- This business has been in operation since September 24, 2025. The last Conditional Use Permit was approved by the City Council on August 20, 2025, for a period of one year.
- The hours of operation are as follows: Monday through Thursday from 11:00 a.m. to 10:00 p.m.; Saturday from 5:00 pm to 12:00 a.m.; and Sunday from 5:00 pm to 10:00 pm
- Staff: 3 employees
- Parking: The site 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 2-year term to continue to assess this mobile food unit;
- Continue to comply with all City Codes (Building, Fire, Health, etc.),
- Hours of operation are: Monday through Thursday from 11:00 a.m. to 10:00 p.m.; Saturday from 5:00 p.m. to 12:00 a.m.; and Sundays from 5:00 p.m. to 10:00 p.m.
- Continue to comply with the noise ordinance
- CUP is not transferable to others.

Departmental Approval: Approval

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

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit renewal request of August 5, 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. Tuesday, August 25, 2026, in the Council Chambers of the City Hall to consider the following conditional use permit renewal:

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

Legal Description	Type	Conditions of Approval
307 W. Tom Landry Street, Space B Being the West ½ of Lots 7 & 8, Block 176, Mission Original Townsite Subdivision	A Mobile Food Unit – Martha’s Burgers & More in a property zoned (C-4) Heavy Commercial District	1. Approval for a 2-year term to continue to assess this mobile food unit; 2. Continue to comply with all City Codes (Building, Fire, Health, etc.), 3. Hours of operation are: Monday through Thursday from 11:00 a.m. to 10:00 p.m.; Saturday from 5:00 p.m. to 12:00 a.m.; and Sundays from 5:00 p.m. to 10:00 p.m. 4. Continue to comply with the noise ordinance 5. CUP is not transferable to others.

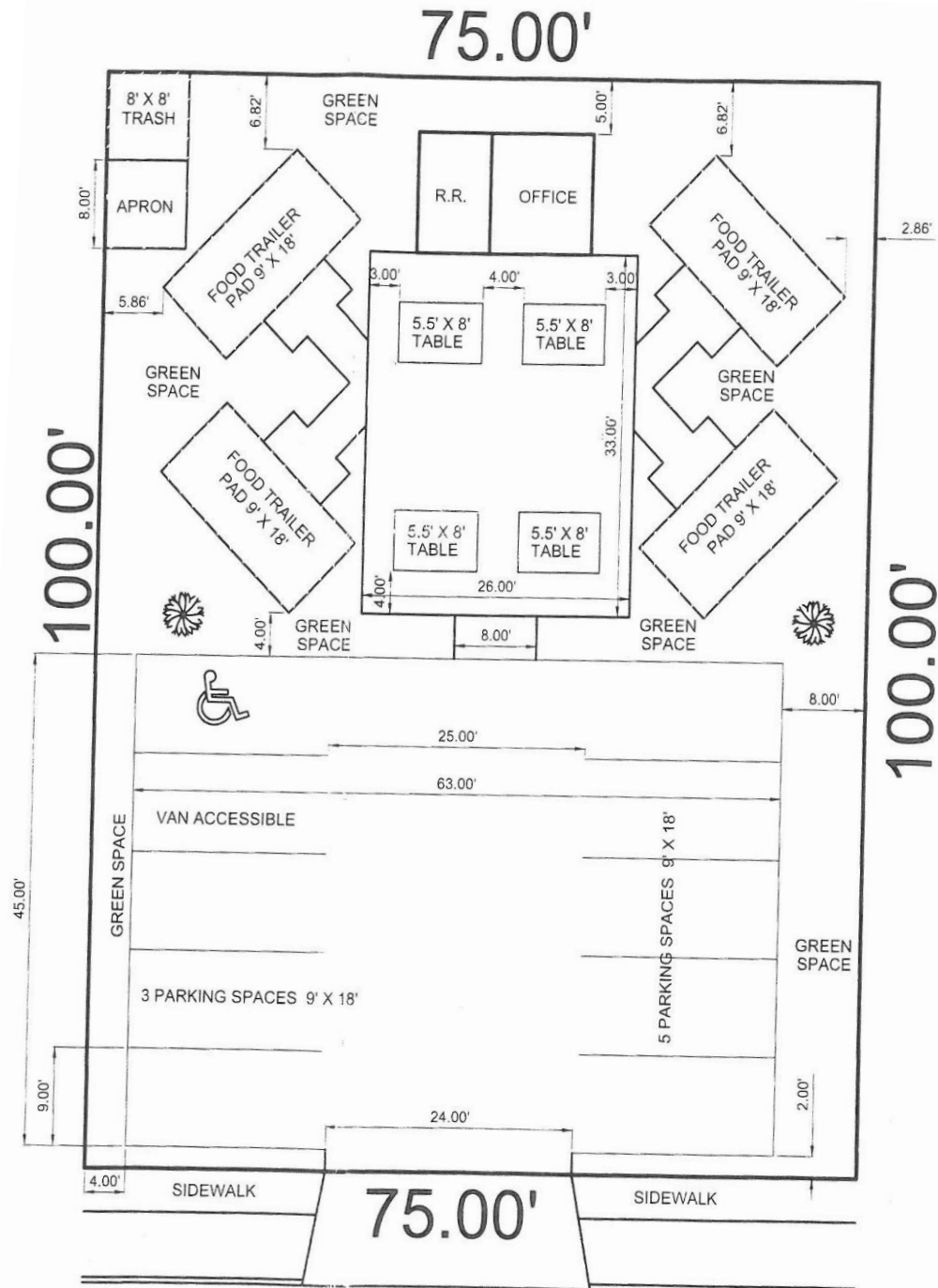
READ, CONSIDERED AND PASSED, this the 25th day of August, 2026.

Norie Gonzalez Garza, Mayor

ATTEST:

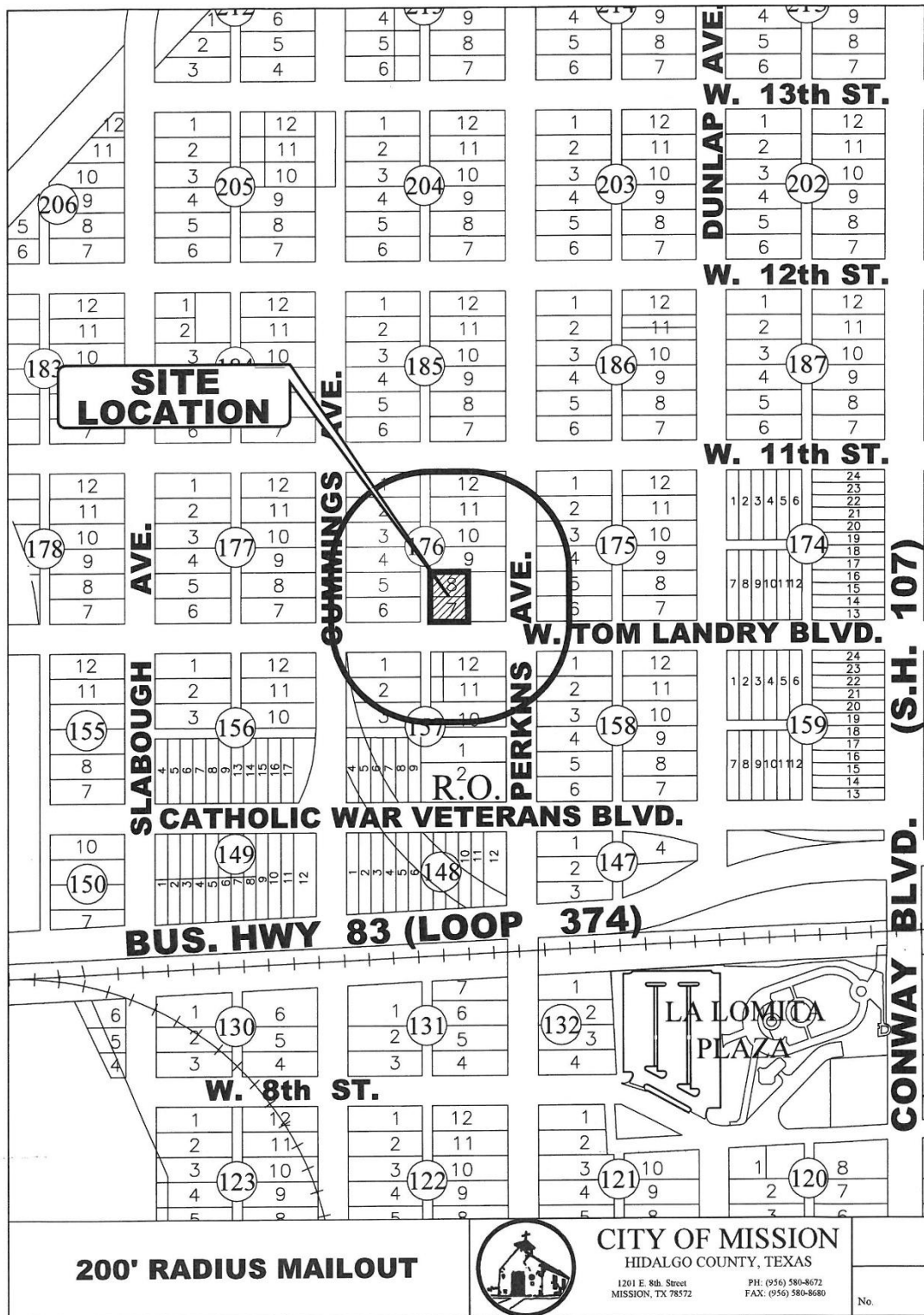
Anna Carrillo, City Secretary

EXHIBT "A"



SITE
SCALE: 1"

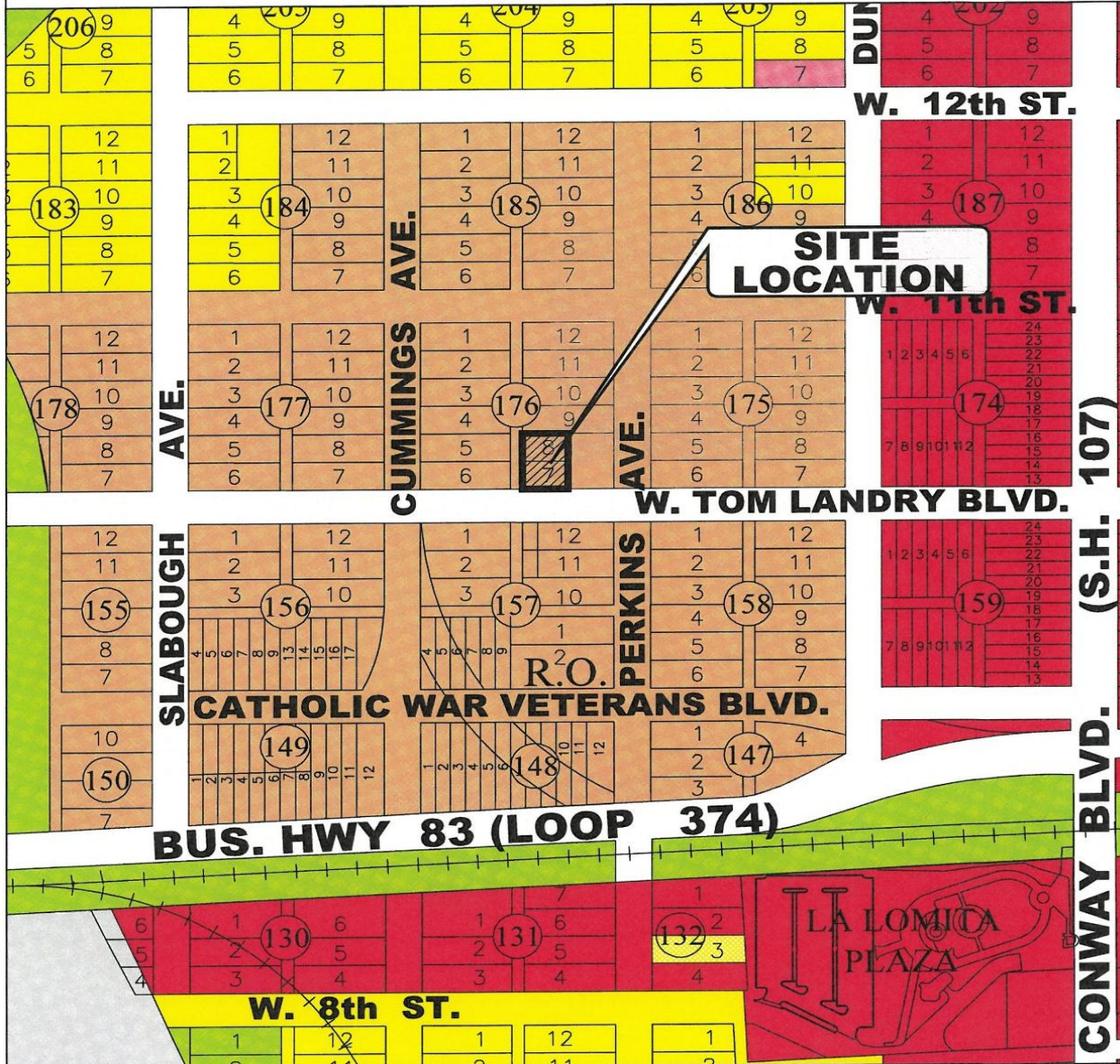
LEGAL NOTICE MAP



AERIAL MAP

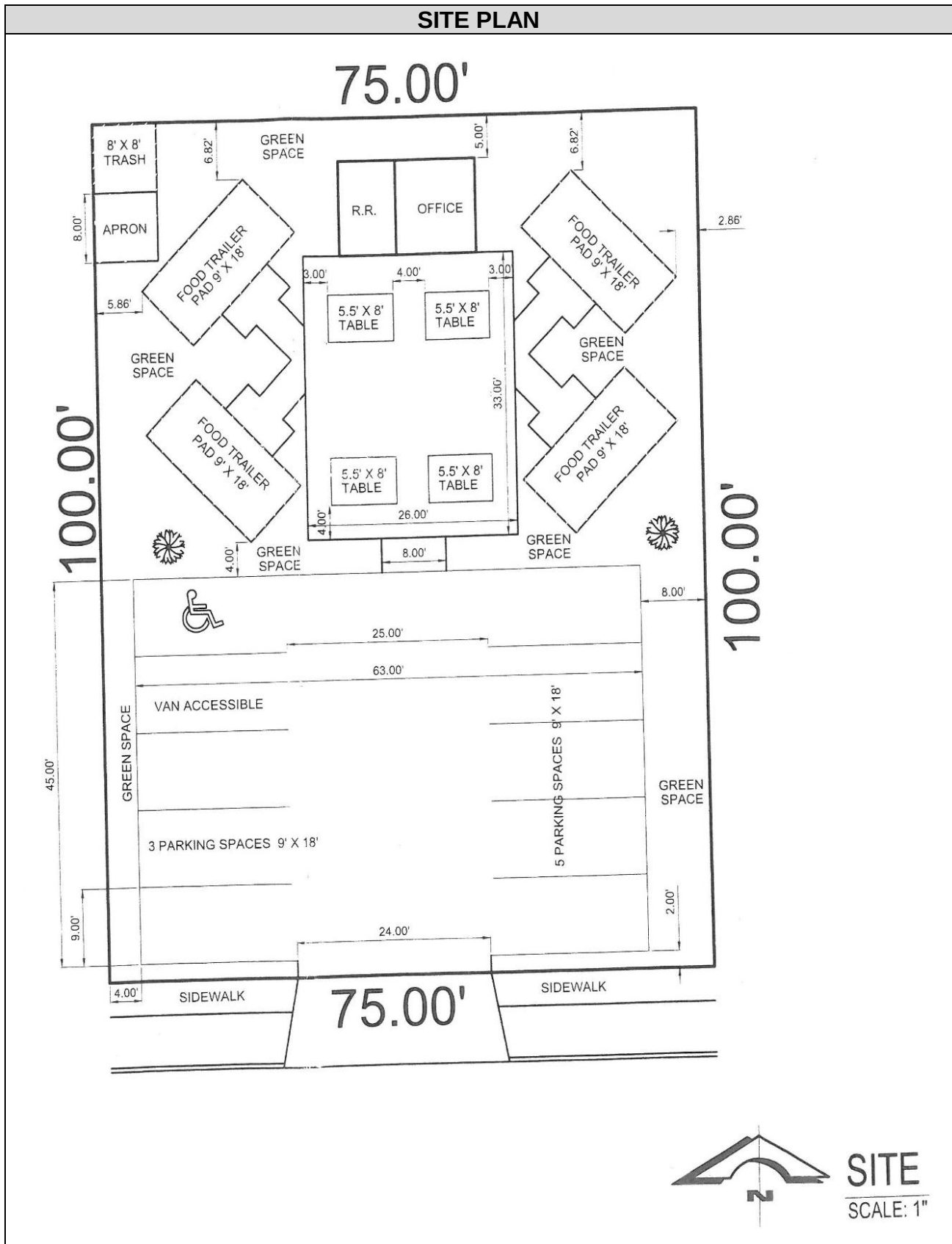


ZONING MAP



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



PICTURES



PICTURES



PICTURES



PICTURES

★ Martha's Burgers ★

SABOR AUTÉNTICO • ¡ORDENA PARA LLEVAR!

HAMBURGUESAS

Mexicana \$6.99
Jamón, queso, lechuga, tomate, cebolla, mayonesa y mostaza.

Hawaiana \$7.50
Jamón, queso blanco, piña, lechuga, cebolla asada, tomate, mayonesa y mostaza.

Con Huevo \$7.50
Jamón, queso, huevo, lechuga, tomate, cebolla, mayonesa y mostaza.

Hamburguesa Sin Culpa \$7.99
Lechuga, doble carne, jamón, queso, aguacate, tomate, cebolla, mayonesa y mostaza.

COMBOS DE HAMBURGUESA

Incluye: Hamburguesa, hotdog regular, papas fritas y refresco.

Mexicana Combo \$10.50

Hawaiana Combo \$11.50

Con Huevo Combo \$12.00



ESPECIALIDADES

TACOS (BISTECK Y AL PASTOR)

Maíz (5) o Harina (4)

Sencillos \$7.99

Cilantro, cebolla cruda/asada, limón y salsa.

Especiales \$8.99

Queso blanco, aguacate, cilantro, cebolla, salsa.



COMBOS DE TACOS

Incluye: 4 tacos, frijoles charros, papas y refresco.

Tacos Sencillos Combo \$11.99

Tacos Especiales Combo \$12.99

TORTAS

Sencilla \$6.99
Carne, cilantro, cebolla cruda y asada.

Especial \$8.99
Carne, cilantro, cebolla cruda, cebolla asada, jamón, queso blanco y aguacate.

Torta de Jamón \$5.99
Jamón, queso, mayonesa, lechuga, tomate, cebolla y aguacate.



COMBOS DE TORTAS

Incluye: Torta, papas o frijoles charros, y refresco.

Torta Sencilla Combo \$10.99

Torta Especial Combo \$11.99



HOT DOGS

Regular \$1.75
Tomate, cebolla, mayonesa y mostaza.

Con Tocino \$2.50

Salchicha Roja \$4.00

Mayonesa, mostaza y cebolla asada.

Salchicha Roja con Tocino \$4.75



COMBOS DE HOT DOG

Incluye: 2 hotdogs, papas, y refresco.

Hot Dog Regular Combo \$6.99

Con Tocino Combo \$7.99

Salchicha Roja Combo \$11.99

Salchicha Roja con Tocino Combo \$12.99



ESPADAS

\$8.99

Incluye 4 espadas con carne, queso, aguacate, cilantro, cebolla y tomate.



SINCRONIZADAS & MÁS

Sincronizada **NUEVO** \$8.99
Carne, frijoles, queso, lechuga, tomate, cebolla y aguacate.

Papa Loca **NUEVO** \$12.99
Carne, manchequilla y queso.



ANTOJITOS Y MÁS

Jalapeño Poppers **NUEVO** \$2.99

Papas Especiales \$5.75

Nacho cheese, carne y chili.

Papas Fritas \$2.75

Nachos \$3.50

Elote Amarillo Entero \$2.75

Frijoles Charros \$2.50

Frijoles Especiales \$4.50

Carne y queso blanco.

Extra: \$0.50¢ Tocino: \$0.75¢



SERVICIOS PARA EVENTOS

- Catering Services para todo tipo de eventos.
- Renta de mesas y sillas sencillas, con manteles y centros de mesa de globos.



ORDENA PARA LLEVAR

(956) 432-3491 • (956) 766-1997

BEBIDAS

Limónada \$3.99

Cocas Mexicanas \$3.50

Coke, ponche, y manzana.

Refresco de Latas \$1.75

Coke, Coke Zero, sprite, and dr.pepper

Botella de Agua \$1.00



MÉTODOS DE PAGO

Efectivo o Tarjeta



ADDITIONAL PARKING PICTURE



MAILOUT LIST

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



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 25, 2026
PRESENTED BY: Anna Carrillo, City Secretary
AGENDA ITEM: Approval of Minutes – Carrillo
 Regular Meeting – August 11, 2026
 Special Meeting – August 13, 2026
 Special Meeting – August 18, 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
Jessica Ortega, Councilwoman
Marissa Ortega-Gerlach, Councilwoman
Alberto Vela, Councilman
Shelly Smith, City Attorney
Anna Carrillo, City Secretary
Juan Pablo Terrazas, Co-Interim City Manager
Andy Garcia, Co-Interim City Manager

ABSENT:

Ruben D. Plata, Mayor Pro-Tem

ALSO PRESENT:

Gracie Reyna
Dalinda Garcia
Dr. Jerry Peña
Stephanie Casas
Esther Salinas
Daisy Reyes
Joe Salinas
Elaine S.
Robert Galligan
Charlie Garcia

STAFF PRESENT:

Anais Chapa, Assistant City Secretary
Edgar Gonzalez, Deputy City Engineer
Cesar Torres, Chief of Police
Vidal Roman, Finance Director
Xavier Cervantes, Planning Director
Alex Hernandez, Asst Planning Director
Ruben Hernandez, Media Relations
Roel Mendiola, Sanitation Director
Michael Silva, Fire Chief
Michael Elizalde, Dir. Of Grants & Strategic Dev.
Brad Bentsen, Parks & Recreation Director
Teclo Garcia, MEDC CEO
Jose Cavazos, 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 4:34 p.m.

INVOCATION AND PLEDGE ALLEGIANCE

Councilman Alberto Vela led the invocation and Pledge of Allegiance

DISCLOSURE OF CONFLICT OF INTEREST

None

PRESENTATIONS

1. Proclamation - Tiger Fury Kajukenbo Self Defense Institute World Championship – Carrillo

Councilman Vela moved to approve the Proclamation – Tiger Fury Kajukenbo Self Defense Institute World Championship as presented. Motion was seconded by Councilwoman Marissa Gerlach and approved unanimously 3-0.

2. Report from Mission Economic Development Corporation - Teclo Garcia

Teclo Garcia, MEDC CEO, gave an update on the operations of the EDC. They would be hosting the Small Business Expo on September 16th at the Mission Event Center from 9am –

5pm. Members of the EDC attended the PlanCon26 TxDOT Conference. They were also looking forward to participating in the following upcoming events: Expo Potosi in San Luis Potosi, Retail Live in Austin, TxDOT Freight Advisory Committee Meeting. Mr. Garcia also gave a snapshot of the city's growth by presenting year-to-date totals for all residential and commercial permits. So far for this year, there had been over 500 residential permits sold.

3. Departmental Reports – Terrazas / A. Garcia

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

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

None

ANNOUNCEMENTS - CITY COUNCIL / CITY MANAGER

City Manager – Linebarger would be hosting a Property Tax Information Session at City Hall tomorrow from 5:30pm – 7:30pm. National Night Out would be held on Thursday, August 13th from 6:30-9:30pm at the Mission Event Center

City Council – No Comments

Mayor – No Comments

PUBLIC HEARING

PLANNING & ZONING RECOMMENDATIONS

5. Conduct a public hearing and consideration of a rezoning request from Neighborhood Commercial District (“C-2”) to Townhouse Residential District (“R-1T”), being a 0.40 of an acre tract out of Lot 182, John H. Shary Subdivision, located at 1906 E. 2 1/2 Street, Applicant: Mario Reyna c/o Abrego & Sons, Inc., Adoption of Ordinance #5851 - Cervantes

The applicant was 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 had 0.4 acres in area and measures 155 feet along E. 2 ½ Street and 100 feet along Glasscock Road. The surrounding zones were 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 were 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 had what appeared to be a vacant residential structure, and vehicles were 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 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 21 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.

Mr. Xavier Cervantes, Director of Planning, stated that there was another item for a variance that was related to this one. He requested that this item be voted on after the variance was seen.

Councilman Vela moved to approve the rezoning request from Neighborhood Commercial District (“C-2”) to Townhouse Residential District (“R-1T”), being a 0.40 of an acre tract out of Lot 182, John H. Shary Subdivision, located at 1906 E. 2 1/2 Street, Applicant: Mario Reyna c/o Abrego & Sons, Inc., Adoption of Ordinance #5851. Motion was seconded by Councilwoman Gerlach and approved unanimously 3-0.

ORDINANCE NO. 5851

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING FOR A 0.40 OF AN ACRE TRACT OUT OF LOT 182, JOHN H. SHARY SUBDIVISION, LOCATED AT 1906 E. 2 1/2 STREET, FROM (C-2) NEIGHBORHOOD COMMERCIAL DISTRICT TO (R-1T) TOWNHOUSE RESIDENTIAL DISTRICT

6. Conduct a public hearing and consideration of a Conditional Use Permit for a Home Occupation for the Sale of Firearms in a (R-1) Single Family District, being Lot 6, Woodcrest Estates Subdivision, located at 2705 Nicole Avenue, Applicants: Opfor Group, LLC c/o Jerry Pena, Adoption of Ordinance # ____ - Cervantes

The subject site was located along the North side of Nicole Drive approximately 450’ West of Taylor Road. Per Code of Ordinance, a home occupation required the approval of a Conditional Use Permit by the City Council. The applicants were applying for a Federal Firearm License (FFL), and one of the Bureau of Alcohol, Tobacco, Firearms, and Explosives (ATF) requirements was that they have permission from the City to utilize their home address to obtain the license. The applicant desired to use his home for administrative home office operations related to a private security and training business. He intended to use the closed garage for the office functions including scheduling, compliance documentation, billing, and business communications. The applicant stated that no retail storefront operations would occur at the residence and there will be no customer traffic, public gatherings, or on-site training activities. The P&Z Commission had seen and approved similar requests for the following addresses: 1706 Sandstone Drive, 2208 Monaco Drive and 2309 Brock Drive. The Planning staff had received objections to the request from the surrounding property owners. Staff mailed out 25 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. A petition was submitted in opposition to the conditional use permit citing several corners about a business in the neighborhood. The 41 petitioners make up 71.95% of the land area within 200 feet and 37.33 percent of the land area within 400 feet. A supermajority vote of the City Council will be required for the permit to be approved.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: 1 year approval to assess this new operation; Compliance with Section 1.56-1 (Home Occupations) of the Zoning Ordinance; Must comply with all City Codes (Building, Fire, Health, Landscaping, etc.); Acquire a business license; CUP was not transferable to others; Must sign an affidavit stating that no sales of firearms shall be allowed in person or on-line from the residence; Must sign an affidavit stating there would be no customer traffic, public gatherings or on-site training activities from the residence.

Mr. Cervantes asked if they could review this item at a later time since Councilwoman Ortega was not present at the time.

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

Gracie Reyna, neighbor of the applicant, stated that there were major concerns by the residents in this neighborhood with this permit being issued. They had submitted a petition in which the majority were in opposition of this request. If the applicant's reason for obtaining this permit was to be able to receive mail, then he could acquire a P.O. box. She also stated that it seemed as though their garage was being converted, and they feared this may be for sales of weapons. The permit should not be issued as written since it states "for the sale of Firearms". Issuing such a permit would open up the doors for more homes in the area to apply for home occupation permits and conduct business from home. They would like to keep it a residential area.

Dalinda Garcia, lives two houses down from the applicant, also spoke in opposition of this request stating that there should not be any type of business being conducted in a residential area. The neighbors were all opposed to the permit request and had signed a petition. She also stated that the city was not equipped to monitor the compliance of the conditions they would set.

Dr. Jerry Peña, 2705 Nicole Drive, stated that there would be no business conducted at his home. He was simply trying to obtain this permit from the city so that he could submit it to ATF for compliance purposes. He and his wife both worked from home and out of their garage. He also wanted to clarify that he would not be selling any guns from his home or online. He did not have any inventory at home other than his own person weapons.

Councilwoman Ortega stated that they had seen several similar requests prior to this one and had questions as to how many had been approved and if there were any limits on the amount that could be approved. She suggested taking no action and discussing it further.

Mayor Garza asked if the purpose of this was just to receive his mail from ATF at home to which Mr. Cervantes stated it was. He further stated that ATF required a letter from the city showing that they allowed it.

Councilwoman Gerlach inquired if the change of address would allow him to receive guns at home.

Mr. Cervantes stated that it would allow him to; however, one of the conditions on the ordinance was for him to not have any inventory at home.

Councilman Vela asked if the wording to the permit could be modified since it did state for the sale of firearms.

Mr. Cervantes stated that the wording could not be changes on the permit; however, the city was allowed to add/modify the conditions on the ordinance.

Mayor Garza discussed with the City Attorney, Eden Ramirez, the wording of the conditional use permit as it stated that it was for the sale of firearms, however, we were adding a condition that he would not be allowed to have inventory at home. Mr. Ramirez stated that this was allowed; however, Mayor Garza stated that she was not comfortable with the wording.

Councilwoman Ortega moved to deny the Conditional Use Permit for a Home Occupation for the Sale of Firearms in a (R-1) Single Family District, being Lot 6, Woodcrest Estates Subdivision, located at 2705 Nicole Avenue, Applicants: Opfor Group, LLC c/o Jerry Pena,

Adoption of Ordinance # _____. Motion was seconded by Councilwoman Gerlach and denied unanimously 4-0.

7. Conduct a public hearing and consideration of a Conditional Use Permit to allow a portable building for office use in a property zoned (C-3) General Business District, being a 0.468-acre tract out of Lot 3, Mission Acres Subdivision, located at 1612 West Business Highway 83. Applicant: Maria G. Mendoza, Adoption of Ordinance #5847 – Cervantes

The site was located 165 feet West of Washington Avenue along the North side of West Business Highway 83. Per Code of Ordinances, portable buildings required the approval of a Conditional Use Permit by the City Council. The applicant was requesting a Conditional Use Permit to allow a portable building for office use. The use would be for a used auto dealer on a 0.468-acre tract of land out of Lot 3, Mission Acres Subdivision. The proposed days and hours of operation were Monday–Friday from 9:00 am to 6:00 pm and Saturday from 9:00 am to 3:00 pm. Sunday Closed; Staff: 2 Employees; Parking: Staff required a minimum of 4 parking stalls for the site. The Planning Staff had not received any objections to the request from the surrounding property owners. Staff mailed out (16) 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 and Co-Interim City Managers recommended approval subject to the following conditions: A 2-year approval with the understanding there would be no renewal. This would apply to the property not the applicant; Must comply with all City Codes (Building, Fire, Health, etc.); Must comply with landscaping and parking code; Hours of operation were Monday through Friday from 9:00 a.m. to 6:00 p.m. and Saturday from 9:00 am to 3:00 pm; Must comply with the noise ordinance; CUP was not transferable to others; Must obtain a business license

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

There were no comments.

Councilman Vela moved to approve the Conditional Use Permit to allow a portable building for office use in a property zoned (C-3) General Business District, being a 0.468-acre tract out of Lot 3, Mission Acres Subdivision, located at 1612 West Business Highway 83. Applicant: Maria G. Mendoza, Adoption of Ordinance #5847. Motion was seconded by Councilwoman Gerlach and approved unanimously 3-0.

ORDINANCE NO. 5847

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT TO ALLOW A PORTABLE BUILDING FOR OFFICE USE IN A PROPERTY ZONED (C-3) GENERAL BUSINESS DISTRICT, BEING A 0.468-ACRE TRACT OUT OF LOT 3, MISSION ACRES SUBDIVISION, LOCATED AT 1612 WEST BUSINESS HIGHWAY 83

8. Conduct a public hearing and consideration of a Conditional Use Permit to allow a 20' x 76' portable building for office use – Medcare – EMS in a property zoned (C-4) Heavy Commercial District, being the East fraction of Lots 1 & 2, Block 178, Mission Original Townsite Subdivision, located at 511 W. 11th Street. Applicant: Veronica Ontiveros, Adoption of Ordinance #5848 – Cervantes

The site was located 200 feet West of W. Kika De La Garza Loop along the South side of West 11th. Street. Per Code of Ordinances, portable buildings required the approval of a Conditional Use Permit by the City Council. The applicant was requesting a Conditional Use Permit to allow a 20' x 76' portable building for office use. The office is only used as a hub station; the main office is in McAllen, Texas. The proposed days and hours of operation were Monday–Sunday, 24/7; Staff: 7 Employees; Parking: A business this size required a minimum of 7 parking stalls. The Planning Staff had not received any objections to the request from the surrounding property owners. Staff mailed out (12) 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 and Co-Interim City Managers recommended approval subject to the following conditions: A 2-year approval with the understanding there would be no renewal. This would apply to the property not the applicant; Hours of operation were Monday through Sunday, 24/7; Continued compliance with all City Codes (Landscaping, Maintenance of parking area, etc.); Must comply with the noise ordinance; CUP was not transferable to others

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

There were no comments.

Councilman Vela moved to approve the Conditional Use Permit to allow a 20' x 76' portable building for office use – Medcare – EMS in a property zoned (C-4) Heavy Commercial District, being the East fraction of Lots 1 & 2, Block 178, Mission Original Townsite Subdivision, located at 511 W. 11th Street. Applicant: Veronica Ontiveros, Adoption of Ordinance #5848. Motion was seconded by Councilwoman Gerlach and approved unanimously 3-0.

ORDINANCE NO. 5848

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT TO ALLOW A 20' X 76' PORTABLE BUILDING FOR OFFICE USE – MEDCARE – EMS IN A PROPERTY ZONED (C-4) HEAVY COMMERCIAL DISTRICT, BEING THE EAST FRACTION OF LOTS 1 & 2, BLOCK 178, MISSION ORIGINAL TOWNSITE SUBDIVISION, LOCATED AT 511 W. 11TH STREET

9. Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Sale & On-Site Consumption of Alcoholic Beverages – Hampton Inn & Suites in a (C-3) General Business District, being Lot 1, Hampton Inn & Suites Subdivision, located at 2505 Victoria Drive, Applicant: Victoria Heights, LLC, c/o Pratiba Kasan, Adoption of Ordinance #5849 - Cervantes

The subject site was located 1,320' east of Shary Road along the North side of Victoria Drive. Per the Code of Ordinance, the Sale & On-Site Consumption of Alcoholic Beverages in a C-3 zone required the approval of a Conditional Use Permit by the City Council. The applicant has a 4-story hotel that had been in business since October 2008. Access to the site was off two 26' driveways of Victoria Drive. The applicant would like to renew the conditional use permit for the sale & on-site consumption of alcoholic beverages to continue offering this service to his patrons. The last conditional use permit approved by City Council for the sale & on-site consumption of alcoholic beverages at this location was on July 8, 2024 for a period of 2 years. Hours of Operation: Hotel hours were 24 hours a day, seven days a week, and alcohol will only

be sold during state-allowable hours; Staff: 22 employees in different shifts; Parking: In reviewing the site plan, the 4-story building has 108 rooms, which required 108 parking spaces (1 parking space x per room). The hotel had a total of 111 parking spaces, thus exceeding code. Sale of Alcohol (Section 6-4) of the Zoning Code requires that such uses be within 300' from the nearest residence, church, school, or publicly owned property. There was a residential subdivision directly behind the alley that fall within the 300 feet; however, P&Z and City Council had waived this separation requirement in the previous conditional use permit. The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (26) legal notices to the surrounding property owners. Staff noted that there had been no incidents reported to the Police Department. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: Life of the use permit with the understanding it can be revoked for noncompliance; Waiver of the 300' separation requirement from residential homes; Compliance with all City Codes (Building, Fire, Health, etc.); CUP not to be transferable to others; Hours of Operation: Hotel hours were 24 hours a day, seven days a week, and alcohol will only be sold during state-allowable hours

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

There were no comments.

Councilwoman Gerlach moved to approve the Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – Hampton Inn & Suites in a (C-3) General Business District, being Lot 1, Hampton Inn & Suites Subdivision, located at 2505 Victoria Drive, Applicant: Victoria Heights, LLC, c/o Pratiba Kasan, Adoption of Ordinance #5849. Motion was seconded by Councilman Vela and approved unanimously 3-0.

ORDINANCE NO. 5849

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT RENEWAL FOR THE SALE & ON-SITE CONSUMPTION OF ALCOHOLIC BEVERAGES – HAMPTON INN & SUITES IN A (C-3) GENERAL BUSINESS DISTRICT, BEING LOT 1, HAMPTON INN & SUITES SUBDIVISION, LOCATED AT 2505 VICTORIA DRIVE

10. Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Bar and for the Sale & On-Site Consumption of Alcoholic Beverages – The Ice House, LLC in a property zoned (C-3) General Business District, being the South 109.5 feet of Lot 2, Block 137, Mission Original Townsite Subdivision and all of Lot 52, John H. Shary Industrial Subdivision, located at 815 N. Francisco Avenue. Applicant: Lane Rangel, Adoption of Ordinance #5850 – Cervantes

The subject site was located at the Northwest corner of Francisco Avenue and E. 8th Street. Per the Code of Ordinance, a bar, cocktail lounges and taverns required the approval of a Conditional Use Permit by the City Council. The hours of operation were as followed: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12:00 p.m. to 12:00 a.m. During the last renewal of the Conditional Use Permit on October 28, 2025, the City Council placed a

condition to allow live music outside on Fridays and Saturdays only from 12:00 p.m. to 9:00 p.m. Regarding the live music the applicant was requesting to be approved for Monday thru Friday from 2 p.m. to 7 p.m. instead of Fridays and Saturdays only from 12:00 p.m. to 9:00 p.m. Staff: 3 employees; Parking: During the October 28, 2025 City Council meeting the City Council imposed a condition that the applicant must provide additional parking during the permit's renewal. The applicant had reached out to the owner of the vacant property to the North, but the owner was not willing to lease a portion of his property for parking. Such uses required that no alcoholic beverages be sold within 300' of a residence, church, public schools, private school or public hospital. There was a residential subdivision within 300 feet, therefore, a waiver of the separation requirement would need to be approved. The Police reports from March 7, 2025 until present indicated one public assistance, one suspicious circumstance, two (2) improperly parked vehicle, three (3) abandoned vehicle, and two (2) loud noise calls. The Police Chief had no objections to the permit renewal for one year. 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. During the Planning and Zoning Commission public hearing there was opposition from two (2) surrounding property owners with concerns about noise and parking. Even though P&Z recommended denial, a super majority vote of the City Council was not required based on H.B. 24(2025) becoming state law.

Staff and Co-Interim City Managers recommended approval subject to the following conditions: Permit for one (1) year to continue to assess this business. Continued compliance with all City Codes (Building, Fire, Health, etc.) Waiver of the 300' separation requirement from the residential homes; Continued compliance with TABC requirements; CUP was not transferable to others; Must have security cameras inside and outside with a minimum 30-day retention; Must comply with the noise ordinance. Maximum occupancy will be 150 people before 8:00 p.m. and 60 people after 8:00 p.m. Must have a minimum of one (1) Level II licensed security officer from 8:00 p.m. to 12:00 a.m. or as required in Section 1.56, Subsection 3 of the Code of Ordinances; Hours of operation: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12 p.m. to 12:00 a.m.; Live music allowed outside only on Fridays and Saturdays from 12:00 p.m. to 9:00 p.m.; Must continue to use the acquired decibel reader to monitor for excessive noise

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

Stephanie Casas, 324 E. 8th Street, spoke in opposition of the request. She stated that since they started with the live music again, it had been very loud. She worked nights, and it was very difficult for her to get rest throughout the day. She felt that they should not be allowed to have live music in an area where residents lived.

Esther Salinas, 709 Oblate, stated that at the P&Z meeting, they had three children and three adults show up to state that they were suffering from headaches due to the loud music. As an educator, she was concerned and did not want anything to affect the children's education. Ms. Salinas stated that this establishment had been grandfathered as a store and not a bar or cantina. She was also concerned with the environmental effects such as the obstruction of the sidewalks in some areas as well as other areas not having sidewalks. They had mentioned that

they would station police watch towers in the area; however, that was never done. She was completely against them having outdoor music at any time during their hours of operation.

Daisy Reyes, 714 N. Francisco, lived two houses down from Ice House. She stated that in the past 18 months, there had not been any type of outdoor live music. They had not had very many events. She did state that there was a lot of traffic in the area; however, that was just due to regular traffic passing through. She also commented that the train in the area was much louder than any noise coming from Ice House.

Jose Salinas, 3305 San Nicolas, spoke in support of the Ice House. He moved to Mission a while back and had been there many times. They have only had music inside but not outside. It was a very wholesome place that was enjoyed by many Winter Texans. He also addressed Esther's concern with the sidewalks stating that was a city issue. He felt that they should remain open for the community to enjoy.

Elaine Surgen, was also in support of Ice House as it was a big part of our community. A lot of Winter Texans enjoyed visiting Ice House and seeing their friends there. They enjoyed having the outdoor music and having a place to enjoy with friend, and she hoped the City would reconsider and allow them to remain open and have outdoor music.

Robert Galligan, stated that 18 months ago they had been extended a permit for outdoor music; however, they had not had outdoor music at their venue at all. Derogatory claims were made by a certain individual against the business which had caused them to now have various restrictions placed upon them. Ice House had always been a big part of the community and had always helped in times of need. They also now had a catering service that worked out of their kitchen. He felt as though they were being targeted as a business. There was a tire shop that just moved in next door to them, and their shop is very noisy yet no one has complained. Mr. Galligan stated that at the P&Z meeting it was noted that 6 police reports were filed at the establishment within the last 6 months; however, after an open records request, he noted that there were only 3. He was also requesting that the hours for the live outdoor music be changed to Monday through Friday from 2pm – 7pm. They would not have any live music on the weekends.

Charlie Garcia, 203 Thornwood, was a local musician who played at many different bars. He stated that this version of Ice House was the best that it had ever been, and he hoped that the city would consider keeping it open.

Mayor Garza asked for clarification of the request wanting to know if it was for allowing live music to which Mr. Cervantes said yes.

Mr. Cervantes noted that the applicant was requesting to modify the hours for the live music to Monday through Friday from 2pm – 7pm. He also stated that they self-imposed a restriction in attendance allowing 150 occupants before 8pm and only 60 after 8pm.

Councilwoman Gerlach moved to approve the Conditional Use Permit Renewal for a Bar and for the Sale & On-Site Consumption of Alcoholic Beverages – The Ice House, LLC in a property zoned (C-3) General Business District, being the South 109.5 feet of Lot 2, Block 137, Mission Original Townsite Subdivision and all of Lot 52, John H. Shary Industrial Subdivision, located at 815 N. Francisco Avenue. Applicant: Lane Rangel, Adoption of Ordinance #5850. Motion was seconded by Councilman Vela and approved unanimously 3-0.

