



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 **Monday, March 25, 2024 at 4:30 p.m.** at the Mission Council Chambers, 1201 E. 8th Street, Mission, Texas and by Teleconference to consider the following matters.

The public dial information to participate in the telephonic meeting is as follows:

Time: **Monday, March 25, 2024 04:30 PM Central Time**

<https://us02web.zoom.us/j/9904662781?pwd=SGVIL3JZRFVRdENzWXI5VUxFT1ZUQT09>

Meeting ID: 990 466 2781 - Password: 833227

Or Dial by telephone - +1 346 248 7799 US - Meeting ID: 990 466 2781 Password: 833227

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 - Winter Texan Month - Carrillo
- [2.](#) Proclamation - Children's Advocacy Center - Carrillo
- [3.](#) Proclamation - National Library Week - Espinoza
- [4.](#) Proclamation – Keep Mission Beautiful Month - Mendiola / Chapa
- [5.](#) Proclamation - Fair Housing Month and National Community Development Week - Longoria
6. Report from the Rio Grande Valley Humane Society - Lillian Kim
7. Report from the Greater Mission Chamber of Commerce – Enriquez
- [8.](#) Departmental Reports – Perez
9. Citizen's Participation – Garza

PUBLIC HEARING

PLANNING & ZONING RECOMMENDATIONS

- [10.](#) Conditional Use Permit: Drive-Thru Service Window – Dona Dulce Tortilleria, 1702 E. Griffin Parkway, Ste. A, Being a 0.166 of an acre tract of land being out of and forming a part of Lot 8B, Plat of Lots 8A, 8B, & 8C, Stewart Village, Phase I, C-3, Dona Dulce Tortilleria c/o Dulce De Anda, and Adoption of Ordinance#_____ - De Luna
- [11.](#) Conditional Use Permit: Drive-Thru Service Windows – Taquero Mucho, 3501 N. Conway Avenue, Ste. 15, Lot 2, IHOP Subdivision, C-3, Taquero Mucho, LLC, and Adoption of Ordinance#_____ - De Luna
- [12.](#) Conditional Use Permit: Drive-Thru Service Window – Kayala Coffee Company, 2138 E. Griffin Parkway, Lot 20, Block 2, Springfield Ph. I Commercial Subdivision, C-3, Juan Angel Rivera III, and Adoption of Ordinance#_____ - De Luna
- [13.](#) Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – Villa Del Mar Restaurant #1, 207 E. Interstate Highway 2, Lot 3, El Pueblo Ph. II Subdivision, C-3, VIGA Restaurant Inc., and Adoption of Ordinance#_____ - De Luna

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

- [14.](#) Approval of Minutes – Carrillo
Regular Meeting – March 11, 2024
Special Meeting – March 18, 2024
- [15.](#) Acknowledge Receipt of Minutes – Perez
Planning & Zoning Commission – December 13, 2023, February 14, February 28, 2024
- [16.](#) Approval of Grant Funds Memorandum of Understanding and Policy between the Mission Police Department and the Texas Anti-Gang Center Rio Grande Valley for the transfer of equipment – Torres
- [17.](#) Authorization to extend first six-month renewal for Hot & Cold Mix Asphalt for the Public Works Department - Bocanegra

APPROVALS AND AUTHORIZATIONS

- [18.](#) Preliminary Plat Approval: De Leon Zamora Subdivision, A 10.0 acre tract of land, more or less, out of Lot 34-6, John H. Shary Subdivision, Suburban E.T.J., Developer: Jose A De Leon & Erik Zamora, Engineer: Urban Infrastructure Group, Inc., - De Luna
- [19.](#) Preliminary Plat Approval: Mayfair at Trinity (Private Subdivision), A 27.272 acre tract of land out of Lot 15-11, West Addition to Sharyland and out of Lots 1 and 4, and all of Lots 2 and 3, Rees Subdivision, R-1, Developer: Dolcan Development, Inc., Engineer: Melden & Hunt, Inc., - De Luna

- [20.](#) Approval of Ordinance No. _____ authorizing the implementation of “Sex Offender restrictions for schools, children-oriented facilities, children-oriented city events and holidays” - Torres
- [21.](#) Approval of Clinical Affiliation Agreement between City of Mission Fire Department and Axon Education Consortium, dba Texas EMS School for use of clinical sites. - Garcia
- [22.](#) Authorization to Award E-Rate Program Administered by the Universal Service Administrative Co. -Espinoza
- [23.](#) Approval of the January 2024 Tax Collection Report – Vela
- [24.](#) Approval of January 2024 Financial Statements – Vela
- [25.](#) Authorization for the purchase and Installation of Poured-in-Place Safe Fall Material via State Approved Buy Board Vendor - Bentsen
- [26.](#) Approval Of Resolution # _____ of the City of Mission adopting guidelines for a Municipal Court Amnesty Program during the month of April 2024 and other matters in connection therewith; and providing an effective date - Wehrmeister
- [27.](#) Authorization to enter into a Water Allocation Supply Contract between the City of Mission and United Irrigation District - Terrazas

UNFINISHED BUSINESS

- [28.](#) TABLED 02/26/2024 & 03/11/2024 - Rezoning: Tract #1: A tract of land containing 0.612 of one acre, being a part of portion of the Gulf Course and Lake Reserve out of Meadow Creek Country Club Phase I-B, 1916 Crystal Drive, PUD(AO-P) Agricultural Open Permanent to PUD(R-1) Single Family Residential, Meadow Creek Development, and Adoption of Ordinance#_____ - De Luna
- [29.](#) TABLED 02/26/2024 & 03/11/2024 - Rezoning: Tract #2: A tract of land containing 0.551 of one acre, being a part of portion of the Gulf Course and Lake Reserve out of Meadow Creek Country Club Phase I-B, 1931 Meadow Way Drive, PUD(AO-P) Agricultural Open Permanent to PUD(R-1) Single Family Residential, Meadow Creek Development, and Adoption of Ordinance#_____ - De Luna
- [30.](#) TABLED 02/26/2024 & 03/11/2024 - Rezoning: Tract #3: A tract of land containing 0.613 of one acre, being a part of portion of the Gulf Course and Lake Reserve out of Meadow Creek Country Club Phase I-B, 1914 Crystal Drive, PUD(AO-P) Agricultural Open Permanent to PUD(R-1) Single Family Residential, Meadow Creek Development, and Adoption of Ordinance#_____ - De Luna
- [31.](#) TABLED 02/26/2024 & 03/11/2024 - Rezoning: A 27.969 acre tract of land out of Lot 29-10, West Addition to Sharyland, (AO-I) Agricultural Open Interim to (R-1A) Large Lot Residential, Jorge E. Miranda, and Adoption of Ordinance#_____ - De Luna

ROUTINE MATTERS

- City Manager Comments
- City Council Comments
- Mayor's Comments

EXECUTIVE SESSION

1. Closed session pursuant to Tex. Gov't Code Section 551.074 (Personnel Matters) Evaluation of City Manager relating to goals and objectives.
2. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) related to Black Diamond Developers, LP and CCC Operations, LLC v. City of Mission, Cause No. C-5276-23-D.
3. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) discussion regarding potential litigation on behalf of the Texas Propane Gas association ("TPGA") and its member Hino Gas Sales, Inc. ("Hino Gas").

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

1. Action, if any, regarding evaluation of City Manager regarding goals and objectives.
2. Consideration and action, if any, related to Black Diamond Developers, LP and CCC Operations, LLC v. City of Mission, Cause No. C-5276-23-D.
3. Consideration and action, if any, related to Texas Propane Gas Association ("TPGA") and its member Hino Gas Sales, Inc. ("Hino Gas").

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 22nd day of March, 2024 at 3:30 p.m.



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 March, 2024** 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 and by Teleconference to consider the following matters. The subjects to be discussed are listed on the agenda, which is attached to and made a part of this Notice.

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

Texas Government Code Section:

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

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

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

On this the **22nd day of March, 2024** 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 at 3:30 p.m. on said date.



 Anna Carrillo, City Secretary

Proclamation

City of Mission



WHEREAS, Winter Texans are citizens of other states and countries who spend a portion of the winter months in areas of Texas; and

WHEREAS, the Rio Grande Valley is a favored destination for Winter Texans; and

WHEREAS, according to the UT Rio Grande Valley Data and Information Systems Center, Winter Texan visitors and their visiting family members have a total economic impact upon our region of \$1.9 billion a year; and

WHEREAS, Mission, known as the “Home of the Grapefruit” and the “Mecca of Texas” ranks highest in Texas and sixth among the best destinations nationwide for winter visitors from northern states; and

WHEREAS, according to the Mission Economic Development Corporation, Mission is home to an estimated 50,000 Winter Texans each year; and

WHEREAS, three-fourths of the vacant housing inventory in Mission is destined for seasonal use, indicative of an attractive touristic destination; and

WHEREAS, Mission is home to 47 RV parks, the largest number of all municipalities in the Rio Grande Valley; and

WHEREAS, Mission is home to beautiful locales that welcome birding and other nature enthusiasts, including Bentsen-Rio Grande Valley State Park, World Birding Center and the National Butterfly Center; and

WHEREAS, Winter Texans cite the importance of our climate, our friendly people, and our affordable cost of living among the top reasons they choose to come to Mission; and

WHEREAS, the annual Winter Texan Fiesta serves as the City of Mission’s official welcome to our Winter Texans and is widely attended by Winter Texans from across the Rio Grande Valley; and

WHEREAS, the citizens of Mission eagerly look forward to welcoming and warmly receiving our Winter Texans each year as valued members of our community; and

NOW, THEREFORE, We the City Council of the City of Mission proclaim and celebrate March 2024 as Winter Texan Month.

READ, CONSIDERED AND APPROVED this 25th day of March 2024.

Norie Gonzalez Garza, Mayor

Jessica Ortega, Councilwoman

Ruben Plata, Mayor Pro Tem

Marissa Ortega-Gerlach, Councilwoman

Alberto Vela, Councilman

Proclamation

City of Mission



WHEREAS, the Children’s Advocacy Center of Hidalgo and Starr Counties, a non-profit organization with Centers in Mission, Edinburg, Roma and Weslaco, was established in the year 2000 with a mission to reduce the emotional trauma of child abuse victims, provide community education about the prevention of child abuse and to assist in the effective prosecution of those who perpetrate crimes against children; and

WHEREAS, the Children's Advocacy Center of Hidalgo and Starr Counties is one of 881 Children's Advocacy Centers nationwide, one of 68 in Texas and the first child-focused facility & community-based program of its kind in Hidalgo and Starr Counties; and

WHEREAS, in FY2023 the Children's Advocacy Center of Hidalgo and Starr Counties, gave Hope, Healing and Justice to 2147 victims of child abuse by providing a safe haven with a child-friendly, non-institutional environment where young victims are not afraid to tell their story; and

WHEREAS, services include immediate crisis intervention, forensic interviews, forensic exams, family advocacy, mental health services, and community education; and

WHEREAS, to raise awareness and funds for the organization, the Children's Advocacy Center of Hidalgo and Starr Counties is having the annual Vinos Wine Extravaganza! at the McAllen Convention Center Ballroom on Saturday, April 6, 2024 from 7:00 pm – 11:00 pm, featuring delicious food, fine wines and amazing entertainment by Premier Showband Electric Circus and local favorite Dr. No.

NOW, THEREFORE, We the City Council of the City of Mission, support this event to raise funds to support the Children’s Advocacy Center of Hidalgo and Starr Counties in their mission to stop child abuse, one child at a time and give victims of child abuse the opportunity for a bright future.

PROCLAIMED on this the 25th day of March, 2024.

Norie Gonzalez Garza, Mayor

Jessica Ortega, Councilwoman

Ruben Plata, Mayor Pro Tem

Marissa Ortega-Gerlach, Councilwoman

Alberto Vela, Councilman

Proclamation

City of Mission



WHEREAS, libraries are not just about what we have for people, but what we do for and with people;

WHEREAS, libraries have long served as trusted and treasured institutions, and library workers and librarians fuel efforts to better their communities, campuses, and schools;

WHEREAS, libraries are evolving in order to serve their communities and continue to lead the way in leveling the playing field for all who seek information and access to technologies;

WHEREAS, libraries and librarians open up a world of possibilities through innovative STEAM programming, job-seeking resources, and the power of reading;

WHEREAS, libraries and librarians look beyond their traditional roles and provide more opportunities for community engagement and deliver new services that connect closely with patrons' needs;

WHEREAS, libraries support democracy and effect social change through their commitment to provide equitable access to information for all library users regardless of race, ethnicity, creed, ability, sexual orientation, gender identity, or socio-economic status;

WHEREAS, libraries, librarians, library workers and supporters across America are celebrating National Library Week.

NOW, THEREFORE, we, the City Council of the City of Mission, do hereby proclaim the week of April 7-13, 2024 to be:

“National Library Week”

And encourage all residents to visit the Speer Memorial Library this week and explore what's new at your library Because of you, *“Libraries Lead”*.

PROCLAIMED on this the 25th day of March 2024.

Norie Gonzalez Garza, Mayor

Jessica Ortega, Councilwoman

Ruben Plata, Mayor Pro Tem

Marissa Ortega-Gerlach, Councilwoman

Alberto Vela, Councilman

Proclamation

City of Mission



WHEREAS, Keep Mission Beautiful is a beautification committee formed by the City of Mission’s City Council on October 24, 2022; and

WHEREAS, the purpose of this committee is to promote public interest in the general improvement of the environment of the City of Mission to initiate, plan, direct and coordinate programs for litter control and solid waste management for the community on a sustainable basis; and

WHEREAS, Keep Mission Beautiful implements and maintains Keep Texas Beautiful’s goals and develops plans for improving the overall health, sanitation, safety and cleanliness of the City of Mission by beautifying streets, alleys, lots, yards, parks and other similar places in said city; and

WHEREAS, this organization is proud of its natural resources and its neighborhoods and seeks to protect and improve our community with its beautification efforts; and

WHEREAS, the planting and preservation of trees, flowers, plants and shrubbery are encouraged; and

WHEREAS, Keep Mission Beautiful will enhance the qualities of the City of Mission by implementing beautification initiatives and educating and engaging our community on our mission to Keep Mission Beautiful; and

NOW, THEREFORE, we, the City Council of the City of Mission, do hereby proclaim the month of April to be:

“Keep Mission Beautiful Month”

And encourage all residents to do their part in ensuring that the City of Mission continues to be a beautiful place for everyone to live, work and play. We also invite the community to volunteer for beautification projects such as “Paint Mission Beautiful” which will be taking place April 6th and for an educational course on planting greenery and Citrus Tree Planting at the Speer Memorial Library on April 13th.

PROCLAIMED on this the 25th day of March 2024.

Norie Gonzalez Garza, Mayor

Jessica Ortega, Councilwoman

Ruben Plata, Mayor Pro Tem

Marissa Ortega-Gerlach, Councilwoman

Alberto Vela, Councilman

Proclamation

City of Mission



WHEREAS, the U.S. Department of Housing and Urban Development implemented the Community Development Block Grant (CDBG) program in 1974 to provide local governments with the financial resources required to primarily meet the needs of low- and moderate- income persons; and

WHEREAS, the City of Mission has utilized non-profit organizations to address neighborhood and human needs; and

WHEREAS, the City of Mission CDBG Program has made a significant impact on our community by funding programs for youth services, health services, services for elderly and disabled, housing assistance programs, economic development, public infrastructure improvements; and

WHEREAS, the City of Mission has developed a strong relationship between the city and its residents, principally those of low- and moderate income, and

WHEREAS, the month of April 2024 has been reserved for recognition and appreciation of the Community Development Block Grant Program, and

WHEREAS, the National Fair Housing Law of 1968 prohibits discrimination in housing and declares it a national policy to provide, within constitutional limits, for fair housing in the United States; and

WHEREAS, the principal of fair housing is not only state and national law, but a fundamental human concept and right for all people in the United States; and

WHEREAS, the Federal Fair Housing Act recognizes, supports and encourages the right of every person, regardless of race, color, national origin, religion, sex, familial status, disability and age, to live in the housing of the individuals' choice; and

WHEREAS, the anniversary of the National Fair Housing Law, during the month of April, provides an opportunity for all Americans to recognize that complete success in the goal of equal housing opportunity can only be accomplished with the help and cooperation of all Americans.

NOW, THEREFORE, we the City Council of the City of Mission do hereby designate the month of April as:

“FAIR HOUSING MONTH”
FAIR HOUSING: The “ACT” in *ACTION*

And

“NATIONAL COMMUNITY DEVELOPMENT MONTH”
CELEBRATING 50 YEARS OF PROGRAM IMPACT

And, further April 1 – 5, 2024 as National Community Development Week

PROCLAIMED on this the 25th day of March, 2024.

Norie Gonzalez Garza, Mayor

Jessica Ortega, Councilwoman

Ruben Plata, Mayor Pro Tem

Marissa Ortega-Gerlach, Councilwoman

Alberto Vela, Councilman



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: March 25, 2024
PRESENTED BY: Randy Perez, City Manager
AGENDA ITEM: Departmental Reports – Perez

NATURE OF REQUEST:

- Mission Historical Museum – February 2024
- Sanitation Department – February 2024
- Speer Memorial Library – February 2024
- Mission Event Center – February 2024
- Risk Management – January, February 2024
- Mission Fire Department – February 2024
- Public Works – February 2024
- Grants – February 2024
- Code Enforcement – February 2024
- Planning & Zoning – February 2024
- Permits & Inspections – February 2024
- Mission Police Department – February 2024
- Media Relations Department – February 2024

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

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

_____ AYES

_____ NAYS

_____ DISSENTING _____

MISSION HISTORICAL MUSEUM

Departmental Report February 2024

"It's a side of museums that many people don't see and sometimes don't understand when they see it in your budget. It's something that happens out of the way and it's not flashy but we're ensuring the long-term health of the cultural legacy of the area."



PERFORMANCE INDICATORS:

FY 2023-2024					
Performance Indicators	October	November	December	January	February
General Attendance	62	70	55	189	123
Programs	1,350	0	65	65	63
Tours	0	6	0	0	0
Social Media	19,420	1166	8,378	13,600	5,700
Outreach	0	90	0	0	255
Meetings Hosted	0	0	0	0	0
Total:	20,832	1,332	8,498	13,854	6,141

(# of people served February 1– February 29)

Public and Educational Programs/Events

Past Programs/Events:

- Jan 13th MHM Lecture Series
- Jan 13th Quilt Show Opening
- Jan Turning of the Quilts Program

Upcoming Programs/Events:

- Feb She Came to the Valley Movie Screening
- March 7th Bryan Career Day
- March Spring Break Scavenger Hunt

Other Items:

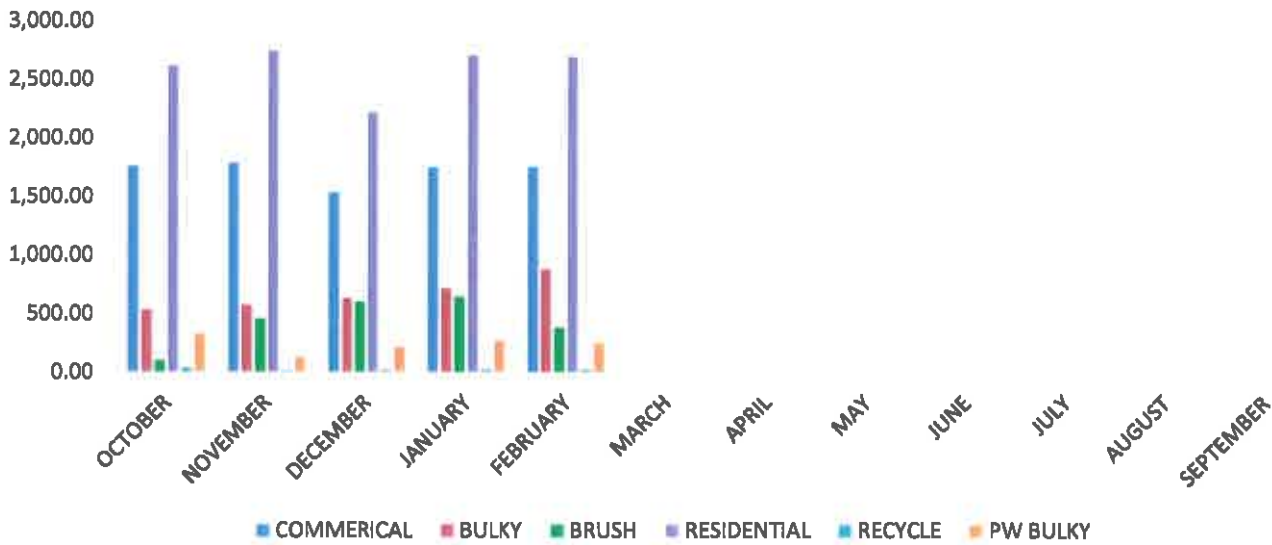
- Ongoing History of Mission Loteria /possible work with chamber
- Completed Tammie award submission
- Ongoing Summer '24 Exhibit development
- Ongoing Community Volunteer project

SANITATION DEPARTMENT

For the month of February, the City of Mission Sanitation Department disposed of a combined **5748.94** tons of trash/bulky items. In addition, a total of **4928.00** cubic yards of brush was collected at our sanitation landfill.

Month	TONS RESIDENTIAL	CUBIC YARDS BRUSH	TONS BULKY	TONS COMMERCIAL	TONS BRUSH	TONS RECYCLE	TONS PW BULKY
OCTOBER	2,630.89	7,952.00	541.01	1,770.93	107.35	39.12	336.86
NOVEMBER	2,756.31	7224.00	580.63	1797.15	462.59	16.47	137.01
DECEMBER	2,229.85	5964.00	642.14	1543.28	610.16	23.65	221.90
JANUARY	2,719.18	4172.00	726.11	1763.99	652.2	25.26	280.81
FEBRUARY	2,707.38	4928.00	887.67	1765.87	388.02	26.58	258.68
MARCH							
APRIL							
MAY							
JUNE							
JULY							
AUGUST							
SEPTEMBER							
Total	13043.61	30240	3377.56	8641.22	2220.32	131.08	1,235.26

2023 - 2024 SANITATION PICK UP (TONS)



SPEER MEMORIAL LIBRARY

Item 8.

DOOR COUNT



22,284

FEBRUARY
2024



6,491
BOOKS CHECKED OUT



172

ADULT PROGRAM AUDIENCE



VOLUNTEER HOURS WORKED

213



TEENS PROGRAM AUDIENCE

34



1,722

GENERAL AUDIENCE

USE OUR
ONLINE RESOURCES
WWW.MISSION.LIB.TX.US



Speer Memorial Library
Facebook · 10/27/2016 · 10:00 AM

A huge thank you to all who attended our Children's Department story time! It was so great to have everyone here and we had a very lovely time!



Speer Memorial Library
Facebook · 10/27/2016 · 10:00 AM

A huge thank you to the children, their parents for attending the story time! The children had so much fun listening to the story and playing with the toys. We hope to see you again soon!



Speer Memorial Library
Facebook · 10/27/2016 · 10:00 AM

A huge thank you to all who attended our Children's Department story time! It was so great to have everyone here and we had a very lovely time!



Speer Memorial Library
Facebook · 10/27/2016 · 10:00 AM

Happy Teen Knitting Club! Had a lot of fun making hats and scarves!



Speer Memorial Library
Facebook · 10/27/2016 · 10:00 AM

A huge thank you to all who attended our Children's Department story time! It was so great to have everyone here and we had a very lovely time!



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Mission Event Center Event Revenue Ledger										
02/01/2024 - 02/29/2024										
Event - Name	Date	Room Rental Charges	Alcoholic Beverage Charges	Other charges (equipment, PD, catering)	Refundable Damage Deposit	Event GRAND Total	Adjustments and Discounts	Payments Received	Balance Due	
City of Mission Employee Physical Clinic	02/01/2024	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$700.00)	\$0.00	\$0.00	
First Tech League - Robotics Competition	02/02/2024	\$500.32	\$0.00	\$0.00	\$0.00	\$500.32	(\$7,624.68)	\$500.32	\$0.00	
Baby Shower (Gallegos)	02/04/2024	\$1,250.00	\$0.00	\$375.00	\$500.00	\$2,125.00	\$0.00	\$2,125.00	\$0.00	
UTRGV Research Conference	02/08/2024	\$5,500.00	\$687.00	\$725.00	\$500.00	\$7,412.00	\$0.00	\$7,412.00	\$0.00	
Mission Chamber of Commerce Buenas Tardes Luncheon (Invoiced)	02/14/2024	\$750.00	\$0.00	\$187.50	\$0.00	\$937.50	(\$937.50)	\$0.00	\$937.50	
STS Training Seminar	02/17/2024	\$1,350.00	\$0.00	\$250.00	\$500.00	\$2,100.00	\$0.00	\$2,100.00	\$0.00	
Ybanez/Erebia Wedding	02/17/2024	\$2,550.00	\$2,419.00	\$375.00	\$500.00	\$5,844.00	\$0.00	\$5,844.00	\$0.00	
City of Mission Healthy Heart Luncheon	02/21/2024	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$2,475.00)	\$0.00	\$0.00	
UTRGV STEM Education Conference (Invoiced)	02/26/2024	\$4,750.00	\$0.00	\$925.00	\$0.00	\$5,675.00	\$0.00	\$0.00	\$5,675.00	
Water Conservation Collaboration Meeting	02/26/2024	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,350.00)	\$0.00	\$0.00	
City of Mission Fire Department EMS Conference	02/28/2024	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,250.00)	\$0.00	\$0.00	
Autism Presentation	02/29/2024	\$2,500.00	\$0.00	\$725.00	\$500.00	\$3,725.00	\$0.00	\$3,725.00	\$0.00	
TOTAL		\$19,150.32	\$3,106.00	\$3,562.50	\$2,500.00	\$28,318.82	(\$14,337.18)	\$21,706.32	\$6,612.50	

Risk Management Departmental Monthly Report – February 2024

General Liability Claims

There was 1 liability claim filed against the City during the month of February.

Law Enforcement Liability Claims

There were 0 law enforcement liability claims filed against the City during the month of February.

Auto Liability Claims

There were 2 auto liability claims filed against the City during the month of February.

City Property Claims

There was 0 property claims for the city during the month of February.

Worker's Comp

There have been 6 Workers' Compensation claims filed during the month of February.

- 5 were a Civil Service Employee.
- 1 was a Non-Civil Service Employee.

As of February 29th, we have 2 employees out on injury leave and 2 employees on Light/Modified Duty. A total of 3 employees returned to full duty in February.

Risk Management Departmental Monthly Report – January 2024

General Liability Claims

There was 1 liability claim filed against the City during the month of January.

Law Enforcement Liability Claims

There were 0 law enforcement liability claims filed against the City during the month of January.

Auto Liability Claims

There was 1 auto liability claim filed against the City during the month of January.

City Property Claims

There was 0 property claims for the city during the month of January.

Worker's Comp

There have been 5 Workers' Compensation claims filed during the month of January.

- 2 were a Civil Service Employee.
- 3 were Non-Civil Service Employees.

As of January 31st, we have 3 employees out on injury leave and 4 employees on Light/Modified Duty. A total of 3 employees returned to full duty in January.

MISSION FIRE DEPARTMENT MONTHLY REPORT

February 2024



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

Mission Fire Department

Mission, TX

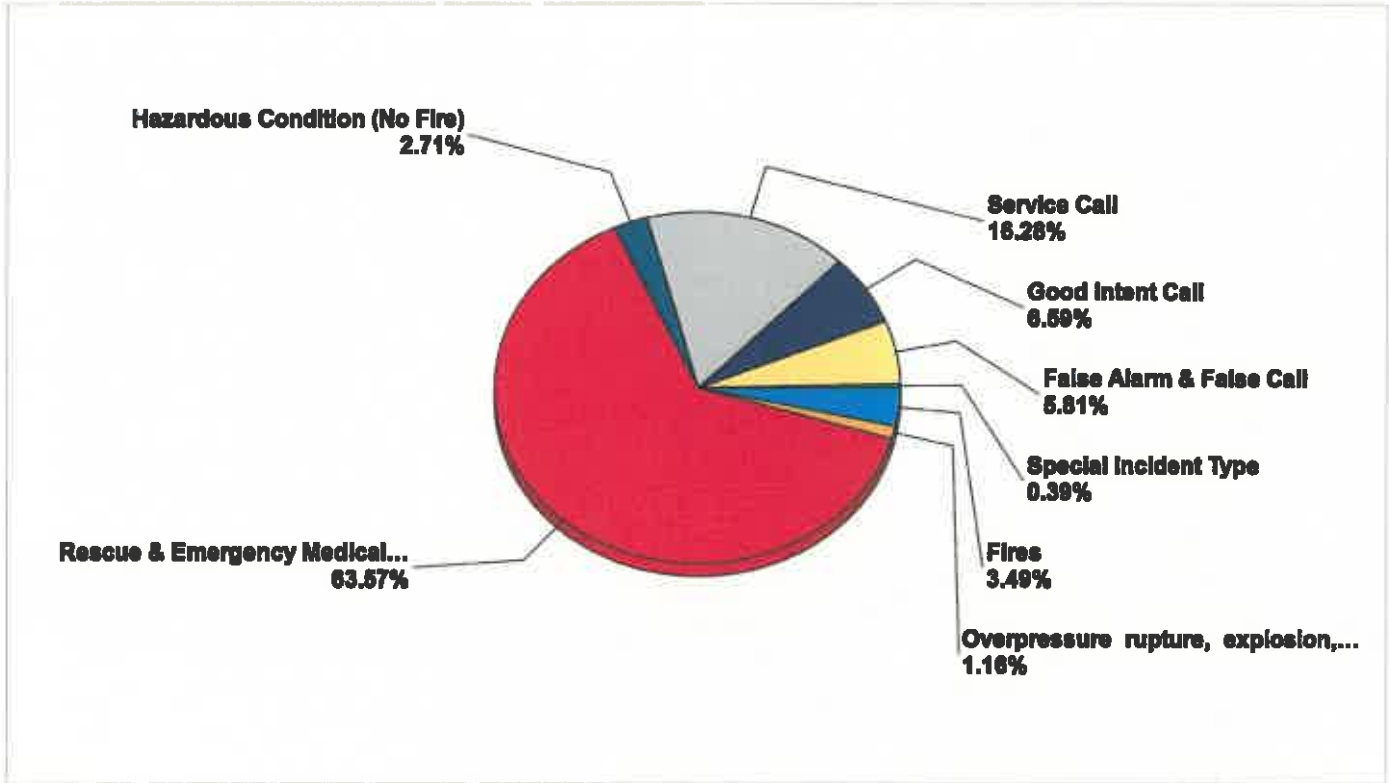
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Item 8.

Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 02/01/2024 | End Date: 02/29/2024



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	9	3.49%
Overpressure rupture, explosion, overheating - no fire	3	1.16%
Rescue & Emergency Medical Service	164	63.57%
Hazardous Condition (No Fire)	7	2.71%
Service Call	42	16.28%
Good Intent Call	17	6.59%
False Alarm & False Call	15	5.81%
Special Incident Type	1	0.39%
TOTAL	258	100%

Only REVIEWED and/or LOCKED IMPORTED incidents are included. Summary results for a major incident type are not displayed if the count is zero.



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Detailed Breakdown by Incident Type		
INCIDENT TYPE	# INCIDENTS	% of TOTAL
100 - Fire, other	1	0.39%
111 - Building fire	1	0.39%
118 - Trash or rubbish fire, contained	2	0.78%
142 - Brush or brush-and-grass mixture fire	1	0.39%
143 - Grass fire	2	0.78%
150 - Outside rubbish fire, other	1	0.39%
160 - Special outside fire, other	1	0.39%
251 - Excessive heat, scorch burns with no ignition	3	1.16%
311 - Medical assist, assist EMS crew	9	3.49%
320 - Emergency medical service, other	15	5.81%
321 - EMS call, excluding vehicle accident with injury	108	41.09%
322 - Motor vehicle accident with injuries	17	6.59%
324 - Motor vehicle accident with no injuries.	9	3.49%
331 - Lock-in (if lock out, use 511)	8	3.1%
411 - Gasoline or other flammable liquid spill	1	0.39%
422 - Chemical spill or leak	1	0.39%
440 - Electrical wiring/equipment problem, other	1	0.39%
442 - Overheated motor	1	0.39%
445 - Arcing, shorted electrical equipment	3	1.16%
500 - Service Call, other	4	1.55%
511 - Lock-out	3	1.16%
522 - Water or steam leak	1	0.39%
531 - Smoke or odor removal	1	0.39%
541 - Animal problem	1	0.39%
542 - Animal rescue	1	0.39%
550 - Public service assistance, other	1	0.39%
551 - Assist police or other governmental agency	1	0.39%
553 - Public service	3	1.16%
554 - Assist invalid	22	8.53%
601 - Unauthorized burning	4	1.55%
600 - Good intent call, other	3	1.16%
611 - Dispatched & cancelled en route	4	1.55%
631 - Authorized controlled burning	1	0.39%
641 - Vicinity alarm (incident in other location)	1	0.39%
651 - Smoke scare, odor of smoke	4	1.55%
653 - Smoke from barbecue, tar kettle	3	1.16%
661 - EMS call, party transported by non-fire agency	1	0.39%
715 - Local alarm system, malicious false alarm	1	0.39%
733 - Smoke detector activation due to malfunction	3	1.16%
735 - Alarm system sounded due to malfunction	1	0.39%
740 - Unintentional transmission of alarm, other	1	0.39%
743 - Smoke detector activation, no fire - unintentional	5	1.94%
744 - Detector activation, no fire - unintentional	2	0.78%
745 - Alarm system activation, no fire - unintentional	1	0.39%
746 - Carbon monoxide detector activation, no CO	1	0.39%
900 - Special type of incident, other	1	0.39%
TOTAL INCIDENTS:	258	100%

Only REVIEWED and/or LOCKED IMPORTED incidents are included. Summary results for a major incident type are not displayed if the count is zero.



Mission Fire Department

Mission, TX

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Item 8.

Incident Statistics with Alarm to Arrival

Start Date: 02/01/2024 | End Date: 02/29/2024

INCIDENT COUNT

INCIDENT TYPE	# INCIDENTS
EMS	164
FIRE	94
TOTAL	258

TOTAL TRANSPORTS (N2 and N3)

APPARATUS	# of APPARATUS TRANSPORTS	# of PATIENT TRANSPORTS	TOTAL # of PATIENT CONTACTS
TOTAL			

PRE-INCIDENT VALUE

\$0.00

LOSSES

\$0.00

CO CHECKS

746 - Carbon monoxide detector activation, no CO

1

TOTAL

1

MUTUAL AID

Aid Type

Total

Aid Given

1

Aid Received

1

OVERLAPPING CALLS

OVERLAPPING

102

% OVERLAPPING

39.53

LIGHTS AND SIREN - AVERAGE RESPONSE TIME (Dispatch to Arrival)

Station	EMS	FIRE
Central	0:06:30	0:09:04
Station 2	0:06:58	0:06:51
Station 3	0:07:14	0:07:47
Station 4	0:08:03	0:09:57
Station 5	0:08:25	0:12:13
AVERAGE FOR ALL CALLS		0:07:37

LIGHTS AND SIREN - AVERAGE RESPONSE TIME (Alarm to Arrival)

Station	EMS	FIRE
Central	0:06:41	0:09:31
Station 2	0:07:13	0:07:25
Station 3	0:07:50	0:07:59
Station 4	0:08:29	0:10:54

Custom Report. Only Reviewed Incidents Included. CO Checks only includes Incident Types: 424, 736 and 734. # Apparatus Transports = # of incidents where apparatus transported. # Patient Transports = All patients transported by EMS. #Patient Contacts = # of PCR contacted by apparatus. This report now returns both NEMSIS 2 & 3 data as appropriate. For overlapping calls that span over multiple days, total per month will not equal Total count for year.



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Station 5	0:09:17	0:12:23	Item 8.
AVERAGE FOR ALL CALLS		0:07:57	
LIGHTS AND SIREN - AVERAGE TURNOUT TIME (Dispatch to Enroute)			
Station	EMS	FIRE	
Central	0:01:37	0:03:07	
Station 2	0:01:28	0:02:08	
Station 3	0:01:11	0:01:45	
Station 4	0:01:17	0:02:02	
Station 5	0:01:10	0:03:46	
AVERAGE FOR ALL CALLS		0:01:37	
AGENCY	AVERAGE TIME ON SCENE (MM:SS)		
Mission Fire Department	22:34		

Custom Report. Only Reviewed Incidents included. CO Checks only includes Incident Types: 424, 736 and 734. # Apparatus Transports = # of Incidents where apparatus transported. # Patient Transports = All patients transported by EMS. # Patient Contacts = # of PCR contacted by apparatus. This report now returns both NEMSIS 2 & 3 data as appropriate. For overlapping calls that span over multiple days, total per month will not equal Total count for year.

Mission Fire Department

Mission, TX

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Item 8.

Incident Type Count per Station for Date Range

Start Date: 02/01/2024 | End Date: 02/29/2024

INCIDENT TYPE	# INCIDENTS
Station: 1 - CENTRAL	
111 - Building fire	1
118 - Trash or rubbish fire, contained	2
143 - Grass fire	1
150 - Outside rubbish fire, other	1
160 - Special outside fire, other	1
251 - Excessive heat, scorch burns with no ignition	1
311 - Medical assist, assist EMS crew	2
320 - Emergency medical service, other	6
321 - EMS call, excluding vehicle accident with injury	39
322 - Motor vehicle accident with injuries	4
324 - Motor vehicle accident with no injuries.	5
331 - Lock-in (if lock out , use 511)	1
411 - Gasoline or other flammable liquid spill	1
422 - Chemical spill or leak	1
440 - Electrical wiring/equipment problem, other	1
511 - Lock-out	2
522 - Water or steam leak	1
550 - Public service assistance, other	1
554 - Assist Invalid	4
561 - Unauthorized burning	1
600 - Good intent call, other	2
611 - Dispatched & cancelled en route	1
631 - Authorized controlled burning	1
651 - Smoke scare, odor of smoke	1
653 - Smoke from barbecue, tar kettle	3
661 - EMS call, party transported by non-fire agency	1
743 - Smoke detector activation, no fire - unintentional	2
744 - Detector activation, no fire - unintentional	1
# Incidents for 1 - Central:	88

Station: 2 - STATION 2	
320 - Emergency medical service, other	2
321 - EMS call, excluding vehicle accident with injury	29
322 - Motor vehicle accident with injuries	3
324 - Motor vehicle accident with no injuries.	1
500 - Service Call, other	3

Only REVIEWED incidents included.



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INCIDENT TYPE	# INCIDENTS
600 - Good Intent call, other	1
611 - Dispatched & cancelled en route	1
# Incidents for 2 - Station 2:	40

Station: 3 - STATION 3	
100 - Fire, other	1
251 - Excessive heat, scorch burns with no ignition	1
311 - Medical assist, assist EMS crew	4
320 - Emergency medical service, other	6
321 - EMS call, excluding vehicle accident with injury	25
322 - Motor vehicle accident with injuries	2
324 - Motor vehicle accident with no injuries.	2
331 - Lock-in (if lock out , use 511)	3
445 - Arcing, shorted electrical equipment	2
500 - Service Call, other	1
531 - Smoke or odor removal	1
541 - Animal problem	1
553 - Public service	3
554 - Asslet Invalid	15
715 - Local alarm system, malicious false alarm	1
740 - Unintentional transmission of alarm, other	1
743 - Smoke detector activation, no fire - unintentional	2
744 - Detector activation, no fire - unintentional	1
745 - Alarm system activation, no fire - unintentional	1
746 - Carbon monoxide detector activation, no CO	1
# incidents for 3 - Station 3:	74

Station: 4 - STATION 4	
143 - Grass fire	1
251 - Excessive heat, scorch burns with no ignition	1
311 - Medical assist, assist EMS crew	2
320 - Emergency medical service, other	1
321 - EMS call, excluding vehicle accident with injury	6
322 - Motor vehicle accident with injuries	6
324 - Motor vehicle accident with no injuries.	1
331 - Lock-in (if lock out , use 511)	3
445 - Arcing, shorted electrical equipment	1
542 - Animal rescue	1
551 - Assist police or other governmental agency	1
554 - Asslet Invalid	1
561 - Unauthorized burning	3
611 - Dispatched & cancelled en route	1
641 - Vicinity alarm (incident in other location)	1
651 - Smoke scare, odor of smoke	2

Only REVIEWED incidents included.

INCIDENT TYPE	# INCIDENTS
733 - Smoke detector activation due to malfunction	1

Item 8.

Incidents for 4 - Station 4: 33

Station: 5 - STATION 5

142 - Brush or brush-and-grass mixture fire	1
311 - Medical assist, assist EMS crew	1
321 - EMS call, excluding vehicle accident with injury	7
322 - Motor vehicle accident with injuries	2
331 - Lock-in (if lock out , use 511)	1
442 - Overheated motor	1
511 - Lock-out	1
554 - Assist invalid	2
611 - Dispatched & cancelled en route	1
651 - Smoke scare, odor of smoke	1
733 - Smoke detector activation due to malfunction	2
735 - Alarm system sounded due to malfunction	1
743 - Smoke detector activation, no fire - unintentional	1
900 - Special type of incident, other	1

Incidents for 5 - Station 5: 23

Only REVIEWED incidents included.

Mission Fire Department

Mission, TX

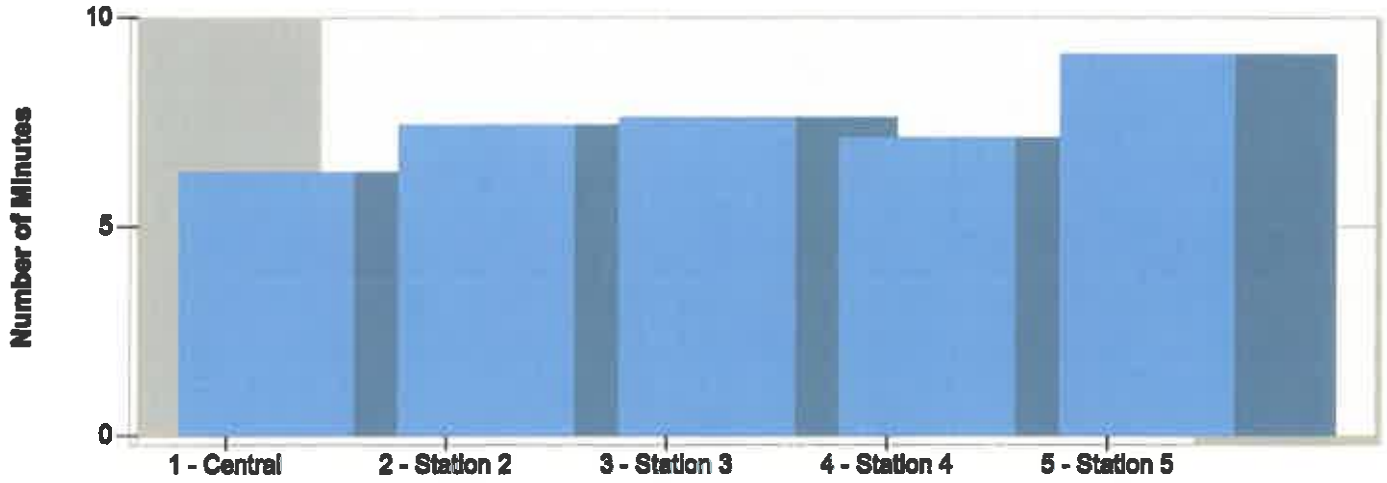
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Item 8.

Average Response Time per Station for Date Range

Start Date: 02/01/2024 | End Date: 02/29/2024



STATION	AVERAGE RESPONSE MM:SS (Dispatch to Arrived)
1 - Central	6:19
2 - Station 2	7:26
3 - Station 3	7:37
4 - Station 4	7:08
5 - Station 5	9:07

AVERAGE RESPONSE TIME calculated from the average time difference between DISPATCH and ARRIVED times on Basic Info 4. Only REVIEWED incidents included.



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Mission Fire Department

Mission, TX

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Item 8.

Count of Overlapping Incidents for Date Range

Start Date: 02/01/2024 | End Date: 02/29/2024

# OVERLAPPING	% OVERLAPPING	TOTAL
102	39.53	258

OVERLAPPING INCIDENT DETAILS

ALARM	CLEAR/CANCEL	INCIDENT #	INCIDENT TYPE	STATION	ZONE
2/1/2024					
2/1/2024 8:40:00 AM	2/1/2024 7:10:00 AM	2024-279	321	Central	
2/1/2024 7:09:00 AM	2/1/2024 7:24:00 AM	2024-280	320	Station 3	
2/1/2024 7:17:00 AM	2/1/2024 7:44:00 AM	2024-281	320	Central	
2/1/2024 10:33:00 AM	2/1/2024 10:53:00 AM	2024-283	321	Station 4	District 4
2/1/2024 10:53:00 AM	2/1/2024 11:00:00 AM	2024-284	321	Central	District 4
2/1/2024 4:11:00 PM	2/1/2024 4:16:00 PM	2024-286	331	Central	
2/1/2024 4:12:00 PM	2/1/2024 4:26:00 PM	2024-287	321	Station 3	
2/2/2024					
2/2/2024 1:12:00 PM	2/2/2024 4:05:00 PM	2024-291	561	Station 4	
2/2/2024 3:48:00 PM	2/2/2024 4:18:00 PM	2024-292	320	Central	
2/3/2024					
2/3/2024 5:51:00 PM	2/3/2024 6:14:00 PM	2024-298	321	Central	
2/3/2024 6:04:00 PM	2/3/2024 6:29:00 PM	2024-299	321	Station 3	
2/3/2024 6:06:00 PM	2/3/2024 6:40:00 PM	2024-300	321	Station 3	District 3
2/5/2024					
2/5/2024 9:21:00 AM	2/5/2024 9:32:00 AM	2024-307	321	Central	Central District
2/5/2024 9:30:00 AM	2/5/2024 10:01:00 AM	2024-308	321	Station 3	
2/5/2024 12:57:00 PM	2/5/2024 3:35:00 PM	2024-310	143	Station 4	
2/5/2024 1:20:00 PM	2/5/2024 1:36:00 PM	2024-311	322	Station 2	
2/5/2024 1:21:00 PM	2/5/2024 1:44:00 PM	2024-312	311	Station 5	
2/5/2024 3:54:00 PM	2/5/2024 4:12:00 PM	2024-313	321	Central	Central District
2/5/2024 3:58:00 PM	2/5/2024 4:12:00 PM	2024-314	743	Central	
2/5/2024 11:04:00 PM	2/5/2024 11:33:00 PM	2024-319	321	Station 5	
2/5/2024 11:31:00 PM	2/5/2024 11:54:00 PM	2024-320	321	Central	
2/6/2024					
2/6/2024 1:01:00 PM	2/6/2024 1:25:00 PM	2024-324	445	Station 3	District 3
2/6/2024 1:21:00 PM	2/6/2024 1:40:00 PM	2024-325	445	Station 4	
2/6/2024 1:24:00 PM	2/6/2024 1:32:00 PM	2024-326	511	Central	
2/7/2024					
2/7/2024 7:32:00 AM	2/7/2024 7:50:00 AM	2024-332	320	Central	
2/7/2024 7:33:00 AM	2/7/2024 7:40:00 AM	2024-333	651	Station 5	
2/7/2024 7:38:00 AM	2/7/2024 7:52:00 AM	2024-334	641	Station 4	

Percentage of incidents overlapping from total incidents in month, year. Compared incident time range as either Alarm to Cancel or Alarm to Clear for incidents that have either Cancel or Clear time recorded. Reviewed calls only. Group by date. Displays date, incident number, incident type (numeric only), zone, and station.



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OVERLAPPING INCIDENT DETAILS

Item 8.

ALARM	CLEAR/CANCEL	INCIDENT #	INCIDENT TYPE	STATION	ZONE
2/7/2024 10:38:00 AM	2/7/2024 11:05:00 AM	2024-336	321	Station 2	
2/7/2024 11:04:00 AM	2/7/2024 11:19:00 AM	2024-337	743	Station 3	
3/2024					
2/8/2024 2:38:00 PM	2/8/2024 3:00:00 PM	2024-342	321	Station 2	
2/8/2024 2:59:00 PM	2/8/2024 3:23:00 PM	2024-343	322	Station 4	
2/8/2024 3:15:00 PM	2/8/2024 3:29:00 PM	2024-344	735	Station 5	
2/8/2024 7:33:00 PM	2/8/2024 7:58:00 PM	2024-348	321	Station 3	
2/8/2024 7:39:00 PM	2/8/2024 8:00:00 PM	2024-349	321	Station 3	District 3
2/8/2024 8:06:00 PM	2/8/2024 8:27:00 PM	2024-350	321	Station 2	
2/8/2024 8:18:00 PM	2/8/2024 8:54:00 PM	2024-351	322	Station 4	
2/8/2024 8:37:00 PM	2/8/2024 9:01:00 PM	2024-362	324	Central	
2/9/2024					
2/9/2024 10:52:00 AM	2/9/2024 11:27:00 AM	2024-355	311	Station 3	
2/9/2024 10:55:00 AM	2/9/2024 11:12:00 AM	2024-356	500	Station 2	
2/9/2024 10:57:00 AM	2/9/2024 11:16:00 AM	2024-368	321	Central	
2/9/2024 11:23:00 AM	2/9/2024 11:45:00 AM	2024-357	321	Central	
2/9/2024 3:45:00 PM	2/9/2024 4:26:00 PM	2024-360	322	Station 5	
2/9/2024 3:51:00 PM	2/9/2024 4:37:00 PM	2024-361	324	Central	
2/9/2024 6:52:00 PM	2/9/2024 7:45:00 PM	2024-363	142	Station 5	
2/9/2024 7:22:00 PM	2/9/2024 7:57:00 PM	2024-364	321	Station 5	
2/9/2024 7:48:00 PM	2/9/2024 8:21:00 PM	2024-365	321	Central	
2/11/2024					
2/11/2024 7:51:00 AM	2/11/2024 8:04:00 AM	2024-370	321	Central	
2/11/2024 8:01:00 AM	2/11/2024 8:18:00 AM	2024-371	321	Station 4	
2/11/2024 9:29:00 AM	2/11/2024 2:25:00 PM	2024-372	900	Station 5	
2/11/2024 12:49:00 PM	2/11/2024 1:13:00 PM	2024-373	321	Station 3	District 3
2/12/2024					
2/12/2024 12:55:00 AM	2/12/2024 2:18:00 AM	2024-378	322	Central	
2/12/2024 1:02:00 AM	2/12/2024 1:31:00 AM	2024-379	321	Station 3	District 3
2/12/2024 7:32:00 PM	2/12/2024 7:54:00 PM	2024-383	160	Central	
2/12/2024 7:43:00 PM	2/12/2024 7:59:00 PM	2024-384	324	Station 3	District 3
2/13/2024					
2/13/2024 9:13:00 AM	2/13/2024 9:32:00 AM	2024-389	321	Station 3	
2/13/2024 9:19:00 AM	2/13/2024 9:31:00 AM	2024-390	631	Central	
2/14/2024					
2/14/2024 10:59:00 AM	2/14/2024 11:24:00 AM	2024-397	321	Station 2	
2/14/2024 11:22:00 AM	2/14/2024 12:02:00 PM	2024-398	322	Central	District 2
2/15/2024					
2/15/2024 8:33:00 AM	2/15/2024 8:59:00 AM	2024-404	511	Central	
2/15/2024 8:58:00 AM	2/15/2024 9:12:00 AM	2024-405	554	Central	
2/15/2024 9:28:00 AM	2/15/2024 10:59:00 AM	2024-406	422	Central	
2/15/2024 10:01:00 AM	2/15/2024 10:19:00 AM	2024-407	554	Station 3	

Percentage of incidents overlapping from total incidents in month, year. Compared incident time range as either Alarm to Cancel or Alarm to Clear for incidents that have either Cancel or Clear time recorded. Reviewed calls only. Group by date. Displays date, incident number, incident type (numeric only), zone, and station.



OVERLAPPING INCIDENT DETAILS

Item 8.

ALARM	CLEAR/CANCEL	INCIDENT #	INCIDENT TYPE	STATION	ZONE
2/15/2024 6:16:00 PM	2/15/2024 6:49:00 PM	2024-410	321	Central	
2/15/2024 6:36:00 PM	2/15/2024 6:58:00 PM	2024-411	321	Station 3	
1/16/2024					
2/16/2024 7:54:00 AM	2/16/2024 8:36:00 AM	2024-417	554	Station 3	District 3
2/16/2024 8:06:00 AM	2/16/2024 8:17:00 AM	2024-418	321	Central	
2/16/2024 9:45:00 AM	2/16/2024 10:11:00 AM	2024-419	321	Station 3	
2/16/2024 9:49:00 AM	2/16/2024 10:16:00 AM	2024-420	321	Station 2	
2/16/2024 9:23:00 PM	2/16/2024 9:59:00 PM	2024-427	321	Station 3	
2/16/2024 9:28:00 PM	2/16/2024 9:39:00 PM	2024-428	324	Station 2	
2/18/2024					
2/18/2024 4:24:00 PM	2/18/2024 4:50:00 PM	2024-437	500	Station 3	
2/18/2024 4:36:00 PM	2/18/2024 4:41:00 PM	2024-438	321	Station 2	
2/18/2024 8:30:00 PM	2/18/2024 8:53:00 PM	2024-440	321	Station 2	
2/18/2024 8:38:00 PM	2/18/2024 8:43:00 PM	2024-441	541	Station 3	District 3
2/19/2024					
2/19/2024 8:24:00 AM	2/19/2024 8:40:00 AM	2024-447	324	Station 4	
2/19/2024 8:33:00 AM	2/19/2024 9:09:00 AM	2024-448	321	Station 3	
2/19/2024 7:19:00 PM	2/19/2024 7:40:00 PM	2024-452	321	Station 3	District 3
2/19/2024 7:28:00 PM	2/19/2024 7:54:00 PM	2024-453	321	Central	
2/19/2024 7:36:00 PM	2/19/2024 7:55:00 PM	2024-454	150	Central	
2/22/2024					
2/22/2024 7:54:00 AM	2/22/2024 8:18:00 AM	2024-470	554	Station 3	
2/22/2024 8:16:00 AM	2/22/2024 8:44:00 AM	2024-471	321	Station 2	
2/24/2024					
2/24/2024 9:55:00 AM	2/24/2024 10:20:00 AM	2024-486	321	Station 2	
2/24/2024 10:09:00 AM	2/24/2024 10:37:00 AM	2024-487	320	Central	
2/24/2024 1:48:00 PM	2/24/2024 2:20:00 PM	2024-488	320	Station 3	District 3
2/24/2024 2:00:00 PM	2/24/2024 2:18:00 PM	2024-489	522	Central	
2/24/2024 2:15:00 PM	2/24/2024 2:35:00 PM	2024-490	324	Central	
2/24/2024 2:35:00 PM	2/24/2024 2:58:00 PM	2024-491	321	Central	
2/24/2024 5:46:00 PM	2/24/2024 6:24:00 PM	2024-494	322	Station 5	
2/24/2024 6:08:00 PM	2/24/2024 6:35:00 PM	2024-495	321	Station 2	
2/24/2024 6:31:00 PM	2/24/2024 7:05:00 PM	2024-496	321	Central	
2/24/2024 11:53:00 PM	2/25/2024 12:18:00 AM	2024-499	320	Station 3	District 3
2/25/2024					
2/25/2024 12:03:00 AM	2/25/2024 12:30:00 AM	2024-500	321	Central	
2/26/2024					
2/26/2024 4:23:00 PM	2/26/2024 4:47:00 PM	2024-507	321	Central	
2/26/2024 4:47:00 PM	2/26/2024 5:12:00 PM	2024-508	320	Station 2	
2/26/2024 7:48:00 PM	2/26/2024 8:20:00 PM	2024-510	321	Station 2	
2/26/2024 8:01:00 PM	2/26/2024 8:28:00 PM	2024-511	321	Station 3	District 3

Percentage of incidents overlapping from total incidents in month, year. Compared incident time range as either Alarm to Cancel or Alarm to Clear for incidents that have either Cancel or Clear time recorded. Reviewed calls only. Group by date. Displays date, incident number, incident type (numeric only), zone, and station.



OVERLAPPING INCIDENT DETAILS					
ALARM	CLEAR/CANCEL	INCIDENT #	INCIDENT TYPE	STATION	ZONE
2/27/2024					
2/27/2024 2:52:00 PM	2/27/2024 3:18:00 PM	2024-516	321	Central	
2/27/2024 2:59:00 PM	2/27/2024 3:14:00 PM	2024-517	321	Central	
2/28/2024					
2/28/2024 4:49:00 PM	2/28/2024 5:14:00 PM	2024-522	321	Central	
2/28/2024 5:08:00 PM	2/28/2024 5:33:00 PM	2024-523	321	Station 2	
2/28/2024 10:54:00 PM	2/28/2024 11:24:00 PM	2024-525	311	Station 4	
2/28/2024 11:23:00 PM	2/28/2024 11:51:00 PM	2024-526	321	Station 3	

Percentage of incidents overlapping from total incidents in month, year. Compared incident time range as either Alarm to Cancel or Alarm to Clear for incidents that have either Cancel or Clear time recorded. Reviewed calls only. Group by date. Displays date, incident number, incident type (numeric only), zone, and station.





Mission Fire Department

Career Development Section

Monthly Report for February 2024

To: Adrian Garcia, Fire Chief

From: Richard A. Cruz, Deputy Chief

Re: Career Development Section Report for February 2024

The training topics for the month were Chest Pain for the EMS portion, and VEIS (Vent Enter Isolate Search) for the Fire portion. Each topic counts for 2 hours of continuing education hours for the yearly total. The trainings were posted on our online Training software and each personnel completed the trainings on their assigned shift days.

EMS training has been our top priority this month. We have been training around the clock to keep our skills sharp. We have been utilizing our newly purchased training equipment to be able to perform hands-on skills and train.

The CDS hosted a Flood Awareness class for the Regional Fire Academy. The CDS also assisted with Live Fire evolutions at the end of the month.

The CDS conducted a Hazmat training day. Many of our members who hold a Hazardous Material Technician certification with the state were in attendance. Personnel got together and conducted a complete inventory of equipment. The team was also able to conduct pressure testing on PPE and conduct testing of our monitoring and detection equipment. This is to ensure our readiness in the event of a hazardous materials emergency.

The CDS staff and two Lieutenants attended the Texas Association of Fire Educators conference in Corpus Christi, TX. The conference brought in fire service instructors from around the state. They covered topics and new trends in the fire service.

For three weeks this month, our crews did not stop training at the Mission Housing Authority. Our crews used these abandoned structures for real life training. Each crew was able to do hose advancement in the structure, forcible entry on the doors, firefighter survival using wall breaching techniques, and vertical ventilation on the roofs. Training like this lets our crews have good hands on training.

At the end of the month, our crews participated in a full-scale Hazmat Exercise. The Hidalgo Co. Office of Emergency Management coordinated a joint training exercise with the 6th Civil Support Team out of Austin, TX. Several of our neighboring agencies were involved in this exercise. We were able to put our Hazmat training and skills to the test. There were chemical and radiological sources on location. Our crews were able to identify and isolate the sources for training purposes.

This month, several of our personnel are attending the Fire & Public Safety Conference in Edinburg, TX. Some of the classes our crews will be attending are: Vehicle Extrication, Rope Rescue, Leadership Strategies and Live Fire. These class are through TEEEX so each participant will get credit towards their yearly continuous education hours.

“Train Like Your Life Depends on it...Because It Does!”

Crews at their respective stations also have been doing in-service training as single-engine companies. Training has included: SCBA's, search and rescue, rescue equipment familiarization, ropes and knots, pumping fire apparatus, hose practices, ladders, and other topics.

Training Hours for February 2024 - TOTAL: 1,502

Fire: 1,160 hours
Classroom/Online: 67 hours
Hands-On/Skills: 1,093 hours Drone: 0 hours
EMS: 211 hours
Special Ops: 0 hours
Haz-Mat: 131 hours

Training Hours for Year-to-Date 2023 - TOTAL: 4,753

Fire: 2,556 hours
Classroom/Online: 145 hours
Hands-On/Skills: 2,383 hours Drone: 20 hours
EMS: 789 hours
Special Ops: 0 hours
Haz-Mat: 905 hours

Respectfully,



Richard A. Cruz
Deputy Chief
Career Development Section

“Train Like Your Life Depends on it...Because It Does!”