ORDINANCE NO. 5850

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT RENEWAL FOR A BAR AND FOR THE SALE & ON-SITE CONSUMPTION OF ALCOHOLIC BEVERAGES – THE ICE HOUSE, LLC IN A PROPERTY ZONED (C-3) GENERAL BUSINESS DISTRICT, BEING THE SOUTH 109.5 FEET OF LOT 2, BLOCK 137, MISSION ORIGINAL TOWNSITE SUBDIVISION AND ALL OF LOT 52, JOHN H. SHARY INDUSTRIAL SUBDIVISION, LOCATED AT 815 N. FRANCISCO AVENUE

CONSENT AGENDA

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

11. Approval of Minutes – Carrillo

Regular Meeting – July 28, 2026

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

Mission Economic Development Authority – May 28, 2026

Mission Education Development Council – April 29, 2026

Mission Economic Development Corporation – June 25, 2026

Ambulance Board Meeting – April 15, 2026

Keep Mission Beautiful – May 21, 2026

Traffic Safety Committee – May 21, 2026

Citizen's Advisory Committee – June 10, July 1, 2026

Civil Service Commission – June 19, 2026

Zoning Board of Adjustments – May 27, 2026

13. Consideration and action regarding approval of Resolution No. 2075 amending Resolution No. 1804 to authorize the Shary Municipal Golf Course to assess the 5% credit card processing fee on credit card transactions – Fernuik

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

RESOLUTION NO. 2075

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, AMENDING RESOLUTION NO. 1804 TO REMOVE THE EXEMPTION FOR THE SHARY MUNICIPAL GOLF COURSE FROM THE CITY'S CREDIT CARD PROCESSING FEE POLICY;

AUTHORIZING THE ASSESSMENT OF A FIVE PERCENT (5%) CREDIT CARD PROCESSING FEE ON ELIGIBLE CREDIT CARD TRANSACTIONS AT THE SHARY MUNICIPAL GOLF COURSE; AND PROVIDING AN EFFECTIVE DATE

14. Consideration and action regarding approval of Ordinance No. 5852 amending Ordinance No. 5693 to establish a Starlight Tournament Fee at the Shary Municipal Golf Course and providing for an effective date – Fernuik

Staff was requesting approval of an ordinance to establish a Starlight Tournament Fee of \$55.00 per person, including cart rental, for nine (9) holes of play at the Shary Municipal Golf Course.

The proposed fee would apply to all organizations, City entities, and 501(c)(3) charitable organizations that conduct tournament events utilizing the Starlight lighting system.

The fee included green fees and cart rental only. Additional services and amenities, including food and beverage services, driving range activities, prize funds, merchandise, and other event-related expenses, were not included and may be negotiated separately by the Golf Course Director.

ORDINANCE NO. 5852

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, AMENDING ORDINANCE NO. 5693 TO ESTABLISH A STARLIGHT TOURNAMENT FEE AT THE SHARY MUNICIPAL GOLF COURSE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

15. Discussion and action regarding the approval of Interlocal Agreement between Mission Consolidated Independent School District and City of Mission on behalf of Shary Municipal Golf Course to provide golf course and driving range usage to their respective golf teams in the amount of \$19,000.00 – Fernuik

Agreement between the City and District to coordinate accessibility and compensation for the District's use of the Shary Municipal Golf by District golf teams, in an effort to maximize resources and provided increased services to the public during the 2026/2027 District school year. Also, to provide a secure area designated under the Shary Municipal Golf Course Clubhouse for the storage of Golf clubs and Bags if the school district so desired. Mission CISD agreed to compensate Shary Municipal Golf Course the sum of \$19,000 for the usage once the Interlocal Agreement was signed.

16. Discussion and action regarding the approval of Interlocal Agreement between Sharyland Independent School District and City of Mission on behalf of Shary Municipal Golf Course to provide golf course and driving range usage to their respective golf teams in the amount of \$19,000.00 – Fernuik

Agreement between the City and District to coordinate accessibility and compensation for the District's use of the Shary Municipal Golf by District golf teams, in an effort to maximize resources and provided increased services to the public during the 2026/2027 District school year. Also, to provide a secure area designated under the Shary Municipal Golf Course Clubhouse for the storage of Golf Clubs and Bags if the school district so desired. Sharyland ISD agreed to compensate Shary Municipal Golf Course the sum of \$19,000 for the usage once the Interlocal Agreement was signed.

17. Authorization to lease forty-five (45) 2027 Tempo 2 Next Gen lithium powered golf carts for a term of 48 months (4 years) from Club Car via OMNIA Partners Public Sector Contract Number EV2671-01 in the monthly amount of \$9,580.95 – Fernuik

Staff was seeking authorization to replace the current seventy (70) golf cart fleet upon expiration of current lease in October 2026 with forty-five (45) 2027 Tempo 2 Next Gen lithium battery powered golf carts. This would bring down our current fleet size from 115 to 90 golf carts all lithium powered. All 90 carts would service our 18-hole golf course and our 9-hole Starlight illuminated course. This fleet would be equipped with fleet management controls, like geo fencing and car tracking. The cost increase of these additional carts would be covered by a rental cart price increase.

- Golf Cart – 45 carts at \$186.91 per cart = \$8,410.95 per month
- Fleet Management Modules - 45 carts at \$26.00 per cart = \$1,170.00 per month
- Monthly Total = \$9,580.95

18. Consideration and possible action on granting a variance to Ordinance No. 2198 to allow Sharyland ISD fireworks display on Wednesday, October 14, 2026, as part of the Homecoming Day festivities, under the supervision of the Mission Fire Department and Fire Prevention Division. – Silva

Approval of a request to allow a fireworks display on Wednesday, October 14, 2026, at approximately 9:00 p.m. in the vicinity of 1201 N. Shary Rd. as part of the Sharyland High School Homecoming Day festivities. The display would be conducted in accordance with all applicable safety requirements and regulations.

19. Consideration and action related to matters regarding approval of an Interlocal Agreement with Agua Special Utility District on the request to utilize the City's long range excavator – Terrazas

Agua Special Utility District had requested to utilize the City's long-range excavator to conduct maintenance operations at their facility for approximately one week. The excavator was to be operated by a designated City of Mission employee. Total cost of the rental of the excavator and use of City of Mission employee was \$5,000.00.

20. Discussion and Possible Action on Matters Related to Exercising the First One-Year Renewal of RFB No. 25-597-07-15 Flexible Base Commercial Caliche Services for the Public Works Department with Frontera Materials, Inc. – Gonzalez

Seeking authorization to exercise the First One-Year Renewal of RFB 25-597-07-15 – Flexible Base Commercial Caliche Services with Frontera Materials, Inc. for the Public Works Department. This renewal represented the first of two available one-year renewal options under the original contract.

The renewal would extend the contract term from August 13, 2026, through August 12, 2027. Pricing would increase by 5% in accordance with the renewal terms, changing the unit price for Flexible Base Commercial Caliche from \$13.21 per ton delivered to \$13.87 per ton delivered.

The recommendation was based solely on estimated quantities, and orders would be placed on an as-needed basis throughout the renewal term.

21. Discussion and Possible Action on matters related to exercising the Second One-Year Renewal for RFB No. 24-581-07-17 Roadside Mowing and Litter Removal Services for the Public Works Department with Alvarado's Maintenance Services – Gonzalez

Staff was seeking authorization to exercise the Second One-Year Renewal with Alvarado's Maintenance Services for RFB No. 24-581-07-17, Roadside Mowing and Litter Removal Services. This was the second and final one-year renewal option under the contract. The original agreement provided for a one-year base term with the option for two additional one-year renewals.

The renewal would extend the contract term from August 15, 2026, through August 14, 2027. The recommendation was based solely on estimated quantities, and services would be ordered on an as-needed basis. In accordance with the contract terms, pricing would not increase.

- Roadside Mowing: \$51.25 per acre
- Litter Removal: \$25.63 per acre
- Litter Removal (Spots): \$3.59 per acre

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

The City of Mission received and publicly opened three (3) responses for RFB No. 26-523-07-23, Sludge Management Services for the Water Treatment Plants, Wastewater Treatment Plant, and Pre-Treatment Plant. After review of the submitted responses, staff recommended awarding the contract to C&C Waste Management dba CB3 Consultant, as the lowest responsive and responsible bidder meeting all specifications. The recommendation was based on estimated quantities only. Services would be utilized and purchased on an as-needed basis throughout the contract term. The contract would consist of a one (1) year base term, with two (2) additional one-year renewal options, subject to mutual agreement and approval in accordance with the contract terms.

23. Discussion and possible action on matters related to the award of RFB 26-522-07-02 Odor Control Chemical for the Public Works Department Sanitary Sewer Collection System to Blue Star Chemical Co. – Gonzalez

The City of Mission received and opened five (5) bid responses for RFB 26-522-07-02 – Odor Control Chemical. Staff recommended awarding the contract to Blue Star Chemical Co., the lowest responsible bidder meeting all specifications.

The recommendation was based on estimated quantities only, and purchases would be made on an as-needed basis throughout the one-year base contract term. The contract would be for a period of one (1) year, with the option to renew for two (2) additional one-year terms.

24. Discussion and possible action on matters related to approval of Resolution #2076 approving the resolution of Mission Economic Development Corporation authorizing the issuance of bonds on behalf of Graphic Packaging International LLC; and matters related thereto. – T. Garcia

Lee McCormick, President of Community Development Associates, had facilitated the issuance of revenue bonds by the Mission Economic Development Corporation for the purpose of financing and refinancing projects for Graphic Packaging International LLC, under the assistance of MEDC's Private Activity Bond program.

Mr. McCormick would be available to answer any questions City Council members may have.

RESOLUTION NO. 2076

RESOLUTION APPROVING THE RESOLUTION OF MISSION ECONOMIC DEVELOPMENT CORPORATION AUTHORIZING THE ISSUANCE OF BONDS ON BEHALF OF GRAPHIC PACKAGING INTERNATIONAL, LLC; AND MATTERS RELATED THERETO

25. Discussion and possible action on matters related to the acceptance of a grant award from the Best Friends Animals Society in the amount of \$36,000 with no match requirement and respect to a budget amendment – Elizalde

On July 29, 2026, the Mission Health Department- Animal Control Unit received notice of grant award from Best Friends Animals Society in the amount of \$36,000. The project would allow for transporting efforts of animals in care, adoption programs, dog behavior and enrichment program, and community cat programming such as spay/neuter. The program allowed an additional \$3,000 in grant funding if the project goals were accomplished by maintaining a save rate of 90% or higher for three consecutive months during the term of the program. The program did not have a match requirement.

26. Discussion and possible action on matters related to the acceptance of a grant award for the FY25 State Homeland Security Program-LETPA Project from the Office of the Governor in the amount of \$35,000 with no match requirement and respect to a budget amendment – Elizalde

The Mission Police Department was seeking authorization to accept a grant award for the FY25 State Homeland Security Program-LETPA Project from the Office of the Governor. Grant funding will be used to purchase four (4) LPR camera kits. Each kit includes two (2) license plate recognition cameras designed to maximize plate captured from a single patrol unit. The equipment would be installed in four (4) vehicles assigned to the department's Interdiction/K-9 unit. The total award was in the amount of \$35,000 and did not have a match requirement.

27. Discussion and possible action on matters related to the authorization to solicit requests for proposals (RFP) for Grant Administrative Services for management and implementation services pertaining to the Texas General Land Office (GLO) Disaster Recovery Reallocation Program (DRRP) – Elizalde

The City haf been awarded grant funding through the Texas General Land Office (GLO) Disaster Recovery Reallocation Program (DRRP) and was seeking to procure qualified professional grant administration firms to assist with the implementation and management of the project in accordance with state procurement requirements. The awarded project budget included grant administrative service and other professional service costs. We were seeking authorization to solicit RFP for Administrative Services related to the CDBG-DR grant award.

28. Discussion and possible action on matters related to the authorization to solicit requests for qualifications (RFQ) for Engineering Services pertaining to the Texas General Land Office (GLO) Disaster Recovery Reallocation Program (DRRP) – Elizalde

The City had been awarded grant funding through the Texas General Land Office (GLO) Disaster Recovery Reallocation Program (DRRP) and was seeking to procure qualified engineering services to assist with the implementation of the city's project in accordance with state procurement requirements. The awarded project budget included engineering services and other professional service costs. We were seeking authorization to solicit RFQ for Engineering Services related to the CDBG-DR grant award.

29. Discussion and possible action on matters related to Facilities Use Agreement between City of Mission and South Texas Community College for Pool Use – Bentsen

City of Mission and South Texas Community College (STC) desired to enter into a Facilities Use Agreement for the use of Bannworth Natatorium, located at 1822 North Shary Road Mission, Texas. The agreement was for the 2026-2027 school year from August 24, 2026 – August 7, 2027. Pool use rates would be based on enrollment numbers unknown at this time at hours agreed upon by both parties.

30. Discussion and possible action on matters related to the purchase of 1000 Residential Refuse Carts from Toter LLC in the amount of \$62,472.00 via Sourcewell Contract #120324-TOT – Mendiola

Authorization to purchase 1000 residential refuse carts for our Residential Division. Due to the city's rapid growth, the Sanitation Department was requesting these refuse carts to keep up with the demand and the city's current services. Carts would be purchased from Toter LLC via Sourcewell Contract #1203241-TOT

31. Discussion and possible action on matters related to a Final Plat Approval for the De Leon Subdivision (Suburban ETJ), a 10-acre tract of land, out of Lot 34-6, John H. Shary Subdivision located along the West side of Conway Avenue approximately 2,150 feet North of Mile 3 Road. Developer: Jose A. De Leon, Engineer: Urban Infrastructure Group, Inc. – Cervantes

The property was located along the West side of S. H. 107 approximately 2,150 feet North of N. Mile 3 Road. This development consisted of 24-multifamily residential lots, 2-lots dedicated to storm detention; and 2-lots for commercial use. Water would be provided by the Sharyland Water Supply Corporation and sewer services would be provided by the City of Mission. There was a total of 3 filling stations via direction of the Fire Marshall. The internal public street was 32 feet back-to-back within 50 feet right-of-way. This subdivision was only accessible from S.H. 107 being a public R.O.W. A storm drainage conveyance system comprised of curb and gutters, concrete valley gutters, and inlets which would route storm water to the [proposed detention pond. The City's Engineering department had reviewed and approved the drainage report and design. Sewer fees would be collected through an existing agreement with Sharyland Water Supply. The subdivision was ready for recording upon ultimate approval from the County Planning Department.

32. Discussion and possible action on matters of the authorization to enter into an Agreement between the City of Mission and Jose A. De Leon, Owner, regarding sewer service for the proposed De Leon Subdivision, being a 10-acre tract of land, out of Lot 34-6, John H. Shary Subdivision, located along the West side of Conway Avenue approximately 2,150 feet North of Mile 3 Road – Cervantes

This 26-lot subdivision was located within Mission's 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 two (2) commercial lots with frontage on Conway Avenue and 24-multifamily lots. The infrastructure was completed and approved, and all the fees had been paid by the developer. The subdivision got preliminary plat approval from the City Council on March 25, 2023 and final plat approval on August 11, 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). The language stated that the County agrees 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.

Mayor Garza asked to remove item 22 from the list and for no action to be taken at this time.

Councilwoman Gerlach moved to approve all consent agenda items 11 thru 21 and 23 thru 32 as presented. Motion was seconded by Councilman Vela and approved unanimously 3-0.

APPROVALS AND AUTHORIZATIONS

33. Discussion and possible action on matters related to a Plat Approval Subject to Conditions and Consideration of a Variance from the City's minimum lot frontage requirement of 25 feet for the proposed Abrego Abodes Subdivision, being a 0.400 an acre tract of land out of Lot 182, John H. Shary Subdivision, Developer: Abrego & Sons, Inc., Engineer: Melden & Hunt Inc., - Cervantes

Abrego Abodes Subdivision consisted of 6 townhome lots located on the Southeast corner of S. Glasscock Road and E. 2-1/2 Street approximately 2,145 linear feet North of Glasscock Road's intersection with E. Expressway 83. The subdivision lots would have access from E. 2-1/2 Street, which would be widened and improved to include curb & gutters and equipped with all the infrastructure to supply and service the new development. Glasscock Road would also be widened and paved with curb & gutters. The Engineering Department had reviewed and approved the drainage report. The tract of land was rezoned from C-2 to R-1T on January 21, 2026, by P&Z. The subdivision engineer was requesting a variance on behalf of the owner for consideration: Melden & Hunt, Inc. on behalf of the developer, Abrego and Sons, Inc. and regarding this subdivision hereby request a variance to the minimum lot frontage as specified in Appendix A – Zoning Article VIII – Use District and Conditional Uses, Section 1.372 – R1T Townhouse Residential District. Proposed 20' frontage (2,000 sq. ft.). Required is 25' frontage (2,000 sq. ft.) for Lots 2-6. The required Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$675xlot), and all other format findings would be complied with prior to the City Council approval.

All items on the subdivision checklist would be addressed prior to recording the plat.

Staff and Co-Interim City Managers recommended approval subject to conditions: Payment of Capital Sewer Recovery Fees, Payment of Park Fees, approval of the infrastructure from the different City departments as per the approved construction plans and denial of the variance requested.

Councilwoman Gerlach moved to approve Plat Approval Subject to Conditions and Consideration of a Variance from the City's minimum lot frontage requirement of 25 feet for the proposed Abrego Abodes Subdivision, being a 0.400 an acre tract of land out of Lot 182, John H. Shary Subdivision, Developer: Abrego & Sons, Inc., Engineer: Melden & Hunt Inc. Motion was seconded by Councilman Vela and approved unanimously 3-0.

34. Discussion and possible action on matters related to acceptance of a grant award from the Texas General Land Office for the Disaster Recovery Reallocation Program in the amount of \$2,000,000 with a 10% cash match requirement and respect to a budget amendment – Elizalde

The City of Mission received notice of award from the Texas General Land Office (GLO) under the Disaster Recovery Reallocation Program (DRRP). The project would support approximately one mile of street improvements along Holland Avenue, from Expressway 83 to 9th Street, including portions of Perez Street, Walsh Street, and 1st Street. These roadways were identified as significantly impacted during the 2018 flood event, and the proposed improvements would enhance roadway conditions, improve mobility, and increase safety for residents and the traveling public. The total project award was \$2,000,000 and required a 10% local cash match in the amount of \$200,000.

Staff and Co-Interim City Managers recommended approval.

Councilwoman Gerlach moved to accept a grant award from the Texas General Land Office for the Disaster Recovery Reallocation Program in the amount of \$2,000,000 with a 10% cash match requirement and respect to a budget amendment. Motion was seconded by Councilman Vela and approved unanimously 3-0.

Councilwoman Jessica Ortega joined the meeting at 5:30 p.m.

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

The Mission Police Department received a request for a speed hump in the area of 1708 E. 21st Street. Representatives of the area previously filed an application with the City of Mission for the aforementioned speed hump. After review of the application by the City of Mission Planning Department, it was confirmed that at least two thirds of the homeowners were in favor of the placing of speed humps on their street. On July 15, 2026, the Traffic Safety Committee met and reviewed the request. The Traffic Safety Committee did not recommend implementing the requested speed humps in the area of 1708 E. 21st Street. The request was being forwarded to you for your review and consideration.

Staff and Co-Interim City Managers recommended approval.

Councilman Vela asked what the reason for the denial was.

Chief Torres explained that during the traffic study that was conducted, out of 75 vehicles that passed through the area, only one was speeding and for this reason, the Traffic Safety Committee recommended denial.

Mayor Garza recommended that the item be tabled.

Councilman Vela moved to table matters related to the denied implementation of a speed hump in the area of 1708 E. 21st Street., in accordance with the City of Mission Code of Ordinances, Division 5, Speed humps, Section 110.351 to Section 110.354. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

36. Discussion and possible action on matters related to the authorization for the implementation of a city requested speed hump in the area of 20th Street – between Conway Ave. and Holland Ave., in accordance with the City of Mission Code of Ordinances, Division 5, Speed humps, Section 110.351 to Section 110.354 – Torres

The Mission Police Department received a request for the installation of speed humps along 20th Street, between Conway Avenue and Holland Avenue, to address speeding concerns and

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

Staff and Co-Interim City Managers recommended approval.

Councilman Vela moved to approve the implementation of a city requested speed hump in the area of 20th Street – between Conway Ave. and Holland Ave., in accordance with the City of Mission Code of Ordinances, Division 5, Speed humps, Section 110.351 to Section 110.354. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

37. Discussion and possible action on matters related to the approval of Resolution No. 2077 adopting Economic Development Program Guidelines and Criteria governing agreements authorized under Chapter 380 of the Texas Local Government Code and providing an effective date – A. Garcia

Consideration of a resolution adopting Economic Development Program Guidelines and Criteria for the administration of economic development incentives authorized under Chapter 380 of the Texas Local Government Code. The guidelines established the criteria and procedures for evaluating, negotiating, and approving future Chapter 380 economic development agreements intended to promote business development, job creation, capital investment, and expansion of the City's tax base. Adoption of the guidelines does not obligate the City to enter into any agreement or provide incentives, and all proposed agreements will continue to require separate City Council approval on a case-by-case basis.

Existing 380 agreements, if any, would remain unaffected by this action.

Staff and Co-Interim City Managers recommended approval.

Councilwoman Gerlach moved to Resolution No. 2077 adopting Economic Development Program Guidelines and Criteria governing agreements authorized under Chapter 380 of the Texas Local Government Code and providing an effective date. Motion was seconded by Councilman Vela and approved unanimously 4-0.

RESOLUTION NO. 2077

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, ADOPTING ECONOMIC DEVELOPMENT PROGRAM GUIDELINES AND CRITERIA GOVERNING AGREEMENTS AUTHORIZED UNDER CHAPTER 380 OF THE TEXAS LOCAL GOVERNMENT CODE; AND PROVIDING AN EFFECTIVE DATE

UNFINISHED BUSINESS

None

At 6:00 p.m., Councilwoman Gerlach motioned to move into Executive Session. Motion was seconded by Councilman Vela and approved unanimously 4-0.

EXECUTIVE SESSION

At 6:33 p.m., Councilwoman Gerlach motioned to move reconvene. Motion was seconded by Councilwoman Ortega and approved unanimously 4-0.

1. Closed session pursuant to Tex. Gov't Code Section 551.087 (Deliberation regarding Economic Development Negotiations) related to 380 Grant Agreement by and between the City of Mission and Shops at 495-Lot 7 LTD, a Texas Limited Partnership
2. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) and 551.074 (Personnel Matters) regarding the appointment, employment, duties, qualifications, recruitment, and selection of a City Manager, including the proposed search process and related matters
3. Consultation and deliberation regarding the appointment, employment, evaluation, reassignment, duties, discipline, compensation, resignation, complaints involving, or dismissal of public officers and employees, including discussions regarding City organizational structure, staffing matters, Council-appointed officials, and related personnel issues pursuant to Texas Government Code § 551.074.
4. Consultation with legal counsel and deliberation regarding governance matters, Council operations, duties and responsibilities of elected officials, charter interpretation, ethics matters, board and commission appointments, intergovernmental relations, and other matters involving the official conduct or responsibilities of the City Council pursuant to Texas Government Code §§ 551.071 and 551.074.
5. Deliberation regarding the purchase, exchange, lease, value, acquisition, disposition, development, use, or potential acquisition or disposition of real property interests and related negotiations pursuant to Texas Government Code § 551.072.
6. Consultation with the City Attorney regarding pending or contemplated litigation, settlement offers, contractual matters, legal risks, privileged communications, statutory interpretation, charter interpretation, enforcement matters, and other legal issues in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct clearly conflicts with the Texas Open Meetings Act pursuant to Texas Government Code § 551.071.
7. Discussion regarding complaints, grievances, allegations, administrative investigations, workplace conduct matters, and related personnel or employment issues involving City officers or employees pursuant to Texas Government Code §§ 551.071 and 551.074.

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

1. Consideration and action if any, regarding the 380 Grant Agreement by and between the City of Mission and Shops at 495-Lot 7 LTD, a Texas Limited Partnership

Councilwoman Ortega moved to approve as discussed in executive session regarding the 380 Grant Agreement between the City of Mission and Shops at 495-Lot 7 LTD. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

2. Discussion and possible action to approve and initiate the search and recruitment process for a City Manager, including the search timeline, position posting, qualifications, recruitment procedures, and all related actions necessary to fill the position

No Action was taken

ADJOURNMENT

At 6:35 p.m., Councilman Vela moved for adjournment. Motion was seconded by Councilwoman Ortega and approved unanimously 4-0.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary



CITY OF MISSION

CITY COUNCIL SPECIAL MEETING MISSION CITY HALL AUGUST 13, 2026 at 7:00 AM

AGENDA

SPECIAL MEETING

PRESENT:

Norie Gonzalez Garza, Mayor
Marissa Ortega-Gerlach, Councilwoman
Alberto Vela, Councilman
Eden Ramirez Jr., City Attorney
Anna Carrillo, City Secretary
Juan Pablo Terrazas, Co-Interim City Manager
Andy Garcia, Co-Interim City Manager

ABSENT:

Ruben D. Plata, Mayor Pro-Tem
Jessica Ortega, Councilwoman

ALSO PRESENT:

Ruben Garza

STAFF PRESENT:

Nereyda Pena, Asst. HR Director
Ruben Hernandez, Media Dept.

SPECIAL MEETING

CALL TO ORDER AND ESTABLISH QUORUM

With a quorum being present, Mayor Norie Gonzalez Garza called the meeting to order at 7:01 a.m.

DISCLOSURE OF CONFLICT OF INTEREST

None

CITIZEN'S PARTICIPATION ON SPECIFIC AGENDA ITEMS

None

AGENDA ITEMS

1. Consideration and action on matters related to Curative Medical Plan Design – Munguia

Ruben Garza, Vice President of Lone Star Insurance Services, presented and discussed the staff recommendation regarding the Curative Medical Plan design, including proposed changes to employee monthly contributions and wellness program requirements.

The recommended monthly employee contributions for the EPO Base Plan (Base Plan/Retiree Plan) were as follows:

- Employee Only: Increase from \$20.00 to \$40.00 per month.
- Employee + Child(ren): Increase from \$270.00 to \$290.00 per month.
- Employee + Spouse: Increase from \$349.24 to \$369.24 per month.
- Employee + Family: Increase from \$495.00 to \$515.00 per month.

The recommended monthly employee contributions for the PPO (Mid Plan) were as follows:

- Employee Only: Increase from \$150.00 to \$170.00 per month.
- Employee + Child(ren): Increase from \$400.00 to \$420.00 per month.

- Employee + Spouse: Increase from \$479.24 to \$499.24 per month.
- Employee + Family: Increase from \$625.00 to \$645.00 per month.

The recommended monthly employee contributions for the PPO Max (High Plan) were as follows:

- Employee Only: Increase from \$150.00 to \$400.00 per month.
- Employee + Child(ren): Increase from \$400.00 to \$650.00 per month.
- Employee + Spouse: Increase from \$479.00 to \$729.00 per month.
- Employee + Family: Increase from \$625.00 to \$875.00 per month.

The proposed plan design also included the continuation of the Annual Wellness Screening with a surcharge of \$50.00 per month if not completed within the allotted time frame along with the addition of a Curative Baseline Wellness Assessment. The Spousal Surcharge of \$50.00 semi-monthly. A Tobacco Surcharge of \$10.00 per month was also proposed. Employees subject to the surcharge would be required to complete a tobacco cessation program, upon successful completion the surcharge would be removed.

Staff and Co-Interim City Manager recommended approval.

Councilman Alberto Vela moved to approve as per staff recommendation. Motion was seconded by Councilwoman Marissa Gerlach and approved unanimously 3-0.

ADJOURNMENT

At 7:21 a.m., Councilman Vela moved for adjournment. Motion was seconded by Councilwoman Gerlach and approved unanimously 3-0.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary



AGENDA

SPECIAL MEETING

PRESENT:

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

ABSENT:

ALSO PRESENT:

Norma Sanchez
Alma Santos
Emily D'Gyves

STAFF PRESENT:

Cesar Torres, Police Chief
Mike Silva, Fire Chief
Michael Elizalde, Dir. Of Grants & Strategic Dev.
Ezeiza Garcia, Asst. Finance Director
Brad Bentsen, Parks & Recreation Director
Miguel Rios, Program Mgmt & Performance Mgr.

CALL TO ORDER AND ESTABLISH QUORUM

With a quorum being present, Mayor Norie Gonzalez Garza called the meeting to order at 4:05 p.m.

DISCLOSURE OF CONFLICT OF INTEREST

None

CITIZEN'S PARTICIPATION ON SPECIFIC AGENDA ITEMS

Ricardo Salinas, 2011 N. Conway addressed the City Council regarding Executive Session No. 1, concerning the appointment, employment, duties, qualifications, recruitment, and selection of a City Manager, Mr. Salinas stated that four members of the City Council are candidates on the November 3, 2026 ballot and expressed his opinion that the decision regarding the selection of a City Manager should be left to the Council that will serve following the election. He requested that the City Council take no action on this item at this time.

At 4:08 p.m., Councilwoman Marissa Gerlach motioned to move into Executive Session. Motion was seconded by Mayor Pro Tem Ruben Plata and approved unanimously 4-0.

Councilwoman Jessica Ortega joined the meeting at 4:14 p.m.

EXECUTIVE SESSION

At 4:39 p.m., Mayor Pro Tem Ruben Plata motioned to move reconvene. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

1. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) and 551.074 (Personnel Matters) regarding the appointment, employment, duties, qualifications,

recruitment, and selection of a City Manager, including the proposed search process and related matters

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

1. Discussion and possible action to approve and initiate the search and recruitment process for a City Manager, including the search timeline, position posting, qualifications, recruitment procedures, and all related actions necessary to fill the position

Mayor Garza stated that the City Council had reached a consensus that, upon completion of the audits, the search for a City Manager would commence.

Councilwoman Gerlach moved to proceed as discussed in executive session. Motion was seconded by Councilwoman Ortega and approved unanimously 3-2 with Mayor Pro Tem Plata and Councilman Alberto Vela against.

ADJOURNMENT

At 4:40 p.m., Mayor Pro Tem Plata moved for adjournment. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary



CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 25, 2026
PRESENTED BY: Juan Pablo "JP" Terrazas / Andy Garcia – Assistant City Managers
AGENDA ITEM: Acknowledge Receipt of Minutes – Terrazas / A. Garcia
Planning and Zoning Commission – June 3, July 1, July 15 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 *JP / AG*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

**PLANNING AND ZONING COMMISSION
JUNE 3, 2026
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Diana Izaguirre
Kevin Sanchez
David Villarreal
Raquenel Austin

P&Z ABSENT

Irene Thompson
Steven Alaniz
Connie Garza

STAFF PRESENT

Gabriel Ramirez
Susie De Luna
Xavier Cervantes
Alex Hernandez
Elisa Zurita

GUEST PRESENT

Juan Cantu
Dannie Wade
Marilyn Wade
Debra Smith
Dean Smith
Cindy Ellis
Fernando Rodriguez
Samantha Santos
Adrian Guerrero
Liliana Torres
Arturo Guerrero
Martin Garza
Maria Belen Naranjo

CALL TO ORDER

Chairwoman Izaguirre called the meeting to order at 5:38 p.m.

DISCLOSURE OF CONFLICT OF INTEREST

There was none.

CITIZENS PARTICIPATION

There was none.

APPROVAL OF MINUTES FOR MAY 20, 2026

Chairwoman Izaguirre asked if there were any corrections to the minutes for May 20, 2026. Mr. Sanchez moved to approve the minutes as presented. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:38 p.m.

Ended: 5:40 p.m.

Item #2

Rezoning:

**Being Lot 1, Block 230, Original Townsite
of Mission Subdivision,
located at the Southeast corner of W. 15th Street
and Dunlap Avenue
C-3 to R-2
Bel-Mar Properties, LTD
c/o Martin Garza**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from General Business District ("C-3") to Duplex-Fourplex District ("R-2") for the proposed construction of a duplex

or a triplex apartment complex. The tract of land measures 50 feet along Dunlap Avenue and 150 feet along W. 15th Street for a total of 7,500 square feet. The surrounding zones are Single-family Residential District (R-1) to the West and General Business District (C-3) to the East, North and South. The surrounding land uses are single-family residential homes to the West, North and South. To the East is a proposed used auto sales business. The subject property is vacant. The Future Land Use Map shows the subject property designated for General Commercial uses. The requested rezoning is a down zoning. Notices were mailed to 21 surrounding property owners. Planning staff had not received any phone calls from the surrounding property owners. Staff recommends approval to the rezoning request.

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

The applicant was present.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Sanchez moved to close the public hearing. Mr. Villarreal 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. Sanchez moved to approve the rezoning request. Mr. Villareal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:40 p.m.

Ended: 5:41 p.m.

Item #3

Conditional Use Permit:

**To allow a Portable Building for an Office Use
Being Lots 3, 4, 5, and 6, Mission Palms Plaza Subdivision,
located at 1609 E. Expressway 83.**

C-4

Samantha Santos

Mr. Cervantes stated the site is located approximately 600 feet East of Stewart Road along the North side of Expressway 83. Pursuant to Section 1.45 (3)(F) of the City of Mission Code of Ordinances, a portable building requires the approval of a conditional use permit by the City Council. The applicant, Ms. Samantha Santos, is requesting a Conditional Use Permit for a Portable Building to be used as an office for a retail plant nursery business. The last Conditional Use Permit approved for this location was on September 11, 2023, for Universal Landscaping. Days/Hours of Operation: Tuesday – Friday from 9:00 a.m. to 6:00 p.m. and Saturday and Sunday from 9:00 a.m. to 3:00 p.m. Staff: 2 employees. Parking: The business requires a minimum of 4 parking spaces. The site has a total of 20 spaces, thus in compliance with the parking code requirements. Staff notes that the parking area needs to be re-striped. 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 recommends

approval of the request, subject to compliance with the following conditions: 1) 1-year approval to assess this operation; 2) Must to comply with all City Codes (Building, Fire, Health, Landscaping, etc.); 3) Acquire a Business License prior to occupancy; and 4) CUP is not transferable to others.

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

The applicant was present.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Sanchez moved to close the public hearing. Ms. Austin 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. Austin moved to approve the conditional use permit. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:41 p.m.

Ended: 5:45 p.m.

Item #4

Conditional Use Permit:

**To allow a Portable Building for an Office Use
Being, Lot 6, Henry Saenz Subdivision,
located at 1523 E. Interstate Highway 2.
C-4
Pitayo Auto Sales and Auto Parts
c/o Ricardo Gomez Jr**

Mr. Cervantes stated the site is located at the Northwest corner of Interstate Highway 2 and Stewart Road. Pursuant to Section 1.45 (3)(F) of the City of Mission Code of Ordinances, a portable building requires the approval of a conditional use permit by the City Council. The applicant, Mr. Ricardo Gomez, is requesting a Conditional Use Permit for a Portable Building to be used as a sales office. The business license was issued on May 28, 2024. The Mission City Council granted the last Conditional Use Permit approved for this location on February 26, 2024, for a period of 6 months. The Permit expired. Days/Hours of Operation: Monday – Friday from 10:00 a.m. to 6:00 p.m. and Saturdays from 10:00 a.m. to 5:00 p.m.; Sundays are closed. Staff: 2. A 193' x 84' asphalt area exists in front of the building. It will serve as the display area for vehicles and parking for patrons. A minimum of 5 parking spaces is required for the proposed use based on the square footage of the building. 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 recommends approval of the request, subject to compliance with the following conditions: 1. 1-year approval to assess this operation 2. Must continue to comply with all City Codes (Building, Fire, Health, Landscaping, etc.) 3. CUP is not transferable to others.

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. Mr. Sanchez moved to close the public hearing. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

Mr. Sanchez inquired about the city's position on portable buildings, noting his understanding that they were disfavored. He mentioned that, in past instances, portable structures were permitted for two years on the condition that progress was being made toward a permanent building.

Mr. Cervantes agreed, explaining that the City Council encourages businesses to construct permanent facilities. However, he noted that businesses are often content with portable structures, leading to occasional friction when these matters come before the Council, which prefers permanent buildings. He added that many of these business owners rent, and the property owner simply wants to lease without making a major investment, renting a portable structure remains their preferred choice.

Mr. Sanchez asked how long the building had been there, remarking that it appeared to have been in place for a while. He noted that the permit for the structure had just elapsed.

Mr. Cervantes clarified that the business has remained in operation, despite the permit having elapsed.

Ms. De Luna explained that the renter wants to buy the property or construct a permanent building, but the property owner is unwilling.

Mr. Sanchez recalled that item, noting that the renter wanted to build a permanent structure despite knowing they might eventually lose it.

Ms. De Luna clarified that the issue actually rests with the property owner.

Mr. Cervantes stated that while the existing situation works for both the owner and the renter, it is not ideal for the city, though it is currently working for the business. However, he noted that as the city grows and develops, a restaurant or similar business might want to purchase and redevelop the site. He added that with a lot of new development coming in along the corridor, including another apartment complex, the future of these types of businesses may be changing.

Chairwoman Izaguirre stated that it could also have a negative impact, noting that some businesses might not want to establish themselves there because the city has to report more about the existing conditions.

Mr. Cervantes agreed.

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

Started: 5:45 p.m.

Ended: 5:46 p.m.

Item #5

Conditional Use Permit:

**To Construct a Pool House
being Lot 22, Malmasion Luke at Trinity Subdivision,
located at 1103 Travis Street.**

R-1A

María Belén Naranjo

Mr. Cervantes stated the subject site is located along the East side of Travis Street approximately 545 feet North of Trinity 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 20,355 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. Proposed activities: The applicant is proposing to construct a pool house for the family. The applicant is proposing to construct a 630 square foot pool house that consists of a bedroom, bathroom, and a laundry room. Attached to a lounge area for outdoor activities. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (25) 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 with the understanding it can be revoked for noncompliance 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, 4. Not to be used for rental purposes.

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

The applicant was present.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Sanchez moved to close the public hearing. Mr. Villareal 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. Sanchez moved to approve the conditional use permit. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:46 p.m.

Ended: 5:48 p.m.

Item #6

Conditional Use Permit:

**To Construct a Studio Guest House
being Lot 65, Sharyland Plantation**

**Monte Real Phase II Subdivision,
located at 2803 Grand Canal Drive
(PUD)
Pilar Brito**

Mr. Cervantes stated the subject site is located along the North side of Grand Canal Drive, approximately 150 feet East of the intersection of Grand Canal Drive and Grande Canal 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 16,029 square feet. The code requires a 12,000-square-foot minimum lot. The studio 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. Proposed activities: The applicant is proposing to construct a guest house for the family. The applicant is proposing to construct a 636 square feet guest house attached to a secondary 3-car detached garage from the main house. 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 with the conditions below: 1. Life of use permit with the understanding the it can be revoked for noncompliance. 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, 4. Not to be used for rental purposes.

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

The applicant was present.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Sanchez moved to close the public hearing. Mr. Villareal 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 further discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to approve the conditional use permit. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:48 p.m.

Ended: 5:50 p.m.

Item #7

Conditional Use Permit:

**To allow a 40-foot Telecommunications
Tower for Internet Development,
Wagon City South Recreation Area,
Wagon City South Subdivision,
along the North side of Chuck Wagon Drive,
approximately 300 feet West of N. Conway Avenue,**

(R-4)
Eduardo Hinojosa

Mr. Cervantes stated the subject site is located approximately 300' West of Conway Avenue along the North side of Chuck Wagon Drive. Per the Code of Ordinance, a Telecommunications Tower requires the approval of a Conditional Use Permit by the City Council. The applicant is requesting a Conditional Use Permit for the installation and operation of a 40' wireless communications tower and broadband internet transmission facility. The proposed facility will be used to provide broadband internet and communications services to the residents of Wagon City South. The proposed structure will consist of a 3' x 3' concrete slab with a 40' self-support communications tower with related wireless transmission equipment designed to improve network coverage, reliability, and internet accessibility in the area. The facility will comply with applicable city regulations, engineering requirements, and all FCC/FAA guidelines as required. The proposed use is intended to support expansion of local communications infrastructure and broadband availability for the Wagon City South community. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (39) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request subject to compliance with the following conditions: 1. Life of use with the understanding that it could be revoked for non-compliance 2. Comply with insurance requirements on telecommunications towers 3. Must comply with all City Codes (Building, Fire, etc.) 4. The installation of a mesh screen or solid buffer along the perimeter of the 3' x 3' concrete slab. 5. Acquisition of a building permit. 6. Must allow for co-location by others 7. Transferability to others requires a new conditional use permit.

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

The applicant was present.

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

Chairwoman Izaguirre asked if the board had any questions.

Mr. Sanchez asked if this was the project where the city amended the ordinance to allow construction in residential zones.

Mr. Cervantes stated that this indeed project triggered the amendment of the zoning ordinance.

Mr. Sanchez stated that he knew there was substantial support for the project, but asked if there was any opposition to the conditional use permit.

Mr. Cervantes stated that there was no opposition, noting that they had sent letters to 100 surrounding neighbors, posted the sign, and published the notice in the newspaper, but never heard from anybody.

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

Started: 5:50 p.m.

Ended: 5:52 p.m.

Item #8

Conditional Use Permit:

**A bar named Par 5 Golf Lounge and for
the Sale & On-Site Consumption of Alcoholic Beverages
being Lot 1, Re-subdivision of Plaza
Cantera Subdivision
(aka Lots 3 and 4, Stewart Plaza Subdivision),
located at 1522 E. Expressway 83, Suite 117,
(C-3)
Par 5 Golf Lounge, LLC**

Mr. Cervantes stated the subject site is located at the Southwest corner of Stewart Road and Expressway 83 Frontage Road. Per the Code of Ordinance, a bar and the sale & on-site consumption of alcoholic beverages require the approval of a Conditional Use Permit by the City Council. The applicant is leasing a 1,950 square foot suite within a commercial plaza for an indoor golf simulator entertainment venue and would like to offer the sale and on-site consumption of alcoholic beverages to his customers. The proposed use is recreation/entertainment in character. The guests reserve simulator bays to play virtual rounds, practice, or take lessons in a supervised environment. The applicant will not have live amplified outdoor music, no outdoor speakers, no drive-thru, that would conflict with adjacent uses. Hours of Operation: Monday – Wednesday from 12:00 pm to 12:00 a.m., Thursday – Saturday from 12:00 p.m. to 2:00 a.m., and Sunday from 1:00 p.m. to 2:00 a.m. Staff: 6 employees. The parking is held in common for this commercial plaza; there is a total of 218 parking spaces that are shared with other businesses. The maximum capacity for this venue is 35 people. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (14) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request subject to compliance with the following conditions: 1. 1 year approval to continue to assess this new operation 2. Must comply with all City Codes (Building, Fire, Health, etc.) 3. Must comply with TABC requirements 4. Acquire a business license prior to occupancy 5. CUP is not transferable to others 6. Must have a minimum of one (1) Level II Security Officer from 8:00 p.m. to 2:00 a.m. or as required in Section 1.56, Subsection 3 of the Code of Ordinance 7. Maximum occupancy is 35 people 8. Must have security cameras inside and outside with a minimum 30-day retention 9. Must comply with the noise ordinance 10. Hours of operation to be as follows: Monday – Wednesday from 12:00 p.m. to 12:00 a.m., Thursday – Saturday from 12:00 p.m. to 2:00 a.m., and Sunday from 1:00 p.m. to 2:00 a.m. 11. One water closet and one lavatory required for each gender prior to the issuance of a business license.

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

The applicant was present.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Sanchez moved to close the public hearing. Mr. Villareal 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. Sanchez moved to approve the conditional use permit. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:52 p.m.

Ended: 5:54 p.m.