MISSION FIRE DEPARTMENT
Emergency Ambulance Response Report
FEBRUARY 2024



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

Previous Month ▾ Feb 1, 2024 - Feb 29, 2024 ▾

Counts	% Rows	% Columns		All										
Week Ending	2/4/24	2/11/24	2/18/24	2/25/24	3/3/24	3/10/24	3/17/24	3/24/24	3/31/24	4/7/24	4/14/24	4/21/24	4/28/24	Total
Abdominal Pain		0.68%	0.68%	0.68%	2.04%									4.08%
Acute Respiratory Distress (Dyspnea)		2.04%	1.36%	2.04%	0.68%									6.12%
Altered Mental Status	0.68%	1.36%			0.68%									2.72%
Anxiety reaction/Emot... upset			0.68%	0.68%	1.36%									2.72%
Back Pain		2.04%	2.04%	2.72%	0.68%									7.48%
Cardiac arrest		1.36%	0.68%		0.68%									2.72%
Cardiac arrhythmia/dy..		0.68%												0.68%
Chest Pain / Discomfort	0.68%		2.04%		0.68%									3.4%
Chest pain on breathing		0.68%												0.68%
Chest Pain, Other (Non-Cardiac)				1.36%	0.68%									2.04%
Convulsions				0.68%										0.68%
Dizziness			0.68%											0.68%
Epistaxis	0.68%		0.68%											1.36%
Extremity Pain		2.04%	0.68%	2.72%	0.68%									6.12%
Failure to Thrive (Adult)	0.68%													0.68%
Gastro-esophageal reflux disease (GERD)		0.68%												0.68%
Generalized Weakness	2.04%	2.04%	2.72%	3.4%	2.04%									12.24%
Headache		0.68%			0.68%									1.36%
Hyperventilat...			1.36%											1.36%
Hypotension				0.68%										0.68%
Inhalation Injury (Toxic Gas)			0.68%											0.68%
Injury	0.68%		4.08%	4.08%										8.84%
Laceration/Ab... (minor surface trauma)		0.68%												0.68%
Mental disorder		0.68%	0.68%											1.36%
Multiple injuries		1.36%	0.68%											2.04%

Week Ending	2/4/24	2/11/24	2/18/24	2/25/24	3/3/24	3/10/24	3/17/24	3/24/24	3/31/24	4/7/24	4/14/24	4/21/24	4/28/24	Total
Nausea			0.68%											0.68%
No Complaints or Injury/Illness Noted	1.36%	5.44%	2.72%	5.44%										14.97%
Obvious Death				0.68%										0.68%
Overdose - Acetaminophe..	0.68%													0.68%
Palpitations				0.68%										0.68%
Pelvic and Perineal Pain		0.68%												0.68%
Pulmonary Edema, Acute	0.68%													0.68%
Respiratory disorder			0.68%											0.68%
Seizures with status epilepticus		0.68%		0.68%										1.36%
Sepsis/Septice..		0.68%												0.68%
Sexual Abuse			0.68%											0.68%
Suicidal ideation		0.68%		0.68%										1.36%
Suicide attempt						0.68%								0.68%
Syncope / Fainting		2.04%		0.68%										2.72%
Vomiting			0.68%											0.68%
Total	8.16%	27.21%	25.17%	27.89%	11.56%									100%



Previous Month ▾

Feb 1, 2024 - Feb 29, 2024 ▾

71%

TRANSPORTS
Percentage of Patient Encounters

22%

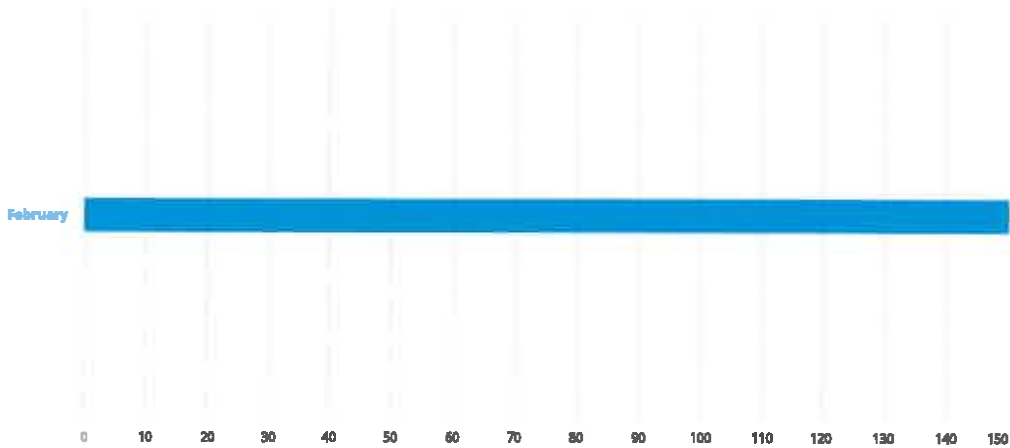
NON TRANSPORTS
Percentage of Patient Encounters

5%

OTHER DISPOSITIONS
Percentage of Patient Encounters

150

RECORDS
In Selected Time Slice



29

DAYS
In Selected Time Slice

- Counts
- % Rows
- % Columns
- % All

Week Ending:	2/4/24	2/11/24	2/18/24	2/25/24	3/3/24	3/10/24	3/17/24	3/24/24	3/31/24	4/7/24	4/14/24	4/21/24	4/28/24	Total
February	13	41	39	40	17									150
Total	13	41	39	40	17									150



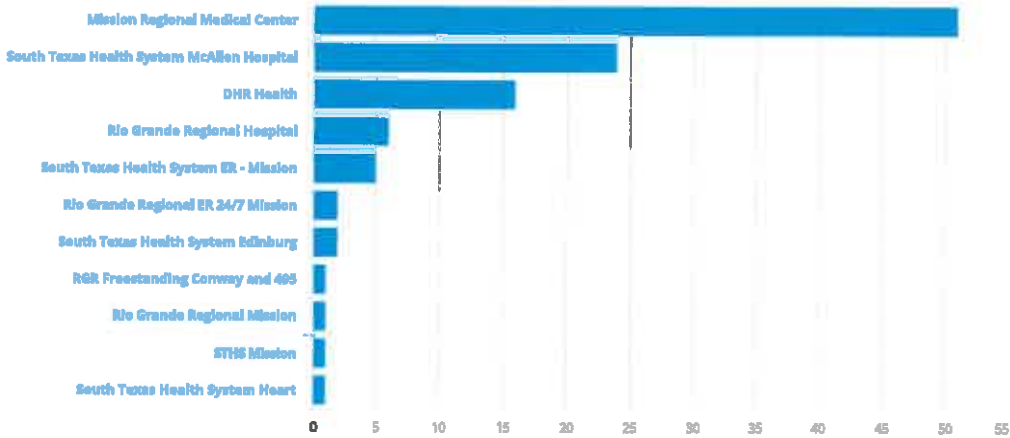
Previous Month ▾ Feb 1, 2024 - Feb 29, 2024 ▾

110

RECORDS
In Selected Time Slice

29

DAYS
In Selected Time Slice



Counts % Rows % Columns [% All](#)

Week Ending	2/4/24	2/11/24	2/18/24	2/25/24	3/3/24	3/10/24	3/17/24	3/24/24	3/31/24	4/7/24	4/14/24	4/21/24	4/28/24	Total
DHR Health	2.73%	4.55%	1.82%	3.64%	1.82%									14.55%
Mission Regional Medical Center	3.64%	11.82%	12.79%	11.82%	6.36%									46.36%
RGR Freestanding Conway and 495					0.91%									0.91%
Rio Grande Regional ER 24/7 Mission		0.91%			0.91%									1.82%
Rio Grande Regional Hospital		3.64%	0.91%	0.91%										5.45%
Rio Grande Regional Mission		0.91%												0.91%
STHS Mission				0.91%										0.91%
South Texas Health System ER - Mission		2.73%	0.91%		0.91%									4.55%
South Texas Health System Edinburg		0.91%		0.91%										1.82%
South Texas Health System Heart			0.91%											0.91%
South Texas Health System McAllen Hospital	0.91%	4.55%	8.18%	5.45%	2.73%									21.82%
Total	7.27%	30%	25.45%	23.64%	13.64%									100%

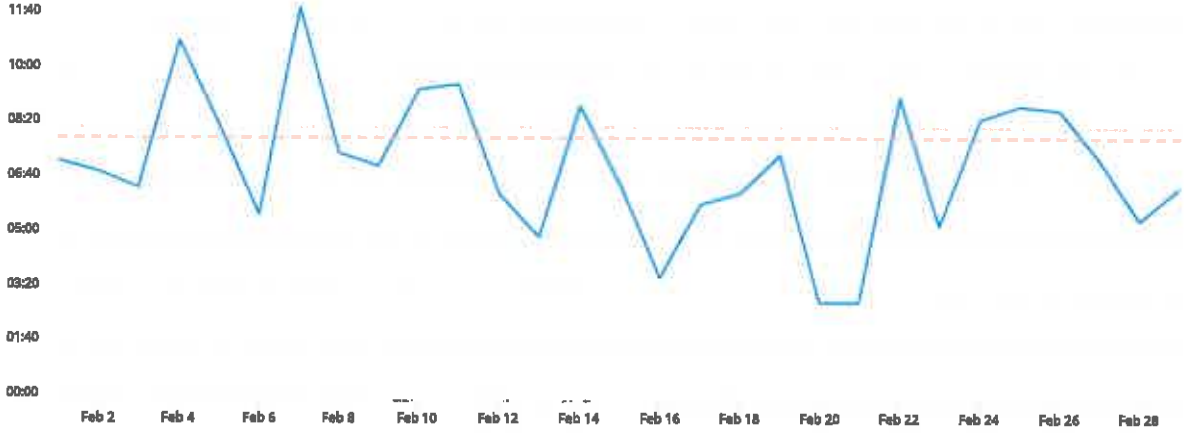
Previous Month ▾ Feb 1, 2024 - Feb 29, 2024 ▾

07:22
AVERAGE
Average Response Time

58%
OF RESPONSES
Response Time < 08:00

29
DAYS
In Selected Time Slice

106
UNIT RESPONSES
In Selected Time Slice



Counts % Rows % Columns **% All**

Week Ending	2/4/24	2/11/24	2/18/24	2/25/24	3/3/24	3/10/24	3/17/24	3/24/24	3/31/24	4/7/24	4/14/24	4/21/24	4/28/24	Total
00:00 - 04:59		1.89%	4.72%	4.72%	1.89%									13.21%
05:00 - 07:59	3.77%	12.26%	15.09%	8.49%	4.72%									44.34%
08:00 - 08:59	0.94%	4.72%	2.83%	1.89%	0.94%									11.32%
09:00 - 09:59	0.94%	4.72%		2.83%	0.94%									9.43%
10:00 - 11:59	1.89%	5.66%	0.94%	2.83%	4.72%									16.04%
12:00 - 14:59			0.94%	1.89%	0.94%									3.77%
15:00 - 16:59		0.94%												0.94%
17:00 - 17:59														
18:00 - 19:59		0.94%												0.94%
20:00 - 29:59														
30:00 - 59:59														
Total	7.55%	31.13%	24.53%	22.64%	14.15%									100%
Exceptions														0%



Executive Summary for 216 - Mission

	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Grand Total
Gross Charges	\$142,800	\$85,885	\$124,960	\$105,322	\$207,260	\$666,227
Cash Collections	(\$40,404)	(\$15,034)	(\$37,981)	(\$31,480)	(\$27,963)	(\$152,862)
Gross Charge per Trip	\$1,373	\$1,363	\$1,358	\$1,549	\$1,818	\$1,511
Cash/Txp (CPT)	\$388	\$239	\$413	\$463	\$245	\$347
Payer Mix						
Insurance	11.5%	17.5%	16.3%	14.7%	0.9%	11.1%
Medicaid	18.3%	14.3%	15.2%	16.2%	6.1%	13.6%
Medicare	40.4%	52.4%	40.2%	57.4%	14.0%	37.9%
Private Pay	20.2%	15.9%	23.9%	20.6%	5.3%	16.6%
Govt Misc	1.0%	1.6%	0.0%	1.5%	0.9%	0.9%
Payer Research	9.6%	0.0%	4.3%	0.0%	73.7%	20.9%
Level of Service						
ALS Non-Emergency	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ALS Emergency	76.9%	69.8%	63.0%	75.0%	67.5%	70.3%
ALS-2	0.0%	6.3%	5.4%	4.4%	4.4%	3.9%
BLS Non-Emergency	0.0%	0.0%	0.0%	2.9%	0.0%	0.5%
BLS Emergency	23.1%	23.8%	31.5%	17.6%	28.1%	25.4%
SCT A0429	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%
Level of Service Volume						
Total Service Volume	104	63	92	68	114	441
ALS Non-Emergency TXP	0	0	0	0	0	0
ALS Emergency TXP	80	44	58	51	77	310
ALS-2 Emergency TXP	0	4	5	3	5	17
BLS Non-Emergency TXP	0	0	0	2	0	2
BLS Emergency TXP	24	15	29	12	32	112
Sct A0429 TXP	0	0	0	0	0	0
Service Others Cnt	0	0	0	0	0	0
Facility Base TXP	0	0	0	0	0	0
Ground Mileage	506	354	453	457	669	2,439

Item 8.

Balance Report for 216 - Mission - February 2024



Undefined	
Charge Adjustments	\$15,276.00
Charges in Period	\$191,984.00
Credits	(\$108,915.00)
Total AR Change for Undefined	\$98,345.00
<hr/>	
Mission	
AR Previous Balance for Mission	\$531,880.50
Charge Adjustments	\$15,276.00
Charges in Period	\$191,984.00
Credits	(\$108,915.00)
Mission - 202402	\$98,345.00
Total Balance Forward for Mission	\$630,225.50



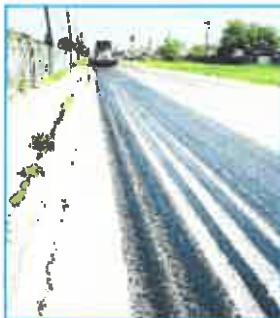
Public Works

February 2024 Monthly Report



South Water Treatment Plant Project

Water Distribution Installed
Water Line at Reservoir



Streets Project



Inspiration Road Project



Public Works Projects



**PUBLIC WORKS
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February 2024**

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Utility Billing and Collection

ANALYTICAL STATISTICAL COMPARISON				
‡ UTILITY BILLING ‡				
BILLING TYPE	FEB - 2024	FEB - 2023	FY 23-24	FY 22-23
Water Consumption (Gals.)	309,854,000	317,753,000	1,825,283,000	1,698,815,000
Number of Customers	30,962	30,441		
WATER & WASTEWATER				
Water Sales	\$ 1,105,752	\$ 1,064,525	\$ 6,195,578	\$ 5,221,821
Water Sales - <i>Granjeno</i>	2,529	2,260	12,462	11,042
Connections	19,175	17,000	150,860	81,675
Reconnect Fees	13,475	7,125	41,675	25,125
Sewage Service	630,107	599,022	3,413,627	2,698,131
Sewage Service - <i>Granjeno</i>	1,313	1,270	7,561	6,368
Industrial Sewer Surcharge	515	693	2,642	894
Wastewater Assessment	6,550	6,840	48,350	37,545
Service Charge	7,515	7,778	55,342	46,018
Garage Sales & Other	3,365	3,355	24,265	24,101
Total	\$ 1,790,298	\$ 1,709,868	\$ 9,952,382	\$ 8,152,720
SANITATION				
Garbage Fees	\$ 683,716	\$ 614,315	\$ 3,325,677	\$ 3,046,372
Brush Fees	105,094	95,553	624,942	371,426
Total	\$ 788,810	\$ 709,868	\$ 3,950,619	\$ 3,417,798
DRAINAGE ASSESSMENT FEE				
Drainage Assessment Fee	\$ 105,982	\$ 98,209	\$ 527,698	\$ 440,654
Total	\$ 105,982	\$ 98,209	\$ 527,698	\$ 440,654
Total Billing	\$ 2,685,088	\$ 2,517,945	\$ 14,430,679	\$ 12,011,172
‡ UTILITY COLLECTIONS ‡				
COLLECTIONS	FEB - 2024	FEB - 2023	FY 23-24	FY 22-23
Total Collections	\$ 1,886,862	\$ 1,458,448	\$ 10,242,681	\$ 7,891,931

Water Distribution

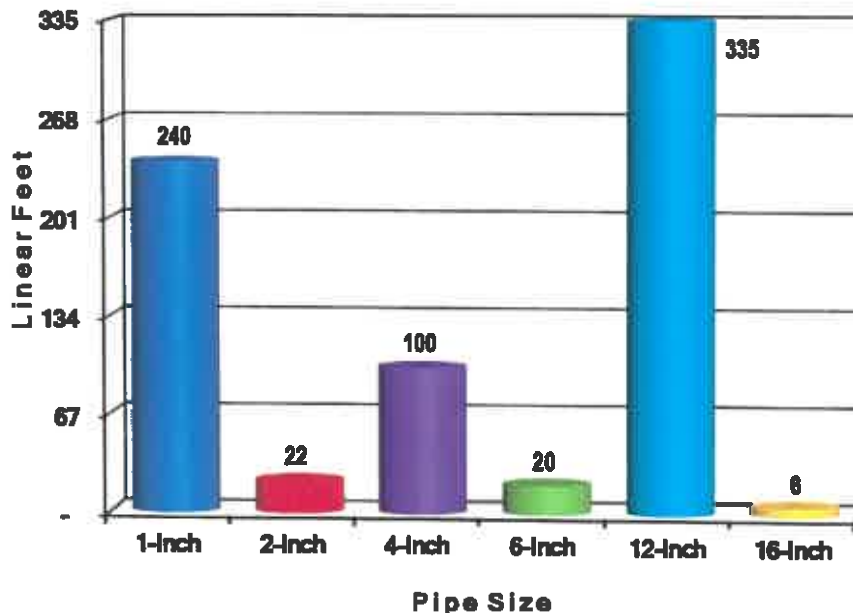
Utility Line Installation

Water Distribution Crews installed a total of 723 Linear Feet of Utility Line. Below are the locations where the broken line repairs took place. There were eleven (11) major water line breaks repaired.

Water Distribution - Utility Line Installation

1-Inch	2-Inch	4-Inch	6-Inch	12-Inch	16-Inch
2517 S Inspiration 240'	2801 N Holland 2'	316 Bahla 20'	Lift Station 27 20'	Water Reservoir 4 th St. 335'	Oleander Acres 6'
	Bentsen State Park 3'	1025 Hidalgo 20'			
	Glasscock / 21 st 15'	1401 Jacob 56'			
	Mark Place / Bryan Rd 2'	100 Mesquite 4'			
240 LF	22 LF	100 LF	20 LF	335 LF	6 LF

February 2024
Utility Pipe Line Installation



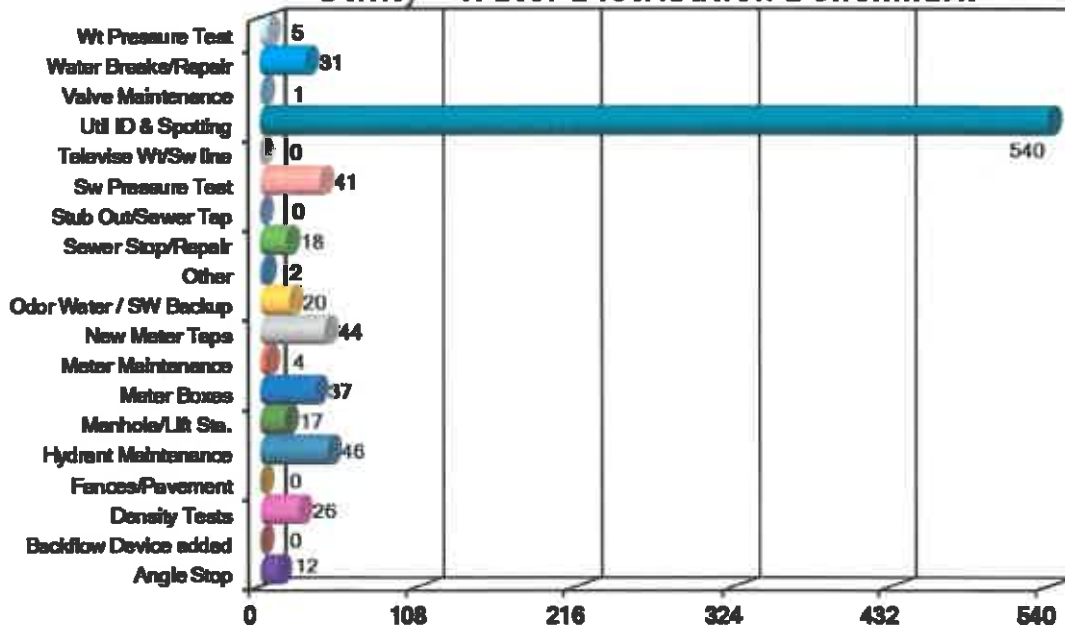
Water Distribution

Water Distribution - Maintenance Benchmark Summary

The following is Water Distribution's maintenance benchmark summary for February 2024.

Service Type	Oct	Nov	Dec	Jan	Feb	YTD 23-24	FY 22-23
Angle Stop	11	22	13	12	12	70	132
Backflow Device	1	0	0	0	0	1	0
Density Tests	0	2	41	14	26	83	529
Fences/Pavement	0	0	0	0	0	0	10
Hydrant Maintenance	81	64	31	17	46	239	357
Manhole/Lift Station	17	5	1	14	17	54	92
Meter Boxes	61	76	64	86	37	324	499
Meter Maintenance	4	5	18	44	4	75	67
New Meter Taps	63	77	64	86	44	334	507
Odor Water	27	13	17	23	20	100	271
Other	10	0	1	7	2	20	104
Sewer Stop/Repair/Tap	12	17	6	16	18	69	216
Stub Out	0	1	0	0	0	1	0
Sewer Pressure Test	0	13	0	0	41	54	154
Televise Sewer line	0	0	0	0	0	0	0
Utility ID & Spotting	363	504	404	535	540	2,346	7,630
Valve Maintenance	2	2	2	0	1	7	22
Water Break/Repair	19	40	52	44	31	186	340
Water Pressure Test	0	1	1	10	5	17	99
Totals	671	842	715	908	844	3,980	11,029

February 2024
Utility - Water Distribution Benchmark



Water Distribution - Utility Inspections Our Utility Inspectors, Mr. Lupe Vela and Mr. Carlos Fuentes, conducted inspections on the thirty-five (35) sites below. Performed 41 Mandrel Tests, 1 Hydrostatic Test for water and 26 Density Street Tests. There was 540 line locates.

	Site/Subdivision	Start Date	Completion Date	Location	Inspection Description
1	All Heart Church	3/2023		3 Mile / Shary	Under Construction
2	Amber Grove	2/2023		2 ½ Trosper	Under Construction
3	Augusto Contreras	2/2023		Shary / Bus 83	Under Construction
4	Bentsen Grove	9/2022		Inspiration / 1 Mile South	Under Construction
5	Bentsen Palm PH III	1/2023		Inspiration / 1 Mile South	Under Construction
6	Brilliant Academy PH I	3/2023		Los Ebanos / Charles St.	Under Construction
7	Bryan Pointe PH II	2/2023		Bryan / 1 st Street	Under Construction
8	Camelias Plaza	9/2023		FM 495 / Bryan	Under Construction
9	Cap Storage Victoria Drive, LLC	6/2023		Shary / Victoria	Under Construction
10	City of Mission W-A15, S Conway L.S.	7/2020		Trinity / Conway South	Under Construction
11	Coastal Plaza	11/2021		Expressway / Bryan Road	Under Construction
12	Conway Avenue Sewer Project	2/2022		2 Mile / Conway	Under Construction
13	Cross Church	7/2023		Expressway / Glasscock	Under Construction
14	Crystal Estates	9/2023		Inspiration Rd / Esperanza	Under Construction
15	El Coyote	9/2023		4 Mile La Homa Rd	Under Construction
16	El Milagro PH I	12/2022		Los Indios / Bryan	Under Construction
17	Excel Carriers	7/2023		3 Mile / La Homa	Under Construction
18	Garden Path	9/2022		Taylor / FM 495	Under Construction
19	iHop	2/2023		North Conway	Under Construction
20	Las Esperanzas	1/2023		Glasscock / Frontage 83	Under Construction
21	Las Misiones De San Jorge	9/2023		S Conway / Military	Under Construction
22	Lucksinger Apartments	9/2021		Lucksinger / Bus 83	Under Construction
23	Mayberry Ranch	1/2023		3 Mile North Mayberry	Under Construction
24	Monarza Estates	9/2023		3 ½ N Mayberry	Under Construction
25	Mr. Marquez Superior Granit	7/2023		Shary / 4 th Street	Under Construction
26	Palmetto Estates	9/2023		Barnes St	Under Construction
27	Quest Gateway	5/2023		Frontage / Bryan	Under Construction
28	Ragland Village	1/2023		Business 83 / Ragland	Under Construction
29	Sendero Phase I	1/2023		1 Mile South	Under Construction
30	Sendero Phase II	2/2022		1 Mile South	Under Construction
31	Sharyland Bus Park PH I	3/2022		Anzalduas / Military	Under Construction
32	Shary Town Plaza	7/2023		Shary / 4 th Street	Under Construction
33	Speedy Trails	2/2022		West Mile 2 / Holland	Under Construction
34	The Shops At 495	9/2022		FM 495 / Conway	Under Construction
35	Turtle Cove	9/2023		Mile 3 / White Oak	Under Construction

2023-24 Water & Wastewater Major Ongoing Construction Projects

Project Name	Linear Feet	Construction Completion	Current Status	Construction Cost Estimate	Contractor
N. Conway Sewer Improvements	5,280 LF (Mile 2 to Mile 3)	90%	90%	\$ 667,110	RDH Site & Concrete LLC

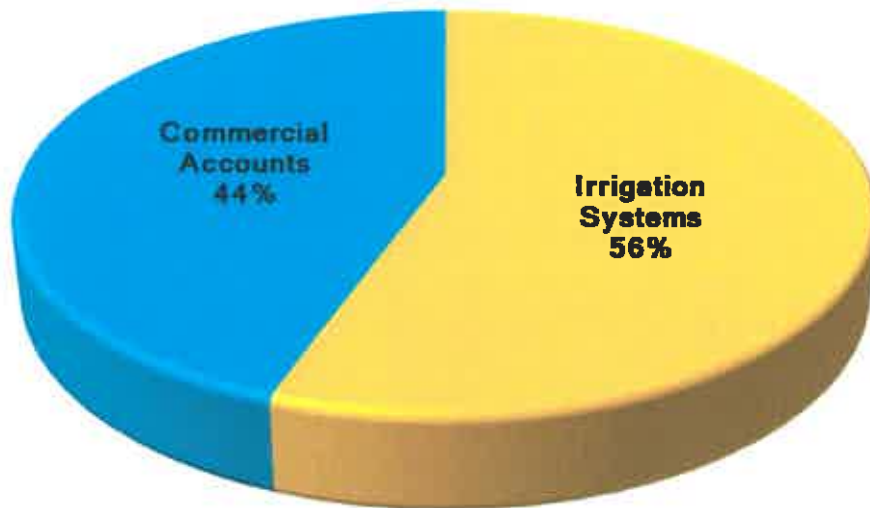
Water Distribution - Backflow Prevention Inspections

There were eighteen (18) Backflow Prevention Assembly Inspections that Mauro Anzaldua Jr. performed to keep our water lines free from back siphonages and water backflow contamination for February.

2023-24 Backflow Inspections

Tests / Surveys	Oct	Nov	Dec	Jan	Feb	YTD 23-24	FY 22-23
Inspection of <i>Commercial</i> Accounts	9	7	5	7	8	36	80
Inspection of <i>Sprinkler</i> Accounts	14	16	11	13	10	64	165

February 2024
Backflow Prevention Inspections



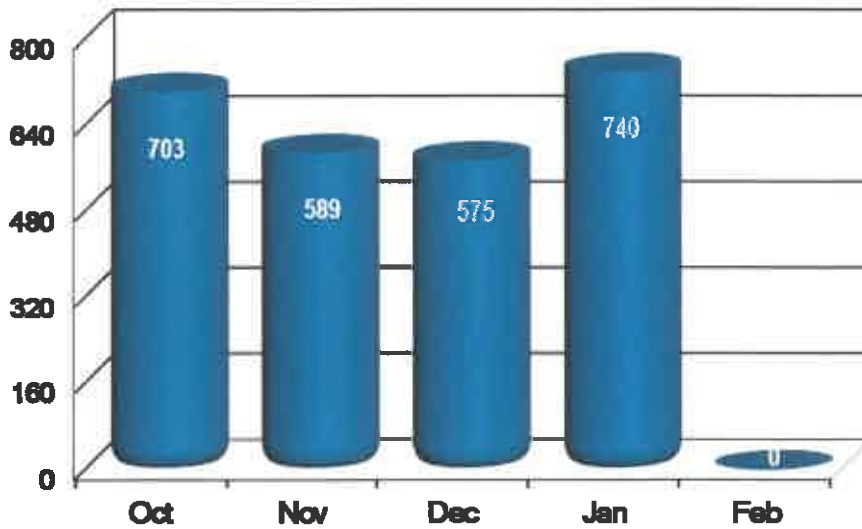
Water Distribution - Sewer Collection

Our Sewer Collection Crews inspected and maintained monthly the City's 40 active Sewer Lift Stations and approximately 374.58 miles of sewer lines by responding to 20 sewer backups and no work orders this month.

2023-24 Sewer Collection Lift Station Inspections

Service Type	Oct	Nov	Dec	Jan	Feb	YTD 23-24	FY 22-23
Lift Stations Inspections	703	589	575	740	0	2,607	6,280
Televised Sites	0	0	0	0	0	0	0
Televised Feet	0	0	0	0	0	0	0

Sewer Collection Lift Station Inspections



Water Treatment Plant

Water Production Water Plant Operators at our North and South Water Treatment Plants treated 385.989 million gallons of water.

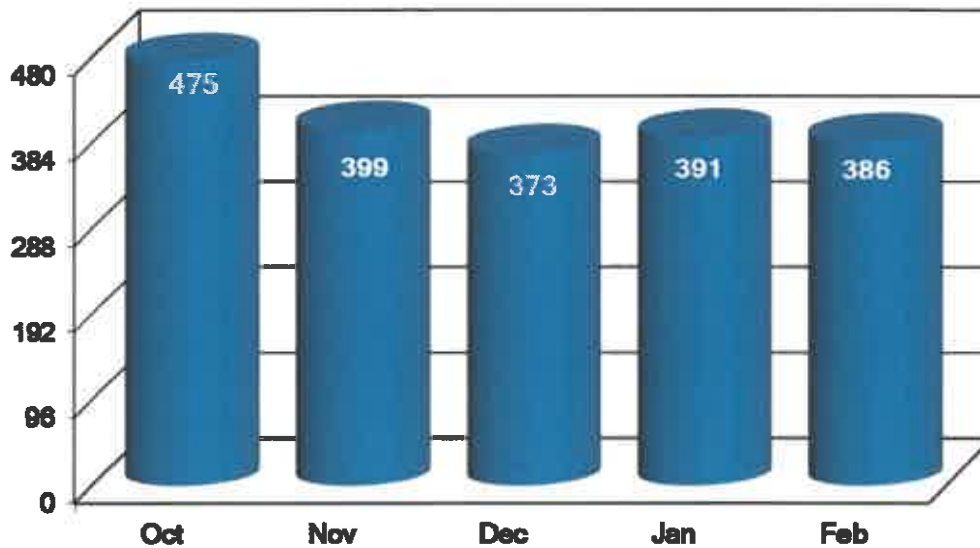
2023-24 Water Million Gallons (MG)

Avg	Max	Min	Oct	Nov	Dec	Jan	Feb	YTD 23-24	FY 22-23
13	16	10	475	399	373	391	386	2,024	4,915

Parameters Exceeded: N/A

Rainfall: 3.00"

**2023-24 Water Production
Million Gallons (MG)**



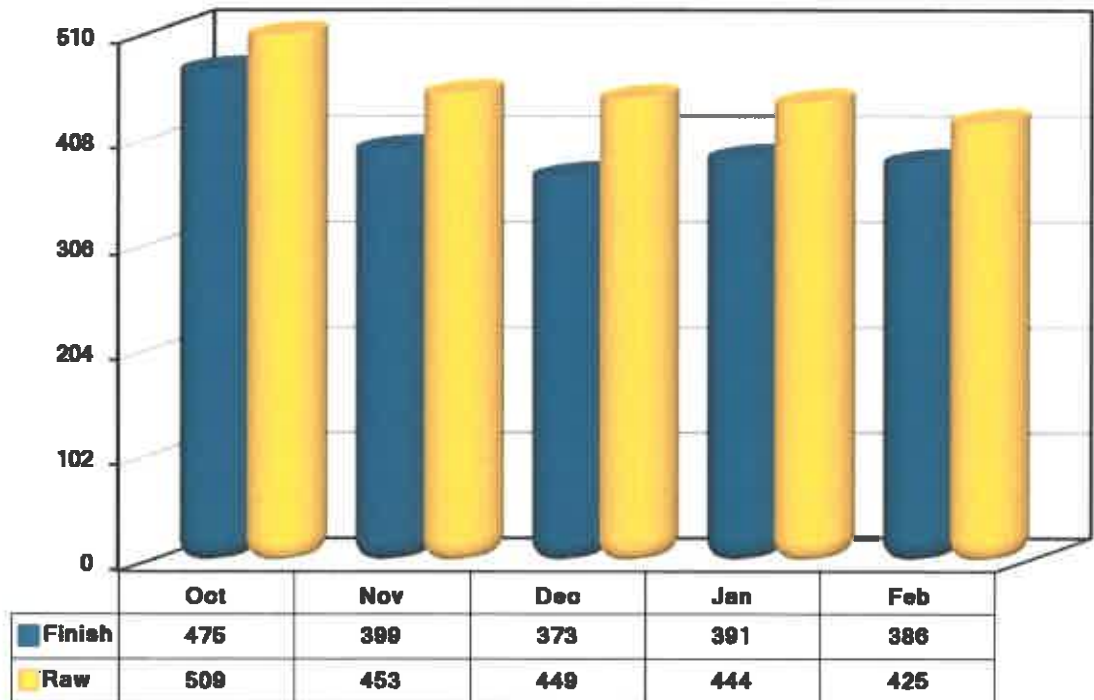
Operations and Maintenance - North Water Treatment Plant

- The International Dioxide (IDI) Company collected the monthly chlorite samples.
- Continued with regular maintenance of pump and motors, as well as, kept up with mowing grass in the facilities and towers.
- Operators drained the concrete drying beds into the sand drying beds.
- Operators performed required daily and monthly water lab analysis, backwashed and cleaned required filters.
- COVID-19 safety practices continue based on the CDC Guidelines and staff are encouraged to wear masks and practice social distancing.
- Reviewed water quality lab results from the following certified laboratories:
 1. Ana-Lab (Chlorite, TOC, SUVA)
 2. Eurofins Eaton Analytical (Chlorite)

Operations and Maintenance - South Water Treatment Plant

- The International Dioxide (IDI) Company collected the monthly chlorite samples.
- Completed work at the reservoir where the Water Distribution Crews installed 335 feet of 12-inch pipeline from the Reservoir to Pump Station.
- Operators continued with regular maintenance of pump and motors, as well as, kept up with mowing grass in the facilities and towers.
- 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
2023-24 Raw & Finish Water
Million Gals. (MG)**



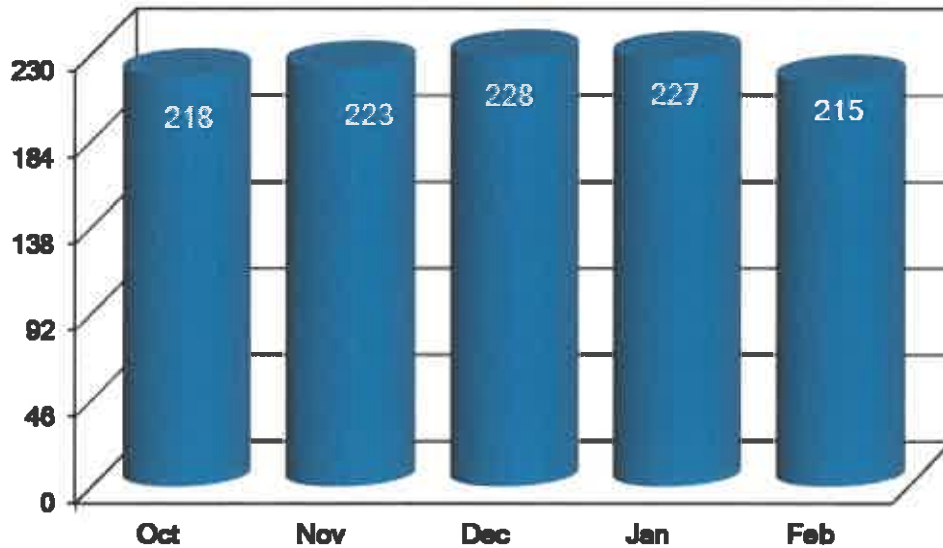
Wastewater Treatment Plant

Wastewater - Treatment Wastewater Plant staff treated 214.890 million gallons of Wastewater.

2023-24 Wastewater Million Gallons (MG)

Avg	Max	Min	Oct	Nov	Dec	Jan	Feb	YTD 23-24	FY 22-23
7.4	9.0	6.7	218	223	228	227	215	1,111	2,719

2023-24 Treated Wastewater Million Gallons (MG)



Wastewater - Wastewater Plant Status

No violations this month and Plant operated at 55.05% capacity; Rated at 13.5 mgd; Yearly averaged 7.433 mgd; There was 3.402 inches of rainfall this month.

Wastewater - Risk Management Program

Wastewater Plant followed the suggested CDC Guidelines for COVID-19, as well as, all employees received Proper Protection Equipment when needed. Disinfectant spray was used to clean common areas. Facilities Department checked all filters for buildings with climate control systems and also checked safety equipment for fire hazard preparation.

Wastewater - Staff Developments

Travis R. Dunn and Juan Cortez will soon be testing for a Wastewater "C" license. All classes have been taken and all operators are now ready for the next step in their careers. The Plant has Ramiro Ortiz as Chief Operator; he will be responsible to aid in the process control and all processing of Water Samples and TCEQ compliances. This role is critical for all Wastewater Plant operations.

Wastewater - Facility Activities

The Supervisory Staff continued to support the team with training goals and best practices towards maintaining the Plant in compliance with TCEQ regulatory inspections. The Plant will upgrade the UV Disinfection Systems. Xylem and the City of Mission have reached an agreement to start work plans on the rehabilitation of the Disinfection System. Plans to rehabilitate the Disinfection System will allow the disinfection process to continue for an extended period of time without the added cost of new construction to main structures. Other Rehabilitation Projects will soon be looked at for the Main Lift Station and Clarifier covers for the expansion side of the Plant.

Wastewater - General Maintenance

Staff maintained grass trimmed, initiated preventive maintenance on equipment as deemed necessary; (automatically) exercised two emergency generators once a week. In-house repairs were completed as follows:

1. Odor control systems were monitored and adjusted to reduce malodorous emissions.
2. Operators continued 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 daily basis.
5. Maintenance Crew worked on rotor bearing and installed water lines for protection.
6. Maintenance Crew worked on roll off guard rail system.
7. Crew worked on maintaining a proper level at the Pretreatment Pond.
8. On and off procedures were done on Rotors.
9. Worked on all Odor Control Systems to reduce foul odors to the community.
10. Crew worked on storing Xylem products for UV Rehab Project.

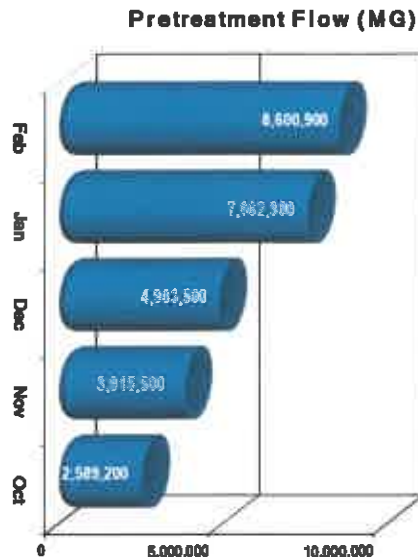
Wastewater - Contract Work

City's Contracted out electricians worked on the following.

1. J&E had no work done this month.
2. Hill-Tex work done at the Plant was as follows.
 - Worked on UV Rehab Project.
 - Worked on Aerator 5 oil pump and Aerator 2 breaker.
 - Worked on RAS Pump 7 and 5 seals and bearings.

Wastewater - Other Contract Work

1. CB3 continued to provide the Plant with sludge and grit removal services.
2. Cintas continued to provide uniform services and entrance door mat replacements on a weekly basis.
3. Polydine continued to supply us with polymer totes for aiding in sludge de-watering at Belt Press System.
4. Facilities Department worked on the Administration building.



Wastewater - Lab Status

All supplies and equipment are meeting TCEQ standards and analysis are concurrent with Standard Methods. ERA annual testing will start in June 2024. All supplies have been ordered and are pending shipment. Plant Supervisors continued using the EPA Discharge Monitoring Report federal reporting system to comply with the TCEQ permit. The Plant is following all TCEQ rules and regulations.

Wastewater - Special Projects

Capital Improvement Projects include an upgrade on the UV Systems, covers for UV protection and other needed projects. Also, Digester System upgrades are being discussed for future improvements, as well as, redundancy for our Dewatering Sludge System (Belt Press). Melden & Hunt Engineers are looking into the rehabilitation needs for the Main Lift Station.

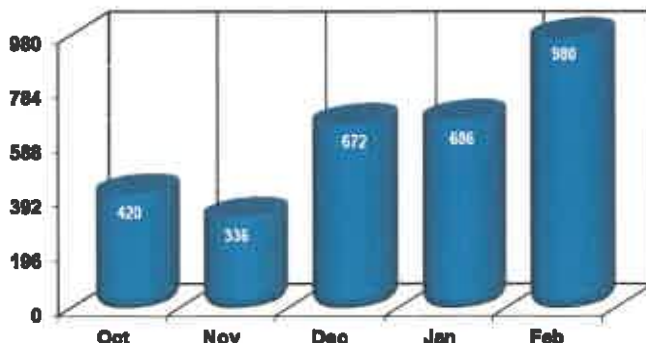
Pre-Treatment

Four surface aerators and motors are operational. Clarifier at Pretreatment was cleaned up of debris on the surface. All industrial flows to the Plant continued to be accounted for by meter totalizers and truck tickets. The Lone Star Citrus Company transported 89 truckloads of 445,000 gallons of citrus wastewater to the Pretreatment System. Pretreatment flow of waste from Rio Grande Juice Company and MPI (Metal Plating Industry) totaled 8,600,900 million gallons. Total sludge hauled was 70 cubic yards equivalent to 980 roll off containers.

2023-24 Sludge Removal

Month	Roll Offs	Cu/Yds
Oct	30	420
Nov	24	336
Dec	48	672
Jan	49	686
Feb	70	980
YTD 23-24	221	3,094
FY 22-23	511	10,220

2023-24 Sludge Removal - Cubic Yards



Street Division - Benchmark Summary

Our Street Crews paved 2,200 linear feet and maintained streets utilizing 1,004.64 tons of hot mix asphalt (HMA), patched approximately 787 potholes; placed a total of 19 signs, 24 poles (cemented); inspected and repaired 109 traffic lights and street lights and street lamps; 985 street miles was swept; removed 210 tires; street crews cleared right-of-way tree limb obstructions throughout the City. There were 216 customers and a monetary Collection of Debris totaling \$ 6,089.

Street Improvement & Construction Projects

Project Name	Linear Feet	Construction % Completion	Current Status	Project Cost	Contractor
Inspiration Paving	2200 x 28 744.11 tons	100%	100%	\$ 59,528	Street Department
Sewer Plant Paving	197.87 tons	100%	100%	\$ 13,413	Street Department
Citywide Maintenance	62.86 tons	100%	100%	\$ 5,028	Street Department

Storm Drainage Improvement Projects

Project Name	Linear Feet	Construction Completion	Current Status	Construction Cost Estimate	Contractor
Glasscock Storm Drainage Improvements	11,865	95%	95%	\$ 3,712,513	Mor-Will Const. LLC

Collection of Debris There were (216) customers with a collection of debris totaling \$ 6,089.

Collection of Debris

Month	Customers	Amount \$
Oct	pending	\$ 6,300
Nov	138	\$ 3,611
Dec	263	\$ 6,692
Jan	293	\$ 8,882
Feb	216	\$ 6,089
YTD 23-24	910	\$ 31,574
FY 22-23	2,592	\$ 69,562

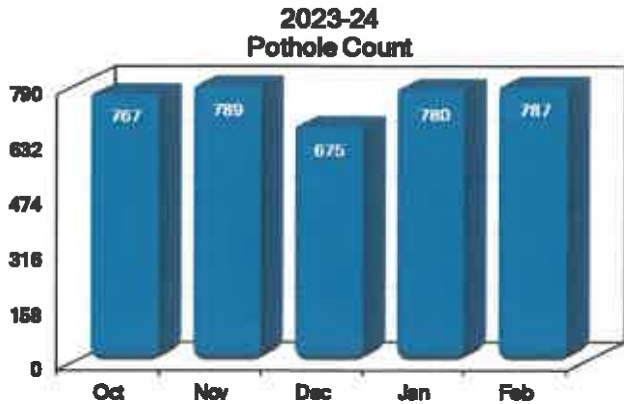
2023-24
Collection of Debris



City Pothole Maintenance Street Crews filled a total of 787 potholes.

Pothole Benchmark

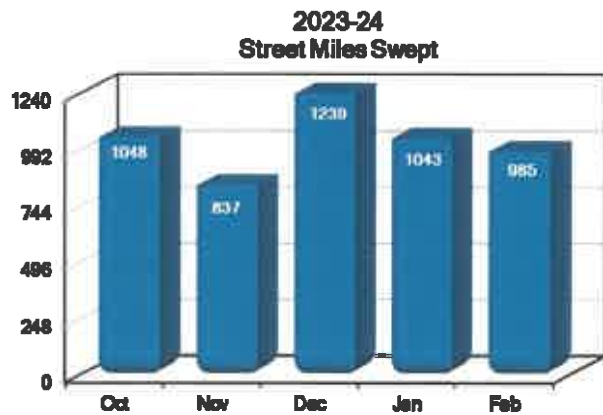
Month	22-23	23-24
Oct	621	767
Nov	675	789
Dec	762	675
Jan	985	780
Feb	715	787
Totals	3,758	3,798



City Street Miles Swept Mr. Torres and Mr. Gutierrez, Sweeper Operators, cleaned 985 miles.

Street Sweeper Miles

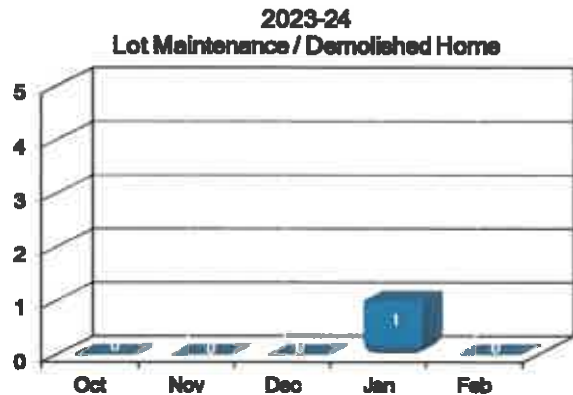
Month	22-23	23-24
Oct	199	1,048
Nov	478	837
Dec	612	1,239
Jan	964	1,043
Feb	2,042	985
Totals	4,295	5,152



Lot Maintenance / Demolished Home There were no lot maintenance or properties demolished.

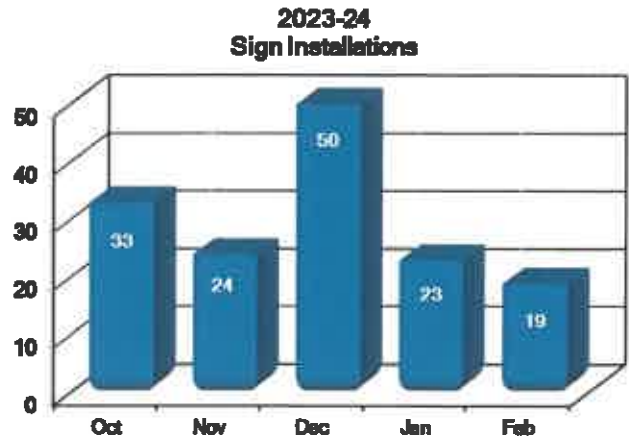
Lot Maintenance / Demolished Home

Month	22-23	23-24
Oct	0	0
Nov	2	0
Dec	0	0
Jan	0	1
Feb	0	0
Totals	2	1



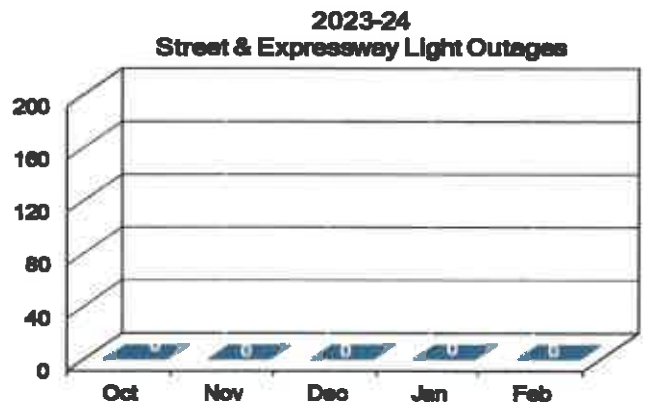
Sign Shop Output Measures Crews installed 19 signs (9 stop signs) and 24 cemented poles.

Month	22-23	23-24	Posts
Oct	67	33	33
Nov	32	24	24
Dec	71	50	50
Jan	68	23	18
Feb	64	19	24
Totals	302	149	149



Street Light Maintenance There were no Street Light inspections this month.

Month	22-23	23-24
Oct	169	0
Nov	0	0
Dec	0	0
Jan	106	0
Feb	0	0
Totals	275	0



Traffic Signal Maintenance Street lamps replaced at Bryan / 2 Mile, FM495 / Shary, Mayberry / 2 Mile. Lights were on flash at FM495 / Conway and replaced 295 feet of 7 conductor line.

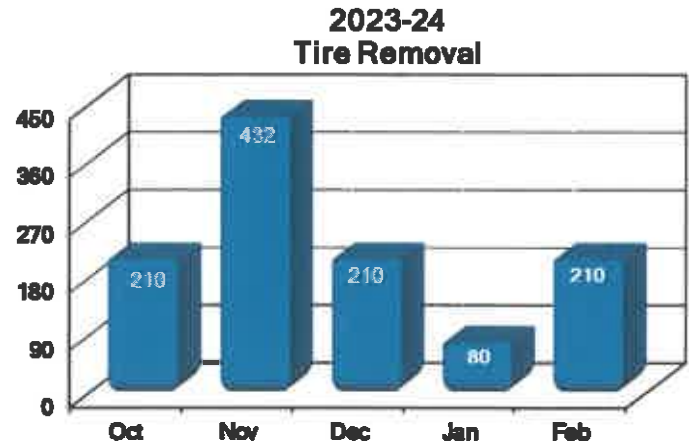
Month	School Zone			Traffic Signals Light Changes							
	Light Bulb Replacement	Re-set Controller	School Maint	Green	Red	Amber	Walk / Don't Walk	Trouble shoot Controller	Reg Maint	Misc	Total
Oct	2	0	8	1	1	0	0	4	30	38	84
Nov	0	0	26	1	1	0	0	2	26	34	90
Dec	4	1	4	2	2	4	8	6	38	44	113
Jan	2	4	10	0	2	2	4	5	26	28	83
Feb	0	2	15	2	1	1	2	6	35	45	109
23-24	8	7	63	6	7	7	14	23	155	189	479
22-23	9	34	119	23	38	27	40	71	242	376	979

Storm Drainage Street Crews cleared debris from storm drains and ditches throughout the City.

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.

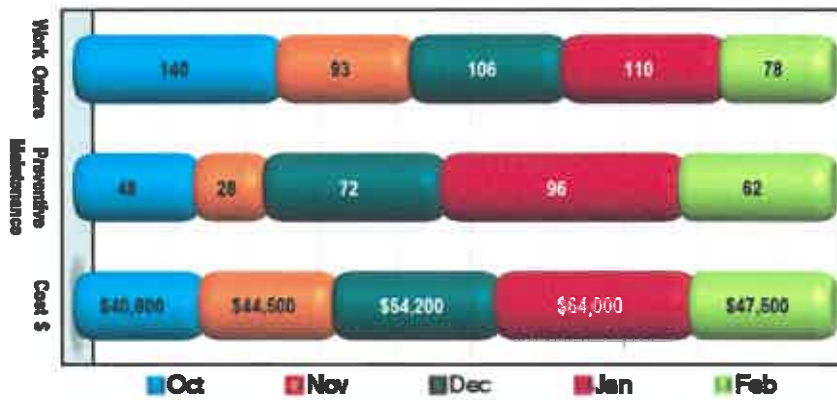
Month	22-23	23-24
Oct	1,200	210
Nov	675	432
Dec	365	210
Jan	350	80
Feb	310	210
Totals	2,900	1,142



2023-24 Fleet Maintenance & Cost Summary

Charge Code	Work Orders	Preventive Maintenance	Cost \$
Oil Changes / PM	62	62	\$ 29,500
Repairs	16	0	\$ 18,000
Totals	78	62	\$ 47,500
YTD 23-24	527	306	\$ 251,000
FY 22-23	895	715	\$ 514,600

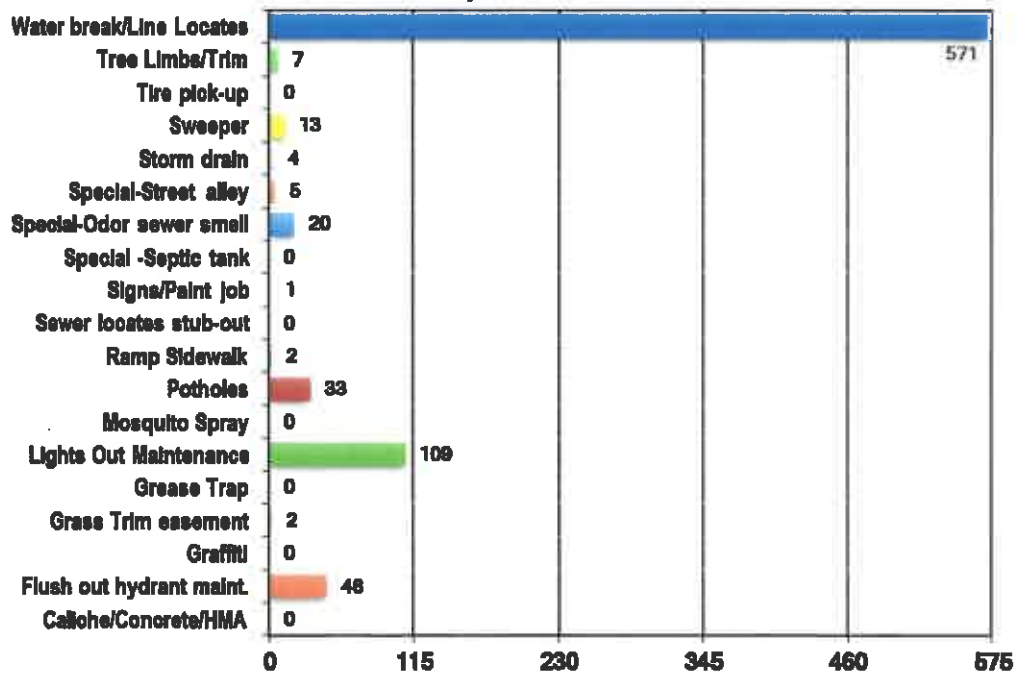
2023-24 Fleet Work Order Benchmark



Adminlstration Request for Service Calls

Service Type	Oct	Nov	Dec	Jan	Feb	YTD 23-24	FY 22-23
Callche/Concrete/HMA	2	0	0	0	0	2	10
Flush Hydrant Maintenance	81	64	31	17	46	239	357
Graffiti	0	0	0	0	0	0	0
Grass Trim essement	1	1	0	0	2	4	161
Grease Trap	0	0	0	0	0	0	0
Lights Out Maintenance	84	90	113	83	109	479	1,254
Mosquito spray	0	0	0	0	0	0	0
Potholes	45	82	61	36	33	257	810
Ramp Sidewalk	1	0	2	0	2	5	6
Sewer locates stub-out	0	0	0	0	0	0	0
Signs/Paint Job	6	4	6	1	1	18	79
Special -Septic tank	0	0	0	0	0	0	0
Special-Odor smell	27	12	17	23	20	99	285
Special-Street alley	6	5	5	8	5	29	132
Storm drain	6	4	0	2	4	16	102
Sweeper	21	15	10	10	13	69	135
Tire pick-up	0	5	3	6	0	14	69
Tree Limbs/Trim	21	10	16	20	7	74	212
Water break/Line locates	382	544	456	579	571	2,532	7,840
Total	683	836	720	785	813	3,837	11,452

February 2024 Request for Service Calls

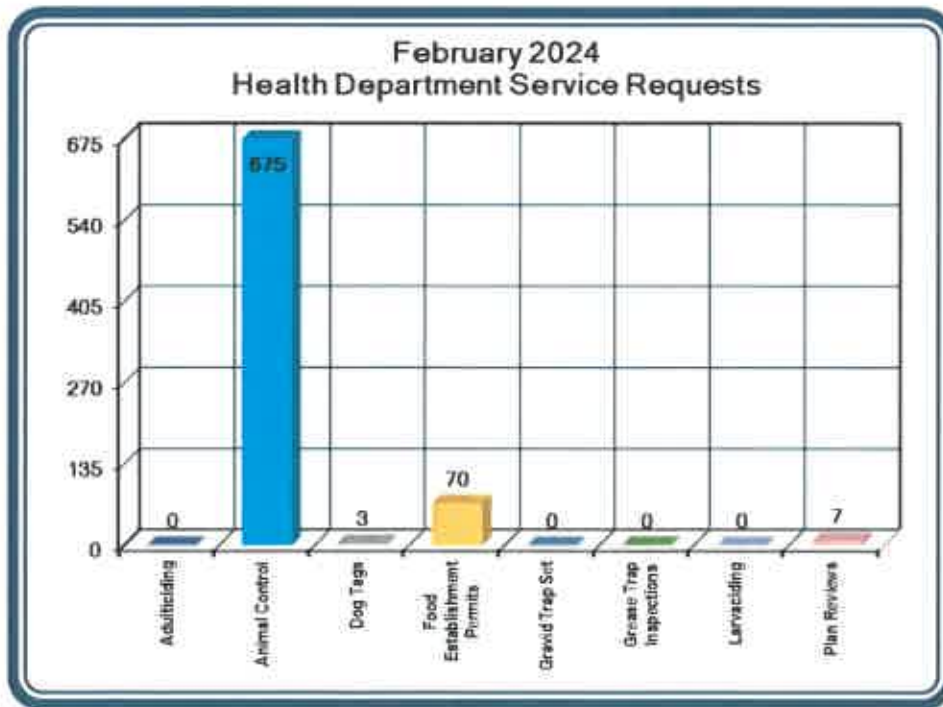


Health Department

Health Department Benchmark Summary

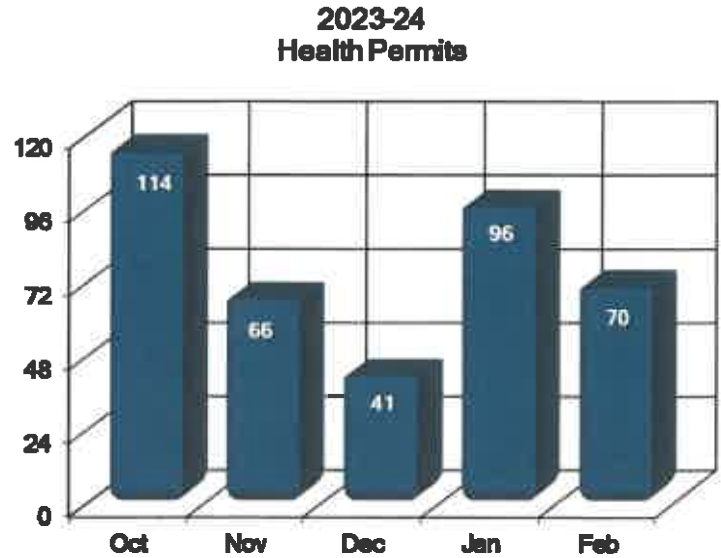
Following are the services provided by the Health Department for February 2024.

Service Type	Oct	Nov	Dec	Jan	Feb	YTD 23-24	FY 22-23
Adulticiding	0	0	0	0	0	0	5
Animal Control	756	560	600	644	675	3,235	6,813
Dog Tags	3	3	3	8	3	20	44
Food Est. Permits	114	66	41	96	70	387	720
Gravid Trap Set	0	0	0	0	0	0	0
Grease Trap Inspections	0	0	0	0	0	0	36
Larvaciding	0	0	2	1	0	3	7
Plan Reviews	8	7	4	7	7	33	74
Total	881	636	650	756	755	3,678	7,699



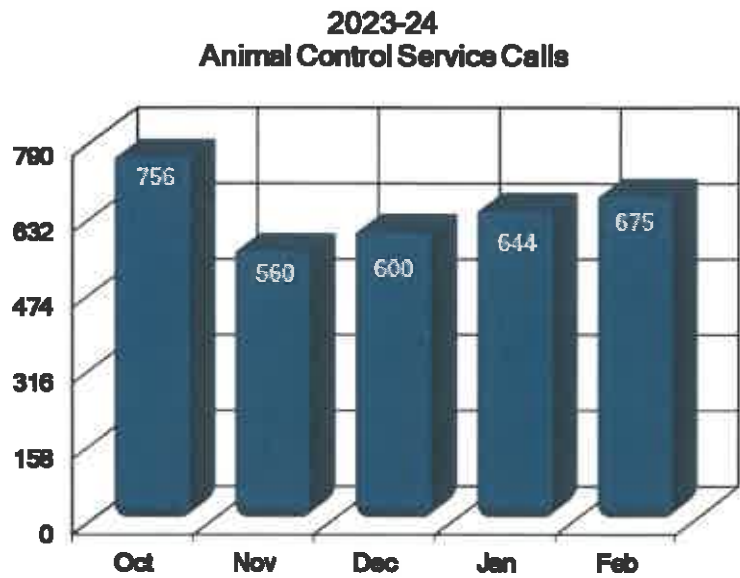
Health Permits A total of 70 Food Establishment permits were issued this month.

Food Establishment Permits		
Month	YTD 22-23	YTD 23-24
Oct	64	114
Nov	42	66
Dec	54	41
Jan	66	96
Feb	66	70
Totals	292	387



Animal Control Service Calls Citizens called (675 calls) regarding Animal Control concerns.

Animal Control Calls		
Month	YTD 22-23	YTD 23-24
Oct	585	756
Nov	394	560
Dec	419	600
Jan	489	644
Feb	422	675
Totals	2,309	3,235



Health Department Animal Control

Our City's Animal Wellness Officers, Aaron, Mabely and Ivan, along with the staff from Alton and Palmview, reported the following Animal Control for February. There were 174 service orders completed by City staff this month.

Dogs

CITY	Stray	Bite Case	Seized	D.O.A.	Owner Surrender	Escape, Lost, Etc.	Feb	YTD 23-24
Mission	91	3	0	1	6	0	101	507
Alton	0	0	0	0	0	0	0	8
Palmview	0	0	0	0	0	0	0	15
Feb	91	3	0	1	6	0	101	
YTD 23-24	419	24	1	57	29	0		530
FY 22-23	675	48	3	195	122	5		1,048

Cats

CITY	Stray	Bite Case	Seized	D.O.A.	Owner Surrender	Escape, Lost, Etc.	Feb	YTD 23-24
Mission	64	0	0	5	0	0	69	346
Alton	0	0	0	0	0	0	0	3
Palmview	0	0	0	0	0	0	0	3
Feb	64	0	0	5	0	0	69	
YTD 23-24	281	1	3	59	8	0		352
FY 22-23	525	4	0	181	20	0		730

Wildlife

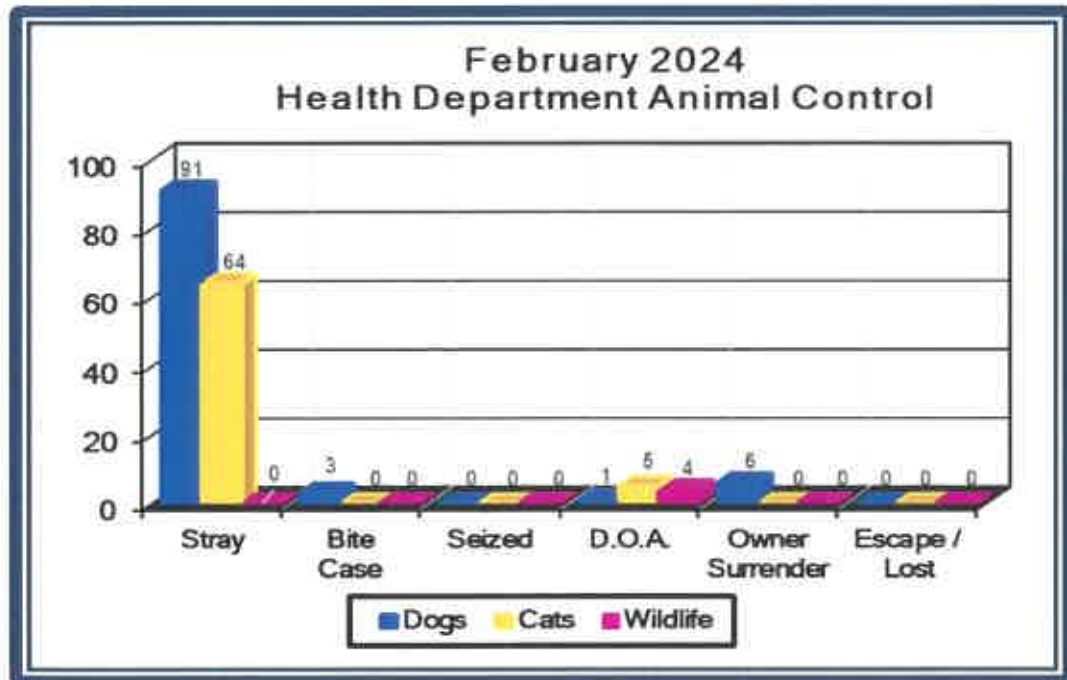
CITY	Stray	Bite Case	Seized	D.O.A.	Owner Surrender	Escape, Lost, Etc.	Feb	YTD 23-24
Mission	0	0	0	4	0	0	4	28
Alton	0	0	0	0	0	0	0	1
Palmview	0	0	0	0	0	0	0	3
Feb	0	0	0	4	0	0	4	
YTD 23-24	0	0	0	32	0	0		32
FY 22-23	51	0	0	128	3	0		182

Health Department Animal Control Summary

Below is our Health Department Animal Control Shelter summary of dogs, cats, and wildlife.