Item #9

Conditional Use Permit

Renewal:

**A Mobile Food Unit – Tony's Hot Dogs & More
Being the South 3.86 acres out of Lot 22,
New Caledonia Subdivision,
located at 2120 West Mile 3 Road.
(C-3)
Andres Antonio Cruz Torres**

Mr. Cervantes stated the subject is located at the Northeast corner of Moorefield and West 3 Mile Road. The applicant is leasing a space from the Puente Tire Center for the operation. Per the Code of Ordinance, a mobile food unit requires the approval of a conditional use permit by the City Council. The applicant has had a mobile food unit in operation since December 2011. The city annexed the property on January 14, 2013. The applicant stopped the operation of the food sales on May 11, 2025, due to a traffic accident that damaged the unit. The City Council approved the C.U.P. on June 23, 2025, and he resumed operations at the site. The business license was issued on July 25, 2025. The location follows the city's new distance regulations ordinance for mobile food units. The nearest mobile food unit is at 1900 W. Griffin Parkway (10,704 feet away) and at 3314 N. Conway (11,101 feet away). The proposed hours of operation are Tuesday to Saturday from 7:00 p.m. to 1:00 a.m. Staff: 3 employees. Parking: The applicant is proposing to have four (4) tables with four (4) chairs each for a total of 16 seating spaces. He will be required to have 5 parking spaces (1 parking space for every 3 seats = 5.3). The Planning staff has not received any objections to the request from the surrounding property owners. Notices were mailed to 16 surrounding property owners. Staff recommends approval of the conditional use permit request, subject to compliance with the following conditions: Permit for two years to re-evaluate this operation. Must comply with all City codes (Building, Fire, Health, and Sign, etc.) Restrooms must be accessible to the employees and patrons at all times. Must provide a minimum of 5 parking spaces at all times. Hours of operation are Tuesday to Saturday from 7:00 p.m. to 1:00 a.m. The conditional use permit is not transferable to others.

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

The applicant was present.

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

Chairwoman Izaguirre asked if the board had any questions.

Mr. Sanchez asked if the mobile food unit was grandfathered in before the mobile food unit ordinance was established, or if it came after the fact.

Mr. Cervantes stated that it was, explaining that the mobile food unit had been there before but then experienced an accident. He added that the unit was closed for a while, but was able to qualify for the one-mile radius restriction regarding other existing mobile food units.

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

Started: 5:54 p.m.

Ended: 5:55 p.m.

Item #10

Site Plan Approval:

**Construction of a commercial plaza
on Lots 16 thru 19, and the East nine and
one-half feet of Lot 15, Block 2,
Tierra Grande Commercial Plaza Subdivision,
located at 2527 E. Griffin Parkway,
Melissa R. Careaga Quesada**

Mr. Ramirez stated the site is currently a self-service carwash facility that will be demolished, rebuilt and retrofitted into 6-suites within the existing Tierra Grande Commercial Plaza located at the Northeast corner of Griffin Parkway and Tierra Drive. Currently, zoning for the property is C-3 General Business, suitable for this type of construction. The proposed building will meet all setback requirements and comply with the subdivision restrictions as noted on the site plan provided. Proposed are 28 parking spaces (1 being handicapped), meeting the minimum number of paved, striped off-street parking spaces for this project to include a shared reciprocal access driveway running East to West connecting both common parking and landscaping areas. The 6-suite plaza will measure a grand total of 5,838 square feet with a parapet height of 24' which will be attached to the existing building on the east side. A perpetual easement for ingress and egress purposes over and across the West 15 and onehalf feet of Lot 15 will remain open for public access. There will be one enclosed dumpster located within the site to be screened with a solid buffer and opaque gates. A sign ordinance mandate has been recorded and found in document no. 1638047 which can be amended but must be adhered to as stated in the affidavit of notification. This is an encumbrance for the now future owners and/or tenants of this addition. 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. Mr. Sanchez moved to approve the site plan approval request. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:55 p.m.

Ended: 5:58 p.m.

Item #11**Site Plan Approval:**

**Construction of a 105-unit senior living community
on a 6-acre tract of land out of Lot 2,
Mrs. E.V. Flores Subdivision
located along the South side of Leonor Street
approximately 700 feet East of Schuerbach Road
Roundstone Development, LLC**

Mr. Ramirez stated Las Fuentes Senior Living will be an affordable 105-unit gated community catered to seniors 55+ on 6 landscaped acres developed by Roundstone, Located at 2801 Leonor St, Mission, TX. The property sits along the South side of Leonor Street, approximately 700 feet East of Schuerbach Road. The property is currently open with a proposed use of R-3 multifamily residential. The proposed site plan shows to be compliant with its zoning requirements to include setbacks and restrictions. Las Fuentes Senior Living Apartments will consist of 105 apartments organized into 5 garden style buildings, with building 1 being 3 stories in height. The proposed units will range from 1 and 2-bedroom apartments: 58 – one-bedroom units; 47 – two-bedroom units. Also included is a single-story, wood framed free standing leasing office/clubhouse, shade covered children's playground, and a dog park. The project is served via surface parking and a detention pond. The subdivision has frontage to Leonor Street being a public 40-foot ROW with proposed curb and gutters, drainage, and utilities. The minimum number of paved, striped off-street parking spaces required are 2 for each apartment for a grand total of 210 spaces: 184 allocated for residential and 26 for the clubhouse. A landscaping plan has been submitted and reviewed for compliance per subdivision ordinance Ch. 98 Subdivision – Landscaping regulations and a lighting layout per site plan requirements. Staff recommends approval of the Site Plan as submitted.

Chairwoman Izaguirre asked if the board had any questions.

Chairwoman Izaguirre asked what the detention ponds would be used for, noting that there would be some off-site improvements.

Mr. Ramirez stated that it will lead into Schuerbach Road and south to the canal, half a mile away from the site. He added that everything is also going through the subdivision approval process, they are still waiting on the drainage report, and since they are only doing the site plan approval.

Chairwoman Izaguirre asked why they did not approve the drainage report first.

Mr. Ramirez explained that it is a one-lot subdivision and they are handling it administratively.

Chairwoman Izaguirre asked if city engineering had already reviewed it.

Mr. Ramirez stated that it is currently under review, especially the off-site improvements.

Chairwoman Izaguirre asked what they had changed and if they had anything more.

Mr. Ramirez explained that they had already obtained permission from the La Joya school district and would be using their easements to extend their area.

Chairwoman Izaguirre asked if the city already possessed the letter of permission from the school.

Mr. Ramirez confirmed that they have permission, along with a full set of plans for the drainage.

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

ITEM#12

ADJOURNMENT

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to adjourn the meeting. Mr. Villarreal seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:58 p.m.



Diana Izaguirre, Chairwoman
Planning and Zoning Commission

**PLANNING AND ZONING COMMISSION
JULY 1, 2026
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

David Villarreal
Raquenel Austin
Irene Thompson
Steven Alaniz
Connie Garza

P&Z ABSENT

Diana Izaguirre
Kevin Sanchez

STAFF PRESENT

Gabriel Ramirez
Susie De Luna
Xavier Cervantes
Alex Hernandez
Elisa Zurita
Ana G. Bazaldua

GUEST PRESENT

Gracie Reyna
Linda Garcia
Jesus Alvarez
Gerardo Rodriguez
Roberto Gonzalez
Lane Rangel
Azucena Bastida
Maria B. Rivera
Joy Morales F.
Lucero M. Rendon
Maria Ester Salinas
Jerry Pena

CALL TO ORDER

Madam Chair Thompson called the meeting to order at 5:33 p.m.

DISCLOSURE OF CONFLICT OF INTEREST

There was none.

CITIZENS PARTICIPATION

There was none.

APPROVAL OF MINUTES FOR JUNE 3, 2026

Madam Chair Thompson asked if there were any corrections to the minutes for June 3, 2026. Mr. Villarreal moved to approve the minutes as presented. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:34 p.m.

Ended: 5:35 p.m.

Item #2

Plat Approval

Subject to

Conditions:

**The Proposed Sommercrest Oaks Estates (a private Subdivision)
Being a 9.851-acre tract out of the South 12 acres
out of the East 26.49 acres of Lot 296, John H. Shary Subdivision,
Developer: RGV Villa Development, LLC,
Engineer: BIG Engineering, Inc.**

Mr. Ramirez stated the property is located along the West side of N. Taylor Road approximately 100 feet North of Mile 2 Road. This development will consist of a 28-large lot single-family residential development with one lot dedicated to storm detention. The average proposed lot will measure 65 feet in width by 130 feet in depth, 16 lots will be considered irregular, all being consistent with the proposed new lot size minimums for an R-1A single family residential zone. Water and sewer services will be provided by the City. There is a total of 2 fire hydrants via direction of the Fire

Marshall. The internal public streets are 32 feet back-to-back within 50 feet right-of-way. This subdivision is only accessible from Taylor Road being a public R.O.W. A storm drainage conveyance system comprised of curb and gutters, concrete valley gutters, and inlets which will route storm water to the [proposed detention pond. The City's Engineering department has reviewed and approved the drainage report and design. The required Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$675xlot), Conveyance or Payment of Water Rights (\$3000xac.), and all other format findings will 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 Park Fees, Conveyance or Payment of Water Rights, and approval of the infrastructure from the different City departments as per the approved construction plans. In addition, the developer must pay escrows for 20 feet of asphalt and a 5-foot sidewalk along Taylor Road.

Madam Chair Thompson asked if the board had any questions.

There was none.

There being no discussion, Madam Chair Thompson entertained a motion. Mr. Alaniz moved to approve the request for Plat Approval subject to conditions. Mr. Villareal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:35 p.m.

Ended: 5:37 p.m.

Item #3

Rezoning:

**Being Lot 5, Miller Bros. Nursery Re-Subdivision,
Located along the East side of Moorefield Road
approximately 300 feet South of Mile 2 Road.
AO-I to R-1
Victor and Nora Davila**

Mr. Cervantes stated 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 measures 326 feet along Moorefield Road and has a depth of 668.34 feet for a total of five (5) acres in area. The surrounding zones are Single-family Residential District (R-1) to the East and South, Neighborhood Commercial (C-2) District and Single-family Residential District (R-1) to the North and outside the city limits to the West. The surrounding land uses are vacant and single-family homes to the North, single-family homes to the East and South and vacant to the West. The subject property has a house and a barn that will be demolished to allow the construction of a single-family subdivision. 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 52 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning. Staff recommends approval of the rezoning request.

Madam Chair Thompson asked if there was any input in favor or against the request.

There was none.

Madam Chair Thompson entertained a motion to close the public hearing. Ms. Garza moved to close the public hearing. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Madam Chair Thompson asked if the board had any questions.

There was none.

There being no discussion, Madam Chair Thompson entertained a motion. Ms. Garza moved to approve the rezoning request. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:37 p.m.

Ended: 5:41 p.m.

Item #4

Rezoning:

**Being Lot 1, Ango Subdivision,
located at 2210 E. 1st Street.**

R-3 to C-3

**Gerardo Rodriguez
c/o Ango Holdings, Inc.**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Multi-family Residential District ("R-3") to General Business District ("C-3") to convert the existing townhomes into a 34 room hotel project. The property is located along the South side of E. 1st Street approximately 600 feet West of Shary Road. The tract of land has 2.15 acres in area and measures 619.1 feet along 1st Street and measures 151.5 feet in depth. The surrounding zones are Agricultural Open Interim (AO-I) District to the North and West, Agricultural Open Interim (AO-I) and Heavy Commercial (C-4) to the South and Multi-family Residential (R-3) to the East. The surrounding land uses include an apartment complex to the East, a private lake to the North and vacant land to the West and South. The property has a fully developed townhomes complex. The Future Land Use Map shows the property designated for general commercial uses. The requested rezoning is in-line with the comprehensive plan designation. Notices were mailed to fourteen (14) surrounding property owners. Planning staff received no phone calls in opposition to the rezoning request. Staff recommends approval.

Madam Chair Thompson asked if there was any input in favor or against the request.

There was none.

Madam Chair Thompson entertained a motion to close the public hearing. Ms. Garza moved to close the public hearing. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Madam Chair Thompson asked whether sufficient parking would be provided for the proposed use.

Mr. Cervantes explained that the City's parking ordinance requires two parking spaces per apartment unit. He further stated that hotel and extended-stay uses have different parking requirements under the ordinance.

Madam Chair Thompson noted that a hotel unit typically consists of a single room, whereas an apartment unit may contain multiple bedrooms. She asked how many bedrooms were included in each of the proposed units.

Mr. Gerardo Rodriguez, the applicant's representative, stated that the proposal involves converting four existing apartment units into extended-stay units. He explained that the units consist of one-bedroom, two-bedroom, and three-bedroom layouts and asked which parking requirement would apply to the proposed use.

Madam Chair Thompson confirmed her understanding of the unit configurations and stated that the proposed parking would be sufficient. She concluded that each extended-stay unit would be required to provide one parking space under the applicable parking requirements.

There being no further discussion, Madam Chair Thompson entertained a motion. Mr. Villareal moved to approve the rezoning request. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:41 p.m.

Ended: 5:41 p.m.

Item #5

Conditional Use Permit:

**To allow a Mobile Food Unit – Taqueria 453
in an approved Food Truck Park**

**Being Lot 1, Block 2, Santa Lucia Development Subdivision,
Located at 2509 Colorado Road, Ste. 206.**

C-3

Baudelia Gomez

Mr. Cervantes stated the subject site is located at the Northwest corner of Colorado and Taylor Roads along the North side of Colorado 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 is leasing a space in an approved Mobile Food Truck Park to offer a variety of tacos and more. The proposed hours of operation are as follows: Every day from 8:00 a.m. to 12:00 am. Staff: 5 employees in different shifts. Parking: The Mobile Food Park measures 134'x72' for a total of 9,648 sq. ft. Based on the square footage, they are required to have 23 parking spaces. The landlord has a total of 67 parking spaces available in this area and has submitted a written agreement to use the parking spaces from the commercial plaza if needed. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (16) 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 8:00 am to 12:00 am; Must comply with the noise ordinance, Acquisition of a business license before occupancy; CUP is not transferable to others.

Madam Chair Thompson asked if there was any input in favor or against the request.

The applicant was present.

Madam Chair Thompson entertained a motion to close the public hearing. Ms. Garza moved to close the public hearing. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Madam Chair Thompson asked if the board had any questions.

There was none.

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

Started: 5:41 p.m.

Ended: 5:42 p.m.

Item #6

Conditional Use Permit:

**An Event Center – Okidokie Playroom, LLC
being Lot 1, Treme Subdivision,
located at 2210 E. IH 2, Suites F & G.
(C-3)
Okidokie Playroom, LLC
c/o Maria F. Chavez**

Mr. Cervantes stated the subject site is located along the South side of U.S. Expressway 83 approximately 200 feet West of Junior Drive. 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 3,800 square feet in two suites in a commercial plaza for an Event Center that will be named "Okidokie". The applicant is proposing to host kid's birthday parties. The proposed hours of operation are as follows: Monday – Friday 10:00 a.m. to 9:00 p.m., Saturday-Sunday 11:00 a.m. to 10 p.m. Staff will be 4 employees. Parking: Due to the total of 81 proposed chairs, a total of 27 parking spaces are required. There are a total of 70 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 (25) 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 1 year to evaluate the operations, Must comply with all City Codes (Building, Fire, Health, etc.), Hours of operation are Monday-Friday 10:00 a.m. to 9:00 p.m., Saturday-Sunday 11:00 a.m. to 10:00 p.m., Must comply with the noise ordinance, Must obtain a business license prior to occupancy Maximum occupancy is 75 people, Must have security cameras inside and outside with a minimum 30-day retention, CUP is not transferable to others.

Madam Chair Thompson asked if there was any input in favor or against the request.

The applicant was present.

Madam Chair Thompson entertained a motion to close the public hearing. Ms. Austin moved to close the public hearing. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Madam Chair Thompson asked if the board had any questions.

There was none.

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

Started: 5:42 p.m.

Ended: 5:44 p.m.

Item #7

Conditional Use Permit:

**To allow a Mobile Food Unit – The Milpita 956
Being Lot 1, Esdras Vega Subdivision,
Located at 600 N. Shary Road,
(C-3)
Lumare Investments, LLC
c/o Lucero M. Rendon**

Mr. Cervantes stated the subject site is located at the Northwest corner of E. 6th Street and Shary Road. Per the Code of Ordinance, a mobile food unit requires the approval of a Conditional Use Permit by the City Council. The applicant would like to place a mobile food unit in the north green area landscaping of the commercial plaza to sell elotes and munchies. The applicant has obtained written permission from Still Tap to utilize the restrooms for their staff and customers. Access to the site is off of E. 6th Street, through an existing 24' driveway. The parking area is held in common, and there is a total of 58 parking spaces. The proposed location follows the city's minimum distance requirements between mobile food units. The nearest mobile food unit is located in a food truck park at 2509 Colorado Road and is 1.1 miles away. Staff: 2 employees. Hours of operation: Monday – Saturday from 5:00 p.m. to 10:00 p.m. 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 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. 1 year approval to continue to assess this new operation, 2. Must comply with all City Codes (Building, Fire, Health, etc.), 3. Must comply with noise ordinance, 4. Acquire a business license prior to occupancy, 5. CUP is not transferable to others, 6. Hours of Operation to be as follows: Monday – Saturday from 5:00 p.m. to 10:00 p.m., and 7. Restrooms must be accessible to the employees and patrons at all times.

Madam Chair Thompson asked if there was any input in favor or against the request.

There was none.

Madam Chair Thompson entertained a motion to close the public hearing. Ms. Austin moved to close the public hearing. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Madam Chair Thompson asked if the board had any questions.

There was none.

There being no further discussion, Madam Chair Thompson entertained a motion. Ms. Garza 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: 5:48 p.m.

Item #8

Conditional Use Permit:

**To allow a Mobile Food Unit – Lakeview Coffee,
Being a 1.68 acre tract of land,
out of Lot 28-5, West Addition to Sharyland Subdivision,
located at 305 W. Mile 2 Road
(AO-I)
Azucena Bastida**

Mr. Cervantes stated the subject site is located at the Southwest corner of West Mile 2 and Compton Road. Per the Code of Ordinance, a mobile food unit requires the approval of a Conditional Use Permit by the City Council. The applicant currently has a life of use conditional use permit for Ohana Construction and Landscaping Nursery in a property zoned (AO-I) Agricultural Open Interim District. She would like to place a mobile food unit next to the lake to offer her customers coffee, sandwiches, and pastries while conducting business at the site. The proposed location follows the city's minimum distance requirements between mobile food units. The nearest mobile food unit is located at 208 E. Griffin Parkway (HEB) and is 1.1 miles away. Staff: 3 employees. Days & Hours of operation: Monday – Sunday from 9:00 a.m. to 6:00 p.m. The applicant proposed to place a couple of benches for her customers to sit while enjoying their food. If the request is approved, the applicant will be adding 5 additional parking spaces to comply with the parking requirements. Staff mailed out (40) legal notices to the surrounding property owners. The Planning staff received a call and a visit in opposition to the mobile food unit. The concern voiced was regarding the increase in traffic, with people entering their subdivision at different hours. They informed staff that a petition in opposition to the request would be submitted. 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. 1-year approval to continue to assess this new operation; 2. Must comply with all City Codes (Building, Fire, Health, etc.); 3. Restrooms must be accessible to the employees and patrons at all times; 4. Must provide a minimum of 5 parking spaces at all times. 5. Acquire a business license prior to occupancy, 6. CUP is not transferable to others, 7. Days and Hours of Operation: Monday – Sunday from 9:00 a.m. to 6:00 p.m. 8. Maximum occupancy is 30 based on 10 parking spaces provided.

Madam Chair Thompson asked if there was any input in favor or against the request.

There was none.

Madam Chair Thompson entertained a motion to close the public hearing. Ms. Garza moved to close the public hearing. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Madam Chair Thompson asked if the board had any questions.

There was none.

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

Started: 5:48 p.m.

Ended: 6:04 p.m.

Item #9

Conditional Use Permit:

**A Home Occupation for the Sale of Firearms
Being Lot 6, Woodcrest Estates Subdivision,
located at 2705 Nicole Avenue,
(R-1)
Opfor Group, LLC
c/o Jerry Pena**

Mr. Cervantes stated the subject site is located along the North side of Nicole Drive approximately 450' West of Taylor Road. Per Code of Ordinance, a home occupation requires the approval of a Conditional Use Permit by the City Council. The applicants are applying for a Federal Firearm License (FFL), and one of the Bureau of Alcohol, Tobacco, Firearms, and Explosives (ATF) requirements is that they have permission from the City to utilize their home address to obtain the license. The applicant desires to use his home for administrative home office operations related to a private security and training business. He intends to use the closed garage for the office functions including scheduling, compliance documentation, billing, and business communications. The applicant states that no retail storefront operations will occur at the residence and there will be no customer traffic, public gatherings, or on-site training activities. The P&Z Commission has seen and approved similar requests for the following addresses: 1706 Sandstone Drive, 2208 Monaco Drive and 2309 Brock Drive. A petition signed by 41 people was submitted in opposition to the request. The petitioners cite concerns about traffic and commercial activity in a residential neighborhood. The petition reflects 71.95 percent of the property owners within 200 feet and 37.33 percent of the property owners within 400 feet. Based on the petition percentages a super majority vote of the City Council will be required for the Conditional Use Permit to be approved. 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. 1 year approval to assess this new operation; 2. Compliance with Section 1.56-1 (Home Occupations) of the Zoning Ordinance; 3. Must comply with all City Codes (Building, Fire, Health, Landscaping, etc.); 4. Acquire a business license; 5. CUP is not transferable to others; 6. Must sign an affidavit stating that no sales of firearms shall be allowed in person or on-line from the residence; and 7. Must sign an affidavit stating there will be no customer traffic, public gatherings or on-site training activities from the residence.

Madam Chair Thompson asked if there was any input in favor or against the request.

Ms. Gracie Reyna resides at 2800 Nicole Drive and Ms. Linda Garcia resides two houses west of the proposed location stepped forward to state their strong opposition to the proposed residence-based business. Ms. Reyna stated noted the single-family residential neighborhood has been established since 2002. They expressed concern that approving a business, particularly one related to firearms, would set a negative precedent. They recalled a previous petition for a home daycare

that the community successfully blocked. The neighborhood already faces high-speed traffic, which required the installation of speed humps around 2020–2021 after Nicole Drive was extended to Sherry Road. The speakers argued that a new business would increase traffic, endangering children who play and ride bicycles in the area. She stated that several neighbors were not properly notified about previous meetings, though notices were received for this specific hearing. They presented a signed petition from multiple absent neighbors who are vehemently opposed to commercial operations in the neighborhood. The speakers concluded by requesting the board members to consider how they would feel if a firearms business were proposed in their own neighborhoods, asking them to respect the community's desire to keep the area purely residential.

Ms. Linda Garcia stated that the neighborhood is highly active, with both children and adults frequently walking and playing in the streets. She expressed concern that introducing a business would compromise pedestrian safety. Ms. Garcia noted that she purchased her home 20 years ago, and Ms. Reyna purchased hers even earlier, with the explicit understanding that the neighborhood was exclusively residential, quiet, and safe. She recalled that speed humps were recently installed to curb reckless driving and argued that regardless of whether direct firearm sales occur, commercial activities do not belong in a residential zone. Finally, Ms. Garcia noted that both she and Ms. Reyna are businesswomen who operate their companies out of properly zoned commercial properties rather than their homes, arguing that other residents should be held to the same standard.

Mr. Jerry Pena the applicant residing at 2705 Nicole Drive spoke in favor of the request, clarifying that the proposed license is strictly for administrative paperwork and certification processing. He confirmed that no customers or clients would visit the property, thereby generating no additional traffic. He noted that he has operated this business since 2018, primarily conducting training and operations off-site at a ranch. The applicant expressed agreement with the neighbors regarding traffic safety, stating that he personally signed the neighborhood speed hump petition and has six children who play in the area. Highlighting his professional background, he stated he holds a doctorate in education focusing on active shooter events and serves as the Director of Veteran Services for Chicanos Por La Causa. He concluded by emphasizing his active role in the neighborhood watch and reassuring the board that his immediate neighbors are fully aware of and comfortable with his background and profession.

Madam Chair Thompson entertained a motion to close the public hearing. Mr. Alaniz moved to close the public hearing. Mr. Villareal seconded the motion. Upon a vote, the motion passed unanimously.

Madam Chair Thompson asked if the board had any questions.

Madam Chair Thompson initiated discussion by inquiring whether a previously approved firearms-related home occupation permit was located within a gated subdivision.

Mr. Cervantes clarified that the commission had reviewed and approved three similar requests, with the most recent case occurring two months prior. He explained that in the previous instance, the applicant sought an Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) license to pursue a county shooting range project and required a residential anchor address. Neighborhood opposition in that case was successfully mitigated by attaching a binding affidavit to the permit conditions, wherein the applicant promised to conduct no in-person or online sales from the residence. He stated noted that for the current application, staff integrated a dual-affidavit condition: first, prohibiting any on-site sales or transactions of firearms at all times, and second, prohibiting customer traffic, public

gatherings, or on-site instructional training at the residence. He concluded that under these strict guidelines, the neighborhood would remain unaffected as the request functions strictly as an administrative paperwork alignment.

Madam Chair Thompson asked the applicant, Mr. pena to testify regarding his current business operations.

Mr. Pena confirmed that this was an existing, ongoing mobile operation rather than a new start-up. He stated that since 2018, his active business operations have been conducted entirely off-site at an L-shaped private shooting range located on Northfield Road. He noted that he utilizes a mobile trailer to transport all necessary equipment and inventory directly to the range, ensuring that no firearm-related commercial activity takes place at any residential location.

Madam Chair Thompson inquiries regarding his licensing records.

Mr. Pena stated that his current ATF license is registered to an address on FM 88. He explained that the primary purpose of the requested home occupation permit is to establish his home residence as his official business mailing address, allowing him to receive sensitive ATF documentation, compliance correspondence, and corporate mail directly and efficiently. He emphasized that he does not permit customer traffic at his home for security reasons, and all firearm rentals and instructional activities are strictly controlled and confined to the private range.

Madam Chair Thompson addressing safety and storage concerns raised.

Mr. Pena confirmed that the ATF has inspected his residence on multiple occasions and verified that his inventory is properly secured in dedicated gun safes. He further noted that he participates in the Guardian Arms program for the Department of Veterans Affairs, utilizing his secure home storage to hold firearms for veterans as part of a suicide prevention and mental health initiative.

There being no further discussion, Madam Chair Thompson entertained a motion. Mr. Alaniz moved to approve the conditional use permit. Mr. Villarreal seconded the motion. Upon a call for the vote, the motion carried with a vote of 4–1, with Ms. Garza abstention on the record.

Started: 6:04 p.m.

Ended: 6:09 p.m.

Item #10

Conditional Use Permit

Renewal:

**To keep three (3) portable buildings,
Being Lot 1, Nido De Aguila Subdivision,
Located at 915 W. Expressway 83,
(P)
Excellence in Leadership Academy**

Mr. Cervantes stated the subject site is located at the Southwest corner of S. Olmo Street and W. U.S. Expressway 83 Frontage Road. Per Code of Ordinance, portable buildings require the approval of a Conditional Use Permit by the City Council. The applicant is requesting to keep three (3) 24' x 70' portable buildings for Excellence in Leadership Academy a public charter school. As a public charter school, the funding is solely determined by student enrollment and attendance. Like many other schools, they experienced a significant decline in enrollment during the COVID-19 pandemic, which affected both revenues and long-term capital planning. The school currently has 167 students

and uses the buildings as classrooms. The portable buildings accommodate 2 classrooms each for a total of 6, which will allow for 20 students per classroom. Access to the facility is available from Expressway 83 and South Olmo Street. Student drop-off will be located along the east side of the building. The proposed days and hours of operation are Monday–Friday from 8:00 am to 5:00 pm on regular days and during the summer from 8:00 am to 12:00 pm. Staff: 4 teachers. Parking: The educational component of the church will operate during the non-church hours and utilize the existing 239 parking spaces on-site. The last conditional use permit for this location was approved on August 12, 2025, for 1 year, at which time the applicant would need to apply for a permit to construct a permanent structure at this location. The applicant is currently leasing the facility from the Luz para las Naciones Church. The current plan is to request a renewal for the portables due to declining enrollment and due to the budget being reduced for the year. They are not requesting a permanent exemption, only time and flexibility to rebuild responsibly. Removing the portable buildings at this time would disrupt instruction and possibly require them to reduce enrollment as well. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (43) 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. 1-year permit to continue to assess this conditional use permit, 2. Continued compliance with all City Codes (Building, Fire, Sign codes, etc.), 3. CUP is not transferable to others, and 4. Hours of operation to be as follows: Monday – Friday from 8:00 am to 5:00 pm for Regular Days & 8:00 am to 12:00 pm during the summer.

Ms. Austin asked why enrollment had declined and wondered if the students were not in the actual building. They also questioned the reason for using outside classrooms.

Mr. Cervantes stated compared the startup school's trajectory to the early histories of IDEA Public Schools and Vanguard. They noted that IDEA similarly began in a Baptist church and utilized portable buildings 25 years ago before expanding into its current large-scale presence. However, unlike that growth model, the school under discussion is currently experiencing declining enrollment and financial strain. Consequently, they are requesting a one-year temporary extension to improve operations and stabilize their student body.

Madam Chair Thompson asked if there was any input in favor or against the request.

There was none.

Madam Chair Thompson entertained a motion to close the public hearing. Mr. Villarreal moved to close the public hearing. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Madam Chair Thompson asked if the board had any questions.

Ms. Austin asked if whether classes were being held inside the main building.

Mr. Cervantes stated that all classes are strictly conducted within the portable buildings, while the main church building is used only for administrative purposes.

Ms. Moreno stated the provided campus details for the property located at 915 East Expressway. They clarified that while the school serves students from pre-K3 through eighth grade, the on-site portable buildings are utilized exclusively for the preschool section. Due to interior space limitations within the leased church facility, the main building cannot accommodate the entire student body, necessitating the use of external structures.

Madam Chair Thompson noted that these portable units are situated at the rear of the property, offering minimal visibility from the main highway and remaining largely obscured except from adjacent side streets.

Mr. Cervantes confirmed that the portable structures are entirely obscured from the expressway corridor. He noted that the units are only visible to traffic traveling along the adjacent side street.

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

Started: 6:09 p.m.

Ended: 6:10 p.m.

Item #11

Conditional Use Permit

Renewal:

**A Mobile Food Truck Park – 307 Food Park,
Being the West ½ of Lots 7 & 8,
Block 176, Mission Original Townsite Subdivision,
Located at 307 W. Tom Landry Street.
(C-4)
Roberto Gonzalez**

Mr. Cervantes stated the subject site is located 75 feet West of N. Perkins Avenue along the North side of W. Tom Landry Street. Per Code of Ordinances, designating an area as a mobile food park for the operations of mobile food units requires the approval of a conditional use permit by the City Council. The applicant has established a mobile food truck park that offers truck owners the opportunity to offer their products. The applicant has constructed 4 mobile food truck pads, a unisex restroom, an office, and a 26ft x 33ft canopy in case anyone would like to dine in. Access to the site will be off W. Tom Landry. The proposed days and hours of operation are as follows: Every day from 10:00 am to 12:00 am. Staff: 1 employee. 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: Life of Use with the understanding the permit can be revoked for noncompliance; Must comply with all City Codes (Building, Fire, Health, etc.), Hours of operation are Every day from 10:00 am to 12:00 am; Must comply with the noise ordinance; and CUP is not transferable to others.

Madam Chair Thompson asked if there was any input in favor or against the request.

There was none.

Madam Chair Thompson entertained a motion to close the public hearing. Ms. Austin moved to close the public hearing. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Madam Chair Thompson asked if the board had any questions.

There was none.

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

Started: 6:10 p.m.

Ended: 6:11 p.m.

Item #12

**Conditional Use Permit
Renewal:**

**A Mobile Food Unit – Fiesta Hot Dogs
Being Lot 1, Madrigal Subdivision,
Located at 208 N. Inspiration Road.
(C-2)
Federico Garcia**

Mr. Cervantes stated the site is located 130 feet North of W. 2nd. Street along the East side of N. Inspiration Road. Pursuant to Section 1.56 (11)(H) of the City of Mission Code of Ordinances, a Mobile Food Unit requires the approval of a conditional use permit by the City Council. The applicant proposes to renew the conditional use permit of the mobile food unit to sell their products. The last conditional use permit for this location was approved on August 20, 2025, for 1 year, to assess this operation. The hours of operation are as follows: Wednesday through Sunday from 7:00 p.m. to 12:00 a.m. Staff: 2 employees. Parking: The site has 14 parking stalls available for the grocery store which would be shared with the mobile food unit. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (34) 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 2 year re-evaluation to assess this operation; Must comply with all City Codes (Building, Fire, Health, etc.), Hours of operation are Wednesday through Sunday from 7:00 p.m. to 12:00 a.m. Must comply with the noise ordinance; and CUP is not transferable to others.

Madam Chair Thompson asked if there was any input in favor or against the request.

There was none.

Madam Chair Thompson entertained a motion to close the public hearing. Ms. Austin moved to close the public hearing. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Madam Chair Thompson asked if the board had any questions.

There was none.

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

Started: 6:11 p.m.

Ended: 6:23 p.m.

Item #13

**Conditional Use Permit
Renewal:**

**A Bar and for the Sale & On-Site Consumption
of Alcoholic Beverages – The Ice House, LLC
Being the South 109.5 feet of Lot 2, Block 137,
Mission Original Townsite Subdivision and
all of Lot 52, John H. Shary Industrial Subdivision,
located at 815 N. Francisco Avenue.
(C-3)
Lane Rangel**

Mr. Cervantes stated the subject site is located at the Northwest corner of Francisco Avenue and E. 8th Street. Per the Code of Ordinance a bar, cocktail lounges and taverns require the approval of a Conditional Use Permit by the City Council. The hours of operation are as follows: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12:00 p.m. to 12:00 a.m. During the last renewal of the Conditional Use Permit on October 28, 2025, the City Council placed a condition to allow live music outside on Fridays and Saturdays only from 12:00 p.m. to 9:00 p.m. Regarding the live music the applicant is requesting to be approved for Monday thru Friday from 2 p.m. to 7 p.m. instead of Fridays and Saturdays only from 12:00 p.m. to 9:00 p.m. Staff: 3 employees. Parking: During the October 28, 2025 City Council meeting the City Council imposed a condition that the applicant must provide additional parking during the permit's renewal. The applicant has reached out to the owner of the vacant property to the North, but the owner is not willing to lease a portion of his property for parking. Such uses require that no alcoholic beverages be sold within 300' of a residence, church, public schools, private school or public hospital. There is a residential subdivision within 300 feet, therefore, a waiver of the separation requirement would need to be approved. The Police reports from March 7, 2025 until present indicate one public assistance, one suspicious circumstance, two (2) improperly parked vehicle, three (3) abandoned vehicle, and two (2) loud noise calls. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (24) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval with the conditions below: 1. Permit for one (1) year to continue to assess this business; 2. Continued compliance with all City Codes (Building, Fire, Health, etc.); 3. Waiver of the 300' separation requirement from the residential homes; 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 the noise ordinance. 8. Maximum occupancy will be 150 people before 8:00 p.m. and 60 people after 8:00 p.m. 9. Must have a minimum of one (1) Level II licensed security officer from 8:00 p.m. to 12:00 a.m. or as required in Section 1.56, Subsection 3 of the Code of Ordinances; 10. Hours of operation: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12 p.m. to 12:00 a.m.; 11. Live music allowed outside only on Fridays and Saturdays from 12:00 p.m. to 9:00 p.m.; 12. Must continue to use the acquired decibel reader to monitor for excessive noise.

Madam Chair Thompson asked if there was any input in favor or against the request.

Ms. Maria Salinas, representing properties at 709 Oblate Avenue and 715 Miller, requested that the item be formally tabled and rescheduled for a future public hearing. She stated that three neighborhood children and their mothers, who had attended the previously canceled meeting on the 17th, were unable to attend the current session due to a scheduling conflict with employment workshops and prior commitments. Ms. Salinas emphasized the importance of community fairness and youth participation in municipal governance. Additionally, she submitted a physical packet to Mr. Cervantes detailing 16 to 17 alleged neighborhood violations, which included broken sidewalks, removed or defaced "No Trespassing" and "No Parking" signs, fence damage, and ongoing disturbances caused by patrons drinking, yelling, and screaming. She further noted that the establishment possesses a capacity of approximately 360 individuals but only provides 12 designated parking spaces.

Ms. Austin asked regarding property ownership and signs.

Ms. Salinas stated that the affected adjacent property belongs to Mr. Pena, who authorized her to photograph the damage and violations on his behalf.

Mr. Lane Rangel, co-owner of the establishment at 815 North Francisco, spoke in favor of the application. He addressed the property damage claims by stating he personally witnessed the signs being blown down by the wind. Mr. Rangel asserted that management was only recently informed that parking on the Pena property was completely unacceptable, prompting them to post notices on the bar's entrance warning patrons that unauthorized vehicles would be towed. He noted that the business has operated under new ownership for four years and was previously tracking toward a Life-of-Use Permit before community opposition arose. To resolve the parking deficit, Mr. Rangel proposed paving an adjacent side area to accommodate eight additional vehicles. He cited a past police response to a vehicular theft incident where the responding officer commended the establishment's quiet track record. Addressing noise concerns, Mr. Rangel stated that their primary revenue occurs during the winter tourism season and expressed willingness to remove requests for late-night outdoor live music on Thursday and Friday nights, limiting outdoor performances to a Monday-through-Wednesday timeframe.

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

Madam Chair Thompson asked if the board had any questions.

Madam Chair Thompson questioned staff regarding the timeline of the parking complaints. Mr. Cervantes clarified the record, stating that the parking issues had been officially brought forward nine months prior and that the applicant was made aware of the non-compliance at that time.

Ms. Garza inquired about the procedural options regarding Ms. Salinas's request to reschedule.

Mr. Cervantes confirmed that he had personally witnessed the neighborhood children waiting to participate at the previously canceled meeting. He advised the board that they could vote to table the item and open a new public hearing at the next scheduled meeting.

Madam Chair Thompson asked regarding the operational impact on the business.

Mr. Cervantes clarified that tabling the item would allow the applicant to continue operating under their existing approved conditions in the interim.

There being no further discussion, Madam Chair Thompson entertained a motion. Ms. Garza moved to “tabled” the conditional use permit renewal request. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:23 p.m.

Ended: 6:28 p.m.

Item #14

Homestead Exemption

Variance:

**The North 40 feet of the North 80 feet of Lot 81,
Mission Acres Subdivision
Located at 1040 Adams Avenue.
Jesus Alvarez**

Mr. Ramirez stated the subject site is located at the Northwest corner of Francisco Avenue and E. 8th Street. Per the Code of Ordinance a bar, cocktail lounges and taverns require the approval of a Conditional Use Permit by the City Council. The hours of operation are as follows: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12:00 p.m. to 12:00 a.m. During the last renewal of the Conditional Use Permit on October 28, 2025, the City Council placed a condition to allow live music outside on Fridays and Saturdays only from 12:00 p.m. to 9:00 p.m. Regarding the live music the applicant is requesting to be approved for Monday thru Friday from 2 p.m. to 7 p.m. instead of Fridays and Saturdays only from 12:00 p.m. to 9:00 p.m. Staff: 3 employees. Parking: During the October 28, 2025 City Council meeting the City Council imposed a condition that the applicant must provide additional parking during the permit's renewal. The applicant has reached out to the owner of the vacant property to the North, but the owner is not willing to lease a portion of his property for parking. Such uses require that no alcoholic beverages be sold within 300' of a residence, church, public schools, private school or public hospital. There is a residential subdivision within 300 feet, therefore, a waiver of the separation requirement would need to be approved. The Police reports from March 7, 2025 until present indicate one public assistance, one suspicious circumstance, two (2) improperly parked vehicle, three (3) abandoned vehicle, and two (2) loud noise calls. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (24) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval with the conditions below: 1. Permit for one (1) year to continue to assess this business; 2. Continued compliance with all City Codes (Building, Fire, Health, etc.); 3. Waiver of the 300' separation requirement from the residential homes; 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 the noise ordinance. 8. Maximum occupancy will be 150 people before 8:00 p.m. and 60 people after 8:00 p.m. 9. Must have a minimum of one (1) Level II licensed security officer from 8:00 p.m. to 12:00 a.m. or as required in Section 1.56, Subsection 3 of the Code of Ordinances; 10. Hours of operation: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12 p.m. to 12:00 a.m.; 11. Live music allowed outside only on Fridays and Saturdays from 12:00 p.m. to 9:00 p.m.; 12. Must continue to use the acquired decibel reader to monitor for excessive noise.

Madam Chair Thompson asked if the board had any questions.

Ms. Garza asked by inquiring if the application pertained to a single residence.

Mr. Ramirez confirmed that the request involved a single variance for a single lot.

Madam Chair Thompson asked whether public notice had been distributed to the surrounding neighborhood.

Mr. Ramirez clarified that notification was not legally required for this specific action.

Mr. Villarreal questioned whether the proposal complied with current municipal code.

Mr. Ramirez stated that the application did not meet standard code requirements, which necessitated the variance request. Specifically, the property features a 40-foot lot frontage rather than the established 50-foot single-family residential minimum, and the applicant is proposing 3.5-foot side setbacks. Mr. Ramirez noted that a waiver of associated fees was also included within the proposal for board consideration.

Ms. Garza asked if the board routinely waives these fees.

Mr. Ramirez explained that while the waiver is built into the presentation framework, the board holds discretionary authority to grant or deny it.

Mr. Cervantes provided legal clarification, noting that under the municipal ordinance governing Homestead Variances, the board's action constitutes a recommendation that must ultimately be forwarded to the City Council for final approval, inclusive of the fee waiver provision.

Ms. Garza requested to introduce an amendment to the motion to exclude the fee waiver, citing it as her sole objection.

Mr. Cervantes advised that the board could proceed to a vote on the primary motion, assuring Ms. Garza that her specific objection regarding the fees would be formally relayed to the City Council.

Madam Chair Thompson asked Mr. Villarreal if he wished to amend his standing motion to approve. Mr. Villarreal declined to amend and re-stated his motion to approve the item as originally presented.

There being no further discussion, Madam Chair Thompson entertained a motion. Mr. Villarreal moved to approve the Homestead Exemption Variance request. Ms. Austin seconded the motion. Upon a vote, the motion passed, with Ms. Garza voting in opposition. Ms. Thompson directed staff to ensure the official record explicitly reflects that Ms. Garza's dissenting vote was based exclusively on her objection to the fee waiver.

Started: 6:28 p.m.

Ended: 6:31 p.m.

Item #15

Conduct a public hearing and consideration and possible action on matters related to the adoption of an amendment to the City of Mission Code of Ordinances Chapter 98-Subdivisions, Article III – Minimum Requirement for Standards and Specifications (S) and (T) relating to Access Easements and Access Alignment. Applicant: City of Mission – Cervantes

Mr. Cervantes stated the city has a policy to require access easement during the processing of commercial subdivision plats but the requirement is not in an ordinance. To avoid possible challenges from developers on having to show access easements along the perimeters of their plats, staff is recommending the adoption of the ordinance amendment. Staff recommends approval.

Madam Chair Thompson opened the board discussion by observing that local business owners are typically receptive to cross-access agreements, noting that shared access points generally enhance customer convenience and logistical efficiency. She inquired whether staff had encountered significant stakeholder opposition to the proposed mandate.

Mr. Cervantes reported that while no formal opposition had been registered within the current jurisdiction, his professional experience in other municipalities demonstrated that resistance does occur. He noted that in previous roles, some business owners rejected cross-access layout connectivity entirely or sought financial remuneration from adjacent property owners as a condition for establishing a physical connection.

Mr. Alaniz questioned the subjectivity and physical feasibility of the ordinance, pointing out that certain existing commercial developments feature misaligned parking lots that make immediate interconnectivity structurally impractical.