February 2024 Health Department Animal Control

Animal Type	Stray	Bite Case	Seized	D.O.A.	Owner Surrender	Escape / Lost	Feb	YTD 23-24
Dogs	91	3	0	1	6	0	101	530
Cats	64	0	0	5	0	0	69	352
Wildlife	0	0	0	4	0	0	4	32
Feb	155	3	0	10	6	0	174	
YTD 23-24	700	25	4	148	37	0		914
FY 22-23	1,251	52	3	504	145	5		1,960





Grants Activity Report- February 2024

Grant Name	Funding Agency	Department	Application Amount	Matching Amount	Due Date	Status
FY22 FEMA Flood Mitigation Assistance (FMA)	TWDB	Executive	\$ 320,000	10%		Awarded
FY22 Building Resilient Infrastructure and Communities (BRIC)	TDEM	Executive	\$ 415,000	25%		Submitted-Tracking
FY23 Community Wildfire Defense Grant	USDA	Fire	\$ 250,000	None		Submitted-Tracking
FY25 Bullet-Resistant Shield	OOG	PD	\$ 49,219.00	None		Submitted-Tracking
FY25 Rifle Resistant Body Armor	OOG	PD	\$ 189,505.00	None		Submitted-Tracking
FY25 Criminal Justice Program	OOG	PD	\$ 133,967.64	None		Submitted-Tracking
FY25 Project Safe Neighborhood	OOG	PD	\$ 49,680.00	None		Submitted-Tracking
FY24 SHSP-LETPA	OOG	PD	\$ 125,000	None		Submitted-Tracking
FY24 SHSP-Regular	OOG	PD	\$ 113,911.05	None		Submitted-Tracking
FY24 SHSP-Regular	OOG	Fire	\$ 133,842	None		Submitted-Tracking
FY 24-25 Regional Solid Waste Grant Program	LRGVDC	Sanitation	\$ 30,000	10%		Submitted-Tracking
FY25 Operation Lone Star Grant Program	OOG	PD/Fire/EMS	\$ 5,000,000	None	3/14/24	In Progress
FY25 BorderZone Fire Department Grant Program	OOG	Fire	\$ 250,000	None	3/14/24	In Progress
FY25 Local Border Security	OOG	PD	\$ 190,000	None	3/14/24	In Progress



Grants Activity Report- February 2024

Grant Name	Funding Agency	Department	Application Amount	Award Amount	Matching Amount	Status
FY23 COPS Hiring Program	DOJ COPS	Police	\$ 1,771,398.16	\$ 1,000,000	25%	Awarded/Active
FY24 General Victim Assistance Grant Program	OOG	Police	\$ 50,000	\$ 50,000	None	Awarded/Active
FY24 Local Border Security Program	OOG	Police	\$ 190,000	\$ 190,000	None	Awarded/Active
FY23 SHSP Regular	OOG	Fire	\$ 123,927.18	\$ 61,963.58	None	Awarded/Active
FY23 SHSP LETPA	OOG	Police	\$ 56,142.35	\$ 56,544.24	None	Awarded/Active
FY23 Transportation Alternatives	RGVMPO	Executive	\$ 250,000	\$ 250,000	25%	Awarded/Active
OVAG-Victim Services	OAG	Police	\$ 84,000	\$ 49,500	None	Awarded/Active
FY22 Operation Stonegarden Program	OOG	Police	\$ 350,000	\$ 350,000	None	Awarded/Active
Animal Welfare Organization	Petco Love	Health	\$ 35,000	\$ 30,000	None	Awarded/Active
La Cuchilla Drainage Improvement Project	TXGLO	Executive	\$ 1,000,000	\$ 997,236.75	1%	Awarded/Active
Astroland Drainage Improvement Project	TXGLO	Executive	\$ 1,000,000	\$ 999,162	1%	Awarded/Active
Trail Connectivity Project	VBLF	Park	\$ 500,000	\$ 500,000	None	Awarded/Active
FY22 Justice and Mental Health Program	BJA	Police	\$ 388,001.38	\$ 229,962.91	(Year 1) 20%	Awarded/Active
Better Cities for Pets	Mars Petcare Program	Health	\$ 20,000	\$ 20,000	None	Awarded/Active
Lions Park Development	AEP	Parks	\$ 30,000	\$ 30,000	None	Awarded/Active
All-Inclusive Lions Park	TPWD	Parks	\$ 1,500,000	\$ 750,000	\$ 750,000	Awarded/Active
Border Zone Fire Dept.	OOG	Fire	\$ 250,000	\$ 78,735.25	None	Awarded/Active
			Grand Total: \$	5,645,105.00		



**CODE ENFORCEMENT
MONTHLY REPORT
FEBRUARY 2024**

COMPLAINTS RECEIVED	111
WEEDY LOT LETTERS	35
PROPERTIES SENT TO MOWER'S LIST	18
PROPERTIES MOWED	13
SIGNS	138
JUNKED VEHICLES/ BOATS	2
CONSTRUCTION W/OUT PERMIT/SETBACKS	25
HEALTH & SANITATION/STAGNANT WATER	26
HOME OCCUPATION	1
SIGHT OBSTRUCTION/SIDEWALKS/RIGHT OF WAY	1
UNSAFE/UNSECURED BUILDING	1
DOUBLE OCCUPANCY/HOOKED RV	2
ILLEGAL DUMPING	0
NON RESIDENTIAL PARKING/SEMI-TRUCKS	1
NO BUSINESS LICENSE/CUP REQ'D/NO GARAGE SALE PERMITS	20
STORAGE OF VEHICLES/BOATS/TRAILERS	0
DEMOLITION FOR UNSAFE BUILDINGS	2
PARKING LOT MAINTENANCE/POTHOLES/LIGHTING/LANDSCAPING	1
IPMC VIOLATIONS	7
P&Z ZONING VIOLATIONS/SUBDIVISION	0
PARKING ON LAWN	12
CASES FILED IN COURT/PENDING APPROVAL WITH ATTORNEY	18
CASES SEEN IN COURT	94
CASES CLOSED	74
CALL-IN'S	69
WALK-IN'S	11
311-COMPLAINTS	14
INTERNAL COMPLAINTS/E-MAILS	17

Monthly Report for February 2024

III. Other Fees

A. Business License Application	
Number	23
Permit Fees	<u>\$1,150.00</u>
B. Garage Sale Permits	
Number	314
Permit Fees	<u>\$3,365.00</u>
C. Health Cards	
Number	
Permit Fees	
D. Bullder Registration	
Number	13
Permit Fees	<u>\$1,225.00</u>
E. Electrician Registration	
Number	0
Permit Fees	<u>\$0.00</u>
F. Plumbing Registration	
Number	0
Permit Fees	<u>\$0.00</u>
G. Mechanical Registration	
Number	0
Permit Fees	<u>\$0.00</u>
H. House Inspections	
Number	
Permit Fees	<u>\$0.00</u>
I. Planning & Zoning Applications	
Number	28
Permit Fees	<u>\$6,500.00</u>

MEMORANDUM

TO: RANDY PEREZ, CITY MANAGER
FROM: SUSANA DE LUNA, PLANNING DIRECTOR
DATE: MARCH 1, 2024
SUBJ: MONTHLY REPORT FEBRUARY 2024

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

FEBRUARY 2024

REZONINGS: 10

CONDITIONAL USE PERMIT: 12

HOMESTEAD APPROVALS: 3

SUBDIVISIONS: 2

SINGLE LOT VARIANCES: 1

VARIANCES (ZBA): 10

SITE PLAN APPROVALS: 3

OTHER P&Z REQUESTS: 1

**Building Permit and Inspections
Activity Report for
The Month of February 2024**

Total # of Building Permits	Building Permit Value	Building Permit Fee	Types of Building Permits
31	\$3,726,491.16	\$7,965.65	New Dwelling
2	\$2,249,502.00	\$4,383.77	Commercial
6	\$1,565,000.00	\$6,640.28	Assembly
1	\$0.00	\$105.00	Apartments
7	\$49,200.00	\$735.00	Warehouse
8	\$361,574.00	\$2,440.00	Move Out Houses/Move Within
13	\$45,700.00	\$708.50	Move In Houses
5	\$8,200.00	\$295.00	Move In Mobile Homes
10	\$39,300.00	\$347.10	Schools
			Swimming Pools
			Sheds
			Signs
			Fence
			Tower
			Gas Tanks Pumps
2	\$0.00	\$110.00	Demolition
			Water Well/Recreation Const.
85	\$8,044,967.16	\$23,730.30	Totals

Additions / Remodeling			
36	\$648,471.67	\$3,625.32	Residential Buildings
5	\$1,301,000.00	\$3,280.00	Commercial Buildings
			Apartment Buildings
			Assembly Buildings
			School Buildings
1	\$500.00	\$35.00	Awnings/Decks
20	\$470,080.00	\$1,725.10	Carports/Concrete
23	\$160,050.00	\$1,912.65	Porches/Driveways/Sidewalks
6	\$108,000.00	\$879.90	Garages/Canopies
			Hobby Shops
91	\$2,688,101.67	\$11,457.97	Totals

Total Building Permits	176
Total Building Valuation	\$10,733,068.83
Total Building Permit Fees	\$35,188.27

Prepared By: Rachel Alvarez
Date: 3/1/2024

Page 2
 Monthly Report for February 2024

I. Permits Issued

A. Building

Number	176
Value	<u>\$10,733,068.83</u>
Permit Fees	<u>\$35,188.27</u>

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

Number	132
Permit Fees	<u>\$15,614.00</u>

C. Mechanical

Number	54
Value	<u>\$346,377.00</u>
Permit Fees	<u>\$5,443.00</u>

D. Plumbing, Gas & Sprinkler System

Number	110
Permit Fees	<u>\$11,175.00</u>

TOTALS

Total Permits Issued	472
Total Valuation	<u>\$11,079,445.83</u>
Total Permit Fees	<u>\$67,420.27</u>

II. Number of Inspections Conducted

620

Mission Police Department



Monthly Report February 2024



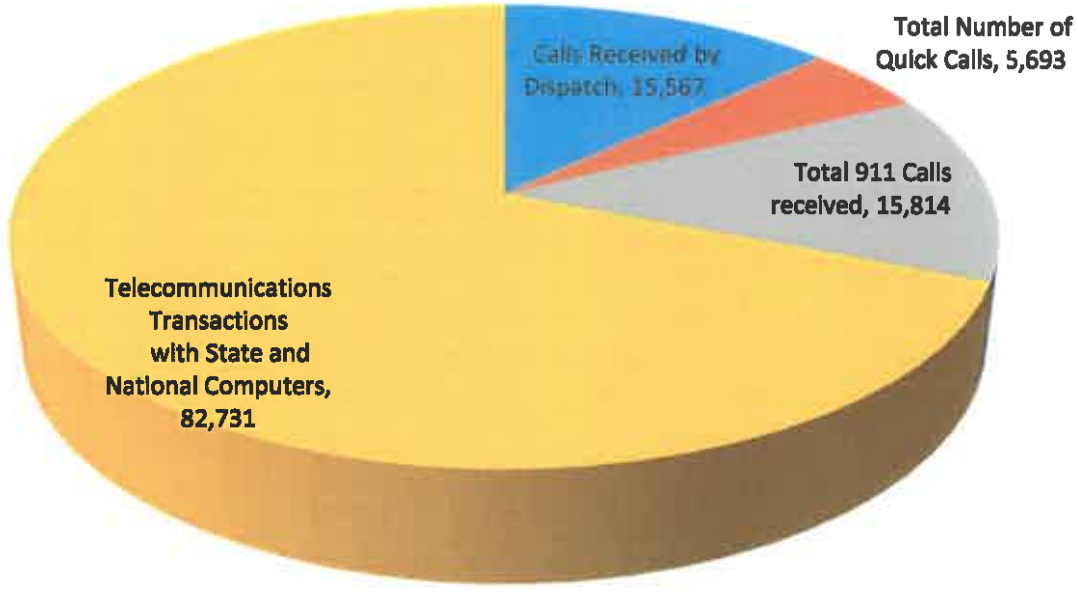
Mission Police Department

Monthly Report for February 2023



Communication Division

	Feb 23	FY 22-23 YTD
Calls Received by Dispatch	2,898	15,567
Total Number of Quick Calls	1,320	5,693
Total 911 Calls received	3,220	15,814
Telecommunications Transactions with State and National Computers	17,988	82,731





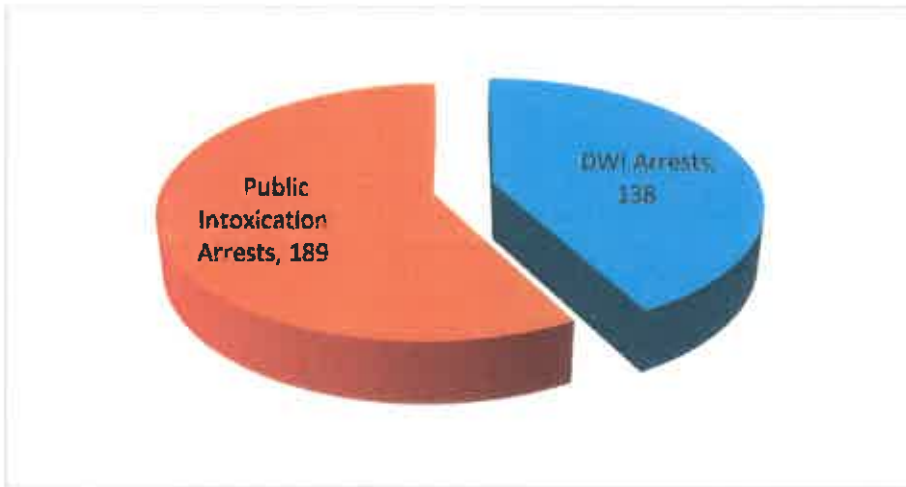
Mission Police Department Monthly Report for February 2023



Patrol Division

DWI Arrests
Public Intoxication Arrests

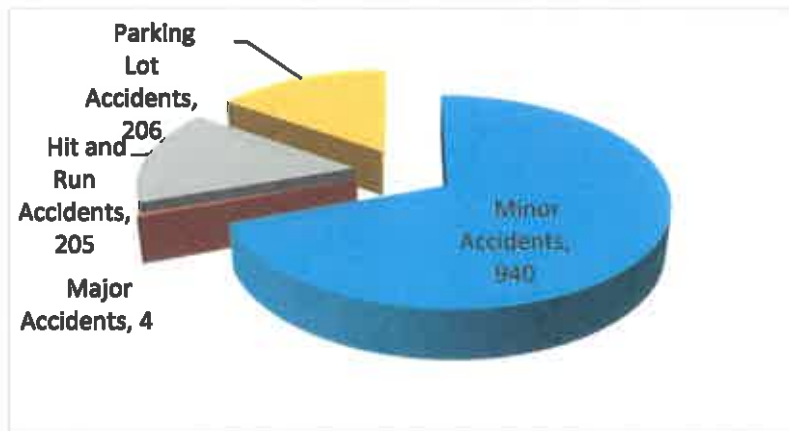
	Feb 23	FY 22-23 YTD
DWI Arrests	15	138
Public Intoxication Arrests	35	189



Traffic Division

Minor Accidents
Major Accidents
Hit and Run Accidents
Parking Lot Accidents

	Feb 23	FY 22-23 YTD
Minor Accidents	169	940
Major Accidents	1	4
Hit and Run Accidents	37	205
Parking Lot Accidents	31	206





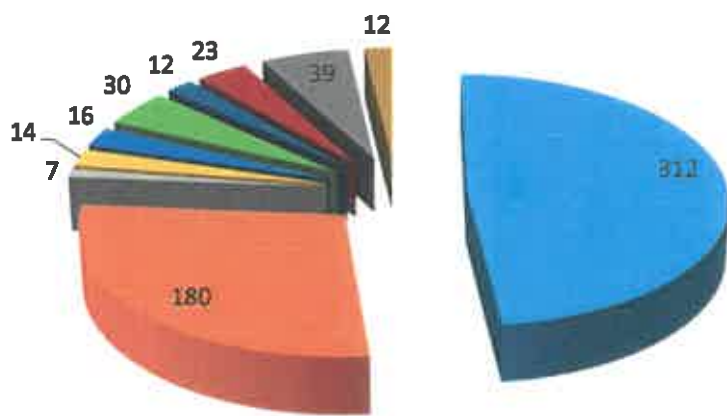
Criminal Investigations Criminal Case Submissions



- Adult Misdemeanor Cases Submitted to DA's Office**
- Adult Felony Cases Submitted to DA's Office**
- Adult Cases Submitted to Mission Municipal Court**
- Adult Misdemeanor Arrests**
- Adult Felony Arrest**
- Juvenile Misdemeanor Cases Submitted to Juvenile Probation Department**
- Juvenile Felony Cases Submitted to Juvenile Probation Department**
- Juvenile Cases Submitted to Mission Municipal Court**
- Juvenile Misdemeanor Arrests**
- Juvenile Felony Arrests**
- Total Open Cases**

	Feb 23	FY 22-23 YTD
	54	312
	39	180
	2	7
	1	14
	7	16
	5	30
	0	12
	13	23
	5	39
	0	12
	258	258

Feb 23



- Adult Misdemeanor Cases Submitted to DA's Office
- Adult Felony Cases Submitted to DA's Office
- Adult Cases Submitted to Mission Municipal Court
- Adult Misdemeanor Arrests
- Adult Felony Arrest
- Juvenile Misdemeanor Cases Submitted to Juvenile Probation Department



Mission Police Department

Monthly Report for February 2023



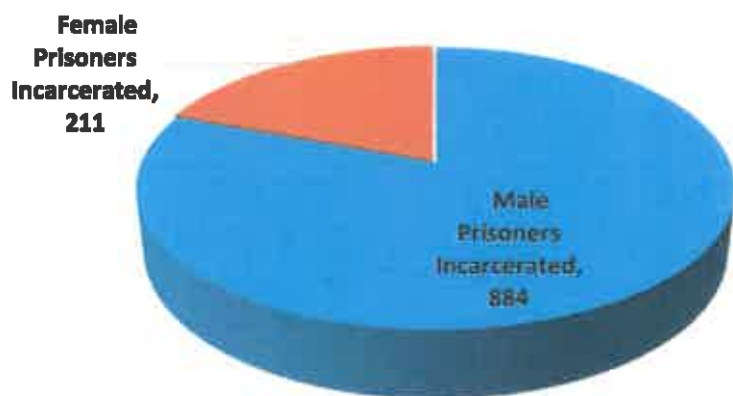
Jail Division

Adults

Male Prisoners Incarcerated
Female Prisoners Incarcerated

Total

	Feb 23	FY 22-23 YTD
Male Prisoners Incarcerated	176	884
Female Prisoners Incarcerated	58	211
Total	234	1,095

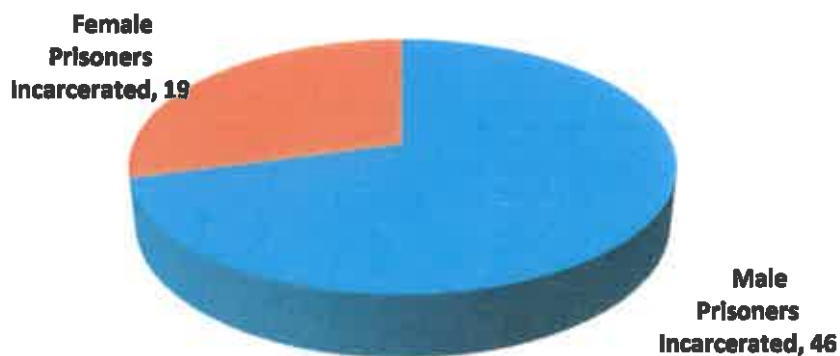


Juveniles

Male Prisoners Incarcerated
Female Prisoners Incarcerated

Total

	Feb 23	FY 22-23 YTD
Male Prisoners Incarcerated	5	46
Female Prisoners Incarcerated	3	19
Total	8	65





Narcotics Division -DEA

	Feb 23	FY 22-23 YTD
Seizures		
Marihuana (lbs)	0.00	0.13
(Street Value -\$506.00 per pound)	\$0.00	\$65.78
Cocaine (kilos)	197.8	237.16
(Street Value -\$21,000.00 per Kilo)	\$4,153,800.00	\$4,980,360.00
Fentanyl	0	0.00
(Street Value -\$30,000.00 per Kilo)	\$0.00	\$0.00
Heroin (kilos)	0	0.00
(Street Value -\$17,680.00 per Kilo)	\$0.00	\$0.00
Methamphetamine (kilos)	0	771.00
(Street Value -\$11,925.00 per Kilo)	\$0.00	\$15,342,900.00
Currency Seizures:	\$0.00	\$563,271.00
Vehicle Seizures:	3	5
Arrest:	8	16

Narcotics Division -Immigration & Customs Enforcement

	Feb 23	FY 22-23 YTD
Seizures		
Marihuana (lbs)	0	0.00
(Street Value -\$506.00 per pound)	\$0.00	\$0.00
Cocaine (kilos)	30	136.07
(Street Value -\$21,000.00 per Kilo)	\$630,000.00	\$2,857,470.00
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:	\$0.00	\$2,104,675.00
Vehicle Seizures:	0	0
Arrest:	6	31



Mission Police and Criminal Investigations

Narcotics

	Feb 23	FY 22-23 YTD
Marihuana (pounds)	0.00	0.80
(Street Value -\$506.00 per pound)	\$0.00	\$403.79
Cocaine (kilos)	0.0400	0.11
(Street Value -\$21,000.00 per Kilo)	\$840.00	\$2,394.00
Currency	\$809.00	\$809.00

U.S. Marshal Task Force

	Feb 23	FY 22-23 YTD
Fugitive Apprehension	0	0
Mission CIB Warrants	0	0
68-A Vehicle Inspections	0	0



Mission Police Department

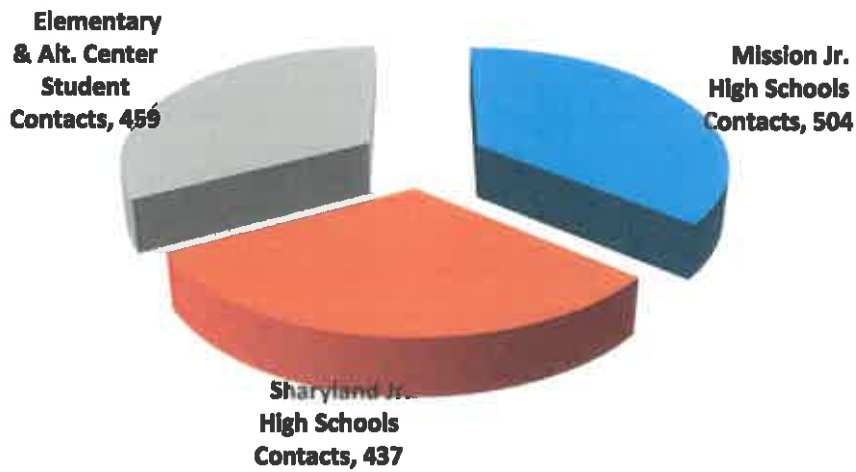
Monthly Report for February 2023



Educational Resource Officer Program

Mission Jr. High Schools Contacts
 Sharyland Jr. High Schools Contacts
 Elementary & Alt. Center Student Contacts

	Feb 23	FY 22-23 YTD
Mission Jr. High Schools Contacts	111	504
Sharyland Jr. High Schools Contacts	118	437
Elementary & Alt. Center Student Contacts	138	459



Mission High Schools
 Sharyland High Schools

	Feb 23	FY 22-23 YTD
Mission High Schools	203	788
Sharyland High Schools	129	531



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

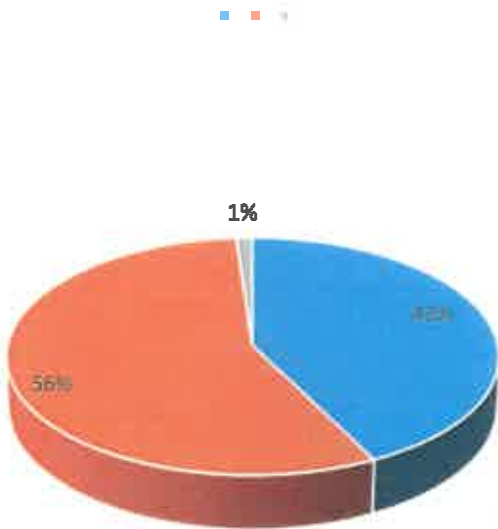
Juvenile Cases Submitted to JP Court

Juvenile Misdemeanor Arrests

Juvenile Felony Arrests

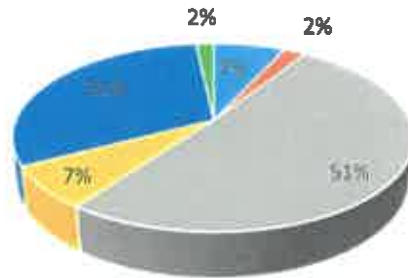
	Feb 23	FY 22-23 YTD
Adult Cases Submitted to Mission Municipal Court	9	37
Adult Misdemeanor Arrests	14	49
Adult Felony Arrests	0	1
Juvenile Misdemeanor Cases Submitted to Juvenile Probation Department	1	16
Juvenile Felony Cases Submitted to Juvenile Probation Department	0	5
Juvenile Cases Submitted to Mission Municipal Court	45	120
Juvenile Cases Submitted to JP Court	6	17
Juvenile Misdemeanor Arrests	1	73
Juvenile Felony Arrests	0	4

FY 22-23 YTD



FY 22-23 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

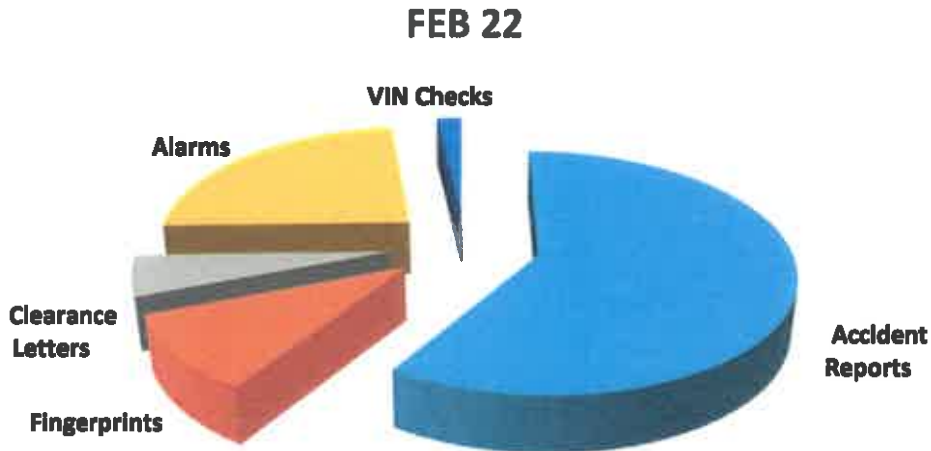
Monthly Report for February 2024



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.

	Feb 22	FY 22-23 YTD
Accident Reports	123	495
Fingerprints	24	84
Clearance Letters	9	46
Alarms	119	197
VIN Checks	5	16
TOTAL	280	838



Media Relations- Departmental Report/December 2023

Kenia:

- Created daily content on the City of Mission's social media platforms- Facebook, Instagram, Twitter, and YouTube
- Assisted with the content and coordinated the printing and online publishing of the Mission Matters Newsletter
- Produced video to promote the Texas Citrus Fiesta Festivities
- Produced PSA for Mission Police Department on Holiday Safety
- Produced PSA for the Mission Police Department on DWI
- Produced two PSAs for Fire Holiday Safety with the Fire Department
- Shared road closure graphics to inform residents through social media
- Wrote talking points and welcome remarks for the Mayor and City Manager for city events
- Served as Master of Ceremonies for multiple events
- Coordinated all media advisories, footage, photos, and press events for Mission City events and police department events, including...
 - Wrote news release for Kops for Kids Toy Drive
 - Wrote news release for the Museum's Quilt Show
 - Wrote news release for the Adopt a Grandparent program
 - Wrote news release for Photos with Santa

Charlie

- Recorded and edited video on Kops for Kids Toy Drive
- Recorded and edited Christmas messages videos

- Recorded and edited video on the Christmas Village at the library
- Recorded and edited video a video recap on the Adopt a Grandparent program
- Recorded and edited PSA for Mission Police Department on DWI
- Recorded and edited video for Swearing-In Ceremony for Councilwoman Gerlach
- Took photos for Wreath Laying Ceremony
- Recorded Ribbon Cutting at Mission Event Center for new hotels coming to town
- Coverage for the Speedy Trails first home ribbon cutting
- Edited multiple videos for YouTube
- Carried city meetings live
- Maintained and updated the city's website
- Produced and edited videos for multiple public service announcements
- Created graphics for all social media platforms

Alex

- Covered City Council Meetings, Special Meetings, and all city-sponsored events with video and still photos
- Recorded and edited the Texas Citrus Fiesta promo video
- Recorded interviews for annual Christmas Messages
- Recorded and edited PSA for Mission Police Department on Holiday Safety
- Recorded Ribbon Cutting at Mission Event Center for new hotels coming to town

- Recorded and edited two videos on Holiday Fire Safety Tips with the Mission Fire Department
- Recorded and edited a video recap of the Journey to the East event
- Coverage for the Speedy Trails first home ribbon cutting
- Ordered updated gear and equipment
- Responsible for purchasing procedures
- Produced graphics for all social media platforms
- Responsible for audio and video production for council meetings and continuing improvements to Master Control and PEG channel

Humberto

- Created videos for weekly segment of “Pet of the Week,” to highlighting pets at the Humane Society and promote adoptions
- Photo coverage of multiple city events, including...
 - Took photos at the Merry & Bright Contest
 - Took photos for the weekly “Pet of the Week”
 - Took photos for the Kops for Kids Toy Drive
 - Took photos for the Adopt a Grandparent program
 - Took photos at the Swearing-In Ceremony for Councilwoman Ortega Gerlach
 - Took photos for Mission Police Department’s donation to a family in need

- Took photos at the Mission Police Department's Photos with Santa
- Photos at CDBG's Welcome Home
- Photos at the Community Health Fair
- Photos for Employee Service Awards Luncheon
- Translated graphics and multiple posts for the City of Mission social media platforms
- Takes photos for video creation, city proclamations, social media posts, and the City of Mission website
- Conducted various Spanish interviews with the local media



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: March 25, 2024

PRESENTED BY: Susana De Luna, Planning Director

AGENDA ITEM: Conditional Use Permit: Drive-Thru Service Window – Dona Dulce Tortilleria, 1702 E. Griffin Parkway, Ste. A, Being a 0.166 of an acre tract of land being out of and forming a part of Lot 8B, Plat of Lots 8A, 8B, & 8C, Stewart Village, Phase I, C-3, Dona Dulce Tortilleria c/o Dulce De Anda, and Adoption of Ordinance#_____ - De Luna

NATURE OF REQUEST:

On March 13, 2024 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site is located near the SE corner of Stewart and F.M. 495 at the Stewart Village Commercial Plaza. There was no public opposition during the P&Z Meeting. The board unanimously recommended denial.

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

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

BID AMOUNT: \$ _____

STAFF RECOMMENDATION: Staff recommended denial

Departmental Approval: N/A

Advisory Board Recommendation: P&Z Denial

City Manager’s Recommendation: Denial

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 DRIVE-THRU SERVICE
WINDOW – DONA DULCE TORTILLERIA, 1702 E. GRIFFIN PARKWAY, STE A.,
BEING A 0.166 OF AN ACRE TRACT OF LAND BEING OUT OF AND FORMING A
PART OF LOT 8B, PLAT OF LOTS 8A, 8B, & 8C, STEWART VILLAGE, PHASE I**

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of March 13, 2024, 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 not be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 4:30 p.m. Monday, March 25, 2024, in the Council Chambers of the City Hall to consider the following conditional use permit:

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

Legal Description	Type	Conditions of Approval
1702 E. Griffin Parkway, Ste. A Being a 0.166 of an acre tract of land being out of and forming a part of Lot 8B, Plat of Lots 8A, 8B, & 8C, Stewart Village, Phase I	Drive-Thru Service Window – Dona Dulce Tortilleria	

READ, CONSIDERED AND PASSED, this the 25th day of March, 2024.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

ITEM# 1.2

CONDITIONAL USE PERMIT: Drive-Thru Service Window – Dona Dulce Tortilleria
 1702 E. Griffin Parkway, Ste. A
 Being a 0.166 of an acre tract of land being out of and
 forming a part of Lot 8B, Plat of Lots 8A, 8B, & 8C,
 Stewart Village, Phase I
 C-3
 Dona Dulce Tortilleria
 c/o Dulce De Anda

REVIEW DATA

The subject site is located near the SE corner of Stewart and F.M. 495 at the Stewart Village Commercial Plaza—see vicinity map. The applicant is leasing a 624 sq.ft. suite within the commercial plaza for a torilleria and would like to add a drive-thru window on the north side of the building. Access to the drive-thru service window would be off of East Griffin Parkway making an immediate right turn to the window. Customers will place the order in the window and will be directed to wait in the designated curbside parking stalls or just pick-up and leave. The dumpsters will have to be relocated to allow the use of the parking spaces.

- **Days/Hours of Operation:** Monday – Saturday from 7am to 9pm and Sunday from 5:00 a.m. to 8 p.m.
- **Staff:** 6 employees
- **Parking & Landscaping:** Based on the square footage of the suite, there are 5 parking spaces required. It is noted that the parking spaces are held in common for this commercial plaza and it exceeds code. Landscaping complies to code.
- **Menu:** Tortillas, breakfast and lunch tacos, guisados 100% caseros, barbacoa and chicharrones on Saturdays & Sundays

Review Comments: Staff mailed out 22 notices to property owners within 200' radius and staff has not received any comments in favor or against the request. Staff cannot support this request for the following reasons: 1) not enough maneuvering space, 2) incoming traffic would be blocked, and 3) not enough room for cars to back out of curbside stalls. Staff notes that on August 23, 2021 the City Council considered the same request for La Cruda Restaurant at this specific location and it was denied.

RECOMMENDATION: Staff recommends denial.

200' H.C.I.D. No. 1 EDINBURG

Item 10.

ORMA
SUBD.
(L)
2

E-SUB.
PEREZ
1A

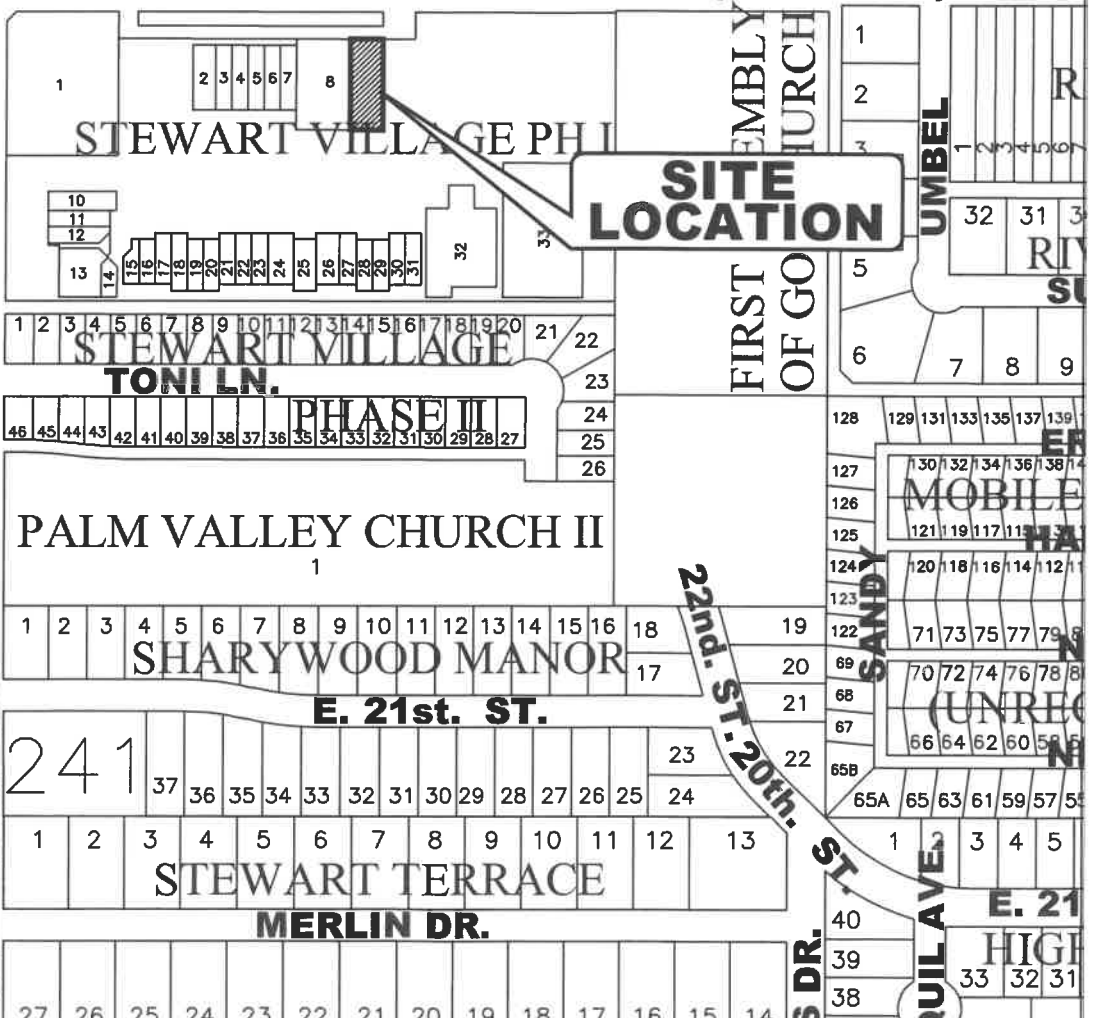
PEREZ
SUB.
2

1
2
3
4
5
6
7
STEWART PLACE II
DORA JEANNE DR.
STEWART
PLACE I

STEWART RD.



E. GRIFFIN PARKWAY (F.M. 495)



CITY OF MISSION

HIDALGO COUNTY, TEXAS

1201 E. 8th. Street
MISSION, TX 78572

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





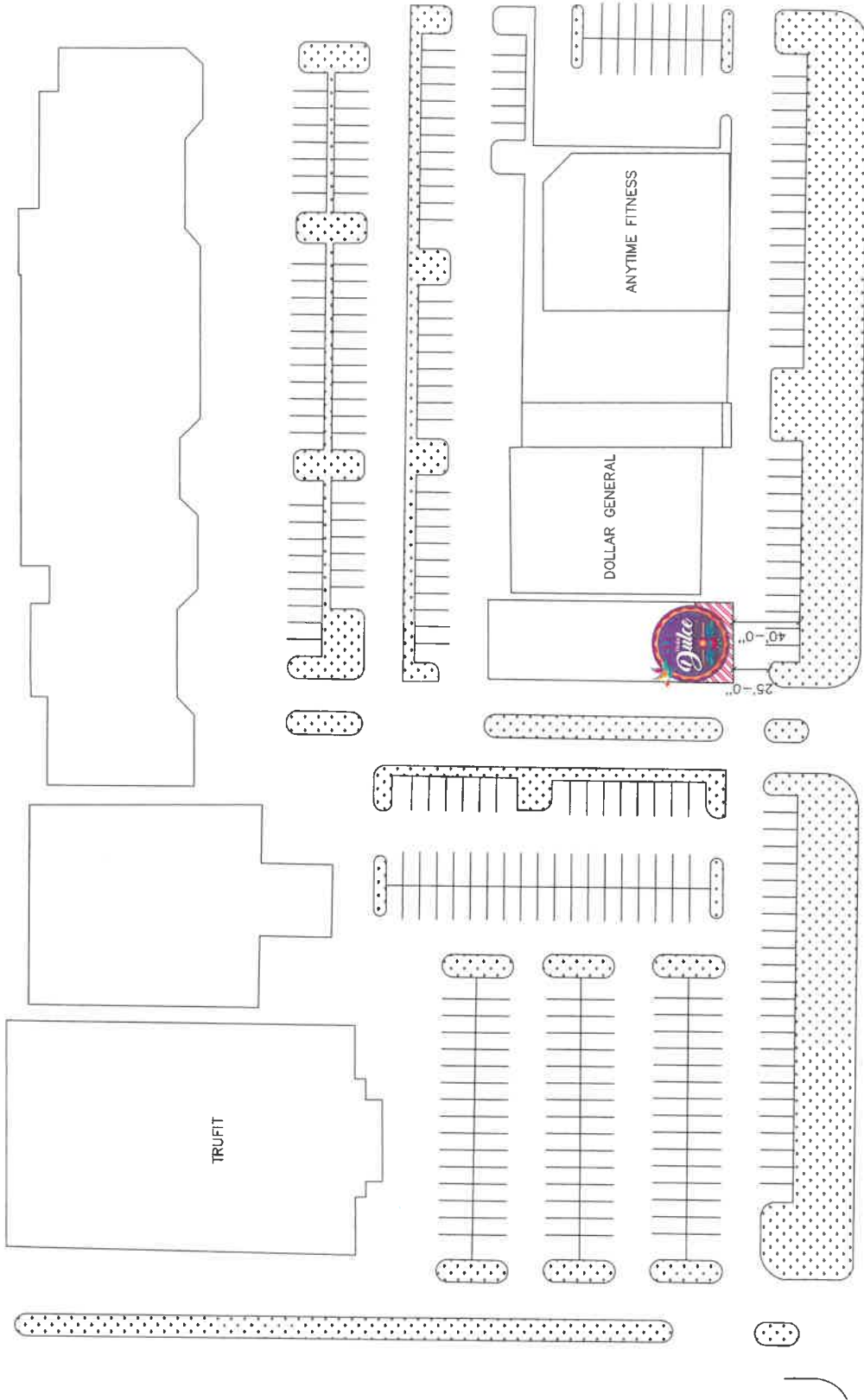
Salvador Gomez
956.483.0592
sgomez@firstclass.com
www.kfirstclass.com



1702 E Grin Prkw
Mission, TX 78572

Proposed Layout
Dona dulce tortilleria
Drive Thru

Item 10.

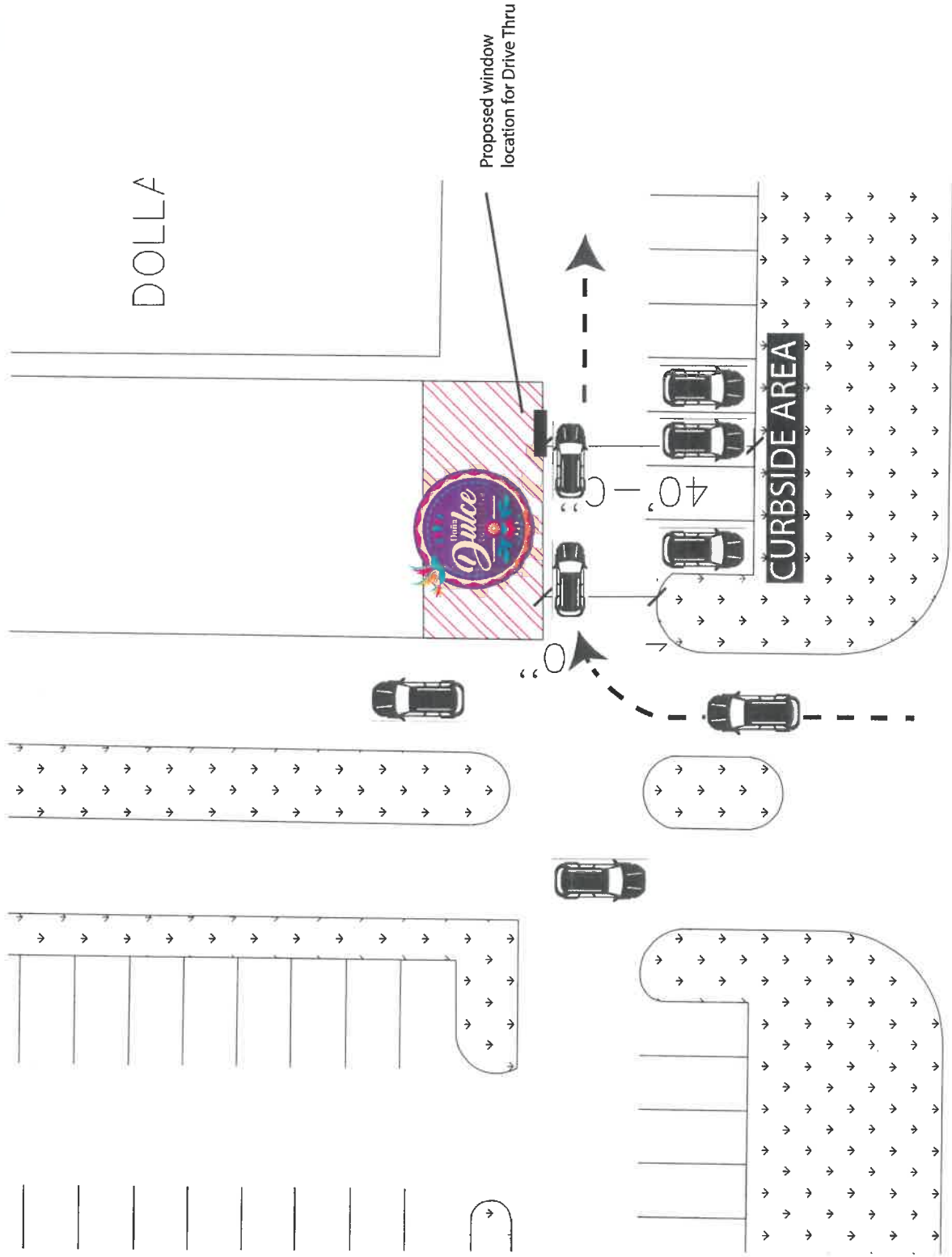


E GRIFFIN PKWY

E GRIFFIN PKWY

Proposed Layout
Dona dulce tortilleria
Drive Thru

1702 E Grin Prkw
Mission, TX 78572



Tacos

GUISADOS 100% CASEROS

- Chicharron con Huevo
- Nopales con Huevo
- Jamon con Huevo
- Tocino con Huevo
- Frijoles con Huevo
- Huevo en salsa
- Machado con huevo

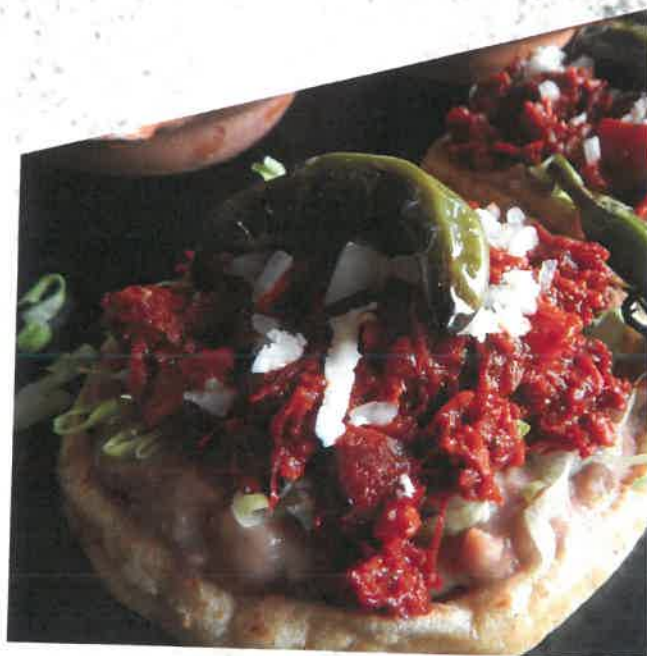
- Deshebrada
- Tinga de Pollo
- Chicharron Prensado
- Chicharron
- Picadillo
- Tripa
- Bistek Ranchero

**BARBACOA Y
CHICHARRON ESTILO
RAMOS**

SABADO Y DOMING

**.99 Breakfast Tacos
2.19 Lunch Taco**

**Combo
2 Tacos & Soda 2.99**



S2780-00-003-0016-00 (574186)
MAXLER INVESTMENTS LLC
2426 E 21ST ST
MISSION TX 78572

S6260-01-000-0002-00 (605551)
1626 GRIFFIN LLC
12625 TIERRA PERA CRT
EL PASO TX 79938

S6260-01-000-0006-00 (605555)
DELEON JORGE
2002 ROYAL PALM DR
MISSION TX 78572

S6260-01-000-0007-00 (605556)
DE LEON JORGE & MINERVA
2002 ROYAL PALM ST
MISSION TX 78572

S6260-01-000-0009-00 (605559)
PALM VALLEY CHURCH
1720 E GRIFFIN PKWY
MISSION TX 78572

S6260-01-000-0023-00 (605573)
LITTLE CRAYONS INT LLC
1640 E GRIFFIN PKWY
MISSION TX 78572

S6260-01-000-0024-00 (605574)
LITTLE CRAYONS INSTITUTE LLC
1640 E GRIFFIN PKWY
MISSION TX 78572

S6260-01-000-0026-00 (605577)
BALLI AARON H JR
1620 E GRIFFIN PKWY
MISSION TX 78572

S6260-01-000-0028-00 (605579)
SSB HOMES INC
321 S MAIN ST
MCALLEN TX 78501

S6260-01-000-0029-00 (605580)
SSB HOMES INC
321 S MAIN ST
MCALLEN TX 78501

S6260-01-000-0030-00 (605581)
MARIN EFRAILAN
5112 GUMWOOD AVE
MCALLEN TX 78501

S6260-01-000-0031-00 (605582)
JJAB LIMITRD PARTNERSHIP
PO BOX 279
MISSION TX 78573

S6260-01-000-0032-00 (605583)
ORNELAS ALBERT
1716 E GRIFFIN PKWY
MISSION TX 78572

S6260-01-000-0033-00 (605584)
STORE MASTER FUNDING I LLC
ATTN CORNERSTONE FITNESS
1201 E RIDGE ROAD STE E
MCALLEN TX 78503

S6260-01-000-009A-00 (605558)
PALM VALLEY CHURCH
1720 E GRIFFIN PKWY
MISSION TX 78572

S6260-01-000-008A-00 (670768)
RRCP CO INVESTMENTS HOLDINGS I LLC
8872 HSC PARKWAY STE 401
BRYAN TX 77807

S6260-01-000-008B-00 (670769)
BALLI AARON
1624 E GRIFFIN PKWY
MISSION TX 78572

S6260-01-000-008C-00 (670770)
BALLI AARON
1624 E GRIFFIN PKWY
MISSION TX 78572

S6260-01-000-008B-05 (899158)
SPCD PROPERTIES LLC
PO BOX 6804
MCALLEN TX 78502

S2780-00-003-0016-05 (1020457)
VILLEGAS JOHN EDWARD
PO BOX 462
BENAVIDES TX 78341

S6260-01-000-0009-14 (1241245)
BALLI AARON H JR
2100 E GRIFFIN PKWY
MISSION TX 78572

S6260-01-000-0009-15 (1241246)
BALLI AARON H JR
2100 E GRIFFIN PKWY
MISSION TX 78572

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT FOR A DRIVE-THRU SERVICE
WINDOWS – TAQUERO MUCHO, 3501 N. CONWAY AVENUE, STE. 15, LOT 2, IHOP
SUBDIVISION**

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of March 13, 2024, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the conditional use permit shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 4:30 p.m. Monday, March 25, 2024, in the Council Chambers of the City Hall to consider the following conditional use permit:

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

Legal Description	Type	Conditions of Approval
3501 N. Conway Avenue, Ste. 15 Lot 2, IHOP Subdivision	Drive-Thru Service Windows – Taquero Mucho	<ol style="list-style-type: none"> 1) 1 year re-evaluation after obtaining the business license in order to assess this new business; 2) Must comply with all City Codes (Building, Fire, Health, etc.); 3) Installation of a speed bump at the end of the ordering window; 4) Acquisition of a business license prior to occupancy; 5) CUP not to be transferable to others

READ, CONSIDERED AND PASSED, this the 25th day of March, 2024.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

ITEM# 1.3

CONDITIONAL USE PERMIT: Drive-Thru Service Windows – Taquero Mucho
 3501 N. Conway Avenue, Ste. 15
 Lot 2, IHOP Subdivision
 C-3
 Taquero Mucho, LLC

REVIEW DATA

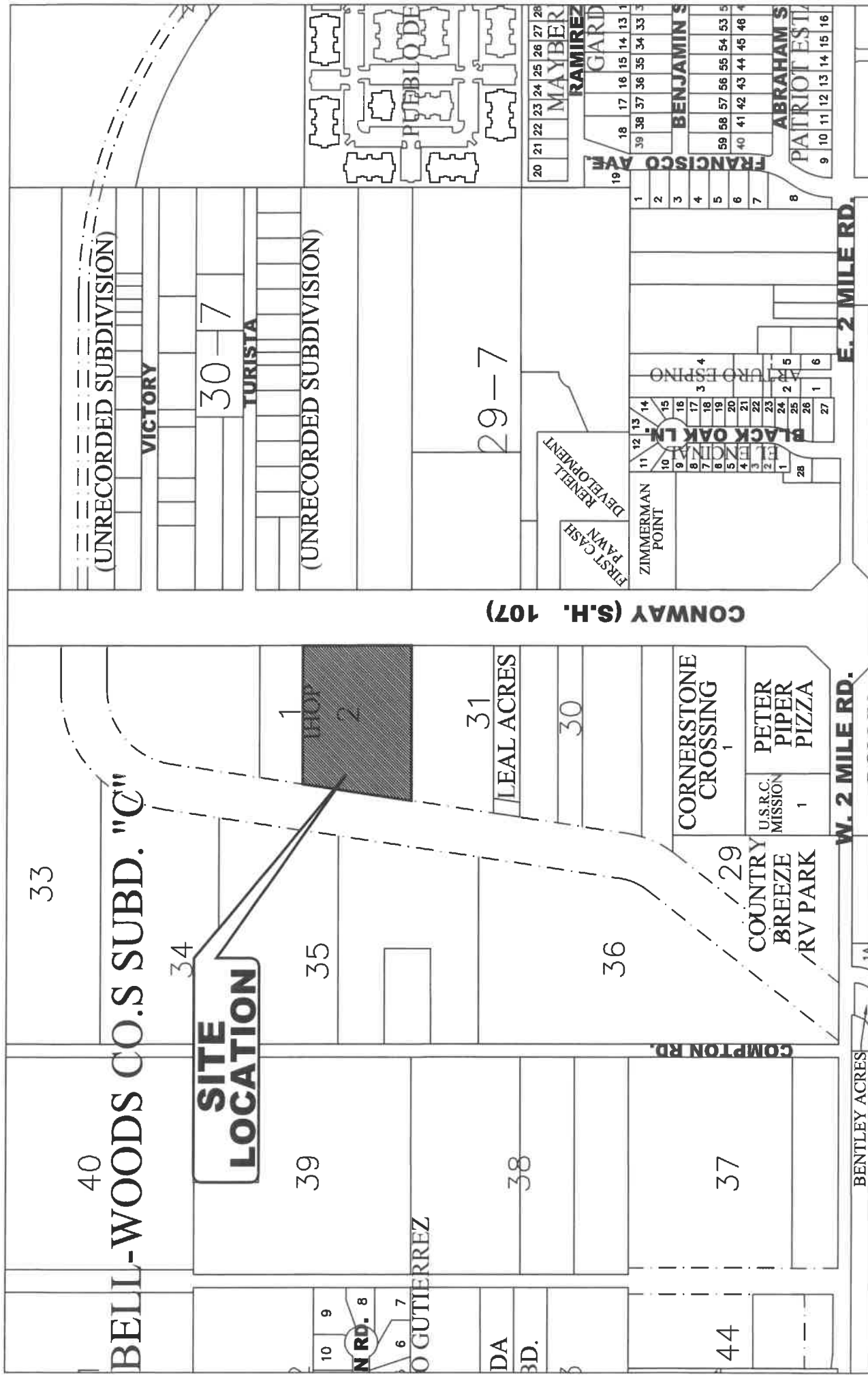
The subject site is located approximately 1,355' north of Mile 2 Road along the west side of Conway Avenue. The applicant is leasing a 2,698 sq.ft. building for the proposed taqueria which will include an outdoor terrace and would like to add drive-thru windows on the east and west side of the building. Access to the drive-thru service windows would be off of Conway Avenue via a 24' driveway. They would place the order on the east side of the building and pick up the order on the west side. The drive-thru window's location allows stacking for approximately 2 vehicles.

- **Days/Hours of Operation:** Sunday – Thursday from 11am to 1am and Friday & Saturday from 11:00 a.m. to 4 a.m.
- **Staff:** 15 employees
- **Parking & Landscaping:** In reviewing the floor plan, there is a total of 23 tables with 4 chairs each for a total of 92 seating spaces proposed, which would require 31 parking spaces. (1 parking space for every 3 seats = 30.6). It is noted that the parking spaces are held in common for this commercial. There is a total of 130 parking spaces that will be shared with the other businesses. The applicant will have to comply with the landscaping requirements.

Review Comments: Staff recommends that proper signage be placed for the Drive-Thru Service Windows in order to avoid any confusion and that they install a speed bump to be located just before existing vehicles reach the access lane. Staff mailed out 15 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.

RECOMMENDATION: Staff recommends approval subject to:

- 1) 1 year re-evaluation after obtaining the business license in order to assess this new business,
- 2) Must comply with all City Codes (Building, Fire, Health, etc.),
- 3) Installation of a speed bump at the end of the ordering window,
- 4) Acquisition of a business license prior to occupancy, and
- 5) CUP not be transferable to others.

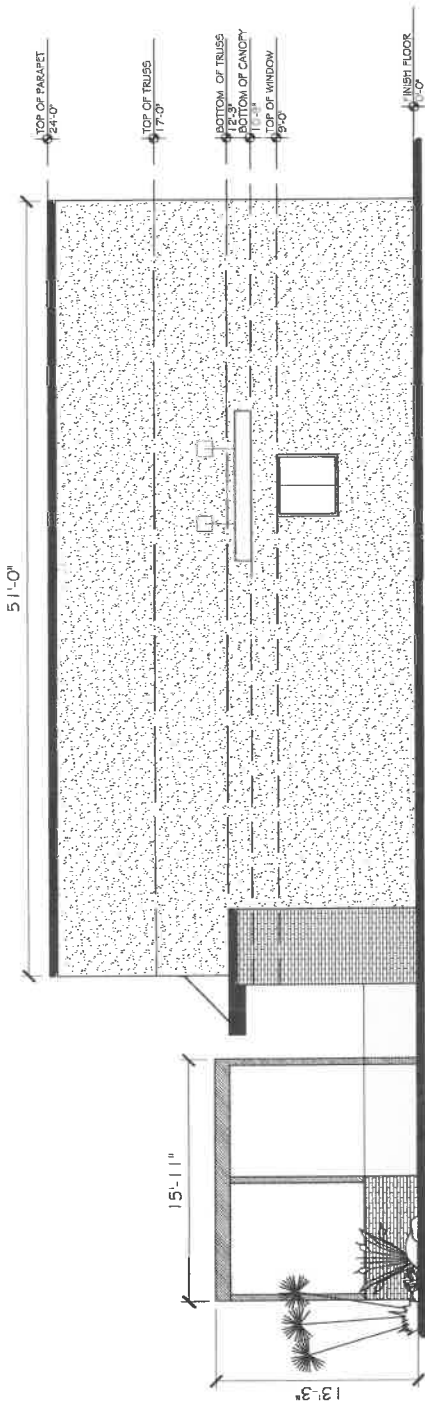


CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8680

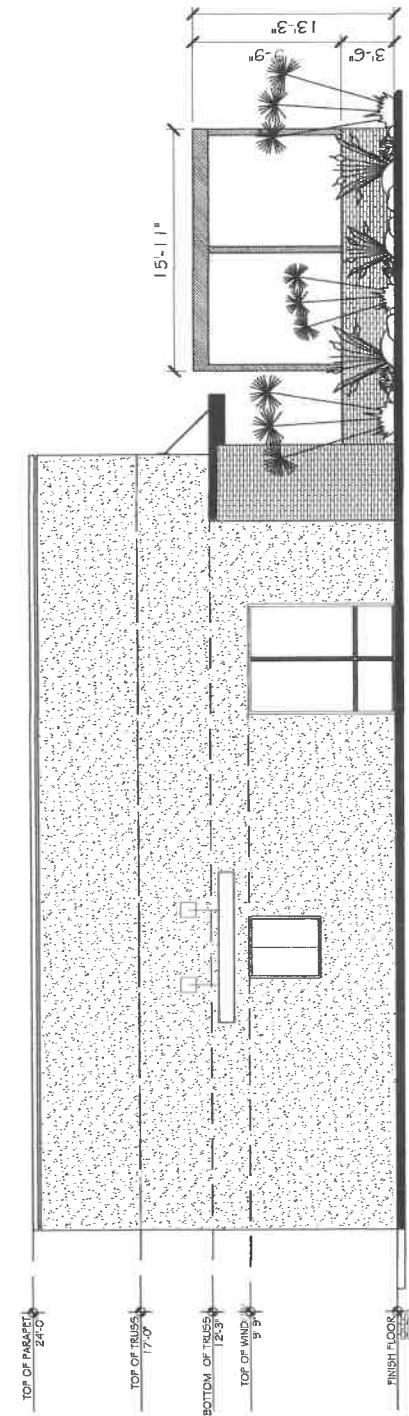
Item 11.

No.





3 WEST ELEVATION
 Scale: 1/8" = 1'-0"



4 EAST ELEVATION
 Scale: 1/8" = 1'-0"

FROM CONCEPT TO CREATION
7&L

7&L ARCHITECTURE
 1805 W. UNIVERSITY BLVD.
 SUITE 200
 DALLAS, TX 75201
 TEL: 214.241.7800
 WWW.7ANDL.COM

CLIENT CONTACT:
 MR. ARMAND R.

PROJECT ADDRESS:
 3921 N. COMANT AVE.
 HOUSTON, TX

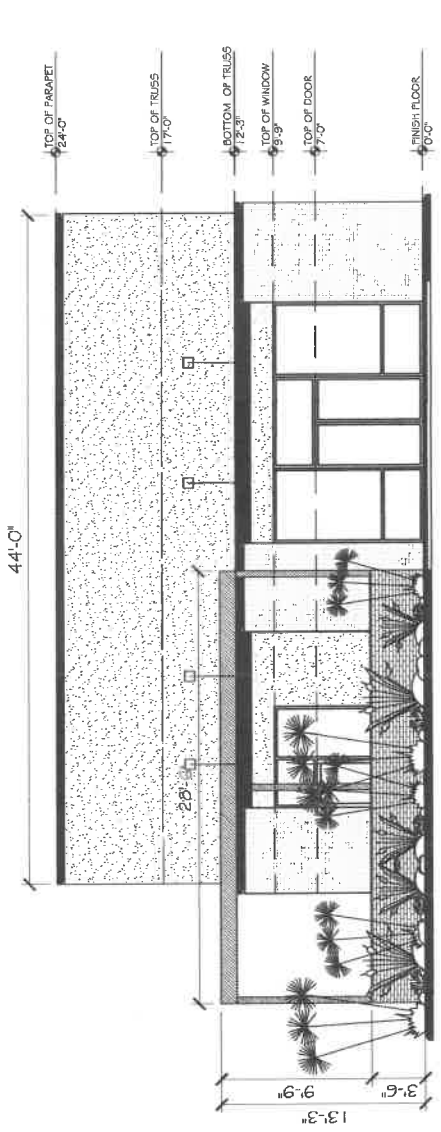
PROJECT NO:
 2023090

DATE:
 10/18/23

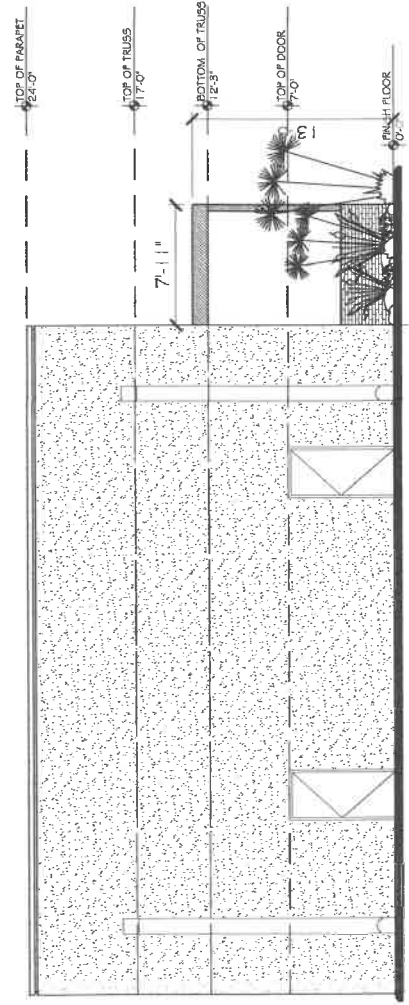
ELEVATION PLAN

A2.0

Scale: 1/8" = 1'-0"



1 NORTH ELEVATION
 Scale: 1/8" = 1'-0"



2 SOUTH ELEVATION
 Scale: 1/8" = 1'-0"

B2225-00-00C-0031-04 (574838)
MCCLAIN DANIEL M JOSEPH
3501 N CONWAY AVE
MISSION TX 78573

B2225-00-00C-0032-00 (123506)
VALDEZ PROPERTIES LLC
2308 SILVERADO SOUTH
MISSION TX 78573

B2225-00-00C-0034-10 (123511)
VALDEZ DANIELLE A
1901 S VOSS RD NO. 6
HOUSTON TX 77057

B2225-00-00C-0035-20 (123512)
SALINAS MA ESTER
715 MILLER ST
MISSION TX 78572

B2225-00-00C-0035-30 (123513)
PENA BERNARDO JR
C/O BERNARDO PENA SR
306 DOHERTY AVE
MISSION TX 78572

B2225-00-00C-0035-31 (123514)
SALINAS MARIA ESTER
715 MILLER AVENUE
MISSION TX 78572

B2225-00-00C-0035-40 (123515)
JACOBSON STANLEY & MARINA
1505 DOHERTY AVE
MISSION TX 78572

W0100-00-029-0007-13 (317266)
SAENZ CONRADO & MARIA DEL CARMEN
SAENZ FAMILY REVOCABLE LVN TRUST
PO BOX 1914
MISSION TX 78573

W0100-00-030-0007-00 (317360)
3504 CONWAY SERIES A SERIES OF VM
4600 TORONTO AVE
MCALLEN TX 78503

W0100-00-030-0007-02 (317362)
VMK INVESTMENTS GROUP LLC
4600 TORONTO AVE
MCALLEN TX 78503

W0100-00-030-0007-07 (317367)
BORREGO JAVIER
3516 N CONWAY AVE
MISSION TX 78573

W0100-00-030-0007-08 (317368)
GARZA ERICK I & DELLANIRA L GARZA
3518 N CONWAY AVE
MISSION TX 78573

B2225-00-00C-0031-06 (1014121)
DOUBLE GS MOTORS LLC
3315 N CONWAY
MISSION TX 78573

I2080-00-000-0002-00 (1559739)
HAIDAR PROPERTIES LLC
1601 SOUTH CAGE BLVD SUITE B
PHARR, TX 78577-5574

I2080-00-000-0001-00 (1559738)
HAIDAR PROPERTIES LLC
1601 SOUTH CAGE BLVD SUITE B
PHARR, TX 78577-5574



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: March 25, 2024

PRESENTED BY: Susana De Luna, Planning Director

AGENDA ITEM: Conditional Use Permit: Drive-Thru Service Window – Kayala Coffee Company, 2138 E. Griffin Parkway, Lot 20, Block 2, Springfield Ph. I Commercial Subdivision, C-3, Juan Angel Rivera III, and Adoption of Ordinance#_____ - De Luna

NATURE OF REQUEST:

On March 13, 2024 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site is located on the southwest corner of Helen Avenue and E. Griffin Parkway along the south side of Griffin Parkway . There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

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

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

BID AMOUNT: \$ _____

STAFF RECOMMENDATION: Staff recommended approval subject to: 1) 3 year re-evaluation to continue to assess this business; 2) Continued compliance with all City Codes (Building, Fire, Health, etc.); and 3) CUP not to be transferable to others.

Departmental Approval: N/A

Advisory Board Recommendation: P&Z Approval

City Manager’s Recommendation: Approval

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 DRIVE-THRU SERVICE
WINDOW – KAYALA COFFEE COMPANY, 2138 E. GRIFFIN PARKWAY, LOT 20,
BLOCK 2, SPRINGFIELD PH. I COMMERCIAL SUBDIVISION**

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of March 13, 2024, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the conditional use permit shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 4:30 p.m. Monday, March 25, 2024, in the Council Chambers of the City Hall to consider the following conditional use permit:

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

Legal Description	Type	Conditions of Approval
2138 E. Griffin Parkway Lot 20, Block 2, Springfield Ph. I Commercial Subdivision	Drive-Thru Service Window – Kayala Coffee Company	<ol style="list-style-type: none"> 1) 3 year re-evaluation to continue to assess this business; 2) Continued compliance with all City Codes (Building, Fire, Health, etc.); 3) CUP not to be transferable to others.

READ, CONSIDERED AND PASSED, this the 25th day of March, 2024.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

ITEM# 1.4

CONDITIONAL USE PERMIT: Drive-Thru Service Window - Kayala Coffee Company
 2138 E. Griffin Parkway
 Lot 20, Block 2, Springfield Ph. I Commercial Subdivision
 C-3
 Juan Angel Rivera III

REVIEW DATA

The subject site is located on the southwest corner of Helen Avenue and E. Griffin Parkway along the south side of Griffin Parkway. The applicant would like to reapply for the conditional use permit to continue using the existing drive-thru service window for this coffee shop. The site has an access point off of Helen Avenue. Drive-thru customers use the Helen Avenue access in order to utilize the drive-thru service window and exit either to the parking lot or Helen Avenue. The location of the window allows enough stacking for at least 3 vehicles. The last CUP approved for this location was on December 12, 2022 for a period of 1 year.

- **Days/hours of operation:** Monday – Friday from 6:30 a.m. – 4:30 p.m., closed on Saturday & Sunday
- **Staff:** 3 employees
- **Parking:** It is noted that the parking area is held in common (76 existing parking spaces) and will be shared with other businesses. Based on the square footage of the building this business requires 7 parking spaces, thus meeting code.
- **Landscaping:** Landscaping requirements are being met.
- **Menu:** coffee, teas, breakfast and lunch croissants

Review Comments: Staff notes that this business has been in existence since August 2020 with no complaints, however there have been different owners and that the reason it has been reconsidered several times. Staff mailed out 20 notices to property owners within 200' radius and staff has not received any comments in favor or against the request. Since there have been no complaints, staff does not object to a longer CUP tenure for this business.

RECOMMENDATION: Staff recommends approval subject to:

- 1.) 3 year re-evaluation to continue to assess this business,
- 2.) Continued compliance with all City Codes (Building, Fire, Health, etc.), and
- 3.) CUP not to be transferable to others

SSCOCK PRIMARY SCHOOL SUBD.