Mr. Cervantes clarified that under the provisions of the proposed ordinance, cross-access compliance would be a mandatory standard for development. Any applicant seeking relief from this requirement due to structural misalignment or owner opposition would be legally required to apply for a formal variance, which would necessitate a public hearing and final action by the City Council. He added that while standard subdivision plats are traditionally reviewed and approved through administrative staff channels without legislative oversight, non-compliance with this specific interconnectivity mandate would elevate the item to the City Council.

Madam Chair Thompson asked if there was any input in favor or against the request.

There was none.

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

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

ITEM#16

ADJOURNMENT

There being no discussion, Madam Chair Thompson entertained a motion. Ms. Austin moved to adjourn the meeting. Mr. Villarreal seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:31 p.m.



Irene Thompson, Madam Chair
Planning and Zoning Commission

**PLANNING AND ZONING COMMISSION
JULY 15, 2026
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

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

P&Z ABSENT

Steven Alaniz

STAFF PRESENT

Gabriel Ramirez
Susie De Luna
Xavier Cervantes
Alex Hernandez
Elisa Zurita
Ana G. Bazaldua

GUEST PRESENT

Stephanie Casas
Graciela Casas
James Sanchez
Ronne Ontiveros
Maria Ester Salinas
Adie Ocha
Bob Galligan
Lane Rangel

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 JULY 1, 2026

Chairwoman Izaguirre asked if there were any corrections to the minutes for July 1, 2026. Ms. Thompson moved to approve the minutes as presented. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:32 p.m.

Ended: 5:35 p.m.

Item #2

Plat Approval Subject to Conditions and Consideration of a Variance from the City's minimum R-1T Townhouse Residential District frontage requirement of 25 feet for the proposed Abrego Abodes Subdivision, being a 0.400 an acre tract of land out of Lot 182, John H. Shary Subdivision, Developer: Abrego & Sons, Inc., Engineer: Melden & Hunt Inc., - Cervantes

Mr. Ramirez stated the Abrego Abodes Subdivision consists of 6 townhome lots located on the Southeast corner of S. Glasscock Road and E. 2-1/2 Street approximately 2,145 linear feet North of Glasscock Road's intersection with E. Expressway 83. The subdivision lots will have access from E. 2-1/2 Street, which will be widened and improved to include curb & gutters and equipped with all the infrastructure to supply and service the new development. Glasscock Road will also be widened and paved with curb & gutters. The Engineering Department has reviewed and approved the drainage report. The tract of land was rezoned from C-2 to R-1T on January 21, 2026, by P&Z and approved by City Council on February 10, 2026. The subdivision engineer is requesting a variance on behalf of the owner for consideration: Melden & Hunt, Inc. on behalf of the developer, Abrego and Sons, Inc. and regarding this subdivision hereby request a variance to the minimum lot frontage as

specified in Appendix A – Zoning Article VIII – Use District and Conditional Uses, Section 1.372 – R1T Townhouse Residential District. Proposed 20' frontage (2,000 sq. ft.). Required is 25' frontage (2,000 sq. ft.) for Lots 2-6. The required Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$675xlot), and all other format findings will be complied with prior to the City Council approval. All items on the subdivision checklist will be addressed prior to recording the plat. Staff recommend approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees, Payment of Park Fees, approval of the infrastructure from the different City departments as per the approved construction plans and denial of the variance requested.

Chairwoman Izaguirre asked if the board had any questions.

Chairwoman Izaguirre noted that they were requesting a 20-foot variance.

Mr. Ramirez confirmed that was correct for lots 2 through 6.

Chairwoman Izaguirre asked if East 2 1/2th Street was the front of the property.

Mr. Ramirez stated that it was.

Chairwoman Izaguirre asked why staff was recommending denial.

Mr. Ramirez explained that the R1T zoning code requires a 25-foot lot frontage, and because staff believes the project can meet that requirement, they are recommending the variance be denied.

Mr. Sanchez asked if a reason had been given as to why they chose 20 feet over 25 feet.

Mr. Ramirez stated that it was more of a marketing strategy to maximize the lot space. He added that while they proposed 20 feet, the issues had been addressed.

Chairwoman Izaguirre asked what the minimum requirement was.

Mr. Ramirez stated it was 25 feet.

Chairwoman Izaguirre clarified that she thought he meant a variance from the front setback.

Mr. Ramirez clarified that it was actually just for the frontage width.

Chairwoman Izaguirre confirmed that he was talking about the width of the lot.

Mr. Ramirez stated that was correct.

Chairwoman Izaguirre reiterated that she initially thought the 20-foot request was for a front setback.

Mr. Ramirez clarified that it was a matter of width, noting the minimum should be 25 feet while the proposed width was 20 feet.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Garza moved to approve the request for Plat Approval subject to conditions as recommended by staff. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:35 p.m.

Ended: 5:37 p.m.

Item #3

Conditional Use Permit:

To allow a portable building for office use

Being A 0.468-acre tract out of Lot 3, Mission Acres Subdivision, Located at 1612 West Business Highway 83

C-3

Maria G. Mendoza

Mr. Cervantes stated that the site is located 165 feet West of Washington Avenue along the North side of West Business Highway 83. Per Code of Ordinances, portable buildings require the approval of a Conditional Use Permit by the City Council. The applicant is requesting a Conditional Use Permit to allow a portable building for office use. The use will be for a used auto dealer on a 0.468-acre tract of land out of Lot 3, Mission Acres Subdivision. The proposed days and hours of operation are Monday–Friday from 9:00 am to 6:00 pm and Saturday from 9:00 am to 3:00 pm. Sunday Closed. Staff: 2 Employees. Parking: Staff require a minimum of 4 parking stalls for the site. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (16) 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 recommends approval of the request, subject to: Approval for a two years with no renewals; Must comply with all City Codes (Building, Fire, Health, etc.), Must comply with landscaping and parking code, Hours of operation are Monday through Friday from 9:00 a.m. to 6:00 p.m. and Saturday from 9:00 am to 3:00 pm, Must comply with the noise ordinance, CUP is not transferable to others.

Mr. Cervantes stated that he was changing the recommendation from the original packet to a two-year approval, with the understanding that there would be no renewals and that this condition would apply to the property rather than the applicant. He explained that this adjustment aligns with how the City Council recently voted on two portable buildings along the expressway. To remain consistent, he applied that same recommendation to this case, meaning the property would be allowed to host the portable building for two years, after which a permanent foundation would be required.

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

The applicant was present.

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 for confirmation that the property is not located off the expressway.

Mr. Cervantes confirmed it is a commercial property.

Ms. Austin asked about the size of the building.

Chairwoman Izaguirre noted that the property is only 74 feet wide.

Mr. Cervantes stated it is a small building measuring 10 by 17 feet.

Chairwoman Izaguirre asked about the length of the lot.

Mr. Cervantes replied that it is 150 feet long.

Mr. Sanchez noted the recommendation for the permit to run with the property rather than the applicant and asked if there was any kind of notice or due process requirement to inform subsequent purchasers.

Mr. Cervantes explained that for the two expressway portable buildings processed a month prior, the Council voted this way specifically so that a new applicant could not take over the site with a new timeline. He emphasized that the restriction limits the property to two years total regardless of additional applicants, aiming for a strict two-year limit with no renewals.

Mr. Sanchez questioned how binding that restriction would be over time, noting that different city councils have been advised to revisit such issues over the years.

Mr. Cervantes acknowledged that things can change, but stated that this serves as the current update. He added that he will have a workshop the following week with the City Council to facilitate additional discussions on the matter.

Ms. Garza asked for clarification on whether the approval term was two or three years. Mr. Cervantes confirmed it is for two years with no renewals, tied directly to the property.

Ms. Austin asked if it was known how many employees would be working there.

Mr. Cervantes responded that it would likely be between one and two.

Ms. Garza asked where they would park,

Mr. Cervantes stated that the applicant needs to add that detail to the site plan, which remains a work in progress, but must include customer parking.

There being no further 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: 5:41 p.m.

Ended: 5:42 p.m.

Item #4

Conditional Use Permit:

**To allow a 20' x 76' portable building for
office use – Medcare – EMS**

**Being the East fraction of Lots 1 & 2, Block 178, Mission
Original Townsite Subdivision, located at 511 W. 11th Street
C-4**

Veronica Ontiveros

Mr. Cervantes stated the site is located 200 feet West of W. Kika De La Garza Loop along the South side of West 11th. Street. Per Code of Ordinances, portable buildings require the approval of a Conditional Use Permit by the City Council. The applicant is requesting a Conditional Use Permit to allow a 20' x 76' portable building for office use. The office is only used as a hub station; the main office is in McAllen, Texas. The proposed days and hours of operation are Monday–Sunday, 24/7. Staff: 7 Employees. Parking: A business this size requires a minimum of 7 parking stalls. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (12) 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 recommends approval of the request, subject to: Approval for a 2-years with no renewals; Hours of operation are Monday through Sunday, 24/7; Continued compliance with all City Codes (Landscaping, Maintenance of parking area, etc.); Must comply with the noise ordinance; CUP is not transferable to others.

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

The applicant was present.

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 conditional use permit request. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:41 p.m.

Ended: 5:42 p.m.

Item #5

**Conditional Use Permit
Renewal:**

**The Sale & On-Site Consumption of
Alcoholic Beverages – Hampton Inn & Suites
Being Lot 1, Hampton Inn & Suites Subdivision,
Located at 2505 Victoria Drive,
(C-3)
Victoria Heights, LLC,
c/o Pratiba Kasan**

Mr. Cervantes stated the subject site is located 1,320' east of Shary Road along the North side of Victoria Drive. Per the Code of Ordinance, the Sale & On-Site Consumption of Alcoholic Beverages in a C-3 zone requires the approval of a Conditional Use Permit by the City Council. The applicant has a 4-story hotel that has been in business since October 2008. Access to the site is off two 26' driveways of Victoria Drive. The applicant would like to renew the conditional use permit for the sale & on-site consumption of alcoholic beverages to continue offering this service to his patrons. The last conditional use permit approved by City Council for the sale & on-site consumption of alcoholic

beverages at this location was on July 8, 2024 for a period of 2 years. Hours of Operation: Hotel hours are 24 hours a day, seven days a week, and alcohol will only be sold during state-allowable hours. Staff: 22 employees in different shifts Parking: In reviewing the site plan, the 4-story building has 108 rooms, which require 108 parking spaces (1 parking space x per room). The hotel has a total of 111 parking spaces, thus exceeding code. Sale of Alcohol (Section 6-4) of the Zoning Code requires that such uses be within 300' from the nearest residence, church, school, or publicly owned property. There is a residential subdivision directly behind the alley that falls within the 300 feet; however, P&Z and City Council have waived this separation requirement in the previous conditional use permit. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (26) legal notices to the surrounding property owners. Staff notes that there have been no incidents reported to the Police Department. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request subject to compliance with the following conditions: 1) Life of use permit; 2) Waiver of the 300' separation requirement from residential homes; 3) Compliance with all City Codes (Building, Fire, Health, etc.); 4) CUP not to be transferable to others; 5. Hours of Operation: Hotel hours are 24 hours a day, seven days a week, and alcohol will only be sold during state-allowable hours.

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 further discussion, Chairwoman Izaguirre entertained a motion. Ms. Austin moved to approve the conditional use permit request. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to un-tabled item #6. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:42 p.m.

Ended: 6:00 p.m.

Item #6

**Tabled Conditional
Use Permit Renewal:**

**A Bar and for the Sale & On-Site Consumption
of Alcoholic Beverages – The Ice House, LLC
Being the South 109.5 feet of Lot 2, Block 137,
Mission Original Townsite Subdivision and
all of Lot 52, John H. Shary Industrial Subdivision,
located at 815 N. Francisco Avenue.
(C-3)
Lane Rangel**

Mr. Cervantes stated the subject site is located at the Northwest corner of Francisco Avenue and E. 8th Street. Per the Code of Ordinance a bar, cocktail lounges and taverns require the approval of a Conditional Use Permit by the City Council. The hours of operation are as follows: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12:00 p.m. to 12:00 a.m. During the last renewal of the Conditional Use Permit on October 28, 2025, the City Council placed a condition to allow live music outside on Fridays and Saturdays only from 12:00 p.m. to 9:00 p.m. Regarding the live music the applicant is requesting to be approved for Monday thru Friday from 2 p.m. to 7 p.m. instead of Fridays and Saturdays only from 12:00 p.m. to 9:00 p.m. Staff: 3 employees Parking: During the October 28, 2025 City Council meeting the City Council imposed a condition that the applicant must provide additional parking during the permit's renewal. The applicant has reached out to the owner of the vacant property to the North, but the owner is not willing to lease a portion of his property for parking. Such uses require that no alcoholic beverages be sold within 300' of a residence, church, public schools, private school or public hospital. There is a residential subdivision within 300 feet, therefore, a waiver of the separation requirement would need to be approved. The Police reports from March 7, 2025 until present indicate one public assistance, one suspicious circumstance, two (2) improperly parked vehicles, three (3) abandoned vehicles, and two (2) loud noise calls. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (24) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval with the conditions below: 1. Permit for one (1) year to continue to assess this business. 2. Continued compliance with all City Codes (Building, Fire, Health, etc.) 3. Waiver of the 300' separation requirement from the residential homes. 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 the noise ordinance. 8. Maximum occupancy will be 150 people before 8:00 p.m. and 60 people after 8:00 p.m. 9. Must have a minimum of one (1) Level II licensed security officer from 8:00 p.m. to 12:00 a.m. or as required in Section 1.56, Subsection 3 of the Code of Ordinances 10. Hours of operation: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12 p.m. to 12:00 a.m. 11. Live music allowed outside only on Fridays and Saturdays from 12:00 p.m. to 9:00 p.m. 12. Must continue to use the acquired decibel reader to monitor for excessive noise.

Mr. Cervantes presented the update, noting that the report from the red line differentiates between the last processing to today. He stated that above the red line was the crime report detailing activity since the case was last seen, which showed only minor incidents. He reported that the police chief had no objections and recommended approval. Mr. Cervantes reminded the board that at the last City Council meeting, the Council imposed additional restrictions. Specifically, live music was restricted to Saturdays and Sundays only, from 12:00 p.m. to 9:00 p.m. He added that photos detailing violations had been received from Ms. Salinas, placed in the board packets, and referenced during the police briefing. Staff recommended a one-year approval term. He further noted that the establishment was willing to provide one security officer after 8:00 p.m., having reduced their occupancy after that hour to meet the required threshold.

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

Ms. Stephanie Casas stepped forward and stated her name as Stephanie Casas, residing at 324 East 8th Street and explained that she works overnight shifts from 7:00 p.m. to 7:00 a.m., making it

difficult for her to sleep during the day due to the loud noise. She noted that she had called the police department regarding the issue long before and that residents had been dealing with this disturbance for eight years, spanning back to when she was pregnant with her son. She expressed her opposition to the request due to her work schedule.

Chairwoman Izaguirre asked Ms. Casas how close she lives to the establishment and requested her address again. Ms. Casas repeated her address as 324 East 8th Street.

Chairwoman Izaguirre asked staff to pull up the site location map to identify which block Ms. Casas lived on.

Ms. Casas stated she was on block 116.

Mr. Hernandez stated that 324 East 8th Street appeared to be Lot 12 on Block 116.

Ms. Thompson asked if Ms. Casas lived right across the corner from the establishment.

Ms. Casas confirmed.

Ms. Thompson noted that the house sat on the corner directly across the street.

Chairwoman Izaguirre clarified the location as being at Oblate Avenue and 8th Street, noting she was on Lot 12 block 113.

Ms. Garza asked staff if she was within the 200-foot notification radius.

Chairwoman Izaguirre reviewed the map and stated that Ms. Casas was actually outside the radius.

Mr. Rob Galligan stepped forward and identified himself as a co-owner of the establishment. He stated that since restrictions were put in place about a year and a half prior, the business had not featured any outdoor live music, meaning no noise was coming from the establishment. He clarified that any music played is kept inside where it cannot be heard from the outdoors. Mr. Galligan addressed past accusations, stating that the business had been restricted based on incorrect allegations of prostitution and drug sales made by a single individual, who was not the person who had just spoken. He explained that these accusations had severely hurt their business. He noted that while they used to host live music from 3:00 p.m. to 6:00 p.m. a couple of days a week during the winter Texan season, they were no longer permitted to do so. He concluded by stating that the music tradition at the venue was nearly 80 years old and had operated for many years without issue.

Ms. Maria Ester Salinas addressed the board, stating her name and referencing properties at 719 Oblate Avenue and 715 Miller Avenue. She noted that a stand had been taken against the regional alcohol permit. She disputed the co-owner's claims about financial harm, stating that the business was instead harming the lives of the neighbors. Ms. Salinas argued that while the location was grandfathered as a store from her time living in the area since the 1950s, it was never grandfathered as a bar or canteen. She raised concerns over parking capacity, stating the business only has 12 parking spots despite having a capacity for 360 people, and called on the city to intervene. Beyond the music, she expressed concern over traffic, cars, motorcycles, and the impact on neighborhood safety and children's education. Ms. Salinas noted that several petitions had been submitted, including signatures from the school board and a resident named Ester, emphasizing that school

officials did not want the children's health, sleep, or test scores affected by the noise. She shared that a school board member, Mr. Garza, suggested the business relocate to another area to become a nice restaurant. Responding to the applicant's remarks about false accusations, Ms. Salinas stated she was not lying, reporting that neighbors had complained to her about illegal activities outside and break-ins. She concluded by stating that if they keep their music entirely inside with nothing outside, that would be acceptable.

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

Chairwoman Izaguirre asked if the board had any questions.

Mr. Cervantes pointed out that item number 11 represented a process to limit the business to the live music outside. He noted that the applicants had requested to modify the hours to for the live music outside Monday through Friday from 2:00 p.m. to 7:00 p.m.

Ms. Thompson asked for clarification regarding the timeline of the police reports.

Mr. Cervantes explained that the crime data differentiated the incidents that occurred after the case last went before the City Council.

Ms. Thompson noted that this applied to the first five incidents.

Mr. Cervantes confirmed that was correct.

Ms. Thompson then asked when the last approval had taken place.

Mr. Cervantes replied that it occurred on October 28, 2025.

Ms. Thompson asked what the length of that term was, noting that the period from October to the current meeting was not a full year.

Mr. Cervantes clarified that it had been about seven or eight months, explaining that while it had originally been approved for six months, it was just late showing up on the agenda.

Ms. Thompson observed that, essentially, five incidents had occurred within a six-month span.

Mr. Cervantes agreed but noted he had checked with the police chief, who considered the incidents to be minor and held no objections.

Chairwoman Izaguirre asked if the abandoned vehicle issue had been resolved.

Mr. Rangel stated that he would take care of it that week.

Chairwoman Izaguirre noted that the vehicle appeared to have been reported there several times since June 25th.

Ms. Garza stated that the issue fell under code enforcement.

Chairwoman Izaguirre countered that it was a police department matter.

Ms. Garza agreed.

Chairwoman Izaguirre then asked Mr. Cervantes to clarify whether an abandoned vehicle is handled by code enforcement or the Police Department.

Mr. Cervantes replied that it depends on the circumstances.

Ms. De Luna clarified that if a vehicle is parked on the street, it is a police department matter, but if it is inside the property, it falls under code enforcement.

Ms. Austin asked if it was known who owned the vehicle.

Mr. Rangel stated that it belonged to him and clarified that it was not abandoned, as he was using it for a vehicle wrap featuring an "ICE HOUSE" label.

Mr. Sanchez asked if a Mission Police Department incident number had been assigned to the case if a code enforcement report existed.

Ms. De Luna stated that all of the recorded incidents belonged to the Police Department and that there was no code enforcement report.

Ms. Thompson asked if the board had any code enforcement reports reflecting issues on the property.

Ms. De Luna replied that they could request one, but they did not currently have one on hand.

Ms. Thompson asked if staff was aware of any existing code enforcement issues.

Mr. Cervantes replied that they were not, as code enforcement had not been called out to the site.

Ms. De Luna reiterated that all the current documentation pertained strictly to the Police Department.

Ms. Thompson pointed out that the operators had been made aware of ongoing parking issues during the previous meeting in October.

Mr. Cervantes agreed, explaining that it is a very old business with limited parking that is grandfathered in a way. He noted that the operators are trying to acquire more parking, but the property to the north is not for sale. He stated that until that northern property becomes available, the business is limited to its current parking capacity, which has been the case for many years, resulting in people parking elsewhere.

Ms. Garza directed attention to the staff recommendation for a maximum occupancy of 150 people.

Mr. Cervantes clarified that this maximum occupancy would apply before 8:00 p.m.

Ms. Garza then asked how many parking spaces would be required under that recommendation.

Mr. Hernandez and Mr. Cervantes calculated that a 150-person occupancy would require 50 parking spaces.

Chairwoman Izaguirre pointed out that the establishment only has 12 parking spaces, questioning how staff could request an approval under those conditions.

Mr. Cervantes repeated that the business holds a highly grandfathered status.

Chairwoman Izaguirre responded that common sense must apply when attempting to park 150 people.

Ms. Thompson asked what would happen to the item if the board denied the request, specifically asking if it would head to the City Council.

Mr. Cervantes confirmed that it would and stated that the board has the authority to recommend denial.

Ms. Thompson then asked if the City Council would require a supermajority vote to override a denial recommendation from the board, or if a simple majority would suffice.

Mr. Cervantes stated that a supermajority was not required.

Chairwoman Izaguirre corrected him, stating that the City Council would indeed need a supermajority vote to override the board's recommendation.

Ms. Austin suggested that if the street parking was inadequate, the board could act on that basis, but she noted that patrons should not be parking in the street.

Ms. Thompson concluded by stating that while grandfathered status generally allows a business to continue indefinitely, it does not mean the situation is ideal. She expressed the opinion that there are other uses for the property that would be far more beneficial to the neighborhood. Given that persistent issues continue to arise on a monthly basis, she stated that the problems would simply keep returning.

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

Started: 6:00 p.m.

Ended: 6:01 p.m.

Item #7

Site Plan Approval:

**Construction of a supermarket
Named Border Town
Lot 1, Laguna Oaks Subdivision Phase I
Jorge De Zenea**

Mr. Ramirez stated that Jorge De Zenea is requesting Site Plan Approval to ensure compliance with the zoning ordinance and to assist in the orderly development of the community. The site is located at the Southeast corner of S. Inspiration Road. and Mile 1 S. Road. The applicant is proposing one structure with two main entrances from S. Inspiration Road and Mile 1 South Road. The building footprint is set to the far Southeast corner of the property exceeding the minimum building setback

requirements set by the original plat design and the City's zoning ordinance. A total of 33 parking spaces (2 being designated for handicapped) are allocated for public use which exceeds the minimum number of stalls required for this business. Fire lanes and cross pedestrian pathways are noted throughout the site by the Fire Marshal's directive. Landscaping is to comply with the City's regulations and code ordinances, and a lighting plan has been reviewed so that nearby residential properties will not be affected. There will be one enclosed dumpster located within the site to be screened with a solid buffer and opaque gates. No more than two permanent signs shall be allowed on one lot, except those lots with double frontage, in which case a maximum of three permanent signs will be permitted with at least one sign on each frontage. Staff recommends approval of the Site Plan.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 6:01 p.m.

Ended: 6:01 p.m.

Item #8

Site Plan Approval:

**Construction of a commercial warehouse
which will serve as the Central Kitchen
for La Ganadera, located at 301 Del Mar Street
Nicolas Elizondo**

No Action.

Started: 6:01 p.m.

Ended: 6:01 p.m.

Item #9

Site Plan Approval:

**Construction of a residential hotel
on Lot 3, Sharyland Plantation
Grove Hotel/Bungalow Subdivision
within the existing site of the Bungalows
on Shary located at 3700 Plantation Grove Boulevard
Oscar Falcon**

Mr. Ramirez stated the property is located within the existing Bungalows on Shary complex at the SE corner of S. Shary Road and Plantation Grove Boulevard. The new addition will include access from Santa Lorena Street. The complex was designed for PUD type construction and will be prepped with a traffic driveway complete with curb and gutters, drainage, and utilities. The structures meet all the zoning setback requirements. Proposed are 18 Living Units within 5 structures (1 being a story building). Typically, every unit will measure 580 square feet, and every building will house 4 units for a total of 2,320 square feet. The only building with 2 stories will house 2 units. Each unit will have 2 parking spaces meeting the minimum number of paved, off-street parking spaces for this project. A

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. Buffers exist therefore no separation will be imposed. Staff recommends approval of the Site Plan as submitted.

Chairwoman Izaguirre asked if the board had any questions.

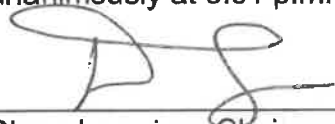
There was none

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to approve the site plan approval request. Mr. Villarreal 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 6:01 p.m.



Diana Izaguirre, Chairwoman
Planning and Zoning Commission



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 25, 2026
PRESENTED BY: Anna Carrillo, City Secretary
AGENDA ITEM: Board Appointment: Ambulance Board - Carrillo

NATURE OF REQUEST:

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

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 _____



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 25, 2026
PRESENTED BY: Yenni Espinoza, Library Director
AGENDA ITEM: Consideration and action on matters related to the approval of a Memorandum of Understanding between Region One Education Service Center and the Speer Memorial Library - Espinoza

NATURE OF REQUEST:

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

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 *AG*

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

_____ AYES

_____ NAYS

_____ DISSENTING _____



Memorandum of Understanding

Region One Education Service Center Adult Education Department

I. PURPOSE AND OBJECTIVES

This Memorandum of Understanding (MOU) establishes a formal partnership between the Region One Education Service Center, hereinafter referred to as “Region One ESC”, a nonprofit 501(c)(3) organization, and the Speer Memorial Library, a (specify form of entity, i.e. governmental entity, political subdivision, sole proprietorship, general partnership, limited partnership, limited liability partnership, limited liability company, professional limited liability company, for-profit corporation, non-profit corporation, professional corporation) hereinafter referred to as “Speer Memorial Library”.

The purpose of this partnership is to develop and implement a comprehensive adult education and literacy program for eligible participants under the Adult Education and Family Literacy Act, Title II of the Workforce Innovation and Opportunity Act (WIOA). All eligibility and reporting requirements must be met for students to be counted towards the Region One ESC Adult Education and Literacy (AEL) program performance. The eligibility requirements have been updated to ensure Region One ESC's AEL Program operates in compliance with Title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996 (PRWORA) (as defined in 8 U.S.C. § 1641 and as clarified by the U.S. Department of Education's Notice of Interpretation, 90 Fed. Reg. 45321 (July 11, 2025)), Public Law 104-193, Executive Order 14218 (Ending Taxpayer Subsidization of Open Borders), and TWC Workforce Development Letter 27-19, Change 8 (September 23, 2025) by verifying participant eligibility for federally funded adult education services. Our eligibility requirements are subject to change based on new federal rules and regulations, TWC state guidance, and/or our Region One ESC program needs.

II. SCOPE OF SERVICES

This partnership may include academic instruction in areas such as, but not limited to, English as a Second Language, High School Equivalency (HSE)/GED preparation, Integrated Education & Training (IET), Workplace Literacy, digital literacy, and other related Adult Education and Literacy (AEL) services designed to support the personal and professional growth of adults.

Region One ESC Adult Education Program Eligibility Criteria:

- Must be a **U.S. Citizen, U.S. Non-Citizen National, or Qualified Alien**, with documentation verifying lawful presence in the United States and eligibility to receive services through a federally funded program, as Adult Education and Literacy (AEL) services are considered federal public benefits under the Personal Responsibility and Work Opportunity Reconciliation Act (PRWORA).
- Must be **authorized to work in the United States**, with employment authorization or citizenship verified through appropriate supporting documentation containing a unique identifying number, as required by applicable federal and state regulations;
- Must present a **Photo ID**;
- Must reside in the **Hidalgo, Starr, and Willacy counties**; (this requirement does not apply to the

participants receiving Workplace Literacy services as long as the employer resides within these counties);

- Must be at least 16 years of **Age**;
(16-18 years-olds who have not attained a high school diploma, or its equivalent must provide proof that they are exempt from the requirements of compulsory school attendance (Texas Education Code (TEC) §25.086).)
(Participants enrolling in Integrated Education and Training (IET) services must be at least 18 years of age or meet the minimum age requirement established by the contracted career training provider for the specific occupational training program. Participants must also satisfy all other eligibility and admission requirements established by Region One ESC and the contracted training provider.);
- **If employed**, must present **wage documentation**; and
- Must demonstrate proof of **basic-skills deficiency or English language deficiency** in the form of an assessment administered in accordance with TWC-approved assessment policies, or **lack of a high school diploma** or its recognized equivalent.

All eligibility determinations shall be made in accordance with Region One ESC's approved verification procedures. Partners must follow these procedures exactly and maintain supporting documentation for each participant, which will be subject to audit. Region One ESC will promptly provide updated procedures if TWC or federal guidance changes during the program year.

III. ROLES AND RESPONSIBILITIES

Region One Education Service Center will:

- **Educational Programming**
Design and deliver a curriculum that meets the academic and vocational needs of eligible participants, aligned with the Texas Workforce Commission (TWC) Adult Education and Literacy (AEL) content standards. The curriculum will be designed to support participants in achieving measurable skill gains (MSGs) and will incorporate both academic and workforce readiness components as required under the TWC AEL guidelines.
- **Funding for Eligible and Non-Eligible Students**
Ensure fiscal accountability by utilizing WIOA Title II funding exclusively for students eligible for AEL services. Students who are not eligible for AEL services under WIOA Title II funding must be fully funded by the Speer Memorial Library, and no AEFLA funds may be used in any manner to serve ineligible students, such as pre- and post-test vouchers, online curriculum licenses, and/or instructional materials. **Exhibit A** will specify the funding source for any non-eligible students that will be served.
- **Qualified Instructional and Administrative Personnel**
Ensure instructor qualifications meet AEL program requirements and provide qualified administrative staff to deliver a well-structured adult education and literacy program.

The Region One ESC AEL program will have complete oversight of the instructional staff, whether they are serving only eligible students or a mix of eligible and ineligible students. AEL administrative personnel will periodically visit classes where AEL services are provided to ensure adherence to AEL requirements and maintain quality assurance standards.
- **Staff Training and Professional Development**
Provide ongoing professional development to ensure that all instructional staff meet the AEL program's

professional development requirements.

- **Instructional Materials and Supplies**

Provide the necessary instructional materials and course-related supplies, tailored to meet the curriculum requirements and support effective program delivery. **Exhibit A** will specify the resources each party will contribute.

- **Assessment and Reporting**

Provide and administer TWC AEL Approved Pre- and Post-Tests (NRS-Approved or Alternative Placement) to determine participants' academic functional levels upon entry, track progress, and tailor instructional approaches to individual learning needs. Also, conduct a variety of formal and informal assessments and ongoing practice exams, to monitor student progress, and measure skill gains.

- **Attendance Reporting**

Maintain and submit daily attendance records to TWC to ensure accurate tracking of direct face-to-face and proxy instructional hours. These records will be used to monitor participation, assess program engagement, and ensure compliance with TWC program requirements.

- **Withdrawals and Review Process**

Agree to withdraw any student, employee, or agent of Region One ESC from their assignment to the Speer Memorial Library facility following consultation with all parties involved, in the event of any violations. Determinations regarding whether a student, employee, or agent of Region One ESC has violated rules and regulations, disclosed information that is confidential by law, or engaged in inappropriate conduct with students or staff shall be made by mutual agreement between both parties.

- **Confidentiality, Privacy, and Security Compliance**

Agrees to safeguard and adhere to all confidentiality, privacy, and security requirements under this Agreement and applicable federal, state, and local regulations for all confidential information, including those specified in the Texas Workforce Commission (TWC) Adult Education and Literacy (AEL) program guidelines. The release of information will comply with the Texas Public Information Act (PIA) (Chapter 552 of the Texas Government Code) or as otherwise required by law. Region One ESC shall also comply with the Health Insurance Portability and Accountability Act (HIPAA), the Texas Medical Records Privacy Act (TMRPA), and related statutes, rules, and regulations during the performance of services.

Provide information requested by Speer Memorial Library regarding the students or employees participating in the Region One ESC AEL Program, unless prohibited by law. Region One ESC shall ensure that any information obtained during the course of services under this Agreement is maintained securely and confidentially and will retain records according to the Texas State Library Archives Commission retention schedule or other applicable laws, whichever is longer.

Students and Region One ESC employees and agents participating in the Program must comply with Speer Memorial Library rules and regulations while on premises. They must also adhere to federal and state confidentiality laws and regulations regarding information maintained by Speer Memorial Library, including confidentiality requirements under the Texas Workforce Commission Adult Education and Literacy program, and refrain from disclosing privileged or confidential communications unless authorized by law.

Speer Memorial Library will:

- **Suitable Facilities**

Provide a designated space for information, registration, and testing sessions that offers a conducive environment for individuals to receive the essential program information and complete the required pre-program assessments, including eligibility testing.

Provide appropriate, secure, and equipped classroom spaces within the center to facilitate effective learning. Classroom spaces should support an environment conducive to education, including the necessary furniture, lighting, and access to necessary technology and computer resources.

Provide access to reliable internet services as deemed necessary for the program.

Ensure fire escape routes and “In case of emergency DIAL 911” signs are posted on the wall and are visible by students in the classroom.

Exhibit A will specify the specific facilities that will be used for the delivery of program services.

- **Operational Support and Security**

Ensure that the educational environment remains safe and conducive to learning, coordinating with security and administrative staff to maintain an atmosphere that promotes focus and engagement.

Communicate with the local police department or school district police department to arrange patrol rounds during the day and evening classes, as their schedule can accommodate.

- **Program Accessibility**

Make the Region One ESC Adult Education and Literacy (AEL) classes available to eligible adult learners both within and outside the entity's service area. When classes are hosted at a school district facility, enrollment will not be restricted to residents or individuals zoned to that district; eligible adult learners from throughout the region may participate in Region One ESC AEL classes.

If the services are being provided as part of a Workplace Literacy program, they will be exclusively available to the employees of the participating company.

Joint Responsibilities:

- **Planning and Implementation**

Both parties will work together to plan and implement the desired adult education program service(s).

- **Development and Coordination of Schedules**

Collaborate to establish and implement class schedules that align with Speer Memorial Library operations and the preferred schedule for participating students. This coordination maximizes accessibility and ensures that classes are offered at times that best support student participation and success.

- **Advertisement and Recruitment**

Both parties will work together to develop and implement effective advertising and recruitment strategies to attract eligible participants to the program. This will include the creation of promotional materials, outreach efforts, and community engagement activities, ensuring that all marketing strategies reach the target audience effectively.

- **Lines of Communication**

Maintain open lines of communication to address any logistical, security, or scheduling concerns promptly. A designated point of contact from each party will oversee the execution of agreed-upon activities and protocols. **Exhibit A** will specify the point of contact for each party.

- **Enrollment and Program Performance Tracking Systems**

The Region One ESC will implement clear systems to track class attendance and program performance data for eligible students, while Speer Memorial Library will be responsible for establishing their own tracking systems for non-eligible students. (Note: AEL classes may include a mixed population of students, with some eligible for AEL services under WIOA Title II funding and others not eligible. However, the inclusion of non-eligible students will impact the tracking and reporting to the Texas Workforce Commission (TWC)).

- **Evaluation and Continuous Improvement**

Both parties will support program evaluations and collecting of feedback from students and staff to identify strengths and areas for enhancement. This commitment to improvement ensures the program continues to meet the educational goals of all participants.

IV. DATA SHARING AND CONFIDENTIALITY

Both parties agree to comply with the Family Educational Rights and Privacy Act (FERPA) and other relevant federal and state privacy laws when handling student information. Data sharing will be restricted solely to what is necessary for educational and rehabilitative purposes, ensuring confidentiality and the security of all participant records.

- **Family Educational Rights and Privacy Act (FERPA)**

This federal law protects the privacy of student education records and applies to all educational institutions receiving federal funding. Under FERPA, personally identifiable information (PII) from education records cannot be disclosed without the consent of the student or parent, except under specific, legally defined circumstances. AEL programs are required to comply with FERPA to safeguard student information and limit data access only to authorized personnel.

- **Workforce Innovation and Opportunity Act (WIOA) Regulations**

WIOA emphasizes the protection of PII collected during program administration. According to 20 CFR § 677.175, entities administering WIOA programs must implement policies and procedures to protect the confidentiality and integrity of PII and other sensitive information. This includes limiting access to data, using secure systems for data storage and transmission, and ensuring that all handling of data complies with federal and state data protection standards.

Both parties agree to work within the framework of the Adult Education and Literacy (AEL) contracted performance measures as follows:

- **Participant Enrollment Targets**

Region One ESC will work closely with the Speer Memorial Library administrators to identify and enroll eligible participants upon intake to meet the mutually established enrollment goals.

- **Measurable Skill Gains (MSGs)**

MSGs will focus on foundational academic skills, vocational training, and essential life skills that support personal and career development in alignment with Texas Workforce Commission (TWC) Adult Education and Literacy (AEL) grant objectives.

Measurable Skill Gains will be assessed at key milestones, most commonly at the completion of set number of instructional hours or for Workplace Literacy programs, upon completion of the established milestones. These assessments will use a combination of standardized tests, performance evaluations, and progress reports from instructors or employers, depending on the service provided. The frequency and methods of assessments will adhere to TWC AEL guidelines to ensure accurate tracking and documentation of participant progress.

For Workplace Literacy program services offered to an identified employer, the MSG gain for each employee will be documented through a satisfactory or better progress report from the employer or training provider. Progress reports may include:

- training reports on milestones completed as the individual masters the required skills, such as:
 - specific occupational competencies, or
 - attainment of specific basic skill learning objectives
- steps to complete an OJT or apprenticeship program,
- increases in pay resulting from newly acquired skills or increased performance as documented by the employer

- **Exit-Based Outcomes**

Region One ESC and the Speer Memorial Library will aim to support continued education or workforce engagement for program participants that exit the program. Specific exit-based measures include:

- **Employed/Enrolled Q2 Post-exit:** Tracking continued education or employment in the second quarter after program exit.
- **Employed/Enrolled Q2–4 Post-exit:** Monitoring sustained education or employment from the second to fourth quarters post-exit.
- **Credential Rate:** Emphasizing credential attainment, such as high school equivalency or industry-based certifications.

- **Employment-Based WIOA Federal Performance Measures:**

- **Effectiveness in Serving Employers:** By providing vocational and work-ready skills, the program prepares participants for future employment, helping meet local workforce needs.
- **Employed Q2 and Q4 Post-Exit:** Employment outcomes in the second and fourth quarters post-exit will be tracked through partnerships with workforce agencies, helping participants enter the job market.

- **Median Earnings Q2 Post-exit:** Efforts will be made to collect data on median earnings for employed participants in collaboration with workforce agencies.

By following these regulations and guidelines, the Texas Workforce Commission (TWC) Adult Education and Literacy (AEL) program ensures the protection of personal identifying information, thereby maintaining the privacy and security of individuals participating in adult education and literacy services. These practices reinforce the commitment of both parties to safeguarding all shared data, using it exclusively for program evaluation, improvement, and meeting FERPA, state, and federal confidentiality standards.

V. PERFORMANCE METRICS AND EVALUATION

Performance indicators will be established to monitor student progress, program participation, and outcomes, helping both parties evaluate the effectiveness of the partnership and adjust as needed.

VI. DURATION AND TERMINATION

The term of this agreement will commence on **July 1, 2026**, and end on **June 30, 2027**, with provisions for **automatic annual renewals, subject to mutual agreement**. The renewal periods will align with the grant period, starting on July 1st and ending on June 30th.

Either party may terminate the MOU with 30 days' written notice, subject to the terms outlined in the termination clause.

VII. LEGAL AND COMPLIANCE CONSIDERATIONS

Both parties agree to comply with applicable federal, state, and local laws, ordinances, and regulations in the performance of this Program Agreement.

The parties to this agreement shall: Comply with Title VI of the Civil Rights Act of 1964 (P.L. 88-352), Section 504 of the Rehabilitation Act of 1973 (P.L. 93-112), The American Disabilities Act of 1990 (P.L. 101-336), and all amendments to each, and all requirements imposed by the regulations issued pursuant to these acts. In addition, the parties agree to comply with Title 40, Chapter 73, of the Texas Administrative Code. These provide in part that no person shall, on the grounds of race, color, national origin, sex, age, disability, political, or religious beliefs be excluded from participation in, or denied, any aid, care, service or other benefits provided by federal and/or state funding, or otherwise be subjected to discrimination and the Texas Revised Civil Statutes Article 4419b-4, Section 5.03 and 5.04 (relating to workplace and confidentiality guidelines regarding AIDS and HIV).

Each party to this Agreement will be responsible for its own actions in providing services under this Agreement and shall not be liable for any civil liability that may arise from the actions of the other party. The parties expressly acknowledge and agree that no provision of this Agreement is in any way intended to constitute a waiver by either party of any immunities from suit or from liability to which either party otherwise may be entitled, nor will it be so construed.

VIII. DISPUTE RESOLUTION

Any disputes arising under this MOU will be addressed through designated resolution mechanisms, ensuring

Updated: 08.05.26

that issues are resolved in a manner that supports the partnership's objectives and maintains the continuity of services.

IX. TERMINATION OF MEMORANDUM OF UNDERSTANDING

During the term of this Agreement, if either party becomes unable or fails to satisfactorily provide the services under this Agreement or decides to terminate for no cause, the Agreement may be terminated by either party with a thirty (30) day written notice.

The validity of this agreement and of any of its terms and provisions, as well as the rights and duties of the parties hereunder, shall be governed by the laws of the State of Texas.

Executed this 25 of August, 2026.

Speer Memorial Library

801 E. 12th Street
Mission, TX 78572

Region One Education Service Center

1900 W. Schunior St.,
Edinburg, TX 78541

Andy Garcia, Co-Interim City Manager
City of Mission

Dr. Daniel P. King, Executive Director
Region One Education Service Center

EXHIBIT A

Program Service(s):	[HSE (GED), ESL, other Literacy Classes, and/or Career Training, if needed]		
Facility to be Used:	Speer Memorial Library, Computer Lab	Dates Available:	[July 1, 2026, and end on June 30, 2027]

Program Contacts

Region One ESC Administrator Contact:	Yoelia Y. Nava
Region One ESC Program Supervisor:	TBD
Region One ESC Program Contact #:	(956) 984-6270
Partner Primary Contact and Title:	Eric Martinez, Circulation Supervisor
Partner Program Contact #:	(956) 580-8750

Program Funding Responsibilities

Eligibility Testing Materials:	Region One ESC AEL Grant for all interested students (to determine initial student eligibility)
Adult Education and Literacy Instructors:	Region One ESC AEL Grant for all enrolled students if a class is already being delivered for eligible students
Testing Materials and Vouchers:	Region One ESC AEL Grant for eligible students, and Speer Memorial Library funding for any ineligible students (to cover any subsequent assessments beyond the initial baseline)
Online Curriculum/Distance Learning Licenses:	Region One ESC AEL Grant for eligible students, and Speer Memorial Library funding for any ineligible students (to provide access to instructional content and assignments)
Supplemental Program Curriculum Materials:	Region One ESC AEL Grant for eligible students, and Speer Memorial Library funding for any ineligible students (to support the established benchmarks)
Consumable Instructional Supplies:	Region One ESC AEL Grant for eligible students, and Speer Memorial Library funding for any ineligible students (to cover any necessary materials for instruction and classroom activities)
Program Equipment (Computers, Laptops, Chromebooks, etc.)	Region One ESC AEL Grant for eligible students as deemed necessary, and Speer Memorial Library for any ineligible students (to carry out the established curriculum/benchmarks)

Workplace Literacy Program Services

This page should be completed only if an Adult Education and Literacy (AEL) Workplace Literacy class will be established to provide instruction directly to your organization's employees. If a workplace literacy class is not being developed specifically for your employees, this page will be left blank.