LOT 1

John Shary
Elementary School

253

HOUND DR.

1 2 3 4 5 6 7
FOX RUN SUBDIVISION No.

9 10 11 12 13 14 FOX R

FOX RUN DR.

FOX RUN SUBDIVISION

8 7 6 5 4 3 2

ATTIC No. 5

JASEN HARDISON

1

16
HARDISON INV.

9

32.70' ST.

8

ELIZONDO RGV
495 PLAZA PIZZA
HUT

10

11

12

BIG C
6 SU

5

CITRUS

LONE STAR BANK SUBDIVISION
PHASE II
PHASE III

**SITE
LOCATION**

E. GRIFFIN PARKWAY (F.M. 495)

SPRINGFIELD SUBDIVISION
PHASE I

GLENWOOD
SUB.

T.R.B. MISSIO

9 8 7 6 5
1 2

SPRINGFIELD SUBDIVISION
QUAIL LN.

GLENWOOD TERRACE

22 21 20 19 18 17 16 15 14 13 12
11 10 9 8 7 6 5

PHASE II

BROCK ST.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

PHASE III

OAK GLE

PHASE III

11 10 9 8 7 6 5 4 3 2

PHASE III

SHARY OAKS

PHASE III

12 11 10 9 8 7 6 5 4 3 2 1

PHASE III

SHARY PALMS IV

PHASE III

E. 23RD ST.

PHASE III

9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26

E. 22nd. ST.

E. 22nd. ST.

3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

SHARY PALMS

E. 21st. ST.

E. 21th ST.

SUNRISE MEADOWS

UNIT II

37 36 35 34 33 32 31 30 29 28 27 26 25 24 23

19 20 21 22 61 62 63 64 59 58 57 56 55 54 53 52 51 50 49 48 47 46



CITY OF MISSION

HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

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











Non-Espresso Menu



Hot/Iced/Blended

- Chai5-7
- Matcha5.5-7

Aventimax Protein Shakes 6.5

- Aventi Beast
(AventiMax, Banana, Peanuts, Cocoa, Milk)
- Aventi Berry
(AventiMax, Blueberries, Banana, Strawberries, Milk)
- Aventi Sunset
(Aventimax, Banana, Pineapple, Orange Juice)

Wellness Shakes 6.5

- D'Green Shake
- D'Yellow Shake

Smoothies 5.5-6

- Tropical
(Mango and Orange Juice)
- Banaberry
(Strawberries, Banana, Milk)
- Chocobanana
(Banana, Cocoa, Milk)
- VeryBerry
(Strawberries, Blueberries, Milk)

Smoothie Bowl 7

- Banaberry Smoothie Topped
with Granola, Honey & Fresh
Bananas



Espresso-Based Menu



Flavors: Caramel, Mocha, Dark Mocha, White Mocha, Hazelnut, Vanilla, Lavender
 Sugar Free Vanilla, Sugar Free Caramel, Sugar Free Brown Sugar Cinnamon
 Sugar Free Cinnamon Vanilla!

Brew Methods

- Chemex.....5
- V60 Pour Over.....5
- French Press.....5
- Fresh Brew....3.5-4.5

Ice Blends

- 16oz..... 5.5
- 20oz.....6
- 24oz.....6.5

Iced Coffee

- 16oz.....5
- 20oz.....5.5
- 24oz.....6

Espresso Based Hot Drinks

- Cappuccino.....5.5
- Mochaccino.....5.5-6
- Flat White.....5.5
- Americano.....3.5-4.5
- Latte.....4.5-6
- Dirty Chai.....6-6.5
- Cafe Cortado.....5.5
- Rojo Ojo.....5-5.5

Add-ins

- Extra Shot.....0.5
- Sweet Foam.....0.75
- Extra Sweet Foam.....0.25
- Whipped Cream.....0.5
- Drizzle.....0.25
- Milk Alternative1-1.5

Specialty Drinks



Iced Specials

- Kayala Special.....5.5-6.5
- Nutella Over Ice.....5.5-6.5
- Brown Shaken Espresso.....6-6.75
- Honey Oatmilk Latte.....6.25-7.25
- Coconut Mocha.....6-7
- Cafe Abuelita.....5.5-6.5
- White Chocolate Raspberry.....5-6
- White Chocolate Strawberry.... 5-6
- White Chocolate Matcha.....6.5-7

Blended Specials 6-7

- White Chocolate Cookie
- White Chocolate Caramel Cookie
- White Chocolate Matcha
- White Chocolate Raspberry
- White Chocolate Strawberry
- Mocha Crunch
- Nutella Blend



Breakfast & Lunch Menu



Breakfast Bagels

- Egg and Cheese on an Everything Bagel Bun
4.5 each or 8 with combo!

Snack-Time Bagels

- Blueberry Bagels with Sliced Almonds, Bananas, Honey & your choice of spread
Half Bagel 3 ; Full Bagel 5.5
- Cream Cheese Bagel
- Strawberry Cream Cheese Bagel
4.5 each or 8 with combo!

Breakfast Croissants

- Egg and Cheese
4.5 each or 8 with combo!
- Turkey Egg and Cheese
5 each or 8.5 with combo!

Lunch Croissants

- Turkey and Cheese
- Chicken Salad
4.5 each or 8 with combo!

Overnight Oats 3

- Topped with Chocolate Chips, Granola & Honey

Refreshers

Flavors: Strawberry, Cherry, Raspberry, Green-Apple, Lavender, Sugar Free Peach!



Lemonade

- Lemonade (Flavored or Unflavored).....4.5-5.5
- Frosted Lemonade.....5.5-6
- Green Tea Lemonade.....5.5-6.5
- Black Tea Lemonade.....5.5-6.5
- Hibiscus Tea Lemonade.....5.5-6.5
- Peach Green Tea Lemonade 5.5-6.5

Iced Teas

- Hibiscus Tea.....5.5-6.5
- Black Tea.....5.5-6.5
- Green Tea.....5.5-6.5
- Raspberry Black Tea.....5.5-6.5
- Strawberry Black Tea....5.5-6.5
- Peach Green Tea.....5.5-6.5
- Strawberry Green Tea...5.5-6.5

Hot Teas

- Chamomille Tea.....4-5
- Tila Tea.....4-5
- Green Tea.....4-5
- Black Tea.....4-5
- Hibiscus Tea.....4-5
- Peach Green Tea.....4-5

Ice Cream Floats 5.5

- Cold Brew Float
- Americano Float
- Matcha Float
- Chai Float

G4300-00-000-0007-00 (179618)
 GARCIA DOLORES NANY LEE
 PO BOX 1116
 MISSION TX 78573

G4300-00-000-0009-00 (179620)
 LUGO JOSE E & ARCELIA T CO-TRUSTEES
 LUGO LIVING TRUST
 7301 N 5TH ST
 MCALLEN TX 78504

G4400-00-000-0020-00 (179630)
 SAYAVEDRA ALFONSO
 2205 BROCK ST
 MISSION TX 78572

G4400-00-000-0021-00 (179639)
 CANTU TOMAS JR & MARIA
 2308 BROCK ST
 MISSION TX 78572

G4400-00-000-0022-00 (179640)
 REYNA PETE
 PO BOX 1553
 MISSION TX 78573

O0550-00-000-0001-00 (545423)
 VIDAURRI FRANCISCA
 2200 BROCK ST
 MISSION TX 78572

O0550-00-000-0002-00 (545425)
 GUILLOT CECILIA ANN
 2202 BROCK ST
 MISSION TX 78572

S5450-01-002-0012-00 (534355)
 ALIGN INVESTMENTS LTD
 500 E DOVE AVE
 MCALLEN TX 78504

S5450-01-002-0013-00 (534357)
 ALIGN INVESTMENTS LTD
 500 E DOVE AVE
 MCALLEN TX 78504

S5450-01-002-0015-00 (534359)
 SABAR FAMILY LIMITED PTRNSHP
 613 CARDINAL AVE
 MCALLEN TX 78504

S5450-01-002-0017-01 (544662)
 RICHMAR INVESTMENTS LTD
 2132 E GRIFFIN PKWY
 MISSION TX 78572

S5450-01-002-0018-00 (534363)
 THIRD WIND ENTERPRISES LTD
 PO BOX 2105
 MISSION TX 78573

S5450-01-002-0020-00 (534366)
 SERIES 4 - 1712 MARIGOLD
 2220 E GRIFFIN PKWY
 MISSION TX 78572

S5451-02-000-0023-00 (536998)
 BAUTISTA EDGAR ARROYO
 2220 MORNING LN
 MISSION TX 78572

S5451-02-000-0024-00 (536999)
 VARNEY HOWARD J & GRACE A
 2222 MORNING LN
 MISSION TX 78572

S5451-02-000-0025-00 (537000)
 PADILLA BELINDA
 2113 QUAIL LN
 MISSION TX 78572

S5451-02-000-0026-00 (537001)
 TREVINO JOSE ANGEL
 2420 E 20TH ST
 MISSION TX 78572

P7520-00-000-002A-00 (717894)
 IZAGUIRRE EDUARDO ALEJANDRO
 2121 E GRIFFIN PKWY STE 2
 MISSION TX 78572

S2950-00-000-0254-40 (960877)
 ORNELAS INVESTMENTS LLC
 3308 SAN ANGELO
 MISSION TX 78572

S5450-01-002-0011-00 (534354)
 MORON VELA INC
 1242 E BUSINESS HIGHWAY 83 STE 7
 MISSION TX 78572

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 – VILLA DEL MAR RESTAURANT
#1, 207 E. INTERSTATE HIGHWAY 2, LOT 3, EL PUEBLO PH. II SUBDIVISION**

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of March 13, 2024, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the conditional use permit shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 4:30 p.m. Monday, March 25, 2024, in the Council Chambers of the City Hall to consider the following conditional use permit:

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

Legal Description	Type	Conditions of Approval
207 E. Interstate Highway 2 Lot 3, El Pueblo Ph. II Subdivision	Sale & On-Site Consumption of Alcoholic Beveages – Villa Del Mar Restaurant #1	1) Life of Use 2) Waiver of 300’ separation requirement from residential neighborhoods; 3) Continued compliance with all City Codes (Fire, Health, Bldg., etc.); and 4) CUP not transferable to others

READ, CONSIDERED AND PASSED, this the 25th day of March, 2024.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

ITEM# 1.5

CONDITIONAL USE PERMIT: Sale & On-Site Consumption of Alcoholic Beverages – Villa Del Mar Restaurant #1
207 E. Interstate Highway 2
Lot 3, El Pueblo Ph. II Subdivision
C-3
VIGA Restaurant Inc.

REVIEW DATA

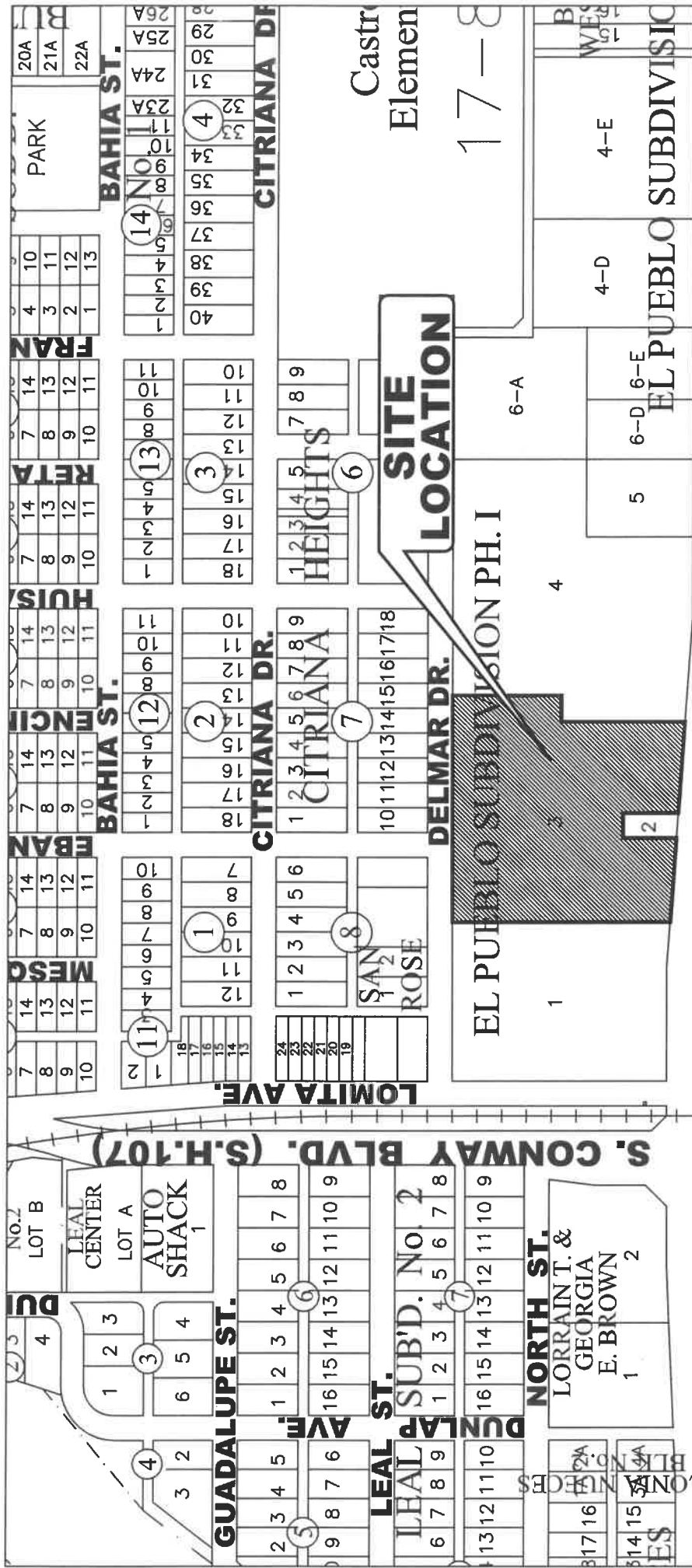
The 4,500 sq. ft. site is located within a commercial plaza approximately 600' east of Conway Avenue along the north side of the Frontage Road of Interstate Highway 2. Villa Del Mar has been operating and selling alcohol at this location since October 2010. The applicant would like to reapply for the conditional use permit. The last CUP approved for this location was on December 13, 2021 for a period of 2 years. that was last approved by the P&Z on October 23, 2019 for a period of 2 years. Staff notes that this would be the 6th time this request has been considered and approved.

- **Hours of operation:** Monday - Sunday from 11 a.m. to 9 p.m.
- **Employees:** 15 employees in different shifts
- **Parking:** There are 194 total seating spaces for the restaurant, which requires 65 parking spaces (194 total seating spaces/3 = 65 parking spaces). It is noted that the parking area is held in common (225 existing parking spaces) and is shared with other businesses. The parking area is also connected and has access to existing, interlocking parking lots. Staff notes that the parking lot has recently been resurfaced and re-striped.
- **Sale of Alcohol (Section 1.56-3):** (3a) of the Zoning code requires such uses to be at least 300' from the nearest residence, church, school or publicly owned property. There is a residence within the 300' radius, however P&Z and City Council have waived this requirement for a similar business in this plaza.

REVIEW COMMENTS: The hours of operation are consistent with other family restaurant in the area. A total of 17 notices were mailed out to property owners within 200' of the restaurant. As of this time of the writing, staff has not received any calls in favor or against the CUP request. Staff does not object to a longer CUP tenure for this business.

RECOMMENDATION: Staff recommends approval for life of use subject to:

- 1) Waiver of 300' separation requirement from residential neighborhoods,
- 2) Continued compliance with all City Codes (Fire, Health, Bldg., etc.), and
- 3) CUP not transferable to others



U.S. EXPRESSWAY 83



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 800-8672
 FAX: (956) 800-8680

Item 13.



**SITE
LOCATION**

E. U.S. EXPRESSWAY 83 (IH2)

S. CONWAY AVE. (S.H. 107)

VILLA DEL MAR RESTAURANT



Item 13.





C4550-02-000-0010-00 (136242)
 GUTIERREZ ABEL JR & MARIA
 201 DEL MAR ST
 MISSION TX 78572

C4550-02-000-0011-00 (136243)
 KITCHEN LETICIA & PATRICIA MELENDEZ
 514 W 12TH ST
 MISSION TX 78572

C4550-02-000-0012-00 (136244)
 CARROLL ESMERALDA
 205 DEL MAR ST
 MISSION TX 78572

C4550-02-000-0013-00 (136245)
 GARZA ALVARO & MA ESMERALDA
 207 DEL MAR ST
 MISSION TX 78572

C4550-02-000-0014-00 (136246)
 RORIGUEZ EDITH
 2017 W 21ST ST
 MISSION TX 78573

C4550-02-000-0015-00 (136247)
 GRANADOS GREGORIO
 211 DEL MAR ST
 MISSION TX 78572

C4550-02-000-0016-00 (136248)
 GUERRA MARIA VERONICA
 213 DEL MAR ST
 MISSION TX 78572

C4550-02-000-0017-00 (136249)
 GARZA MARIA ALICIA
 215 DEL MAR ST
 MISSION TX 78572

C4550-02-000-0018-00 (136250)
 MARTINEZ ESMERALDA
 2101 S STANDARD
 SAN JUAN TX 78589

E4650-01-000-0001-10 (167497)
 RACHELBYT CONWAY LLC & 501 CONWAY
 4629 MACRO DR
 SAN ANTONIO TX 78218

E4650-01-000-0002-10 (167498)
 B-Y WESTERN VALLEY LTD
 4629 MACRO
 SAN ANTONIO TX 78218

E4650-01-000-0003-05 (167499)
 B-Y WESTERN VALLEY LTD
 4629 MACRO
 SAN ANTONIO TX 78218

E4650-01-000-0004-00 (167500)
 B-Y MISSION TEXAS WM LTD
 ATT: REAL ESTATE
 4629 MACRO
 SAN ANTONIO TX 78218

S1185-01-000-0001-00 (526728)
 ALONZO MARIA G
 503 SALINAS DR
 SULLIVAN CITY TX 78595

S1185-01-000-0002-00 (526729)
 ALONZO MARIA G
 503 SALINAS DR
 SULLIVAN CITY TX 78595

C4550-00-008-0000-01 (136224)
 CADENA JESSE
 347 S 84TH ST
 EDINBURG TX 78542

C4550-00-008-0000-06 (839448)
 CADENA ARNOLDO
 347 S 84TH ST
 EDINBURG TX 78542



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: March 25, 2024
PRESENTED BY: Anna Carrillo, City Secretary
AGENDA ITEM: Approval of Minutes – Carrillo
 Regular Meeting – March 11, 2024
 Special Meeting – March 18, 2024

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

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____



SKELETON

PRESENT:

Norie Gonzalez Garza, Mayor
Ruben D. Plata, Mayor Pro-Tem
Jessica Ortega, Councilwoman
Marissa Ortega-Gerlach, Councilwoman
Alberto Vela, Councilman
Robert Galligan, Interim City Attorney
Anna Carrillo, City Secretary

ABSENT:

ALSO PRESENT:

Noel Salinas
Sarah Aguilar
JW Balch
Karina Cardoza
Irma Flores
Victor Anzaldua
Esther Salinas
Jennifer Ruiz Longoria
Julian Gonzalez
Karen Prewitt
Ivan F. Lopez
Hilda Flores
Clarisse Corbeil
Dr. Melendez

STAFF PRESENT:

Anais Chapa, Assistant City Secretary
David Flores, Asst. City Manager
Juan Pablo Terrazas, Asst. City Manager
Andy Garcia, Asst. City Manager
Angie Vela, Finance Director
Adrian Garcia, Fire Chief
Michael Elizalde, Director of Grants & Strategic Dev.
Susie De Luna, Planning Director
Alex Hernandez, Assistant Planning Director
Noemi Munguia, HR Director
Robert Hinojosa, Director of Organizational Dev.
Abram Ramirez, IT Director
Mary Hernandez, Veterans Cemetery Director
Abel Bocanegra, P.E., City Engineer
Cesar Torres, Chief of Police
Joanne Longoria, CDBG Director
JC Avila, Fleet Director
Yenni Espinoza, Library Director
Jesse Mares, Facilities Supervisor
Roel Mendiola, Sanitation Dept. Director
Jesse Lerma Civil Service Director
Kenia Gomez, Media Relations Director
Stephen Kotsatos, Health Director
Michael H. Fernuik, Golf Course Director
Jose Silva, Internal Auditor
Brad Bentsen, Parks & Recreation Director
Miguel Pescador, Purchasing Director
Cynthia Lopez, Museum Director
Alex Fajardo, Media Relations
Charlie Longoria, Media Relations
Joe Enriguez, Utility Billing Manager
Aida Lerma, Mission Event Center Director
Belinda Villarreal, Utility Billing

STAFF PRESENT:

Joel Chapa, Police Officer
Jesse Zuniga, Police Officer

REGULAR MEETING

CALL TO ORDER AND ESTABLISH QUORUM

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

INVOCATION AND PLEDGE ALLEGIANCE

Mayor Pro Tem Ruben Plata led the invocation and Pledge of Allegiance.

DISCLOSURE OF CONFLICT OF INTEREST

Councilman Alberto Vela signed a disclosure of conflict of interest for agenda item number 9.

PRESENTATIONS

1. Proclamation - Girl Scout Week – Carrillo

Councilwoman Jessica Ortega moved to approve the Proclamation – Girl Scout Week. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

2. February 2024 Employee of the Month – Munguia

Noemi Munguia, Human Resources Director, presented Jessie A. Zuniga, Police Officer as the employee of the month for February. Officer Zuniga was nomination by Chief Torres and Officer Carlos Salinas-Rincon. Officer Zuniga de-escalated a situation by using tactical maneuvers.

3. Racial Profiling and Analysis Report for 2023 – Torres

Chief Cesar Torres presented the council with the Racial Profiling and Analysis Report for 2023.

4. Report on My Mission 311 - J. Lerma

Jesse Lerma, Civil Service Director explained the process of the My Mission 311 process and how the departments manage the requests submitted by the citizens. The system was implemented in 2021, complaints and concerns are submitted by the citizens via an app.

5. Report from the Greater Mission Chamber of Commerce – Enriquez

Brenda Enriquez, Mission Chamber of Commerce President, spoke about upcoming events such as: Business Development Lunch and Learn Campaign was held on March 13. Ubiquity call center Ribbon cutting will be held on March 22nd, Grand Opening for Kumon of Sharyland on March 22. Official Grand Opening for Murdoch's will be on April 5. Annual Golf Tournament will be held on May 3.

6. Departmental Reports – Perez

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

7. Citizen's Participation – Garza

Michelle Garza requested support from the Mayor and Council on the re-opening and rebuilding of Agape Christian School.

Luis Hernandez, Agape Christian School Board Member spoke in support of Agape Christian School being re-opened to have a chance educate and to continue to build a legacy in the community.

Cristy Gonzalez advocated for the re-opening of Agape Christian School's campus by Masterpiece Christian Academy under the direction of Michelle Garza.

Steven Farias former student at Agape Christian School asked the council to reconsider in allowing the re-opening of Agape Christian School by Masterpiece Christian Academy.

Grace Santos former Agape Christian School student asked the council for their support in the re-opening of Agape Christian School.

Hilda Flores former employee at Agape Christian School spoke about the legacy of Agape.

Irma Flores Lopez former employee at Agape Christian School spoke about the wonderful school Agape Christian School was and can continue to be if re-opened.

PUBLIC HEARING

PLANNING & ZONING RECOMMENDATIONS

8. Rezoning: Lots 32, 33, & 34, Block "C", Butterfield Addition, (R-1) Single Family Residential to (C-3) General Business, Beatriz Salinas, and Adoption of Ordinance# 5453 - De Luna

On February 28, 2024, the Planning and Zoning Commission held a Public Hearing to consider the rezoning request. The subject site was located approximately 132' south of E. 1st Street along the west side of Mayberry Road. There was no public opposition during the P&Z Meeting. The board unanimously recommended denial of a (C-3) General Business but recommended approval for a (C-2) Neighborhood Commercial. The applicants agreed with the C-2 Zone.

Staff and City Manager recommended approval of the C-2 Zone.

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

There were no comments.

Upon motion by Mayor Pro Tem Plata seconded by Councilman Vela and approved unanimously, the public hearing was closed.

Mayor Pro Tem Plata moved to approve Rezoning and Ordinance 5453 Lots 32, 33, & 34, Block "C", Butterfield Addition, (R-1) Single Family Residential to (C-2) Neighborhood Commercial. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

ORDINANCE NO. 5453

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A REZONING OF LOTS 32, 33, & 34, BLOCK "C" BUTTERFIELD ADDITION,
(R-1) SINGLE FAMILY RESIDENTIAL TO (C-2) NEIGHBORHOOD COMMERCIAL

9. Rezoning: A tract of land containing 3.532 acres, being a part or portion out of Lot 20-11, West Addition to Sharyland, (C-3) General Business to (R-3) Multi Family Residential, Ellen Moskalik, and Adoption of Ordinance# 5454 - De Luna

On February 28, 2024, the Planning and Zoning Commission held a Public Hearing to consider the rezoning request. The subject site was located on the southeast corner of Business Hwy 83

and Bryan Road. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Mayor Pro Tem Plata stepped out of the meeting at 5:38 p.m.

Staff and City Manager recommended approval.

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

There were no comments.

Upon motion by Councilwoman Ortega seconded by Councilwoman Gerlach and approved unanimously, the public hearing was closed.

Councilwoman Ortega moved to approve Rezoning and Ordinance 5454 A tract of land containing 3.532 acres, being a part or portion out of Lot 20-11, West Addition to Sharyland, (C-3) General Business to (R-3) Multi Family Residential. Motion was second by Councilwoman Gerlach and approved 3-0 with Councilman Vela abstaining.

ORDINANCE NO. 5454

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A REZONING A TRACT OF LAND CONTAINING 3.532 ACRES, BEING A PART
OR PORTION OUT OF LOT 20-11, WEST ADDITION TO SHARYLAND,
(C-3) GENERAL BUSINESS TO (R-3) MULTI-FAMILY RESIDENTIAL

10. Conditional Use Permit: To Place 2 Temporary Mobile Offices for Office Use, 107 International Boulevard, Lot 2A, Mission Business Park, I-1, B2Z Builders, LLC, and Adoption of Ordinance# 5455 - De Luna

On February 28, 2024 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site was located on the northeast corner of Industrial Way and International Boulevard. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff recommended approval subject to: 1) 2 years approval to assess this operation; 2) Compliance with all City Codes, (Building, Fire, Parking, etc.); and 3) CUP not transferable to others.

City Manager recommended approval.

Mayor Pro Tem Plata re-joined the meeting at 5:42 p.m.

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

There were no comments.

Upon motion by Mayor Pro Tem Plata seconded by Councilwoman Ortega and approved unanimously, the public hearing was closed.

Councilwoman Ortega moved to approve CUP and Ordinance 5455 to place 2 Temporary Mobile Offices for Office Use, 107 International Boulevard. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

ORDINANCE NO. 5455

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT TO PLACE 2 TEMPORARY MOBILE OFFICES
FOR OFFICE USE, 107 INTERNATIONAL BOULEVARD, LOT 2A, MISSION BUSINESS

PARK

11. Conditional Use Permit Renewal: Sale & On-Site Consumption of Alcoholic Beverages – Mission Event Center, 200 N. Shary Road, Lot 1, Mission Event Center Subdivision, C-3, City of Mission, and Adoption of Ordinance# 5456 - De Luna

On February 28, 2024 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site was located 1,200 east of Shary Road along the north side of Ruby Red Blvd. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff recommended approval for life of use subject to: 1) Continue to comply will all City Codes (Building, Health, Fire, etc.); and 2) CUP not to be transferable to others

City Manager recommended approval.

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

There were no comments.

Upon motion by Councilman Plata seconded by Councilwoman Ortega and approved unanimously, the public hearing was closed.

Councilwoman Ortega moved to approve CUP and Ordinance 5456 Sale & On-Site Consumption of Alcoholic Beverages – Mission Event Center for life of use. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5456

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 – MISSION EVENT CENTER,
200 N. SHARY ROAD, LOT 1, MISSION EVENT CENTER SUBDIVISION

12. Conditional Use Permit: Mobile Food Truck – Seoul Food Truck, 2509 Colorado Street, Ste. 207, Lot 1, Block 2, Santa Lucia Development, C-3, Seoul Food Truck, LLC, and Adoption of Ordinance# 5457 - De Luna

On February 28, 2024 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site was located near the NW corner of Colorado and Taylor Road along the north side of Colorado Street. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff recommended approval subject to: 1) 1 year re-evaluation in order to assess this new business; 2) Must comply with all City Codes (Building, Fire, Health, etc.); and 3) Must acquire a business license prior to occupancy.

City Manager recommended approval.

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

There were no comments.

Upon motion by Mayor Pro Tem Plata seconded by Councilman Vela and approved unanimously, the public hearing was closed.

Mayor Pro Tem Plata moved to approve CUP and Ordinance 5457 Mobile Food Truck – Seoul Food Truck, 2509 Colorado Street. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

ORDINANCE NO. 5457

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT FOR A MOBILE FOOD TRUCK – SEOUL FOOD
TRUCK, 2509 COLORADO STREET, STE. 207, LOT 1, BLOCK 2, SANTA LUCIA
DEVELOPMENT

13. Discussion and Action to amend the Planning and Zoning Commission Bylaws - De Luna

On February 28, 2024 the Planning and Zoning Commission held a Public Hearing to consider the amendment of the Planning and Zoning Bylaws.

A directive was given to staff to review the bylaws for all the Boards in an effort to make any necessary changes. The following revisions/changes are being proposed for council consideration.

Article 1 Organization - C. The tenure for each member of the Planning and Zoning Board shall be for two (2) years. Vacancies occurring shall be filled for the unexpired term in the same manner as provided for original appointments.

Purpose of this amendment is to be consistent with the other boards.

Article IV Voting - F. A Planning and Zoning Board member shall only abstain from voting if he/she has a vested interest in a particular proposal before the Planning and Zoning Board and shall sign an affidavit to the conflict. Should there not be sufficient cause for abstention, the Planning and Zoning Board member shall vote.

Purpose of this amendment is to update city forms for all boards.

Article VI Meetings - A. The Planning and Zoning shall hold at least one regular meeting in each month at a time to be fixed by it for such regular meetings, and may hold as many additional regular meetings during the month as may be necessary for the transaction of the business of the City and its citizens. All regular meetings of the Planning and Zoning Commission shall be public and shall be held at a place designated in advance.

Purpose of this amendment is to cut the waiting time an item gets presented to the City Council.

Article VII- Administrative and clerical support for the Planning and Zoning Board shall be provided by the Planning Department which shall keep any and all records pertaining to business undertaken by the Planning and Zoning Board.

Purpose of this amendment - the Planning Department is the only department that handles and keeps all records pertaining to business undertaken by the P&Z Board.

There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval.

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

Karen Prewitt, 2101Mock Drive, Mission spoke about HB 3699 which was effective on January 1, 2024 which stated that the city shall adopt and make available to the public a complete written list of all documentation and other information that needs to be submitted with a plat application. Which would then be published.

Ms. De Luna, Planning Director stated that they are currently reviewing the requirements of HB 3699 which will be presented to the Ordinance Review Committee.

Oscar Saenz, 2103 Krystal Drive asked if the meetings could be made available via Zoom in order to allow citizens to voice their opinions when unable to attend the meetings in person.

Ms. De Luna stated they would begin to offer the Planning & Zoning meetings via zoom.

Upon motion by Councilwoman Ortega seconded by Mayor Pro Tem Plata and approved unanimously, the public hearing was closed.

Councilwoman Ortega moved to approve the amendments to the Planning and Zoning Commission Bylaws as presented. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

At this time Mayor Garza requested to proceed with Unfinished Business.

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

14. Approval of Minutes – Carrillo

Regular Meeting – February 26, 2024

Special Meeting – February 27, 2024

15. Acknowledge Receipt of Minutes – Perez

Parks & Recreation Board – February 13, 2024

Citizen's Advisory Board – February 13, 2024

Boys & Girls Club Board of Directors – January 9, 2024

Youth Advocacy Advisory Board – January 9, 2024

Mission Tax Increment Reinvestment Zone – January 23, 2024

Mission Redevelopment Authority – January 23, 2024

Mission Economic Development Corporation – January 24, February 7, 2024

Traffic Safety Committee – July 5, 2023

16. Approval of Interlocal Agreement for On Site Sewage Facility Inspections with Hidalgo County – Kotsatos

The Mission Health Department is requesting authorization to enter into an Interlocal Agreement with Hidalgo County for On Site Sewage Facility inspections. The primary purpose of the agreement is to outline both entity's responsibility for these inspection services. This agreement will be in effect as of March 11, 2024 at a cost of \$145.00 per inspection.

17. Approval of Resolution # 1893 of the City of Mission, Texas suspending the April 4, 2024 effective date of AEP Texas Inc.'s requested rate change to permit the city time to study the request and to establish reasonable rates; approving cooperation with the cities served by AEP Texas; authorizing hiring of legal counsel. – Flores

AEP Texas Inc. filed an application on February 29, 2024 with cities retaining original jurisdiction seeking to increase system-wide distribution rates by \$110.4 million per year (an increase of 13.1%) and increase system-wide transmission rates by \$63.1 million (an increase of 9.29%). According to AEP Texas, the impact of this approval on an average residential customer would be an increase of about \$4.59 per month.

The resolution suspended the April 4, 2024 effective date of the Company's rate change for the maximum period permitted by law to allow the City, working in conjunction with other Cities served by AEP Texas to intervene in the Public Utility Commission Docket No. 56165 to evaluate the filing, determine whether the filing complied with law, and if lawful, to determine what further strategy, including settlement, to pursue.

Authorizing the hiring of Lloyd Gosselink and consultants to review the filing, negotiate with the Company, and make recommendations to the City regarding reasonable rates.

RESOLUTION NO. 1893

RESOLUTION OF THE CITY OF MISSION SUSPENDING THE APRIL 4, 2024 EFFECTIVE DATE OF AEP TEXAS INC.'S REQUESTED RATE CHANGE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH THE CITIES SERVED BY AEP TEXAS AND AUTHORIZING INTERVENTION IN AEP TEXAS INC.'S REQUESTED RATE CHANGE PROCEEDINGS BEFORE THE COMMISSION; HIRING LLOYD GOSSELINK ATTORNEYS AND CONSULTING SERVICES TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; REQUIRING REIMBURSEMENT OF CITIES' RATE CASE EXPENSES; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL

18. Approval of Resolution # 1894 authorizing the submittal of grant application for the FY25 Border Zone Fire Department Grant to the Texas Office of the Governor, and authorizing the Mayor as the Authorized Representative – Elizalde

The Mission Fire Department was seeking approval of resolution authorizing the submittal of grant application for the FY25 Border Zone Fire Department Grant to the Texas Office of the Governor, and authorized the Mayor as the Authorized Representative. The department sought to purchase a brush truck for its wildland fire operations. The total grant request was no more than \$250,000 and did not require a cash match.

RESOLUTION # 1894

FY25 Border Zone Fire Department Grant

19. Approval of Resolution # 1895 authorizing the submittal of grant application for the FY25 Operation Lone Star Grant Program (OLS) to the Texas Office of the Governor, and authorizing the Mayor as the Authorized Representative – Elizalde

The Mission Police Department and Mission Fire Department was seeking approval of resolution authorizing the submittal of grant application for the FY25 Operation Lone Star Grant Program (OLS) to the Texas Office of the Governor, and authorized the Mayor as the Authorized Representative. The police department sought to purchase various equipment and supplies needed to reduce border-related criminal activity and increase effectiveness of its operations. The fire department would acquire various equipment and supplies to increase its capacity for Fire/EMS operations in support of border related response. The total grant request

would not exceed more than the programs ceiling of \$5 million and did not require a cash match.

RESOLUTION # 1895

FY25 Operation Lone Star Grant Program (OLS)

20. Approval of Resolution No. 1896 authorizing the submittal of a grant application for the FY25 Local Border Security Program (LBSP) to the Office of the Governor and authorizing Mayor as the Authorized Representative. – Elizalde

The Mission Police Department was seeking approval of resolution authorizing the submittal of a grant application to the OOG for the FY25 LBSP Grant and designated the Mayor as the Authorized Representative. The grant would allow the Mission Police Department to increase patrol presence throughout the city, especially in and around the U.S./Mexico border through the support of overtime costs. The total project request was \$190,000.00. There was no match requirement.

RESOLUTION # 1896

FY25 Local Border Security Program (LBSP)

21. Approval of Resolution No. 1897 authorizing the submittal of application and acceptance of award for the FY23 Operation Stonegarden Program from the Office of the Governor and authorizing Mayor as the Authorized Representative – Elizalde

The Mission Police Department was seeking approval of resolution authorizing the submittal of application and acceptance of award for the FY23 Operation Stonegarden Program from the Office of the Governor and authorized Mayor as the Authorized Representative. The grant would allow the Mission Police Officers the opportunity to work overtime to increase patrol presence throughout the City of Mission and especially around the U.S./Mexico border. The grant would further allow the Department to purchase two (2) SkyCop Towers and three (3) fully equipped ATV's for its operations. The total amount of the grant awarded was \$325,000.00 and did not require a match.

RESOLUTION # 1896

FY23 Operation Stonegarden Program

22. Approval of Supplemental No. 1 to Work Authorization No. 1 with TEDSI Infrastructure Group for engineering and surveying services for the HSIP – TxDOT Traffic Signal Design Project – Bocanegra

Supplemental Agreement No. 1 entailed professional services for the Traffic Signal Improvement Design at 2 Mile & Bryan Design Project. Supplemental Agreement No.1 would be an additional \$19,916.19

23. Authorization to extend the Memorandum of Understanding between the City of Mission and the City of Palmview to provide temporary housing for prisoners – Torres

The Mission Police Department was seeking authorization to extend the Memorandum of Understanding between the City of Mission and the City of Palmview, to provide temporary housing for prisoners. The extension request was thru April 30, 2024. The cost of \$54.00 per prisoner per day would remain the same through the extension

24. Authorization to enter a Memorandum of Understanding with Public Safety Cadets – Torres

The Mission Police Department was seeking authorization to enter a Memorandum of Understanding between the City of Mission and Public Safety Cadets, to provide membership for the Mission Police Explorer Program. Responsibilities for both parties were listed in the MOU. Annual fees would be covered by fundraising funds & donations to the Mission Police Explorer Program. This memorandum of understanding would remain in effect while the participating agency/organization remained registered annually in good standing with Public Safety Cadets.

25. Authorization to solicit Request for Proposals for Agent of Record for Voluntary Products, Group Life, EAP, Section 125 Administration & 457 Plan – Munguia

Staff was seeking authorization to solicit proposals for Agent of Record for Voluntary Products (dental, vision, COBRA Administration, long-term disability, short-term disability, voluntary life insurance, Flexible Spending Account (FSA), supplemental insurances (cancer, accident, hospital indemnity and critical illness) medical transport, legal services), Group Life, Employee Assistance Program, Section 125 Administration and 457 Plan.

26. Authorization to engage GIGNAC Architects for the design of the Sanitation and Fleet Building – Terrazas

Authorization to engage GIGNAC Architects from the pool of Architects for the design of the Sanitation and Fleet Building. On February 27, 2024 the TIRZ Board agreed to reimburse the city for these services.

Mayor Pro Tem Plata moved to approve all consent agenda items 14 thru 26 as presented. Motion was seconded by Councilman Vela and approved unanimously 5-0.

APPROVALS AND AUTHORIZATIONS

27. Homestead Exemption Variance: Tract 1, being the East 71.41' of the West 126.79' of the South 410' of the North 640' of Lot 7, of the Resubdivision of Lot 14-8 and 15-8, West Addition to Sharyland, R-1, Atanacio Machuca - De Luna

On February 28, 2024, the Planning and Zoning Commission held a Public Hearing to consider the Homestead Exemption Variance. The subject site was located south of E. Melba Carter Street at the rear of the lot on the east side of the drain ditch in the unrecorded Earnhard Subdivision aka Melba Carter Subdivision. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve Homestead Exemption Variance: Tract 1, being the East 71.41' of the West 126.79' of the South 410' of the North 640' of Lot 7, of the Resubdivision of Lot 14-8 and 15-8, West Addition to Sharyland. Motion was seconded by Councilman Vela and approved unanimously 5-0.

28. Authorization to accept the donation of 3 EMS Vending Machines from Chief Darrell Thorn from Grand Prairie Fire Department – A. Garcia

Authorization to accept the donation of 3 EMS Vending Machines from Chief Darrell Thorn from Grand Prairie Fire Department. These state-of-the-art vending machines would serve as invaluable assets in our efforts to provide efficient and effective care to our community. With easy access to essential medical supplies and equipment, our personnel would be better equipped to respond to emergencies promptly, ultimately improving patient outcomes. These machines were worth \$15,000 each.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to accept the donation of 3 EMS Vending Machines from Chief Darrell Thorn from Grand Prairie Fire Department. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

29. Authorization to purchase NFPA 1582 Physicals and NFPA 1583 Wellness Fitness Evaluations from Sole Source Provider. – Garcia

The Mission Fire Department was seeking authorization to purchase NFPA 1582 Physicals and NFPA 1583 Wellness Fitness Evaluations from Life Scan Wellness Centers. The NFPA Physicals and Wellness Fitness Evaluations were broken down into six (6) categories; Annual Public Safety Exam, Cardiopulmonary Assessment, Ultrasound Screening, Blood and Laboratory Tests, Fitness Evaluation, and Medical Clearances. The testing would be for one-hundred and ten (110) full-time firefighters in the amount of \$65,120.00, via sole source provider. The City of Mission was taking a proactive approach in the well-being of our firefighters.

Staff and City Manager recommend approval.

Mayor Pro Tem Plata moved to authorize to purchase NFPA 1582 Physicals and NFPA 1583 Wellness Fitness Evaluations from Sole Source Provider. Motion was seconded by Councilman Vela and approved unanimously 5-0.

30. Authorization to approve Change Orders #3-6 for Taylor Rd Phase 1 for the City of Mission – Bocanegra

CO#3 Consisted of a change in design and reduction of material for the installation of 8" City of McAllen WL. Contract Price would decrease by \$20,482.00.

CO#4 Consisted of a change in design and reduction of material for the installation of 12" City of Mission WL. Contract price would decrease by \$95,909.00

CO#5 Reduced the widths of lanes to allow for proper traffic flow during construction while avoiding aerial utilities that were still in conflict due to force majeure delays. Contract price would decrease by \$56,328.90

CO#6 Eliminated an irrigation crossing that was field verified by the United Irrigation District to be abandoned/not in service. Contract price would decrease by \$52,279.11.

Therefore, City Staff was recommending Change Order for the total contract amount of \$6,014,124.51 and 287 working days with all approved Change Orders.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve Change Orders #3-6 for Taylor Rd Phase 1. Motion was seconded by Councilman Vela and approved unanimously 5-0.

31. Authorization to Award Contract for FMA Program Development, Grant Administration, Civil Engineering, and Project Management Services Astroland Climate Resilient Flood Risk Reduction Project FY23 FMA – Bocanegra

On 1/12/2024, City Council authorized staff to Award Contract for FMA & BRIC Program Development, Grant Administration, Civil Engineering, and Project Management Services.

Staff was seeking authorization to award Westwood Professional Services, Inc to provide these professional services relating to Astroland Climate Resilient Flood Risk Reduction Project FY23 FMA for a total amount of up to \$513,510.00.

The City was responsible for Pre-award costs of \$33,120.00 for: grant administration, management and submittal; the remainder of contract total commitment is contingent upon approval, award and acceptance of the grant.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve to Award Contract for FMA Program Development, Grant Administration, Civil Engineering, and Project Management Services Astroland Climate Resilient Flood Risk Reduction Project FY23 FMA. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

32. Approval of Resolution # 1898 urging Mexico to comply with the terms of the 1944 Treaty and release the water due to the United States – Terrazas

LRGVDC Board of Directors was requesting for cities to adopt a resolution for consideration and approval in support of the 1944 Treaty between the United States and Mexico. Mexico had sufficient water in storage in the tributaries that the United States was entitled to receive water from and could release this water as called for by the 1944 Treaty.

Representatives from the Irrigation District would be traveling to Washington D.C. and would hand deliver the Resolutions.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve Resolution 1898 urging Mexico to comply with the terms of the 1944 Treaty and release the water due to the United States. Motion was seconded by Councilman Vela and approved unanimously 5-0.

RESOLUTION 1898

**URGING MEXICO TO COMPLY WITH THE TERMS OF THE 1944 TREATY
AND RELEASE THE WATER DUE TO THE UNITED STATES**

33. Approval of Interlocal Agreement between the City of Mission and Sharyland ISD for installation of lighting along the Walking/Running Trail at Shimotsu Elementary – Terrazas

Interlocal Agreement was for the purchase, installation, construction and maintenance for (8) 285 Watt LED Floodlights on 4 concrete poles, (1) 50 KVA padmount transformer and underground street light wire. The city would pay SISD \$19,217.77 for the installation. SISD would become the operations and maintenance authority over the floodlights as installed.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve Interlocal Agreement between the City of Mission and Sharyland ISD for installation of lighting along the Walking/Running Trail at Shimotsu Elementary. Motion was seconded by Councilman Vela and approve unanimously 5-0.

34. Approval of Budget Amendment: General Fund, Capital Projects Fund, 2018 CO Fund & 2021 CO Fund – Vela

Finance Director Vela presented Budget Amendments BA-24-05 thru BA-24-08

Staff and City Manager recommended approval.

Councilwoman Ortega moved to approve of Budget Amendment: BA-24-05 thru BA-24-08 General Fund, Capital Projects Fund, 2018 CO Fund and 2021 CO Fund. Motion was seconded by Councilman Vela and approved unanimously 5-0.

UNFINISHED BUSINESS

Mayor Pro Tem Plata moved to remove items 35, 36 and 37 from the table. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

35. TABLED 02/26/2024 - Rezoning: Tract #1: A tract of land containing 0.612 of one acre, being a part of portion of the Gulf Course and Lake Reserve out of Meadow Creek Country Club Phase I-B, 1916 Crystal Drive, PUD(AO-P) Agricultural Open Permanent to PUD(R-1) Single Family Residential, Meadow Creek Development, and Adoption of Ordinance# _____ - De Luna

36. TABLED 02/26/2024 - Rezoning: Tract #2: A tract of land containing 0.551 of one acre, being a part of portion of the Gulf Course and Lake Reserve out of Meadow Creek Country Club Phase I-B, 1931 Meadow Way Drive, PUD(AO-P) Agricultural Open Permanent to PUD(R-1) Single Family Residential, Meadow Creek Development, and Adoption of Ordinance# _____ - De Luna

37. TABLED 02/26/2024 - Rezoning: Tract #3: A tract of land containing 0.613 of one acre, being a part of portion of the Gulf Course and Lake Reserve out of Meadow Creek Country Club Phase I-B, 1914 Crystal Drive, PUD(AO-P) Agricultural Open Permanent to PUD(R-1) Single Family Residential, Meadow Creek Development, and Adoption of Ordinance# _____ - De Luna

Ms. De Luna stated the meeting had not taken place as requested by Mayor Pro Tem Plata. Recommendation was to table the items until the meeting would take place.

Councilwoman Ortega moved to table items 35, 36 and 37. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

Mayor Pro Tem Plata moved to remove item 38 from the table. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

38. TABLED 02/26/2024: Rezoning: A 27.969 acre tract of land out of Lot 29-10, West Addition to Sharyland, (AO-I) Agricultural Open Interim to (R-1A) Large Lot Residential, Jorge E. Miranda, and Adoption of Ordinance # _____ - De Luna

On February 14, 2024, the Planning and Zoning Commission held a Public Hearing to consider the rezoning request. The subject site is located ¼ mile north of Mile 2 Road along the west side of Bryan Road. There was public opposition during the P&Z Meeting. The concerns voiced were in regards to traffic, and car accidents. The board unanimously recommended approval.

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

Ivan Melendez, 3304 N. Bryan Rd. spoke against the request. Dr. Melendez stated there were two residents in this area. The rezoning would add approximately 600 residents in the area on a two-lane street. Concerns were increased traffic, drainage, water issues and inadequate infrastructure. Over 95% of the residents in the area are against the rezoning request.

Julian Gonzalez, spoke against the request citing how this type of development would impact their properties.

Eduardo Rodriguez, 1201 Oak Street representing the developer Fortis Land Company spoke in favor of the request and read a prepared statement. He stated that the questions and the concerns of the neighborhood would be addressed during the subdivision process ensuring that all of the city, county and state requirements for a single-family subdivision would be met.

Upon motion by Mayor Pro Tem Plata seconded by Councilman Vela and approved unanimously, the public hearing was closed.

Mayor Garza stated she had legal questions and requested to go into executive session pursuant to Tex. Gov't Code Section 551.071 (Consultation Attorney).

At 6:10 p.m., Mayor Pro Tem Plata moved to convene into Executive Session. Motion was seconded by Councilman Vela and approved unanimously 5-0.

Upon conclusion of Executive Session at 6:24 p.m., Mayor Pro Tem Plata moved to reconvene the regular meeting. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

Mayor Pro Tem Plata moved to table item 38 - Rezoning: A 27.969 acre tract of land out of Lot 29-10, West Addition to Sharyland, (AO-I) Agricultural Open Interim to (R-1A) Large Lot Residential. Motion was seconded by Councilman Plata and approved unanimously 5-0.

ROUTINE MATTERS

City Manager Comments – Staycation will be held on Wednesday, March 13 at JC Park and on Friday, March 15 at Bannworth Park. Trash Bash would be held on Saturday, March 23 at CWV Park.

City Council Comments – Councilwoman Ortega wished everyone a happy Spring Break. Councilwoman Gerlach commented on a wonderful Staycation event held at Astroland Park and encouraged the community to attend the next two events. Mayor Pro Tem Plata and Councilman Vela congratulated the ladies who serve on the council.

Mayor's Comments - None

At 6:40 p.m., Mayor Pro Tem Plata moved to convene into Executive Session. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

EXECUTIVE SESSION

1. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation Attorney) and Tex. Gov't Code Section 551.074 (Personnel Matters), regarding personnel issues.

Upon conclusion of Executive Session at 7:15 p.m., Mayor Pro Tem Plata moved to reconvene the regular meeting. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

ADJOURNMENT

At 7:16 p.m., Mayor Pro Tem Plata moved for adjournment. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary



MINUTES

PRESENT:

Norie Gonzalez Garza, Mayor
Ruben D. Plata, Mayor Pro-Tem
Jessica Ortega, Councilwoman
Marissa Ortega-Gerlach, Councilwoman
Alberto Vela, Councilman
Robert Galligan, Interim City Attorney
Randy Perez, City Manager
Anna Carrillo, City Secretary

ABSENT:

ALSO PRESENT:

Roberto Salinas
Karen Prewitt
Irma Flores Lopez
David de los Santos
Dina Arevalo
Matt Wilson
E. Pena
Lea Juarez
Judy Vega

STAFF PRESENT:

David Flores, Asst. City Manager
Juan Pablo Terrazas, Asst. City Manager
Andy Garcia, Asst. City Manager
Angie Vela, Finance Director
Randy Cruz, Deputy Fire Chief
Susie De Luna, Planning Director
Noemi Munguia, HR Director
Robert Hinojosa, Director of Organizational Dev.
Abram Ramirez, IT Director
Mary Hernandez, Veterans Cemetery Director
Abel Bocanegra, P.E., City Engineer
Joanne Longoria, CDBG Director
Yenni Espinoza, Library Director
Roel Mendiola, Sanitation Dept. Director
Kenia Gomez, Media Relations Director
Stephen Kotsatos, Health Director
Michael H. Fernuik, Golf Course Director
Jose Silva, Internal Auditor
Charlie Longoria, Media Relations
Joe Enriquez, Utility Billing Manager

STAFF PRESENT:

Joel Chapa, Police Officer

SPECIAL MEETING

CALL TO ORDER AND ESTABLISH QUORUM

With a quorum being present, Mayor Norie Garza Gonzalez called the meeting to order at 4:36 p.m.

DISCLOSURE OF CONFLICT OF INTEREST

None

CITIZEN'S PARTICIPATION

None

AGENDA ITEMS**1. Discussion on a moratorium of all developments over 5 acres for 60 days**

Susie de Luna, Planning Director stated a moratorium was being discussed due to the recent water situation.

At 4:38 p.m., Councilman Alberto Vela moved to convene into Executive Session regarding item 1 and Executive Session. Motion was seconded by Mayor Pro Tem Ruben Plata and approved unanimously 5-0.

Upon conclusion of Executive Session at 4:59 p.m., Mayor Pro Tem Plata moved to reconvene the special meeting. Motion was seconded by Councilwoman Jessica Ortega and approved unanimously 5-0.

Mayor Pro Plata requested for staff to work on developing an ordinance to secure water rights.

EXECUTIVE SESSION

1. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with City Attorney) and 551.074 (Personnel Matters) regarding the appointment and contract for Mike Perez as City Manager.

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

1. Consideration and action, if any, regarding a contract with Mike Perez as City Manager.

Councilwoman Ortega moved to approve contract with Mike Perez as City Manager as discussed as executive session and authorize the Mayor to execute the agreement on behalf of the City. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

ADJOURNMENT

At 5:00 p.m., Mayor Pro Tem Plata moved for adjournment. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: March 25, 2024

PRESENTED BY: Randy Perez, City Manager

Acknowledge Receipt of Minutes – Perez

Planning & Zoning Commission – December 13, 2023, February 14, February 28, 2024

NATURE OF REQUEST:

See Attached Minutes

BUGETED: N/A **FUND:** _____ **ACCT. #:** _____

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

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager’s Recommendation: Approval

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

**PLANNING AND ZONING COMMISSION
DECEMBER 13, 2023
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Steven Alaniz
Kevin Sanchez
Ruben Arcaute
Connie Garza

P&Z ABSENT

J.D. Villarreal
Raquenel Austin
Diana Izaguirre
Jasen Hardison

STAFF PRESENT

Susana De Luna
Jessica Munoz
Alex Hernandez
Victor Flores
Irasema Dimas

GUEST PRESENT

Kabubi Tacos
Panaderia Donato
Israel Gaona
Gilberto Maldonado
Javier Covarrubias
Jose Rios
Mike Rhodes
Antonio Izaguirre
Hector Gutierrez
Mario Reyna

CALL TO ORDER

Vice Chairman Mr. Sanchez called the meeting to order at 5:37 p.m.

CITIZENS PARTICIPATION

Vice Chairman Mr. Sanchez asked if there was any citizen's participation.

There was none.

APPROVAL OF MINUTES FOR NOVEMBER 20, 2023

Vice Chairman Mr. Sanchez asked if there were any corrections to the minutes for November 20, 2023. Mr. Sanchez moved to approve the minutes. Mrs. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:39 p.m.

Ended: 5:41 p.m.

Item #1.1

Rezoning:

**A tract of land containing 6.33 acres,
being a part or portion of Porcion 52
PUD to R-3
Amigos Del Valle, Inc.**

Ms. De Luna went over the write-up stating the subject site is located ½ mile south of Mile One South and Inspiration Road along the west side of Inspiration Road – see vicinity map.

SURROUNDING ZONES:

N: R-2 – Duplex-Fourplex Residential
E: PUD – Planned Unit Development
W: PUD – Planned Unit Development
S: PUD – Planned Unit Development

EXISTING LAND USES:

N: Single Family Residential
E: Single Family Residential
W: Single Family Residential
S: Vacant
Site: Vacant

FLUM: Low Density Residential (LD)

REVIEW COMMENTS: The proposed zone does not comply with the City's Future Land Use Map, and current surrounding land uses. However, staff notes that FLUM can be amended. The Board recently approved a duplex-fourplex residential subdivision on the north side of the proposed site. The developer has advised staff that if the rezoning request is approved they would like to construct an assisting living for senior citizens. Staff does not foresee any detriment to the surrounding areas with the applicant's proposal.

RECOMMENDATION: Staff is recommending Approval.

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

There was none.

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

There was none.

Vice Chairman Mr. Sanchez entertained a motion to close the public hearing. Mrs. Garza moved to close the public hearing. Mr. Arcaute seconded the motion. Upon a vote, the motion passed unanimously.

There being no discussion, Vice Chairman Mr. Sanchez entertained a motion. Mrs. Garza moved to approve the rezoning as per staff's recommendation. Mr. Arcaute seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:41 p.m.

Ended: 5:44 p.m.

Item #1.2

**Conditional Use Permit: Build a Pool House
2505 San Lorenzo
Lot 17, Sharyland Plantation Village
San Miguel Ph. 8
PUD
Arnulfo R. Achirica**

Ms. De Luna went over the write-up stating the subject site is located approximately 460' off of the Santa Monica & San Lorenzo intersection along the north side of San Lorenzo –see vicinity map. The request before the Board is to consider permitting the construction of a pool house. The irregular lot is located at the cul-de-sac of San Lorenzo and measures 35,135 square feet. The proposed pool house will have 2,557 square feet and will consist of the following: pool room, 1.5 bathrooms, gym, 2-car garage, storage, kitchen, grill area, bar, hall, pergola, and a terrace. Pool houses are allowed in a Large Lot Single Family Zone as long as they apply for a conditional use permit and comply with the following conditions:

- Lot be a minimal of 12,000 sq. ft.
- Cannot be made available or used for lease, rent, hire, and the owner of such use may not receive remuneration for the use of one of the above
- Proposal must be clearly secondary to the primary residence
- Shall not have access to a public street (No shared/extended driveway)
- Shall not have separate kitchen area or utilities

REVIEW COMMENTS:

The lot complies with the square footage requirements and all building setbacks will be met. The driveway is more than sufficient to accommodate any guest's vehicle. The pool home must be connected to the same water and electrical meters, i.e. no separate utilities. Staff notes that if the request is approved the site plan would have to be amended deleting the kitchen, since no separate kitchens are allowed. The property owner and contractor has been made aware and are willing to comply.

RECOMMENDATION: Staff recommends approval subject to:

- 1) no separate utility and electrical connections,
- 2) transferability to other future owners imposing the same conditions imposed to this applicant,
- 3) not to be used for rental purposes, and
- 4) removal of the kitchen.

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

There was none.

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

There was none.

Vice Chairman Mr. Sanchez entertained a motion to close the public hearing. Mr. Arcaute moved to close the public hearing. Mrs. Garza seconded the motion. Upon a vote, the motion passed unanimously.

There being no discussion, Vice Chairman Mr. Sanchez entertained a motion. Mrs. Garza moved to approve the conditional use permit as per staff's recommendation. Mr. Arcaute seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:44 p.m.

Ended: 5:45 p.m.

Item #1.3

Conditional Use Permit:

**Mobile Food Truck – Kabubi Arabian Tacos & Gyros
2509 Colorado Street, Ste. 202
Lot 1, Block 2, Santa Lucia Development
C-3
Michel J. Abou Yakzan**

Ms. De Luna went over the write-up stating the subject site is located near the NW corner of Colorado and Taylor Road along the north side of Colorado Street. The applicant is leasing a space on the Mobile Food Park and would like to place his mobile food truck to offer Arabian Tacos y Gyros. Access to the site will be provided off of Colorado or Taylor Road through existing 24' driveways.

- **Days & Hours of Operation:** Monday – Sunday from 10:00 am to 12:00 am
- **Employees:** 2
- **Parking & Landscaping:** The Mobile Food Park measures 134' x 72' for a total of 9,648 sq. ft. Based on the square footage they are required 23 parking spaces. The landlord has a total of 67 parking spaces available for this area and has submitted a written agreement to use the parking spaces from the commercial plaza if needed.

- **Other Requirements:** Must comply with all Building, Fire and Health Codes.

REVIEW COMMENTS: Staff mailed out 19 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.

RECOMMENDATION: Staff recommends approval subject to:

- 1) 1 yr. re-evaluation in order to assess this new operation,
- 2) Must comply with all City Codes (Building, Fire, Health, etc.) and
- 3) Must acquire a business license prior to occupancy.

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

There was none.

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

There was none.

Vice Chairman Mr. Sanchez entertained a motion to close the public hearing. Mr. Arcaute moved to close the public hearing. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

There being no discussion, Vice Chairman Mr. Sanchez entertained a motion. Mr. Alaniz moved to the approve the conditional use permit as per staff's recommendation. Mr. Arcaute seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:45 p.m.

Ended: 5:47 p.m.

Item #1.4

Conditional Use Permit:

**Xulcan Event Center
2813 E. Griffin Parkway, Suite C
Lot 1, Adams Crossing
C-3
Xulcan Event Center
c/o Antonio Izaguirre**

Ms. De Luna went over the write-up stating the subject site is located at the NE corner of Griffin Parkway & Taylor Road. The applicant is leasing a 1,200 square feet suite within a multi-unit commercial plaza for his proposed event center. The applicant proposes to have small scale events such as birthday parties, gender reveals, reunions, seminars, etc. Access to the site will be provided via a driveway off of Griffin Parkway and Taylor Road.

- **Hours of Operation:** The hours of operation vary depending on the type of event; however, most of the events are during the evenings and on weekends and typically take place during the hours of 6:00 pm till 2:00 am
- **Staff:** 1 employee
- **Parking & Landscaping:** In reviewing the floor plan, the 1,200 sq. ft. building will have 8 tables with 8 chairs for a total of 64 seats. A total of 21 parking spaces will be required for this site. Staff notes that there is a total of 63 parking spaces that area held in common within the commercial plaza. Landscaping is meeting code.
- **Other Requirements:** Must continue to comply with all Building, Fire and Health Codes.

REVIEW COMMENTS: Staff mailed out 18 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.

RECOMMENDATION: Staff recommends approval for life of use subject to:

- 1) Compliance with the Building, Fire and Sign Codes.
- 2) Must comply with noise ordinance, and
- 3) Acquisition of a business license.

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

There was none.

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

There was none.

Vice Chairman Mr. Sanchez entertained a motion to close the public hearing. Mr. Arcaute moved to close the public hearing. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

There being no discussion, Vice Chairman Mr. Sanchez entertained a motion. Mr. Arcaute moved to approve the conditional use permit as per staff's recommendation. Mrs. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:47 p.m.

Ended: 5:50 p.m.

Item #1.5

Conditional Use Permit:

**Sale & On-Site Consumption of Alcoholic
Beverages – Tommasino Pizza, Pasta & Vino
2100 E. Griffin Parkway
Lots 1 & 2, Block 2, Springfield Ph. I Commercial
C-3
Tommasino Ristorante, LLC
c/o Javier D. Covarrubias**

Ms. De Luna went over the write-up stating the subject site is located on the southeast corner of Creek Run and Griffin Parkway (FM 495) along the south side of Griffin Parkway. The applicant is leasing a suite within a multi-tenant commercial plaza for his proposed Italian Restaurant. He would like to offer alcoholic beverages with his meals. Access to the site is off of Griffin Parkway and Lawndale Road.

- **Days & Hours of Operation:** Monday – Sunday from 8 am to 2 am
- **Staff:** 10 employees
- **Parking 0& Landscaping:** In reviewing the floor plan, there is a total of 116 seating spaces, which require 39 parking spaces. It is noted that the parking is held in common and there are 72 parking spaces that are shared with other businesses. Landscaping is meeting code.
- **Sale of Alcohol:** Such uses require that no alcoholic beverages be sold within 300' of church, public or private school, private hospital, or residential uses; there is a residential subdivision within 300' radius; thus, a waiver of the separation requirement needs consideration. P&Z and City Council have waived this requirement for other similar businesses.

REVIEW COMMENTS: Staff mailed out 50 notices to property owners within 200' radius of the site, and as of this writing staff has not received any comments in favor or against the request.

RECOMMENDATION: Staff recommends approval subject to:

- 1) 2 year re-evaluation at which time the applicant will have to renew his CUP & TABC License,
- 2) Must comply with all City Codes (Building, Fire, Health, etc.),
- 3) Wet zone property, and
- 4) Acquire a business license prior to occupancy.

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

There was none.

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

There was none.

Vice Chairman Mr. Sanchez entertained a motion to close the public hearing. Mr. Alaniz moved to close the public hearing. Mr. Arcaute seconded the motion. Upon a vote, the motion passed unanimously.

There being no discussion, Vice Chairman Mr. Sanchez entertained a motion. Mr. Arcaute moved to approve the conditional use permit as per staff's recommendation. Mrs. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:50 p.m.

Ended: 5:52 p.m.

Item #1.6

Conditional Use Permit:

**Sale & On-Site Consumption of Alcoholic
Beverages – Las Calles De Mexico Taqueria
308 N. Shary Road, Ste. A
Lot 1, Sundance Crossing
C-3
Las Calles De Mexico, LLC**

Ms. De Luna went over the write-up stating the subject site is located approximately 214' south of E. 4th Street along the east side of Shary Road – see vicinity map. The applicant has been running a taqueria at the above location since June 2020 and would like to offer alcoholic beverages with his meals. Access to the site is off of two 25' driveways off of Shary Road along the north and south side of the property.

- **Days & Hours of Operation:** Sunday – Thursday from 11am to 10pm and Friday and Saturday from 11am to 11pm
- **Staff:** 6 employees
- **Parking & Landscaping:** In reviewing the floor plan, there is a total of 78 seating spaces, which require 26 parking spaces. It is noted that the parking is held in common and there are 47 parking spaces that are shared with other businesses. Landscaping is meeting code.
- **Sale of Alcohol:** This request is compliant to Sec. 6-4 which requires that no alcoholic beverages be sold within 300' of church, public or private school, private hospital, or residential uses; there is none.
- **Other Requirements:** Must continue to comply with all Building, Fire and Health Codes.

REVIEW COMMENTS: Staff mailed out 20 notices to property owners within 200' radius of the site, and as of this writing staff has not received any comments in favor or against the request. Since the restaurant is not open after 12 a.m., and the sale of alcohol is not the primary item for purchase, staff does not object to the request.

RECOMMENDATION: Staff recommends approval subject to:

- 1) 2 year re-evaluation at which time the applicant will have to renew his CUP & TABC License,
- 2) Must comply with all City Codes (Building, Fire, Health, etc.), and
- 3) Wet zone property

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

There was none.

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

There was none.