Progress milestones AEL participants are expected to meet while enrolled in the program:

1. N/A
2. N/A
3. N/A
4. N/A
5. N/A

The time frame for the participant to meet the progress milestones: N/A

Note: The progress milestones expected of AEL participants while enrolled in the program may vary across the various affiliated entities and will be mutually determined and agreed upon by the employer and the **Region One Education Service Center**.



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 25, 2026

PRESENTED BY: Michael Elizalde, Director of Grants & Strategic Development

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

NATURE OF REQUEST:

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

BUGETED: No **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 _____



Department of Justice (DOJ)

Item 19.

Office of Justice Programs

Bureau of Justice Assistance

Washington, D.C. 20531

Name and Address of Recipient:	CITY OF MISSION 1200 E 8TH STREET		
City, State and Zip:	MISSION, TX 78572		
Recipient UEI:	NB6GZTVY4BF7		
Project Title: Mission PD Drone as First Responder Project	Award Number: 15PBJA-25-GG-02882-JAGX		
Solicitation Title: BJA FY25 Edward Byrne Memorial Justice Assistance Grant (JAG) Program – Local Formula			
Federal Award Amount: \$15,749.00	Federal Award Date: 7/31/26		
Awarding Agency:	Office of Justice Programs Bureau of Justice Assistance		
Funding Instrument Type:	Grant		
Opportunity Category: M			
Assistance Listing: 16.738 - Edward Byrne Memorial Justice Assistance Grant Program			
Project Period Start Date: 10/1/24	Project Period End Date: 9/30/27		
Budget Period Start Date: 10/1/24	Budget Period End Date: 9/30/27		
Project Description: The City of Mission will use FY25 Edward Byrne Memorial Justice Assistance Grant (JAG) Program funds to enhance the Mission Police Department Drone as First Responder (DFR) program through the acquisition of a Vantage Vesper (Multi-Band) unmanned aerial vehicle (UAV) and supporting equipment. The purpose of the project is to improve real-time situational awareness, increase operational capacity, and enhance officer and public safety during law enforcement response activities. Primary activities include the procurement and deployment of the UAV to support patrol operations, emergency response, search and rescue, critical incident management, and large public events. The system's extended flight time, long-range transmission capabilities, and advanced electro-optical and infrared imaging will allow officers to assess incidents remotely, reduce response times, and improve decision-making in dynamic environments. Expected outcomes include increased efficiency in call response, enhanced coverage during simultaneous incidents, reduced risk to officers through remote scene assessment, and improved overall public safety outcomes. The service area includes the City of Mission, Texas, and surrounding areas served by the department. Intended beneficiaries include residents, visitors, and law enforcement personnel who will benefit from improved emergency response capabilities and safer operations.			

Award Information

Application Number
GRANT14609276

Funding Instrument Type:
Grant

Award Number
15PBJA-25-GG-02882-JAGX

Supplement Number
00

Award Acceptance Date
no value

Assistance Listings Number	Assistance Listings Program Title
16.738	Edward Byrne Memorial Justice Assistance Grant Program

Statutory Authority
Pub. L. No. 90-351, Title I, Part E, subpart 1 (codified at 34 U.S.C. 10151-10158); see also 28 U.S.C. 530C(a)

Current Authorized Representative**Title of Authorized Representative****Name of Authorized Representative**

Norie Gonzalez Garza

Solicitation Information**Solicitation Title**

2025 BJA FY25 Edward Byrne Memorial Justice Assistance Grant (JAG) Program – Local Formula

Project Title

Mission PD Drone as First Responder Project

Project Description

The City of Mission will use FY25 Edward Byrne Memorial Justice Assistance Grant (JAG) Program funds to enhance the Mission Police Department Drone as First Responder (DFR) program through the acquisition of a Vantage Vesper (Multi-Band) unmanned aerial vehicle (UAV) and supporting equipment. The purpose of the project is to improve real-time situational awareness, increase operational capacity, and enhance officer and public safety during law enforcement response activities.

Primary activities include the procurement and deployment of the UAV to support patrol operations, emergency response, search and rescue, critical incident management, and large public events. The system's extended flight time, long-range transmission capabilities, and advanced electro-optical and infrared imaging will allow officers to assess incidents remotely, reduce response times, and improve decision-making in dynamic environments.

Expected outcomes include increased efficiency in call response, enhanced coverage during simultaneous incidents, reduced risk to officers through remote scene assessment, and improved overall public safety outcomes. The service area includes the City of Mission, Texas, and surrounding areas served by the department. Intended beneficiaries include residents, visitors, and law enforcement personnel who will benefit from improved emergency response capabilities and safer operations.

Project Budget Summary

This award did not receive a budget review as indicated by the budget review selection made when publishing a solicitation.



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 25, 2026

PRESENTED BY: Edgar Gonzalez, EIT., Deputy City Engineer

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

NATURE OF REQUEST:

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

BUGETED: Yes **FUND:** WASTEWATER PLANT **ACCT. #:** 02-414-74935

BUDGET: 130,000 **EST. COST:** 43,808.60 **CURRENT BUDGET BALANCE:** \$130,000

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance, Purchasing

Advisory Board Recommendation: None

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

RECORD OF VOTE:

APPROVED:	_____
DISAPPROVED:	_____
TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____



Lewis Electric Motors & Pumps, Inc.
3300 Spur 54
P.O. Box 1591
Harlingen, TX 78552
(956) 423-4273
lewiselectricmotors.com

Contact**Customer Number**

50159

Quote Date

7/20/2026

Quote Number

SQ2903

Quote To:

City Of Mission
Mission, TX

Ship To:

City Of Mission
Mission, TX

FOB**Ship Via**

Bestway

Terms

Net 30

Quoted By

Enrique Mendez

Customer RFQ**Customer PO**

Product ID	Qty	Description	Sales Price	Total
WEMCO SFF10 Bare Pump	1	WEMCO SFF10 Bare Pump Replac. for SN 04DW04762-02	42,708.60	42,708.60
Freight	1	Freight (18 Weeks Lead Time)	1,100.00	1,100.00

BuyBoard #770-25

*Quotes Do Not Include Sales Tax or Freight, Unless Otherwise Noted.
A Restocking Fee May Apply On Returned Items.
Quote is valid for 30 days.*

Subtotal: 43,808.60

Freight: 0.00

Other: 0.00

0.0000 % Sales Tax 1: 0.00

0.0000 % Sales Tax 2: 0.00

Total: 43,808.60

Thank You!

SIGNATURE: _____

DATE: _____

PO# (IF NOT ALREADY ISSUED):

Menu



Vendor Contract Information Summary

Vendor Lewis Electric Motors, inc.
Contact Steven Thomas
Phone 956-793-3990
Email steven@lewiselectricmotors.com
Vendor Website www.lewiselectricmotors.com
TIN 74-1533766
Address Line 1 PO Box 1591
Vendor City Harlingen
Vendor Zip 78551
Vendor State TX
Vendor Country USA
Delivery Days 10
Freight Terms FOB Destination
Payment Terms 30 days
Shipping Terms Freight prepaid by vendor and added to invoice
Ship Via Common Carrier
Designated Dealer No
EDGAR Received Yes
Service-disabled Veteran Owned No
Minority Owned No
Women Owned No
National No
No Foreign Terrorist Orgs Yes
No Israel Boycott Yes
MWBE No
ESCs All Texas Regions
States Texas
Contract Name Water and Wastewater Pumps and Motors
Contract No. 770-25
Effective 07/01/2025
Expiration 06/30/2028
Accepts RFQs Yes

8/5/2026 11:20 AM



CITY OF MISSION PROCUREMENT QUOTATION

Item 20.

Acct # <u>02-414-74935</u>	Type of Quote	NOTE: Purchases \$3,000 & Up Require HUB Search
Acct Balance	☒ Telephone	\$1,000.00 to \$2,999.99
Acct Name <u>Wastewater Treatment</u>	☒ Emailed	\$3,000.01 to \$24,999.00
	☐ Sealed (In Envelope)	\$25,000.0 < City Council Approval

Wastewater Treatment Plant

07.20.2026

Department

Date

Moises Lopez

Person Submitting Quotes:

WEMCO SFF10 BARE PUMP/WEMCO SFF10 BARE PUMP REPLAC.

Product/Part Description, Brand Model: FOR SN 04DW04762-02

1) Company: <u>Lewis Electric Motors & Pumps</u>	Date: <u>07 20 2026</u>
Address: <u>3300 Spur 54; PO Box 1591, Harlingen, TX 78552</u>	Tax ID: _____
Spoke To: <u>Enrique</u>	Time: <u>10:00 AM</u> Phone# <u>956.423.4273</u>
Price \$ <u>42,708.60</u>	Shipping \$ <u>1,100.00</u> Total \$ <u>43,808.60</u>
Availability & Terms: <u>In Stock BUY BOARD #770-25</u>	

2) Company: _____	Date: _____
Address: _____	Tax ID: _____
Spoke To: _____	Time: _____ Phone# _____
Price \$ _____	Shipping \$ _____ Total \$ _____
Availability & Terms: _____	

3) Company: _____	Date: _____
Address: _____	Tax ID: _____
Spoke To: _____	Time: _____ Phone# _____
Price \$ _____	Shipping \$ _____ Total \$ _____
Availability & Terms: _____	

Person Obtaining Quotes (Signature) _____

Department Director (Signature) _____

Company Selected (Circle One) 1 2 3

REMARKS: RAS PUMP NEEDS TO BE REPLACED
TO COMPLY WITH T.C.E.Q. REGULATED PROCESS CONTROL

P.O. # _____
Exhibit "B" _____

BID # _____
Revised 10/01/2023



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 25, 2026

PRESENTED BY: Cesar Torres, Chief of Police

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

NATURE OF REQUEST:

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

BUGETED: _____ **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*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 25, 2026

PRESENTED BY: Cesar Torres, Chief of Police

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

NATURE OF REQUEST:

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

BUGETED: _____ **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*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 25, 2026

PRESENTED BY: Cesar Torres, Chief of Police

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

NATURE OF REQUEST:

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

BUDGETED: Yes **FUND:** Designated **ACCT. #:** _____

BUDGET: _____ **EST. COST:** \$35,000.00 **CURRENT BUDGET BALANCE:** _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval.

Departmental Approval: Finance, Purchasing

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *PT*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

The Statement of Grant Award is the official notice of award from the Office of the Governor (OOG). This Grant Agreement and all terms, conditions, provisions and obligations set forth herein shall be binding upon and shall inure to the benefit of the Parties and their respective successors and assigns and all other State of Texas agencies and any other agencies, departments, divisions, governmental entities, public corporations, and other entities which shall be successors to each of the Parties or which shall succeed to or become obligated to perform or become bound by any of the covenants, agreements or obligations hereunder of each of the Parties hereto.

The approved project narrative and budget for this award are reflected in eGrants on the 'Narrative' and 'Budget/Details' tabs. By accepting the Grant Award in eGrants, the Grantee agrees to strictly comply with the requirements and obligations of this Grant Agreement including any and all applicable federal and state statutes, regulations, policies, guidelines and requirements. In instances where conflicting requirements apply to a Grantee, the more restrictive requirement applies.

The Grant Agreement includes the Statement of Grant Award; the OOG Grantee Conditions and Responsibilities; the Grant Application in eGrants; and the other identified documents in the Grant Application and Grant Award, including but not limited to: 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards; Chapter 783 of the Texas Government Code, Title 34, Part 1, Chapter 20, Subchapter E, Division 4 of the Texas Administrative Code, and the Texas Grant Management Standards (TxGMS) developed by the Comptroller of Public Accounts; the state Funding Announcement or Solicitation under which the grant application was made, and for federal funding, the Funding Announcement or Solicitation under which the OOG was awarded funds; and any applicable documents referenced in the documents listed above. For grants awarded from the U.S. Department of Justice, the current applicable version of the Department of Justice Grants Financial Guide and any applicable provisions in Title 28 of the CFR apply. For grants awarded from the Federal Emergency Management Agency (FEMA), all Information Bulletins and Policies published by the FEMA Grants Program Directorate apply. The OOG reserves the right to add additional responsibilities and requirements, with or without advance notice to the Grantee.

By clicking on the 'Accept' button within the 'Accept Award' tab, the Grantee accepts the responsibility for the grant project, agrees and certifies compliance with the requirements outlined in the Grant Agreement, including all provisions incorporated herein, and agrees with the following conditions of grant funding. The grantee's funds will not be released until the grantee has satisfied the requirements of the following Condition(s) of Funding and Other Fund-Specific Requirement(s), if any, cited below:

Grant Number:	5396701	Award Amount:	\$35,000.00
Date Awarded:	7/21/2026	Grantee Cash Match:	\$0.00
Grant Period:	10/01/2025 - 09/30/2026	Grantee In Kind Match:	\$0.00
Liquidation Date:	12/29/2026	Grantee GPI:	\$0.00
Program Fund:	HS-Homeland Security Grant Program (HSGP)	Total Project Cost:	\$35,000.00
Grantee Name:	Mission, City of		
Project Title:	TF/FC - Mission Police License Plate Reader System		
Grant Manager:	Mitch Hachey		
Unique Entity Identifier (UEI):	N5ELUNS44TE1		

CFDA:	97.067 - Homeland Security Grant Program (HSGP)
Federal Awarding Agency:	U.S. Department of Homeland Security, Federal Emergency Management Agency
Federal Award Date:	2/3/2026
Federal/State Award ID Number:	EMW-2025-SS-05028
Total Federal Award/State Funds Appropriated:	\$113,187,106.00

Pass Thru Entity Name:

Texas Office of the Governor – Homeland Security Grants Division (HSGD)

Is the Award R&D:

No

Federal/State Award Description:

The purpose of the HSGP is to support state and local efforts to prevent terrorism and other catastrophic events and to prepare the Nation for the threats and hazards that pose the greatest risk to the security of the United States. The HSGP provides funding to implement investments that build, sustain, and deliver the 31 core capabilities essential to achieving the National Preparedness Goal (the Goal) of a secure and resilient Nation. The building, sustainment, and delivery of these core capabilities are not exclusive to any single level of government, organization, or community, but rather, require the combined effort of the whole community.



MISSION POLICE DEPT

(4) L5M Mobile Systems

01/21/2025

Billing Address:
MISSION, CITY OF
1201 E EIGHTH ST
MISSION, TX 78572
US

Shipping Address:
MISSION POLICE DEPT
1200 E EIGHTH ST
MISSION, TX 78572
US

Quote Date:01/21/2025
Expiration Date:09/26/2026
Quote Created By:
Christopher Morgan
Regional Sales Manager
Chris.Morgan@
motorolasolutions.com
5127559006

End Customer:
MISSION POLICE DEPT

Contract: 39000 - DIR-CPO-5433
Freight Terms:FREIGHT PREPAID
Payment Terms:30 NET

Line #	Item Number	APC	Description	Qty	Term	Sale Price	Ext. Sale Price
	L5M Mobile System Purchase						
1	VS-DLF-01	0693	DEVICE LICENSE FEE	8	1 YEAR	\$311.03	\$2,488.24
2	VS-54019	0650	CDM-2-55--L5M 25 25 L5M CAM W VLP	4		\$6,548.65	\$26,194.60
3	PDS-LPR-SS	0668	PROJECT DELIVERY SERVICES-LPR	4		\$651.59	\$2,606.36
4	HRDWR-INST-SS	0665	HARDWARE INSTALLATION	1		\$3,448.88	\$3,448.88
5	VSM-10612	9944	CAM BALL HITCH SET	8		\$32.74	\$261.92

Subtotal \$53,446.24

Total Discount Amount \$18,446.24

Grand Total **\$35,000.00(USD)**





Purchase Order Checklist NA OM

Marked as PO/ Contract/ Notice to Proceed on Company Letterhead
(PO will not be processed without this)

PO Number/ Contract Number

PO Date

Vendor = Motorola Solutions, Inc.

Payment (Billing) Terms/ State Contract Number

Bill-To Name on PO must be equal to the *Legal* Bill-To Name

Bill-To Address

Ship-To Address (If we are shipping to a MR location, it must be documented on PO)

Ultimate Address (If the Ship-To address is the MR location then the Ultimate Destination address must be documented on PO)

PO Amount must be equal to or greater than Order Total

Non-Editable Format (Word/ Excel templates cannot be accepted)

Tax Exemption Status

Signatures (As required)

NOTE: When an email order is submitted a confirmation is sent from Motorola AutoNotify referencing a **case number**.

Once checklist is complete, order still must go through **Order Validation/Credit Approval**

[Home](#) >

Contract Number

DIR-CPO-5433

Contract Start Date: 12/05/24 ⓘ

Contract Term Date: 12/05/26 ⓘ

Contract Expiration Date: 12/05/29 ⓘ

Vendor Information

[Motorola Solutions, Inc.](#)

Vendor ID: 1361115800000

RFO: DIR-CPO-TMP-574

Contract Status: Active

VENDOR CONTACT:

[Marty Saucedo](#) ↗

Phone: (210) 237-2936

[Vendor Website](#) ↗

DIR CONTACT:

[Jacqueline Torres](#) ↗

Phone: (512) 475-4588

Provide Feedback

Contract Overview

Motorola Solutions, Inc., offers Motorola Branded Products and Related Services. Contracts may be used by all eligible Customers including Texas State Agencies, as defined by TGC 2054.003 (13), units of Local Government, as defined by TGC 2054.003 (9), cities, counties, public school districts, municipalities, Special Purpose Districts, Institutions of Higher Education, as defined by TEC 61.003, assistance organizations, as defined by TGC 2175.001, Electric Reliability Council of Texas (ERCOT), Lower Colorado River Authority (LCRA), Private Schools, as defined by TEC 5.001, Private or Independent Institutions of Higher Education, as defined by TEC 61.003, Volunteer Fire Departments, as defined by TTC 152.001, Public Safety Entities, as defined by 47 U.S.C. Section 1401, County hospitals, public hospitals or hospital districts, and public entities outside Texas, as defined by TGC 2054.0565. Subcontractors are available for this contract; however resellers are not.

Contract Details & Ordering Information

[Products & Services](#)

This contract offers the following products and services. Please contact the Vendor for the latest information.

- Components
- Mobile Radio
- Software
- Technical Services

MORE INFORMATION

[Vendor Website](#) 

Visit this Vendor’s website to view the latest product, service, and pricing information.

About File Formats

Some documents on this page are in the PDF format. Please download the [Adobe Reader](#) in order to view these documents.



208 East 10th St
Suite 316
Austin, TX 78701
[512-475-4700](tel:512-475-4700)

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Helpful Links



Item 23.

MOTOROLA SOLUTIONS, INC.

Unique Entity ID G2LUXP8ND8U6	CAGE / NCAGE 7H229	Purpose of Registration All Awards
Registration Status Active Registration	Expiration Date Sep 4, 2026	
Physical Address 500 W Monroe ST FL 44 Chicago, Illinois 60661-3781 United States	Mailing Address 2100 Progress Parkway Attn: Contracts Schaumburg, Illinois 60196-4041 United States	

Business Information

Doing Business as (blank)	Division Name Motorola Solutions, Inc.	Division Number (blank)
Congressional District Illinois 07	State / Country of Incorporation Delaware / United States	URL https://www.motorolasolutions.com/en_us.html

Registration Dates

Activation Date Sep 4, 2025	Submission Date Sep 4, 2025	Initial Registration Date Mar 13, 2002
---------------------------------------	---------------------------------------	--

Entity Dates

Entity Start Date Sep 25, 1928	Fiscal Year End Close Date Dec 31
--	---

Immediate Owner

CAGE (blank)	Legal Business Name (blank)
------------------------	---------------------------------------

Highest Level Owner

CAGE (blank)	Legal Business Name (blank)
------------------------	---------------------------------------

Executive Compensation

Registrants in the System for Award Management (SAM) respond to the Executive Compensation questions in accordance with Section 6202 of P.L. 110-252, amending the Federal Funding Accountability and Transparency Act (P.L. 109-282). This information is not displayed in SAM. It is sent to USAspending.gov for display in association with an eligible award. Maintaining an active registration in SAM demonstrates the registrant responded to the questions.

Proceedings Questions

Registrants in the System for Award Management (SAM.gov) respond to proceedings questions in accordance with FAR 52.209-7, FAR 52.209-9, or 2. C.F.R. 200 Appendix XII. Their responses are displayed in the responsibility/qualification section of SAM.gov. Maintaining an active registration in SAM.gov demonstrates the registrant responded to the proceedings questions.

Exclusion Summary

Active Exclusions Records?

No

SAM Search Authorization

I authorize my entity's non-sensitive information to be displayed in SAM public search results:

Yes

Entity Types

Business Types

Entity Structure Corporate Entity (Not Tax Exempt)	Entity Type Business or Organization	Organization Factors Manufacturer of Goods
Profit Structure For Profit Organization		

Socio-Economic Types

Item 23.

Check the registrant's Reps & Certs, if present, under FAR 52.212-3 or FAR 52.219-1 to determine if the entity is an SBA-certified HUBZone small business concern. Additional small business information may be found in the SBA's Dynamic Small Business Search if the entity completed the SBA supplemental pages during registration.

Financial Information

Accepts Credit Card Payments Yes	Debt Subject To Offset No
--	-------------------------------------

EFT Indicator 0000	CAGE Code 7H229
------------------------------	---------------------------

Points of Contact

Electronic Business

👤 MATTHEW WEST	2100 Progress Parkway Schaumburg, Illinois 60196 United States
-------------------	---

JON PADISH	2100 Progress Parkway Attn: Contracts Schaumburg, Illinois 60196 United States
------------	---

Government Business

👤 MATTHEW WEST	2100 Progress Parkway Schaumburg, Illinois 60196 United States
-------------------	---

JON PADISH	2100 Progress Parkway Attn: Contracts Schaumburg, Illinois 60196 United States
------------	---

Service Classifications

NAICS Codes

Primary	NAICS Codes	NAICS Title
Yes	334220	Radio And Television Broadcasting And Wireless Communications Equipment Manufacturing
	334111	Electronic Computer Manufacturing
	334290	Other Communications Equipment Manufacturing
	334413	Semiconductor And Related Device Manufacturing
	334418	Printed Circuit Assembly (Electronic Assembly) Manufacturing
	334511	Search, Detection, Navigation, Guidance, Aeronautical, And Nautical System And Instrument Manufacturing
	335999	All Other Miscellaneous Electrical Equipment And Component Manufacturing
	541330	Engineering Services
	541380	Testing Laboratories And Services
	541511	Custom Computer Programming Services
	541512	Computer Systems Design Services
	541519	Other Computer Related Services
	541690	Other Scientific And Technical Consulting Services
	541715	Research And Development In The Physical, Engineering, And Life Sciences (Except Nanotechnology And Biotechnology) 11
	541990	All Other Professional, Scientific, And Technical Services
	811210	Electronic And Precision Equipment Repair And Maintenance

Item 23.

Disaster Response

This entity does not appear in the disaster response registry.



CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 25, 2026

PRESENTED BY: Edgar Gonzalez, EIT., Deputy City Engineer

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

NATURE OF REQUEST:

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

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

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

BUGETED: Yes **FUND:** Utility – SWTP **ACCT. #:** 02-413-94807

BUDGET: \$160,000 **EST. COST:** \$ **CURRENT BUDGET BALANCE:** \$160,000

BUGETED: Yes **FUND:** Utility – NWTP **ACCT. #:** 02-430-94807

BUDGET: \$20,000 **EST. COST:** \$ **CURRENT BUDGET BALANCE:** \$20,000

BUGETED: Yes **FUND:** Utility – WWTP **ACCT. #:** 02-414-94807

BUDGET: \$250,000 **EST. COST:** \$ **CURRENT BUDGET BALANCE:** \$23,000

BUGETED: Yes **FUND:** Utility – Pre-Treatment **ACCT. #:** 02-415-94807

BUDGET: \$100,000 **EST. COST:** \$ **CURRENT BUDGET BALANCE:** \$100,000

BID AMOUNT:

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance - Purchasing

Advisory Board Recommendation: N/A

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

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING

BID NAME/NUMBER: 26-523-07-23 / Sludge Management Services

OPEN DATE: July, 29, 2026 2:00 PM CST



Vendor Name:	C&C Waste Management & Equipment dba CB3 Consultant	Denali Water Solutions, LLC.	Desarrollo del Rancho La Gloria, LP aka La Gloria Landfill
Street address:	5526 N. 10th Street	220 S. Commerce Ave.	23485 N. Moorefield Rd.
City, State:	McAllen, TX	Russellville, AR 72801	Edinburg, TX
Phone:	(956) 605-9966	4794980500	9565830022
Fax:		4792195023	
Contact:	Steven Cruz	Mason McNeill, CCO	Jon Deicla
Email:	CB3Consultant@gmail.com	halley.west@denaliwater.com	jlopez@republicservices.com

DESCRIPTION:	Estimated Qty.	UOM	Unit Price	Ext.	Unit Price	Ext.	Unit Price	Ext.
Waste and Water Treatment Plants (Land Applications)								
1 Transport & Disposal of Roll-off containers	659	Load	\$525.00	\$345,975.00	\$519.45	\$342,317.55	\$1,050.00	\$691,950.00
2 Roll-off container rental	659	Load	\$10.00	\$6,590.00	N/C	\$0.00	\$0.00	\$0.00
3 Liquid Disposal	400,000	Gallon	\$0.25	\$100,000.00	\$0.12	\$48,000.00	\$0.82	\$328,000.00
4 Vacuum Truck with Driver (6000 gallon)	150	Hour	\$150.00	\$22,500.00	N/C	\$0.00	\$155.00	\$23,250.00
North Water Plant (Land Application and/or Landfill)								
5 Transport & Disposal of Roll-off containers	80	Load	\$525.00	\$42,000.00	\$519.45	\$41,556.00	\$1,195.00	\$95,600.00
South Water Plant (Land Application and/or Landfill)								
6 Transport & Disposal of Roll-off containers	80	Load	\$525.00	\$42,000.00	\$519.45	\$41,556.00	\$1,195.00	\$95,600.00
Cost for Testing								
7 TCLP	1	Test	\$0.00	\$0.00	N/C	\$0.00	\$500.00	\$500.00
8 PCB Test (Quarterly)	4	Test	\$0.00	\$0.00	N/C	\$0.00	\$750.00	\$3,000.00
9 BLF (Metals & Nutrients)	1	Test	\$0.00	\$0.00	N/C	\$0.00	\$500.00	\$500.00
10 Class B Determination (fecal & sour) (Quarterly)	4	Test	\$0.00	\$0.00	N/C	\$0.00	\$750.00	\$3,000.00
Total Base Amount for Line Items 1-10				\$559,065.00		\$473,429.55		\$1,241,400.00
Alternate for Water Treatment Plant:								
11 Grit Removal from Waste Water	150	Load	\$525.00	\$78,750.00	\$1,341.00	\$201,150.00		No Bid
12 Testing for Grit Disposal	1	Each	\$1,500.00	\$1,500.00	N/C	\$0.00		No Bid
Alternate for Water Treatment Plant:				\$80,250.00		\$201,150.00		No Bid
Total Base Amount for Line Items 1-10 plus Alternate Items 11-12								
				\$639,315.00		\$674,579.55		\$1,241,400.00
1st Year Renewal Term Increase Odor Control			0% - 7%		2.50%		4.00%	
2nd Year Renewal Term Increase Odor Control			0% - 7%		2.50%		5.00%	
Addendums			Yes		Yes		Not Submitted	
Number of Days to Complete Project			30				30 Days	

Please Note: **** Numbers in Bold Italics have been corrected mathematically **** Desarrollo del Rancho La Gloria, LP aka La Gloria Landfill is found non-responsive, they failed to submit all required items.

Apparent lowest responsible bidder for Sludge Management Services: C&C Waste Management & Equipment dba CB3 Consultants

BID NAME/NUMBER: 26-523-07-23 / Sludge Management Services



OPEN DATE: July, 29, 2026 2:00 PM CST

Vendor Name:	C&C Waste Management & Equipment dba CB3 Consultant	Denali Water Solutions, LLC.	Desarrollo del Rancho La Gloria, LP aka La Gloria Landfill
Street address:	5526 N. 10th Street	220 S. Commerce Ave.	23485 N. Moorefield Rd.
City, State:	McAllen, TX	Russellville, AR 72801	Edinburg, TX
Phone:	(956) 605-9966	4794980500	9565830022
Fax:		4792195023	
Contact:	Steven Cruz	Mason McNeill, CCO	Jon Deicla
Email:		hailey.west@denaliwater.com	jlopez@republicservices.com

DESCRIPTION of FORMS:					
	Solicitation Signed		Yes	Yes	Yes
	Terms & Conditions Included		Yes	Yes	Yes
	Non-Collusive Bidding		Yes	Yes	Yes
	Contractor Site Visit Checklist		Yes	Yes	Yes
	S.B. 252 Certification		Yes	Yes	Yes
	Pricing Schedule		Yes	Yes	Yes
	Addenda(s)		Yes	Yes	<i>Not Submitted</i>
	Gen. Business Questionare		Yes	Yes	Yes
	References		Yes	Yes	No
	CIQ				



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 25, 2026

PRESENTED BY: Aida Lerma, Event Center Director

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

NATURE OF REQUEST:

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

BUGETED: 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 *AL*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

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

WHEREAS, the City Council of the City of Mission adopted Resolution No. 1804 establishing a policy for the acceptance of credit card payments and the assessment of a five percent (5%) credit card processing fee for designated City departments; and

WHEREAS, Resolution No. 1804 exempted the Mission Event Center from the assessment of the five percent (5%) credit card processing fee; and

WHEREAS, the City Council finds that it is in the best interest of the City to amend Resolution No. 1804 to remove the exemption for the Mission Event Center and authorize the assessment of the five percent (5%) credit card processing fee on eligible credit card transactions to maintain consistency with the City's credit card payment policy.

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

Section 1. Amendment.

Resolution No. 1804 is hereby amended to remove the exemption previously granted to the Mission Event Center. Effective on the date specified herein, the Mission Event Center is authorized to assess and collect the City's established five percent (5%) credit card processing fee on all eligible credit card transactions.

Section 2. Administration.

The City Manager, or the City Manager's designee, is authorized to implement this Resolution and to take all actions necessary to administer the collection of the credit card processing fee at the Mission Event Center in accordance with the City's established payment processing procedures.

Section 3. Effective Date.

This Resolution shall become effective immediately upon its adoption.

PASSED AND APPROVED by the City Council of the City of Mission, Texas, on this 25th day of August, 2026.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 25, 2026

PRESENTED BY: Teclo J. Garcia, Executive Director, MRA

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

NATURE OF REQUEST:

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

BUDGETED: Yes **FUND:** _____ **ACCT. #:** _____

BUDGET: \$ _____ **EST. COST:** \$97,370.00 **CURRENT BUDGET BALANCE:** \$ _____

BID AMOUNT: _____

STAFF RECOMMENDATION:

Approval of Reimbursement Agreement

Departmental Approval: Mission Redevelopment Authority

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

STATE OF TEXAS

§

§

COUNTY OF HIDALGO

§

FIRST AMENDMENT TO REIMBURSEMENT AGREEMENT

This FIRST AMENDMENT TO REIMBURSEMENT AGREEMENT (this “Amendment”) is dated to be effective as of _____, 2026 (the “Effective Date”), by and among **MISSION REDEVELOPMENT AUTHORITY, a local government corporation created and organized under the provisions of the Texas Transportation Corporation Act, Chapter 431, Texas Transportation Code, and authorized and approved by the City of Mission, Texas, pursuant to Resolution No 1021 adopted on November 26, 2001** (the “Authority”), acting by and through its Board of Directors (the “Authority Board”), **REINVESTMENT ZONE NUMBER ONE, CITY OF MISSION, TEXAS, a tax increment reinvestment zone created by the City of Mission, Texas, pursuant to Chapter 311, Texas Tax Code** (the “TIRZ”), acting by and through its Board of Directors (the “TIRZ Board”), and **CITY OF MISSION, TEXAS, a Texas home-rule city** (“City”).

R E C I T A L S:

WHEREAS, on January 27, 2026, the Authority, the TIRZ and the City entered into a reimbursement agreement (the “Agreement”) by which the City agreed to carry out and fund the design of the Bryan Road Project, which is located partially within and adjacent to the TIRZ (the “Project”) and for the benefit of the TIRZ, and the Authority agreed to reimburse the City for costs incurred by the City in doing so; and

WHEREAS, the Authority, the TIRZ, and the City desire to amend the Agreement to provide for reimbursement to the City for the costs associated with a change order to upgrade the traffic signal at the intersection of Bryan Road and F.M. 495 in conjunction with the Project.

NOW, THEREFORE, in consideration of the foregoing Recitals and the mutual covenants herein contained, the Authority, the TIRZ, and the City hereby agree as follows:

1. **Recitals.** The recitals set forth above are incorporated herein by this reference with the same force and effect as if fully set forth hereinafter.

2. **Capitalized Terms.** Capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Amendment.

3. **Definition of “Project Costs”.** The Authority, the TIRZ, and the City agree that the definition of “Project Costs” in Section 1.01 of the Agreement is hereby amended to read as follows:

“‘Project Costs’ means all costs relating to the planning, design, engineering, construction, and installation of the Public Improvements, and the upgrade of the traffic signal located at the intersection of Bryan Road and F.M. 495.”

4. **Section 3.2 of the Agreement.** The Authority, the TIRZ, and the City agree that Section 3.2 of the Agreement is hereby amended to read as follows:

“3.02 **Project Costs.** The Project Costs eligible under this Agreement shall be: (1) the City’s actual design costs of the Public Improvements that are eligible for financing by the Authority under the Project and Financing Plan, not to exceed **\$6,500,000.00**, and shall not include

interest; and (2) the City's actual costs incurred in upgrading the traffic signal at the intersection of Bryan Road and F.M. 495, as shown in the change order attached hereto as **Exhibit "A"**, not to exceed **\$97,370.00**, which shall be paid exclusively out of the TIRZ's general fund balance and shall not include interest.

5. **Section 5.01 of the Agreement.** The Authority, the TIRZ, and the City agree that Section 5.1 of the Agreement is hereby amended to read as follows:

"5.01 **Authority Contributions.** The Authority shall reimburse to the City the Project Costs, without interest, in the amount of the actual eligible costs of the Public Improvements as described herein. The total, actual Project Costs of the Public Improvements for which the Authority shall be responsible under the terms of this Agreement shall not exceed **\$6,303,080.00**. Except as provided in Section 3.02(2) (which requires that the traffic signal upgrade be paid out of the TIRZ's general fund balance and not bond proceeds), the Project Costs shall be financed and funded in accordance with Article 6 of this Agreement. In the event that any portion of the Public Improvements is determined by the Texas Attorney General or other authority with jurisdiction to be ineligible under the Act, the Project Costs shall be reduced by the amount of such ineligible Public Improvements. If the Authority has already repaid the City for such ineligible Public Improvements in accordance with this Agreement, the Parties agree that (a) the amount repaid by the Authority for such ineligible Public Improvements shall be offset against future repayments to the City by the Authority, or (b) in the event that there are not future repayments to be made by the Authority, the City shall reimburse the Authority for such repayment within 30 days of receipt of an invoice from the Authority.

6. **Ratification.** Except as expressly set forth herein, all other terms and conditions of the Agreement are hereby confirmed and ratified by the Parties. Defined terms used in this Amendment shall have the same meaning as in the Contract, unless another meaning is clearly intended herein.

7. **Miscellaneous.**

(a) In the event that any term, covenant, obligation and/or condition in this Amendment conflicts with a provision in the Agreement, the terms of this Amendment shall control and supersede.

(b) This Amendment may be executed in any number of counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same agreement. *Facsimile or portable document formatted (pdf) signatures hereto shall be deemed original signatures.*

(c) Each of the City, the Authority, and the TIRZ do hereby warrant as to itself that it (i) is a duly authorized and existing entity, and (ii) has full right and authority to enter into this Amendment.

[Signature page follows.]

IN WITNESS WHEREOF, the parties have executed this Amendment as of dates set forth below, provided that this Amendment shall be effective retroactively as of the Effective Date first above written.

EXECUTED this ____ day of _____ 2026.

AUTHORITY:

MISSION REDEVELOPMENT AUTHORITY

By: _____
MARTIN GARZA, Chairman

ATTEST:

AISSA I. GARZA, Secretary

AUTHORITY:

REINVESTMENT ZONE NUMBER ONE, CITY OF MISSION, TEXAS

By: _____
MARTIN GARZA, Chairman

ATTEST:

AISSA I. GARZA, Secretary

CITY:

CITY OF MISSION, TEXAS

By: _____
NORIE GONZLEZ GARZA, MAYOR

ATTEST:

ANNA CARRILO, City Secretary

Exhibit A Change Order



CHANGE ORDER REQUEST

Date: 6.24.2026

BRYAN RD RECONSTRUCTION & DRAINAGE IMPROVEMENTS

SUBMITTED BY: VENSER CONTRACTORS LLC
10620 CIBOLO DR
EDINBURG TX 78542

CHANGE ORDER REQUEST NO 1

Description	Unit	Quantity	Rate	C.O. TOTAL
TRAFFIC SIGNAL UPGRADE AT BRYAN RD & FM 495	LS	1	\$ 97,370.00	\$ 97,370.00
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
TOTAL COR:				<u>\$ 97,370.00</u>

SUBMITTED BY:

VENSER CONTRACTORS LLC

APPROVED BY:



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 25, 2026

PRESENTED BY: Teclo J. Garcia, Executive Director, MRA

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

NATURE OF REQUEST:

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

BUDGETED: Yes **FUND:** _____ **ACCT. #:** _____

BUDGET: \$ _____ **EST. COST:** \$1,300,000 **CURRENT BUDGET** \$ _____
BALANCE: _____

BID AMOUNT: _____

STAFF RECOMMENDATION:

Approval of Reimbursement Agreement

Departmental Approval: Finance

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

REIMBURSEMENT AGREEMENT

This Reimbursement Agreement (the "Agreement"), effective as of _____, 2026, is made by and among **MISSION REDEVELOPMENT AUTHORITY, a local government corporation created under the provisions of the Texas Transportation Corporation Act, Chapter 431 of the Texas Transportation Code, and authorized and approved by the City of Mission, Texas, pursuant to Resolution No. 1021 adopted on November 26, 2001** (the "Authority"), **acting by and through its governing body, the Board of Directors** (the "Authority Board"), **REINVESTMENT ZONE NUMBER ONE, CITY OF MISSION, TEXAS, a tax increment reinvestment zone created by the City of Mission, Texas, pursuant to Chapter 311 of the Texas Tax Code, as amended** (the "TIRZ"), **acting by and through its governing body, the Board of Directors** (the "TIRZ Board"), and **THE CITY OF MISSION, TEXAS, a Texas home-rule city** (the "City").

RECITALS

WHEREAS, by Ordinance No. 2683, the City Council of the City (the "City Council") created the TIRZ and appointed the TIRZ Board; and

WHEREAS, the TIRZ Board adopted a Project Plan and Reinvestment Zone Financing Plan (the "Project and Financing Plan"), which Project and Financing Plan was submitted to the City Council for approval; and

WHEREAS, pursuant to Ordinance No. 2758, the City Council approved the Project and Financing Plan; and

WHEREAS, the City authorized the creation of the Authority to aid, assist with, and act on behalf of the City in the performance of the City's governmental and proprietary functions with respect to the common good and general welfare of the City and its neighboring areas; and

WHEREAS, the City, the TIRZ, and the Authority entered into that certain agreement dated August 12, 2003, which was approved by the City pursuant to Ordinance No. 2768 (the "Mission Agreement"), pursuant to which the City and the TIRZ contracted with the Authority to administer the TIRZ and granted the Authority the power to engage in activities related to the acquisition and development of land, to construct and improve infrastructure in the City, to enter into development agreements with developers of land, to construct and improve infrastructure in the City, and to issue, sell, or deliver bonds, notes, or other obligations in accordance with the terms of the Mission Agreement; and

WHEREAS, the Texas Tax Code provides that the TIRZ may enter into agreements as the TIRZ Board considers it necessary or convenient to implement the Project and Financing Plan and to achieve its purposes; and

WHEREAS, the Authority Board and the TIRZ Board have determined that it is in the best interests of the TIRZ to contract with the City, in its capacity as a developer, to provide for the efficient and effective implementation of certain aspects of the Project and Financing Plan; and

WHEREAS, the City has determined that it will carry out and fund the Citriana Street Drainage Project, which is located adjacent to the TIRZ, for the benefit of the TIRZ; and

WHEREAS, the Authority intends, at the earliest feasible date, to exercise its authority under the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended (the "Act"), and in accordance with applicable Texas and in accordance with the Mission Agreement, to issue bonds or notes, the proceeds of which will be used to reimburse the City for costs advanced on behalf of the Authority and the TIRZ pursuant to this Agreement.

AGREEMENT

For and in consideration of the mutual promises, covenants, obligations, and benefits contained herein, the Authority, the TIRZ, and the City hereby agree as follows:

ARTICLE 1 **GENERAL TERMS**

1.01 Definitions. The terms "Act", "Agreement", "Authority", "Authority Board", "City", "City Council", "TIRZ", "TIRZ Board", "Project and Financing Plan", and "Mission Agreement" have the meanings assigned in the Recitals, and the following terms have the following meanings:

"Available Tax Increment" shall mean the funds in the Tax Increment Revenue Fund.

"City Tax Increment" means the Available Tax Increment generated from the TIRZ that is not now otherwise committed to the reimbursement of a developer (other than the City).

"County" means Hidalgo County, Texas.

"City Advances" means any funds advanced by the City pursuant to Section 6.01 of this Agreement, expressly including, but not limited to, out-of-pocket expenses.

"Party" or "Parties" means one or more of the Authority, the TIRZ, and the City, the parties to this Agreement.

"Project Costs" means all costs relating to the planning, design, engineering, construction, and installation of the Public Improvements.

"Public Improvements" means, collectively, the projects described in Section 3.01 below.

"State" means the State of Texas.

"Tax Increment Revenue Fund" means the special fund established by the Authority and funded with payments made by the City and any other participating Taxing Units, pursuant to the Mission Agreement (which payments are attributable to increased ad valorem property taxes paid on the property within the boundaries of the TIRZ over the base year of 2001).

"Taxing Unit" means, individually and collectively, the City, the County, and any other taxing units that participate in the TIRZ.

1.02 Singular and Plural. Words used herein in the singular, where the context so permits, also include the plural and vice versa. The definitions of words in the singular herein also apply to such words when used in the plural where the context so permits and vice versa.

ARTICLE 2

REPRESENTATIONS

2.01 Representations of the Authority. The Authority hereby represents to the City that:

A. The Authority is duly-authorized, created and exists in good standing under the laws of the State and is duly-qualified and authorized to carry out the governmental functions and operations contemplated by this Agreement.

B. The Authority has the power, authority, and legal right to enter into and perform this Agreement and the execution, delivery, and performance hereof (1) have been duly authorized; (2) to the best of the Authority's knowledge, will not violate any applicable judgment, order, law, or regulation; and (3) do not constitute a default under, or result in the creation of, any lien, charge, encumbrance, or security interest upon any assets of the Authority under any agreement or instrument to which the Authority is a party or by which the Authority or its assets may be bound or affected.

C. The Public Improvements and the Project Costs are components of, or are consistent with, the Project and Financing Plan, and the Project Costs are eligible for reimbursement in accordance with the Act.

D. This Agreement has been duly-authorized, executed, and delivered by the Authority and constitutes a legal, valid, and binding obligation of the Authority, enforceable in accordance with its terms, except to the extent that (1) the enforceability of such instrument may be limited by bankruptcy, reorganization insolvency, moratorium, or other similar laws of general application in effect from time to time relating to or affecting the enforcement of creditors' rights; and (2) certain equitable remedies, including specific performance may be unavailable.

E. The execution, delivery, and performance of this Agreement by the Authority do not require the consent or approval of any person that has not been obtained.

F. The Authority has an exemption from the payment of sales and use taxes pursuant to the statute under which the Authority was created.

G. The Mission Agreement remains in full force and effect and has not been amended or supplemented since the date of its adoption and, to the best of the Authority's knowledge, no amendment of or supplement to Ordinance No. 2768 is contemplated by the Authority or the City.

2.02 Representations of the City. The City hereby represents to the Authority that:

A. The City is duly-authorized, created, and validly existing under the laws of the State.

B. The City has the power, authority, and legal right to enter into and perform the obligations set forth in this Agreement, and the execution, delivery, and performance

hereof (1) have been duly-authorized; (2) will not, to the best of the City's knowledge, violate any judgment, order law, or regulation applicable to the City or any provision of the City's organizational documents; and (3) do not constitute a default under, or result in the creation of, any lien, charge, encumbrance, or security interest upon any assets of the City under any agreement or instrument to which the City is a party or by which the City or its assets may be bound or affected.

C. The City will have sufficient capital to perform its obligations under this Agreement at the time it needs to have sufficient capital.

D. This Agreement has been duly-authorized, executed, and delivered and constitutes a legal, valid, and binding obligation of the City, enforceable in accordance with its terms, except to the extent that (1) the enforceability of such instruments may be limited by bankruptcy, reorganization, insolvency, moratorium, or other similar laws of general application in effect from time to time relating to or affecting the enforcement of creditors' rights; and (2) certain equitable remedies, including specific performance, may be unavailable.

ARTICLE 3 **THE PUBLIC IMPROVEMENTS**

3.01 Public Improvements. The Public Improvements consist of the Citriana Street Drainage Improvements Project, more particularly described on **Exhibit "A"**. The Parties acknowledge that the Public Improvements will be financed and designed, and all necessary right-of-way will be acquired by the City and consistent with the terms of this Agreement.

3.02 Project Costs. The Project Costs eligible for reimbursement under this Agreement shall be the City's actual design, engineering, construction management, material testing, construction costs, and utility improvements that are eligible for financing by the Authority under the Project and Financing Plan shall not exceed \$1,300,000.00 and shall not include interest.

ARTICLE 4 **DUTIES AND RESPONSIBILITIES OF THE CITY**

4.01 Design, Engineering and Right-of-Way Acquisition. The City shall cause the design of the Public Improvements and acquire all necessary rights-of-way, securing all necessary permits and approvals therefor, and comply with all applicable competitive bidding laws. As applicable, the City will provide bid tabs and other information reasonably requested by the Authority to document the scope of the Public Improvements, and the costs thereof. Once the City has completed design of the Public Improvements, the City shall provide the Authority with a final cost summary of all costs associated with such Public Improvements, certificates of completion, and evidence that all amounts owing to contractors and subcontractors have been paid in full, as evidenced by customary affidavits executed by such contractors. The City will document the extent of the Public Improvements to the Authority as soon as practicable following completion thereof.

4.02 Cooperation. The City agrees that it will cooperate with the Authority and will provide all necessary information to the Authority and its consultants in order to assist the Authority in complying with the Mission Agreement, including, without limitation, the completion of a reimbursement audit and construction audit required therein.

4.03 Sales Taxes. The Authority has an exemption from the payment of sales and use taxes pursuant to the statute under which the Authority was created. The Parties shall use reasonable efforts to ensure that the Public Improvements shall have the benefit of such exemption, and the Authority shall provide the City with such certificates or other documents within its control as the City may require to qualify for such exemption under applicable laws.

ARTICLE 5

DUTIES AND RESPONSIBILITIES OF THE AUTHORITY

5.01 Authority Contributions. The Authority shall reimburse to the City the Project Costs, without interest, in the amount of the actual eligible costs of the Public Improvements. The total, actual Project Costs for which the Authority shall be responsible under the terms of this Agreement shall not exceed \$1,300,000.00. The Project Costs shall be financed and funded in accordance with Article 6 of this Agreement. In the event that any portion of the Public Improvements is determined by the Texas Attorney General or other authority with jurisdiction to be ineligible under the Act, the Project Costs shall be reduced by the cost of such ineligible Public Improvements. If the Authority has already reimbursed the City for such ineligible Public Improvements, the Parties agree that (1) the amount paid by the Authority for such ineligible Public Improvements shall be offset against future reimbursements to the City by the Authority; or (2) in the event there are not future reimbursements to be made by the Authority, the City shall reimburse the Authority for such ineligible reimbursement within 30 days following receipt of an invoice from the Authority.

5.02 Project Costs. The Authority shall reimburse the Project Costs in accordance with this Agreement.

ARTICLE 6

PUBLIC IMPROVEMENTS FINANCING AND FUNDING

6.01 City Advances.

A. The City will advance sufficient funds for all costs comprising the Project Costs, including, without limitation, all costs of design and engineering that arose or will arise in connection with the Public Improvements, including all payments arising under any contracts entered into by the City pursuant to this Agreement, all costs incurred in connection with obtaining governmental approvals, certificates, or permits (including any building permit fees) required as a part of any contracts entered into in accordance with this Agreement, all related legal fees and out-of-pocket expenses incurred in connection therewith.

B. Following the completion of the Public Improvements (or as various stages of the Public Improvements are completed), the Authority shall begin reimbursing the City for the City Advances and shall continue such reimbursement until the eligible Project Costs are paid in full, on the earliest date that funds are available from the City Tax Increment.

C. The Authority's obligation to reimburse the City for Project Costs is limited to the City Tax Increment generated by the TIRZ. The City Tax Increment shall be accounted for separately by the Authority and shall be used solely for the reimbursement of the City, subject to the terms of this Agreement. The rights of the City in and to the City Tax Increment granted herein are subject only to (1) the rights of any holders of bonds, notes, or other obligations that have been heretofore or are hereafter issued by the City

or any other participating Taxing Unit that are payable from and secured by a general levy of ad valorem taxes throughout the taxing jurisdiction of the City or any other participating Taxing Unit; (2) the rights of any holders of bonds and notes, including refunding bonds and notes, that are hereafter issued or incurred by the Authority and which are secured by a pledge of the Tax Increment Revenue Fund the proceeds of which are used to pay or to refund bonds or notes issued to pay Project Costs, including City Advances; and (3) the rights of any holders of notes that are hereafter issued or incurred by the Authority which are secured by a pledge of all or a part of the Tax Increment Revenue Fund, the proceeds of which are used solely to fund the annual operating and administration budget of the Authority Board and the City Council.

Subject to the availability of City Tax Increment generated by the TIRZ and further by the terms hereof, the obligation of the Authority to reimburse the City Advances as set forth herein from the City Tax Increment shall be absolute and unconditional until such time as the City Advances incurred pursuant to this Agreement have been fully repaid or provision for payment thereon to the City shall have been made in accordance with the terms of this Agreement. The City Advances constitute a special obligation of the Authority payable solely from the City Tax Increment as and to the extent provided credit or taxing powers of the Authority, the City, or the County, or any other Taxing Unit and is not payable except as provided herein. The City, its successor and assigns, shall not have the right to demand payment thereof out of any funds of the Authority other than the City Tax Increment.

D. The Authority shall provide to the City, upon written request of the City, and on the earliest date such information is available after the date of such request, certified copies of all statements of revenue and the source of such revenue of the TIRZ and of the Authority, the intended use of which is to verify the availability of funds for payment of the Project Costs or City Advances, if applicable, under this Section, and the extent of the City Tax Increment.

E. The Authority shall use its best efforts to cause each Taxing Unit to collect all ad valorem taxes due on property located within the TIRZ and shall use its best efforts to cause such Taxing Units to deposit all tax increments due with the City for transfer to the Tax Increment Revenue Fund pursuant to the Mission Agreement.

ARTICLE 7

DEFAULT

7.01 Default.

A. If the Authority does not perform its obligations hereunder in compliance with the terms hereof in all material respects, in addition to the other rights given the City under this Agreement, the City may enforce specific performance of this Agreement or seek actual damages incurred by the City for any such default if such default is not cured within 30 days after receipt by the Authority of a written notice of default (or such longer period as is reasonably necessary; provided that actions reasonably calculated to cure the default are being diligently pursued to completion).

B. In the event the City completes the Public Improvements but does not otherwise perform its obligations hereunder in all material respects in substantial compliance with this Agreement, in addition to the other rights given the Authority under

this Agreement, the Authority may enforce specific performance or seek actual damages incurred for any such default if such default is not cured within 30 days after receipt by the City of a written notice of default (or such longer period as is reasonably necessary; provided that actions reasonably calculated to cure the default are being diligently pursued to completion).

C. Force Majeure. If Force Majeure prevents either Party from performing any of its obligations hereunder, in whole or in part, then the obligations of such Party, to the extent affected by such Force Majeure, shall be suspended during the continuance of any inability, provided that such Party is exercising due diligence to resume performance at the earliest practical time. As soon as reasonably possible after the occurrence of the Force Majeure relied upon, the Party whose contractual obligations are affected thereby shall give notice and full particulars of such Force Majeure to the other Party. The term "Force Majeure", as used herein, shall include, without limited of the generality thereof, acts of God, strikes, lockouts, or other industrial disturbances, acts of the public enemy, direct orders of any kind of the government of the United States or the State or any civil or military authority, insurrections, riots epidemics, landslides lightning, earthquakes, fires, hurricanes, storms, floods, washouts, droughts, arrests, restraints of government and people, civil disturbances, explosions, and any other inability of either Party, whether similar to those enumerated or otherwise, which are not within the control of the Party claiming such inability, and which such Party could not have avoided by the exercise of due diligence and care. It is understood and agreed that the settlement of strikes and lockouts shall be remedied with all reasonable dispatch, but shall not require the settlement of strikes and lockouts by acceding to the demands of the opposing party or parties when such settlement is unfavorable to it in the judgment of the Party having the difficulty.

ARTICLE 8

GENERAL

8.01 Inspection; Audits. The City agrees to keep such operating records relating to the Public Improvements as may be required by the Authority, or by State and federal law or regulation for a period not to exceed 4 years after completion, unless otherwise required by law. The City shall allow the Authority reasonable access to documents and records in the City's possession, custody or control that the Authority deems necessary to assist the Authority in determining the City's compliance with this Agreement.

8.02 Personal Liability of Public Officials. To the extent permitted by State law, no director, officer, employee or agent of the Authority, and no officer, official, employee or agent of the City, shall be personally responsible for any liability arising under or growing out of the Agreement.

8.03 Notices. Any notice sent under this Agreement (except as otherwise expressly required) shall be written and mailed (certified mail, return receipt requested), or sent by facsimile transmission confirmed by mailing written confirmation at substantially the same time as such facsimile transmission or personally delivered to an officer of the receiving Party at the following addresses:

<i>If to the City:</i>	City Manager City of Mission, Texas 1201 East 8 th Street
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Mission, Texas 78572

If to the Authority: Executive Director
Mission Redevelopment Authority
801 North Bryan Road
Mission, Texas 78572

Each Party may change its address by supplying written notice to the other Party in accordance with this Section. Any communication addressed and mailed in accordance with this Section shall be deemed to be given when so mailed, and any notice sent by facsimile transmission shall be deemed to be given when receipt of such transmission is acknowledged, and any communication delivered in person shall be deemed to be given when actually received by the Authority or the City, as the case may be.

8.04 Amendments and Waivers. Any provision of this Agreement may be amended or waived if such amendment or waiver is in writing and is signed by the Authority and the City. No course of dealing on the part of the City or the Authority, nor any failure or delay by the City or Authority with respect to exercising any right, power, or privilege of the City or the Authority under this Agreement shall operate as a waiver thereof, except as otherwise provided in this Section 8.04.

8.05 Invalidity. In the event that any of the provisions of this Agreement shall be held unenforceable in any respect, such unenforceability shall not affect any other provision of this Agreement.

8.06 Successors and Assigns. All covenants and agreements made herein by or on behalf of the Authority shall bind its successors and assigns and shall inure to benefit of the Parties' successor and assigns. The Authority may assign its rights and obligations under this Agreement or any interest herein, with the prior written consent of the City, which consent shall not be unreasonably withheld, conditioned, or delayed.

8.07 Exhibits; Titles of Articles, Sections and Subsections. The exhibits attached hereto are incorporated herein and shall be considered a part of this Agreement for the purposes stated herein except that in the event of any conflict between any of the provisions of such exhibits and the provisions of this Agreement, the provisions of this Agreement shall prevail. All titles or headings in this Agreement are included only for the convenience of the Parties and shall not be construed to have any effect or meaning as to the agreement between the Parties. Any reference herein to a Section or Subsection shall be considered a reference to such Section or Subsection of this Agreement unless otherwise stated. Any reference herein to an exhibit shall be considered a reference to the applicable exhibit attached hereto unless otherwise stated.

8.08 Construction. This Agreement is a contract made under, and shall be construed in accordance with and governed by, the laws of the United States of America and the State of Texas, as such laws are now in effect.

8.09 Entire Agreement. THIS WRITTEN AGREEMENT REPRESENTS THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS, OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES. THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.

8.10 Term. This Agreement shall be in force and effect from the date of execution hereof for a term expiring on the date the eligible City Advances have been reimbursed in full, but in no event later than the expiration of the TIRZ. If the Authority is dissolved prior to the expiration of the TIRZ, the Mission Agreement requires the City to make satisfactory arrangements to provide for the payment of the Authority's obligations to the City hereunder.

8.11 Approval by the Parties. Whenever this Agreement requires or permits approval or consent to be hereafter given by any of the Parties, the Parties agree that such approval or consent shall not be unreasonably withheld or delayed.

8.12 Additional Actions. The Parties agree to take such actions, including the execution and delivery of such documents, instruments, petitions and certifications as may be necessary or appropriate, from time to time, to carry out the terms, provisions, and intent of this Agreement, and to aid and assist each other in carrying out such terms, provisions, and intent.

[SIGNATURE PAGE FOLLOWS.]

IN WITNESS WHEREOF, the Parties hereto have caused this Reimbursement Agreement to be duly-executed as of the ____ day of _____, 2026.

AUTHORITY:

MISSION REDEVELOPMENT AUTHORITY

By: _____
MARTIN GARZA, Chairman

ATTEST:

AISSA I. GARZA, Secretary

TIRZ:

**REINVESTMENT ZONE NUMBER ONE, CITY OF
MISSION, TEXAS**

By: _____
MARTIN GARZA, Chairman

ATTEST:

AISSA I. GARZA, Secretary

CITY:

CITY OF MISSION, TEXAS

By: _____
NORIE GONZALEZ GARZA, Mayor

ATTEST:

ANNA CARRILLO, City Secretary

**Exhibit “A”
The Public Improvements**

[Copy of the Contract for Citriana Street Drainage Improvements follows.]



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 25, 2026

PRESENTED BY: Michael Silva – Fire Chief

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

NATURE OF REQUEST:

The proposed Master Mutual Aid Agreement is between participating members of the Lower Rio Grande Valley Development Council and establishes a framework for providing mutual aid and assistance during emergencies, disasters, or other incidents requiring additional resources.

The agreement recognizes the importance of emergency preparedness and coordinated response efforts to protect the public health, safety, and welfare of the communities within the Lower Rio Grande Valley. It is intended to strengthen regional cooperation and facilitate the sharing of personnel, equipment, resources, and other assistance among participating local governments when needed.

BUGETED: _____ **FUND:** _____ **ACCT. #:** _____

BUDGET: _____ **EST. COST:** _____ **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 _____

MASTER MUTUAL AID AGREEMENT
LOWER RIO GRANDE VALLEY
DEVELOPMENT COUNCIL

This Master Agreement For Mutual Aid (this "Agreement") is by and between participating members of the Lower Rio Grande Valley Development Council (the "LRGVDC"). WHEREAS, the attacks of September 11, 2001, have heightened our awareness that emergency planning is essential for the public health, safety, and welfare, and have fortified our resolve to effectively respond to disasters. NOW, THEREFORE, in consideration of the mutual covenants herein, the participating local governments (the "Parties"), authorized by appropriate actions of their governing bodies, hereby agree as follows:

1. **Legal Authority.** This Agreement is made pursuant to the authority of Chapters 418,433 and 791 of the Texas Government Code, Chapter 362 of the Texas Local Government Code, and all other constitutional and statutory provisions which may provide authority for any of the Parties.
2. **Scope of Agreement.**
 - (a) Each Party will endeavor to provide Disaster Assistance upon request from another Party. (The requesting Party is hereafter referred to as the "Requesting Party"; the requested Party as the "Responding Party.")

"Disaster Assistance" means provision. of emergency management, police, fire, emergency medical, utility, street, debris removal, and other services, without limitation, during a Disaster.

"Disaster", consistent with the definition in Section 418.004 of the Texas Government Code, means the occurrence or imminent threat of widespread or severe damage, injury, or loss of life or property resulting from any natural or manmade cause, including fire, flood, earthquake, wind, storm, wave action, oil spill or other water contamination, volcanic activity, epidemic, air contamination, blight, drought, infestation, explosion, riot, hostile military or paramilitary action, other public calamity requiring emergency action, or energy emergency (as that term is defined in Chapter 418 of the Texas Government. Code), within the jurisdiction of any of the Parties.

The Parties agree that an act of terrorism is contemplated within the definition of "disaster" as that word is defined in Section 418.004 of the Texas Government Code. "Disaster" may include ordinary emergencies, such as, hazardous material spills, which have historically been handled in the normal course of government operations by the Parties.

- (b) In accordance with Section 362.002, Texas Local Government Code, law enforcement assistance may be provided only when the mayor or other officer authorized to declare a state of civil emergency in the requesting county, municipality, or joint airport considers additional law enforcement officers necessary to protect health, life, and property in the county, municipality, or joint airport because of disaster, riot, threat of concealed explosives, or unlawful assembly characterized by force and violence or the threat of force and violence by three or more persons acting together or without lawful authority.

3. **Request for Assistance.** The request for assistance will:

- (a) be made only after a Declaration of a state of Local Civil Emergency or Declaration of Disaster by a Requesting Party pursuant to Section 418.108, Texas Government Code, or after a proclamation of a State of Emergency under Section 433.001, Texas Government Code,
- (b) be made by the highest ranking authority of Requesting Party available at the time of need,
- (c) be made to the highest ranking authority of the Responding Party available at the time of need, and
- (d) specify to the greatest extent possible the nature of the problem requiring assistance and the resources requested.

Notwithstanding anything in this Agreement, the decision whether to respond in any particular situation or the level of response to be provided is at the sole discretion of the representative of the Responding Party making the decision. The Responding Party's representative will make a discretionary decision at the time of the request, considering the nature and magnitude of the request, whether and the extent to which the Responding Party's resources are available and should be provided.

4. **Incident Command.**

- (a) The Requesting Party will designate an Incident Commander. Resources provided by the Responding Party will be subject to the direction of the Incident Commander, unless the Incident Commander, based on all the facts and circumstances at the scene of operation, requests that the Responding Party take charge of the operation based on superior resources, expertise, or other reason. In order to realize maximum effectiveness, it is the intention of the Parties that the response be under unified command with the highest degree of coordination possible under the circumstances.
- (b) Any Request for Assistance hereunder shall include a statement of the amount and type of equipment and number of personnel requested, shall specify the location to which the equipment and personnel are to be dispatched, and shall state the time period for which such equipment and personnel are requested. The Responding Party shall, in its sole discretion, determine what equipment and personnel are available to furnish the requested assistance.
- (c) The Responding Party shall report to the Incident Commander at the location to which the equipment and personnel are dispatched.
- (d) A Responding Party shall be released by the Requesting Party when the services of the Responding Entity are no longer required or when the officer in charge of the Responding party's forces determines, in the officer's sole discretion, that further assistance should not be provided.

5. **Training Exercises.** The Parties will endeavor to participate in joint training exercises and drills for emergency response situations which may result in a request under this Agreement.

6. **Other Mutual Aid Agreements, Supplementary Agreements and Protocols.** The Parties are encouraged, all or some, to enter into additional agreements and protocols governing response to particular situations and circumstances. Operating departments of the Parties (for example, fire and police) are authorized and encouraged to enter into specific emergency protocols with their counterparts to enhance coordination in Disaster response situations. Notwithstanding Section 23 below, it is understood and agreed that certain signatory Parties may have heretofore contracted or may hereafter contract with each other for mutual aid in disaster situations, and it is agreed that this Agreement shall be subordinate to any such individual contract. To assist each other in the process of mutual aid response planning, each Party agrees to inform the other Parties of all mutual aid agreements that each Party has with other municipalities, entities, counties, and state or federal agencies.
Specifically, the existence of this Agreement shall not prevent a municipality, county, rural fire prevention district, emergency services district, fire protection agency, organized volunteer group, or other emergency services entity from providing mutual aid assistance on request from another municipality, county, rural fire prevention district, emergency services district, fire protection agency, organized volunteer group, or other emergency services entity, in accordance with the provisions in Section 418.109 (d) of the Texas Government Code. Additionally, the existence of this Agreement shall not prevent any Local Government which is a Party hereto from providing emergency assistance to another Local Government which is not a party hereto, in accordance with the provisions in Section 791.027 of the Texas Government Code.
7. **Responsibility for Response Costs.** A Responding Party is authorized to request reimbursement from the Requesting Party for reasonable costs incurred pursuant to this Agreement in furnishing disaster assistance. The Requesting Party will make reimbursement when it is reasonably, fiscally able, but no later than 90 days after receipt of a claim for reimbursement, subject to paragraph 21. Current FEMA Guidelines will determine what costs are reasonable in the event of a dispute regarding a request for reimbursement. Personnel who are assigned, designated or ordered by their governing body to perform duties pursuant to this Agreement shall continue to receive from the Responding Party the same wages, salary, pension, and other compensation and benefits for the performance of such duties, including injury or death benefits, disability payments, and worker's compensation benefits, as though the service had been rendered within the limits of the jurisdiction where the personnel are regularly employed. This will be referenced and processed through Texas Government Code Sec 418.1181 Reimbursement of Costs: Request by Local Government Entity. This is dependent on State and/or Federal reimbursement are formally available.
8. **Participation Notice.** Each Party shall notify the LRGVDC Executive Director of its participation in this Agreement by furnishing an executed original of the attached Participation Notice.
9. **Administrative Services.** The LRGVDC agrees to provide administrative services necessary to coordinate this Agreement, including notifying Parties of new participants and withdrawals and timely providing Parties with a current list of contact information for each Party.
10. **Federal and State Participation.** Federal and state entities may participate in this Agreement, to the extent of any limitations of their authority, by furnishing an executed original of the attached Participation Notice to the LRGVDC Executive Director.

11. **Inventory and Database.** A current inventory and database of resources available to each Party for response under this Agreement shall be maintained by the LRGVDC and disbursed to the Parties on a timely basis, at least every six months. The LRGVDC will develop a form to facilitate Parties entry and updating of inventory and resource information, send reminders to parties to update information, place inventory and resource information on its website, and take other actions reasonably necessary for the Parties to access current information. This will be maintained yearly by the agreeing entity and sent to the LRGVDC to maintain a rolling data base every October 1 of the calendar year.
12. **Withdrawal.** A Party may withdraw from this Agreement at any time by written notice to the LRGVDC Executive Director, transmitting a copy of the action of the Party's governing body. The Party withdrawing from this Agreement will still be responsible for any outstanding claims for reimbursement.
13. **Not for Benefit of Third Parties.** This Agreement and all activities hereunder are solely for the benefit of the Parties and not the benefit of any third party.
14. **Exercise of Police Power.** This Agreement and all activities hereunder are undertaken solely as an exercise of the police power of the Parties, exercised for the health, safety, and welfare of the public generally, and not for the benefit of any particular person or persons and the Parties shall not have nor be deemed to have any duty to any particular person or persons.
15. **Immunity not Waived.** Nothing in this Agreement is intended, nor may it be deemed, to waive any governmental, official, or other immunity or defense of any of the Parties or their officers, employees, representatives, and agents as a result of the execution of this Agreement and the performance of the covenants contained herein.
16. **Civil Liability to Third Parties.** Each Responding Party will be responsible for any civil liability for its own actions in responding to a request for assistance, and will determine what level, if any, of insurance or self-insurance it should maintain for such situations.
17. **No Liability of Parties to One Another.** One Party may not be responsible and shall not be civilly liable to another for not responding, or for responding at a particular level of resources or in a particular manner. Each Party hereto waives all claims against the other Parties hereto for compensation for any loss, damage, personal injury, or death occurring as a consequence of the performance of this Agreement, except those caused in whole or in part by the negligence of an officer, employee, or agent of another Party.
18. **Amendments to Agreement.** This Agreement may not be amended without the lawful action of the governing bodies of the Parties. No officer or employee of any of the Parties shall have authority to waive or otherwise modify the limitations in this Agreement, without the express action of the governing body of the Party.
19. **Captions.** Captions to provisions of this Agreement are for convenience and shall not be considered in the interpretation of the provisions.

20. **Equipment and Personnel.** During the time mutual aid is being furnished, all equipment used by the Party rendering aid shall continue to be owned, leased, or rented by the Party rendering aid. At all times while equipment and personnel of a Party rendering aid are traveling to, from, or within the geographical limits of the requesting Party in accordance with the terms of this Agreement, such personnel and equipment shall be deemed to be employed or used, as the case may be, in the full line and cause of duty of the Party rendering aid. In addition, such personnel shall be deemed to be engaged in a governmental function of their entity.
21. **Term.** This Agreement shall become effective as to each Party when approved and executed by that Party. This Agreement shall continue in force and remain binding on each and every Party until such time as the governing body of a Party terminates its participation in this Agreement pursuant to Section 12 of this Agreement. Termination of participation in this Agreement by a Party(ies) shall not affect the continued operation of this Agreement between and among the remaining Parties and this Agreement shall continue in force and remain binding on the remaining Parties.
22. **Entirety.** This Agreement contains all commitments and agreements of the Parties with respect to the mutual aid to be rendered hereunder during or in connection with a disaster. No other oral or written commitments of the Parties with respect to mutual aid under this Agreement shall have any force or effect if not contained herein, except as provided in Section 6 above.
23. **Interlocal Cooperation Act.** The Parties agree that mutual aid in the context contemplated herein is a "governmental function and service" and that the Parties are "local governments" as that term is defined herein and in the Interlocal Cooperation Act.
24. **Severability.** If a provision contained in this Agreement is held invalid for any reason, the invalidity does not affect other provisions of the Agreement that can be given effect without the invalid provision, and to this end the provisions of this Agreement are severable.
25. **Validity and Enforceability.** If any current or future legal limitations affect the validity or enforceability of a provision of this Agreement, then the legal limitations are made a part of this Agreement and shall operate to amend this Agreement to the minimum extent necessary to bring this Agreement into conformity with the requirements of the limitations, and so modified, this Agreement shall continue in full force and effect.
26. **Warranty.** The Agreement has been officially authorized by the governing body of each Party hereto and each signatory to this Agreement guarantees and warrants that the signatory has full authority to execute this Agreement and to legally bind the respective Party to this Agreement.
27. **Governing Law and Venue.** This Agreement shall be governed by the laws of the State of Texas. Venue for an action arising under this Agreement shall be in accordance with the Texas Rules of Civil Procedure.

PARTICIPATION NOTICE

I hereby notify the Lower Rio Grande Valley Development Council, for its notification to its members, that City of Mission has approved participation in the Master Mutual Aid Agreement of the Lower Rio Grande Valley Development Council, by lawful action of its governing body, a true copy of which is attached and incorporated herein.

Signature

Date

Printed or Typed Name

Position

**CITY OF MISSION PARTICIPATION ADDENDUM
TO THE MASTER MUTUAL AID AGREEMENT
OF THE LOWER RIO GRANDE VALLEY DEVELOPMENT COUNCIL**

This City of Mission Participation Addendum (the “Addendum”) is adopted and executed by the City of Mission, Texas (the “City”), in connection with the City’s participation in the Master Mutual Aid Agreement of the Lower Rio Grande Valley Development Council (the “Master Agreement”). This Addendum is attached to and incorporated into the City’s Participation Notice under Section 8 of the Master Agreement.

WHEREAS, Section 6 of the Master Agreement authorizes supplementary agreements and protocols governing mutual-aid response;

WHEREAS, the City desires to clarify the reimbursement and civil-liability provisions applicable whenever the City requests or provides assistance under the Master Agreement; and

WHEREAS, the City’s participation in the Master Agreement is expressly conditioned upon the terms of this Addendum;

NOW, THEREFORE, the City adopts the following terms as part of its participation in the Master Agreement:

1. Incorporation; Application; Priority.

This Addendum applies to every request under the Master Agreement in which the City is either the Requesting Party or the Responding Party. Capitalized terms not defined in this Addendum have the meanings assigned in the Master Agreement. If this Addendum conflicts with the Master Agreement, this Addendum controls as to the City and the particular request involving the City.

2. Federal or State Declarations and Grant Funding.

The Parties acknowledge that eligibility for state or federal reimbursement may depend upon a qualifying declaration, applicable damage thresholds, program eligibility, and compliance with documentation and cost requirements. Those requirements govern the availability of grant funding and do not constitute a representation or guarantee that funding will be awarded. A federal or state declaration, and the availability or receipt of state or federal funds, are not conditions precedent to a Requesting Party’s contractual obligation to reimburse a Responding Party after assistance is requested and accepted under the Master Agreement. Nothing in this Addendum limits the City’s sole discretion to decline a request for assistance or to determine the level of assistance it will provide.

3. Replacement of Section 7 as to the City.

Solely with respect to a request involving the City, Section 7 of the Master Agreement is deleted and replaced with the following:

“7. RESPONSIBILITY FOR RESPONSE COSTS

- (a) Reimbursement Obligation.** The Requesting Party shall reimburse the Responding Party for reasonable, necessary, actual, and documented costs incurred in furnishing assistance that was requested and accepted under this Agreement. Reimbursable costs may include personnel costs, operation and maintenance of equipment, repair or replacement of damaged equipment to the extent not otherwise recovered, supplies, materials, food, lodging, and transportation. Costs must be consistent with applicable law and, when state or federal reimbursement is sought, applicable grant cost principles and documentation requirements.
- (b) Records and Claim.** The Responding Party shall maintain contemporaneous records sufficient to establish the personnel, equipment, materials, services, dates, hours, rates, and other costs associated with the assistance. Unless extended by written agreement, the Responding Party shall submit an itemized claim

within ninety (90) days after its assistance ends. The Requesting Party may request reasonable supporting documentation before determining that a claim is complete.

- (c) **Payment.** The Requesting Party shall pay all undisputed amounts no later than ninety (90) days after receiving a complete claim. The Requesting Party shall identify any disputed item in writing with reasonable specificity, and the Parties shall confer in good faith to resolve the dispute. No Party is required to reimburse a cost that was not requested or authorized, is unsupported by required documentation, or was incurred outside the scope of the assistance accepted by the Requesting Party.
- (d) **Current Revenues.** Each Party paying for the performance of governmental functions or services under this Agreement shall make those payments from current revenues available to the paying Party, as required by Texas Government Code Section 791.011(d)(3).
- (e) **State or Federal Reimbursement.** The Requesting Party shall timely pursue any available state or federal reimbursement for eligible costs and, when applicable, shall include the eligible costs of the Responding Party in the Requesting Party's grant or subgrant claim and disburse the applicable state or federal share to the Responding Party. The Parties shall reasonably cooperate in preparing and supporting any claim. The availability or receipt of state or federal funds does not relieve the Requesting Party of its reimbursement obligation under this Section.
- (f) **Compensation and Benefits.** Personnel assigned, designated, or ordered to perform duties under this Agreement shall continue to receive from the Responding Party the wages, salary, pension, compensation, and benefits, including injury or death benefits, disability payments, and workers' compensation benefits, that would apply if the services had been rendered within the Responding Party's jurisdiction. The Responding Party shall remain responsible for paying its personnel in the first instance.
- (g) **Waiver.** A Responding Party may waive reimbursement of all or part of its costs by a written waiver executed by an authorized official. A waiver shall not be implied from delay, past practice, or the availability of state or federal funds."

4. Replacement of Section 16 as to the City.

Solely with respect to a request involving the City, Section 16 of the Master Agreement is deleted and replaced with the following:

"16. CIVIL LIABILITY TO THIRD PARTIES

- (a) **Fire and Emergency Services.** Pursuant to Texas Government Code Section 791.006(a-1), each Responding Party shall be responsible, to the extent provided by law, for civil liability arising from its own acts or omissions and the acts or omissions of its officers, employees, agents, personnel, and equipment while furnishing fire or emergency services under this Agreement. The Parties expressly acknowledge that this assignment of responsibility is intended to be different from the liability otherwise assigned under Texas Government Code Section 791.006(a).
- (b) **Other Services.** For services not governed by Texas Government Code Section 791.006(a-1), each Party shall remain responsible, to the extent provided by law, for its own acts and omissions and those of its officers, employees, agents, and personnel. No Party assumes responsibility for the acts or omissions of another Party.
- (c) **No Indemnity or Waiver.** This Section allocates responsibility between the Parties only. It does not create or enlarge any cause of action, require one Party to indemnify or defend another Party, waive governmental or official immunity, or alter any defense or limitation of liability available under the Texas Tort Claims Act or other applicable law."

5. No Other Amendment.

Except as expressly provided in this Addendum, the Master Agreement remains unchanged and in full force and effect. The immunity, no-third-party-beneficiary, severability, governing-law, and other provisions of the Master Agreement continue to apply.

6. Effective Date; Incorporation and Distribution.

This Addendum becomes effective as to the City upon approval and execution by the City and shall remain effective for so long as the City participates in the Master Agreement. The LRGVDC shall maintain this Addendum with the City's Participation Notice and distribute it to the participating Parties. A participating Party that, after receiving notice of this Addendum, requests assistance from the City or accepts assistance requested by the City acknowledges that this Addendum governs that request.

APPROVED by lawful action of the City Council of the City of Mission, Texas, on _____, 2026, and executed on the dates stated below.

CITY OF MISSION, TEXAS

ATTEST:

By: Authorized City Official

Anna Carrillo, City Secretary

Printed Name

Date

Title

Date

APPROVED AS TO FORM:

Eden Ramirez, Jr., City Attorney

Date



CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 25, 2026

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

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

NATURE OF REQUEST:

Project Timeline:

- November 18, 2025 – Plat, preliminary construction plans, and Subdivision Application submitted to the city.
- July 23, 2026 – Final review of plat and construction plans deemed complete by SRC.
- August 5, 2026 – Consideration of the Plat Approval Subject to Conditions by the Planning and Zoning Commission.
- August 25, 2026 – Consideration of the requested Plat Approval Subject to Conditions by the City Council.

Summary:

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

STAFF RECOMMENDATION:

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, Water District Exclusions, and approval of the infrastructure from the different City departments as per the approved construction plans.

Departmental Approval: Approval

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE:

APPROVED:	_____
DISAPPROVED:	_____
TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____

SUBDIVISION APPLICATION

20250071-11/10/25 3BU FAMILY LIMITED PAR
GRIFFIN GARDENS SUB 500.00CR

TENDERED: 500.00 CHECK
APPLIED: 500.00-

CHANGE: 0.00

WATER CONSERVATION STAGE 2
THANK YOU AND HAVE A GREAT DAY!

CITY OF MISSION SUBDIVISION APPLICATION



PLAT FEES

Name: 3BU Family Limited Partnership, LTD

Address: 533 N. Alamo Rd.

City: Alamo, TX 78516

Phone: c/o (956) 381-0981

Subdivision Name:

Villas at 496 Subdivision

Griffin Gardens
Subdivision

5 ACRE PLAT OR LESS.....\$400

5+ ACRES.....\$500

Re-Plat Filing/Review\$300

Separate Subdivision variance/open cuts, etc. \$150

P&Z Date: _____ City Council Date: _____

Urban (City) ☒

Suburban ETJ _____

Rural ETJ _____

Zone: AO-1

Water Dist. UID _____

School Dist. _____

Mission ISD _____

of Lots: Residential ³⁷ Non-Residential ³ Common Areas/Lots ²

Water CCN: SWSC _____ LJWSC _____ MUD _____

WATER

1,393

L. F. of 8"

Water Lines

L. F. of _____

Water Lines

Other: _____

Suburban MSR cost of water meters &
ETJ Only:

Membership costs \$ _____

SEWER

1,224

L. F. of 8"

Sewer Lines

L. F. of _____

Sewer Lines

Lift Sta: _____

N/A-Septic Use: _____

Other: _____

Suburban ETJ Only: MSR cost of Septic Tanks

\$ _____

STREETS

1182

L. F. of 42

Wide Streets

L. F. of _____

Wide Streets

Other: _____

STORM SEWER

960

L. F. of 24"

Storm Lines

75

L. F. of 8"

Storm Lines

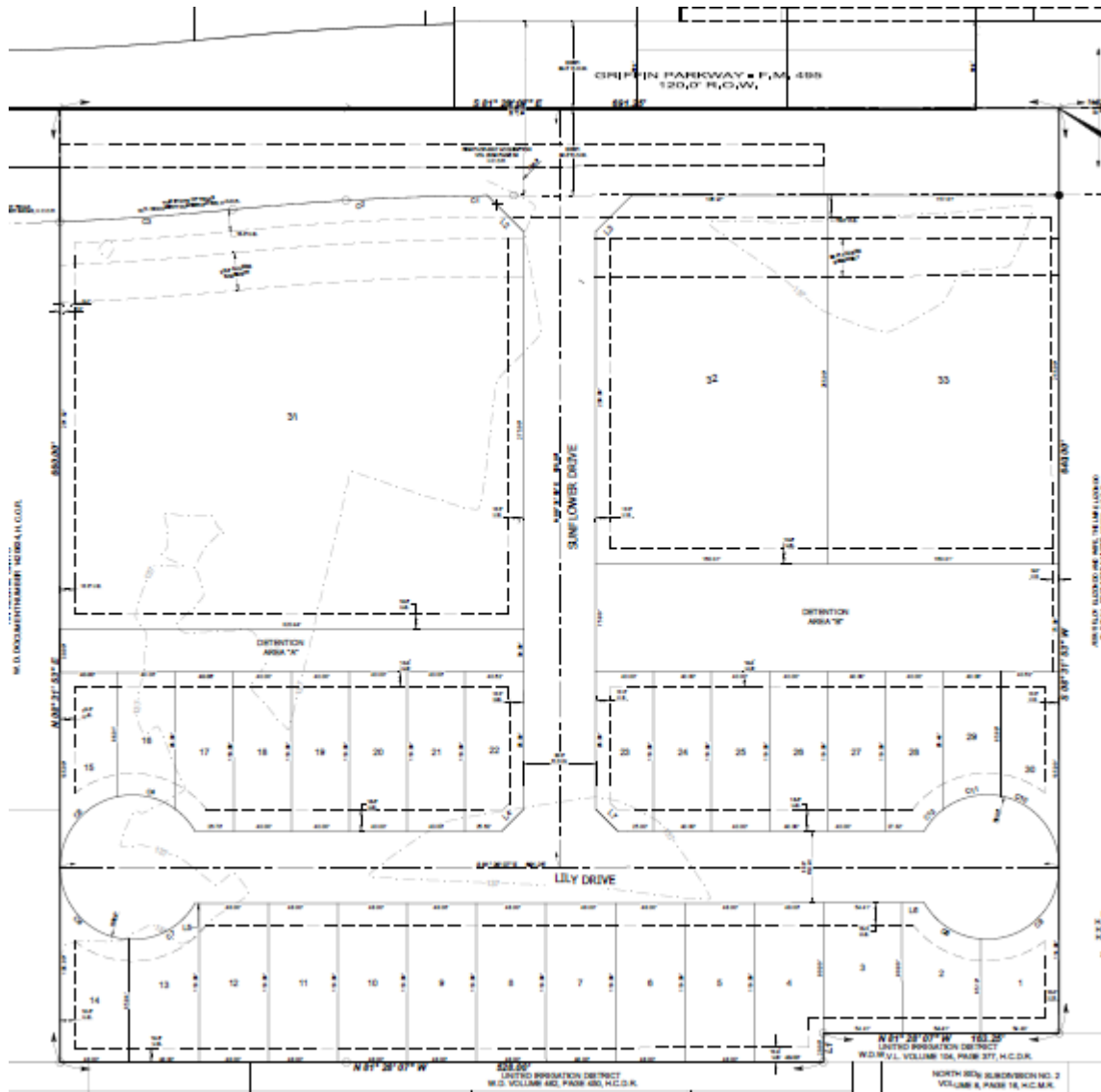
172

L. F. of 30

Storm Lines

20250871
11/18/25

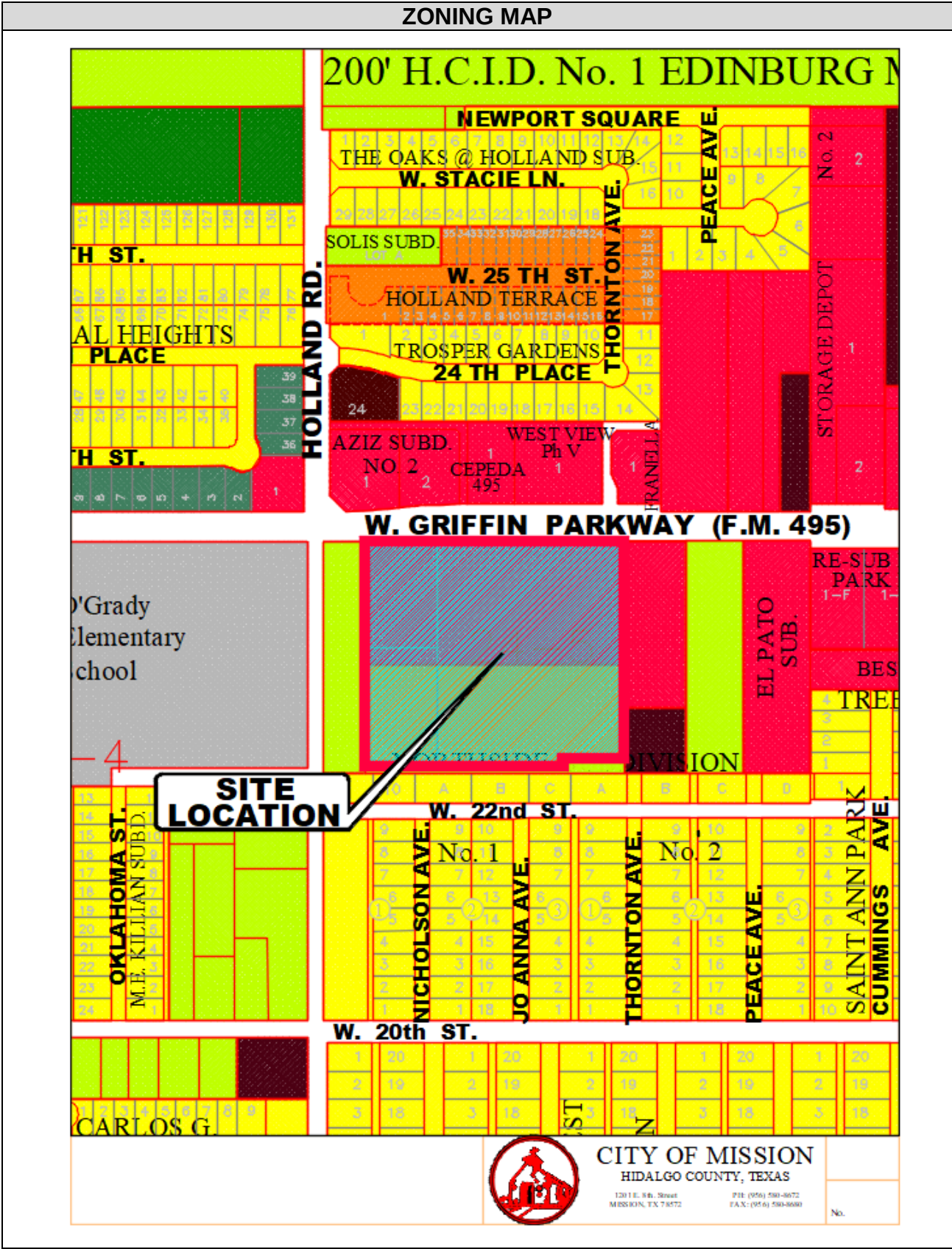
Revised 2023

PLAT

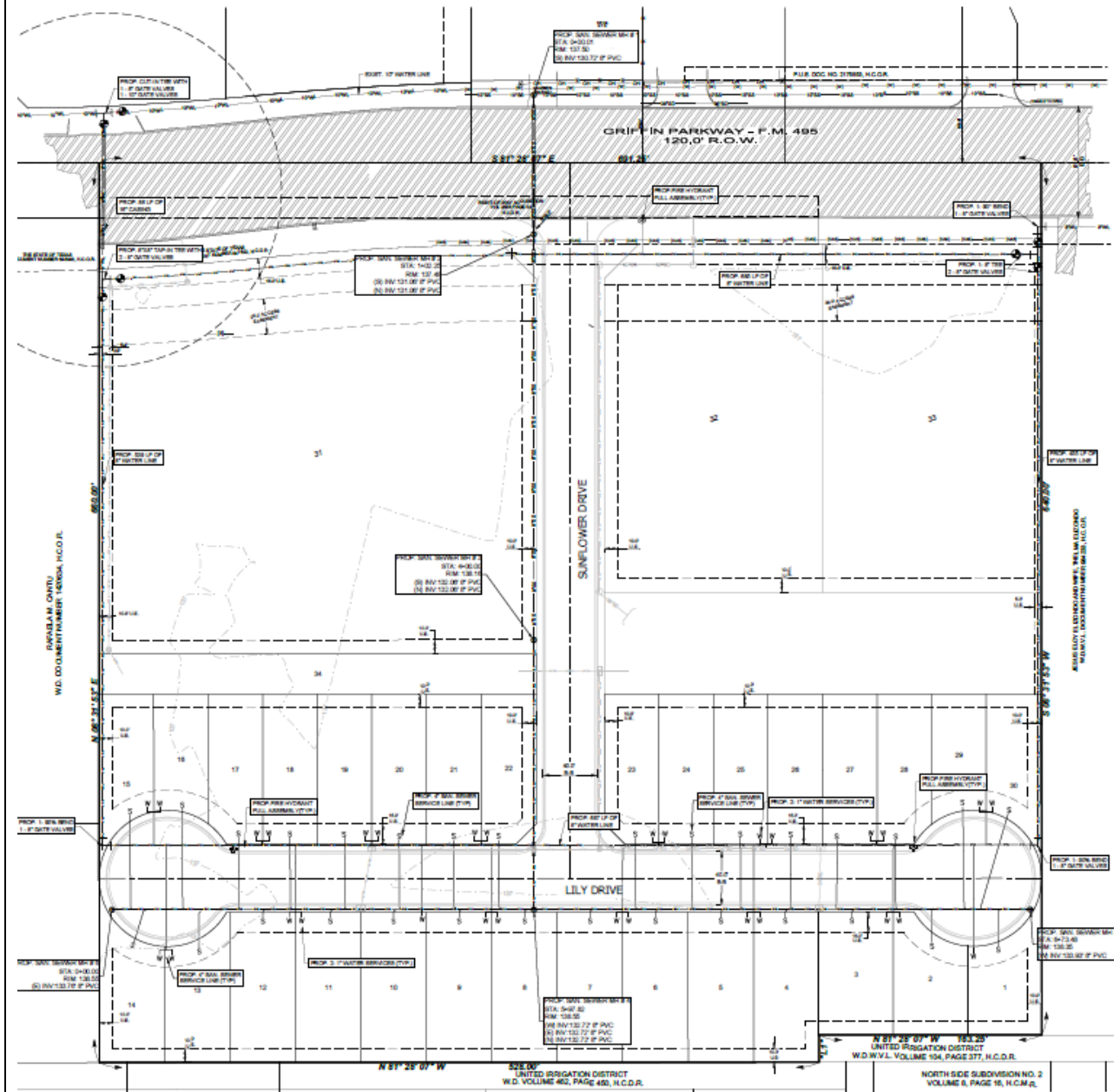
AERIEL PHOTO



ZONING MAP



UTILITY LAYOUTS



DRAINAGE REPORT



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

MARIO A. REYNA • ALLAN F. BOOE • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

Drainage Statement

GRIFFIN GARDENS Subdivision

Project #25040.00 Date: March 15, 2025

Revised: May 22, 2025

Revised: May 20, 2026

Revised: June 15, 2026

GRIFFIN GARDENS SUBDIVISION, A tract of land containing 10.399 acres situated in the City of Mission, County of Hidalgo, Texas, being out of Lot 24-5, West Addition to Sharyland Subdivision, according to the plat thereof recorded in Volume 1, Page 56 Hidalgo County Map Records, which said 10.399 acres being out of a certain tract conveyed to 3BU Family Limited Partnership LLC, by virtue of a General Warranty Deed, recorded under Document Number 3503059, Hidalgo County Map Records. This subdivision is in Flood zone "X" (unshaded) areas determined to be outside 500- year floodplain. Community-panel number 480345 0005 C map revised: November 20,1991. The property is located 140 feet East of the corner of N Holland Ave. and W Griffin Pkwy. The property is currently a residential property obtaining mostly open grassland with Lots 31-33 being commercial lots use, lots 1-30 being used as single-family lots, and 2 detention areas, currently inside the City of Mission, Texas.