Vice Chairman Mr. Sanchez entertained a motion to close the public hearing. Mr. Arcaute moved to close the public hearing. Mrs. Garza seconded the motion. Upon a vote, the motion passed unanimously.

There being no discussion, Vice Chairman Mr. Sanchez entertained a motion. Mrs. Garza moved to the approve the conditional use permit as per staff's recommendation. Mr. Arcaute seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:52 p.m.

Ended: 5:55 p.m.

Item #1.7

Conditional Use Permit:

- Sale & On-Site Consumption of Alcoholic Beverages**
- Whistling Duck**
- 1603 E. Griffin Parkway**
- Lots 10 & 11, Block 3**
- Shary Gardens Subdivision**
- C-3**
- Whistling Duck, Inc.**

Ms. De Luna went over the write-up stating the subject site is located near the NW corner of Garden View Drive and Griffin Parkway (F.M. 495). The applicant has been in operation at this location since September 2017 and is requesting renewal of his Conditional Use Permit for the sale and on-site consumption of alcohol. They are a family restaurant offering weekend brunch and dinner options. They have a full bar and offer a variety of domestic and craft beer. This CUP was last approved by P&Z on August 23, 2021 for a period of 2 years. Staff notes that this would be the applicant's 4th renewal.

- **Hours of Operation:** Monday - Wednesday from 7:00 a.m. to 10:00 p.m., Thursday from 7:00 a.m. to 12:00 a.m., Friday & Saturday 7:00 a.m. to 1:00 a.m., and Sunday from 10:00 a.m. to 10:00 p.m.
- **Staff:** 10 employees during different shifts.
- **Parking:** There is a total of 119 parking spaces which are held in common for this commercial plaza.

- **Sec. 6-4:** This request is compliant to Sec. 6-4 which requires that no alcoholic beverage be sold within 300' of a church, public or private school, or public hospital. There are none of these land uses within the above radius (measured *door to door* for church or hospital; measured *lot line to lot line* for schools.)
- **Sale of Alcohol:** Such uses need to be 300' from residential uses. There are some residences within this radius); thus, a waiver of the separation requirement needs consideration.

REVIEW COMMENTS: Staff mailed out 22 notices to property owners within 200' radius of the site, and as of this writing staff has not received any comments in favor or against the request. Staff has asked Mission PD to provide a report in relation to the sale of alcohol and there have been no reports since its last approval. Since there have been no incidents, staff does not object to approving the request for a longer period of time.

RECOMMENDATION: Staff recommends approval for life of use subject to:

1. No objection to a waiver of 300' separation requirement from residential,
2. Must continue to comply with all Building, Fire, and Health Codes, and
3. Not to be transferable to others.

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

There was none.

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

There was none.

Vice Chairman Mr. Sanchez entertained a motion to close the public hearing. Mr. Arcaute moved to close the public hearing. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

There being no discussion, Vice Chairman Mr. Alaniz entertained a motion. Mrs. Garza moved to the approve the conditional use permit as per staff's recommendation. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:55 p.m.

Ended: 5:57 p.m.

Item #1.8

Conditional Use Permit:

**Sale & On-Site Consumption of Alcoholic Beverages
 - The Grove at Sharyland Bar & Grill
 2402 Brock Street, Unit 2
 Lots 21 & 22, Shary Business Center
 (aka Shary Business Center Condos Unit 3)
 C-3
 Grove at Sharyland
 c/o Mauricio Hernandez**

Ms. De Luna went over the write-up stating the subject site is located within a commercial plaza approximately 420' south of Griffin Parkway along the east side of Shary Road. The applicant operates a bar & grill which offers alcoholic beverages with their meals. The applicant has live entertainment or DJ on Friday thru Sunday from 9 p.m. to 12 a.m. The applicant would like to re-apply for the conditional use permit. The last CUP approved for this location was on October 11, 2021 for a period of 2 years.

- **Hours of Operation:** Monday – Sunday from 11:00 a.m. to 2:00 a.m. Alcoholic beverages will only be sold during allowable State selling hours.
- **Staff:** 10 employees
- **Parking:** In viewing the floor plan, there is a total of 110 seating spaces, which require 37 parking spaces (110 seats/ 1 space for every 3 seats = 36.6 parking spaces). It is noted that the parking area is held in common (153 existing parking spaces) and are shared with other businesses.
- **Sale of Alcohol (Section 1.56-3):** (3a) of the Zoning code requires such uses to be at least 300' from the nearest residence, church, school or publicly owned property. There is a residence within the 300' radius, however P&Z and City Council have waived this requirement for a similar business in this plaza.

REVIEW COMMENTS: Staff mailed out 27 notices to property owners within 200' radius of the site, and as of this writing staff has not received any comments in favor or against the request. Staff has asked Mission PD to provide a report in relation to the sale of alcohol and there have been no reports since its last approval.

RECOMMENDATION: Staff recommends approval subject to:

- 1) CUP to be valid for a period of 2 years at which time the applicant will need to renew his CUP and TABC license
- 2) Waiver of the 300' separation requirement from residential neighborhoods.

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

There was none.

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

There was none.

Vice Chairman Mr. Sanchez entertained a motion to close the public hearing. Mr. Arcaute moved to close the public hearing. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

There being no discussion, Vice Chairman Mr. Sanchez entertained a motion. Mr. Arcaute moved to approve the conditional use permit as per staff's recommendation. Mrs. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:57 p.m.

Ended: 6:01 p.m.

Item #1.9

Conditional Use Permit

Renewal:

**Sale & On-Site Consumption of Alcoholic Beverages
& Drive-Thru Service Window – El Ronco Servi-Car
1728 W. Griffin Parkway
Lot B, Girasol Estates Subdivision
C-3
Ismael Reyes**

Ms. Dimas went over the write-up stating the subject site is located on the NW corner of Salinas Drive & W. Griffin Parkway—see vicinity map. The applicant constructed a 3,000 sq. ft. drive-thru business with a drive-thru service window. Access to the site is via a 37' driveway along W.

Griffin Parkway and a 24' driveway along Salinas Drive that will allow stacking for approximate 3 vehicles. The applicant has experienced that business is slow during the week so he takes orders and have them wait in the drive-thru window and during weekends push them to the parking stalls on the west side of the building. The applicant originally had 3 tables with 4 chairs each to allow his customers to be able to consume their snacks and drinks at the site, therefore the need for the conditional use permit for the sale and consumption of alcohol since then he has removed them but would still like to renew the conditional use permit just in case he gets a request from a customer to seat outside to enjoy his snacks. This CUP was previously approved on February 22, 2021 for a period of 2 years. Staff notes that this would be the 1st renewal.

- **Hours of Operation:** Sunday – Thursday from 12 pm to 10 pm and Friday & Saturday from 12 pm to 11 pm
- **Employees:** 5 employees
- **Parking & Landscaping:** 11 parking spaces are required for a building this size. The applicant is providing 11, thus meeting code. Landscaping is meeting code.
- **Sale of Alcohol:** Such uses need to be 300' from nearest residence, church, school, or publicly owned property. There are residential homes and a church within the 300' radius, therefore a waiver of the 300' separation would be needed.
- **Other Requirements:** Must continue to comply with all Building, Fire and Health Codes.

REVIEW COMMENTS: Staff mailed out 18 notices to property owners within a 200' radius of the site. As of the date of this write-up, the Planning Department has not received any comments in favor or against this request.

RECOMMENDATION: Staff recommends approval subject to:

1. CUP to be valid from a period of 2 years at which time the applicant will need to renew their CUP and their TABC license,
2. Waiver of the 300' separation requirement from the residential homes, and
3. Must continue to comply with all Building, Fire, and Health Codes.

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

There was none.

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

There was none.

Vice Chairman Mr. Sanchez entertained a motion to close the public hearing. Mr. Arcaute moved to close the public hearing. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

There being no discussion, Vice Chairman Mr. Sanchez entertained a motion. Mr. Arcaute moved to the approve the conditional use permit as per staff's recommendation. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:01 p.m.

Ended: 6:02 p.m.

Item #2.0

Conditional Use Permit

Renewal:

**Drive-Thru Service Window -
Panaderia Donato
3003 N. Conway Avenue**

**Lot 1, Husain Subdivision
C-3
Jorge A. Melesio**

Ms. Dimas went over the write-up stating the subject site is located approximately ¼ of a mile south of W. Mile 2 Road along the west side of Conway Avenue. The applicant has a bakery and would like to continue utilizing the existing drive-thru service window. Access to the site is off of a 22' driveway cut along Conway on the south side of the property. Entrance to the 10' x 98' drive-thru lane is off of the west side of the property.

- **Hours of Operation:** Monday to Sunday from 7:00 a.m. to 9:00 p.m.
- **Staff:** 4 employees
- **Parking & Landscaping:** Based on the square footage of the building, a total of 22 parking spaces are required for the commercial plaza. The commercial plaza has a total of 32 parking spaces that are held in common and are shared with the other businesses. Staff notes that the applicant will need to install landscaping to meet code.

REVIEW COMMENTS: Staff mailed out 16 notices to property owners within 200' radius and staff has not received any comments in favor or against this request

RECOMMENDATION: Staff recommends approval subject to:

- 1.) 2 yr. re-evaluation in order to assess this business;
- 2.) Must comply with all City Codes (Building, Fire, etc.)
- 3.) CUP not to be transferable to others.

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

There was none.

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

There was none.

Vice Chairman Mr. Sanchez entertained a motion to close the public hearing. Mr. Arcaute moved to close the public hearing. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

There being no discussion, Vice Chairman Mr. Sanchez entertained a motion. Mrs. Garza moved to the approve the conditional use permit as per staff's recommendation. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:03 p.m.

Ended: 6:02 p.m.

Item #2.1

Preliminary & Final

Replat Approval:

**KMDG Subdivision
Being a 1.364-acre tract, A Re-Plat
of Lots 3-9, of Morwil Heights Subdivision
C-3
Developer: Luis L. Khit
Engineer: SOTEX Engineering, LLC**

Mr. Ramirez went over the write-up stating the subject site is located approximately 430' south of E. 8th Street on the west side of Bryan Road. The developer is proposing to combine Lots 3-9 to make 1 commercial use lot. Currently, the property is vacant. – see plat for actual dimension, square footages, and land uses.

UTILITIES

When MorWil Heights Subdivision was developed, water and sewer services were made accessible to each lot. This replat will not affect any utility lines or the availability to connect to them upon issuance of permits.

STREETS & STORM DRAINAGE

The main access to this property will be from Bryan Rd. This is a simple re-plat; the detention will be based on a 50-year storm event with a 10-year release flow rate. the proposed runoff will be detained in a proposed detention pond situated in the eastern portion of this tract along Bryan Rd. and discharge into an existing TxDOT drainage inlet with an 8” bleeder line. Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

- Must comply with all other format findings
- Street lighting already exists

RECOMMENDATION

Staff recommends approval.

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

There was none.

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

There was none.

Vice Chairman Mr. Sanchez entertained a motion to close the public hearing. Mr. Arcaute moved to close the public hearing. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

There being no discussion, Vice Chairman Mr. Sanchez entertained a motion. Mr. Alaniz moved to the approve the replat as per staff's recommendation. Mr. Arcaute seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:04 p.m.

Ended: 6:14 p.m.

Item #3.0

Preliminary & Final

Approval:

**Retama Phase VI Subdivision
 Being 9.173 acres out of Lot 14,
 Del Monte Irrigation Co. Subdivision
 PUD (R-1)
 Developer: Rhodes Development, Inc.
 Engineer: Melden & Hunt, Inc.**

Mr. Ramirez went over the write-up stating the subject site is located on the SE corner of Bentsen Palm Dr. and Military Parkway East. This tract is currently vacant with a proposed land use for

15 residential lots, 22 cottage lots, and 3 common areas— see plat for actual dimensions, square footages, and land uses.

VARIANCE 1

Request variance from Sec. 98-134 'Streets' of the Code of Ordinances Ch. 98 - Subdivisions to allow the design and proposed construction of a 30' ROW whereas the code requires streets within a subdivision to be at least 50'.

VARIANCE 2

Request variance from Sec. 98-134 'Streets' of the Code of Ordinances Ch. 98 - Subdivisions to allow a pavement width of 30' whereas the minimum pavement width of minor residential streets shall have 32' back-to-back

WATER

The developer is proposing to connect to an existing 8" water line located along the south R.O.W. of Hummingbird Lane and extend an 8" water line through the site providing water service to each lot. It will be looped to the south onto the existing 8" line which was stubbed by the Phase V development and to the existing 12" main line along the south ROW of Military Pkwy East. This system will be stubbed at Hummingbird Ln. and Mallard Dr. ends for future extensions. There are 3 proposed fire hydrants via direction of the Fire Marshal's office. – **see utility plan**

SEWER

The developer is proposing to connect to an existing sewer cleanout on the north side ROW of Hummingbird Ln., which was left for this purpose, and extend an 8" PVC line to collect from all lots abutting to this street which will end with a standard MH. Lots 346-372 will be serviced by an 8" sewer line located on the west side of the street to be connected to an existing 12" sewer main along the north side of Ballard Dr. which will collect from the remaining lots. All lots will be stubbed front-and-center with a 4" PVC line. The Capital Sewer Recovery Fee is required at \$200.00/Lot which equates to \$7,400.00 (\$200 x 37 Lots).

STREETS & STORM DRAINAGE

The subdivision will have 2 existing streets extended from phase V (Hummingbird L. and Ballard Dr.) to have dead-ends for future expansions with a main access to Military Pkwy East from Hummingbird Ln. between Lots 340 & 341. This access will have an 80' ROW with median islands. The design will also include an internal street with a proposed paved 30' ROW.

This property is located in a Zone "B" on FEMA's Flood Insurance Rate Map. This development is included in Drainage Basin 45 of the Bentsen Palms Master Drainage Study therefore in accordance with the Approved Master Drainage Plan. The plan will route storm water into a detention pond from Mission Main Canal which will outfall into the mission Pilot Channel of the H.C.D.D. No. 1 System. The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

1. No Park Fees – Mike Rhodes dedication of park land still stratifies the park Dedication Ord.
2. Installation of Street Lighting as per City Standards
3. Compliance with the Private Street policies
4. Comply with all other format findings

RECOMMENDATION

Staff recommends denial to include all variances due to the lack of evidence for any hardships or willingness to fulfill required subdivision design criteria.

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

Mr. Arcaute asked what were the reasons for the adjustments?

Mr. Mike Rhodes stated that he was the developer. He added that they were doing similar designs in other cities. He mentioned that these cottages face a park and a trail instead of a road. He added that the road behind was a rear entry house and it was curb, gutter and drainage and functions more like an alley. He stated that with a 30' right of way you still have 15' utility easement on each side.

Mr. Mario Reyna stated that he was the project engineer. He mentioned that they have a 30' right of way, a 15' utility, sidewalks, and electrical easements adjacent to it. He added that in a typical city street you have a 50' right of way you only have 9' from back and curb to maintain utilities, so in this case you actually have 15. He mentioned that it's giving the city bigger room to maintain the facilities.

Mr. Arcaute asked that why did staff recommend denial.

Ms. De Luna stated that staff recommend denial because it was not meeting subdivision code.

Mr. Reyna stated that the codes were not developed for innovative development like this one. He added that every city that they develop they ask for variances. He stated that this was a private development.

Vice Chairman Sanchez asked that if the street needed to be 50 feet.

Mr. Reyna stated that the right of way needed to be 50 feet. He added that a typical alley is 24' we are doing 30'. He mentioned that in that 50' you have 9' for utilities and we are giving you 15'. The more innovative way to look at it is to help us with the setbacks.

Mr. Arcaute stated that the concept looks great.

There being no further discussion, Vice Chairman Mr. Sanchez entertained a motion. Mr. Arcaute moved to approve the subdivision with the variances. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:14 p.m.

Ended: 6:15 p.m.

Item #3.1

Preliminary & Final

Approval:

Holland Terrace Subdivision

Being a Subdivision of a 4.50 acre tract of land

Out of Lot 25-5, West Addition to Sharyland

Subdivision

R-1T

Development: JJAB Family Limited Partnership

Engineer: Spoor Engineering Consultants, Inc.

Mr. Ramirez went over the write-up stating the subject site is located on the east side of Holland Ave. approximately 600' north of Griffin Pkwy. - **see vicinity map**. The developer is proposing (34) thirty-four single family residential lots and (1) one lot for detention. Presently, this site is occupied by an old single-family residence and the remaining land is a vacant field. - see plat for actual dimensions, square footages, and land uses.

WATER

Water will be supplied through an 8" PVC line running to and through the development which will be looped by boring and connecting to an existing 10" line on the west side of Holland Ave. and teeing to existing valves at W. Rose Marie Ave. and N. Thornton Ave. This will allow 1" water services to each lot. There are 2 proposed fire hydrants for this project via direction of the Fire Marshal's office. – see utility plan

SEWER

The sanitary sewer line will connect to an existing 8" line along and within the east R.O.W of N. Holland Ave. A proposed 8" Sanitary Sewer main will run through the subdivision and collect from each lot through a 4" front and center stub out service. The Capital Sewer Recovery Fee will be applied at \$200.00/Lot which equates to \$6,800.00 (\$200 x 34 Lots).

STREETS & STORM DRAINAGE

The subdivision will have access from Holland Ave. by either Stacie Ln. or W. 24th Place. Proposed W.25th St. will be 40' Back-to-Back within a 60' Right of Way and N. Thornton Ave. will be retrofitted to connect to the existing 50' ROW and expand from a 32' B-B to a 40' B-B. Rainfall detention will be accomplished on site in the proposed detention area. A new 24" drain is proposed to convey the street and residential lot runoff into the proposed detention area of Lot 1. An 18" drain is proposed from the detention area to connect to an existing City of mission 24" drain line on W. 24th Place which drains to the 42" drain located on the west side of Holland with the ultimate outfall being the City of Mission detention area north of Chaparral Heights. The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

Water District Exclusion

Payment of Park fees (34 Lots x \$500 = \$17,000.00)

Installation of Street Lighting as per City Standards

Must comply with all other format findings

RECOMMENDATION

Staff recommends approval subject to:

1. Payment of Capital Sewer Recovery Fees
2. Payment of Park Fees
3. Provide Water District Exclusion, and
4. Comply with all other format findings

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

There was none.

There being no discussion, Vice Chairman Mr. Sanchez entertained a motion. Mr. Alaniz moved to approve the subdivision. Mr. Arcaute seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:15 p.m.

Ended: 6:16 p.m.

Item #3.2

Preliminary & Final

Approval:

**La Villita Estates No. 3
A 9.37 acre tract of land out of Lot 45-3,
West Addition to Sharyland**

Rural E.T.J.
Development: COMAREX, LLC
Engineer: Pablo Soto, Jr. P.E.

Mr. Ramirez went over the write-up stating the subject site is located 330' east of the intersection of Mile 6 North Road and Los Ebanos Road on the north side of Mile 6 North Road. (Mission Rural ETJ) – see vicinity map. The property is open land and the proposed use will be for 48 single family residential lots and 1 detention pond – see plat for actual dimension, square footages, and land uses.

WATER

The water CCN belongs to the Sharyland Water Supply Corporation. The developer is proposing to install an 8" PVC water main line along the west side of the internal street to be connected to an existing 12" water line located along the south side of Mile 6 North Road. Water will be supplied to each lot by a 1" service line. There are 3 fire hydrants within the development to be used as filling stations via direction of the Fire Marshal's office – see utility plan

SEWER

This site will be treated by wastewater service from the City of Alton. This system consists of an 8" diameter line that taps into the existing 12" line. This 8" line then runs north along the east side of the internal street ROW ending with a 48" sanitary sewer manhole on the northwest corner of Lot 25. From the 8" line, 48 - 4" diameter sewer service lines will be stubbed out for each lot. This is not within the City of Mission's Sewer CCN.

STREETS & STORM DRAINAGE

The subdivision is designed to have only 1 internal street which will be accessed from Mile 6 North Road. The proposed internal street is a 32' back-to-back within a 50' Right of Way. This street will include a turnaround at mid-point and end with a cul-de-sac.

The area lies in a Zone "X" (unshaded) as per FEMA's Flood Insurance Rate Map being determined to be outside the 500-year floodplain. Proposed drainage design will include storm inlets with piping and a detention pond with an 18" bleeder connecting into the West Main III Drain located along the northside of the subdivision. The City Engineer has reviewed and approved the drainage report.

RECOMMENDATION

Staff recommends approval.

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

There was none.

There being no discussion, Vice Chairman Mr. Sanchez entertained a motion. Mrs. Garza moved to approve the subdivision. Mr. Arcaute seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:16 p.m.

Ended: 6:17 p.m.

Item #3.3

Consider a Variance request to allow an installation of septic tank on Lot 49, Misiones de San Jorge as requested by Cesar Cabello from CABA Investments, LP

Variance request from the Code of Ordinances / Chapter 98 - SUBDIVISIONS / ARTICLE I. - GENERAL / Sec. 98-6. – General provisions. (a) No permit shall be issued within the city for the installation of septic tanks upon any lot in a subdivision. All residents in any subdivision shall be connected to public utility services provided by the city.

On November 8, 2023 staff received a letter from Cesar Cabello, Acting Manager for CABA Investment, LP requesting the installation of a septic system at the proposed subdivision of Las Misiones de San Jorge Lot 49. Currently, the project is under construction. As per statement, the system will service a 14'10"x48'10" portable structure which will serve as a sales and construction office for personnel use as the project develops up until the said lot will need to be cleared for vertical construction. The building is classified as a temporary sales office for the sale of lots which is considered a permitted use per Article VIII – Use Districts and Conditional Uses.

The request may have merit since the subdivision is underway and is currently not connected to the city's infrastructure. It has been determined that due to this unusual circumstance and the lack of options available, denying this request would deprive the applicant of the formal use of the proposed structure. In addition, there is no evidence that the general public's health, safety, convenience and/or welfare would be negatively affected in any way. The granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area either. This request is restricted and will be monitored thru permitting and payment of fees and noted within the adopted schedule of fees for non-residential per building lined item septic tanks. The applicant has submitted a certified design of the proposed system and will be subject to City's requirements and inspections.

RECOMMENDATION: Staff recommends approval.

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

Mr. Arcaute asked that if the sells office was going to be removed and septic once the project was done.

Mr. Ramirez stated "yes".

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

ITEM#4.0

ADJOURNMENT

There being no further items for discussion, Vice Chairman Mr. Sanchez entertained a motion. Mr. Arcaute moved to adjourn the meeting. Mr. Alaniz seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:16 p.m.


Kevin Sanchez, Vice Chairman
Planning and Zoning Commission

**PLANNING AND ZONING COMMISSION
FEBRUARY 14, 2024
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Jasen Hardison
Steven Alaniz
Connie Garza
J.D Villarreal
Omar Guevara
Kevin Sanchez
Diana Izaguirre

P&Z ABSENT

Raquenel Austin
Jasen Hardison

STAFF PRESENT

Susana De Luna
Jessica Munoz
Alex Hernandez
Victor Flores
Irasema Dimas

GUEST PRESENT

Cesar Elizondo
Aimee Elizondo
Elsa Elizondo
Joanna Cruz
Eluid Saucedo
Karen Prewitt
Kay Wolf
Pedro Mendoza
Rosario Mendoza
Javier S. Martinez
Selma Gonzalez
Wendy & Angel Guzman
Julian Gonzalez
Jaquelin Lopez
Irma Garza Acuna
Ida Garza
Gabriel Guerra
Robert Norrgard
Ricardo Gomez Jr.
Diane Norrgard
Jael Geshay
Sanjuanita Lozano
Krysti Davis
Robert Dukauits
Ricardo Garcia
Omar Garcia

CALL TO ORDER

Chairwoman Izaguirre called the meeting to order at 5:35 p.m.

CITIZENS PARTICIPATION

Chairwoman Izaguirre asked if there was any citizen's participation.

There was none.

APPROVAL OF MINUTES FOR JANUARY 24, 2024

Chairwoman Izaguirre asked if there were any corrections to the minutes for January 24, 2024. Mr. Sanchez moved to approve the minutes. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre entertained a motion to un table Items 1.1, 1.2, and 1.3. Mr. Sanchez moved to un table the items. Mrs. Garza seconded the motion. Upon the vote, the motion passed unanimously.

Started: 5:35 p.m.

Ended: 5:56 p.m.

Item #1.1, 1.2, 1.3

Rezoning:

**A tract of land containing 0.612 of one acre,
being a part or portion of the Gulf Course and Lake
Reserve out of Meadow Creek Country Club Phase I-B
1916 Crystal Drive**

**(AO-I) Agricultural Open Interim to
(R-1) Single Family Residential
Meadow Creek Development**

**A tract of land containing 0.551 of one acre, being
a part or portion of the Gulf Course and Lake Reserve
out of Meadow Creek Country Club Phase I-B
1931 Meadow Way Drive
(AO-I) Agricultural Open Interim to
(R-1) Single Family Residential
Meadow Creek Development**

**A tract of land containing 0.613 of one acre, being
A part or portion of the Gulf Course and Lake Reserve
out of Meadow Creek Country Club Phase I-B
1914 Crystal Drive
(AO-I) Agricultural Open Interim to
(R-1) Single Family Residential
Meadow Creek Development**

Ms. De Luna went over the captions and locations for items 1.1, 1.2, and 1.3.

Chairwoman Izaguirre asked if there was anyone in the audience in favor or against the request.

Mrs. Karen Prewitt who resides at 2101 Mauve Drive stated that she was against the rezoning request. See exhibit A.

Mrs. Kay Wolf who resides at 2100 Mauve Drive stated that she was against the rezoning request. See exhibit B.

Mrs. Diana Norrgard stated that she resides at 1807 Meadow View Drive and was against the rezoning request.

Mr. Gabriel Guerrero who represents Meadow Creek Developments at 5105 N. 10th Street Mcallen Texas, mentioned that they met with the residents from Meadow Creek. He added that he told the residents that he would mention the concerns to the rest of the owners from Meadow Creek that they were only the owners of the properties being rezoned and not the whole subdivision. He added that he was willing to work with the residents with any concerns they have. Mr. Gabriel Guerrero mentioned that they were willing to comply with every requirement the city had if approved to rezone.

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

Chairwoman Izaguirre asked that if the lift station was removed?

Ms. De Luna stated that she knew that the lift stations were removed and were on city sewer.

Mr. Edgar Gonzalez City Engineer stated that the lift stations were removed during the Bentsen phase 3 project.

Chairwoman Izaguirre asked that if the lift stations were cleaned out?

Mr. Edgar Gonzalez stated that he was not aware that he would need to ask the utility supervisor.

Chairwoman Izaguirre asked that if the city had lights on mile 1 and scenic way?

Ms. De Luna stated that the issue had been addressed to AEP. She added that she was not aware on process AEP had.

Chairwoman Izaguirre stated that if the issue was with AEP and not with the City of Mission.

Ms. De Luna stated that the city takes care of the lights but the issue had been addressed to AEP to replace the lights.

Chairwoman Izaguirre asked that when was the request submitted?

Mr. Edgar Gonzalez stated that the request was submitted a couple of months ago.

Chairwoman Izaguirre stated that if they can check the status on that request.

Mr. Edgar Gonzalez stated "yes".

Chairwoman Izaguirre asked that if the water pressure had been checked?

Mr. Edgar Gonzalez stated no. He added that he would need to address it to the utility supervisor and check the area.

Chairwoman Izaguirre asked that at what time do they have issues with the water pressure.

Mrs. Karen Prewitt stated that they had issues in the morning.

Chairwoman Izaguirre stated that the reason she was asking all these questions were of all the issues this subdivision had. She mentioned that the rezoning was not the issue that it was things that the city needed to look into.

Mr. Kevin Sanchez asked that if the subdivision had an HOA?

Ms. De Luna stated that there was no HOA.

Chairwoman Izaguirre asked that what was the Bentsen project.

Mr. Edgar Gonzalez stated that it was a sewer line project.

Chairwoman Izaguirre asked that what was the project that the city was widening a ditch in the area.

Mr. Edgar Gonzalez stated that it was a county project. He mentioned that it was precinct 3. He also mentioned that there was another project through Rhodes Development that they widening a ditch that fronts their property.

Chairwoman Izaguirre asked staff that when was the other drainage project on elm getting done.

Mr. Edgar Gonzalez stated that project was getting done in the next phase. He added when the Glasscock project was done.

Chairwoman Izaguirre asked that the city should show the constituency of that project. She added that great things have happened in the city and people should know so they won't be worried.

Ms. Garza stated that the concerns brought to the board can be solved outside and not with the items that had been presented.

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

Started: 5:56 p.m.

Ended: 6:15 p.m.

Item #1.4

Rezoning:

**A 27.969 acre tract of land out of
Lot 29-10, West Addition to Sharyland
AO-I to R-1
Jorge E. Miranda**

Ms. De Luna went over the write-up stating the subject site is located ¼ mile north of Mile 2 Road along the west side of Bryan Road – see vicinity map.

SURROUNDING ZONES:

N:	AO-I	– Agricultural Open Interim
E:	AO-I	– Agricultural Open Interim
W:	AO-I	– Agricultural Open Interim
S:	AO-I	– Agricultural Open Interim

EXISTING LAND USES:

N:	Residential
E:	Residential
W:	Residential & Open Acreage
S:	Residential & Open Acreage
Site:	Residential

FLUM: Lower Density Residential (LDA)

REVIEW COMMENTS: Staff notes that the proposed zone complies with the City's Future Land Use Map, and surrounding land uses.

RECOMMENDATION: Staff recommends approval.

Chairwoman Izaguirre asked if there was anyone in the audience in favor or against the request.

Mr. Julian Gonzalez who resides at 1204 E. Mile 2 Road stated that he was against the rezoning request. He mentioned that he had several concerns on the rezoning request. He mentioned that one of his concerns was the infrastructure in that area. He added that in the 22 years that he had lived that area he had gone through several hurricanes and never had any flooding issues. He mentioned that any obstruction or any violation to what he had right now can cause flooding. He stated that another concern he had was the traffic and with the new subdivision it would cause more traffic and accidents.

Mr. Joel Geshay who resides at 1308 E. 2 Mile Lane stated that he was against the rezoning request. He mentioned that one of his concerns were property values. He stated that the area had major traffic problems. He mentioned that the subdivision would not be conducive it to the area.

Mr. Sanchez asked that what was the minimum lot size for an (R-1A) Large Lot Single Family Residential.

Ms. De Luna stated that it was 8,500 sq ft.

Mrs. Wendy Guzman stated that she was against the rezoning request. She stated that she drives through that intersection every day and she had witness a lot of car accidents. She added that the Bryan house was a huge hazard if you're driving from north to south.

Mrs. San Juanita Lozano who resides at 1206 E. Mile 2 stated that she was against the rezoning request. She stated that her main concern was the amount of homes that are going to be built. She added that when Mr. Miranda lived in that property she had several issues with people jumping her fence.

Mrs. Christy Buckly Davis who resides at 3305 N. Bryan Road stated that she agreed with all the concerns Mr. Julian Gonzalez had.

Mr. Robert Dukquits who resides at 1104 E. 2 Mile Road stated that he was against the rezoning request.

Mr. Robert Garcia who resides at 1105 E. 2 Mile Road stated that he shared the same concerns as his neighbors.

The developer Mr. Omar Garcia stated that none of the concerns voiced were in regards to the rezoning. He added that those concerns would be addressed with the city during the subdivision process.

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

Mr. Sanchez asked the developer if he had an idea on how many lots were being purposed?

Mr. Omar Garcia stated that would be during the subdivision process.

Mr. Villarreal stated that basically what the investor was trying to do was rezone the property. He added that all the concerns that the citizens had were resolved during the subdivision process.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Villarreal moved to approve the rezoning. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:15 p.m.

Ended: 6:20 p.m.

Item #1.5

Rezoning:

**A tract of land being tract 37,
Resubdivision of M.L. Woods CO., Inc.
(aka Lot 37, Earnhard Subdivision U/R)
C-3 to R-1
Rosebel Avila**

Ms. De Luna went over the write-up stating the subject site is located approximately 700' east of Conway Boulevard. along the south side of Melba Carter – see vicinity map.

SURROUNDING ZONES:	N:	R-1	– Single Family Residential
	E:	R-1	– Single Family Residential
	W:	C-3	– General Business
	S:	I-1	– Light Industrial

EXISTING LAND USES:	N:	Residential
	E:	Vacant Lot
	W:	Commercial Building
	S:	Open Acreage
	Site:	Residential

FLUM: Industrial (I)

REVIEW COMMENTS: The area currently has a mixture of uses ranging from residential, commercial, and industrial. Staff notes that the proposed zone does not comply with the City's Future Land Use Map however, it complies with the surrounding land uses. This property was rezoned to commercial back in 1998, but it has never been used as commercial. Currently, the applicant has a residence on the lot.

The City Council has recently denied other rezoning request for commercial use making it clear that the Council would like to keep this area as single family residential. The City has invested in various improvements over the past several years. These improvements include street lights, sidewalks, and several CDBG homes.

RECOMMENDATION: Staff recommends approval.

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

Mr. Rosebel Avila was present he stated that the purpose of the rezoning was to keep his home on his property.

Ms. Irene Garza who resides at 308 Melba Carter Street stated that the sign was on the wrong property. She added that if the property owner was allowed to have two homes.

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

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

Started: 6:20 p.m.

Ended: 6:26 p.m.

Item #1.6

**Rezoning: All of Lots 1 & 2, Block 2,
Leal Subdivision
R-1 to C-3
Pedro Mendoza**

Ms. De Luna went over the write-up stating the subject site is located on the southwest corner of W. 1st Street and Dunlap Avenue– see vicinity map.

SURROUNDING ZONES:	N:	AO-I	– Agricultural Open Interim
	E:	R-1	– Single Family Residential
	W:	AO-I	– Agricultural Open Interim
	S:	R-1	– Single Family Residential

EXISTING LAND USES:	N:	Mission Fire Station #2
	E:	Residential
	W:	Canal ROW
	S:	Residential
	Site:	Garage/Warehouse

FLUM: Lower Density Residential (LDA)

REVIEW COMMENTS: The proposed zone does not comply with the City's Future Land Use Map, and surrounding land uses. The property is surrounded by residential homes, although staff notes that this property has a warehouse which has been used as a mechanic shop since the 1950's. Staff mailed out 16 notices to property owners within 200' radius to get their input in regards to this request. As of this date, staff has not received any comments in favor or against this request. Since this property has always been used as commercial, staff does not foresee any detrimental effect to the surrounding residential areas.

RECOMMENDATION: Staff recommends approval.

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

Mr. Pedro Mendoza stated that property had been used as a mechanic shop for many years. He stated that he wanted to rezone the property to comply with the requirements.

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

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

Started: 6:26 p.m.

Ended: 6:29 p.m.

Item #1.7

Conditional Use Permit:

**Home Occupation – Urgent Care Transport
3307 Amethyst Avenue
The North 37.50' of Lot 130A & Lot 130B
Mountain View Ph. I
R-1
Cesar Elizondo**

Ms. De Luna went over the write-up stating the subject site is located approximately 100' north of Ramirez Street along the west side of Amethyst Avenue – see vicinity map. The applicant proposes to designate a room within their home to be utilized as an office for dispatching only. The applicant offers transportation service for medical patients, to and from doctor's appointments. Traffic and parking will not be an issue, as the vans will not be parked at the site. The vans would be taken home to the employee's houses on a daily basis. No customers will be going to the home and no sign is proposed.

- **Days/Hours of operation:** Monday - Friday from 7am to 5pm
- **Staff:** 2 employees will man this operation

REVIEW COMMENTS: Staff notes that other similar home occupations have been approved with no concerns. Normally, staff would not require a conditional use permit since there will be no incoming or outgoing traffic and everything will be via phone or online. The applicant is required to get insurance and a business license from the City, therefore the need for a conditional use permit. Staff mailed out 21 notices to property owners within 200' radius and staff received one call in opposition to this request. The concern voiced is that this subdivision has a home owners association that does not allow a business out of a residence.

RECOMMENDATION: Staff recommends approval subject to:

1. 1 year re-evaluation to assess the new business, and
2. Compliance with all City Codes (Building, Health, Fire, etc.)

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

Mr. Cesar Elizondo who resides at 3307 Amethyst Avenue stated that is was his home was only used for office purposes. He stated that no business was going to be conducted at his home.

Mr. Sanchez asked that if the HOA was aware?

Mr. Cesar Elizondo stated that the HOA was ok with an office but no other type of business.

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

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mrs. Garza moved to the approve the conditional use permit as per staff's recommendations. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:29 p.m.

Ended: 6:30 p.m.

Item #1.8

Conditional Use Permit:

**Drive-Thru Service Door and
Sale & On-Site Consumption of Alcoholic
Beverages – Tiny Cantina
2210 E. Interstate Hwy 2, Ste. W
Lot 1, Treme Subdivision**

**C-3
Tiny Cantina
c/o Raul Correa**

Ms. De Luna went over the write-up stating the subject site is located at the SW corner of J.R. Drive and Expressway 83 along the Frontage Road. The applicant is leasing a 2,000 sq.ft. suite located at the east end of the plaza which include a glass door which he intends to use as a drive-thru service door. The customers will place their order at the drive-thru service door and will be directed to the marked parking stalls to wait for their order. The applicant will offer beer, wine and snacks to go or indoor seating if you like to sit and relax. Access to the site is off Expressway 83 and JR Drive, through existing 30' driveways.

- **Days/Hours of operation:** Monday – Thursday from 12pm to 10pm, Friday – Saturday from 11am to 11pm, and Sunday from 12pm to 9pm
- **Staff:** 5 employees will man this operation
- **Parking:** In reviewing the site plan, there is a total of 45 seating spaces which require 15 parking spaces. It is noted that parking is held in common and there is a total of 106 total parking spaces shared with the various businesses within the commercial plaza.
- **Sale of Alcohol:** This business does have a bar component which requires that there be no churches, schools, or residences within 300' of the restaurant. There are no such uses within 300'.

REVIEW COMMENTS: Staff mailed out 5 notices to property owners within 200' radius and staff has not received any comments in favor or against this request. Staff notes that the applicant has other similar businesses in McAllen, Pharr & South Padre Island that have been running with no problems.

RECOMMENDATION: Staff recommends approval subject to:

1. 1 year re-evaluation to assess the new business, and
2. Compliance with all City Codes (Building, Health, Fire, etc.)

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. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to the approve the conditional use permit as per staff's recommendation. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:31 p.m.

Ended: 6:32 p.m.

Item #1.9

Conditional Use Permit:

**Manufacture of Sheet Metal in a C-3 Zone
2500 W. Expressway 83
Lots 5, 6, & 7, Ala Blanca Norte Unit 1
C-3
Ines Lopez**

Ms. De Luna went over the write-up stating the subject site is located 100' west of Dolores Del Rio Avenue along the north side of W. Expressway 83 – see vicinity map. The applicant proposes to manufacture sheet metal (decoiling and cutting) within his 8,442 sq.ft. existing buildings. His future plans will be to have a display showroom within the building for a total of 18,244 sq.ft. Access to the site is via two driveways off of Expressway 83 Frontage Road. Zoning Code, Article VIII, Section 1.43.3.I states: Any of those permitted uses under the light industrial zoning district would be consider subject to applying for a conditional use permit.

This item was previously considered and approved by City Council on November 14, 2022 for a period of 1 year, however Section 1.54(4) of the Zoning Code states that if a conditional use permit has not been used within one year after the date granted, the permit is automatically canceled. Since it's being over a year and the business has not even started, therefore the need to re-apply.

The applicant proposed to utilize only 1 machine to cut and decoil the sheet metal. The customer would be able to decide the shape and size of the sheet metal that they need. The applicant stated that the roll forming line machine does not exceed 40-50 decibel, thus complying with the noise ordinance.

- **Hours of Operation:** Monday through Friday from 9:00 a.m. to 5:00 p.m. and Saturday from 9:00 a.m. to 1:00 p.m.
- **Staff:** 3 employees operating the business.
- **Parking & Landscape:** In reviewing the floor plan, the 5,192 sq. ft. building will require 16 parking spaces and he is proposing 19. Once phase 1 is complete he will need to add an additional 5 parking spaces to comply with the minimum requirement. The applicant is also proposing to have 23,691 sq.ft. of landscaping thus meeting code.

REVIEW COMMENTS: P&Z has reviewed and approved other similar requests for manufacturing and processing products, Staff feels that this new business will be beneficial to the current business area. Staff mailed out 21 notices to property owners within 200' radius and staff has not received any comments in favor or against this request.

RECOMMENDATION: Staff recommends approval subject to:

- 1.) 1 year re-evaluation to assess this new operation,
- 2.) Must comply with all City Codes (Building, Fire, Landscaping, Parking, etc.),
- 3.) Installation of a solid buffer fence along the north side of the property, and
- 4.) Must acquire a business license.

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. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to the approve the conditional use permit as per staff's recommendation. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:32 p.m.

Ended: 6:34 p.m.

Item #2.0

Conditional Use Permit:

**To Keep El Comalito Mobile Food Truck
 1900 W. Griffin Parkway
 Lot 4, Inspiration Point Subdivision
 C-3
 Omar Solis**

Ms. De Luna went over the write-up stating the subject site is located approximately 500' from N. Inspiration Road along the north side of W. Griffin Parkway (FM 495) –see vicinity map. El Comalito Mobile Food Truck offers Mexican inspired cuisine, like tacos, tostadas, and burritos. The operation is pick up and go basis. Access to the site is provided off of Griffin Parkway through 2 existing 24' concrete driveways. The last CUP for this location was approved by P&Z on April 27, 2022 for a period of 1 year. The applicant would like to renew his CUP, staff notes that this would be his first renewal.

- **Days / Hours of operation:** Monday – Sunday from 6am – 12 pm and 6:00 p.m. to 11:00 p.m.
- **Staff:** 2 employees will man this operation.

- **Parking:** The building measures 3,200 sq. ft. Based on the size of the building, there is a total of parking spaces required for the building and 3 parking spaces that will be required for the mobile food trailer for a total of 14 parking spaces. Staff notes that the parking is held in common for this commercial plaza.

REVIEW COMMENTS: Staff notes that the property owner has two adjacent lots to this and Mr. Solis will be able to utilize those parking spaces for his business. Staff mailed out 28 notices to property owners within 200' radius and staff has not received any comments in favor or against this request.

RECOMMENDATION: Staff recommends approval subject to:

- 1) 2-year re-evaluation to continue to assess this operation,
- 2) Compliance with all City Codes (Building, Fire, Parking, etc.),
- 3) No tables or chairs in parking lot, and
- 4) CUP 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. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the conditional use permit as per staff's recommendation. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:34 p.m.

Ended: 6:36 p.m.

Item #2.1

Conditional Use Permit:

**To Keep a Portable Building for
Sales Office Use – Twins Auto Plex
1523 E. Interstate Hwy 2
Lot 6, Henry Saenz Subdivision
C-4
Twins Auto Plex, LLC
c/o Javier Sergio Martinez**

Ms. De Luna went over the write-up stating the subject site is located on the NW corner of Interstate Highway 2 and Stewart Road —see vicinity map. The request is to keep a portable building to be used as a sales office for the sale of automobiles. This same portable building has been used as a sales office since January 26, 2005. Since the CUP is not transferable to others, the applicant desires his own CUP to continue the use of the portable building as a sales office. It is noted that Lots 1-5 of this subdivision all have portable buildings thereon that are also used as automobile sales offices.

- **Hours of Operation:** Monday to Friday from 9 am to 6 pm and Saturdays from 9 am to 4 pm
- **Staff:** Owner and 1 employee
- **Parking & Landscaping:** A 193' X 84' asphalt area exists in the front of the building. It will serve as the display area for the vehicles and parking for patrons as well. A minimum of 5 parking spaces are required for the proposed use based on the square footage of the building. Staff observes that the lot is in a highly visible area—NW corner area of U.S. Expressway 83 and Stewart Road. Like we have done with the other existing auto and truck sales dealers in the area, we are asking that the applicant improve the landscaping in the front display area of the lot.

RECOMMENDATION: Staff recommends approval subject to:

1. 6 month re-evaluation to assess this new operation,
2. Compliance with all City Codes (Building, Fire, Sign, etc.)

- 3. Compliance with Section 1.57-3 of the Landscaping and Buffering Code on outside storage
Regarding the later condition of approval, the rear storage area of the site must be completely screened from public view,
- 4. Acquisition of a Business License, and
- 5. CUP 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. Guevara moved to close the public hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Guevara moved to the approve the conditional use permit as per staff's recommendation. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:34 p.m.

Ended: 6:36 p.m.

Item #2.2

Conditional Use Permit:

**To Keep a Portable Building for
Sales Office Use – Pitayo Auto Sales
1523 E. Interstate Hwy 2
Lot 6, Henry Saenz Subdivision
C-4
Pitayo Auto Sales & Auto Parts
c/o Ricardo Gomez, Jr.**

Ms. De Luna went over the write-up stating the subject site is located on the NW corner of Interstate Highway 2 and Stewart Road —see vicinity map. The request is to keep a portable building to be used as a sales office in conjunction with another car lot business. Staff notes that this same portable building has been used as a sales office since January 26, 2005. Since the CUP is not transferable to others, the applicant desires his own CUP to continue the use of the portable building as a sales office. It is noted that Lots 1-5 of this subdivision all have portable buildings thereon that are also used as automobile sales offices.

- **Hours of Operation:** Monday to Friday from 10am to 6pm and Saturdays from 10am to 5pm
- **Staff:** Owner and 1 employee
- **Parking & Landscaping:** A 193' X 84' asphalt area exists in the front of the building. It will serve as the display area for the vehicles and parking for patrons as well. A minimum of 5 parking spaces are required for the proposed use based on the square footage of the building. Staff observes that the lot is in a highly visible area—NW corner area of U.S. Expressway 83 and Stewart Road. Like we have done with the other existing auto and truck sales dealers in the area, we are asking that the applicant improve the landscaping in the front display area of the lot.

RECOMMENDATION: Staff recommends approval subject to:

- 1. 6 month re-evaluation to assess this new operation,
- 2. Compliance with all City Codes (Building, Fire, Sign, etc.)
- 3. Compliance with Section 1.57-3 of the Landscaping and Buffering Code on outside storage.
Regarding the later condition of approval, the rear storage area of the site must be completely screened from public view,
- 4. Acquisition of a Business License, and
- 5. CUP 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. Guevara moved to close the public hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Guevara moved to approve the conditional use permit as per staff's recommendation. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:37 p.m.

Ended: 6:40 p.m.

Item #2.3

Conditional Use Permit:

**Sale & On-Site Consumption of Alcoholic Beverages – Angel's Kitchen
2005 W. Mile 3 Road, Ste. 1700
Lot 7, Block 4, Taurus Estates No. 9 Phase I
C-3
Angel's Kitchen, LLC
c/o Antonia Hernandez**

Ms. De Luna went over the write-up stating the subject site is located approximately 1/8 of a mile west of Inspiration Road along the south side of W. Mile 3 Road – **see vicinity map**. The applicant has been running the business at this location and would now like to offer alcoholic beverages with his meals. Access to this location is off of a 36' driveway of W. Mile 3 Road, a 30' driveway off of Crisantema Street and another along Magdalena Avenue.

- **Hours of Operation:** Monday – Friday from 8am to 9pm, Saturday from 8am to 7pm, and Sunday from 8am to 3pm
- **Staff:** 4 employees
- **Parking & Landscaping:** In reviewing the floor plan, there is a total of 53 seating spaces, which require 18 parking spaces (53 seats/1 space for every 3 seats = 17.6 parking spaces). It is noted that the parking area is held in common in this commercial plaza (165 existing parking spaces) and is shared with other businesses. Staff notes that the parking would need to be re-stripped, potholes fixed and add landscaping.
- **Sale of Alcohol:** This request is compliant to Sec. 6-4 which requires that no alcoholic beverages be sold within 300' of church, public or private school, private hospital, or residential uses. There is a residential subdivision within 300'; however, P&Z and the Council have waived this separation requirement in previous CUP's.

REVIEW COMMENTS: Staff mailed out 24 notices to property owners within 200' radius of the site, and as of this writing, staff has not received any comments in favor or against this request. Since the sale of alcohol is not the primary use, staff does not object to this proposal.

RECOMMENDATION: Staff recommends approval subject to:

- 1.) 2 years re-evaluation at which time the applicant will have to renew his CUP & TABC License,
- 2.) Must comply with all City Codes (Building, Fire, etc.), and
- 3.) Waiver of the 300' separation requirement from residential homes.

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

Mrs. Antonia Hernandez was present stated that the times had changed. She mentioned that on Friday, Saturday, and Sunday they were open until 11:00p.m.

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

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the conditional use permit as per staff's recommendation. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:40 p.m.
Ended: 6:42 p.m.

Item #2.4

Conditional Use Permit: Drive-Thru Service Window
- La Mexico
4009 N. Inspiration Road
Lot 9, Block 5, Taurus Estates Subdivision No. 9 Ph. I
C-2
Blesson B. George

Ms. De Luna went over the write-up stating the subject site is located on the NW corner of Inspiration Road and Azalea Street. –see vicinity map. The applicant would like to renew the conditional use permit to keep utilizing the existing drive-thru service window for his business. The last CUP for the Drive-Thru Service Window was approved on September 26, 2022 for a period of 1 year. The site has a 30' access point off of Inspiration Road and a 24' access to an alley off of Azalea. Drive-thru customers would primarily use the Azalea alley access in order to utilize the drive-thru service window. The location of the window allows for enough stacking for at least 3 vehicles.

- **Hours of Operation:** Monday to Sunday from 6:00 a.m. to 1:00 a.m.
- **Staff:** 8 employees
- **Parking:** Based on the square footage of the building there are 12 parking spaces required. The applicant has 24 parking spaces, leaving 12 surplus spaces. Staff notes that the parking would need to be restriped and add more landscaping.

REVIEW COMMENTS: Staff mailed out 24 notices to property owners within 200' radius and staff has not received any comments in favor or against this request.

RECOMMENDATION: Staff recommends approval subject to:
1.) 1 yr. re-evaluation in order to assess this business;
2.) Must comply with all City Codes (Building, Fire, etc.), and
3.) CUP not to be 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. Mrs. Garza moved to close the public hearing. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

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

Started: 6:42 p.m.
Ended: 6:43 p.m.

Item #3.0

Site Plan Approval: Construction of a Health Care Facility with Medical Retail Space
Lot 1, KMDG Subdivision
A Re-Plat of Lots 3-9, of Morwil Heights Subdivision
C-3
Luis L. Khit

The front building setback is approximately 220'-6" from the property line and all other setbacks are comply with zoning ordinance, easements or greater as per site plan. A total of 54 parking spaces and 4 handicap stalls are allocated to serve the Plaza. An existing fire hydrant and its assemblies are located to the east of this site. Fire lanes will be noted at restricted locations throughout the site.

Storm water detention area has been designated on the south side of the property that will connect to an existing inlet located at Orange Street. Landscaping is to comply with the City's regulations and code ordinances and a Lighting Plan has been reviewed so that nearby residential properties won't be affected.

OTHER COMMENTS:

- 1. 1 enclosed dumpster will be located within the Lot to be screened with a solid buffer and opaque (solid) gates.
- 2. Sign permits will be required per tenant
- 3. Installation of a buffer fence abutting all

RECOMMENDATION: Staff recommends approval.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the site plan approval as per staff's recommendation. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:44 p.m.

Ended: 6:45 p.m.

Item #3.2

Site Plan Approval:

**Construction of a Commercial Plaza
 Lot 1, Camelia's Plaza Subdivision
 C-1
 Jose R. Carreras**

Mr. Ramirez went over the write-up stating the subject site is located on the west side of N. Bryan Rd. approximately 451' south of E. Griffin Pkwy (F.M. 495). – see vicinity map. The developer is proposing one main structure on the property being a vacant 2.923 acres of land. The main access will be from N. Bryan Rd. by a designated access driveway to the south of the property and a shared common access easement with the owner to the north.

The building will have a contemporary façade with flat roofs, stucco finish, some stone work, and standard metal and glass storefronts. The structure will measure a grand total of 11,850 sq. ft. which will consist of 6 units: each unit will be 1,975 sq. ft. The units will include a unisex restroom and front and rear access doors.

The front building setback is approximately 146'-6" from the property line and all other setbacks are to comply with zoning ordinance, easements or greater as per site plan. A total of 70 parking spaces and 2 handicap stalls are allocated to serve the Plaza to include 3 electric vehicle parking lots equipped with charging stations. There are 2 existing fire hydrants and its assemblies located on front of the development that will serve this project with fire lanes noted at restricted locations throughout the site.

Storm water detention area has been designated on the south side along the property line that will connect to an existing 60" RCP within the N. Bryan Rd. R.O.W. Landscaping is to comply with the City's regulations and code ordinances and a Lighting Plan has been reviewed so that nearby residential properties won't be affected.

OTHER COMMENTS:

- 1. 1 enclosed dumpster will be located within the Lot to be screened with a solid buffer and opaque (solid) gates.

2. Sign permits will be required per tenant
3. Installation of a buffer fence abutting all residential properties

RECOMMENDATION: Staff recommends approval.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Guevara moved to the approve the site plan approval. Mrs. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:45 p.m.

Ended: 6:46 p.m.

Item #4.0

Single Lot Variance:

**A 1.0 ac. of land out of the South one-half (S. ½) of the North one-half (N ½) of Lot 26-10, West Addition to Sharyland Subdivision of Porciones 53,54,55,56, & 57
AO-1
Angel Guzman**

Mr. Ramirez went over the write-up stating the subject site is located on Teolifo Dr., a private street that intersects with Bryan Rd. - see vicinity map. The property measures 264' X 153.33' in which the owner is proposing to build a residential home. Currently, the property is vacant. This lot will require a 10' utility easement dedication along the western and southern most boundaries.

WATER: There is an existing 8" water line along Bryan Rd. The meter would be installed along the Bryan Rd. R.O.W. resulting in a service line to measure approx. 790' in length. There is also an existing fire hydrant along Bryan Rd. 200' south of the intersection approx. 1000' away from the site. A hydrant would be required to be within 500' of the property.

SEWER: There is no city sewer available in this area. An OSSF would be required for this property.

STREETS: The property has no frontage to a public street however access to the property is thru a 15' public roadway easement together with the said lot shared with same on the north side property which has been designated as a private driveway aka Teolifo Dr. The nearest streetlight is located at the intersection of Teolifo Dr. and Bryan Rd. approx. 790' away from the property, thus requiring a streetlight no further than 150' from the site.

OTHER COMMENTS

- Park Fees are required at \$500 per lot.
- Capital Sewer Recovery Fee will not be imposed.
- Provide proof of exclusion from the Water District
- Property to be rezoned for its proposed use
- Comply with the 50yr storm detention requirements

RECOMMENDATION

Staff recommends approval subject to

1. Dedication of an additional 10' front public roadway easement to be used for road right-of-way
2. Provide proof of water district exclusion
3. Install a water service line to an existing 8" line on Bryan Rd.
4. Dedication of a 10' utility easement along the western most and southern boundary of the property
5. Payment of Park fee
6. Installation of a street light within 150' from the site

7. Comply with the 50year storm detention code
8. Rezoning of property
9. Request variance for the installation of on-site sewer facility (septic tank)

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Guevara moved to approve the Single Lot Variance as per staff's recommendation. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:46 p.m.

Ended: 6:47 p.m.

Item #5.0

Homestead Exemption

Variance:

**A tract of land out of Lot 192,
John H. Shary Subdivision
R-1
Rodrigo Gutierrez**

Mr. Ramirez went over the write-up stating the subject site is located on the east side of Union St. approximately 283' north of E. 2 ½ St. – **see vicinity map**. The lot measures 75'x 165' or 12,375 sq. ft. The lot exceeds the minimum square footage size requirements for an R-1 lot. The applicant proposes to construct a single-family residence.

WATER – The applicant is to connect to an existing 8" water line located along the west side of Union St. to supply water to the lot.

SEWER – The applicant is to connect to existing 8" sanitary sewer line located along the east side of Union St. to provide sewer service to the lot. The Capital Sewer Recovery Fee is waived as per the Homestead Exemption Variance.

STREET & STORM DRAINAGE – The subject site has frontage to Union St. No additional ROW will be required per Homestead Exemption Variance.

OTHER COMMENTS

- Waiver of park and sewer capital recovery fees.
- A fire hydrant is within the required 500' minimum distance of the property. No additional fire hydrants are needed.
- A streetlight is located on front of the Lot.
- Submittal of affidavit of intention to build a single-family residence within one year for personal use only.

RECOMMENDATION: Staff recommends approval

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Guevara moved to approve the Homestead Exemption as per staff's recommendation. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:47 p.m.
 Ended: 6:48 p.m.
 Item #6.0
 Preliminary & Final
 Plat Approval

Sendero Phase IA Subdivision
Being a resubdivision of 16.473 acres of land out of
The south end of Porcion 52
PUD (R-1)
Developer: Rhodes Development, Inc.
Engineer: Melden & Hunt, Inc.

Mr. Ramirez went over the write-up stating the subject site is located approximately 397' west of S. Inspiration Road and along the south side of Mile One South Road — **see vicinity map**. The developer is proposing (111) One Hundred Eleven Single Family Residential lots — see plat for actual dimensions, square footages, and land uses.

WATER

The developer connected to an existing 12" water line located along the south R.O.W. of Mile One South Rd. and extended an 8" water line through the subdivision providing a 2" water service to each lot. There are 5 fire hydrants via direction of the Fire Marshal's office. — **see utility plan**

SEWER

The developer is proposing to connect to an existing manhole within the R.O.W. at the southern access of the development and extend a 12" line west along the north side of the Perezville Ditch. An 8" Sanitary Sewer line will run through the subdivision and collect from each lot through a 4" front and center stub out service. The Capital Sewer Recovery Fee are required at \$200.00/Lot which equates to \$22,200.00 (\$200 x 111 Lots).

STREETS & STORM DRAINAGE

The proposed internal street is a 32' Back-to-Back within a 50' Right of Way, access will be from Mile One South Rd. and/or Inspiration Rd. The storm drainage system will consist of multiple curb inlets ranging in size from 24" to 42" RCP. Surface and street runoff will be caught by said inlets and conveyed via storm lines into the Perezville Drain (owned by H.C.D.D. No. 1) adjacent to south side of this property and ultimately have an outfall into the Mission Pilot Channel system of the H.C.D.D No.1 via 5'x5' box culvert under the United Main Canal. The development is included in Drainage Basins 26 & 32 of the Bentsen Palms Master Drainage Study. The required detention of 278,000 cubic feet (6.336 ac-ft) shall be provided within the Perezville Drain Ditch widening. The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

No Park Fees – Mike Rhodes dedication of park land still stratifies the park Dedication Ord.
 Installation of Street Lighting as per City Standards

RECOMMENDATION

Staff recommends approval subject to:

1. Payment of Capital Sewer Recovery Fees
2. Provide Water District Exclusion
3. Comply with all other format findings

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to the approve the Subdivision as per staff's recommendation. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:48 p.m.
Ended: 6:49 p.m.
Item #6.1
Preliminary & Final
Plat Approval

RENU Acres Subdivision
A 5.0 acre tract of land out of Lot 92,
The Nick Doffing Co. Subdivision No. 1
Rural E.T.J.
Developer: Uner Gomez
Engineer: Nain Engineering, LLC

Mr. Ramirez went over the write-up stating the subject site is located at the southeast corner of the intersection of W. Mile 7 North and Brushline Road (Mission Rural ETJ) – see vicinity map. The developer is proposing (5) Five Single Family Residentials lots – see plat for actual dimension, square footages, and land uses.

WATER

The water CCN belongs to Agua Special Utility District. The developer is proposing to connect to an existing 8" water line located along the west side of Brushline Road with individual service lines to Lots 1, 3,4, & 5 and a service line connecting to an existing 8" main from W. Mile 7 North for Lot 2. There are 2 existing fire hydrants available to be used as filling stations via direction of the Fire Marshal's office – see utility plan

SEWER

Sanitary Sewer service for this subdivision will be addressed by individual on-site sewage facilities (OSSF) of a standard design septic tank and drain field on each lot. Each lot meets or exceeds the county's typical ½ acre standard where septic tanks are permitted. This is not within the City of Mission's Sewer CCN.

STREETS & STORM DRAINAGE

Access will be available from Brushline Rd for Lots 1, 3,4, and 5 and from W. Mile 7 North Rd for Lot 2. The storm runoff after development will be increased by 2.25cfs for a total of 5.0cfs, which has been calculated that 8,817 cf of storm runoff for a 50 yr design frequency and will be detained within the property by a proposed detention area. An 18" pipe with safety end treatment will be required at driveways. The City Engineer has reviewed and approved the drainage report.

RECOMMENDATION

Staff recommends approval subject to meeting the Model Subdivision Rules and meeting any comments from the County Planning Department.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Guevara moved to approve the subdivision as per staff's recommendation. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:49 p.m.
Ended: 6:50 p.m.
Item #6.2
Preliminary & Final
Plat Approval

Reserve on Taylor Subdivision
Being a 10.0 acres tract of land,
out of Lot 236, John H. Shary Subdivision
R-1A
Developer: Elite Development, LLC
Engineer: M2 Engineering, PLLC

Mr. Ramirez went over the write-up stating the subject site is located on the West side of Taylor Rd. approximately 1,520' South of Griffin Pkwy (F.M. 495) — **see vicinity map**. The tract is currently vacant with a proposed land use for 30 residential lots and 2 detention ponds. This subdivision will be private therefore shall comply with policies and regulations per city ordinance. — see plat for actual dimensions, square footages, and land uses.

WATER

The developer is proposing to connect to an existing 6" water line located along the west R.O.W. of Taylor Rd. and extend an 8" water line through the site providing water service to each lot. It will be looped to the west connecting into the existing adjacent subdivision. There are 4 proposed fire hydrants via direction of the Fire Marshal's office. — **see utility plan**

SEWER

The developer will connect to an existing sewer line located north of this site along the south ROW of the proposed E. 22nd St. and extend south into the subdivision with an 8" PVC line to collect from all lots abutting to this street which will end with a standard MH on front of Lot 30. All lots will be stubbed front-and-center with a 4" PVC line. The Capital Sewer Recovery Fee is required at \$200.00/Lot which equates to \$6,000.00 (\$200 x 30 Lots).

STREETS & STORM DRAINAGE

The subdivision will have 1 street with access from Taylor Rd. and end at a cul-de-sac. Since this development will be private, no other dead-ends for future expansions or accesses will be necessary. The street will have a 50' ROW with median islands to support gate entrances, key pads, and turn-arounds. The design will include a proposed 32' B-B paved street with curb & gutter. A 30' ROW parallel from the northern property line will be dedicated to the future expansion of E. 22nd St. which shall be escrowed to the City for this purpose.

The site lies within a Zone X flood zone as per FIRM panel No. 480345 005C. The site features uniform drainage patterns draining towards the west. The proposed drainage infrastructure consists of an internal pipe system with curb inlets that will capture and convey the residual storm runoff towards an onsite drainage detention pond situated along the east property line. From thereon, the onsite detention pond will connect and drain into an existing 36" storm line found along the west side of Taylor Rd. The municipal separate storm sewer system is owned and operated by the City of Mission. The designated detention pond is designed to accommodate the required storage volume. The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

1. Installation of Street Lighting as per City Standards
2. Water District exclusions
3. Payment of Park fees (\$500xLot)
4. Comply with all other format findings

RECOMMENDATION

Staff recommends approval.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to the approve the Subdivision as per staff's recommendation. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Exhibit "A"

Planning and Zoning Committee 2-14-24

Good evening committee members,

I am here today in protest of this rezoning of all 3 tracts. As I have researched the Mission, TX Code of Ordinances for AO-P, Section 1.361, 1A, part a and b, there are 10 items that must take place "prior to applying for rezoning." I have sent 1 email to Ms. DeLuna and 2 emails to Mr. Bocanegra asking if these requirements have been met. However, I have not received a response from either person. At our meeting with the Meadow Creek Development ^{architect} ~~owners~~ ~~representatives~~ ^{the owners} on Monday, I asked if ~~they~~ ^{he} had hired an engineer to develop a plan for the drainage needed per the ordinances. ~~Mr. Guerrero~~ ^{He} said they do not have an engineer at this time because the city said it must be rezoned first.

I would like to inform you about what my extensive hours of research has uncovered. According to former mayor Beto Salinas in the Nov 2016 city council meeting, Meadow Creek was originally not within city limits in 1984 when the PUD was filed with Hidalgo County but was annexed later. At that time, the county added the drainage systems from golf course ponds to the resacas, just to ensure the 5 year drainage plan was in place. Now, the county requires a 50 year drainage plan. If you look at all of the recent developments in Mission, retention ponds are part of those areas and they are not even in a flood plain. The drainage we have on the 5 year plan, is shown in the photos of these tracts during the June 2018 rain event of 22" of rain. The current condition of the drainage pond located behind tract 2 is inoperable due to years of overgrowth and no maintenance. .

According to the ordinances, prior to processing the rezoning application, draining challenges must be met with "realistic/viable solutions to solve them." I have not heard of any such solutions from city staff in regards to these plans.

I come to you today with not only my concerns but the concerns of elderly homeowners who are unable to attend. These tracts were not part of the housing development because the area is

Exhibit "B"

Good evening,

My name is Kay Wolf and I live at 2100 Mauve Dr.. Thank you for allowing me to speak.

I was recruited to move here 18 years ago to serve as Assistant City Manager for the City of Hidalgo.

I find it hard to believe that we need to add more housing in the area being discussed that does not have enough water pressure for our needs, like not enough water pressure for a shower every day and it takes a long time to wash clothes.

Also, the sewer situation is atrocious. The smell is constant and bad outside & inside our homes. This is truly a serious health issue for us and for the city. Nothing ever seems to be completed once it starts. And the sewer and water are serious examples.

One last note is there is a very serious area located where ^{lowell} Whole 10 is. There has been a huge amount of brush, lumber, palm fronds, stuff from trash & building junk has been dumped out there creating a truly serious mound. This too has become a really serious issue as a fire hazard.

It would behoove you to listen to your constituents ^{because} Everyone is worried about it.

There is one last note that is dangerous and that is the entrance to Scenic Dr. and all the way to circle drive and that is - there are no or not enough lights to get safely on the street and all the way into circle drive.

Thank you for listening.

**PLANNING AND ZONING COMMISSION
FEBRUARY 28, 2024
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Jasen Hardison
Steven Alaniz
Connie Garza
J.D Villarreal
Kevin Sanchez
Diana Izaguirre
Raquenel Austin

P&Z ABSENT

Omar Guevara

STAFF PRESENT

Susana De Luna
Jessica Munoz
Alex Hernandez
Irasema Dimas

GUEST PRESENT

Alferdo Izmajtouich
Zoreida Lopez
Elizabeth Oviedo
Alvaro Longoria
Clarisse Corbeil
Jesus Salinas
Erica Cantu
Juan Cantu
Gregory Davis
Kevin Davis

CALL TO ORDER

Chairwoman Izaguirre called the meeting to order at 5:33 p.m.

CITIZENS PARTICIPATION

Chairwoman Izaguirre asked if there was any citizen's participation.

There was none.

APPROVAL OF MINUTES FOR FEBRUARY 14, 2024

Chairwoman Izaguirre asked if there were any corrections to the minutes for February 14, 2024. Ms. Garza moved to approve the minutes. Mr. Hardison seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5 :35 p.m.

Ended: 5:43 p.m.

Item #1.1

Rezoning:

**Tract 1, being the West 100' of the
South 105' of the South 210' of the
East 630' of Lot 30-12,
West Addition to Sharyland
AO-I to R-1
Margarito & Ramona Salas**

No Action.

Started: 5:43 p.m.

Ended: 5:46 p.m.

Item #1.2

Rezoning:

**Lots 32, 33, & 34, Block "C",
Butterfield Addition
R-1 to C-3
Beatriz Salinas**

Ms. De Luna went over the write-up stating the site is located approximately 132' south of E. 1st Street along the west side of Mayberry Road.

SURROUNDING ZONES:

N:	C-2	- Neighborhood Commercial
E:	C-2 & P	- Neighborhood Commercial & Public
W:	R-1	- Single Family Residential
S:	R-1	- Single Family Residential

EXISTING LAND USES:

N:	Commercial
E:	Vacant
W:	Residential
S:	Residential
Site:	Residential

FLUM: Low Density Residential (LD)

REVIEW COMMENTS: Staff notes that the proposed zone does not comply with the City's Future Land Use Map nor surrounding land uses. Staff mailed out 22 notices to property owners within 200' radius to get their input in regards to this request. As of this date, staff has not received any comments in favor or against this request. Staff notes that the applicant is requesting a higher density than what is currently existing in this area and for that reason staff cannot support the request.

RECOMMENDATION: Staff recommends denial.

Chairwoman Izaguirre asked if there was anyone in the audience in favor or against the request.

Mrs. Beatriz Salinas was present stated that she's requesting the rezoning to build a restaurant.

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

Chairwoman Izaguirre asked that what was the zoning for the properties north of the property that was being rezoned.

Ms. De Luna stated that the zone was a (C-2) Neighborhood Commercial. She added that a convince store and a restaurant were allowed on a (C-2) but for a restaurant a Conditional Use Permit is required.

Chairwoman Izaguirre stated that a (C-2) Neighborhood Commercial would be better for that area.

Mr. Villarreal asked that if the applicant was informed of the option of a (C-2) Neighborhood Commercial.

Ms. De Luna stated that staff spoke to the applicant.

Chairwoman Izaguirre asked that if the applicant was ok with a (C-2) Neighborhood Commercial.

The applicant stated from the audience that they were aware that if the (C-3) General Business was denied their next option was a (C-2) Neighborhood Commercial and they were ok with that.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Villarreal moved to deny the (C-3) General Business but approved a C-2 Neighborhood Commercial. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:43 p.m.

Ended: 5:43 p.m.

Item #1.3

Rezoning:

**A 5.02 acre tract of land out of Lot 265,
John H. Shary Subdivision
AO-1 to R-1T
Guadalupe & Alberto Ramon**

No action.

Started: 5:43 p.m.

Ended: 5:56 p.m.

Item #1.4

Rezoning:

**A tract of land containing 3.532 acres,
being a part or portion out of Lot 20-11,
West Addition to Sharyland
C-3 to R-3
Ellen Moskalik**

Ms. De Luna went over the write-up stating the site is located on the southeast corner of Business Hwy. 83 and Bryan Road – see vicinity map.

SURROUNDING ZONES:

N:	C-3	– General Business
E:	R-5	– High Density Manufacturing Housing (non-existent)
W:	C-3	– General Business
S:	C-3	– General Commercial

EXISTING LAND USES:

N:	Vacant
E:	Tropical Valley Acres RV Park
W:	Mission EDC
S:	Commercial
Site:	Vacant

FLUM: General Commercial (GC)

REVIEW COMMENTS: Although the Future Land Use Map at this time is GC, staff notes that it serves as a guide for development. An R-3 zone is considered to be a lesser dense than what is currently zoned. On 2/12/24, the City Council voted to approve Resolution #1889 in favor of an R-3 multi-family development for this area. The proposed R-3 development will be private and gated for senior's only. Staff notes that the Future Land Use Map can be amended to reflect the R-3 use. Although staff recommendation is for approval, P&Z can make its own recommendation to the City Council considering comments in favor or against the request.

RECOMMENDATION: Staff recommends approval.

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

Mr. Alfredo Izmajtouich with the Cesar Chavez foundation was present representing the applicant. He mentioned that they were proposing to develop 113 senior units. He added that the front side will be developed at a future date.

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

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Garza moved to the approve the rezoning as per staff's recommendation. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:26 p.m.

Ended: 6:29 p.m.

Item #1.5

Conditional Use Permit:

**To Place 2 Temporary Mobile Offices
for Office Use**

**107 International Boulevard
 Lot 2A, Mission Business Park
 I-1
 B2Z Builders, LLC**

Ms. De Luna went over the write-up stating the subject site is located on the northeast corner of Industrial Way and International Boulevard. The applicant desires to place two (2) 8' x 20' modular offices for the sole use of day-to-day business operations of said construction company. Access to the site is off of International Boulevard.

- **Days/Hours of Operation:** Monday – Saturday from 7:00 a.m. to 6:00 p.m.
- **Staff:** 4 employees
- **Parking:** Based on the square footage of the buildings a total of 4 parking spaces are required. The applicant is proposing 7 parking spaces, thus compliant with the parking requirements.
- **Landscaping:** The city requires 10% of landscaping, the applicant is proposing 15% of landscaping including caliper trees.

REVIEW COMMENTS: It is not uncommon to have portable buildings in office settings. Staff mailed out 8 notices to property owners within 200' radius and staff has not received any comments in favor or against this request. If approved, the portable buildings will be used for a maximum of 2 years at which time a permanent structure will be considered.

RECOMMENDATION: Staff recommends approval subject to:
 1) 2 year approval to assess this operation,
 2) Compliance with all City Codes, (Building, Fire, Parking, etc.), and
 3) CUP 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. Hardison moved to close the public hearing. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

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

Started: 5:48 p.m.

Ended: 5:59 p.m.

Item #1.6

Conditional Use Permit:

**Mobile Food Truck- Seoul Food Truck
 2509 Colorado Street, Ste. 207
 Lot 1, Block 2, Santa Lucia Development
 C-3
 Seoul Food Truck, LLC**

Ms. De Luna went over the write-up the subject site is located near the NW corner of Colorado and Taylor Road along the north side of Colorado Street – **see vicinity map**. The applicant is leasing a space on the Mobile Food Park and would like to place his mobile food truck to offer Korean Food. Access to the site will be provided off of Colorado or Taylor Road through existing 24' driveways.

- **Days & Hours of Operation:** Tuesday – Sunday from 6:00 pm to 10:00 pm, Closed on Mondays
- **Employees:** 7 employees in different shifts
- **Parking & Landscaping:** The Mobile Food Park measures 134' x 72' for a total of 9,648 sq. ft. Based on the square footage they are required 23 parking spaces. The landlord has a total of 67

parking spaces to comply with the minimum requirement. The applicant is also proposing to have 23,691 sq.ft. of landscaping thus meeting code.

REVIEW COMMENTS: P&Z has reviewed and approved other similar requests for manufacturing and processing products, Staff feels that this new business will be beneficial to the current business area. Staff mailed out 21 notices to property owners within 200' radius and staff has not received any comments in favor or against this request.

RECOMMENDATION: Staff recommends approval subject to:

- 1.) 1 year re-evaluation to assess this new operation,
- 2.) Must comply with all City Codes (Building, Fire, Landscaping, Parking, etc.),
- 3.) Installation of a solid buffer fence along the north side of the property, and
- 4.) Must acquire a business license.

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

Mrs. Ingrid Menesa was present. She stated that she new that the building didn't meet the new codes that the city required.

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

Chairwoman Izaguirre stated that if Delia's Tamales goes all the way to the back and doesn't have an alley, and if they would replat without the alley would it be able to be used.

Ms. De Luna stated that they would need to replat but would limit the access to the house in the back.

Chairwoman Izaguirre stated that the homes behind Delia's Tamales don't have an entrance through the back.

Ms. De Luna stated that the subdivision usually has a plat note that states that the subdivision doesn't have an alley.

Chairwoman Izaguirre stated that the alley belonged to Aziz and the plaza not the home owners.

Mr. Villarreal stated that if the alley should be the reason we should give him access to the window. He added that the alley was a public roadway.

Ms. De Luna stated that the city had an ordinance in place that allowed business to access the alley for their drive-thru but it was creating a problem. She mentioned that commercial vehicles were blocking the alley and damaging water meters. She added that the applicant received money from the EDC to built the drive-thru service window without obtaining the conditional use permit first.

City Engineer Mr. Abel Bocanerga stated that 19 feet distance between the two building didn't meet fire code. He mentioned that fire needed a 12 foot drive thru lane and a 12 foot lane.

Mrs. Austin asked that what was the minimum feet?

City Engineer Mr. Abel Bocanerga stated a minimum of 24ft.

Mr. Alaniz asked that if the hood system was being moved.

The applicant stated that yes that was included in the project.

Chairwoman Izaguirre asked that if the money the applicant received had to be turned back in to the EDC if the item was denied.

Ms. De Luna stated that she didn't know.

Mr. Sanchez asked that if the applicant had considered curb side.

Mrs. Oviedo stated that they have a curb side but didn't have a lot of customers and the customers she has get off.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Villarreal moved to "table" the conditional use permit so fire department can be present. Mr. Hardison seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:50 p.m.

Ended: 6:04 p.m.

Item #1.8

Conditional Use Permit:

Renewal:

**Sale & On-Site Consumption of Alcoholic
Beverages – Mission Event Center
200 N. Shary Road
Lot 1, Mission Event Center Subdivision
C-3
City of Mission**

Ms. De Luna went over the write-up stating the subject site is located 1,200' east of Shary Road along the north side of Ruby Red Blvd. The Mission Event Center has been in business since 2017 and is being used as a Conference Center to host both corporate and social events. Some of these events include: business meetings, conferences, trade shows, special performances, weddings, reunions, birthday parties, etc. The applicant will like to renew the conditional use permit for the sale of alcoholic beverages. The last CUP approved for this location was on February 10, 2020 for a period of 4 years. Staff notes that this would be the second renewal.

- **Days/Hours of operation:** Monday – Sunday from 6am until 2am or as needed
- **Staff:** 6 employees will man this operation
- **Parking & Landscaping:** There is a total of 383 parking spaces available for this building and landscaping is meeting code.

In viewing the location map, there are single family residences located within three-hundred feet (300') to the south of the business. The City's Alcohol Beverage and Zoning Code states the following:

The property line of the lot of any of the above-mentioned businesses, especially those businesses which have late hours must be at least 300 feet from the nearest residence, church, school or publicly owned property, or must provide sufficient buffering and sound insulation of the building such that the business is visible and cannot be heard from such structure or areas, and must be designed to prevent disruption of the character of adjacent residential areas.

The planning and zoning commission may, under extenuating or special circumstances unique to the site or event, recommend waiver of the 300 foot requirement on a temporary or permanent basis to the city council who shall have the ultimate decision on the matter.

REVIEW COMMENTS: Staff mailed out 41 notices to property owners within 200' radius and staff has not received any comments in favor or against this request.

RECOMMENDATION: Staff recommends approval for life of use subject to:

1. Continued compliance with all City Codes (Building, Health, Fire, etc.), and
2. CUP not to be 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. Hardison moved to close public hearing. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

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

Started: 6:07 p.m.
Ended: 6:16 p.m.
Item #1.9

Discussion and Action to amend the Planning and Zoning Commission Bylaws

A directive was given to staff to review the bylaws for all the Boards in an effort to make any necessary changes. In the Planning and Zoning Commission bylaws staff proposes the changes below:

Article 1
Organization

C. The tenure for each member of the Planning and Zoning Board shall be for ~~three (3)~~ two (2) years. Vacancies occurring shall be filled for the unexpired term in the same manner as provided for original appointments.

Purpose of this amendment is to be consistent with the other boards.

Article IV
Voting

F. A Planning and Zoning Board member shall only abstain from voting if he/she has a vested interest in a particular proposal before the Planning and Zoning Board and shall sign an affidavit to the conflict (see attached Exhibit A). Should there not be sufficient cause for abstention, the Planning and Zoning Board member shall vote.

Purpose of this amendment is to update city forms for all boards.

Article VI
Meetings

A. ~~Regular meetings shall be on the second and fourth Wednesdays of each month at 5:30 p.m. at the City Hall's Council Chambers.~~

The Planning and Zoning shall hold at least one regular meeting in each month at a time to be fixed by it for such regular meetings, and may hold as many additional regular meetings during the month as may be necessary for the transaction of the business of the City and its citizens. All regular meetings of the Planning and Zoning Commission shall be public and shall be held at a place designated in advance.

Purpose of this amendment is to cut the waiting time an item gets presented to the City Council.

Article VII
Administrative and clerical support for the Planning and Zoning Board shall be provided by the City's ~~Community Development and Planning Department~~ which shall keep any and all records pertaining to business undertaken by the Planning and Zoning Board.

Purpose of this amendment – the Planning Department is the only department that handles and keeps all records pertaining to business undertaken by the P&Z Board.

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. Mr. Hardison seconded the motion. Upon a vote, the motion passed unanimously.

Mr. Villarreal asked that if the term gets reduced does that affect the term the current members have.

Ms. De Luna stated that change would begin next year.

Mr. Villarreal asked that if it was possible that the entire commission can be replaced.

Ms. De Luna stated "yes" but the likelihood is that they won't.

Mrs. Austin asked that how soon before the meetings do the conflict of interest need to be signed?

Ms. De Luna stated that if once the board members would receive their packet and the board member knew that they needed to abstain from an item to notify staff so staff before the meeting to work on the conflict of interest.

Mrs. Garza stated that if a board member wishes to abstain from an item that there is no conflict of interest, can the board member still abstain.

Ms. De Luna stated yes, if the board member wishes to abstain they can.

Mrs. Garza asked that what about adding the alternate board members to vote.

Ms. De Luna stated that she can add that suggestion if the board wishes.

Chairwoman Izaguirre stated that the city attorney stated that if all the board members were present the alternate could not vote. She added that the alternate can vote only when one of the board members was missing.

Mrs. Austin asked that if staff can add the option of zoom.

Ms. De Luna stated that option was only available for city council meetings. But if the commission wanted for staff to add that option they would.

Chairwoman Izaguirre stated that the attorney general stated that board members cannot vote through zoom. She added that board members can join but not vote.

Ms. De Luna stated that to her understanding as long as you have four board members present.

Chairwoman Izaguirre entertained a motion. Mr. Hardison moved to the approve the Discussion and Action to amend Planning and Zoning Commission Bylaws. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:16 p.m.

Ended: 6:17 p.m.

Item #2.0

Homestead Exemption

Variance:

**Tract 1, being the East 71.41' of the West 126.79'
of the South 410' of the North 640' of Lot 7
of the Resubdivision of Lot 14-8 and 15-8,
West Addition to Sharyland
R-1
Atanacio Machuca**

STREET & STORM DRAINAGE – The subject site has frontage to N. Los Ebanos Rd. (Existing Collector 80') and W. Blake St. (Minor Street 50'). Currently, N. Los Ebanos Rd. has a 60' ROW therefore a 10' ROW dedication will be requested. There is a street light at the same corner satisfying the requirement for adequate security lighting.

OTHER COMMENTS

Where such homestead exemption variances are proposed. The city may allow the following:

- Waiver of park fees.
- Waiver of any other requirements as approved by the city council.
- Submittal of affidavit of intention to build a single-family residence within one year for personal use only.

RECOMMENDATION: Staff recommends approval subject to any and all requirements noted and or waivers granted.

Chairwoman Izaguirre asked if the board had any questions.

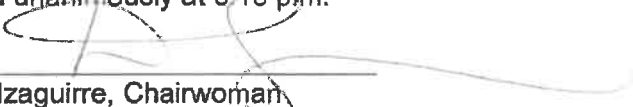
There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Garza moved to approve the Homestead Exemption as per staff's recommendation. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

ITEM#3.0

ADJOURNMENT

There being no further items for discussion, Chairwoman Izaguirre entertained a motion. Mr. Hardison moved to adjourn the meeting. Ms. Austin seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:18 p.m.



Diana Izaguirre, Chairwoman
Planning and Zoning Commission



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: March 25, 2024
PRESENTED BY: Cesar Torres, Chief of Police
AGENDA ITEM: Approval of Grant Funds Memorandum of Understanding and Policy between the Mission Police Department and the Texas Anti-Gang Center Rio Grande Valley for the transfer of equipment – Torres

NATURE OF REQUEST:

The purpose of this MOU is for the transfer of the Roshel Armored Unit from the Texas Anti-Gang Center Rio Grande Valley to the Mission Police Department. The Roshel Armored Unit was purchased by and with grant funds awarded to the Texas Anti-Gang Center Rio Grande Valley.

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

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____



City of McAllen

RGV TAG

**TRANSFER OF EQUIPMENT PURCHASED WITH GRANT FUNDS
MEMORANDUM OF UNDERSTANDING (MOU) AND POLICY
BETWEEN THE CONSTITUENT AGENCIES OF THE TEXAS ANTI-
GANG (TAG) CENTER RIO GRANDE VALLEY**

March 28, 2023

Addendum To
**MEMORANDUM OF UNDERSTANDING
BETWEEN THE CONSTITUENT AGENCIES OF THE TEXAS ANTI-
GANG (TAG) CENTER RIO GRANDE VALLEY**

Purpose.

1. This Addendum amends, modifies, and revises the Memorandum of Understanding Between The Constituent Agencies of the Texas Anti-Gang (TAG) Center Rio Grande Valley;
2. This Addendum sets forth the policies, terms, conditions and understanding between The City of McAllen, State or Federal Funds Recipient and Fiduciary, and the Receiving Jurisdiction/Agency in regard to TRANSFER and RECEIPT of equipment purchased with State and/or Federal grant funds; and
3. Policies herein, including transfer and receipt of equipment, duration, certification, sub-recipient responsibilities, and receiving agency/jurisdiction responsibilities shall apply to transfer and receipt of equipment.

Transfer and Receipt of Equipment.

The City of McAllen, State or Federal Funds Recipient and Fiduciary, and the Constituent Agencies in regard to transfer and receipt of equipment purchased with State and/or Federal grant funds agree that:

This Memorandum of Understanding (MOU) sets forth the terms, conditions and understanding between the City of McAllen, Sub-Recipient, and the City of Mission/Police Department, Receiving Jurisdiction/Agency, in regard to transferring and receiving equipment purchased with State and/or Federal grant funds.

Duration.

This MOU shall become effective upon signature by the authorized officials from each party and may be modified, and/or terminated, upon mutual consent of both authorized officials.

Certification.

This is to certify that the equipment being transferred was acquired by the expenditure of grant funds awarded to the Sub-recipient.

The Receiving Jurisdiction/Agency certifies that they have received a copy of the Grantee Conditions and Responsibilities Memo (Attachment A) and have knowledge of, and are in compliance with the laws, rules and regulations of the grant, including compliance with all state and federal grant eligibility requirements.

The Receiving Jurisdiction/Agency further certifies that they have received a copy of the Sub-Recipient's Grant Award (Attachment B) and agrees to be bound by all the contract covenants and exhibits to the Sub-Recipient's award and any modifications or amendments to that award. Sub-Recipient certifies that all Grant Award documents and amendments are included in Attachment B.

The Sub-Recipient and Receiving Jurisdiction/Agency further certify that they are duly authorized and empowered by their governing body to enter into this agreement.

Transfer and Receipt of Equipment Policy:

Sub-Recipient: The City of McAllen.

Receiving Jurisdiction/Agency (Partner/Participating Agency): City of Mission/Police Department.

Certification Requirements: The receiving entity shall certify that it meets the following requirements.

- Local units of governments must comply with the Cybersecurity Training requirements described in Section 772.012 and Section 2054.5191 of the Texas Government Code. Local governments determined to not be in compliance with the cybersecurity requirements required by Section 2054.5191 of the Texas Government Code are ineligible for OOG grant funds until the second anniversary of the date the local government is determined ineligible. Government entities must annually certify their compliance with the training requirements using the Cybersecurity Training Certification for State and Local Governments. A copy of the Training Certification must be uploaded to your eGrants application. For more information or to access available training programs, visit the Texas Department of Information Resources Statewide Cybersecurity Awareness Training page.
- Entities receiving funds from PSO must be located in a county that has an average of 90% or above on both adult and juvenile dispositions entered into the computerized criminal history database maintained by the Texas Department of Public Safety (DPS) as directed in the Texas Code of Criminal Procedure, Chapter 66. The disposition completeness percentage is defined as the percentage of arrest charges a county reports to DPS for which a disposition has been subsequently reported and entered into the computerized criminal history system. Counties applying for grant awards from the Office of the Governor must commit that the county will report at least 90% of convictions within five business days to the Criminal Justice Information System at the Department of Public Safety.
- Eligible applicants operating a law enforcement agency must be current on reporting complete UCR data and the Texas specific reporting mandated by 411.042 TGC, to the Texas Department of Public Safety (DPS) for inclusion in the annual Crime in Texas (CIT) publication. To be considered Funding Announcement: FY23 TAG Page 3 | 4 eligible for funding, applicants must have submitted a full twelve months of accurate data to DPS for the most recent calendar year by the deadline(s) established by DPS. Due to the importance of timely reporting, applicants are required to submit complete and accurate UCR data, as well as the Texas-mandated reporting, on a no less than monthly basis and respond promptly to requests from DPS related to the data submitted.
- Local units of government, including cities, counties and other general purpose political subdivisions, as appropriate, and institutions of higher education that operate a law enforcement agency, must comply with all aspects of the programs and procedures utilized by the U.S. Department of Homeland Security (“DHS”) to: (1) notify DHS of all information requested by DHS related to illegal aliens in Agency’s custody; and (2) detain such illegal aliens in accordance with requests by DHS. Additionally, counties and municipalities may NOT have in effect, purport to have in effect, or make themselves subject to or bound by, any law, rule, policy, or practice (written or unwritten) that would: (1) require or authorize the public disclosure of federal law enforcement information in order to conceal, harbor, or shield from detection fugitives from justice or aliens illegally in the United States; or (2) impede federal officers from exercising authority under 8 U.S.C. § 1226(a), § 1226(c), § 1231(a), § 1357(a), § 1366(1), or § 1366(3). Lastly, eligible applicants must comply with all provisions, policies, and penalties found in Chapter 752, Subchapter C of the Texas Government Code. Each local unit of government, and institution of higher education that operates a law enforcement agency, must download, complete and then upload into eGrants the CEO/Law

Enforcement Certifications and Assurances Form certifying compliance with federal and state immigration enforcement requirements. This Form is required for each application submitted to OOG and is active until August 31, 2021 or the end of the grant period, whichever is later.

- Eligible applicants must have a DUNS (Data Universal Numbering System) number assigned to its agency (to request a DUNS number, go to <https://fedgov.dnb.com/webform>).
- Eligible applicants must be registered in the federal System for Award Management (SAM) database located at <https://sam.gov/>: and
- All law enforcement agencies receiving an award under this grant must agree to comply with TXGANG reporting requirements relating to criminal combinations and criminal street gang activity, as required by Sec. 61.02, Code of Criminal Procedure. Failure to comply with program eligibility requirements may cause funds to be withheld and/or suspension or termination of grant funds

Transfer of Equipment Procedure.

- The Receiving Jurisdiction/Agency shall submit a request for transfer of equipment purchased with State and/or Federal grant funds that is intended for assignment to that participating agency.
- Transfer and Receipt of equipment purchased with State and/or Federal grant funds shall become effective upon signature by the authorized officials of the transfer and receiving partner/participating agency.
- The City of McAllen, State or Federal Funds Recipient and Fiduciary, certifies that the equipment being transferred was acquired by the expenditure of grant funds awarded to the recipient.
- The City of McAllen further certifies that it is duly authorized and empowered by their governing body to enter into this agreement.
- The Receiving Jurisdiction/Agency shall certify that it is duly authorized and empowered by the Receiving Jurisdiction/Agency's governing body to enter into this agreement.

Required partner/participating agency participation under MOU.

- The partner/participating agency has designated a staff person(s) of that agency to the TX RGV TAG Supervisor's Work Group.
- The partner/participating agency has designated a staff person(s) of that agency to the TX RGV TAG as Participating Agency Personnel.
- The partner/participating agency personnel of the Constituent Agencies of the Texas Anti-Gang (TAG) Center Rio Grande Valley shall perform not less than 50% of his/her duties at the Texas Anti-Gang (TAG) Center Rio Grande Valley.
- The partner/participating agency shall use equipment transferred pursuant to this MOU for the use and benefit of all TX RGV TAG participating agencies.

Failure to abide by Transfer and Receipt of Equipment MOU.

- Failure to abide by Transfer and Receipt of equipment policy and responsibilities pursuant to this MOU may result in a request by the Sub-recipient to return transferred equipment to the Sub-recipient.

Equipment being transferred:

(Note: When transferring multiple equipment items under this MOU, it is acceptable to append an attachment to this agreement containing the information noted below for each item.)

Item Description: _STANAG 4569 Level II Roshel Senator APC_
 Inventory Number: _AO1819 _____
 Serial Number/VIN: _1FDF66LT3PDA15981 _____
 Model Number: _F600 _____
 Acquisition Date: ___ 11/13/2023 _____
 Unit Cost/Fair Market Value: _\$355,700.00 _____
 % of Cost Federally Funded: 100% _____
 Grant Year/Program: TX FY '23 _____
 FAIN: _____
 eGrants Grant Number: 3060508 _____

Sub-recipient Responsibilities:

The Sub-recipient agrees to: Notify receiving jurisdiction/agency of any known modifications to applicable award requirements within 15 business days of receipt.

Receiving Jurisdiction/Partner Agency Responsibilities:

The Receiving Jurisdiction/Agency agrees to:

- Maintain compliance with the requirements of federal and state granting agencies;
- Maintain all aspects of the asset including property records, physical inventory, control system, maintenance procedures, records retention, disposition, and comply with all grant requirements;
- Make available to federal and state granting agencies or the Texas State Auditor's Office, or designees of these agencies, any equipment items and related records upon request;
- Ensure the Sub-recipient, City of McAllen, is notified when pass-through equipment is disposed of by the receiving entity in accordance with 2 CFR 200.313 (e) and the Uniform Grant Management System (UGMS), Subpart C, Section __.32 (e) Disposition;
 - This notification shall be in the form of email or regular mail to the City of McAllen through and including ALL the following persons:
 - Victor Rodriguez, City of McAllen Police Department.
 - vrodriguez@mcallenpd.net
 - 1601 N. Bicentennial Blvd. McAllen, Texas 78501.
 - Yvette M. Balderas, City of McAllen Grants Administration.
 - ybalderas@mcallen.net
 - 1300 Houston Avenue (P.O. Box 220, 78505) McAllen, Texas 78504.
 - Sergio Villasana, City of McAllen Finance Department.

- svillasana@mcallen.net
- 1300 Houston Avenue (P.O. Box 220, 78505) McAllen, Texas 78504.
- Ensure the equipment is maintained in good working order;
- Ensure a physical inventory is conducted every 2 years;
- Ensure the equipment is used only as allowable under the grant; and
- Ensure any deployable equipment will be made available during an event requiring a regional, statewide, or national response.

This constitutes the sole, entire, and only agreement between the Constituent Agencies concerning the subject matter and supersedes any prior agreements and understandings, whether written or oral. All prior agreements, discussions, representations, warranties, and covenants are merged and no course of prior dealings, no usage of trade, and no course of performance will be used to modify, supplement, or explain any terms or conditions used in this MOU. There are no warranties, representations, covenants, or agreements, express or implied, between the Constituent Agencies except those expressly set forth in the MOU and addendum. The MOU and addendum may not be amended or changed except by written instrument signed by each Constituent Agency. The invalidity of any portion of this MOU and addendum shall not have any effect on the balance thereof.

It is understood and agreed that each Constituent Agency has reviewed and negotiated the terms and provisions of this MOU and addendum and has had the opportunity to contribute to its revision. Accordingly, the rule of construction that ambiguities are resolved against the drafting party shall not be employed in the interpretation of this MOU and addendums. Rather, the terms of this MOU and addendums shall be interpreted to its fair meaning and not strictly in favor or against either party.

Certified & Agreed by:

City of McAllen
Name of Sub-Recipient

1601 N. Bicentennial Blvd.
Street/Mailing Address, City, County, Zip

Printed Name and Title

Signature _____
Date

Certified & Agreed by:

City of Mission/Police Department
Name of Receiving Jurisdiction/Agency

1200 E. 8th Mission, Texas 78522
Street/Mailing Address, City, County, Zip

Cesar Torres Chief of Police
Printed Name and Title

 3-8-24
Signature Date



Mayor Javier Villalobos
Mayor Pro Tem/Commissioner Joaquin Zamora
Commissioner Tony Aguirre, Jr.
Commissioner J. Omar Quintanilla

Commissioner Rodolfo "Rudy" Castillo
Commissioner Victor "Seby" Haddad
Commissioner Pepe Cabeza de Vaca
City Manager Roel "Roy" Rodriguez, P.E.

AGENDA
CITY COMMISSION REGULAR MEETING
MONDAY, APRIL 10, 2023 – 5:00 PM
MCALLEN CITY HALL
CITY COMMISSION CHAMBERS; 3RD FLOOR
1300 HOUSTON AVENUE
MCALLEN TEXAS, 78501

<https://zoom.us/j/5087553077?pwd=TjduYjR4U2I3cWU1NjlsZzlsM2hJUT09>

Members of the public that wish to listen to the meeting can log in to the virtual Zoom meeting or dial (346) 248-7799 US (Houston) Meeting ID: 508 755 3077 Passcode: 878576.

Individuals that wish to participate in the meeting or comment on an agenda item should call (956) 681-1020 by 3:30 pm. Any individual dialing in acknowledges his or her phone number may be visible to the public.

"At any time during the course of this meeting, the City Commission may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the City Commission under the 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 the course of this meeting, the City Commission may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code."

CALL TO ORDER - Mayor Javier Villalobos

PLEDGE OF ALLEGIANCE - Mayor Javier Villalobos

INVOCATION - Mayor Pro Tem Joaquin Zamora

PRESENTATION - It's Time Texas Community Challenge Award-Xochitl Mora

PROCLAMATION - CDBG Week and Fair Housing Month-Yvette Balderas

AGENDA ITEM PUBLIC COMMENT (Individuals wishing to speak regarding an agenda item on today's agenda, please contact City Secretary before 5:00pm).

1. PUBLIC HEARING:

A) ROUTINE ITEMS: (All Rezoning and Conditional Use Permits listed under this section come with a favorable recommendation from the Planning & Zoning Commission and will be enacted by one motion. However, if there is opposition at the meeting or a discussion is desired, that item(s) will be removed from the Routine Items section of the agenda and will be considered separately.)

- C) Consideration and Approval of Change Order No. 4 & Final for MYBC Parking Lot Project. **APPROVED**
- D) Consideration and Authorization of a contract amendment to sunset the contract with the McAllen Chamber of Commerce for the American Rescue Plan Act (ARPA) Small Business Program. **APPROVED**
- E) Resolution to authorize the submission of a grant application to the Office of the Attorney General of Texas, Crime Victim Services Division, for funding under the Fiscal Years 2024-2025 Victim Coordinator and Liaison Grant Program. **APPROVED**
- F) Consideration and Approval of Transfer of Equipment Purchased with Grant Funds Memorandum of Understanding and Policy between the Constituent Agencies of the Texas Anti-Gang Center Rio Grande Valley. **APPROVED**
- G) Consideration and Approval of Interlocal Cooperation for the continued operation of the Texas Transnational Intelligence Center (TTIC). **APPROVED**
- H) Award of Contract for City of McAllen Employee Basic Life, Voluntary Life and Disability Plans. **AWARDED TO LINCOLN FINANCIAL**
- I) Award of Contract for City of McAllen Employee Dental Plan. **AWARDED TO DELTA DENTAL**
- J) Award of Contract for City of McAllen Employee Vision Plan. **AWARDED TO DAVIS VISION**
- K) Discussion and Possible action to Approve Delinquent Tax Service Agreement with Linebarger Goggan Blair & Sampson, LLP. **APPROVED**
- L) Discussion and possible action to Approve Resolution regarding Linebarger Goggan Blair & Sampson, LLP Delinquent Tax Service Agreement pursuant to Tex. Gov't Code Section 2254.1036 and Notice Provided to the Public for legal services necessary to collect delinquent property taxes. **APPROVED**
- M) **CONSENT COOP PURCHASES**
1. Award of Contract for the Purchase of one (1) current year model roll-off refuse truck through cooperative pricing. **AWARDED TO CHASTANG ENTERPRISES, INC.**
 2. Award of Contract for Library AV Upgrades through BuyBoard. **AWARDED TO AISYS CONSULTING, LLC**
- N) Approval of Tax Refunds over \$500.00. **APPROVED**
1. Adryca Properties LLC (2 refunds)
 2. Autozone Parts Inc.
 3. Bam River Valley LP
 4. Chic Fil A Inc.
 5. Costco Wholesale Logistics #4087
 6. Kare Landholdings LLC
 7. LKQ Central Inc.
 8. McAllen GSA LLC
 9. McAllen TX I MG LLC
 10. North Villa Cantera LLC
 11. Gillespie, Jon H
 12. Mahler, Robert W & Guadalupe
 13. Martinez, David A Jr. & Maria J
 14. Huntington National Bank
 15. Lereta LLC
 16. Wonderful Citrus Packing LLC



CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: March 25, 2024
PRESENTED BY: Abel Bocanegra, P.E., City Engineer
AGENDA ITEM: Authorization to extend first six-month renewal for Hot & Cold Mix Asphalt for the Public Works Department - Bocanegra

NATURE OF REQUEST:

Seeking authorization to exercise the First Six-Month Renewal; this is the first of two renewal options. The City of Mission entered into an agreement with Frontera Materials for Hold & Cold Mix Asphalt. The contract base term is for six months with the option to renew for two additional six-month renewals at a 5% increase in price. Recommendation is based solely on estimated quantities and orders will be placed on an as needed basis. This agreement will extend Bid No. 23-562-09-08 March 26, 2024 through September 25, 2024.

Hot Mix Asphalt Type "D" UOM/Ton \$79.90, with 5% increase \$80.32

Cold Mix Asphalt Type "D" UOM/Ton \$97.92, with 5% increase \$102.81

Hot Mix Asphalt without delivery Type "D" UOM/Ton \$70.00, with 5% increase \$73.50

BUDGETED: Yes FUND: Streets ACCT. #: 01-440-64370

BUDGET: \$600,000 EST. COST: \$ CURRENT BUDGET BALANCE: \$344,842

BUDGETED: Yes FUND: Utility (Water Distribution) ACCT. #: 02-412-64370

BUDGET: \$50,000 EST. COST: \$ CURRENT BUDGET BALANCE: \$38,154

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance, Purchasing

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval

RECORD OF VOTE: APPROVED:
DISAPPROVED:
TABLED:

AYES

NAYS

DISSENTING



Brandon Henry
Division Manager
956-316-8951
Frontera Materials
P.O Box 1449
Elsa, Tx 78543
03-18-24

City of Mission
Purchasing Department
1201 E 8th St
Mission, Tx 78572

23-562-09-08 (RFB: Hot & Cold Mix Asphalt)

This letter is to inform you that Frontera Materials Inc. will be renewing our contract with the city of Mission.

This will be a 6-month extension starting March 26 – September 25th, 2024. As Per the contract there will be a 5% increase to the per ton rate. Please see below for the new prices.

I wanted to bring to your attention the current challenges we are facing due to the potential limestone shortages we are experiencing in Progreso. When we bid this Hot Mix contract #23-562-09-08 we were anticipating that there could be some limestone material delays from our primary supplier therefore we bid the job with delivery and pickup out of our La Joya Plant which we indicated on the contract. We also saw the benefit of picking up out of the La Joya Plant because we have control over the production of the aggregate therefore adds lower cost ultimately to you.

The Pickup F.O.B Price out of Progreso Hot Mix Asphalt is \$80.32 per ton. (Not Delivered)

The current rate delivered as per contract is \$79.90 per ton from La Joya for Hot Mix Asphalt Type D.

The new rate will be \$83.90 per ton.

The current rate for Cold Mix Asphalt Type D is \$97.92 Delivered.

The new rate will be \$102.81 Delivered.

Sincerely,

Brandon Henry
Division Manager





CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: March 25, 2024

PRESENTED BY: Susana De Luna, Planning Director

AGENDA ITEM: Preliminary Plat Approval: De Leon Zamora Subdivision, A 10.0 acre tract of land, more or less, out of Lot 34-6, John H. Shary Subdivision, Suburban E.T.J., Developer: Jose A De Leon & Erik Zamora, Engineer: Urban Infrastructure Group, Inc., - De Luna

NATURE OF REQUEST:

On March 13, 2024, the Planning and Zoning Commission held a Public Hearing to consider the Preliminary & Final Plat Approval for De Leon Zamora Subdivision Subdivision. The subject site is located approximately 2,150' north of the intersection of North Mile 3 Road and S.H. 107 (Mission Suburban ETJ). There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

A

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

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

BID AMOUNT: \$ _____

STAFF RECOMMENDATION: Staff recommends approval subject to meeting the Model Subdivision Rules and meeting any comments from the County Planning Department.

Departmental Approval: N/A

Advisory Board Recommendation: P&Z Approval

City Manager's Recommendation: Approval

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ITEM # 2.1**PRELIMINARY & FINAL
PLAT APPROVAL:**

De Leon Zamora Subdivision
 A 10.0 acre tract of land, more or less,
 out of Lot 34-6, John H. Shary Subdivision
 Suburban E.T.J.
 Developer: Jose A De Leon & Erik Zamora
 Engineer: Urban Infrastructure Group, Inc.

REVIEW DATA**PLAT DATA**

The proposed subdivision is at a distance approximately 2,150' north of the intersection of North Mile 3 Rd. and S.H. 107 (Mission Suburban ETJ) — see vicinity map. The De Leon Zamora Subdivision is a proposed twenty-six (26) lot subdivision. The subdivision will have 24 multi-family residential lots, 2 commercial lots, and 2 detention ponds. — see plat for actual dimensions, square footages, and land uses.

WATER

The water CCN belongs to Sharyland Water Supply Corp (SWSC). The developer is proposing to connect to an existing water line located along the west side of S.H. 107 and extend into the subdivision with a 6" main line to provide water service to each lot. There are 3 fire hydrants proposed to be used as filling stations via direction of the Fire Marshal's office.

SEWER

An internal 8" sewer line system will provide sewer service to all the lots as it ties into an existing manhole on the west side of S.H. 107. The sewer CCN does not belong to the City of Mission and will be collected by the City of McAllen.

STREETS & STORM DRAINAGE

The subdivision will have 1 street with access from S.H. 107 and end at a cul-de-sac. The street will have a 50' ROW and turn-around at the mid-point. The design will include a proposed 32' B-B paved street complete with curb & gutter.

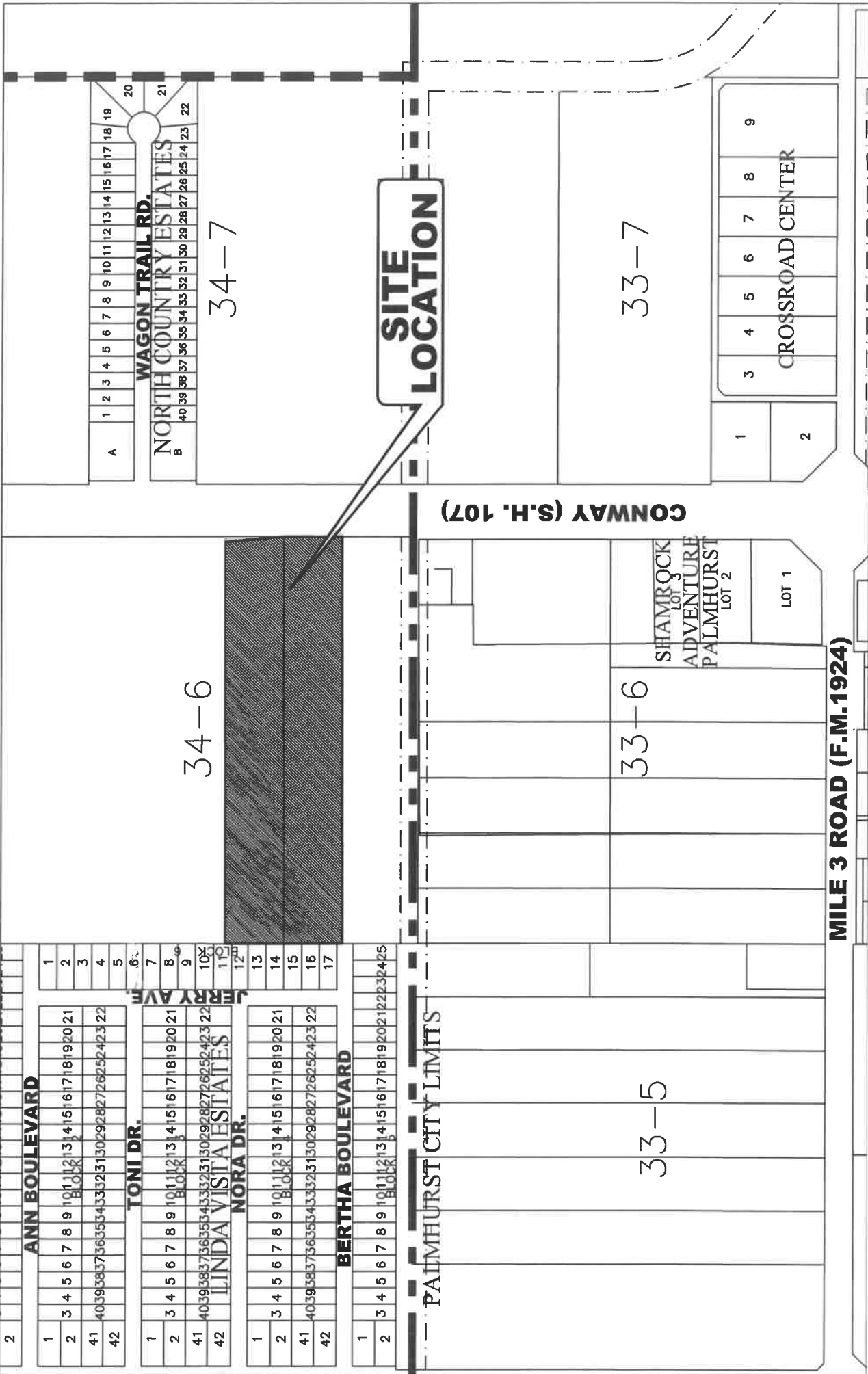
The site lies within a Flood Zone "A" and "C" as seen on the FEMA Community Panel No. 480334 0400 C. The runoff detention volume to contain the 50-yr frequency storm event while releasing at a 10-yr frequency storm event is approximately 34,281 cu. ft. or 0.787 acre-foot. It is proposed that the flow will be controlled using an outlet box with a 10" orifice at elevation 158.42 and a 1.0' wide weir at the elevation 160.40. The City Engineer has reviewed and approved the drainage report.

RECOMMENDATION

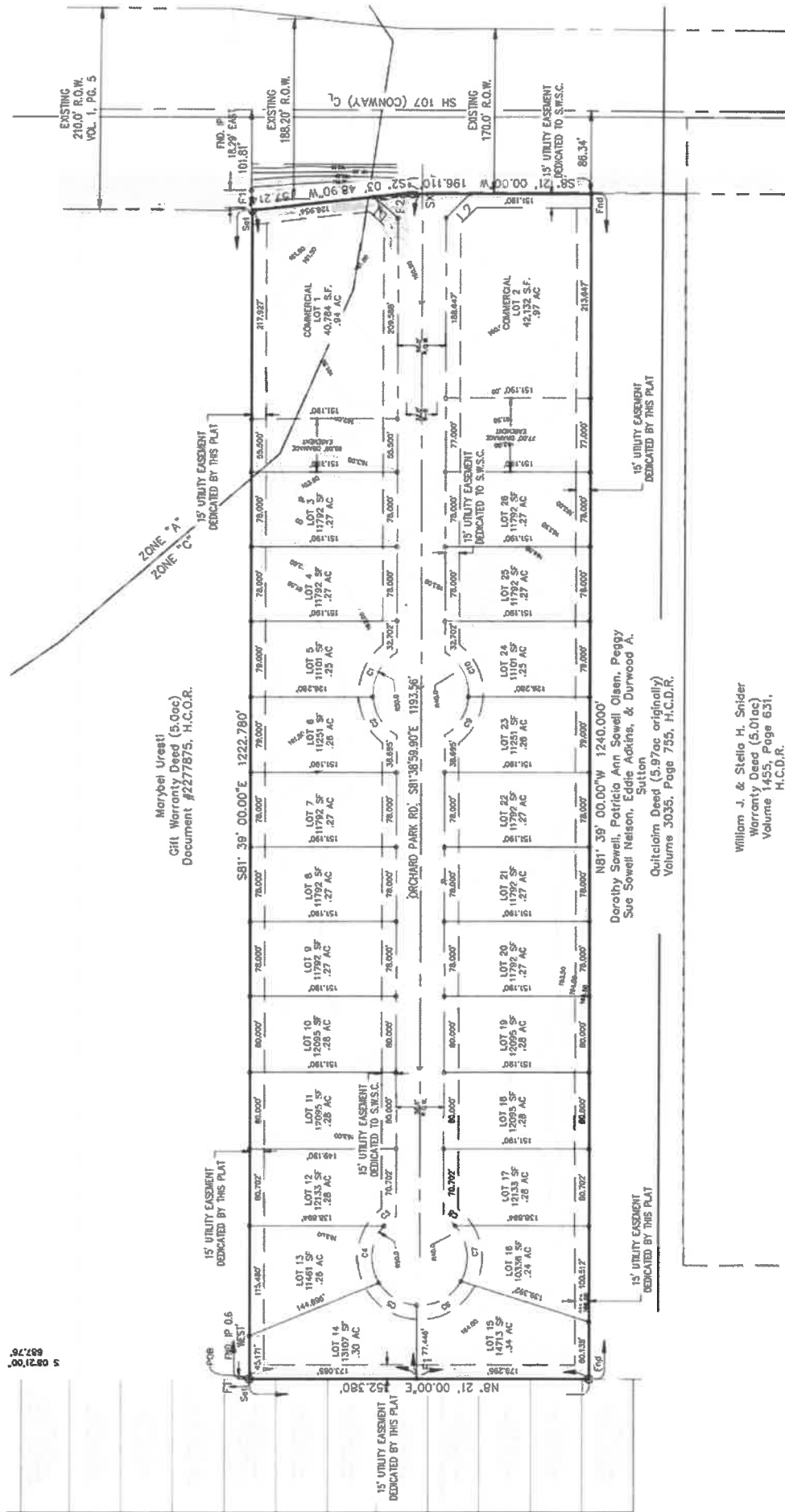
Staff recommends approval subject to meeting the Model Subdivision Rules and meeting any comments from the County Planning Department.



CITY OF MISSION
HIDALGO COUNTY, TEXAS
1201 E. 8th Street
MISSION, TX 78572
PH: (956) 380-8672
FAX: (956) 380-8680





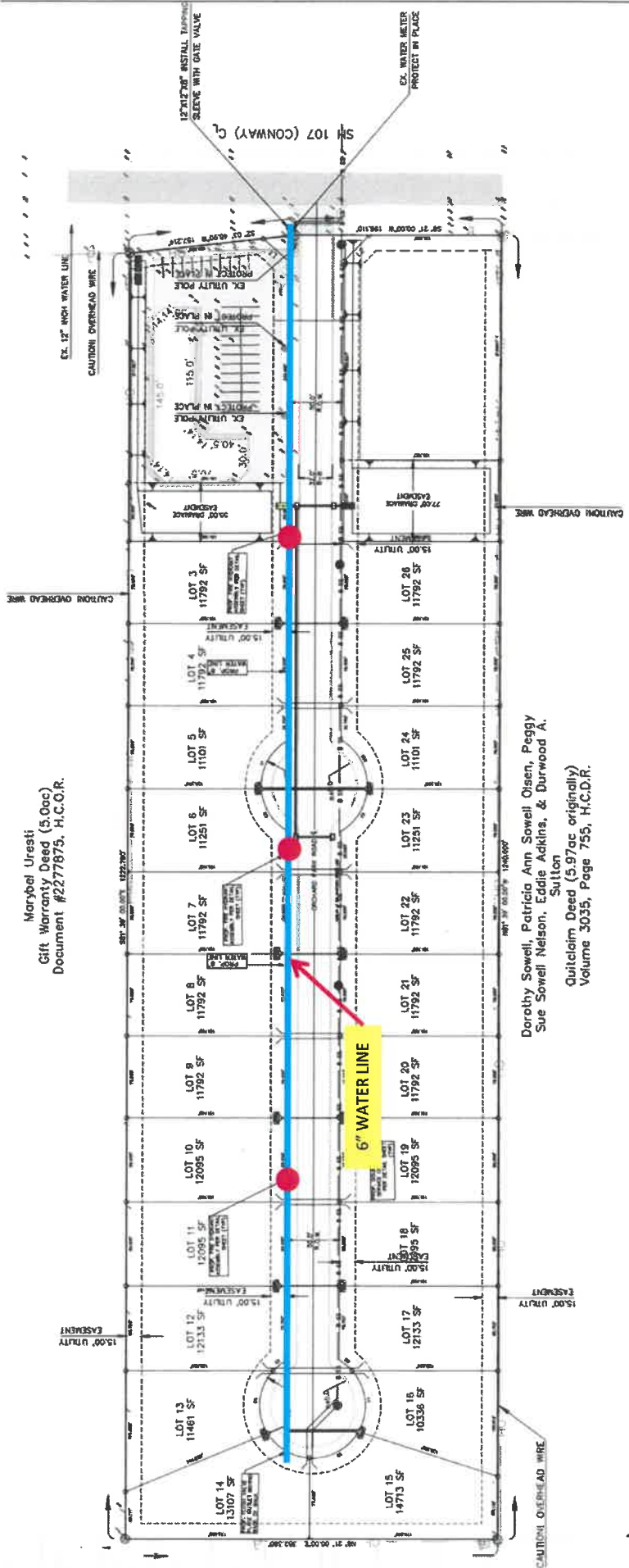


Marybel Uresti
 Ght Warranty Deed (5.0ac)
 Document #2277875, H.C.O.R.

Orchard Park Rd. S81°38'00.00"E 1222.780'
 N81°39'00.00"W 1240.000'
 Dorothy Sowell, Patricia Ann Sowell Olsen, Peggy Sue Sowell Nelson, Eddie Adkins, & Durwood A. Sutton
 Quitclaim Deed (\$5.97ac originally)
 Volume 3036, Page 755, H.C.D.R.

William J. & Stello H. Snider
 Warranty Deed (5.01ac)
 Volume 1455, Page 631,
 H.C.D.R.

5 0821'00"
 687.76'

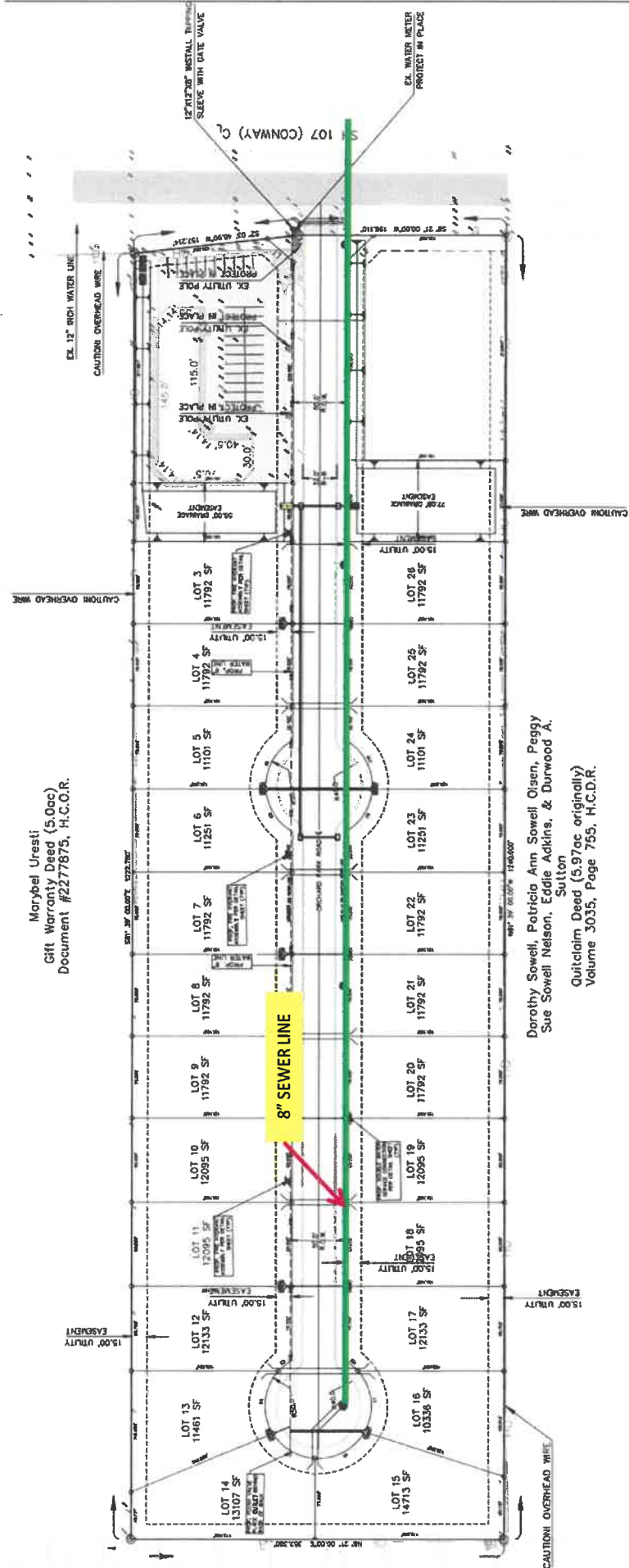


Marybel Uresti
 Gift Warranty Deed (5.0ac)
 Document #2277875, H.C.O.R.

Dorothy Sowell, Patricia Ann Sowell Oisen, Peggy
 Sue Sowell Nelson, Eddie Adkins, & Durwood A.
 Sulten
 Quitclaim Deed (5.97ac originally)
 Volume 3035, Page 755, H.C.D.R.

NOTE:

GENERAL NOTES:

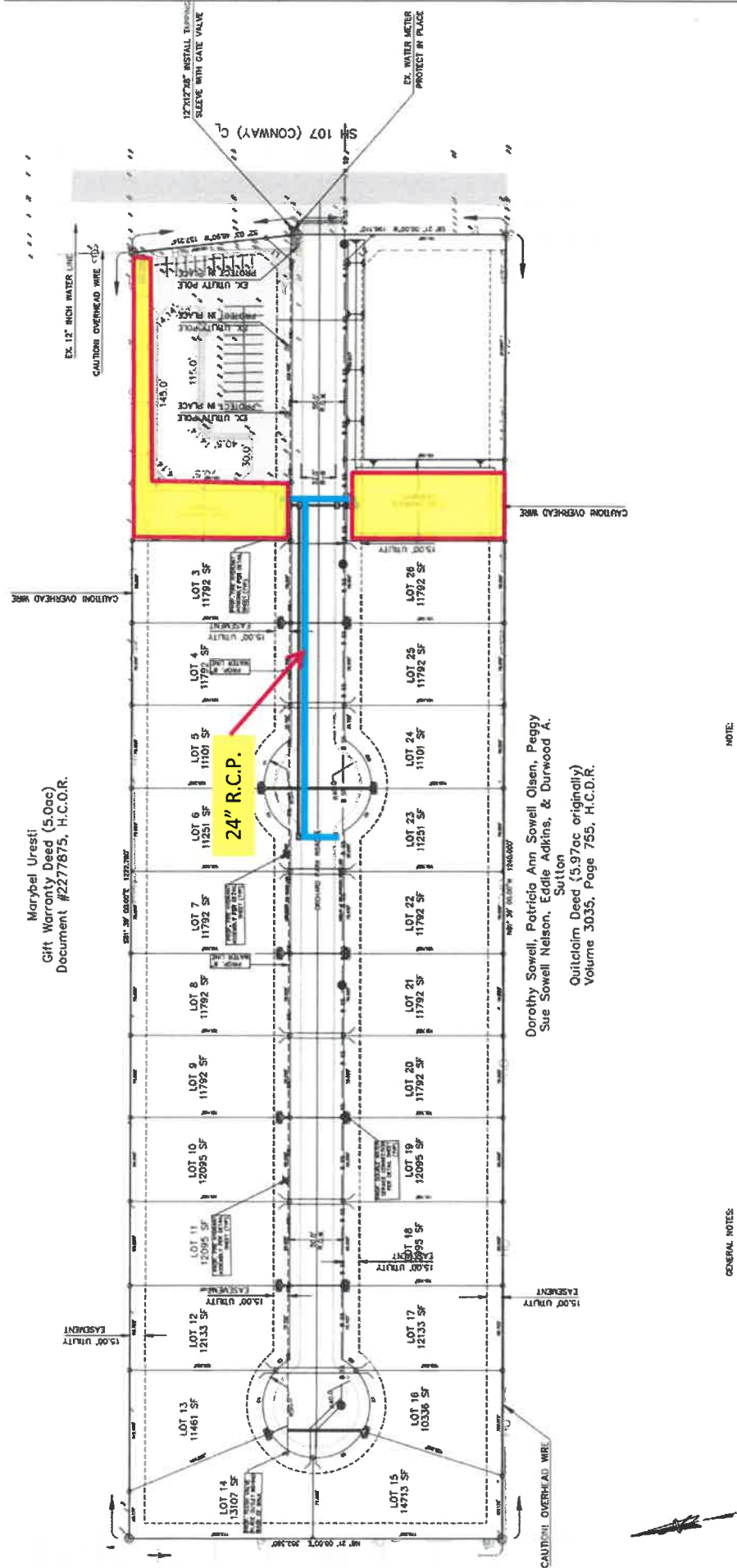


Marybel Uresti
 Gift Warranty Deed (5.0ac)
 Document #2277875, H.C.O.R.

Dorothy Sowell, Patricia Ann Sowell Olsen, Peggy
 Sue Sowell Nelson, Eddie Adkins, & Durwood A.
 Sutton
 Quitclaim Deed (5.97ac originally)
 Volume 3035, Page 755, H.C.D.R.

NOTE:

GENERAL NOTES:



Marybel Uresti
 Gift Warranty Deed (5.0cc)
 Document #2277875, H.C.O.R.

Dorothy Sowell, Patricia Ann Sowell Olsen, Peggy Sue Sowell Nelson, Eddis Adkins, & Durwood A. Sutton
 Quitclaim Deed (5.97cc originally)
 Volume 3035, Page 755, H.C.D.R.

NOTE:

GENERAL NOTES:

INTRODUCTION

The De Leon-Zamora Subdivision is a proposed twenty-six (26) lot subdivision. The Subdivision will have 24 multi-family residential lots and 2 commercial lots. The property is approximately a 10.00-acre tract of land out of lot 34-6, West Addition to Sharyland Subdivision, map or plat thereof recorded in volume 1, page 56, Hidalgo County map records, Texas. The property is located outside the City of Mission city limits (ETJ), approximately 2,180 feet North of intersection of 3-Mile line and FM-107. A location map is provided in **Attachment A**.

FLOODPLAIN INFORMATION

The property contains Federal Emergency Management Agency (FEMA) Special Flood Hazard Areas (SFHA). The De Leon-Zamora Subdivision is located within FEMA Community Panel No. 480334 0400 C, map revised November 16, 1982. A FEMA map showing the property is provided in **Attachment B**. The attached map shows that the property is located within a FEMA Zone "C" and Zone "A" (shaded). Zone "C" is defined as areas outside of the 500-year flood plain and protected from levee from 100-year flood. Zone "A" are areas with a 1% annual chance of flooding, for which no base flood elevations have been determined. For the Zone A area within the property, the new BFE was calculated using simplified methods from the FEMA guide "**Managing Floodplain Development in Approximate Zone- A Areas - A Guide For Obtaining and Developing Base (100-Year) Flood Elevations,**" with the method based on contour interpolation, the calculated BFE is 162.5. See **Attachment B** for BFE determination. Fill has been placed in the Zone A as part of the existing commercial development. Approximately 29,687 cu ft of fill has been placed, see **Attachment B** for fill sections. Prior to construction of structures, the developer shall submit approved LOMR-F and additional detention volume as required.

SOIL SURVEY

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the project site is 70.5% 4 Brennan fine sandy loam, 0 to 3 percent slopes. The site hydrologic soil group is identified as group B. 28 soil has the capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr) Depth to water table:

More than 80 inches. The frequency of flooding is none and the frequency of ponding is none. 25 soil is comprised as 29.5% Hidalgo fine sandy loam, 0 to 1. The site hydrologic soil group is identified as group B. 25 soil has the capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr) Depth to water table: More than 80 inches. The frequency of flooding is none and the frequency of ponding is none. 25 soil is comprised as 85% Hidalgo and similar soils and 15% minor components. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data (see attached Soil Survey) in **Attachment C**.

HYDROLOGY

Stormwater flow on the existing site generally flows from the west to the east draining into N. Conway Ave. roadside ditch owned by TxDOT. There are twenty-six proposed lots. Lot 1 and lot 2 will be for commercial use and lots 3-26 will be for multi-family use. The existing tract is partially developed and consists of a concrete driveway, a stucco house, and two covered parking areas as well as an existing commercial plaza. The existing Single-Family houses will be demolished. The Rational Method was used in HydroCAD, and the HydroCAD results for the existing 10-year storm event are found in **Attachment E** and the HydroCAD results for the 50-year post-development storm event are found in **Attachment F**. Runoff coefficients, "C" values, were determined based on the Texas Department of Transportation (TxDOT) *Hydraulic Design Manual*, dated 2019. HydroCAD supplementary information for the Hydraulic calculations used on the storm drainage design, based on a 25-year storm event, are found in **Attachment G**.


It is proposed that each multi-family lot will provide its own detention, therefore, calculations for the subdivision detention pond do not include impervious cover for the multi-family lots. It is estimated that detention for each Multi-Family lot will require approximately 1,028 cf for detention storage. Thus, the total detention for all the Multi-Family lots combined is estimated to be 24,664 cf, calculations for the detention volume for the Multi-Family lots are found in **Attachment D**.

The existing retail plaza is located on proposed lot 1. The existing plaza has an existing detention pond that was previously permitted. For detention modeling purposes this area was routed around

the proposed detention pond. The existing site has existing concrete driveways and parking area that were constructed with the existing residential development. This concrete paving will be removed and new asphalt will be placed for the proposed roadway. Due to the existing roofs and paving the change in the post-developed "C" value is minimal. The composite "C" values for the existing conditions were calculated to be approximately 0.33. The post development composite "C" value is estimated to be 0.36; that is an increase of 0.03 weighted runoff coefficient. Calculations using the rational method were the following: For the existing peak 10-year flowrate being equal to 3.70 cfs, and the proposed peak 50-year flow rate being 5.67; With an increased runoff of approximately 1.97 cfs for the site subdivision.


DETENTION

Using the Modified Rational Method, the runoff detention volume to contain the 50-year frequency storm event with the assumed improvements, while releasing at the existing 10-year frequency storm event is approximately 34,281 cu ft or 0.787 acre-foot. It is proposed that the flow will be controlled using an outlet box with a 10" orifice at elevation 158.42 and a 1.0' wide weir at elevation 160.40. The pond outlet structure is detailed in **Attachment H**. Since approximately 29,687 cu ft of fill has been placed within the Zone A, the total detention volume required is approximately 63,969 cu ft. Stormwater runoff will be detained onsite within Commercial Lots 1 & 2, with the proposed storage being approximately 69,000 cu ft. Owners for Lots 1 & 2 shall maintain their respective detention ponds, see Drainage Exhibits in **Attachment H**.



Craig A. Gonzalez, P.E.
Firm No. F-13094



<input type="checkbox"/> REJECTED	
<input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL	
<input checked="" type="checkbox"/> TO H.C. PLANNING DEPT.	
<input type="checkbox"/> TO CITY	
<input checked="" type="checkbox"/> DISCHARGE PERMIT REQUIRED	
<input type="checkbox"/> DISTRICT FACILITY	
<input type="checkbox"/> CITY FACILITY	
<input checked="" type="checkbox"/> OTHER <i>TXDOT</i>	
<i>[Signature]</i>	<i>10/14/22</i>
H.C.D.D. NO. 1	DATE



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: March 25, 2024

PRESENTED BY: Susana De Luna, Planning Director

AGENDA ITEM: Preliminary Plat Approval: Mayfair at Trinity (Private Subdivision), A 27.272 acre tract of land out of Lot 15-11, West Addition to Sharyland and out of Lots 1 and 4, and all of Lots 2 and 3, Rees Subdivision, R-1, Developer: Dolcan Development, Inc., Engineer: Melden & Hunt, Inc., - De Luna

NATURE OF REQUEST:

On March 13, 2024, the Planning and Zoning Commission held a Public Hearing to consider the Preliminary & Final Plat Approval for Mayfair at Trinity (Private Subdivision). The subject site is located on the northeast corner of Bryan Road and Trinity Street. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

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

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

BID AMOUNT: \$ _____

STAFF RECOMMENDATION: Staff recommends approval subject to: 1) Payment of Capital Sewer Recovery Fees; 2) Payment of Park Fees; 3) Provide Water District Exclusion; 4) Approval of Variance 1 to have a 5' internal side setbacks; and 5) Denial of Variance 2 to use suggested street names requested by the owner vs the City's continued and aligned existing street names as noted on the Code of Ordinances/Chapter 98 – SUBDIVISIONS, Sec.98-134.- Streets. (n) Street Names

Departmental Approval: N/A

Advisory Board Recommendation: P&Z Approval

City Manager's Recommendation: Approval without Variance 2

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ITEM # 2.2**PRELIMINARY & FINAL
PLAT APPROVAL:**

Mayfair at Trinity (Private Subdivision)
 A 27.272-acre tract of land out of Lot 15-11,
 West Addition to Sharyland and out of Lots 1 and 4,
 and all of Lots 2 and 3, Rees Subdivision
 R-1
 Developer: Dolcan Development, Inc.
 Engineer: Melden & Hunt, Inc.