The soil in this area is (28) Hidalgo sandy clay loam and (31) Hidalgo-Urban land complex, which are in Hydrologic Group "B". This soil is moderately pervious and has a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas").

The existing runoff is in a northeasterly direction, with a runoff of 7.41 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 54.48 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 47.07 c.f.s.

The proposed drainage shall consist of surface runoff from the lots into the proposed streets and collected by type "A" and "C" inlets located at key points within the subdivision. The pipe size diameters shall be 24"-30". The proposed storm system shall be discharged into proposed private detention ponds on the North side of the property.

In accordance with the City of Mission drainage policy, the peak rate of runoff in this subdivision will not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, as per attached calculations the required 121,076 cubic feet of detention will be provided within the proposed private detention ponds. The said ponds will be discharged via two 8-inch bleeder lines into two separate existing TxDOT inlets located on the South side of Griffin Parkway Permit # 660130.

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☒ OTHER	TxDot
Alexis Lopez	
H.C.D.D. NO. 1	DATE 6/30/26

Mario A. Reyna, P.E. #117368
President

Date: 6/15/26



• OFF: (956) 381-0981 • FAX: (956) 381-1839 • www.meldenandhunt.com

Submit a TxDot permit through Rulis



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 25, 2026

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

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

NATURE OF REQUEST:

Project Timeline:

- November 19, 2025 – Plat, preliminary construction plans, and Subdivision Application submitted to the city.
- July 30, 2026 – Final review of plat and construction plans deemed complete by SRC.
- August 5, 2026 – Consideration of the Replat Approval Subject to Conditions by the Planning and Zoning Commission.
- August 25, 2026 – Consideration of the requested Replat Approval Subject to Conditions by the City Council.

Summary:

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

STAFF RECOMMENDATION:

Staff recommend approval of the Replat of Ulloa Subdivision subject to conditions: Payment of Capital Sewer Recovery Fees, Payment of Park Fees, and approval of the infrastructure from the different City departments as per the approved construction plans.

Departmental Approval: Approval

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

SUBDIVISION APPLICATION

RECEIVED



CITY OF MISSION SUBDIVISION APPLICATION

Name: <u>Jose & Maria Ulloa</u> Address: <u>927 Jay Ave.</u> City: <u>Mission, TX 78572</u> Phone: <u>417-593-1328</u> Subdivision Name: <u>Ulloa Subdivision</u>	PLAT FEES 5 ACRE PLAT OR LESS.....\$400 5+ ACRES.....\$500 Re-Plat Filing/Review\$300 Separate Subdivision variance/open cuts, etc. \$150 P&Z Date: _____ City Council Date: _____
--	---

Urban (City) Yes **Suburban ETJ** N/A **Rural ETJ** N/A
Zone: R-4 **Water Dist.** City **School Dist.** Mission ISD

of Lots: Residential 8 **Non-Residential** _____ **Common Areas/Lots** _____
Water CCN: **SWSC** N/A **LJWSC** N/A **MUD** N/A

WATER <u>261</u> L. F. of <u>8"</u> Water Lines <u>261</u> L. F. of <u>12"</u> Water Lines Other: _____ Suburban ETJ Only: MSR cost of water meters & Membership costs \$	SEWER <u>261</u> L. F. of <u>8"</u> Sewer Lines _____ L. F. of _____ Sewer Lines Lift Sta: <u>N/A</u> N/A-Septic Use: <u>N/A</u> Other: _____ Cost of Septic Tanks
---	--

STREETS <u>261</u> L. F. of <u>30' (Jay St.)</u> <u>261</u> L. F. of <u>71' (Insp. Rd)</u> Other: _____	SEWER _____ Storm Lines _____ Storm Lines _____ Storm Lines
--	---

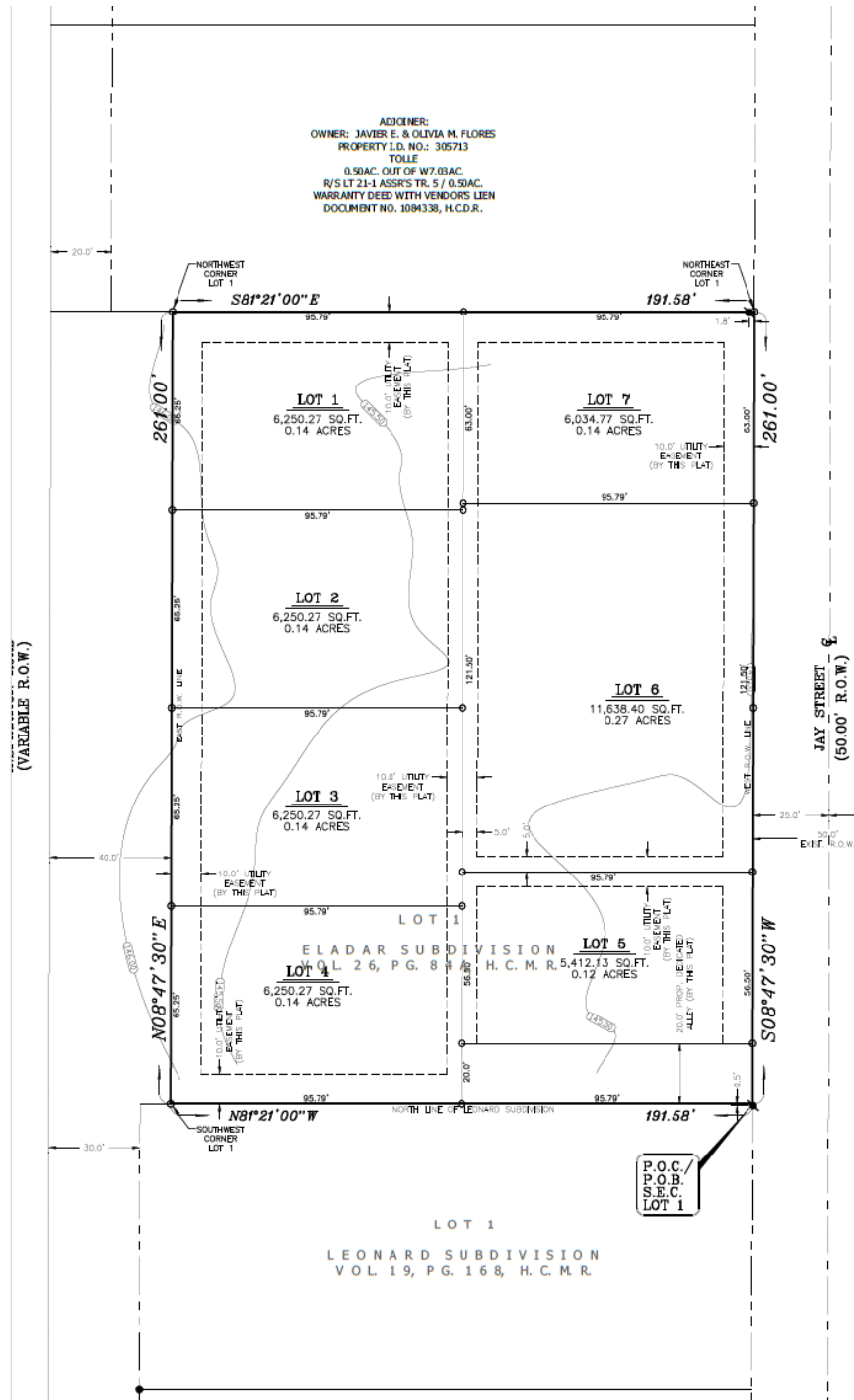
15075601
1201 E. 8TH ST
REC#: 06473538 11/19/2025 10:21 AM
OPER: MDLC - TERM: 007
REF#: 22-111101703
TRAN: 550.0000 BUSINESS LICENSE
20250874-11/19/25 ULLOA, JOSE & MARIA
GRIFFIN GARDENS SUBD 400.00CR
TENDERED: 400.00 MONEY ORDER
APPLIED: 400.00-
CHANGE: 0.00

Revised 2023

WATER CONSERVATION STAGE 2
THANK YOU AND HAVE A GREAT DAY!

90250874

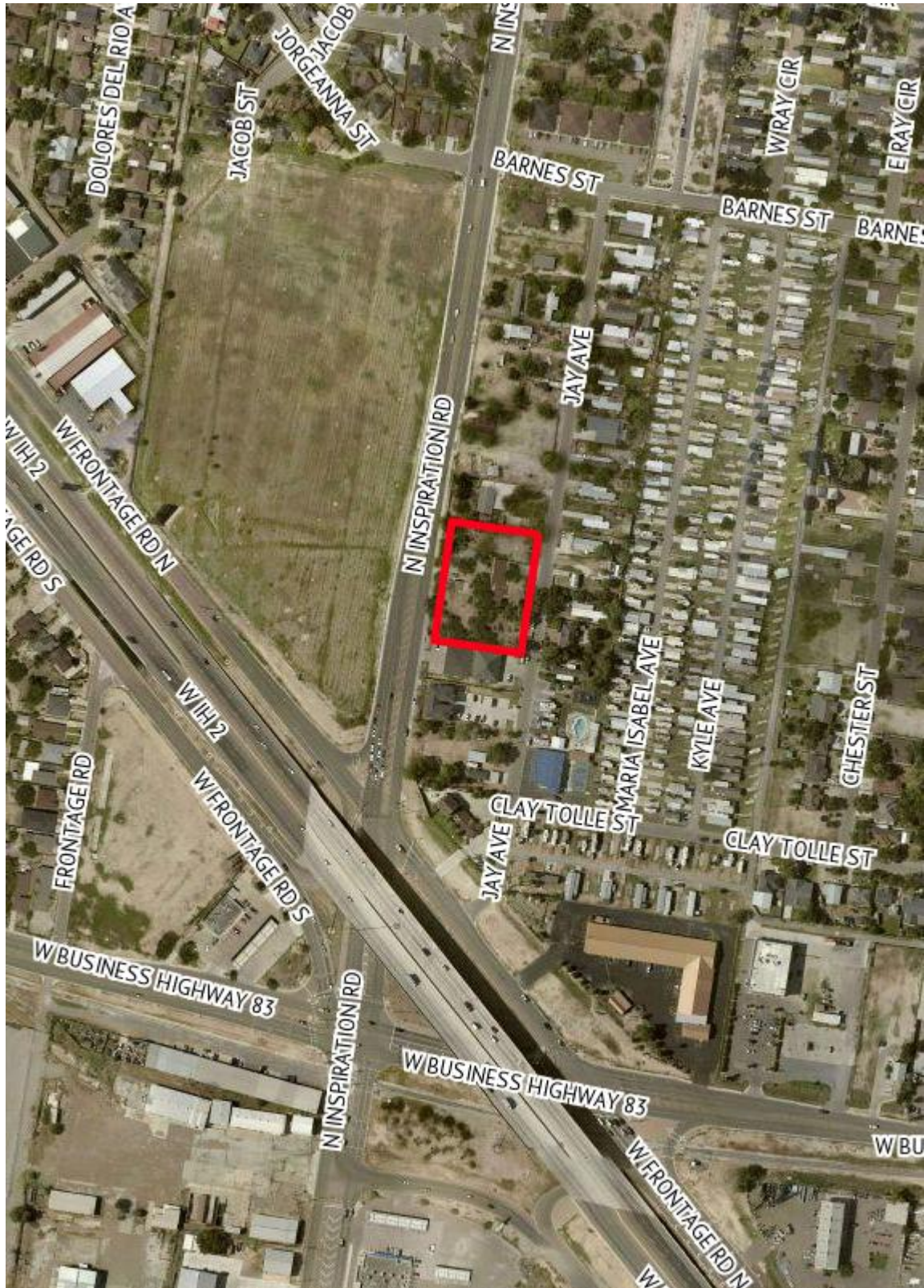
PLAT



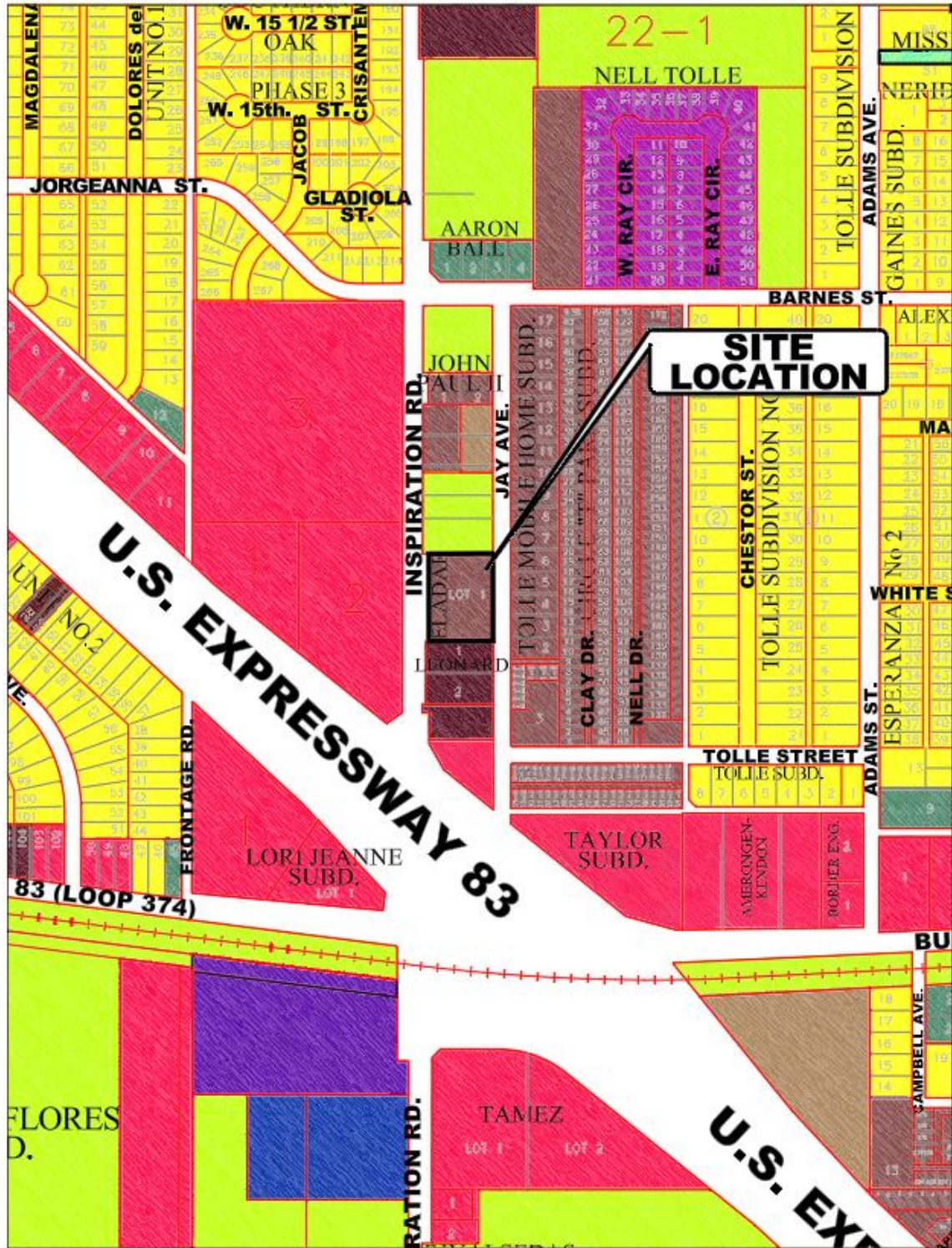
ULLOA SUBDIVISION

AN ADDITION TO THE CITY OF MISSION,
HIDALGO COUNTY, TEXAS.

AERIEL PHOTO



ZONING MAP



ZONING MAP



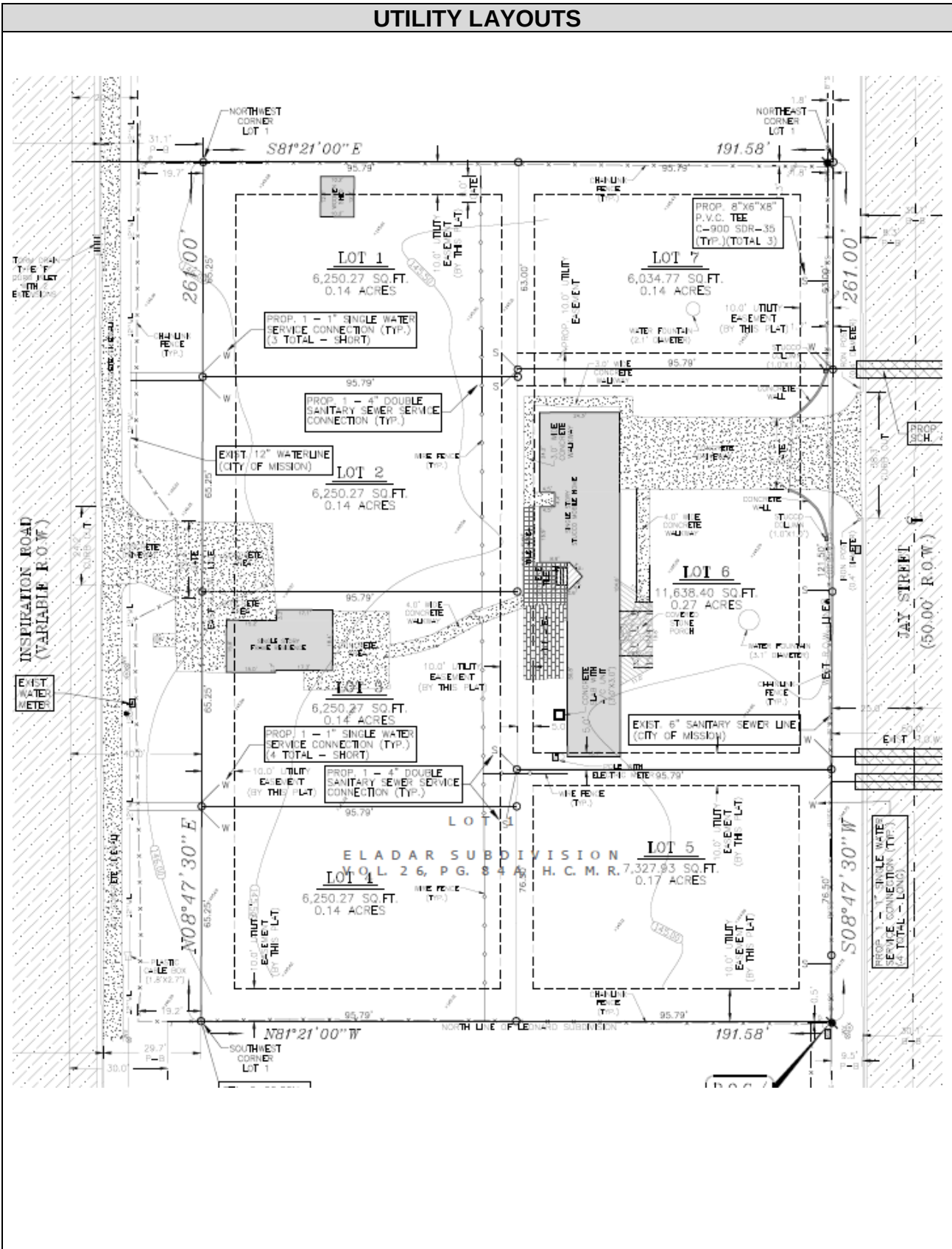
CITY OF MISSION
HIDALGO COUNTY, TEXAS

100 E. 8th Street
MISSION, TX 78572

TEL: (361) 334-6672
FAX: (361) 334-6650

No.

UTILITY LAYOUTS



DRAINAGE REPORT

INDEX

Drainage Report Narrative: Page 2.-3.

- A. Hydrograph: Dated 11/05/25 Attached
- B. Plat reduction of Ulloa Subdivision, Mission
- C. Copy of FIRM – CPN 480345 0005 C, dated 11/20/81
- D. Copy of Plat reduction and other drainage report exhibits

DRAINAGE REPORT NARRATIVE

Proposed Ulloa Subdivision is an eight (8) lot 1.15 acre residential merical plat out of a part of Lot 1, Eladar Subdivision, Mission, Hidalgo County, Texas. This tract is located south of Barnes Street along the west side of Jay Street. The site has double frontage with Inspiration Road along the west side. This proposed subdivision plat is located in Zone "X" as per the FIRM Community Panel No. 480345 0005 C, dated 11/21/81. Zone "X" areas are defined as "Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levee from 100-flood." The site currently occupied being used a a commercial heavy equipment rental business. This site has 261.0 feet of frontage along Jay Street and Inspiration Road along with a depth of 19158 feet (east/west). Inspiration Road is a TxDOT road and Jay Street is a City of Mission roadway. Both streets are completed with pavement, curb & gutter and storm sewer improvements.

There is an existing mobile home on the 1.15 acre tract of land, and, one single family residence. The remainder of the property is vacant and un-improved. It is proposed that single family homes will be constructed on the available lots, and, the existing mobile home may need to be relocated into it's own lot.

Soils of this proposed plat consist of a Hidalgo Fine Sandy loam complex (Map Unit No. 26) with slopes between 1 and 3 percent. This Class B soil is well drained with medium surface runoff and moderate permeabilities. This soil unit is assigned to subclass IIe non-irrigated and irrigated; it is in the Gray Sandy Loam range site and may be seen on Sheet 92 of the Soil Survey of Hidalgo County, Texas.

Waters within this property essentially flow via sheet flow in a south south-easter direction away from Inspiration Road. Waters entering and/or falling on the paved section of Jay Street flow south along Jay Street away from these lands and into the drainage system of Inspiration Road. There is not storm sewer along Jay Street – storm sewer is located along Inspiration Road.

In accordance with the drainage policies of the City of Mission, this subdivision shall be required to detain on-site the total volume of water CREATED by the post-development of this 1.15 acre property. Using the Modified Rational Method (*For Reference: TxDOT Intensity-Frequency-Duration Coefficients for Texas Counties HDM (2004)*) over a 10-year storm event, and, existing drainage coefficient of 0.20 with a future computed drainage coefficient of 0.43 – *For Reference: FHWA, Urban Drainage Design Manual HEC -22 (2001)*, an average drainage run of 250.0 feet and an average south south-easterly slope of 0.40%, it was computed that the improved condition would produce an additional volume of 4,784.26 Cubic Feet, or, 0.110 Acre-Feet. Runoff shall increase from 1.05 CFS to 3.41 CFS – an increase of 2.36 CFS.

The City of Mission will require enforcement of the calculations of this report and how drainage shall be detained on each lot. Currently, it is proposed that each lot owner shall provide for the on-site detention of drainage waters not less than 600 Cu. Ft. The minimum finished flood elevation shall not be less than 18" above the top of the curb at the center of this lot in front of each respective street. No additional paving or drainage improvements are being provided to either roadway by this development.

Date: November 05, 2025

Attachment: Hydrograph and Other Required Drainage Report Information
 xc: n:\subdivision\plats\ulfoa.sub\110525



☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☐ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER _____	
	
H.C.D.D. NO. 1	DATE 3-10-26



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 25, 2026

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

AGENDA ITEM: Discussion and Possible Action on Matters Related to Adoption of Ordinance # _____ amending the City's fee schedule to establish a Permit and Inspection Technology Fee for a New Software applicable to building permits, garage sale permits, fire inspections, and other designated permits, licenses, inspections, and regulatory services – Cervantes

NATURE OF REQUEST:

The City of Mission uses various software applications and technology systems to administer building permits, inspections, garage sale permits, fire inspections, payments, and other regulatory services for the community. The new software will allow city staff to process these tasks online.

These systems require ongoing expenditures for software licensing, subscriptions, maintenance, technical support, hosting upgrades, cybersecurity, data storage, equipment, system integration, and other technology-related services.

As the City's reliance on technology continues to increase, staff recommends establishing a Permit and Inspection Technology Fee to recover a portion of the City's costs for the software and infrastructure used to provide these services.

The proposed fee is not intended to fund or be limited to any particular software vendor or software platform. Rather, the revenue would help support the City's overall technology needs associated with permitting, inspections, and related regulatory services.

The proposed ordinance amendment would establish a technology fee applicable to designated permits and inspection services, including: building permits, garage sale permits, health permits, fire inspections, and other permits or inspections designated by the City Council.

The proposed Technology Fees for New Software are the following:

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

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

BUGETED: N/A **FUND:** _____ **ACCT. #:** _____

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

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval of ordinance

Departmental Approval: N/A

Advisory Board Recommendation: N/A

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

WHEREAS, the City of Mission, Texas is a home-rule municipality possessing the full power of local self-governance pursuant to Article XI, Section 5 of the Texas Constitution; and

WHEREAS, Pursuant to the laws of the State of Texas, including Section 51.001 of the Texas Local Government Code, the City Council has the authority to adopt an ordinance that, among others things, is for good government, peace, or order of Mission; and

WHEREAS, the City administers numerous permitting, inspection, licensing, code enforcement, fire prevention, regulatory, and development-related programs for the benefit and protection of the public; and

WHEREAS, the City utilizes technology systems and software to receive applications, issue permits, schedule inspections, conduct electronic plan review, process payments, maintain records, communicate with applicants, document inspections, manage code enforcement activities, and administer other municipal regulatory services; and

WHEREAS, the City's use of such technology requires ongoing expenditures for software licensing, subscriptions, hosting, maintenance, technical support, implementation, upgrades, cybersecurity, hardware, integration, training, electronic records, and related services; and

WHEREAS, the City Council finds that applicants and permit holders who utilize the City's permitting and regulatory services should bear a reasonable portion of the costs associated with the technology used to administer those services; and

WHEREAS the City Council further finds that a fixed technology fee for new software provides an efficient, predictable, and transparent method of recovering a portion of the City's technology-related costs; and

WHEREAS, the City Council intends that revenues generated by the fee established by this Ordinance be used to support the technology and systems necessary to provide, administer, document, and maintain the City's permitting, inspection, licensing, and related regulatory services; and

WHEREAS, the City Council has determined that adoption of this Ordinance is in the best interests of the citizens of Mission and promotes efficient administration of municipal services.

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

SECTION 1. PERMIT AND INSPECTION TECHNOLOGY FEE ESTABLISHED

A Permit and Inspection Technology Fee for New Software is hereby established to recover a reasonable portion of the City's costs associated with technology, software, electronic systems, and related administrative infrastructure used in the City's permitting, inspection, licensing, and regulatory programs.

The fee shall be assessed in addition to all other applicable permit, inspection, license, application, plan review, and administrative fees.

SECTION 2. APPLICABLE SERVICES AND FEES.

The Permit and Inspection Technology Fee shall be assessed as follows:

- Residential Building Permit Fee - \$0.02 per square foot of construction
- Commercial Building Permit Fee - \$0.05 per square foot of construction
- Garage Sale Permit Fee - \$10.00
- Fire Inspection Fee - \$10.00
- Health Permit Fees - \$10.00 annual permit and \$5.00 for temporary permits
- Alarm Permits Fee - \$10.00

The City Council may establish different technology fee amounts for additional permit, inspection, license, or regulatory categories by ordinance or amendment to the City's official fee schedule.

SECTION 3. BUILDING PERMITS

The technology fee for new software shall apply to each building permit issued by the City, including, but not limited to:

- A. New Construction
- B. Additions
- C. Alterations and remodeling
- D. Accessory structures
- E. Residential construction
- F. Commercial construction
- G. Tenant finish-out or build-out
- H. Demolition permits administered as building permits
- I. Other building permit categories administered through the City's permitting system

The technology fee for new software shall be charged once for each building permit number issued unless otherwise provided by the City's adopted fee schedule.

SECTION 4. GARAGE SALE AND HEALTH PERMITS

The technology fee for new software shall apply to each garage sale and health permit issued by the City.

The technology fee for new software shall be collected at the time the garage sale and health permit are issued and shall be in addition to any other fee established by the City.

The technology fee for new software shall support the technology used to process, issue, track, document, and administer garage sale permits, including electronic applications, databases, customer portals, payment systems, mapping systems, record management, and related technology.

SECTION 5. FIRE INSPECTIONS

The technology fee for new software shall apply to fire inspections performed or administered by the City, including, as applicable:

- A. Fire code inspections
- B. Certificate of occupancy-related fire inspections
- C. Commercial fire inspections
- D. Inspection requests associated with occupancy or business operations
- E. Re-inspections when otherwise subject to a City inspection fee
- F. Other fire inspections designated by the Fire Marshal or City Council

The technology fee for new software shall be assessed in addition to any applicable inspection or reinspection fee established by the City.

Nothing in this Ordinance shall be interpreted to limit or supersede any requirement imposed by state law concerning fire inspections, fire prevention, or fire protection.

SECTION 6. PURPOSE AND USE OF REVENUES

Revenues collected under this Ordinance shall be deposited into an appropriate City account and shall be used to support technology and electronic systems associated with the City's permitting, inspection, licensing, and regulatory services.

Eligible expenditures may include:

- 1. Permit management software
- 2. Fire inspection software
- 3. Garage sale and health permit software and databases
- 4. Electronic plan review
- 5. Online permitting and application portals
- 6. Inspection scheduling systems
- 7. Mobile inspection applications and equipment
- 8. Electronic payment systems

9. Software licensing and subscriptions
10. Cloud hosting and data storage
11. Electronic records management
12. Geographic information systems and mapping associated with permits and inspections
13. Software integration between City departments
14. Cybersecurity and data protection
15. Computer hardware and related equipment
16. Software implementation and configuration
17. System upgrades and replacement
18. Technical support and maintenance
19. Employee training related to permitting and inspection technology, and
20. Other technology expenditures directly related to the administration, processing, inspection, tracking, documentation, or enforcement of City permits, inspections, licenses, and related regulatory programs.

SECTION 7. COLLECTION

The appropriate City department shall collect the Technology Fee for New Software at the time the applicable permit, inspection, or service is processed.

The fee shall be identified as a separate line item on the applicable application, invoice, receipt, permit, inspection record, or electronic transaction whenever practicable.

No permit or other service subject to the fee shall be issued or completed until all applicable fees have been paid or otherwise lawfully deferred or waived.

SECTION 8. NONREFUNDABLE FEE

The Technology Fee for New Software shall be nonrefundable after issuance of the applicable permit or completion of the applicable inspection, except when:

- A. The fee was collected in error
- B. The permit or inspection was processed in error by the City
- C. A refund is otherwise authorized under City policy

SECTION 9. EXEMPTIONS

The following may be exempt from the Technology Fee for New Software:

- A. Permits and inspections performed solely for City of Mission-owned property or City construction projects.
- B. Emergency inspections or emergency permits when the applicable department determines that immediate action was necessary to protect life or property; and
- C. Other categories specifically exempted by the City Council

SECTION 10. ADMINISTRATIVE AUTHORITY

The City Manager, Finance Director, Chief Building Official, Fire Marshal, and other appropriate department heads are authorized to establish administrative procedures necessary to implement this Ordinance.

Such procedures may include the modification of application forms, permit software, inspection systems, accounting systems, payment systems, and other technology necessary to administer the fee.

Any change to the amount of a technology fee established by this Ordinance shall require authorization by the City Council unless otherwise permitted by law.

SECTION 11. NO DUPLICATIVE CHARGE

The technology fee for new software established by this Ordinance is intended to recover a reasonable portion of the City's costs associated with technology and electronic systems used to administer the applicable service.

Nothing in this Ordinance shall be construed to authorize a fee that is prohibited by state law or duplicates a fee prohibited by state law.

SECTION 12. PERIODIC REVIEW

The City Manager or designee shall periodically review revenues and expenditures of the Technology Fee for New Software to determine whether the fee remains reasonably related to the City's technology and administrative costs.

The City Council may modify the fee by ordinance when appropriate.

SECTION 13. STATE LAW

This Ordinance shall be administered consistently with all applicable provisions of the Texas Constitution, Texas statutes, adopted building and fire codes, and other applicable state law.

If any provision of this Ordinance conflicts with mandatory state law, the state law shall control to the extent of the conflict.

SECTION 14. FEE SCHEDULE

The City's official fee schedule is hereby amended to include the following:

- Residential Building Permit Fee - \$0.02 per square foot of construction
- Commercial Building Permit Fee - \$0.05 per square foot of construction
- Garage Sale Permit Fee - \$10.00
- Fire Inspection Fee - \$10.00
- Health Permit Fees - \$10.00 annual permit and \$5.00 for temporary permits

- Alarm Permits Fee - \$10.00

These fees shall be listed separately from the underlying permit or inspection fee.

SECTION 15. SEVERABILITY. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and any remaining provision shall continue in effect notwithstanding the invalidity of such section, subsection, clause, phrase or portion.

SECTION 16. PUBLICATION AND EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage and publication as required by law.

PASSED, APPROVED, AND ADOPTED THIS 25th day of August, 2026, at a regular meeting of the City Council of the City of Mission, Texas, at which a quorum was present and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

CITY OF MISSION

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

APPROVED AS TO FORM:

City Attorney



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 25, 2026

PRESENTED BY: Anna Carrillo, City Secretary

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

NATURE OF REQUEST:

Electioneering Ordinance Amendments:

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

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*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ORDINANCE NO. _____

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

WHEREAS, the City Council of the City of Mission recognizes and respects the right of persons to engage in lawful political expression and electioneering; and

WHEREAS, the Texas Election Code establishes areas around polling places in which electioneering is prohibited and authorizes the governmental entity that owns or controls a public building used as a polling place to adopt reasonable regulations concerning the time, place, and manner of electioneering on the premises outside those areas; and

WHEREAS, the City Council finds that reasonable regulations are necessary to protect voter access, pedestrian and traffic safety, accessibility, fire and emergency access, voting operations, and City property; and

WHEREAS, the City Council intends that lawful electioneering remain permitted outside the areas where electioneering is prohibited by state law, subject to reasonable, content-neutral regulations; and

WHEREAS, the City Council desires to simplify and codify the City's electioneering regulations and repeal prior ordinances governing the same subject;

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

SECTION 1. AMENDMENT OF CHAPTER 66.

Chapter 66, "Offenses," of the City of Mission Code of Ordinances is amended by adding Article V, "Electioneering at City-Owned or Controlled Polling Places," to read as follows:

ARTICLE V. ELECTIONEERING AT CITY-OWNED OR CONTROLLED POLLING PLACES

Sec. 66-151. Purpose and Applicability.

(a) This article establishes reasonable, content-neutral regulations governing electioneering and the placement of electioneering materials on City-owned or City-controlled property being used as an early voting or Election Day polling place.

(b) Nothing in this article shall be construed to prohibit lawful electioneering outside the areas where electioneering is prohibited by the Texas Election Code.

(c) The Texas Election Code, including Sections 61.003, 61.004, 64.009, and 85.036, shall control in the event of a conflict between this article and state law.

Sec. 66-152. Electioneering-Free Areas.

(a) Electioneering is prohibited within the areas established by the Texas Election Code, including:

1. The area within one hundred (100) feet of the entrance to a polling place; and
2. The area within twenty (20) feet of the boundary of a designated curbside-voting parking space.

(b) The distance markers placed by election officials shall control the location of the electioneering-free areas.

(c) Outside the areas described in subsection (a), lawful electioneering, including holding hand-held signs and distributing political literature, is permitted, provided the activity complies with this article and other applicable law.

Sec. 66-153. Political Signs and Electioneering Materials.

(a) Political signs may be placed only in areas designated by the City for electioneering and may not obstruct voter access, traffic, accessibility, fire lanes, emergency access, or voting operations.

(b) Each candidate, political party, political action committee, or other political organization may place no more than one (1) political sign at a designated location.

(c) A political sign shall not exceed four feet by eight feet (4 ft. x 8 ft.).

(d) Political signs, stakes, sandbags, supports, or other materials shall not be attached to or placed upon a City building, fence, tree, light pole, traffic-control device, City sign, or other City property.

(e) All political signs and materials used to secure or support a political sign shall be removed by the person or organization responsible for the sign within twenty-four (24) hours following Election Day.

(f) The City may remove any political sign or electioneering material that violates this article or remains after the required removal period.

Sec. 66-154. Canopies and Temporary Structures.

(a) Each space may contain no more than one Canopy no larger than ten feet by ten feet (10 ft. x 10 ft.) Canopies may be placed only in areas designated by the City and shall not obstruct voter access, accessible routes, fire lanes, emergency access, traffic, or voting operations.

(b) A canopy shall not have political signs, banners, feather flags, or other electioneering materials attached to, hanging from, or extending from the canopy.

(c) A screen-printed or otherwise branded canopy displaying political messaging shall not be considered a substitute for the permitted political sign.

(d) Canopies and all materials associated with them shall be removed within twenty-four (24) hours following Election Day.

Sec. 66-155. Vehicles and Parking.

(a) A vehicle displaying political signs or electioneering materials may not be parked or stationed on City-owned or City-controlled property for the purpose of electioneering.

(b) A vehicle may be present on City property for the purpose of dropping off or picking up voters, conducting official business, making a delivery, or conducting other lawful business.

(c) Vehicles shall not block or obstruct a polling place entrance, sidewalk, accessible route, fire lane, emergency access area, designated curbside-voting space, passenger-loading area, or active traffic lane.

(d) A vehicle dropping off or picking up a voter shall depart after the passenger has been safely loaded or unloaded, unless the vehicle is otherwise lawfully parked.

(e) Nothing in this section shall interfere with a voter's lawful transportation, curbside voting, or accessibility rights.

Sec. 66-156. Prohibited Physical Conduct; Sound; Food and Beverages.