REVIEW DATA**PLAT DATA**

The property is located on the northeast corner of Bryan Rd. and Trinity Street. - **see vicinity map.**
 The land is currently open with a proposed use of 77 single family residential lots, 1 commercial lot, and 1 detention pond. This subdivision will be private therefore shall comply with policies and regulations per city ordinance. - see plat for actual dimensions, square footages, and land uses.

VARIANCE 1

The developer is requesting to have a 5' side setback on all internal lots whereas the city standard is 6'.

VARIANCE 2

The developer is requesting to utilize the following street names Delwood, Derby, Dulce, Dolores, Drift, and Dolcan Street instead of the existing names in alignment with the City's grid.

WATER

Water will be supplied through an 8" PVC line running to and through the development which will be looped by connecting to an existing 8" line to the west along Bryan Rd. and to the south along the south ROW of Trinity Street. This will allow 1" water services to each lot. There are 9 proposed fire hydrants for this project via direction of the Fire Marshal's office. – **see utility plan**

SEWER

The sanitary sewer line will connect to an existing 12" line along and within the east R.O.W of Bryan Rd. A proposed 12" Sanitary Sewer main will run through the subdivision and collect from each lot through a 4" front and center stub out service. The Capital Sewer Recovery Fee will be applied at \$200.00/Lot which equates to \$15,400.00 (\$200 x 77 Lots).

STREETS & STORM DRAINAGE

The subdivision will have access from Bryan Rd. through a 50' ROW and from Trinity St. by proposed 60' ROW streets. All internal streets will also be 50' ROWs complete with curb & gutters to comply with all city standards.

This subdivision lies in flood zone "B" per FEMA Community Panel No. 480334 0400 C. In accordance with the City of Mission drainage policy, the peak rate of runoff in this subdivision will not be increased during 50-yr rainfall event due to the building of this subdivision. Therefore, the required 203,751 cubic feet of detention will be provided. Lot 78 shall accommodate a total of

62,651 cubic feet at the building permit stage. The remainder of the 141,100 shall be provided within the proposed detention pond. The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

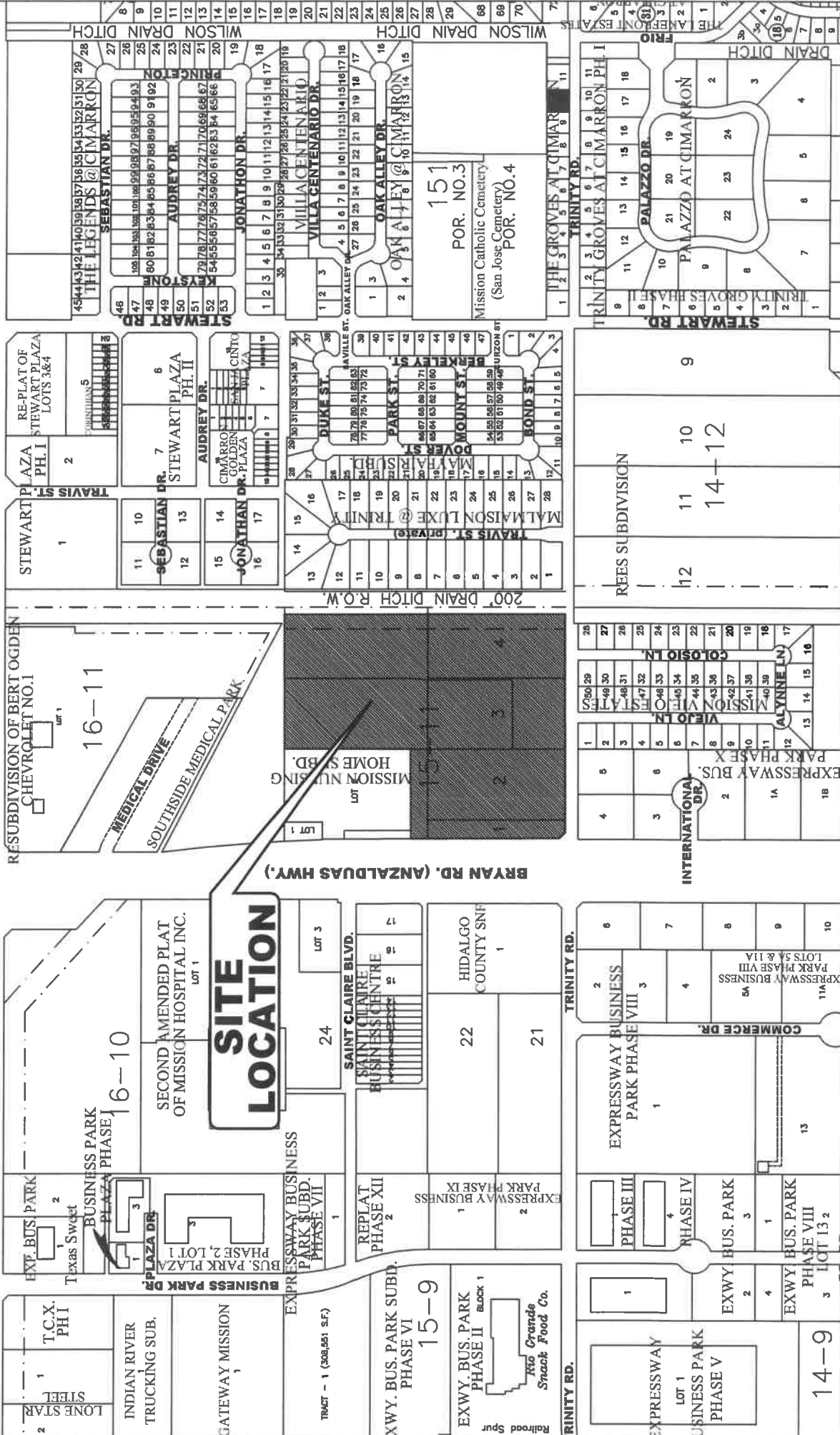
- Payment of Park fees (77 Lots x \$500 = \$38,500.00)
- Installation of Street Lighting as per City Standards
- Water District Exclusion
- Must comply with all other format findings

RECOMMENDATION

Staff recommends approval subject to:

1. Payment of Capital Sewer Recovery Fees
2. Payment of Park Fees
3. Provide Water District Exclusion
4. Approval of Variance 1 to have 5' internal side setbacks, and
5. Denial of Variance 2 to use suggested street names requested by the owner vs. the City's continued and aligned existing street names as noted on the Code of Ordinances / Chapter 98 - SUBDIVISIONS, Sec. 98-134. - Streets. (n) Street names.

U.S. EXPRESSWAY 83

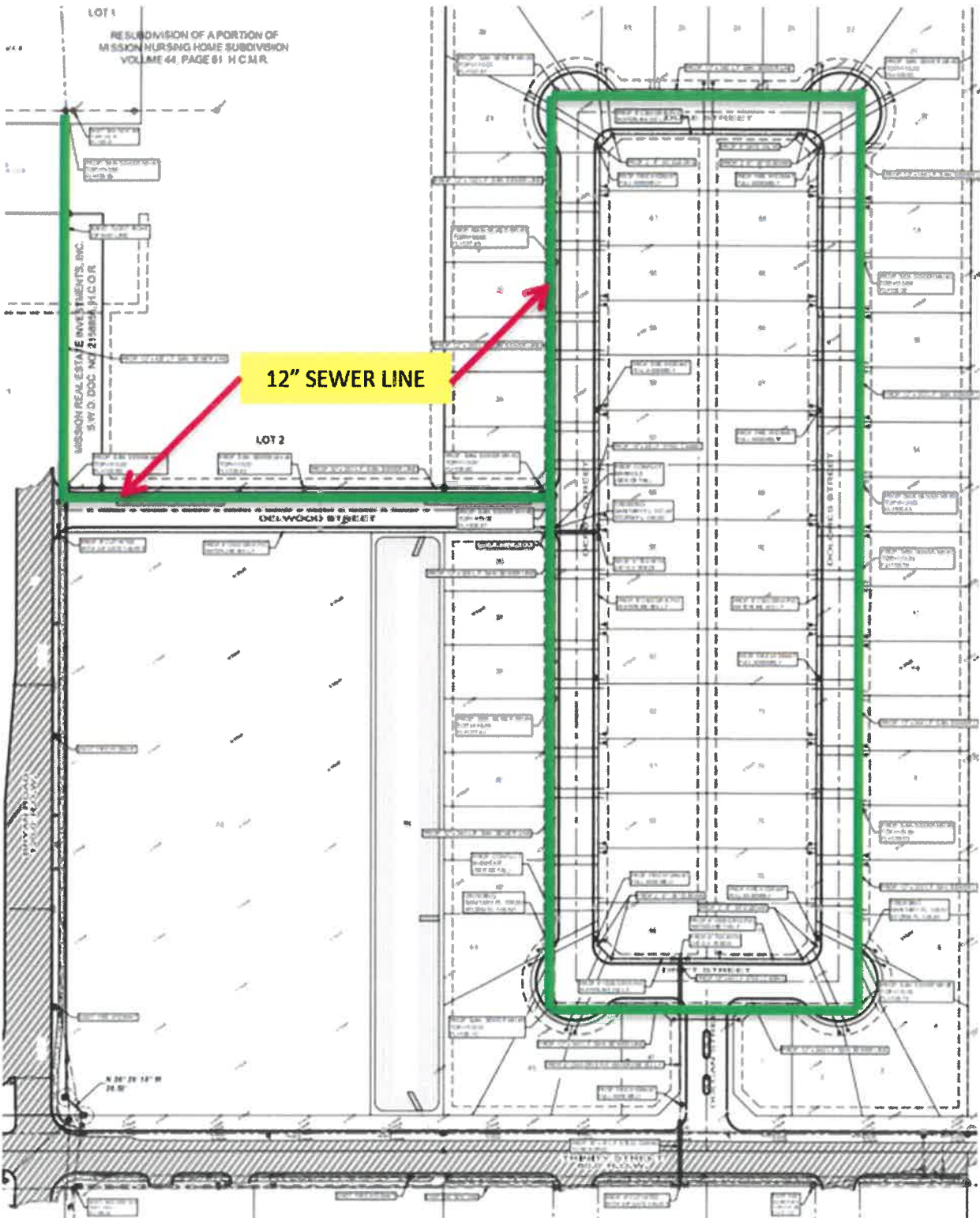


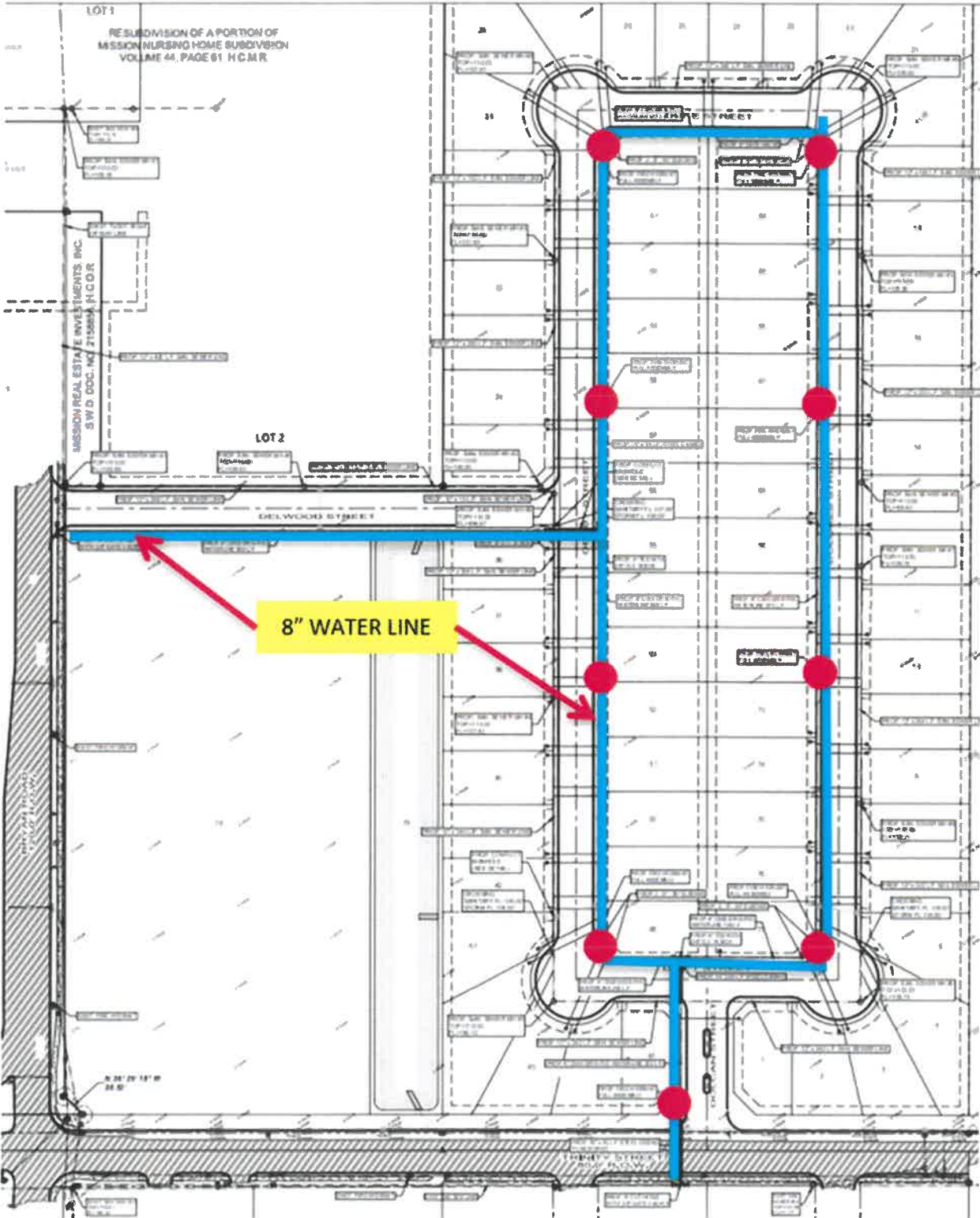
SITE LOCATION

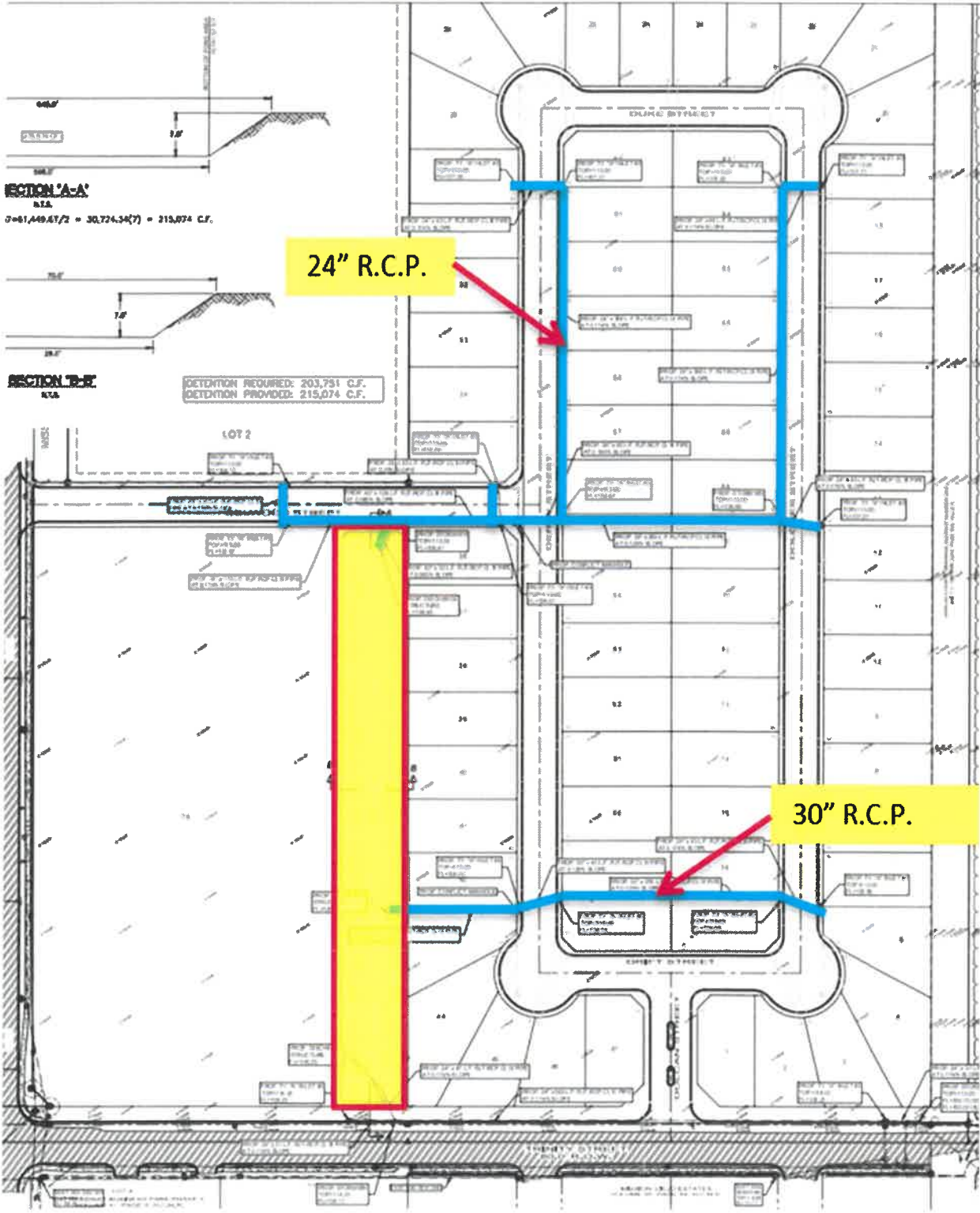


CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572











MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

MARIO A. REYNA • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

TBPELS Firm # F-1435
TBPELS # 10096900

February 16, 2024

MS. SUSIE DE LUNA, PLANNING DIRECTOR
MISSION PLANNING DEPARTMENT
1201 E. 8th St.
Mission, TX 78572

Re: MAYFAIR AT TRINITY SUBDIVISION (PRIVATE) – STREET NAMES

Dear Ms. De Luna:

On behalf of the developer, Dolcan Development Inc. and regarding the above referenced private residential development, we are respectfully requesting to utilize the following street names:

- Delwood Street
- Derby Street
- Duke Street
- Dolores Street
- Drift Street
- Dolcan Street

The developer feels that the above referenced names will add character to this private development. Your consideration of this request is greatly appreciated. If you have any questions or concerns, please contact our office at (956) 381-0981.

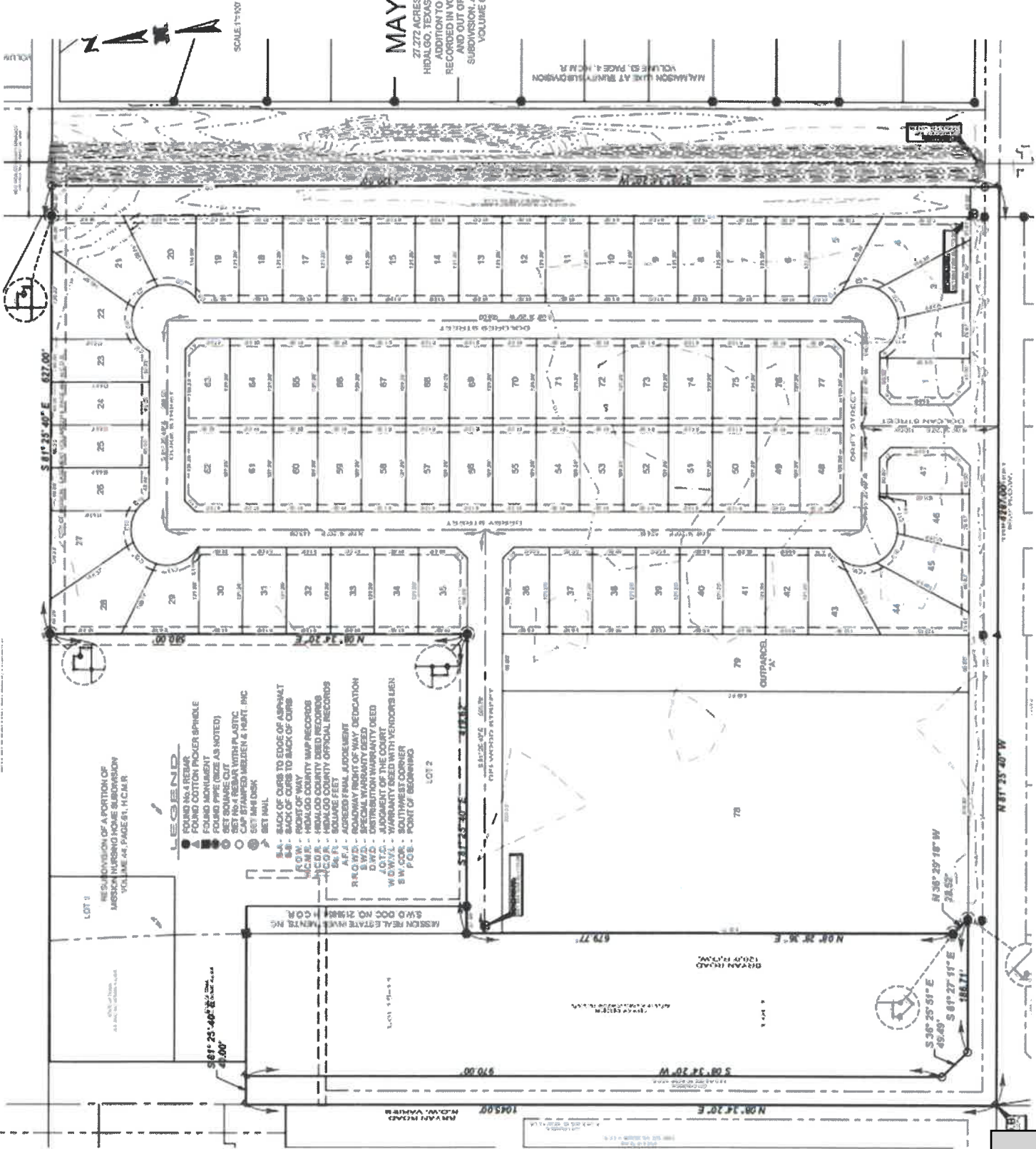
Sincerely,
MELDEN & HUNT, INC.

Mario A. Reyna, P.E.
President

MAP OF MAYFAIR AT TRINITY

27.272 ACRES SITUATED IN THE CITY OF MISSION, COUNTY OF HIDALGO, TEXAS, SAID 27.272 ACRES BEING OUT OF LOT 15-11, WEST ADDITION TO SHARYLAND ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 58, HIDALGO COUNTY MAP RECORDS AND OUT OF LOTS 1 AND 4, AND ALL OF LOTS 2 AND 3, REES SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6, PAGE 40, HIDALGO COUNTY MAP RECORDS.

MALMASON LANE AT TRINITY SUBDIVISION
VOLUME 53, PAGE 4, H.C.M.R.



LEGEND

- FOUND NO. 4 REBAR
- ▲ FOUND CONCRETE PIERCE SPHERE
- FOUND MONUMENT (AS NOTED)
- SET CONCRETE CURB (AS NOTED)
- SET NO. 4 REBAR WITH PLASTIC
- CAP STAMPED MBL/DETA & H&B.T. INC
- SET IRON DISK
- SET PAUL
- S&A - BACK OF CURB TO EDGE OF ASPHALT
- S&B - BACK OF CURB TO BACK OF CURB
- R.O.W. - FRONT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.A. - HIDALGO COUNTY OFFICIAL RECORDS
- S&P - SQUARE FEET
- A.F.A. - ADDRESS FINAL ADJUDICEMENT
- R.R.O.W.D. - RIGHT OF WAY DEDICATION
- W.D.W.I.L. - WARRANTY DEED WITH VENDOR'S LIEN
- S.W.C.O.R. - SOUTHWEST CORNER
- P.O.B. - POINT OF BEGINNING

LOT 2



TBPELS Firm # F-1435
TBPELS # 10096900

January 9, 2024

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

MARIO A. REYNA • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

Item 19.

MS. SUSIE DE LUNA, PLANNING DIRECTOR
MISSION PLANNING DEPARTMENT
1201 E. 8th St.
Mission, TX 78572

Re: MAYFAIR AT TRINITY SUBDIVISION (PRIVATE) – Variance Request

Dear Ms. De Luna:

On behalf of the developer, Dolcan Development Inc. and regarding the above referenced private residential development, we are asking for the following variance from the City of Mission's ordinances for the following:

1. Side Setback - we are requesting 6 feet to 5 feet.

This proposed development will have a similar concept to the existing Mayfair Residence Subdivision located just east of this property and that same builder that built that subdivision with no issues, will be the same builder for this development. We respectfully request your consideration of the above referenced variance at your next P&Z Meeting Agenda for consideration and approval.

If you have any questions or concerns, please contact our office. Thank you.

Sincerely,
MELDEN & HUNT, INC.

Mario A. Reyna, P.E.
President



MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

MARIO A. REYNA • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

Drainage Statement MAYFAIR AT TRINITY

Project #23169.00 Date: December 20, 2023; Revised: January 09, 2024



MAYFAIR AT TRINITY A tract of land containing 27.272 acres situated in the City of Mission, County of Hidalgo, Texas, said 27.272 acres being out of Lot 15-11, West Addition to Sharyland according to the plat thereof recorded in Volume 1, Page 56, Hidalgo County Map Records and out of Lots 1 and 4, and all of Lots 2 and 3, Rees Subdivision. This subdivision lies in Zone "B", which is defined as areas between limits of the 100-year flood and 500-year flood: or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile: or areas protected by levees from the base flood. Community Panel No. 480334 0400 C; Map Revised: November 16, 1982. The property is located on the northeast corner Bryan Road & Trinity Street. The property is currently open with a proposed use of 77 Multifamily lots, 1 Commercial lot and 1 detention pond, currently inside the City of Mission, Texas.

The soils in this area (28) Hidalgo sandy clay loam and (28) Raymondville clay loam, which are in Hydrologic Group "B" & "C". These soils are moderately pervious and have a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas").

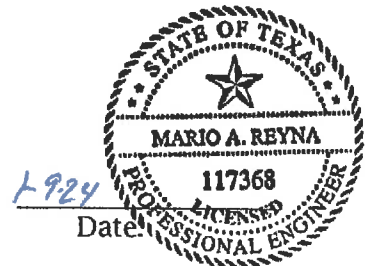
Existing runoff is in a northeasterly direction, with a runoff of 17.83 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 98.52 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 80.69 c.f.s.

The proposed drainage for this subdivision shall consist of surface runoff from the lots into the proposed streets and collected by type "A" inlets located at key points within the subdivision. The pipe size diameters shall range from 24" to 42". The proposed storm system shall discharge into a proposed detention pond on the middle side of the site, which will then discharge into and existing South Mission Lateral located on the east side and running north and south.

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 203,751 cubic feet of detention will be provided as noted. Lot 73 shall accommodate a total of 62,651 cubic feet at building permit stage. The remainder of the 141,100 shall be provided within the proposed detention pond.

<input type="checkbox"/> REJECTED	
<input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL	
<input type="checkbox"/> TO H.C. PLANNING DEPT.	
<input type="checkbox"/> TO CITY	
<input checked="" type="checkbox"/> DISCHARGE PERMIT REQUIRED	
<input checked="" type="checkbox"/> DISTRICT FACILITY	
<input type="checkbox"/> CITY FACILITY	
<input type="checkbox"/> OTHER	
	<u>1-22-24</u>
H.C.D. NO. 1	DATE


Mario A. Reyna, P.E. #117368



ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MISSION, BY ADDING A NEW CITY ORDINANCE, ESTABLISHING DEFINITIONS; PROHIBITING CHILD SEX OFFENDERS FROM ENTERING OR LOITERING IN/NEAR CHILD SAFETY AREAS; RESTRICTIONS FOR HALLOWEEN AND OTHER CHILDREN-ORIENTED HOLIDAYS/CITY EVENTS; PROVIDING FOR CRIMINAL PENALTIES; AND ORDAINING OTHER MATTERS INCIDENTAL THERETO, INCLUDING TO PROVIDE FOR ENFORCEMENT OF THE ORDINANCE AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, The City of Mission, Texas hereby finds and determines that sex offenders who prey on children are a threat to the public health, welfare, and safety of the citizens of Mission; and,

WHEREAS, The City of Mission, Texas understands that sex offenders often use physical violence to commit these heinous crimes. It is also known that many of these heinous crimes are not reported or prosecuted, making the cost to society extremely high.

WHEREAS, The City of Mission, Texas finds and determines that child sex offenders reside within the city limits of Mission, Texas.

WHEREAS, The City of Mission, Texas finds and determines that data exists, indicating that child sex offenders recidivate.

WHEREAS, The City of Mission, Texas finds and determines that this ordinance serves the City's compelling interest to protect our community against child sex offenders, by prohibiting the entry to and loitering of child sex offenders near areas where children regularly congregate, implementing restrictions for child sex offenders during children-oriented holidays & city events, and by restricting the attendance or the presence of specified sex offenders at schools, child safety areas, and children-oriented facilities.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, COUNTY OF HIDALGO, TEXAS THAT THE FOLLOWING CITY ORDINANCE INCLUDE:

For the purposes of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning. Terms not defined here shall be construed as in ordinary and common usage.

Definitions

Child-oriented facility(s) means any public park, a public or private school, a public or private sporting facility substantially catering to minors, public recreational facilities open to minors, boy's or girl's organizations chartered by state or national organization, public or private playgrounds, amusement arcades for children, any child care facility as defined by the V.T.C.A., Human Code 42.002, or any other similar place where due to the activity provided at that place children are likely to gather or as those terms defined in V.T.C.A., Health & Safety Code 481.134.

Child safety area shall mean all improved and unimproved areas of a lot or tract of land that is used as a private or public elementary or secondary school, public or private school bus stop or school bus shelter, licensed day-care center or facility, private or public playground, private or public youth center, public swimming pool, video arcade facility, amusement park, carnival, public park when the use is intended primarily for children, public library, and any other area reasonably intended primarily for children.

In this article, “playground”, “premises”, “school”, “video arcade facility”, and “youth center” shall have the meanings assigned by V.T.C.A., Health and Safety Code 481.134.

Day-care center or facility shall mean a facility licensed by the State of Texas, which provides care, training, education, custody, treatment, or supervision of children for less than twenty-four (24) hours a day.

Public park shall mean any land, including improvements to the land, designated for the use of the general public or any athletic field that is owned, leased, operated, managed, or maintained by the city, including, but not limited to, swimming pools, soccer fields, baseball fields, softball fields, basketball courts, water parks, conservation areas, jogging trails, and hiking trails.

Child sex offenders shall mean any person require to register as a sex offender under Tex. C.C.P. CH 62, as amended, for a reportable conviction or adjudication of any of the following offenses:

- I. Continuous sexual abuse of a young child or children (V.T.C.A., Penal Code 21.02);
- II. Indecency with a child (V.T.C.A, Penal Code 21.11);
- III. Sexual Assault of a child (V.T.C.A, Penal Code 22.011);
- IV. Aggravated sexual assault of a child (V.T.C.A, Penal Code 22.021);
- V. Online solicitation of a minor (V.T.C.A, Penal Code 33.021);
- VI. Sexual performance by a child (V.T.C.A, Penal Code 43.25);
- VII. Possession or promotion of child pornography (V.T.C.A, Penal Code 43.26);
- VIII. Any other violation listed in Tex. C.C.P. 62.001 (5), as amended, involving a victim younger than 17 years of age; and/or
- IX. A violation of the laws of another state, federal law, laws of a foreign county, or the Uniform Code of Military Justice, if the violation contained elements substantially similar to the elements of the violations described (1) through (7) of this paragraph.

Reportable conviction or adjudication shall have the meaning assigned by V.T.C.A., Texas code of Criminal Procedure 62.001 (5).

Loiter shall mean standing, or sitting idly, whether or not in a motor vehicle, in and around an area.

Minor shall mean any person under eighteen (18) years of age.

Database means shall refer to the database maintained by the Texas Department of Public Safety pursuant to Tex. C.C.P. 62.001, as amended.

Person in authority shall mean the owner, a person authorized by the owner, or a person or business with apparent authority to act for the owner, including but limited to, a manager, or a property management business. With respect to public property and for the purposes of this chapter, a police officer is considered to be authorized by the owner to demand a sex offender to leave a children-oriented facility, child safety area, or a child-oriented event.

Permanent residence shall mean a place where the person abides, lodges, or resides for fourteen (14) or more consecutive days.

Temporary residence shall mean a place where a person abides, lodges, or resides for a period of fourteen (14) or more days in the aggregate during any calendar year and which is not the person's permanent residence, or a place where a person abides, resides, or lodges for a period of four (4) or more consecutive or nonconsecutive days in any month and which is not the person's residence.

Offenses

A person commits an offense if the person is a child sex offender and:

- I. Intentionally or knowingly enters a school, children-oriented facility, and child safety area.
- II. Intentionally or knowingly loiters within three hundred (300) feet of a school, children-oriented facility, child safety area or child-oriented city event.
- III. Remains on any part of the premises of a school, children-oriented facility, child safety area, or on any street, sidewalk, or other public way adjacent to any part of the premises of a school, children-oriented facility, and child safety area.
- IV. Re-enters onto any part of the premises of a school, children-oriented facility, child safety area, or on any street, sidewalk, or other public way adjacent to any part of the premises of a school, children-oriented facility, or child safety area after being asked to leave by a person in authority; or
- V. Has established a continual pattern of unauthorized entry onto the premises of any of the premises of a school, children-oriented facility, child safety area, or on any street, sidewalk, or other public way adjacent to any part of the premises of a school, children-oriented facility, or child safety area.

Exemptions.

A child sex offender who has the right to be present at an official meeting is exempted from this section. Right to be present is defined as to have previous authorization prior to the initiation of the official meeting.

When a polling place for an election is located within a child safety area, a child sex offender is exempted from this section and may approach and enter the child safety area for the limited purpose of voting if the child sex offender qualifies to vote at such place. This exemption shall only apply to those of a child safety area that are necessary for voting, and any child sex offender found outside such areas shall be in violation of this article.

Affirmative Defenses. It is an affirmative defense to prosecution under this section:

- I. That at the time of the offense, a person prohibited from entering the following: child safety area, children-oriented facility, school, or child-oriented city event, is the parent or legal guardian of the child eighteen (18) years or younger, who resides with the person, and the child was on the premises also.
- II. Was the parent or guardian of a child attending the school, child safety area, children-oriented facility, or child-oriented city event, unless a court of competent jurisdiction has issued an order restricting the person's access to or presence near the child.
- III. Was, at the time of the offense, enrolled in and attending the school as a student
- IV. Had prior written permission from the owner or chief administrative officer or the school or children-oriented facility to be present, at the time of the offense, on the premises or on the street, sidewalk, or other public way adjacent to the premises; or
- V. Was in active transit in a motor vehicle on a public street that was direct route between locations at which the person has a legitimate business.

Halloween Restrictions.

- I. A person who is a specified sex offender and who is not required by terms of probation or parole to report a specified location on October 31st (or any other date set by the city for trick-or-treaters) as a condition of their probation or parole, shall remain at their residence of registry pursuant to Tex. C.C.P. 62.001 between 4:00 PM and 11:30 PM. Furthermore, the specified sex offender shall leave all exterior lights off with a clearly displayed sign of no less than 9.5" x 11" inches with two-inch letters "NO CANDY", posted on the front door, or otherwise invite trick-or-treaters to solicit the premises and no Halloween decorations.
- II. A person who is a specified sex offender should not wear Halloween clothing, including costumes and masks.
- III. A person who is a specified sex offender should not give out candy, or other items, to invite any children to visit their residence.

Affirmative Defenses. It is an affirmative defense to prosecution under this section:

- I. That the child sex offender was required to report and did report to a specified location on October 30th and 31st or any other date set by the City for trick-or-treaters as a condition of their probation or parole;

A culpable mental state is not required for the commission of an offense under this section and need not be alleged or proved.

Penalties.

Any person who violates any provision of this article shall be guilty of Class C misdemeanor and upon conviction, adjudication, or deferred disposition thereof shall be fined in an amount not to exceed five hundred dollar (\$500.00) for each and every offense. Each and every violation or day that such violation shall continue or exist shall be deemed a separate offense.

The City of Mission Police Department is hereby authorized to issue a citation and/or arrest any person(s) who violates any provision of this article.

Should any sentence, clause, phrase, or section of this ordinance be declared invalid by a court of competent jurisdiction, such declaration shall not affect the remaining portions of this ordinance which shall remain in full force and effect.

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

READ, DISCUSSED, CONSIDERED AND PASSED ON THIS THE ____ DAY OF MARCH, IN THE YEAR OF 2024.

ATTEST:

Norie Gonzalez Garza , Mayor

Anna Carrillo, City Secretary

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MISSION, BY ADDING A NEW CITY ORDINANCE, ESTABLISHING DEFINITIONS; PROHIBITING CHILD SEX OFFENDERS FROM ENTERING OR LOITERING IN/NEAR CHILD SAFETY AREAS; RESTRICTIONS FOR HALLOWEEN AND OTHER CHILDREN-ORIENTED HOLIDAYS/CITY EVENTS; PROVIDING FOR CRIMINAL PENALTIES; AND ORDAINING OTHER MATTERS INCIDENTAL THERETO, INCLUDING TO PROVIDE FOR ENFORCEMENT OF THE ORDINANCE AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, The City of Mission, Texas hereby finds and determines that sex offenders who prey on children are a threat to the public health, welfare, and safety of the citizens of Mission; and,

WHEREAS, The City of Mission, Texas understands that sex offenders often use physical violence to commit these heinous crimes. It is also known that many of these heinous crimes are not reported or prosecuted, making the cost to society extremely high.

WHEREAS, The City of Mission, Texas finds and determines that child sex offenders reside within the city limits of Mission, Texas.

WHEREAS, The City of Mission, Texas finds and determines that data exists, indicating that child sex offenders recidivate.

WHEREAS, The City of Mission, Texas finds and determines that this ordinance serves the City's compelling interest to protect our community against child sex offenders, by prohibiting the entry to and loitering of child sex offenders near areas where children regularly congregate, implementing restrictions for child sex offenders during children-oriented holidays & city events, and by restricting the attendance or the presence of specified sex offenders at schools, child safety areas, and children-oriented facilities.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, COUNTY OF HIDALGO, TEXAS THAT THE FOLLOWING CITY ORDINANCE INCLUDE:

For the purposes of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning. Terms not defined here shall be construed as in ordinary and common usage.

Definitions

Child-oriented facility(s) means any public park, a public or private school, a public or private sporting facility substantially catering to minors, public recreational facilities open to minors, boy's or girl's organizations chartered by state or national organization, public or private playgrounds, amusement arcades for children, any child care facility as defined by the V.T.C.A., Human Code 42.002, or any other similar place where due to the activity provided at that place children are likely to gather or as those terms defined in V.T.C.A., Health & Safety Code 481.134.

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In this article, “playground”, “premises”, “school”, “video arcade facility”, and “youth center” shall have the meanings assigned by V.T.C.A., Health and Safety Code 481.134.

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- IX. A violation of the laws of another state, federal law, laws of a foreign county, or the Uniform Code of Military Justice, if the violation contained elements substantially similar to the elements of the violations described (1) through (7) of this paragraph.

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or
- V. Has established a continual pattern of unauthorized entry onto the premises of any of the premises of a school, children-oriented facility, child safety area, or on any street, sidewalk, or other public way adjacent to any part of the premises of a school, children-oriented facility, or child safety area.

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- II. Was the parent or guardian of a child attending the school, child safety area, children-oriented facility, or child-oriented city event, unless a court of competent jurisdiction has issued an order restricting the person's access to or presence near the child.
- III. Was, at the time of the offense, enrolled in and attending the school as a student
- IV. Had prior written permission from the owner or chief administrative officer or the school or children-oriented facility to be present, at the time of the offense, on the premises or on the street, sidewalk, or other public way adjacent to the premises; or
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- I. That the child sex offender was required to report and did report to a specified location on October 30th and 31st or any other date set by the City for trick-or-treaters as a condition of their probation or parole;

A culpable mental state is not required for the commission of an offense under this section and need not be alleged or proved.

Penalties.

Any person who violates any provision of this article shall be guilty of Class C misdemeanor and upon conviction, adjudication, or deferred disposition thereof shall be fined in an amount not to exceed five hundred dollar (\$500.00) for each and every offense. Each and every violation or day that such violation shall continue or exist shall be deemed a separate offense.

The City of Mission Police Department is hereby authorized to issue a citation and/or arrest any person(s) who violates any provision of this article.

Should any sentence, clause, phrase, or section of this ordinance be declared invalid by a court of competent jurisdiction, such declaration shall not affect the remaining portions of this ordinance which shall remain in full force and effect.

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

READ, DISCUSSED, CONSIDERED AND PASSED ON THIS THE ____ DAY OF MARCH, IN THE YEAR OF 2024.

ATTEST:

Norie Gonzalez Garza , Mayor

Anna Carrillo, City Secretary



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: March 25, 2024

PRESENTED BY: Adrian Garcia, Fire Chief

AGENDA ITEM: Approval of Clinical Affiliation Agreement between City of Mission Fire Department and Axon Education Consortium, dba Texas EMS School for use of clinical sites.
- Garcia

NATURE OF REQUEST:

The Mission Fire Department is seeking approval of a Clinical Affiliation Agreement between City of Mission Fire Department and Axon Education Consortium, dba Texas EMS School for the use of their clinical sites.

The clinical site shall provide the Texas EMS School students with practical experience in EMS – based patient care activities through the clinical's site's owned entities and the Texas EMS School shall provide the student with academic experience.

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

RECORD OF VOTE:

APPROVED:	_____
DISAPPROVED:	_____
TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____



MISSION FIRE DEPARTMENT

PARAMEDIC COURSE PROPOSAL

For In-House Paramedic Course

OVERVIEW

In response to the evolving needs of our community and a commitment to providing comprehensive emergency services, Mission Fire Department has embarked on an important transition, expanding our capabilities to include Emergency Medical Services (EMS) at an advanced level. As part of this transformative initiative, we propose the implementation of an In-House Paramedic Training Program, a strategic move that will empower our personnel to deliver advanced life support and enhance the overall emergency response capabilities of our department. By implementing an in-house paramedic program, the Mission Fire Department can provide better and more comprehensive emergency medical services, ultimately leading to improved community well-being and safety.

OUR PROPOSAL

Mission Fire Department will oversee the program implementation and student progress throughout the course. Providing oversight of an in-house paramedic course offers us numerous advantages to include, improved quality control, customization, and enhanced coordination of emergency medical services. Our instructors will be able to keep track of each student progress throughout the entirety of the course.

Course Cost & Funding

There is no operational cost associated with running this program in-house. There is a student tuition fee of \$7,775. This fee includes access to online platform, instructors available online and for “Live Skills”. To help alleviate the financial burden to municipalities, the Hidalgo County Office or Emergency Management is willing to fund 50% of the total cost per student.

RECOMMENDATIONS

The City of Mission approves an MOU with the Texas EMS School to become a certified “Satellite” Training site approved by TDSHS. In addition, the City of Mission, Finance Dept. create an accounts payable/receivable account and begin accepting payment from other agencies, then forwarding to vendor for processing. The Mission Fire Department is recommending that we allow Hidalgo County to provide partial funding for Paramedic Course and other municipalities to make payment to the City of Mission for attending the course.

MEMORANDUM OF AGREEMENT

Regarding Field and Clinical Internship for Axon Education Students

THIS AGREEMENT is entered on this 25th day of March, 2024, by and between Axon Education, LLC d/b/a Texas EMS School and d/b/a Axon Education Consortium, (hereinafter referred to as Axon) and City of Mission Fire Department (hereinafter referred to as Provider).

WITNESS:

WHEREAS, Axon offers EMS Training Programs, offering National Registry Emergency Medical Technician (NREMT) Basic, Advanced and Paramedic Training Programs that include training in the operation and maintenance of specialized medical and communication equipment, and the recognition, reporting, and treatment of life threatening medical and/or traumatic emergencies.

WHEREAS, Axon requires students enrolled in the EMS Training program to complete a specified program of study, which includes field/clinical internship training (hereinafter called Field Training) with an independent Healthcare and EMS facility; and

WHEREAS, Axon desires to utilize Provider's facilities, expertise, and opportunities for the Field/Clinical Internship of EMS students enrolled in the Axon EMS Training Program; and

WHEREAS, Provider is willing to accept, and Axon is willing to assign students for Field Internship upon the terms and conditions hereinafter set forth;

NOW, THEREFORE, IN CONSIDERATION THEREOF, AXON AND PROVIDER mutually agree as follows:

1. The primary term of this Agreement shall be from the date and year first written above and shall be automatically extended year-to-year unless one of the parties notifies the other party in writing thirty (30) days prior to the end of any yearly period that the Agreement is not to be renewed for the following year; however, this Agreement may be terminated at any time by either party upon giving the other party sixty (60) days written notice of the intention to terminate this Agreement.
2. Axon shall maintain a Training Program that is approved by the State of Texas and appropriate certification boards.
3. Provider shall have no responsibility to Axon, or to any student participating in a Axon EMS Training Program for any meal costs, laundering cost, travel cost, educational costs, insurance costs, medical expenses, or any others expenses related directly or indirectly to such student's participation, including any illness contracted while participating.

4. This Agreement does not and shall not be construed to create any principal/agent, master/servant, employer/employee or partnership relationship of any kind between Provider and Axon. No student shall have any rights due to participation in the Training Program and/or Field Training Internship against Provider for any salary remuneration or compensation, or any employee benefits, Social Security, Worker's Compensation coverage, disability or unemployment insurance benefits, vacation pay, sick leave, nor any other remuneration of any kind whatsoever. Any services rendered to Provider by students shall be considered incidental to the educational content of the Training Program and/or Field Training or Clinical rotation.

5. Axon students shall adhere to the program standards, policies, rules, regulations, of Provider during the Field Internship or Clinical Rotation portion of the Training Program. Prior to Field Internship or Clinical Rotation, students will have received a comprehensive background check, drug screen, have verified appropriate immunizations, and would have been certified in CPR. Axon will never send a student to Field Internship or Clinical Rotations that do not meet these requirements.

6. The staff, faculty, and students of Axon understand that all students prior to their Field Internship or Clinical Rotation will be required to meet all HIPAA requirements through a Training Program. After the said training program, each student shall sign an appropriate document stating their understanding of all HIPAA requirements. Axon will conduct its educational activities in compliance with The Health Insurance Portability and Accountability Act of 1996, and the Texas Health and Safety Code - Chapter 181 - Section 001.

7. Axon Students will present themselves appropriately dressed and exhibit professionalism always during Field Training or Clinical Rotations. Axon students will wear local fire department issued uniform along with an Axon Student ID badge, or black or navy slacks, an approved shirt and an Axon Student ID. Provider administration has the right to prevent a student from performing their Field Training or Clinical Rotation if Provider administration feels the student's attire is inappropriate for the clinical setting.

8. Axon shall employ a program director and faculty who shall be responsible for the student's education of the student in the training program and for the assignment to Provider Field Training or Clinical Rotation. Axon faculty shall make all final determinations of successful completion of the Field Internship or Clinical Rotation requirements as determined by policies and procedures of Axon EMS training program.

9. Axon shall attempt to provide Provider information one (1) month prior to the beginning of each Field Internship or Clinical Rotation, which shall include dates, and hours of desired clinical assignments of students, expectations of students, expectation of Provider preceptor personal, evaluation forms to be utilized during Field Training or Clinical Rotation, and specific objectives to be accomplished by the student during Field Training. This information will be provided for Provider approval prior to any students participating in Field Training or Clinical Rotations. If Provider requires another form of request submission, Axon shall comply as needed.

10. Axon EMS Training program coordinator or faculty shall provide orientation to expectations, policies, regulations, and learning outcomes for the assigned preceptor. If so desired by the host site an orientation shall be scheduled prior to the commencement of students Field Internship or Clinical Rotation to meet the hosts requirements. This shall occur at a time and location as determined by Provider.

11. Provider shall designate a qualified employee who shall serve as the preceptor for the Field Training or Clinical Rotation. Provider shall make available appropriate personnel to serve as additional educational resources to ensure adequate experiences for the students based on the appropriate level of care currently being pursued by the student.

12. During actual patient care, Provider shall make available facilities, equipment, supplies, and personnel appropriate for instruction of students as approved by the administrative office of Provider. Students shall operate at the level of the certification that they are pursuing within the guidelines of the hospital. This should include assessments, treatments, and communication skills. All activity should be under the direction of appropriate staff member of Provider.

13. Provider shall be responsible through the Field Internship or Clinical Rotation period for students that are assigned to Provider for scheduling ridership or clinical rotations in their units or departments; maintenance of records of services provided in the field by students; evaluation of student performance in the field or department; and reporting to the Axon Clinical Coordinator or designee the performance evaluation for each student assigned to Provider.

14. Axon agrees to protect, defend, indemnify and hold Provider and its officers, employees and agents free and harmless from and against all claims, costs, damages, expenses, suits, judgments, losses, penalties, settlements, charges, professional fees, or other expenses or liabilities, whether false, fraudulent, merit-less, or meritorious, of every kind of character arising out of or caused, of any action of every kind and character in connection with or arising directly or indirectly out of Axon, its officers, employees', agents' and student's actions, activities, participation, or involvement in the Training Program and/or Field Internship and/or Clinical Rotation made reference herein. Axon further agrees to investigate, handle, respond to, provide defense for and defend any such claims at its sole expense and agrees to bear all other costs and expenses related thereto, even if such claims are groundless, false, or fraudulent. Axon further agrees to waive any rights, recourse, or subrogation it may have under this agreement.

15. Axon will maintain Professional Liability insurance coverage for students and faculty of Axon in the amount of \$1,000,000.00 for each claim and an aggregate of \$3,000,000.00 and will maintain General Commercial Liability insurance coverage in a General Aggregate of \$2,000,000.00, and Per Occurrence of \$1,000,000.00 which includes blanket Additional Insured coverage for providers executing this agreement.

16. It is agreed that circumstances may arise on part of either party, which would prevent assignment of students to Provider during a given year. It is further agreed Provider shall determine the maximum allowable number of student participants at any one time in any Field Internship setting or Clinical Rotation Department.

17. Axon shall cause any student designated by Provider administrator or designee to be withdrawn for Field Internship or Clinical Rotation immediately upon verbal request. Withdrawal may be permanent or temporary as determined by Provider administrator and agreed to by Axon EMS Program Director.

18. The parties agree that there shall be no modification of this Agreement unless said modification is reduced to writing and has been signed by both parties.

19. Any notice required by this Agreement shall be sufficient if sent by both parties hereto by United States first class mail, postage prepaid, to be addressed as set forth in the signature block below.

20. Execution and modification. This Agreement will become binding only when signed by both parties. Any modifications or amendments must be in writing and signed by both parties. This Agreement, with the rights and privileges it creates, is assignable only with the written consent of both parties.

21. Force majeure. Each party shall be excused from any breach of this Agreement which is proximately caused by government regulation, war, strike, act of God, or other similar circumstance normally deemed outside the control of well-managed businesses.

22. Entire Agreement. This Agreement contains the entire understanding of the parties with respect to the EMT-B, AEMT, and EMT-P training and supersedes all other written and oral agreements between the parties with respect to the EMT-B, AEMT, and EMT-P training.

23. Governing Law. This Agreement shall be construed under the laws of Texas.

24. Headings. Headings appear solely for convenience of reference. Such headings are not part of this Agreement and shall be used to construe it.

25. Provisions. If any provision or provisions of this Agreement shall be held to be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

26. Notice. Any notices required by this agreement shall be delivered to the following address:

SIGNATURE BLOCK

Axon Education

IN WITNESS WHEREOF, the parties have caused this Agreement to become effective as of the date last executed below by a signatory to this Agreement.

Axon Education LLC, d/b/a Texas EMS School and d/b/a Axon Education Consortium

**473 Cypress Street, STE 110/210
Abilene, TX 79601
325-218-4444**

Authorized Signatures:

Date:

Printed Name:

Printed Title:

Provider

Provider Organization: City of Mission Fire Department

Authorized Signatures:

Date:

Printed Name:

Printed Title:

Mailing Address:

Phone:

To Whom It May Concern,

Axon Education Consortium, dba Texas EMS School currently sends or is planning to send EMT, AEMT and Paramedic students to the Ambulance Service or First Responder Organization for which you are the Medical Director. We need to have your acknowledgement in order to send students to your service and allow them to practice these necessary basic and advanced level skills. If you are willing, please acknowledge your understanding of this by providing your signature in the block below. If you ever have any questions for us or issues with our students, please feel free to contact us at any time.

Juddson Smith, LP
Vice President of EMS Programs - Axon Education Consortium
Texas EMS School
judd@axoneducation.com
(325) 218-4444

Axon Education Consortium Representative,  _____

Medical Director Signature: _____ Date: _____

Medical Director Printed Name: _____

Service Name: _____



CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: March 25, 2024
PRESENTED BY: Yenni Espinoza, Library Director
AGENDA ITEM: Authorization to Award E-Rate Program Administered by the Universal Service Administrative Co. - Espinoza

NATURE OF REQUEST:

The city accepted and opened three (3) proposals for the E-Rate Program Administered by the Universal Service Administrative Co. for Category 2 equipment and services, which included Netsync Network Solutions, JSJ Rodriguez Inc., dba Telepro Communications, and Grupo Telco, LLC. The evaluation committee evaluated the three proposals for acceptability, and they were deemed acceptable. Proposals were rated based on the evaluation criteria in five categories: Statement of Organization, Experience & Performance History, References, Key Personnel, and Cost Proposal. JSJ Rodriguez Inc. ranked first in the committee evaluations. Staff is seeking authorization to award JSJ Rodriguez Inc. for a total amount of \$81,741.61, which the city is responsible for matching funds in the amount of \$14,000. The contract commitment is contingent upon approval, award, and acceptance of the E-rate grant program. Justification: The lowest vendor made a proposal on another brand as allowed by E-rate but did not propose on equal, thus not meeting specifications.

-Contingent to USAC (E-rate) review and award -City discount rate 85% on all eligible items

BUDGETED: Yes FUND: General ACCT. #: 01-426-44640

BUDGET: \$838,910 EST. COST: 14,000 CURRENT BUDGET BALANCE: \$110,242

BID AMOUNT: \$81,741.61

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance, Purchasing

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval

RECORD OF VOTE: APPROVED: DISAPPROVED: TABLED:

AYES

NAYS

DISSENTING

PROPOSAL NAME/NUMBER: 24-265-03-06 E-Rate Program, Administered by the Universal Service
 Administrative Co.

OPEN DATE: March 06, 2024 2:00 PM CST



Evaluator		
Yenni Espinoza	Abram Ramirez	Claudia Barajas

Proposer	Rating		Points		Rating		Points		Rating		Points		Average
Netsync Network Solutions 1224 East Jasmine Ave., Ste. B McAllen, TX 78501	Acceptable		Acceptable		Acceptable		Acceptable						
Sec. 1. Statement of Organization (30 Points max)	Acceptable	15	Acceptable	15	Acceptable	15	Acceptable	15					
Sec. 2. References: (10 Points max)	Acceptable	4	Acceptable	4	Acceptable	4	Acceptable	4					
Sec. 4. Key Personnel: (10 Points max)	Acceptable	10	Acceptable	10	Acceptable	10	Acceptable	10					
Sec. 5. Cost Proposal: (50 Points max)	Acceptable	50	Acceptable	50	Acceptable	50	Acceptable	50					
Total Score		79		79		79		79				79.00	

Notes:

Strengths: (YE) Lack of municipalities with similar services; <i>Did not bid equal or comparable</i> (AR) ; (CB)
Weaknesses: (YE) Lack of municipalities; (AR) Lack of municipalities, No previous history with City of Mission; <i>Lack of municipalities; Did not bid on equal or comparable</i> (CB) Lack of municipalities, No previous history with City of Mission; <i>Lack of municipalities; Bid os not equal or comparable</i>
Comments: (YE) (AR) (CB)

PROPOSAL NAME/NUMBER: 24-265-03-06 E-Rate Program, Administered by the Universal Service Administrative Co.

OPEN DATE: March 06, 2024 2:00 PM CST



Evaluator		
Yenni Espinoza	Abram Ramirez	Claudia Barajas

Proposer	Rating	Points	Rating	Points	Rating	Points	Average
----------	--------	--------	--------	--------	--------	--------	---------

JSJ Rodriguez Inc., dba Telepro Communications		Acceptable		Acceptable		Acceptable		
12005 N. Bryan Rd. Mission, TX 78572								
Sec. 1. Statement of Organization (30 Points max)	Acceptable	30	Acceptable	30	Acceptable	30		
Sec. 2. References: (10 Points max)	Acceptable	9	Acceptable	9	Acceptable	9		
Sec. 4. Key Personnel: (10 Points max)	Acceptable	10	Acceptable	10	Acceptable	10		
Sec. 5. Cost Proposal: (50 Points max)	Acceptable	34	Acceptable	34	Acceptable	34		
Total Score		83		83		83		83.00

Notes:

<p>Strengths: (YE) Has experience working with the City of Mission and other municipalities; (AR) Prior experience with City of Mission and other municipalities or similar; (CB) Prior experience with City of Mission and other municipalities or similar</p>
<p>Weaknesses: (YE) (AR) (CB)</p>
<p>Comments: (YE) (AR) (CB)</p>

Grupo Telco, LLC		Acceptable		Acceptable		Acceptable		
2427 W. Expressway Mission, TX 78572								
Sec. 1. Statement of Organization (30 Points max)	Acceptable	15	Acceptable	15	Acceptable	15		
Sec. 2. References: (10 Points max)	Not Acceptable	0	Not Acceptable	0	Not Acceptable	0		
Sec. 4. Key Personnel: (10 Points max)	Acceptable	3	Acceptable	3	Acceptable	3		
Sec. 5. Cost Proposal: (50 Points max)	Acceptable	9	Acceptable	9	Acceptable	9		
Total Score		27		27		27		27.00

Notes:

<p>Strengths: (YE) Bid on Equal (AR) Bid on Equal (CB) Bid on equal</p>
<p>Weaknesses: (YE) Lack of experience with municipalities; <i>Minimal information provided</i>; . (AR) Lack of municipalities and experience; <i>Lack of municipalities and references</i>; <i>Minimal information provided</i>; <i>Lack of references and working with municipalities</i>; (CB) Lack of municipalities and experience; <i>Lack municipalities and references</i>; <i>Minimal information provided</i>;</p>
<p>Comments: (YE) (AR) (CB)</p>

24-265-03-06 / E-Rate Program Administered by Universal

BID NAME/NUMBER: Service
 Administrative Co.
OPEN DATE: March 06, 2024 2:00 PM CST



Vendor Name:	Grupo Telco, LLC	Netsync Network Solutions	JSJ Rodriguez Inc., dba Telepro Communications
Street address:	2427 W. Expressway	1224 East Jasmine Ave., Ste. B	12005 N. Bryan Rd.
City, State:	Mission, TX 78572	McAllen, TX 78501	Mission, TX 78572
Phone:	(956) 279-1878	(866) 974-5959	(956) 618-2360
Fax:		(713) 664-9964	
Contact:	Medardo Perez	Karl Houston	Daniel Backhaus, Sr. Project Estimator
Email:	med@grupotelcollc.com	dasaenz@netsync.com	daniel@teleprocommunications.com

	Part #	Description	Qty	Cost per Item	Cost	Amount Ineligible	Cost per Item	Cost	Amount Ineligible	Cost per Item	Cost	Amount Ineligible
Aruba 6300M Switch or Equivalent	R8S91A	ARUBA 6300M 48SR5 CL8/CL6 2P50G 2P10G	5	29900	\$149,500.00		2767.95	\$13,839.75		\$5,817.30	\$29,086.50	
	JL087A#ABA	ARUBA X372 54VDC 1050W PS	10	990	\$9,900.00		553.55	\$5,535.50		\$1,597.32	\$15,973.20	
	J9152D	ARUBA 10G SFP+ LC LRM 220M MMF XCVR	10	890	\$8,900.00		211.85	\$2,118.50		\$350.51	\$3,505.10	
	J4858D	Aruba 1G SFP LC SX 500M OM2 MMF	5	398	\$1,990.00		106.45	\$532.25		\$127.15	\$635.75	
	R0M46A	ARUBA 50G SFP56 TO SFP56 0.65M DAC CBL	5	895	\$4,475.00		22.43	\$112.15		\$119.26	\$596.30	
	Q9Y80AAE	ARUBA CENTRAL 63/38XX F 5YR E-STU	5	3975	\$19,875.00		779.49	\$3,897.45		\$884.54	\$4,422.70	
		Aruba 5 year warranty	5	2980	\$14,900.00		Included with Meraki Licensing			\$0.00	\$0.00	
		Installation and Configuration	N/A		\$14,950.00		Included as a total for the project			\$1,087.50		
Aruba 635 AP or Equivalent	R7J28A	Aruba AP-635 (US) AP	10	1948	\$19,480.00		288.53	\$2,885.30		\$492.52	\$4,925.20	
	Q9Y60AAE	HPE Aruba Central Ap Fnd 5-Year Sub E-Stu	10	890	\$8,900.00		135.47	\$1,354.70		\$190.90	\$1,909.00	
	Q9G69A	Aruba AP-MNT-MP10-B AP mount bracket 10-	1	590	\$590.00		Included with AP			\$70.28	\$70.28	
	R3J19A	Aruba AP-MNT-E AP mount bracket individual E: wall-box	4	398	\$1,592.00		Included with AP			\$12.83	\$51.32	

		Aruba 5 year warranty	10	780	\$7,800.00		Included with Meraki Licensing	\$0.00	\$0.00
		Installation and Configuration	N/A		\$5,978.00		Included as a total for the project	\$2,037.50	
Aruba 1430 Switch or Equivalent	R8R46A	Aruba Instant On 1430 8G Class4 PoE 64W Switch	30	395	\$11,850.00	\$293.70	\$8,811.00	\$280.21	\$8,406.30
		No installation							
Eaton 5PX UPS or Equivalent	5PX3000RT G2	Eaton 5PX G2 UPS, 2U, 3000 VA, 3000 W	4	3950	\$15,800.00	787.14	\$3,148.56	\$2,159.99	\$8,639.96
		Installation and Configuration	N/A		\$5,750.00		Included as a total for the project		\$395.00
		Total Equipment Cost			\$275,552.00		\$42,235.16		\$78,221.61
		Total Installation Cost			\$26,678.00		\$13,984.60		\$3,520.00
		Total Project Cost			\$302,230.00		\$56,219.76		\$81,741.61
		Total Amount Ineligible							
(Lowest Project Cost/ Project Cost Being Evaluated) x Maximum No. of Available Points = Final Score			9				50		34

**** Shaded areas have been corrected mathematically on extensions**

Please Note: Netsync has quoted other substitute items and noted that Warranty and Installation are included in Project Cost.
 Please Note: Telepro indicated an amount of \$0.00 for Warranty

PROPOSAL NAME/NUMBER: 24-265-03-06 / E-Rate Program Administered by Universal Service
Administrative Co.

OPEN DATE: March 06, 2024 2:00 PM CST



Vendor Name:	Grupo Telco, LLC	NetSync Network Solutions	JSJ Rodriguez Inc., dba Telepro Communications
Street address:	2427 W. Expressway	1224 East Jasmine Ave., Ste. B	12005 N. Bryan Rd.
City, State:	Mission, TX 78572	McAllen, TX 78501	Mission, TX 78573
Phone:	(956) 279-1878	(866) 974-5959	(956) 618-2360
Fax:		(713) 664-9964	
Contact:	Medardo Perez	Karl Houston	Daniel Backhaus, Sr. Project Estir
Email:	med@grupotelcollc.com	dasaenz@netsync.com	daniel@teleprocommunications.com

DESCRIPTION of FORMS:				
Solicitation Signed		Yes	Yes	Yes
Terms & Conditions Included		Yes	Partial	Yes
Schedule of Subfirm(s)/Subconsultant(s)		Yes	Yes	Yes
Non-Collusive		Yes	Yes	Yes
Addenda(s)		None	None	None
Gen. Business Questionare		Yes	Yes	Yes
References		Yes	Yes	Yes
CIQ				
Price Proposal		Yes	Yes	Yes

Please Note:

CG

Item 23.