(a) **Physical obstruction and safety.** No person shall:

1. Block or obstruct a sidewalk, accessible route, entrance, ramp, fire lane, emergency access area, designated curbside-voting space, passenger-loading area, or active traffic lane;
2. Stand or remain in an active traffic lane for the purpose of electioneering, solicitation, or distribution of materials;

(b) **Prohibited equipment and objects.** Feather flags, inflatables, balloons, or similar wind-driven objects are prohibited to be placed on the ground or attached to a canopy.

(c) **Sound amplification.** The use of a sound-amplification device or a vehicle equipped with a loudspeaker for political speech or electioneering is prohibited within one thousand (1,000) feet of a polling-place building during the period prohibited by Texas Election Code Section 61.004. Nothing in this section shall be construed to authorize conduct prohibited by state law.

During Voting Hours no private person may operate a loudspeaker, microphone, megaphone, sound truck, or other amplified-sound device on City owned property, without regard to the content of the sound.

(d) **Food and beverages.** Prepared food and nonalcoholic beverages may be distributed without charge, provided the distribution does not obstruct voter access, create a safety or sanitation hazard, or violate any applicable law. Cooking or heating food on City polling place premises is prohibited. Alcoholic beverages may not be distributed.

(e) **Content-neutral enforcement.** This section shall be enforced based on the conduct, location, physical characteristics, or safety impact of the activity and shall not be enforced based upon the candidate, political party, organization, message, or viewpoint being expressed.

Sec. 66-157. Removal and Correction of Violations.

(a) An authorized City employee shall identify the objective violation and provide the responsible person a reasonable opportunity, not less than thirty (30) minutes, to correct it. Notice may be verbal or written. If no responsible person is present, the City may attach a written notice to the Temporary Object and may relocate or remove the object if the violation is not corrected within thirty (30) minutes.

(b) An authorized City employee may direct immediate correction, relocation, cessation, or removal, without a thirty-minute cure period, when conduct or an object:

- (1) involves prohibited cooking, flame, fuel, or amplified sound; or
- (2) materially obstructs a voter's access to voting, materially interferes with official election operations, or presents a true threat of unlawful violence.

Sec. 66-158. Offense and Penalty.

- (a) A person who violates any provision of this article commits an offense.
- (b) An offense under this article is punishable by a fine not to exceed Five Hundred Dollars (\$500.00) for each offense, as authorized by applicable law.
- (c) A person shall not be held responsible solely because the person's name, image, logo, candidacy, political affiliation, or message appears on a sign or other material. Responsibility must be established by evidence that the person placed, authorized, maintained, possessed, or controlled the material or conduct.
- (d) Enforcement of this article shall be consistent with the United States Constitution, the Texas Constitution, the Texas Election Code, and other applicable law.

Sec. 66-159. Administration and Enforcement.

- (a) The City Secretary shall administer the provisions of this article relating to designated electioneering areas and shall coordinate, as appropriate, with election officials. The City Secretary shall provide and distribute maps identifying the areas designated for electioneering and the locations where political signs and canopies may be placed at each City-owned or City-controlled polling place.
- (b) The Code Enforcement Department, Mission Police Department, other authorized City personnel may enforce the provisions of this article.
- (c) Nothing in this article shall interfere with the authority of the early voting clerk, presiding election judge, or other election official under the Texas Election Code.
- (d) Nothing in this article shall be construed to prohibit lawful electioneering outside the areas where electioneering is prohibited by state law.

Sec. 66-160. Severability and Applicable Law.

If any provision of this article is determined to be invalid or unconstitutional, such determination shall not affect the validity of the remaining provisions. This article shall be interpreted and enforced consistently with applicable federal and state law.

SECTION 2. AMENDMENT OF CHAPTER 86.

Section 86-42(d)(2) of the City of Mission Code of Ordinances is amended to provide that temporary political signs at polling places shall be removed within twenty-four (24) hours following Election Day, consistent with Chapter 66, Article V.

SECTION 3. REPEAL OF PRIOR ORDINANCES.

Ordinance Nos. 4878, 5236, and 5440, and any provisions of those ordinances governing electioneering at City-owned or City-controlled polling places, are hereby repealed in their entirety.

SECTION 4. CODIFICATION.

The City Secretary is authorized to forward this Ordinance to the City's official code codifier for inclusion in the City of Mission Code of Ordinances.

SECTION 5. SAVINGS.

The repeal of any prior ordinance shall not affect any violation, penalty, liability, or proceeding arising before the effective date of this Ordinance. Such matters shall be governed by the law in effect at the time the violation occurred.

SECTION 6. SEVERABILITY.

If any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 7. PUBLICATION.

The City Secretary shall cause the caption or title of this Ordinance, including the penalty provision, to be published in accordance with the City Charter and applicable law.

SECTION 8. EFFECTIVE DATE.

This Ordinance shall take effect upon publication as required by law and shall apply to conduct occurring on or after its effective date and to elections thereafter unless amended or repealed.

SECTION 9. REPEALER.

All ordinances or portions of ordinances in conflict with this Ordinance are repealed only to the extent of such conflict.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Mission, Texas, on this 25th day of August, 2026.

CITY OF MISSION, TEXAS

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

APPROVED AS TO FORM:

Eden Ramirez, City Attorney

CERTIFICATE OF PUBLICATION

I certify that the caption or title of Ordinance No. _____, including the penalty provision, was published in accordance with the City Charter and applicable law.

Anna Carrillo, City Secretary

Date of Publication: _____

Effective Date: _____



CITY OF
MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 25, 2026

PRESENTED BY: Andy Garcia, Co-Interim City Manager

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

NATURE OF REQUEST:

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

STAFF 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. _____
CITY OF MISSION, TEXAS

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

WHEREAS, the City of Mission has established a monthly Drainage Improvement Fee pursuant to Chapter 114, Article IV, Division 2 of the City of Mission Code of Ordinances; and

WHEREAS, the City Council finds that the proper operation of the City's drainage system requires ongoing operation, inspection, maintenance, preventive maintenance, repair, rehabilitation, replacement, and other activities necessary to preserve and maintain existing drainage infrastructure; and

WHEREAS, the City Council desires to clarify that revenues derived from the Drainage Improvement Fee may be used for all lawful costs associated with providing, operating, maintaining, repairing, and improving the City's drainage system; and

WHEREAS, the City Council further desires to remove outdated expiration language contained in Section 114-171 while maintaining the rates established separately under Section 114-172.

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

SECTION 1. AMENDMENT TO SECTION 114-171

Chapter 114, Article IV, Division 2, Section 114-171 of the City of Mission Code of Ordinances is hereby amended to read as follows:

Sec. 114-171. – Established; authorized uses.

The City hereby establishes and authorizes the continued collection of a monthly drainage fee from all existing and future customers of the City utility system specially benefited by such fee. Such benefits shall correspond to the City's master drainage improvement plan, as it exists or may be amended from time to time, and applicable agreements, contracts, studies, and drainage requirements of the City.

Revenue derived from the drainage fee shall be used for the lawful costs of providing, operating, maintaining, and improving the City's drainage system, including, but not limited to, operation, inspection, maintenance, preventive maintenance, repair, rehabilitation, replacement, improvement, reconstruction, planning, engineering, vegetation management, debris removal, emergency response, machinery, equipment, materials, personnel, administration, and other costs necessary or incident to the provision of drainage services.

The drainage fee shall continue to be collected at the rates established under Section 114-172, as amended from time to time, unless modified or discontinued by subsequent ordinance of the City Council.

SECTION 2. NO CHANGE TO RATES

Nothing in this Ordinance shall modify the Drainage Improvement Fee rates established under Section 114-172 of the City of Mission Code of Ordinances.

SECTION 3. SEVERABILITY

If any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. REPEALER

All ordinances or portions of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 5. EFFECTIVE DATE

This Ordinance shall become effective upon its passage and approval and in accordance with applicable law.

READ, CONSIDERED AND APPROVED on this the 25th day of August, 2026.

Norie Gonzalez-Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary



CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 25, 2026

PRESENTED BY: Andy Garcia, Co-Interim City Manager

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

NATURE OF REQUEST:

The Streets Department performs drainage-related maintenance, repair, inspection, and operational activities using General Fund personnel and resources. Actual Street Department personnel costs for the 12-month period August 1, 2025 through July 31, 2026 totaled \$1,838,755.31.

A labor-hour analysis for the four-week period June 21 through July 18, 2026 identified 2,973.5 drainage-related hours out of 6,126.75 total hours, or 48.53%. Applying this percentage to annual personnel costs results in approximately \$892,347.95 in personnel costs attributable to drainage activities.

The Resolution authorizes an anticipated reimbursement of \$700,000 annually for FY 2025-2026 and FY 2026-2027, which may be reduced by the City Manager or increased up to \$900,000, provided the reimbursement does not exceed documented eligible costs or result in a negative Drainage Fund balance.

The supporting cost allocation and labor-hour analysis attached as Exhibit A.

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 _____

RESOLUTION NO. _____**CITY OF MISSION, TEXAS**

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

WHEREAS, the City of Mission Streets Department performs drainage-related maintenance, repair, inspection, and operational activities using personnel and resources funded through the General Fund; and

WHEREAS, actual Streets Department personnel costs for the 12-month period from August 1, 2025 through July 31, 2026 totaled \$1,838,755.31; and

WHEREAS, a labor-hour analysis conducted for the four-week period from June 21, 2026 through July 18, 2026 identified 2,973.5 drainage-related hours out of 6,126.75 total hours, representing 48.53% of total labor hours analyzed; and

WHEREAS, applying the 48.53% labor allocation to the actual annual Streets Department personnel costs results in approximately \$892,347.95 in personnel costs attributable to drainage-related activities; and

WHEREAS, the City Council finds that reimbursement of the General Fund for documented and eligible drainage-related services provided by the Streets Department is appropriate, provided that such reimbursement does not exceed documented eligible costs and does not result in a negative balance in the Drainage Assessment Fund; and

WHEREAS, the supporting personnel cost allocation and labor-hour analysis are attached hereto as Exhibit A and incorporated herein for purposes of establishing the reimbursement methodology.

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

SECTION 1. AUTHORIZATION OF REIMBURSEMENT

For Fiscal Years 2025-2026 and 2026-2027, the City Council authorizes an anticipated annual reimbursement of \$700,000 from the Drainage Assessment Fund to the General Fund for documented and eligible drainage-related services provided by the Streets Department.

SECTION 2. CITY MANAGER AUTHORITY AND REIMBURSEMENT LIMIT

The City Manager is authorized to reduce the annual reimbursement below \$700,000 when warranted by documented eligible costs, available resources, operational requirements, or the financial condition of the Drainage Assessment Fund. The City Manager may authorize an annual reimbursement above \$700,000, but in no event exceeding the documented eligible drainage-related costs of \$892,347.95 and does not result in a negative Drainage Assessment Fund balance.

SECTION 3. COST ALLOCATION METHODOLOGY

The reimbursement authorized by this Resolution shall be supported by the cost allocation methodology reflected in Exhibit A. The current analysis applies the 48.53% drainage-related labor allocation identified during the June 21, 2026 through July 18, 2026 labor-hour review period to actual Streets Department personnel costs for the 12-month period from August 1, 2025 through July 31, 2026, resulting in approximately \$892,347.95 in personnel costs attributable to drainage activities.

SECTION 4. FUTURE FISCAL YEARS

Beginning with Fiscal Year 2027-2028 and in future fiscal years, reimbursement from the Drainage Assessment Fund to the General Fund may continue under the methodology established by this Resolution when included in the City's annually adopted budget. Any reimbursement shall remain subject to documented eligible costs, available resources, and the requirement that the reimbursement not result in a negative Drainage Assessment Fund balance. Unless otherwise authorized by subsequent City Council action, the annual reimbursement shall not exceed \$892,347.95.

SECTION 5. BUDGET IMPLEMENTATION

The City Manager and Finance Director are authorized to take all actions necessary to implement the reimbursement authorized by this Resolution through the applicable City budget and accounting records, consistent with the terms of this Resolution.

SECTION 6. EFFECTIVE DATE

This Resolution shall become effective immediately upon its passage and approval.

READ, CONSIDERED AND APPROVED on this the 25th day of August, 2026.

Norie Gonzalez-Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

EXHIBIT A
DRAINAGE ASSESSMENT FUND REIMBURSEMENT
PERSONNEL COST ALLOCATION SUMMARY

This Exhibit summarizes the Streets Department personnel cost allocation and labor-hour analysis used to support reimbursement from the Drainage Assessment Fund to the General Fund.

Allocation Component	Amount / Period
Annual Personnel Cost Review Period	August 1, 2025 - July 31, 2026
Actual Streets Department Personnel Costs	\$1,838,755.31
Labor-Hour Analysis Period	June 21, 2026 - July 18, 2026
Total Labor Hours Analyzed	6,126.75
Drainage-Related Labor Hours	2,973.50
Drainage Labor Allocation	48.53%
Allocated Drainage Personnel Cost	\$892,347.95
Anticipated Annual Reimbursement - FY 2025-2026	\$700,000
Anticipated Annual Reimbursement - FY 2026-2027	\$700,000
Maximum Annual Reimbursement	\$900,000, subject to documented eligible costs and a non-negative Drainage Assessment Fund balance

Supporting documentation: Streets Department personnel cost allocation memorandum and Drainage and Streets Employee Hour Report.



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 25, 2026

PRESENTED BY: Andy Garcia, Co-Interim City Manager

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

NATURE OF REQUEST:

The General Fund provides personnel, administrative, operational, equipment, and other support benefiting Solid Waste operations. Texas Government Code Chapter 1502 recognizes solid waste disposal as a municipal utility system and permits transfers of eligible utility revenues to the General Fund, subject to maintaining sufficient resources for system operations, obligations, and applicable debt requirements.

The Resolution authorizes reimbursement from the Solid Waste Fund to the General Fund in an amount not to exceed \$1,800,000 annually for FY 2025-2026 and FY 2026-2027, with continued authorization in future fiscal years subject to the annual budget process. The amount may be reduced based on available resources and the financial condition of the Fund, and shall not result in a negative Solid Waste Fund balance or impair the Fund's ability to meet its operating, debt, or other financial obligations

STAFF 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 _____

RESOLUTION NO. _____

CITY OF MISSION, TEXAS

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

WHEREAS, the City of Mission owns and operates a municipal solid waste system and accounts for its operations through the Solid Waste Fund; and

WHEREAS, Texas Government Code Section 1502.001 recognizes a solid waste disposal system as a municipal utility system; and

WHEREAS, Texas Government Code Sections 1502.058 and 1502.059 provide for and govern the use and transfer of revenues of municipally owned utility systems, subject to applicable public securities, debt instruments, bond covenants, and other legal requirements; and

WHEREAS, the City Council desires to authorize the transfer of available Solid Waste Fund revenues to the General Fund while ensuring that the financial condition and operating requirements of the Solid Waste Fund are protected; and

WHEREAS, the City Council finds it appropriate to establish a maximum transfer authorization while providing the City Manager flexibility to reduce or withhold such transfer based upon available resources and the financial condition of the Solid Waste Fund.

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

SECTION 1. AUTHORIZATION OF TRANSFER

For Fiscal Years 2025-2026 and 2026-2027, the City Council authorizes transfers from the Solid Waste Fund to the General Fund in an amount **not to exceed \$1,800,000 annually**, subject to the limitations and conditions established by this Resolution.

SECTION 2. CITY MANAGER AUTHORITY

The City Manager is authorized to determine the actual amount transferred during each fiscal year and may reduce or withhold all or any portion of the authorized transfer based upon available resources, operating requirements, financial condition, or other fiscal considerations affecting the Solid Waste Fund.

SECTION 3. FINANCIAL SAFEGUARDS

No transfer authorized by this Resolution shall:

1. **Result in a negative Solid Waste Fund balance;**
2. Impair the Solid Waste Fund's ability to meet its operating, maintenance, capital, contractual, or other financial obligations;
3. Impair any required reserve or debt-service requirement; or

4. Violate any applicable bond covenant, debt instrument, public security requirement, or provision of state law.

SECTION 4. FUTURE FISCAL YEARS

Beginning with Fiscal Year **2027-2028 and thereafter**, transfers from the Solid Waste Fund to the General Fund may continue pursuant to this Resolution when incorporated into the City's annually adopted budget. The amount transferred shall remain subject to the financial safeguards established herein and shall not exceed **\$1,800,000 annually unless otherwise authorized by subsequent action of the City Council.**

SECTION 5. BUDGET AND ACCOUNTING IMPLEMENTATION

The City Manager and Finance Director are authorized to take all actions necessary to implement transfers authorized by this Resolution through the applicable City budget and accounting records, consistent with applicable law and the terms of this Resolution.

SECTION 6. EFFECTIVE DATE

This Resolution shall become effective immediately upon its passage and approval.

READ, CONSIDERED AND APPROVED on this the 25th day of August, 2026.

Norie Gonzalez-Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 25, 2026

PRESENTED BY: Andy Garcia, Co-Interim City Manager

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

NATURE OF REQUEST:

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

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

STAFF 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. _____**CITY OF MISSION, TEXAS**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, AMENDING THE CITY'S FISCAL YEAR 2025-2026 BUDGET TO ESTABLISH THE FINAL FUNDING STRUCTURE BETWEEN THE GENERAL FUND, SOLID WASTE FUND, DRAINAGE ASSESSMENT FUND, AND DEBT SERVICE FUND; AUTHORIZING THE USE OF AVAILABLE DEBT SERVICE FUND BALANCE; AUTHORIZING TRANSFERS AND REIMBURSEMENTS TO THE GENERAL FUND; DECLARING A PUBLIC NECESSITY; PROVIDING FOR CONFORMING BUDGET AND ACCOUNTING ADJUSTMENTS; PROVIDING FOR FILING; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council previously adopted the annual budget of the City of Mission for the fiscal year beginning October 1, 2025 and ending September 30, 2026; and

WHEREAS, the City of Mission Home Rule Charter authorizes the City Council to amend the budget and alter appropriations when necessary for municipal purposes and public necessity; and

WHEREAS, the City Council desires to establish the final funding structure for the General Fund, Solid Waste Fund, Drainage Assessment Fund, and Debt Service Fund for Fiscal Year 2025-2026; and

WHEREAS, the City Council finds that the Debt Service Fund has available fund balance that may be utilized for lawful Fiscal Year 2025-2026 debt service requirements; and

WHEREAS, the City Council desires that no Fiscal Year 2025-2026 transfers from the General Fund, Solid Waste Fund, or Drainage Assessment Fund be used to fund the Debt Service Fund and that applicable debt service requirements instead be funded from available Debt Service Fund balance; and

WHEREAS, the City Council further desires to establish the total Fiscal Year 2025-2026 transfer from the Solid Waste Fund to the General Fund and the total Fiscal Year 2025-2026 reimbursement from the Drainage Assessment Fund to the General Fund; and

WHEREAS, the City Council finds and declares that these amendments constitute a public necessity and serve valid municipal and financial purposes.

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

SECTION 1. PUBLIC NECESSITY AND MUNICIPAL PURPOSE

The City Council hereby declares the existence of a public necessity for the budget amendments contained in this Ordinance and finds that the amendments serve valid municipal purposes, including the proper allocation of City resources, accurate financial reporting, and payment of lawful debt service obligations.

SECTION 2. FISCAL YEAR 2025-2026 FUNDING STRUCTURE

The Fiscal Year 2025-2026 Budget is hereby amended to provide for the following final funding structure:

1. **Debt Service Fund.** No transfer shall be made from the General Fund, Solid Waste Fund, or Drainage Assessment Fund to the Debt Service Fund for Fiscal Year 2025-2026. Available Debt Service Fund balance shall be utilized as necessary to fund Fiscal Year 2025-2026 debt service requirements otherwise supported by such transfers.
2. **Solid Waste Fund.** The total transfer from the Solid Waste Fund to the General Fund for Fiscal Year 2025-2026 shall be \$1,750,000.
3. **Drainage Assessment Fund.** The total reimbursement from the Drainage Assessment Fund to the General Fund for Fiscal Year 2025-2026 shall be \$700,000, consistent with the separately authorized reimbursement for eligible drainage-related services.

SECTION 3. CONFORMING BUDGET AND ACCOUNTING ADJUSTMENTS

The City Manager and Finance Director are authorized and directed to make all accounting entries, amendments to revenues and expenditures, transfer adjustments, fund balance adjustments, and revisions to fund summaries, schedules, analyses, and other portions of the Fiscal Year 2025-2026 Budget necessary to implement the funding structure established by this Ordinance.

In the event of any inconsistency between an existing Fiscal Year 2025-2026 budget schedule, fund summary, transfer schedule, or other budget presentation and this Ordinance, the funding amounts and direction established by this Ordinance shall control.

SECTION 4. AVAILABLE RESOURCES AND FINANCIAL REQUIREMENTS

The Finance Director shall ensure that the use of Debt Service Fund balance and all transfers and reimbursements authorized by this Ordinance are supported by available resources and comply with applicable law, debt obligations, bond covenants, reserve requirements, and other applicable financial requirements.

Nothing in this Ordinance shall authorize a transfer or reimbursement that would violate an applicable legal or contractual restriction.

SECTION 5. DEBT SERVICE FUND

The use of available Debt Service Fund balance authorized by this Ordinance is hereby appropriated for the payment of lawful Fiscal Year 2025-2026 debt service requirements.

The elimination of transfers from the General Fund, Solid Waste Fund, and Drainage Assessment Fund to the Debt Service Fund shall not reduce or impair any legally required payment of principal, interest, or other debt service obligation of the City.

SECTION 6. FILING AND RECORDS

The City Manager, Finance Director, and City Secretary are authorized and directed to incorporate the amendments authorized by this Ordinance into the City's official Fiscal Year 2025-2026 Budget and accounting records and to file and maintain the amended budget as required by applicable law.

SECTION 7. SEVERABILITY

If any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 8. CONFLICT

All provisions of the Fiscal Year 2025-2026 Budget and any prior budget amendments inconsistent with this Ordinance are hereby amended to the extent necessary to give effect to this Ordinance. All provisions not expressly amended herein shall remain in full force and effect.

SECTION 9. EFFECTIVE DATE

This Ordinance shall take effect immediately upon its passage and approval.

PASSED AND APPROVED on this the 25th day of August, 2026.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary



1201 E. 8th Street | Mission, Texas 78572 | www.missiontexas.us

MEMORANDUM

FROM: Andy Garcia, Co-Interim City Manager
DATE: August 25, 2026
SUBJECT: Street Department Personnel Cost Allocation - Drainage Fund Reimbursement

Purpose

This memorandum documents the methodology used to allocate Street Department personnel costs attributable to drainage-related operations for reimbursement from the Drainage Fund to the General Fund for the review period August 1, 2025, through July 31, 2026.

Allocation Methodology

Management conducted an analysis of actual employee hours worked within the combined Street and Drainage operations to establish a reasonable and supportable allocation of personnel resources between street-related and drainage-related activities.

The labor-hour analysis covered the pay periods beginning June 21, 2026, through July 18, 2026, and identified the following:

Activity	Employee Hours	Percentage
Drainage Operations	2,973.50	48.53%
Street Operations	3,153.25	51.47%
Total	6,126.75	100.00%

The analysis indicates that approximately 48.53% of personnel resources were devoted to drainage-related operations during the review period.

Drainage projects, maintenance, and improvements are performed throughout the City, and Street Division personnel assist the Drainage Division as operational needs require. The employee-hour analysis identifies these activities separately while recognizing the operational integration of the two functions.

The Street Department's drainage-related responsibilities include the operation, inspection, maintenance, repair, and emergency response associated with the City's drainage system, including approximately:

- 21 major drainage ditches
- 16 detention ponds
- 207.25 acres of drainage channels
- 4,528 curb inlets
- 160.22 miles of storm sewer line
- 4 citywide street-sweeping cycles

These responsibilities are performed in addition to the Department's street maintenance operations and include routine inspections, vegetation management, debris removal, emergency response, drainage repairs, and other activities necessary to maintain the City's stormwater system.

Cost Basis

The allocation is based on actual personnel expenditures incurred during the annual review period, rather than budgeted amounts. Personnel costs include the City's full cost of labor, consisting of salaries and wages, employer-paid payroll taxes, TMRS contributions, health insurance, life insurance, and other employer-paid fringe benefits.

To maintain a conservative methodology, the calculation is limited to direct personnel costs and does not include indirect or overhead costs incurred by the General Fund. Accordingly, no allocation has been



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made for administrative or support services provided by other departments or cost centers, including Finance, Human Resources, Legal, City Secretary, Information Technology, Purchasing, Facilities, Fleet Management, Risk Management, Executive Administration, Engineering, GIS, Grants Administration, Communications, or other centralized support functions.

The Street Department's actual personnel costs for the period August 1, 2025, through July 31, 2026, totaled \$1,838,755.31.

Allocation Calculation

Description	Amount
Total Actual Personnel Costs	\$1,838,755.31
Documented Labor Allocation	48.53%
Personnel Costs Attributable to Drainage	\$892,347.95

The 48.53% allocation is supported by the employee-hour analysis rather than a flat percentage estimate.

Conclusion

Management believes this methodology provides a reasonable, equitable, consistently applied, and documented basis for allocating Street Department personnel costs to the Drainage Fund.

The labor-hour analysis supports approximately 48.53%, or \$892,347.95, of actual Street Department personnel costs as attributable to drainage-related activities.

The methodology is based on actual expenditures, supported by documented employee-hour activity, excludes indirect administrative and overhead costs, and should be reviewed periodically to ensure that it continues to reasonably reflect the operational responsibilities and personnel resources dedicated to maintaining the City's drainage system.

Management Attestation

I certify that I have reviewed the Street Department's operations and the employee-hour analysis supporting this allocation and, based on my knowledge of departmental responsibilities, employee assignments, supervisory oversight, and the supporting labor records, I believe that approximately 48.53% of the Department's personnel resources are reasonably attributable to drainage-related activities.

I further certify that this methodology represents a reasonable and consistently applied estimate for allocating actual personnel costs between the General Fund and the Drainage Fund.

Gabriel Diaz

Title: _____

Date: _____

Andy Garcia

Co-Interim City Manager

Date: _____



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: August 25, 2026

PRESENTED BY: Cesar Torres, Chief of Police

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

NATURE OF REQUEST:

The Mission Police Department received a request for a speed hump in the area of 1708 E. 21st Street. Representatives of the area previously filed an application with the City of Mission for the aforementioned speed hump. After review of the application by the City of Mission Planning Department, it was confirmed that at least two thirds of the homeowners were in favor of the placing of speed humps on their street. On July 15, 2026, the Traffic Safety Committee met and reviewed the request. The Traffic Safety Committee did not recommend implementing the requested speed humps in the area of 1708 E. 21st Street. The request is being forwarded to you for your review and consideration.

BUDGETED: _____ **FUND:** _____ **ACCT. #:** _____

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

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval.

Departmental Approval: N/A

Advisory Board Recommendation: Denial

City Manager's Recommendation: Denial *JP7*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

Traffic Speed Analysis Report

Mission Police Department

Traffic Bureau

1. Project Overview

Field

Information

Project Name:

E. 21st Street

Location / Corridor:

1600 block to 1800 block

Study Limits: (From – To):

**7am to 8am
4pm to 5pm**

Case / Reference Number:

Prepared By:

Traffic Det. A. Sanchez #648

Analysis Period:

3 days (COMBINED)

Data Source:

On site by Officer

Date Prepared:

06/30/2026

Notes:

2. Study Objectives

The purpose of this traffic speed analysis is to evaluate vehicular speed characteristics within the study area to support traffic enforcement, safety assessments, and operational decision-making.

Objectives (check all that apply):

- ☐ Identify speeding trends
- ☐ Evaluate compliance with posted speed limits
- ☐ Identify congestion or bottleneck locations
- ☐ Support enforcement deployment
- ☐ Support safety or traffic calming initiatives

Key Questions / Focus Areas:

- Speeding

3. Study Area Description

Segment ID	Road Name:	From	To	Road Classification:	Number of Lanes:	Posted Speed (mph):	Notes
	E. 21st Street	1600 block	1800 block	Residential	Two lanes	30mph	

4. Data Collection & Sources

Item	Description
Speed Data Collection Method:	Handheld Lidar Gun
Equipment / Technology Used	
Data Source (Radar, GPS, Sensors, etc.):	Stalker LIDAR LR
Sample Size	
Data Resolution (e.g., 5-min, 15-min):	1 hr. morning / 1 hr. afternoon

Item	Description
------	-------------

Assumptions	
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Limitations	
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5. Analysis Periods

Period Name	Day Type	Start Time	End Time
AM Peak	Weekday	7am	8am
Midday	Weekday		
PM Peak	Weekday	4pm	5pm
Off-Peak	Weekday		
Weekend	Weekend		

6. Speed Metrics Analyzed

The following speed metrics were analyzed and reported in miles per hour (mph):

- Average Speed (mph)
- Median Speed (mph)
- 85th Percentile Speed (mph)
- Minimum Speed (mph)
- Maximum Speed (mph)
- Travel Time (if applicable)
- Sample Size (vehicle count)

7. Speed Analysis Results

7.1 Summary Speed Statistics

Segment ID	Period	Avg Speed (mph)	Median Speed (mph)	85th % Speed (mph)	Min Speed (mph)	Max Speed (mph)	Sample Size
		21			12	32	73

7.2 Speed Compliance Evaluation

Segment ID	Period	Posted Speed (mph)	Avg Speed (mph)	% Below Posted	% Above Posted	Compliance Notes
	3 day (combined)	30	21	99%	1%	

7.3 Temporal Speed Analysis

Describe speed variations by time of day, peak vs. off-peak conditions, and day-of-week trends.

- There was only one vehicle seen speeding in the 3-day span of the survey. The above data collected was done during the mornings (morning commute) and afternoon (afternoon commute).

7.4 Spatial Speed Analysis

Identify roadway segments with consistently low speeds, high speeds, or recurring bottlenecks.

- The consistency of the road segment was the same for both eastbound and westbound traffic. Majority of traffic moves westbound in the morning and eastbound in the evening.

8. Performance Assessment

Performance Measure	Assessment
Speed Limit Compliance	-72 vehicles complied with speed limit.
Presence of Speeding Issues	-1 vehicle was over the posted speed limit.
Congestion Indicators	-No congestion was seen during study.
Safety Concerns	-Citizens concerned of vehicles speeding
Enforcement Considerations	

9. Key Findings

Finding ID	Category (Speeding / Congestion / Safety)	Description	Severity (Low / Medium / High)
	Speeding		Low

10. Conclusions

Summarize overall findings related to traffic speed behavior, enforcement relevance, and roadway performance.

The speed analysis shows that only one vehicle was seen speeding over the limit in the 3 days (combined) the survey was conducted. The vehicle seen speeding was observed to be traveling 32 mph.

11. Recommendations

Recommendation ID	Segment ID	Issue Identified	Recommended Action	Priority Notes
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Mission Police Department

Speed Survey Log

Date: 6/16/2026				
PM				
SV= STOP SIGN VIOLATION (use "y")				
Veh #	Time	Speed	Direction	SV
1	16:12	19	E	
2	16:13	18	E	
3	16:19	22	E	
4	16:27	22	W	
5	16:29	20	W	
6	16:31	21	E	
7	16:33	22	E	
8	16:35	18	E	
9	16:35	20	W	
10	16:53	18	W	
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Location: 1700 E 21st St				
A Garcia 562				
Veh #	Time	Speed	Direction	SV
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Mission Police Department

Speed Survey Log

Date: 6/17/2026				
AM				
SV= STOP SIGN VIOLATION (use "y")				
Veh #	Time	Speed	Direction	SV
1	7:08	23	E	
2	7:14	29	W	
3	7:14	25	W	
4	7:14	25	W	
5	7:18	26	W	
6	7:23	23	W	
7	7:41	21	W	
8	7:42	32	W	
9	7:47	18	E	
10	7:47	20	W	
11	7:49	20	W	
12	7:52	23	W	
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Location:1700 E 21st St				
A Garcia 562				
Veh #	Time	Speed	Direction	SV
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Mission Police Department

Speed Survey Log

Date: 6/17/2026				
PM				
SV= STOP SIGN VIOLATION (use "y")				
Veh #	Time	Speed	Direction	SV
1	16:12	22	E	
2	16:20	22	E	
3	16:29	17	E	
4	16:30	17	W	
5	16:32	24	W	
6	16:34	28	E	
7	16:37	18	W	
8	16:40	25	E	
9	16:41	20	E	
10	16:42	28	E	
11	16:45	16	E	
12	16:50	12	W	
13				
14				
15				
16				
17				
18				
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34				
35				
36				

Location:1700 E 21st St				
A Sanchez 648				
Veh #	Time	Speed	Direction	SV
37				
38				
39				
40				
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42				
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45				
46				
47				
48				
49				
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Mission Police Department

Speed Survey Log

Date: 6/18/2026				
AM				
SV= STOP SIGN VIOLATION (use "y")				
Veh #	Time	Speed	Direction	SV
1	7:17	20	W	
2	7:17	23	W	
3	7:25	23	W	
4	7:25	22	W	
5	7:28	19	W	
6	7:31	22	W	
7	7:32	16	W	
8	7:34	25	W	
9	7:34	21	W	
10	7:40	29	W	
11	7:40	16	W	
12	7:43	20	E	
13	7:45	15	E	
14	7:48	23	E	
15	7:50	19	E	
16	7:51	18	E	
17	7:53	15	E	
18	7:57	24	W	
19	7:57	20	W	
20	8:08	22	W	
21				
22				
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32				
33				
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35				
36				

Location:1700 E 21st St				
A Sanchez 648				
Veh #	Time	Speed	Direction	SV
37				
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Mission Police Department

Speed Survey Log

Date:6/19/2026				
PM				
SV= STOP SIGN VIOLATION (use "y")				
Veh #	Time	Speed	Direction	SV
1	15:56	21	E	
2	16:02	22	E	
3	16:04	21	W	
4	16:04	29	E	
5	16:13	20	E	
6	16:15	27	W	
7	16:18	18	E	
8	16:21	28	W	
9	16:22	17	E	
10	16:24	21	W	
11	16:25	20	E	
12	16:26	21	E	
13	16:29	24	W	
14	16:32	21	E	
15	16:32	15	E	
16	16:34	19	E	
17	16:35	13	W	
18	16:35	23	W	
19	16:35	15	W	
20				
21				
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32				
33				
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35				
36				

Location:1700 E 21st St				
A Sanchez 648				
Veh #	Time	Speed	Direction	SV
37				
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Mission Police Department

Total For Complete Speed Survey

Speed Limit:	30 MPH		
Total Vehicles	73		
Vehicles <u>NOT</u> Speeding	72		
Vehicles Speeding	1		
% of Speeders	1%	% of Compliance	99%
Highest Speed	32		
Lowest Speed	12		
85% Speed			
Stop Sign Violation	0		

EXHIBIT "A"

REQUEST FOR SPEED HUMP INVESTIGATION

The following is a request form for speed humps (please feel free to submit this form as a formal request). Each request must contain the completed information as indicated in sections A, and B. The request will be processed in accordance with the provisions of the Speed Hump Policy, as may be amended from time to time.

A. Street Study Information

Each request must provide the name of the street on which a study is requested, and the proposed boundaries of the street segment. Traffic studies will be conducted by the City of Mission only within the boundaries indicated. Please use street names for boundaries, not block ranges.

ONLY ONE STREET PER APPLICATION

Requested Street: 1708 E. 21st St. Mission
 Boundary Area: From: Stewart Rd.
 To: E. 20th St.

EXAMPLE:

	Requested Street:	Requested Street: Main Street
	Main Street	Boundary Area:
	1 st St.	From: 1 st St.
	Boundary of Study Area	To: 2 nd St.
	2 nd St.	

B. Evidence of Neighborhood Support

The Homeowner's Association (HOA) must provide evidence of neighborhood support for participation in the program. The attached form can be used for this request. Evidence of support must be within the study area as identified in Section A above.

The HOA must secure at least 2/3rd of the owners' signatures whose property abuts the proposed street segment.

We the undersigned owners of property within _____ hereby offer our support for our neighborhood's participation in the Speed Hump Program inclusive of our acknowledgement that our HOA will be responsible for the costs associated with said speed humps. (Multiple sheets can be used toward the petitioning process).

✓ <u>Sylvia Sanchez</u> Printed Name	<u>1708 E. 21st St. Mission</u> Property Along Street Segment	<u>Sylvia Sanchez</u> Signature
✓ <u>Blanca Wili</u> Printed Name	<u>1704 E. 21st Mission</u> Property Along Street Segment	<u>Blanca Wili</u> Signature
✓ <u>RICHARD GONZALEZ</u> Printed Name	<u>1608 E. 21st STREET</u> Property Along Street Segment	<u>[Signature]</u> Signature
✓ <u>David Villarreal</u> Printed Name	<u>1610 E. 21st St.</u> Property Along Street Segment	<u>[Signature]</u> Signature
✓ <u>JOSE GARCIA</u> Printed Name	<u>1605 E. 21st</u> Property Along Street Segment	<u>[Signature]</u> Signature
✓ <u>Berenice Mendez</u> Printed Name	<u>1603 E. 21st St</u> Property Along Street Segment	<u>[Signature]</u> Signature
- <u>Ray Lowell</u> Printed Name	<u>1701 E 21st</u> Property Along Street Segment	<u>[Signature]</u> Signature
✓ <u>Daniel Salazar</u> Printed Name	<u>1801 E 21st</u> Property Along Street Segment	<u>[Signature]</u> Signature
✓ <u>Eric Ainoosa</u> <u>Contact Person Information</u>	<u>2707 E 21st</u>	<u>[Signature]</u>

Each request for program participation must provide a contact person who owns property on the requested street within the study area's boundary. Please provide the name, address, and telephone number of the duly authorized HOA representative. The contact person will receive all correspondence and will be responsible for gathering evidence of support when requested.

Contact Name: Isaac Sanchez HOA's Name: N/A
Address: 1708 E. 21st St. Mission, Texas 78572
Cell#: 956-703-3883 Phone #: _____ Email: isaacsanchez86@me.com

I agree to be the contact person for the above HOA request, and I understand that a request does not guarantee installation of speed humps. Furthermore, I understand that a request may not be further considered if the City's study determines the street to not be eligible for the speed hump program.

Signature: [Signature]
Date: 4-6-26

Please Return Completed Form To:
City of Mission – Public Works Department (Speed Hump Program)
2801 N. Holland Avenue
Mission, Texas 78572

Guadalupe Lopez	1703 E. 21st St	Guadalupe Lopez
Daniel Sanchez	1801 E. 21st St	Daniel Sanchez
Amanda Kivson	1700 E 21st Street	Amanda Kivson
Diana G Lopez	1703 E. 21st St	Diana G Lopez
Debra M. Guerra	1910 E 20th St	Debra Guerra
John D. Blanton	1802 1902 E. 21st St	John D. Blanton
Armando Rostrian	1611 E. 21st St	Armando Rostrian
Eric Hinajosa	1707 E 21st St	Eric Hinajosa
Sean Howell	1701 E 21st	Sean Howell
Alex F. Lozano	1702 E 21st	Alex F. Lozano
Melissa Pena	1805 E 21st	Melissa Pena
Pineda, Pablo E.	2101 E. 22nd St	Pablo E. Pineda
Espinosa, Miguel	1800 E. 21st	Miguel Espinosa
David Martinez	1803 E 21st	David Martinez
Leticia Trevino	1607 E 21st	Leticia Trevino
Javier Martinez	1808 E 21st	Javier Martinez
Daniel Rodriguez	1806 E. 21st	Daniel Rodriguez
Olga Gutierrez	1710 E 21st	Olga Gutierrez
Javier Alberto Guerra	1910 E. 20th St	Javier A Guerra

SPEED HUMP BULLET POINTS

(Ord. 3644; 4/25/2011)

REQUEST

- 1 PUBLIC street per application (30 mph; 300+ vehicles/day; res street; 30' – 44' pvmnt;
- Show st. name/boundaries (st. has history of need for street calming; may need *signs*)
- HOA Board of Directors must formally approve submitting the application; thus, any petition will require copies of their minutes indicating this.
- HOA sends in a petition to Public Works reflecting a MINIMUM 2/3rd of those living within the study area support the speed hump; petition format must be from Ord. 3644.
- Petition shall have a contact name/ph# that lives within the study area...this person is the one that will receive the calls, letters, notices, etc.

ASSESSMENT OF APPLICATION

1. If street is not eligible to introduce to Traffic Safety Committee (TSC), then written notice will be sent to the contact person with justification.
 - a. Appeal may be filed to Public Works w/in 15 calendar days to discuss with TSC.
 - b. TSC meeting w/in 30 days of filed appeal with notice given to HOA contact rep.
 - c. If '*denied*' by TSC, then applicant can appeal to City Council for final action.
2. If street is eligible (inclusive of verifying petition/% signatures/validate residency), then a mtng will be held w/the HOA/staff as to location, speed, etc. (data gathering)
 - City can also commence conducting traffic engineering studies at this time (to assess & later disclose to the City Council for their final approval/action).
 - City Depts., agencies, BFI, etc., provide input of proposed hump location(s).
 - a. If after assessing the above, the street is deemed '*not eligible*', then city will mail a written notice w/justification to the HOA's contact rep.
 - b. If hump is eligible, it is conditionally placed on a list of "*Speed Humps to Install*" pending final approval by the City Council.
 - c. At this time, the city can also derive the installation costs to be mailed to the HOA contact rep; if paid & IF the City Council approves, then hump is scheduled to be installed.
 - d. If the HOA does not provide full installation costs to the city within one year after the City Council's approval, then the street will be removed from the list and monies returned to the HOA contact rep.
 - e. If replacement is needed (wear & tear), then HOA alerted of \$ needed; if paid, then replaced; if no replacement \$ is forthcoming, then the hump is removed.

ORDINANCE NO. 3644

AN ORDINANCE OF THE CITY OF MISSION, TEXAS ESTABLISHING THE PROCESS BY WHICH HOMEOWNER'S ASSOCIATIONS OF MISSION, TEXAS, MAY REQUEST A SPEED HUMP INVESTIGATION, THE ESTABLISHMENT OF THE PROCEDURES FOR SPEED HUMP INSTALLATION AND THE ESTABLISHMENT OF SPEED HUMP INSTALLATION POLICY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS THAT CHAPTER 110 OF THE CODE OF ORDINANCES IS HEREBY AMENDED BY ADDING THE FOLLOWING:

SECTION 1: Homeowner Associations which are non-profit corporations and are in good standing with the Offices of the Texas Comptroller of Public Accounts and the Texas Secretary of State requesting the installation of speed humps must follow the established process beginning with a Request for Speed Hump Investigation, followed by the Procedures for Speed Hump Installation and Speed Hump Installation Policy for speed humps that are approved.

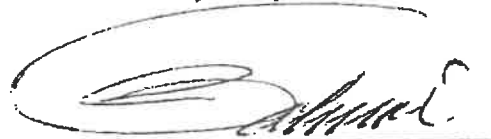
SECTION 2: The initial request for a Speed Hump on a city street must commence with the filing of a Request for Speed Hump Investigation (See Attachment – Exhibit "A").

SECTION 3: Upon receiving a Request for Speed Hump Investigation, the following Procedures for Speed Hump Installation shall be followed and adhered thereto (See Attachment – Exhibit "B").

SECTION 4: Upon approval of a Speed Hump as outlined in Section 3, the City of Mission Speed Hump Installation Policy will be followed and adhered thereto (See Attachment – Exhibit "C").

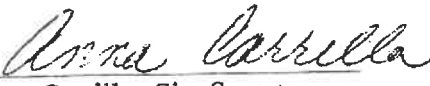
SECTION 5: This ordinance shall become effective when it has been published as prescribed by law.

READ, CONSIDERED, AND APPROVED on this 25th day of April 2011.



Norberto Salinas, Mayor

ATTEST:


Anna Carrillo, City Secretary