PREPARED BY: CHRISTIAN GARZA

PABLO "PAUL" VILLARREAL JR., ASSESSOR & COLLECTOR
CITY OF MISSION TAXES COLLECTED FOR:
JANUARY 2024

COMPARATIVE RATE OF COLLECTIONS

CITY OF MISSION CMS (32)	ORIGINAL TAX LEVY	COLLECTED TO DATE	DROPPED YRS AFTER PURGE	MODIF. TO DATE	TAXES OUTSTANDING	PERCENT 2023/2024	COLLECTED 2022/2023
2023 TAX ROLL	32,462,336.25	28,194,700.29	-	464,832.89	4,732,468.85	85.63%	83.48%
2022 & PRIOR YRS	2,398,215.37	284,396.69	-	(52,063.08)	2,061,755.60	12.12%	8.37%
ROLLBACK	14,109.88	7,202.71	-	130.35	7,037.52	50.58%	16.39%
TOTALS	34,874,661.50	28,486,299.69	-	412,900.16	6,801,261.97		

BREAKDOWN OF TAX COLLECTIONS AND FEES FOR THE MONTH OF JANUARY 2024

	CITY OF MISSION	MONTHLY MODIFICATIONS
CURRENT YEAR-BASE TAX	14,026,853.45	(77,257.21) CURRENT
CURRENT YEAR-P&I	-	
PRIOR YEARS-BASE TAX	89,570.32	(5,166.62) PRIOR
PRIOR YEARS-P&I	32,797.34	
ROLLBACK	6,849.62	- ROLLBACK
ROLLBACK P&I	-	
ATTORNEY FEES	17,545.14	- PURGED
TOTAL COLLECTIONS	14,173,615.87	(82,423.83)
LESS TRANSFERRED	6,662,269.02	
LESS IN TRANSIT	7,504,266.05	
LESS DUE TO HCAD COMM. FEE	380.80	
LESS DUE TO CO TREASURER	6,700.00	
BALANCE	-	

*****AFFIDAVIT*****

I, PABLO "PAUL" VILLARREAL JR., ASSESSOR-COLLECTOR OF TAXES FOR THE CITY OF MISSION, DO SOLEMNLY SWEAR THAT THE ABOVE STATEMENT OF TAXES COLLECTED BY ME FOR THE MONTH OF JANUARY 2024 IS CORRECT.

Pablo Paul Villarreal Jr.

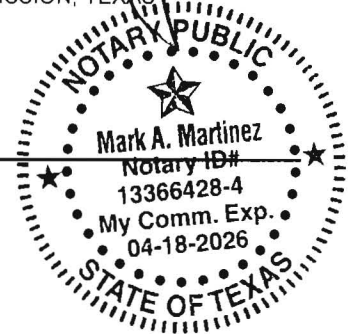
ASSESSOR-COLLECTOR OF TAXES FOR CITY OF MISSION, TEXAS



SWORN AND SUBSCRIBED BEFORE ME THIS 22ND DAY OF JANUARY 2024 A.D.

Mark A. Martinez

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS



PABLO "PAUL" VILLARREAL JR., ASSESSOR & COLLECTOR
CITY OF MISSION TAXES COLLECTED FOR:
JANUARY 2023

COMPARATIVE RATE OF COLLECTIONS

CITY OF MISSION CMS (32)	ORIGINAL TAX LEVY	COLLECTED TO DATE	DROPPED YRS AFTER PURGE	MODIF. TO DATE	TAXES OUTSTANDING	PERCENT 2022/2023	COLLECTED 2021/2022
2022 TAX ROLL	28,910,952.02	24,294,666.91		191,656.00	4,807,941.11	83.48%	84.25%
2021 & PRIOR YRS ROLLBACK	2,417,440.91 2,677.08	198,671.73 438.67		(44,007.78) -	2,174,761.40 2,238.41	8.37% 16.39%	8.11% 36.73%
TOTALS	31,331,070.01	24,493,777.31	-	147,648.22	6,984,940.92		

BREAKDOWN OF TAX COLLECTIONS AND FEES FOR THE MONTH OF JANUARY 2023

	CITY OF MISSION	MONTHLY MODIFICATIONS
CURRENT YEAR-BASE TAX	9,823,709.10	(88,667.78) CURRENT
CURRENT YEAR-P&I	-	
PRIOR YEARS-BASE TAX	56,234.77	(15,090.31) PRIOR
PRIOR YEARS-P&I	24,207.19	
ROLLBACK	-	- ROLLBACK
ROLLBACK P&I	-	
ATTORNEY FEES	12,126.69	- PURGED
TOTAL COLLECTIONS	9,916,277.75	(103,758.09)
LESS TRANSFERRED	5,054,297.35	
LESS IN TRANSIT	4,854,772.87	
LESS DUE TO HCAD COMM. FEE	507.53	
LESS DUE TO CO TREASURER	6,700.00	
BALANCE	-	

*****AFFIDAVIT*****

I, PABLO "PAUL" VILLARREAL JR., ASSESSOR-COLLECTOR OF TAXES FOR THE CITY OF MISSION, DO SOLEMNLY SWEAR THAT THE ABOVE STATEMENT OF TAXES COLLECTED BY ME FOR THE MONTH OF JANUARY 2023 IS CORRECT.

Pablo (Paul) Villarreal Jr.
ASSESSOR-COLLECTOR OF TAXES FOR CITY OF MISSION, TEXAS



SWORN AND SUBSCRIBED BEFORE ME THIS 17TH DAY OF FEBRUARY 2023 A.D.

Mark Martinez
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS



City of Mission, Texas
Summary of Current Levy Tax Collections
As of January 31, 2024

2023 Tax Levy

	<u>M&O</u>	<u>I&S</u>	<u>Total</u>
Original	\$ 27,656,975.25	\$ 4,805,361.00	\$ 32,462,336.25
Adjustments	396,024.23	68,808.66	464,832.89
Adjusted Levy	<u>\$ 28,052,999.48</u>	<u>\$ 4,874,169.66</u>	<u>\$ 32,927,169.14</u>
Collections as of January 2024	<u>\$ 24,021,073.37</u>	<u>\$ 4,173,626.92</u>	<u>\$ 28,194,700.29</u>
Outstanding as of January 2024	<u>\$ 4,031,926.11</u>	<u>\$ 700,542.74</u>	<u>\$ 4,732,468.85</u>
Percentage of 2023 Levy Collected as of January 2024	85.63%	85.63%	85.63%

City of Mission, Texas

Summary of Delinquent Levy Tax Collections

As of January 31, 2024

2023 Tax Levy

	M&O	I&S	Total
Original	\$ 1,992,929.59	\$ 405,285.78	\$ 2,398,215.37
Adjustments	(44,122.04)	(7,941.04)	(52,063.08)
Adjusted Levy	<u>\$ 1,948,807.55</u>	<u>\$ 397,344.74</u>	<u>\$ 2,346,152.29</u>
Collections as of January 2024	<u>\$ 240,512.21</u>	<u>\$ 43,884.48</u>	<u>\$ 284,396.69</u>
Outstanding as of January 2024	<u>\$ 1,708,295.34</u>	<u>\$ 353,460.26</u>	<u>\$ 2,061,755.60</u>
Percentage of 2023 Levy Collected as of January 2024	12.34%	11.04%	12.12%

Delinquent Tax Levy Breakdown

Year	Beg O/S	Adjustments	Paid	Ending O/S
2022	780,511.56	(30,066.73)	(161,999.15)	588,445.68
2021	329,484.88	(4,535.04)	(53,049.75)	271,900.09
2020	206,287.95	(15,671.20)	(16,393.19)	174,223.56
2019	162,056.20	(650.46)	(20,011.45)	141,394.29
2018	115,264.56	(24.31)	(9,808.00)	105,432.25
2017	90,066.99	(340.05)	(7,096.47)	82,630.47
2016	82,152.48	(122.91)	(5,151.01)	76,878.56
2015	71,802.84	(350.73)	(2,340.94)	69,111.17
2014	62,042.60	(219.10)	(1,557.26)	60,266.24
2013	54,131.18	(82.55)	(929.74)	53,118.89
2012	49,778.98	-	(904.26)	48,874.72
2011	47,725.56	-	(1,321.56)	46,404.00
2010	51,136.66	-	(1,510.13)	49,626.53
2009	46,178.50	-	(819.08)	45,359.42
2008	44,800.21	-	(495.21)	44,305.00
2007	34,212.77	-	(525.96)	33,686.81
2006	27,409.21	-	(483.53)	26,925.68
2005	23,815.19	-	-	23,815.19
2004	22,399.16	-	-	22,399.16
2003	15,657.81	-	-	15,657.81
2002	81,300.08	-	-	81,300.08
	2,398,215.37	(52,063.08)	(284,396.69)	2,061,755.60

City of Mission, Texas
Combined Property Tax Reconciliation - Receivable Accounts
FY 2023-24

Item 23.

As of September 30, 2024

	01/08-10900 Current Property Tax Receivable	01/08-11000 Delinquent Property Tax Receivable	combined Rollback Tax Receivable	Outstanding Taxes Prior to Allowance	01/08-11100 Allowance for Uncollectable Property tax	01/08-21900 Outstanding Taxes After Allowance	Deferred Property Tax Revenue	Difference
Beginning Balance	-	2,398,215.37	14,109.88	2,412,325.25	1,051,274.01	1,361,051.24	1,284,291.37	76,759.88
Auditors Adjustments	-	-	-	-	-	-	-	-
Adjusted Beginning Balance	-	2,398,215.37	14,109.88	2,412,325.25	1,051,274.01	1,361,051.24	1,284,291.37	76,759.88
Plus Levy	32,462,336.25	-	-	32,462,336.25	-	32,462,336.25	32,462,336.25	-
Plus Rollback taxes	-	-	130.35	130.35	-	130.35	130.35	-
Less Collections	(28,194,700.29)	(284,396.69)	(7,202.71)	(28,486,299.69)	-	(28,486,299.69)	(28,486,299.69)	-
Less Special Inventory	-	-	-	-	-	-	-	-
Adjustments to tax roll	464,832.89	(52,063.08)	-	412,769.81	-	412,769.81	412,769.81	-
Ending Balance	4,732,468.85	2,061,755.60	7,037.52	6,801,261.97	1,051,274.01	5,749,987.96	5,673,228.09	76,759.88
Adjustments to allowance	-	-	-	-	-	-	0.00	-
Adjusted Ending Balance	4,732,468.85	2,061,755.60	7,037.52	6,801,261.97	1,051,274.01	5,749,987.96	5,673,228.09	76,759.88
Accrual for September (prior yr)							52,681.16	(52,681.16)
Posted to G/L at 9/30 (Oct 2024)	-	-	-	-	-	-	-	-
Propose audit adj.	-	-	-	-	-	-	-	-
Reconciled to Tax Office Report	4,732,468.85	2,061,755.60	7,037.52	6,801,261.97	1,051,274.01	5,749,987.96	5,725,909.25	24,078.72
							5,725,909.25	

	01/08-10900	01/08-11000	
COLLECTIONS AGAINST RECEIVABLE			
collections up to 9/30/23	28,194,700.29	284,396.69	28,479,096.98
reverse prior year accrual	-	-	-
rollback taxes	-	7,202.71	7,202.71
motor vehicle taxes	-	-	-
accrual for Sept-coll in Oct	-	-	-
Total Collections	28,194,700.29	291,599.40	28,486,299.69
RECONCILIATION of RECEIVABLES			
Adjusted balance 9/30/23	-	2,412,325.25	2,412,325.25
Levy	32,462,336.25	-	32,462,336.25
adjustments to tax roll	464,832.89	(52,063.08)	412,769.81
Roll back taxes	-	130.35	130.35
Total tax collections	(28,194,700.29)	(291,599.40)	(28,486,299.69)
Total outstanding taxes 9/30/24	4,732,468.85	2,068,793.12	6,801,261.97

0.8563
% collection

0.8665

	01/08-300-31000	01/08-300-31200	
COLLECTIONS -REVENUE ACCOUNTS			
collections up to 9/30/23	28,194,700.29	284,396.69	28,479,096.98
reverse prior year accrual	-	(52,681.16)	(52,681.16)
rollback taxes	-	7,202.71	7,202.71
motor vehicle taxes	-	-	-
accrual for Sept-coll in Oct	-	-	-
Total Collections	28,194,700.29	238,918.24	28,433,618.53
	-	-	-
	28,194,700.29	238,918.24	28,433,618.53
	-	-	-
	-	-	-
	28,194,700.29	238,918.24	28,433,618.53

RECONCILIATION:			
rollback tax receivables	4,912.71	-	4,912.71
O/S taxes w/out rollback	4,727,556.14	2,068,793.12	6,796,349.26
Total outstanding taxes 9/30/24	4,732,468.85	2,068,793.12	6,801,261.97

**CITY OF MISSION, TEXAS
COMBINED PROPERTY TAX COLLECTIONS, FY 23-24**

Item 23.

MONTH	CURRENT YEAR TAXES			PRIOR YEAR TAXES				TOTAL TAX COLLECTIONS	P & I		COSTS COLLECTED	LESS COMMISS.	Rendition Penalties	TOTAL COLLECTIONS
	General 01/08-300-31000	I & S	Rollback taxes	General 01/08-300-31200	I & S	Rollback taxes	prior yr accrual		General 01/08-300-31300	I & S				
October	46,515.89	8,082.08	-	-	-	353.09	95,943.78	150,894.84	26,603.58	5,026.47	17,873.59	6,700.00	41.09	193,657.39
November	1,350,325.48	234,617.23	-	69,900.37	12,829.27	-	-	1,667,672.35	27,391.76	5,535.16	16,179.63	6,700.00	77.70	1,710,001.20
December	10,673,756.64	1,854,549.52	-	13,619.42	2,533.53	-	-	12,544,459.11	15,512.51	2,996.33	11,329.47	6,700.00	8.96	12,567,588.46
January	11,950,475.36	2,076,378.09	-	75,759.39	13,810.93	6,849.62	-	14,123,273.39	27,546.67	5,250.67	17,545.14	6,700.00	380.80	14,166,535.07
February	-	-	-	-	-	-	-	-	-	-	-	-	-	-
March	-	-	-	-	-	-	-	-	-	-	-	-	-	-
April	-	-	-	-	-	-	-	-	-	-	-	-	-	-
May	-	-	-	-	-	-	-	-	-	-	-	-	-	-
June	-	-	-	-	-	-	-	-	-	-	-	-	-	-
July	-	-	-	-	-	-	-	-	-	-	-	-	-	-
August	-	-	-	-	-	-	-	-	-	-	-	-	-	-
September	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Collections	24,021,073.37	4,173,626.92	-	159,279.18	29,173.73	7,202.71	95,943.78	28,486,299.69	97,054.52	18,808.63	62,927.83	26,800.00	508.55	28,637,782.12
VEHICLES	-	-	-	-	-	-	-	-	-	-	-	-	-	-
total coll tax office	24,021,073.37	4,173,626.92	-	159,279.18	29,173.73	7,202.71	95,943.78	28,486,299.69	97,054.52	18,808.63	62,927.83	26,800.00	508.55	28,637,782.12
Less revenue recognized in prior FY								-						
Total curr yr rev	24,021,073.37	4,173,626.92	-	159,279.18	29,173.73	7,202.71	95,943.78	28,486,299.69						

**TAX COLLECTIONS
FOR THE MONTH OF JANUARY, 2024**

	01-10900	01-11000	01-10900	01-21900	08-10900	08-11000	08-10900	08-21900							
	M&O				I&S				Total	P & I		Attorney	Less	Rendition	Total
DATE	Current	Delinquent	Rollback	Total	Current	Delinquent	Rollback	Total	Tax	General	I & S	Fees	Commission	Penalty	Collections
	01-300-31000	01-300-31200	taxes	M&O	08-300-31000	08-300-31200	taxes	I&S	Collections	01-300-31300	08-300-31300	01-2188	01-417-34499	01-300-36150	
01/03/24	186,485.61	2,289.17		188,774.78	32,401.61	445.00		32,846.61	221,621.39	1,042.40	209.58	582.03	6,700.00		216,755.40
01/04/24	162,477.51	1,449.91		163,927.42	28,230.20	249.44		28,479.64	192,407.06	424.65	73.76	321.30			193,226.77
01/05/24	145,221.96	3,905.81		149,127.77	25,232.12	739.14		25,971.26	175,099.03	1,238.75	242.16	918.89			177,498.83
01/08/24	1,364,216.59	973.24		1,365,189.83	237,030.93	165.78		237,196.71	1,602,386.54	253.56	43.38	150.28			1,602,833.76
01/09/24	326,576.75	1,117.64		327,694.39	56,742.20	195.71		56,937.91	384,632.30	354.52	64.61	259.87			385,311.30
01/10/24	351,109.34	2,839.72		353,949.06	61,004.69	489.95		61,494.64	415,443.70	698.99	123.89	583.18			416,849.76
01/11/24	286,117.00	1,777.25		287,894.25	49,712.54	316.65		50,029.19	337,923.44	394.96	74.23	270.29			338,662.92
01/12/24	233,925.16	1,719.13		235,644.29	40,644.29	332.47		40,976.76	276,621.05	626.73	140.05	224.10			277,611.93
01/13/24	(2,782.57)	(1,212.49)		(3,995.06)	(483.48)	(231.29)		(714.77)	(4,709.83)	(1.98)	(0.40)	-			(4,712.21)
01/14/24	(2,917.54)	(883.89)		(3,801.43)	(506.91)	(159.20)		(666.11)	(4,467.54)	(6.54)	(1.41)	-			(4,475.49)
01/16/24	222,252.76	5,318.47		227,571.23	38,616.08	941.51		39,557.59	267,128.82	1,064.82	178.26	896.57			269,268.47
01/17/24	284,555.73	2,067.84		286,623.57	49,441.12	353.00		49,794.12	336,417.69	554.09	97.95	458.11			337,527.84
01/18/24	299,064.06	1,543.50		300,607.56	51,961.93	305.74		52,267.67	352,875.23	572.86	115.57	380.65			353,944.31
01/19/24	588,986.46	1,209.76		590,196.22	102,335.55	196.97		102,532.52	692,728.74	221.27	36.04	151.30			693,137.35
01/22/24	267,215.33	2,329.39		269,544.72	46,428.26	384.75		46,813.01	316,357.73	1,220.68	192.34	559.91			318,330.66
01/23/24	366,374.67	1,483.20		367,857.87	63,657.12	253.52		63,910.64	431,768.51	387.10	67.21	312.72			432,535.54
01/24/24	589,647.79	3,665.01		593,312.80	102,450.50	677.76		103,128.26	696,441.06	1,360.93	263.12	893.19			698,958.30
01/25/24	303,403.30	2,764.03		306,167.33	52,715.81	519.66		53,235.47	359,402.80	811.80	159.25	478.26			360,852.11
01/26/24	341,288.15	2,610.29		343,898.44	59,298.27	449.76		59,748.03	403,646.47	669.05	118.36	541.17			404,975.05
01/27/24	1,970,915.71	3,953.93		1,974,869.64	342,443.82	756.32		343,200.14	2,318,069.78	1,439.15	284.75	947.77			2,320,741.45
01/29/24	383,669.81	5,748.91		389,418.72	66,662.08	1,084.31		67,746.39	457,165.11	3,136.13	622.93	1,594.05			462,518.22
01/30/24	646,750.87	1,728.08		648,478.95	112,371.95	322.29		112,694.24	761,173.19	458.40	89.05	326.80			762,047.44
01/31/24	2,635,920.91	27,361.49	5,681.42	2,668,963.82	457,987.41	5,021.69	1,168.20	464,177.30	3,133,141.12	10,624.35	2,055.99	6,694.70		380.80	3,152,135.36
Total	11,950,475.36	75,759.39	5,681.42	12,031,916.17	2,076,378.09	13,810.93	1,168.20	2,091,357.22	14,123,273.39	27,546.67	5,250.67	17,545.14	6,700.00	380.80	14,166,535.07
JE#	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Need to recd	11,950,475.36	75,759.39	5,681.42	12,031,916.17	2,076,378.09	13,810.93	1,168.20	2,091,357.22	14,123,273.39	27,546.67	5,250.67	17,545.14	6,700.00	380.80	14,166,535.07

O/S **7,102,417.52**



CITY OF MISSION, TEXAS FINANCIAL SUMMARY REPORT as of January 31, 2024

Departments Funds	REVENUES			EXPENSES					
	Amended Budget	Actual Amount	YTD % Received	Amended Budget	Actual Amount	Encumb.	Actual w/Encumb.	YTD % Used	
10-Legislative	-	-	0.00%	38,013	448	1,566	2,014	16.56%	
11-Executive	-	-	0.00%	808,151	59,160	226	59,386	27.98%	
12-Finance	497,000	17,516	4.84%	1,050,600	76,904	12,520	89,424	32.80%	
13-Municipal Court	895,500	81,232	28.64%	787,269	55,606	1,329	56,936	27.57%	
14-Planning	2,009,000	119,091	24.31%	1,378,722	92,073	11,790	103,863	26.24%	
15-Facilities Maint.	-	-	0.00%	1,524,306	112,592	97,937	210,529	31.28%	
16-Fleet Maint.	-	-	0.00%	1,221,045	104,362	300,455	404,817	57.51%	¹
17-Organizational	49,853,441	12,813,301	54.20%	2,838,125	231,041	173,739	404,780	50.34%	¹
18-Purchasing	-	-	0.00%	347,316	15,597	574	16,171	21.98%	
19-City Secretary	148,800	16,291	31.29%	442,792	33,292	7,826	41,118	30.76%	
22-Risk	40,000	-	42.25%	765,487	14,462	4,346	18,808	63.81%	²
24-Civil Service	-	-	0.00%	209,537	13,998	3,735	17,733	27.95%	
25-Human Resources	-	-	0.00%	375,269	28,242	131	28,373	30.29%	
26-Information Tech.	-	-	0.00%	1,256,375	63,749	127,063	190,812	64.84%	¹
27-Media Relations	-	-	0.00%	423,779	26,787	463	27,250	25.07%	
28-Legal	-	-	0.00%	579,591	75,988	2,745	78,732	29.55%	
30-Police	1,536,033	89,919	6.69%	20,560,608	1,550,460	181,878	1,732,337	33.64%	
31-Fire	2,450,000	6,992	0.71%	11,862,841	892,789	2,349,890	3,242,679	49.33%	
32-Fire Prevention	-	-	0.00%	837,387	62,004	12,167	74,170	35.02%	
40-Streets	72,000	12,000	33.33%	5,111,369	344,077	327,525	671,602	29.13%	
43-Health Regulation & Inspection	142,000	5,964	12.68%	447,146	31,552	1,575	33,128	27.41%	
44-Animal Welfare	-	-	0.00%	751,647	51,976	270,850	322,826	64.22%	³
51-Mission Historical Museum	-	-	0.00%	394,522	26,336	1,688	28,024	27.11%	
60-Parks & Rec Administration	-	-	0.00%	278,708	20,673	1,658	22,331	30.03%	
61-Parks	25,000	3,785	59.36%	3,159,187	229,158	83,603	312,761	29.36%	²
63-Recreation	48,000	1,650	24.28%	417,432	6,512	5,677	12,188	11.49%	
64-Library	56,000	3,612	22.04%	1,545,170	109,041	8,761	117,802	27.40%	
65-Bannworth Pool	25,000	570	11.52%	333,583	12,588	7,000	19,588	16.39%	
67-Mayberry Pool	35,000	270	0.77%	395,853	12,682	5,600	18,282	13.92%	
98-Transfers Out	4,308,791	-	0.00%	3,261,829	-	-	-	0.00%	
GENERAL FUND	62,141,565	13,172,192	45.15%	63,481,709	4,354,150	4,004,315	8,358,465	35.58%	
SPECIAL REVENUE FUNDS	24,725,798	183,072	11.85%	26,685,200	1,679,818	3,712,500	5,392,318	27.41%	
CAPITAL PROJECTS FUNDS	-	12,323	0.00%	-	2,509,362	12,540,880	15,050,242	0.00%	
DEBT SERVICE FUNDS	6,846,000	1,804,770	57.42%	6,255,452	825	-	825	0.02%	
UTILITY FUND	22,906,000	1,852,835	27.68%	24,360,052	1,517,241	2,241,659	3,758,900	28.94%	
GOLF COURSE FUND	977,000	112,444	39.28%	1,806,091	118,877	42,222	161,099	25.08%	
SOLID WASTE FUND	9,431,500	801,074	26.89%	9,427,373	627,965	1,260,559	1,888,524	33.13%	
EVENT CENTER FUND	1,150,100	42,028	16.55%	1,077,779	79,775	27,802	107,577	35.05%	
INTERNAL SERVICE FUND	7,849,821	645,357	30.66%	8,070,277	620,461	3,863	624,325	23.00%	
Grand Total	136,027,784	18,626,094		141,163,933	11,508,475	23,833,800	35,342,275		
									Unadjusted
									FUND BALANCE
									1/31/2024
									15,625,503
									1,364,868
									5,204,646
									5,315,484
									6,863,262
									(5,601,623)
									6,411,530
									(426,536)
									761,449
									35,518,584

2nd Quarter
All Exp < 50%

¹ Property Tax revenue majority collected first 4 months of year.
² Park Facility Rentals Increased
¹ Funds encumbered for supplies and services.
² Premiums for Insurance paid in 1st quarter of the fiscal year.
³ RGV Humane Society Fee Encumbered for Entire Year

**CITY OF MISSION, TEXAS
GENERAL FUND
FINANCIAL STATEMENTS FOR THE MONTH ENDING 1/31/24**

	General Fund
Beginning Adjusted Fund Balance	\$ 6,807,461.42
Revenues:	
Property Taxes	10,377,699.69
Sales Taxes	1,693,628.86
Other Taxes	700,144.30
Licenses and Permits	80,978.58
Intergovernmental Revenues	102,204.48
Charges for Services	81,217.32
Fines and Forfeits	75,360.99
Interest Earned	14,616.43
Miscellaneous	46,341.64
Total Revenues:	13,172,192.29
Transfers In:	-
Total Resources Available:	19,979,653.71
Expenditures:	
Legislative	448.49
Executive	59,160.34
Finance	76,903.72
Municipal Court	55,606.41
Planning	92,072.99
Facilities Maintenance	112,592.21
Fleet Maintenance	104,361.81
Organizational	231,041.11
Purchasing	15,597.30
City Secretary	33,292.08
Risk Management	14,462.32
Civil Service	13,998.26
Human Resources	28,241.96
Information Technology	63,748.86
Media Relations	26,787.20
Legal	75,987.53
Police	1,550,459.57
Fire	892,788.83
Fire Prevention	62,003.58
Streets	344,077.14
Health	31,552.47
Animal Welfare	51,976.48
Museum	26,335.77
Parks and Recreation	20,673.37
Parks	229,157.77
Recreation	6,511.76
Library	109,041.00
Bannworth Pool	12,587.65
Mayberry Pool	12,682.46
Total Expenditures:	4,354,150.44
Transfers - Out:	-
Ending Fund Balance: (Unadjusted)	\$ 15,625,503.27

**CITY OF MISSION, TEXAS
GENERAL FUND
FINANCIAL STATEMENTS FOR THE MONTH ENDING 1/31/24**

	General Fund
Assets:	
Cash:	9,396,039.44
Investments:	3,520,914.61
Prepaid items	12,753.29
Receivables:	
Taxes	3,953,382.72
Accounts	1,299,004.32
Less: allowance for uncollectibles	(1,920,860.00)
Due from other governments	562,379.44
Due from other funds	5,678,490.40
Long-term receivable	4,800.00
Inventory	23,950.62
Total Assets:	22,530,854.84
 Liabilities and Fund Balance:	
Accounts payable	237,768.09
Other liabilities	277,633.10
Accrued payroll	(4,204.86)
Due to other funds	1,253,134.58
Deferred Revenue	5,141,020.66
Total Liabilities	6,905,351.57
 Net Assets:	
Nonspendable	41,503.91
Committed	10,816,838.23
Unassigned	4,767,161.13
Total Fund Balance	\$ 15,625,503.27

FINANCIAL STATEMENT
AS OF: JANUARY 31, 2024

01 -GENERAL FUND

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUM.	BUDGET BALANCE
REVENUE SUMMARY						
	62,141,565.00	13,172,192.29	28,057,134.53	45.15	0.00	34,084,430.47
*** TOTAL REVENUES ***	62,141,565.00	13,172,192.29	28,057,134.53	45.15	0.00	34,084,430.47
EXPENDITURE SUMMARY						
10-LEGISLATIVE	38,013.00	448.49	4,729.57	16.56	1,565.80	31,717.63
11-EXECUTIVE	808,151.00	59,160.34	225,857.63	27.98	225.94	582,067.43
12-FINANCE	1,050,600.00	76,903.72	332,030.76	32.80	12,519.83	706,049.41
13-MUNICIPAL COURT	787,269.00	55,606.41	215,749.65	27.57	1,329.21	570,190.14
14-PLANNING	1,378,722.00	92,072.99	350,053.30	26.24	11,789.73	1,016,878.97
15-FACILITIES MAINTENANCE	1,524,306.00	112,592.21	378,842.71	31.28	97,936.76	1,047,526.53
16-FLEET MAINTENANCE	1,221,045.00	104,361.81	401,822.55	57.51	300,455.39	518,767.06
17-ORGANIZATIONAL EXPENSE	2,838,125.00	231,041.11	1,254,934.63	50.34	173,739.36	1,409,451.01
18-PURCHASING	347,316.00	15,597.30	75,765.69	21.98	573.65	270,976.66
19-CITY SECRETARY	442,792.00	33,292.08	128,378.31	30.76	7,825.69	306,588.00
22-RISK MANAGEMENT	765,487.00	14,462.32	484,114.28	63.81	4,346.12	277,026.60
23-ELECTIONS	78,050.00	0.00	3.40	0.00	0.00	78,046.60
24-CIVIL SERVICE	209,537.00	13,998.26	54,832.03	27.95	3,734.50	150,970.47
25-HUMAN RESOURCES	375,269.00	28,241.96	113,529.55	30.29	131.06	261,608.39
26-INFORMTION TECHNOLOGY	1,256,375.00	63,748.86	687,562.63	64.84	127,062.92	441,749.45
27-MEDIA RELATIONS	423,779.00	26,787.20	105,777.94	25.07	463.00	317,538.06
28-LEGAL	579,591.00	75,987.53	168,535.18	29.55	2,744.95	408,310.87
30-POLICE	20,560,608.00	1,550,459.57	6,734,924.60	33.64	181,877.87	13,643,805.53
31-FIRE	11,862,841.00	892,788.83	3,502,508.66	49.33	2,349,890.44	6,010,441.90
32-FIRE PREVENTION	837,387.00	62,003.58	281,056.08	35.02	12,166.81	544,164.11
40-STREETS	5,111,369.00	344,077.14	1,161,235.38	29.13	327,524.89	3,622,608.73
43-HEALTH REGULATION & IN	447,146.00	31,552.47	120,984.47	27.41	1,575.40	324,586.13
44-ANIMAL CONTROL	751,647.00	51,976.48	211,871.68	0.00	270,849.77	268,925.55
51-MISSION HISTORICAL MUS	394,522.00	26,335.77	105,283.91	27.11	1,687.81	287,550.28
60-PARKS & RECREATION ADM	278,708.00	20,673.37	82,037.96	30.03	1,657.71	195,012.33
61-PARKS	3,159,187.00	229,157.77	844,009.51	29.36	83,602.96	2,231,574.53
63-RECREATION	417,432.00	6,511.76	42,303.88	11.49	5,676.70	369,451.42
64-LIBRARY	1,545,170.00	109,041.00	414,546.44	27.40	8,760.73	1,121,862.83
65-BANNWORTH POOL	333,583.00	12,587.65	47,658.78	16.39	7,000.00	278,924.22
67-MAYBERRY POOL	395,853.00	12,682.46	49,499.14	13.92	5,600.00	340,753.86
99-TRANSFERS OUT	3,261,829.00	0.00	0.00	0.00	0.00	3,261,829.00
*** TOTAL EXPENDITURES ***	63,481,709.00	4,354,150.44	18,580,440.30	35.58	4,004,315.00	40,896,953.70

CITY OF MISSION, TEXAS
SPECIAL REVENUE BONDS
FINANCIAL STATEMENTS FOR THE MONTH ENDING 01/31/24

SPECIAL REVENUE PAGE 1

	<u>Total</u>	<u>CDBG Fund 04</u>	<u>Police State Sharing Fund 10</u>	<u>Police Federal Sharing Fund 11</u>	<u>Municipal Court Tech Fund 14</u>
Beginning Unadjusted Fund Balance	\$ (253,261.80)	\$ (18,011.23)	\$ 70,685.66	\$ 271,664.32	\$ 261,100.93
Revenues:					
Intergovernmental Revenues	131,131.39	36,414.52	-	11,546.73	-
Other taxes	2,174,463.01	-	-	-	-
Charges for Services	31,143.34	-	-	-	4,434.44
Interest Earned	2,134.63	-	148.81	-	-
Special Assessments	122,762.73	-	16,920.40	-	-
Total Revenues:	<u>2,461,635.10</u>	<u>36,414.52</u>	<u>17,069.21</u>	<u>11,546.73</u>	<u>4,434.44</u>
Transfers In:	-	-	-	-	-
Total Resources Available:	<u>2,208,373.30</u>	<u>18,403.29</u>	<u>87,754.87</u>	<u>283,211.05</u>	<u>265,535.37</u>
Expenditures:					
Police	154,423.10	-	823.96	32,665.31	-
Organizational	350,446.01	-	-	-	-
City Secretary	759.82	-	-	-	-
Municipal Court	3,667.79	-	-	-	401.16
Fire	1,533.53	-	-	-	-
Health	757.37	-	-	-	-
Parks	696.64	-	-	-	-
Recreation	189.19	-	-	-	-
Media	2,124.56	-	-	-	-
Tourist Promotion	77,499.99	-	-	-	-
Drainage	99,721.67	-	-	-	-
Boys & Girls Club	64,008.62	-	-	-	-
Veteran's Cemetery	44,488.72	-	-	-	-
CDBG	43,187.99	43,187.99	-	-	-
Total Expenditures:	<u>843,505.00</u>	<u>43,187.99</u>	<u>823.96</u>	<u>32,665.31</u>	<u>401.16</u>
Transfers - Out:	-	-	-	-	-
Ending Adjusted Fund Balance:	<u>\$ 1,364,868.30</u>	<u>\$ (24,784.70)</u>	<u>\$ 86,930.91</u>	<u>\$ 250,545.74</u>	<u>\$ 265,134.21</u>
Assets:					
Cash:	5,761,787.34	57,136.99	-	-	-
Investments:	332,774.34	-	32,924.25	-	-
Receivables:					
Accounts	394,727.48	168.81	-	2,828.10	-
Less: allowance for uncollectibles	(8,308.79)	-	-	-	-
Due from other governments	152,858.74	(13,983.26)	-	-	-
Due from other funds	<u>4,886,898.42</u>	<u>765.67</u>	<u>61,636.49</u>	<u>251,650.01</u>	<u>265,334.79</u>
Total Assets	<u>11,520,737.53</u>	<u>44,088.21</u>	<u>94,560.74</u>	<u>254,478.11</u>	<u>265,334.79</u>
Liabilities and Fund Balance:					
Accounts Payable	355,941.36	5,819.12	-	3,932.37	200.58
Other liabilities	23,387.20	606.32	-	-	-
Payable from restricted assets:					
Retainage payable	99,139.34	-	-	-	-
Due to other governments	7,629.83	-	7,629.83	-	-
Due to other funds	2,456,518.15	62,447.47	-	-	-
Deferred Revenue	7,213,253.35	-	-	-	-
Total Liabilities	<u>10,155,869.23</u>	<u>68,872.91</u>	<u>7,629.83</u>	<u>3,932.37</u>	<u>200.58</u>
Net Assets					
Restricted Fund Balance	<u>\$ 1,364,868.30</u>	<u>\$ (24,784.70)</u>	<u>\$ 86,930.91</u>	<u>\$ 250,545.74</u>	<u>\$ 265,134.21</u>

SPECIAL REVENUE PAGE 2						
Designated Purpose (grants) Fund 15	Drainage Assessment Fund 16	Cemetery Trust Fund 17	Records Preservation Fund 20	Speer Memorial Macdonald Fund 22	Hotel/Motel Tax Fund 24	Municipal Court Bldg Security Fund 25
\$ (1,349,072.38)	\$ 548,758.54	\$ 18,966.34	\$ 14,836.82	\$ 27,476.62	\$ 495,354.01	\$ 187,337.28
83,170.14	-	-	-	-	-	-
-	-	-	-	-	200,861.51	-
-	-	-	1,389.00	-	-	2,747.79
1,266.43	554.28	-	-	-	20.81	-
-	105,842.33	-	-	-	-	-
84,436.57	106,396.61	-	1,389.00	-	200,882.32	2,747.79
-	-	-	-	-	-	-
<u>(1,264,635.81)</u>	<u>655,155.15</u>	<u>18,966.34</u>	<u>16,225.82</u>	<u>27,476.62</u>	<u>696,236.33</u>	<u>190,085.07</u>
120,933.83	-	-	-	-	-	-
129,988.86	-	-	-	-	-	-
-	-	168.96	590.86	-	-	-
-	-	-	-	-	-	-
1,533.53	-	-	-	-	-	-
757.37	-	-	-	-	-	-
-	-	-	-	-	-	-
189.19	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	77,499.99	-
-	99,721.67	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
253,402.78	99,721.67	168.96	590.86	-	77,499.99	-
-	-	-	-	-	-	-
<u>\$ (1,518,038.59)</u>	<u>\$ 555,433.48</u>	<u>\$ 18,797.38</u>	<u>\$ 15,634.96</u>	<u>\$ 27,476.62</u>	<u>\$ 618,736.34</u>	<u>\$ 190,085.07</u>
4,982,763.70	-	-	-	-	-	-
-	232,419.09	-	-	-	67,431.00	-
79,888.28	109,974.01	-	-	-	201,403.16	-
-	(8,308.79)	-	-	-	-	-
41,842.00	-	-	-	-	-	-
575,505.93	313,867.72	18,797.38	16,153.52	27,476.62	349,902.18	190,085.07
5,679,999.91	647,952.03	18,797.38	16,153.52	27,476.62	618,736.34	190,085.07
-	92,314.38	-	518.56	-	-	-
11,129.65	124.31	-	-	-	-	-
99,139.34	-	-	-	-	-	-
-	-	-	-	-	-	-
548,548.94	79.86	-	-	-	-	-
6,539,220.57	-	-	-	-	-	-
7,198,038.50	92,518.55	-	518.56	-	-	-
<u>\$ (1,518,038.59)</u>	<u>\$ 555,433.48</u>	<u>\$ 18,797.38</u>	<u>\$ 15,634.96</u>	<u>\$ 27,476.62</u>	<u>\$ 618,736.34</u>	<u>\$ 190,085.07</u>

SPECIAL REVENUE PAGE 3

Speer Memorial Breyfogle Fund 26	Park Dedication Fund 27	Juevenile Case Manager Fund 28	Capital Asset Replacement Fund 29	PEG Capital Fund Fund 30	Boys & Girls Club Fund 32	Veteran's Cemetery Fund 35	Tax Increment Fund 81
\$ 6,811.75	\$ (3,414.60)	\$ 167,308.98	\$ (343,870.29)	\$ 689,847.78	\$ (1,275,861.89)	\$ (26,735.16)	\$ 3,554.72
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	1,973,601.50
-	-	2,735.91	-	281.20	19,555.00	-	-
-	-	-	-	144.30	-	-	-
-	-	-	-	-	-	-	-
-	-	2,735.91	-	425.50	19,555.00	-	1,973,601.50
-	-	-	-	-	-	-	-
<u>6,811.75</u>	<u>(3,414.60)</u>	<u>170,044.89</u>	<u>(343,870.29)</u>	<u>690,273.28</u>	<u>(1,256,306.89)</u>	<u>(26,735.16)</u>	<u>1,977,156.22</u>
-	-	-	-	-	-	-	-
-	-	-	220,457.15	-	-	-	-
-	-	-	-	-	-	-	-
-	-	3,266.63	-	-	-	-	-
-	-	-	-	-	-	-	-
-	696.64	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	2,124.56	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	64,008.62	-	-
-	-	-	-	-	-	44,488.72	-
-	696.64	3,266.63	220,457.15	2,124.56	64,008.62	44,488.72	-
-	-	-	-	-	-	-	-
<u>\$ 6,811.75</u>	<u>\$ (4,111.24)</u>	<u>\$ 166,778.26</u>	<u>\$ (564,327.44)</u>	<u>\$ 688,148.72</u>	<u>\$ (1,320,315.51)</u>	<u>\$ (71,223.88)</u>	<u>\$ 1,977,156.22</u>
6,811.75	-	-	-	715,074.90	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	465.12	-	-
-	-	-	-	-	-	125,000.00	-
-	670,618.18	167,948.64	-	-	-	-	1,977,156.22
<u>6,811.75</u>	<u>670,618.18</u>	<u>167,948.64</u>	<u>-</u>	<u>715,074.90</u>	<u>465.12</u>	<u>125,000.00</u>	<u>1,977,156.22</u>
-	696.64	156.35	216,085.07	26,926.18	4,707.18	4,584.93	-
-	-	1,014.03	-	-	8,236.55	2,276.34	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	348,242.37	-	1,307,836.90	189,362.61	-
-	674,032.78	-	-	-	-	-	-
-	674,729.42	1,170.38	564,327.44	26,926.18	1,320,780.63	196,223.88	-
<u>\$ 6,811.75</u>	<u>\$ (4,111.24)</u>	<u>\$ 166,778.26</u>	<u>\$ (564,327.44)</u>	<u>\$ 688,148.72</u>	<u>\$ (1,320,315.51)</u>	<u>\$ (71,223.88)</u>	<u>\$ 1,977,156.22</u>

**CITY OF MISSION, TEXAS
CAPITAL PROJECTS FUNDS
FINANCIAL STATEMENTS FOR THE MONTH ENDING 01/31/24**

	<u>Total</u>	<u>Capital Projects Fund 09</u>	<u>2018 CO Fund 75</u>	<u>2021 CO Fund 76</u>
Beginning Unadjusted Fund Balance	\$ 7,701,685.48	\$ (2,339,725.85)	\$ 2,738,192.31	\$ 7,303,219.02
Revenues:				
MRA Reimbursement	1,214.00	1,214.00	-	-
Interest Earned	11,108.80	-	5,671.57	5,437.23
Total Revenues:	<u>12,322.80</u>	<u>1,214.00</u>	<u>5,671.57</u>	<u>5,437.23</u>
Transfers In:	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Resources Available:	<u>7,714,008.28</u>	<u>(2,338,511.85)</u>	<u>2,743,863.88</u>	<u>7,308,656.25</u>
Expenditures:				
Facilities - PD/Fire Substation	222,499.95	222,499.95	-	-
Streets - Taylor Rd Project	863,560.75	863,560.75	-	-
Streets - Mile 2 Traffic Signal	26,250.00	26,250.00	-	-
Parks - Lions Park	1,580.70	-	1,580.70	-
Drainage - Glasscock	1,063,597.78	-	-	1,063,597.78
Drainage - Esperanza	331,872.73	-	-	331,872.73
Total Expenditures:	<u>2,509,361.91</u>	<u>1,112,310.70</u>	<u>1,580.70</u>	<u>1,395,470.51</u>
Transfers - Out:	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Ending Unadjusted Fund Balance:	<u>\$ 5,204,646.37</u>	<u>\$ (3,450,822.55)</u>	<u>\$ 2,742,283.18</u>	<u>\$ 5,913,185.74</u>
Assets:				
Cash:	1,615,764.05	-	1,615,764.05	-
Investments:	9,153,621.82	-	1,254,915.21	7,898,706.61
Receivables:				
Accrued interest receivable	768.83	-	-	768.83
Due from other governments	1,585,204.19	1,585,204.19	-	-
Total Assets	<u>12,355,358.89</u>	<u>1,585,204.19</u>	<u>2,870,679.26</u>	<u>7,899,475.44</u>
Liabilities and Fund Balance:				
Accounts Payable	10,000.00	-	-	10,000.00
Retainage Payable	1,206,810.14	520,172.55	128,396.08	558,241.51
Other liabilities	1,027,128.17	1,027,128.17	-	-
Due to other funds	4,123,398.20	2,705,350.01	-	1,418,048.19
Deferred revenue	783,376.01	783,376.01	-	-
Total Liabilities	<u>7,150,712.52</u>	<u>5,036,026.74</u>	<u>128,396.08</u>	<u>1,986,289.70</u>
Net Assets				
Restricted Fund Balance	<u>\$ 5,204,646.37</u>	<u>\$ (3,450,822.55)</u>	<u>\$ 2,742,283.18</u>	<u>\$ 5,913,185.74</u>

**CITY OF MISSION, TEXAS
DEBT SERVICE FUND
FINANCIAL STATEMENTS FOR THE MONTH ENDING 01/31/24**

	Debt Service Fund 08
Beginning Unadjusted Fund Balance	\$ 3,511,539.48
Revenues:	
Property Taxes	1,804,769.54
Total Revenues:	1,804,769.54
Transfer In	-
Total Resources Available:	5,316,309.02
Expenditures:	
Fiscal fees	825.00
Total Expenditures:	825.00
Transfer Out	-
Unadjusted Fund Balance:	\$ 5,315,484.02
Assets:	
Cash:	3,279,878.68
Investments:	243,848.19
Receivables:	
Taxes	2,846,477.11
Accrued interest receivable	41.95
Less: allowance for uncollectibles	(192,141.30)
Total Assets	6,178,104.63
Liabilities and Fund Balance:	
Deferred Revenue	862,620.61
Total Liabilities	862,620.61
Net Assets:	
Restricted Fund Balance	\$ 5,315,484.02

**CITY OF MISSION, TEXAS
UTILITY ENTERPRISE FUND
FINANCIAL STATEMENTS FOR THE MONTH ENDING 01/31/24
UNADJUSTED**

	Total Utility Funds 02	Utility Fund	Utility Reserve & Ext Funds	Utility I&S Funds	Utility Capital Project Fund
Beginning Adjusted Retain Earnings	\$ 6,552,359.38	\$ 3,823,701.84	\$ 780,197.26	\$ 1,777,058.54	\$ 171,401.74
Adjustment to Prior Year Retain Earnings	(24,691.49)	(24,691.49)	-	-	-
Unadjusted Retain Earnings	\$ 6,527,667.89	\$ 3,799,010.35	\$ 780,197.26	\$ 1,777,058.54	\$ 171,401.74
Revenues:					
Charges for Services	1,824,824.30	1,824,824.30	-	-	-
Interest Earned	4,306.15	2,572.91	561.71	1,121.57	49.96
Miscellaneous	408.00	408.00	-	-	-
Sale of Assets	13,516.88	13,516.88	-	-	-
Special Assessments	9,780.00	9,780.00	-	-	-
Total Revenues:	1,852,835.33	1,851,102.09	561.71	1,121.57	49.96
Transfers In:	-	-	-	-	-
Total Resources Available:	8,380,503.22	5,650,112.44	780,758.97	1,778,180.11	171,451.70
Expenditures:					
Administration	73,114.50	73,114.50	-	-	-
Water Distribution	270,802.10	270,802.10	-	-	-
Water Treatment	376,584.34	376,584.34	-	-	-
Wastewater Treatment	140,830.01	140,830.01	-	-	-
Industrial Pre-Treatment	6,128.68	6,128.68	-	-	-
Utility Billing and Collecting	42,218.35	42,218.35	-	-	-
Organizational Expense	93,490.65	93,490.65	-	-	-
Meter Readers	55,586.10	55,586.10	-	-	-
North Water Plant	456,786.28	456,786.28	-	-	-
Golf Course:					
Club House	-	-	-	-	-
Grounds	-	-	-	-	-
Restaurant	-	-	-	-	-
Organizational	-	-	-	-	-
Solid Waste	-	-	-	-	-
Event Center	-	-	-	-	-
Principal, Interest & Fees	1,700.00	-	-	1,700.00	-
Total Expenditures:	1,517,241.01	1,515,541.01	-	1,700.00	-
Transfers - Out:	-	-	-	-	-
Ending Retain Earnings: (unadjusted)	\$ 6,863,262.21	\$ 4,134,571.43	\$ 780,758.97	\$ 1,776,480.11	\$ 171,451.70
Assets:					
Cash:	2,908,929.06	2,908,929.06	-	-	-
Investments:	841,569.71	841,569.71	-	-	-
Prepaid items	6,100.00	6,100.00	-	-	-
Receivables:					
Accounts	1,765,290.07	1,765,290.07	-	-	-
Less: allowance for uncollectibles	(178,465.22)	(178,465.22)	-	-	-
Accrued interest receivable	-	-	-	-	-
Due from other funds	5,691,231.64	5,691,231.64	-	-	-
Inventory	186,866.82	186,866.82	-	-	-
Total Current Assets	11,221,522.08	11,221,522.08	-	-	-
Non-Current Assets					
Restricted Assets:					
Cash and cash equivalents	14,727,121.87	12,746,619.40	440,394.54	1,368,656.23	171,451.70
Investments	1,297,471.28	549,282.97	340,364.43	407,823.88	-
Accrued interest	-	-	-	-	-
Deferred charges	319,631.71	319,631.71	-	-	-
Capital Assets:					
Land, water rights, & construction in progress	37,872,790.05	37,872,790.05	-	-	-
Other capital assets, net of accum. depr.	56,397,305.94	56,397,305.94	-	-	-
Total Non-current assets	110,614,320.85	107,885,630.07	780,758.97	1,776,480.11	171,451.70
Total Assets:	121,835,842.93	119,107,152.15	780,758.97	1,776,480.11	171,451.70
Liabilities:					
Accounts Payable	399,160.92	399,160.92	-	-	-
Retainage payable	2,740.00	2,740.00	-	-	-
Accrued interest payable	-	-	-	-	-
Other liabilities	45,516.11	45,516.11	-	-	-
Compensated absences	198,802.72	198,802.72	-	-	-
Accrued payroll	15,310.83	15,310.83	-	-	-
Due to other funds	5,539,932.77	5,539,932.77	-	-	-
Customer deposits	2,960,664.74	2,960,664.74	-	-	-
Deferred Revenue	161,206.66	161,206.66	-	-	-
Current portion of long-term	1,262,139.65	1,262,139.65	-	-	-
Subdividers deposits	2,802,811.97	2,802,811.97	-	-	-
Leases	883,688.67	883,688.67	-	-	-
Long-term obligations:	38,896,534.08	38,896,534.08	-	-	-
Total Liabilities	53,168,509.12	53,168,509.12	-	-	-
Net Assets:					
Nonspendable	61,804,071.60	61,804,071.60	-	-	-
Restricted	2,728,690.78	-	780,758.97	1,776,480.11	171,451.70
Committed	2,985,762.59	2,985,762.59	-	-	-
Unassigned	1,148,808.84	1,148,808.84	-	-	-
Total Net Assets	\$ 68,667,333.81	\$ 65,938,643.03	\$ 780,758.97	\$ 1,776,480.11	\$ 171,451.70

FINANCIAL STATEMENT
AS OF: JANUARY 31, 2024

02 -UTILITY FUND

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUM.	BUDGET BALANCE
REVENUE SUMMARY						
	22,906,000.00	1,852,835.33	6,340,394.56	27.68	0.00	16,565,605.44
*** TOTAL REVENUES ***	22,906,000.00	1,852,835.33	6,340,394.56	27.68	0.00	16,565,605.44
EXPENDITURE SUMMARY						
10-ADMINISTRATION	1,170,463.00	73,114.50	296,807.92	25.41	572.87	873,082.21
12-WATER DISTRIBUTION/SEW	3,715,835.00	270,802.10	960,941.89	39.41	503,464.53	2,251,428.58
13-SOUTH WATER PLANT	2,817,424.00	376,584.34	939,784.66	52.81	548,210.24	1,329,429.10
14-WASTEWATER TREATMENT	2,412,967.00	140,830.01	399,689.00	33.91	418,556.75	1,594,721.25
15-INDUSTRIAL PRE-TREATME	360,126.00	6,128.68	25,403.40	7.05	0.00	334,722.60
16-UTILITY BILLING AND CO	756,877.00	42,218.35	313,733.08	43.14	12,752.47	430,391.45
17-ORGANIZATIONAL EXPENSE	5,771,281.00	95,190.65	616,245.99	10.87	10,929.00	5,144,106.01
18-METER READERS	697,521.00	55,586.10	194,119.75	28.06	1,587.85	501,813.40
30-NORTH WATER PLANT	3,448,767.00	456,786.28	1,061,958.28	52.41	745,585.26	1,641,223.46
61-2015 TWDB BONDS	0.00	0.00	0.00	0.00	0.00	0.00
63-2021 PSI BOND	0.00	0.00	0.00	0.00	0.00	0.00
99-TRANSFERS OUT	3,208,791.00	0.00	0.00	0.00	0.00	3,208,791.00
98-CONTRA ACCOUNTS	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL EXPENDITURES ***	24,360,052.00	1,517,241.01	4,808,683.97	28.94	2,241,658.97	17,309,709.06

**CITY OF MISSION, TEXAS
ALL OTHER ENTERPRISE FUNDS
FINANCIAL STATEMENTS FOR THE MONTH ENDING 01/31/24
UNADJUSTED**

	Golf Course	Solid Waste	Event Center
	Fund 03	Fund 05	Fund 23
Beginning Adjusted Retain Earnings	\$ (5,587,037.48)	\$ 6,243,119.75	\$ (371,607.07)
Adjustment to Prior Year Retain Earnings	(8,152.52)	(4,699.03)	(17,181.24)
Unadjusted Retain Earnings	\$ (5,595,190.00)	\$ 6,238,420.72	\$ (388,788.31)
Revenues:			
Charges for Services	112,282.00	800,751.47	42,027.82
Interest Earned	-	-	-
Miscellaneous	161.60	322.39	0.29
Sale of Assets	-	-	-
Special Assessments	-	-	-
Total Revenues:	<u>112,443.60</u>	<u>801,073.86</u>	<u>42,028.11</u>
Transfers In:	-	-	-
Total Resources Available:	<u>(5,482,746.40)</u>	<u>7,039,494.58</u>	<u>(346,760.20)</u>
Expenditures:			
Administration	-	-	-
Water Distribution	-	-	-
Water Treatment	-	-	-
Wastewater Treatment	-	-	-
Industrial Pre-Treatment	-	-	-
Utility Billing and Collecting	-	-	-
Organizational Expense	-	-	-
Meter Readers	-	-	-
North Water Plant	-	-	-
Golf Course:			
Club House	47,859.96	-	-
Grounds	54,506.26	-	-
Restaurant	8,982.88	-	-
Organizational	3,435.76	-	-
Solid Waste	-	627,965.08	-
Event Center	-	-	79,775.48
Principal, Interest & Fees	4,092.20	-	-
Total Expenditures:	<u>118,877.06</u>	<u>627,965.08</u>	<u>79,775.48</u>
Transfers - Out:	-	-	-
Ending Retain Earnings: (unadjusted)	<u>\$ (5,601,623.46)</u>	<u>\$ 6,411,529.50</u>	<u>\$ (426,535.68)</u>
Assets:			
Cash:	650.00	-	2,500.00
Investments:	-	476,045.28	-
Prepaid items	5,000.00	-	4,115.00
Receivables:	-	-	-
Accounts	5,940.16	873,064.01	1,692.33
Less: allowance for uncollectibles	-	(63,926.95)	-
Accrued interest receivable	-	337.68	-
Due from other funds	31,705.29	1,892,204.28	-
Inventory	44,737.92	-	17,713.00
Total Current Assets	<u>88,033.37</u>	<u>3,177,724.30</u>	<u>26,020.33</u>
Non-Current Assets			
Restricted Assets:			
Cash and cash equivalents	-	-	-
Investments	-	-	-
Accrued interest	-	-	-
Deferred charges	2,954.18	7,071.99	965.81
Capital Assets:			
Land, water rights, & construction in progress	1,642,918.52	-	-
Other capital assets, net of accum. depr.	1,729,435.13	3,867,370.73	62,621.10
Total Non-current assets	<u>3,375,307.83</u>	<u>3,874,442.72</u>	<u>63,586.91</u>
Total Assets:	<u>3,463,341.20</u>	<u>7,052,167.02</u>	<u>89,607.24</u>
Liabilities:			
Accounts Payable	52,010.13	189,372.97	31,411.75
Retainage payable	-	-	-
Accrued interest payable	-	1,000.00	-
Other liabilities	62,143.00	137,160.03	5,373.84
Compensated absences	20,497.96	19,309.95	17,181.24
Accrued payroll	1,066.11	2,070.49	-
Due to other funds	3,366,547.71	-	363,156.46
Customer deposits	-	-	-
Deferred Revenue	53,865.13	68,295.17	73,558.00
Current portion of long-term	100,737.53	12,665.07	3,041.67
Subdividers deposits	-	-	-
Leases	300,164.99	55,797.01	5,409.36
Long-term obligations:	76,113.19	154,966.83	17,010.60
Total Liabilities	<u>4,033,145.75</u>	<u>640,637.52</u>	<u>516,142.92</u>
Net Assets:			
Nonspendable	5,035,419.86	3,638,515.65	-
Restricted	31,057.84	-	-
Committed	-	669,553.29	-
Unassigned	(5,601,623.46)	2,103,460.56	(426,535.68)
Total	<u>\$ (535,145.76)</u>	<u>\$ 6,411,529.50</u>	<u>\$ (426,535.68)</u>

**CITY OF MISSION, TEXAS
INTERNAL SERVICE FUNDS
FINANCIAL STATEMENTS FOR THE MONTH ENDING 01/31/24**

	Total
Beginning Unadjusted Fund Balance	\$ 736,553.76
Revenues:	
Charges for Services	645,335.15
Interest Earned	21.37
Total Revenues:	645,356.52
Transfers In:	-
Total Resources Available:	1,381,910.28
Expenditures:	
Insurance claim drafts	472,154.39
Premium payments	109,775.80
Organizational Cost	38,531.10
Total Expenditures:	620,461.29
Transfers - Out:	-
Ending Unadjusted Fund Balance:	\$ 761,448.99
Assets:	
Cash:	896,513.69
Investments:	4,707.45
Receivables:	
Accounts	(524.89)
Restrictive Asset	(257.50)
Total Assets:	900,438.75
Liabilities:	
Accounts Payable	138,989.76
Total Liabilities	\$ 138,989.76
Net Assets:	
Restricted Fund Balance	\$ 761,448.99



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: March 25, 2024
PRESENTED BY: Brad Bentsen, Parks & Recreation Director
AGENDA ITEM: Authorization for the purchase and Installation of Poured-in-Place Safe Fall Material via State Approved Buy Board Vendor - Bentsen

NATURE OF REQUEST:

Staff is seeking approval for the purchase and installation of Poured-in-Place Safe Fall Material for the Lions All Inclusive Playground via State Approved Buy Board Contract # 679-22. Cost of materials and installation is \$282,591.27. This purchase is funded in part from \$1.5 million Grant from Texas Parks and Wildlife at a 50% / 50% match.

BUGETED: Yes **FUND:** Designated Purpose **ACCT. #:** 15-429-74940

BUDGET: \$1,500,000 **EST. COST:** \$282,591.27 **CURRENT BUDGET BALANCE:** \$282,591.27

BID AMOUNT: \$282,591.27

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance, Purchasing

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____



Please Issue Purchase Order to:

Exerplay, Inc
 PO Box 1160, Cedar Crest, NM 87008
 fax to 505-281-0155

Proposal Date	Salesperson
2/7/2024	Marissa Pecina Marissa@exerplay.com

City of Mission-Mission Lions Park

Buyboard Equip - 679-22

Quantity	Item Code	Description	Unit Price	DISC.	Total Extended
4,268	SURFACING	2-5 Area, 2" Thickness of Poured-in-Place, 50% standard color, 50% black, aromatic binder, priced per SF, price includes material, delivery and installation (1121) COLORS: Blue, light grey circles NOTE: Concrete slab by others	16.65	5%	67,509.09
11,377	SURFACING	5-12 Area, 4.25" Thickness of Poured-in-Place, with increase to 4" thickness for swing area, 50% standard color, 50% black, aromatic binder, priced per SF, price includes material, delivery and installation (1121) COLORS: Blue, light grey circles NOTE: Concrete slab by others	19.90	5%	215,082.18

THIS PROPOSAL IS SUBJECT TO THE ATTACHED TERMS AND CONDITIONS
Taxes subject to change

Subtotal	297,464.50
Tax Total:	0.00
Total	282,591.27

Proposal prepared by: Jeri Call

Accepted by: _____
 Print Name: _____ Signature: _____ Date: _____



General Terms and Conditions:

Pricing for all listed items is good for 14 days from date of quote. ExerPlay reserves the right to revise pricing if any quote approvals are received after the 14-day timeframe, or if any portion of the quote is changed or removed. This may result in a delay in ordering materials for this project.

Pricing is for the listed items only and unless specifically shown on the quote, does not include freight, installation, engineering, offloading, storage, security, site preparation, permitting, security/temporary fencing, hard dig conditions, saw cutting, core drilling, field painting, electrical, concrete slabs, masonry work, ABC compaction, curbing, hand digging, excavation, spoil & waste removal, certification classes, background checks/badging, private line locating, or any applicable taxes or bonds. To obtain a performance/payment bond, please add 3.5% of the total to this quote.

Any necessary permits (federal, state, and/or local building) or special inspections are the responsibility of the General Contractor or End Owner.

Any applicable taxes shown on the quote are calculated based on state, city or county rates and project-specific requirements. Any Requests to remove taxes are subject to approval and MUST include an applicable tax-exempt certificate.

Please provide a signed quote, Purchase Order, or Contract to request an order. Further information such as shipping, colors, contact info, etc., may be needed before an order can be placed. Contract terms are subject to review and approval.

Notwithstanding anything to the contrary in any Contract Documents, ExerPlay shall have no duty to defend or indemnify Owner, Customer, or any other party for that portion of any claim arising out of the sole negligence of the indemnified party.

Owner or General Contractor understands that estimated shipment times for materials are subject to change due to manufacturer lead times. Please communicate your

Billing and Payment Terms:

Current Customers: Unless otherwise negotiated and agreed upon, ExerPlay's payment terms are Net 30 from the date of the invoice, with approved credit; and Net 45 for contracted projects. ExerPlay's process is to bill the customer when the equipment ships. Surfacing and installation are billed upon completion. Bonds are billed when ordered. Late payments may be subject to finance fees and/or legal action.

New Customers: New customers may be required to pay a deposit on equipment at time of order. Deposit amount to be determined, based on credit. The remainder of that equipment, including freight, will be billed when it ships. Surfacing and installation are billed upon completion. Bonds are billed when ordered.

If paying by credit card, there will be a 3.5% fee added to the invoice.

Installation Terms:

If installation is included on the quote, the following guidelines must be followed:

1. It is recommended that any Landscape Structures Equipment be installed by a certified Landscape Structures installer, and that all other equipment be installed by a CPSI Certified installer. ExerPlay reserves the right to request proof of certification.
2. Playground equipment MUST be installed over ADA compliant wood fiber or rubber surfacing. This area is not ADA compliant without surfacing and an accessible route up to and into the playground area. Please contact us for more information.
3. Installation price does NOT include prevailing wages, Davis-Bacon wages, or TERO wages unless otherwise specified. Any changes in wage requirements at time of order are subject to updated pricing.
4. Installation price is based on normal soil conditions. Unusual or hard dig soil conditions that require the use of a jack hammer, or other such equipment, will incur additional charges by reason of such conditions and supervisory fee, and for an extension of the time of completion. Installation price does not include removal of anything which may hinder installation of equipment, unless otherwise specified on our quote.
5. If Hard Dig conditions are known, please advise so we can quote accordingly to avoid any delays or additional fees. Hard Dig conditions will be considered anything that cannot be excavated with a standard Bobcat mounted hydraulic auger. Hard Dig conditions will require a change order at a Time & Material rate. If an auger truck is required to complete digging, it will be at the expense of the General Contractor or Owner, if a spoil report is not provided at the time of quoting.



6. Finish grade is to be provided by others prior to arrival of installer.
7. Installer must have free and clear access to the install location(s). The installer is not responsible for damage done to existing surfacing/ landscaping that may occur when equipment & vehicles are being used in the normal course of construction. Reasonable access to the job site for a Bobcat is assumed as a part of this quote.
8. Line-item pricing is for informational purposes only and is based upon being awarded the total project. All items are to be installed concurrently if specific areas are not ready for installation, and an additional mobilization fee will be required via Change order unless otherwise specified on the quote.
9. If any materials need to be unloaded on site by the installer, unloading must be coordinated at the same time as the installation. If special arrangements need to be made, an additional trip charge for unloading may apply.
10. Our installation team will call 811 to conduct a line location service; however, often-times they do not mark lines on the actual property where the installation will be done. The owner is responsible for blue-staking the job site and staking out any underground utilities prior to installation. Owner is responsible should damage occur.
11. Neither ExerPlay nor Installers are responsible for vandalism, theft of equipment or subsequent repairs or replacement. Security fencing can be provided upon request and added to the quote.
12. The job site MUST be ready, and area leveled, when the installer arrives to begin the job, unless specifically noted on the quote. Any downtime or site delays caused by Owner or General Contractor will incur additional fees.
13. If equipment is to be shipped to the installer's yard, it will be held for a maximum of 6 months from delivery, with intent to install in that time frame; otherwise, storage fees may occur.

General Contractor is responsible for:

1. Adequate storage and layout area as well as security of equipment while on site.
2. Water, power, sanitary facilities, and trash container on site.
3. Free and clear vehicle access to site and all areas under the scope of work.
4. Movement of any utilities conflicting with the installation of the equipment (installer is not responsible for landscape irrigation).
5. Once the installers are on site, any delays or additional work incurred by the installation crew and caused by others (owners or other contractors) will be charged on a cost-plus basis.
6. Any additional costs, i.e. demolition, relocation, excavation, surfacing materials, and labor due to abnormal soil conditions, are not included in price.
7. Please notify ExerPlay of any changes immediately. If any changes are made which we are not aware of, and which alter the installation, then all additional costs will be passed on to the GC.



Vendor Contract Information Summary

Vendor ExerPlay, Inc.
 Contact michelle@exerplay.com
 Phone 800-457-5444
 Phone Extension 185
 Email michelle@exerplay.com
 Vendor Website www.exerplay.com
 TIN 85-0390320
 Address Line 1 12220 N Hwy 14 Suite I
 Vendor City Cedar Crest
 Vendor Zip 87008
 Vendor State NM
 Vendor Country USA
 Delivery Days 10
 Freight Terms FOB Destination
 Payment Terms Net 30
 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 Yes
 No Foreign Terrorist Orgs Yes
 No Israel Boycott Yes
 MWBE No
 ESCs 1, 2, 3, 14, 15, 16, 17, 18, 19, 20
 States Alaska, Arizona, Hawaii, Nevada, New Mexico, Texas
 Contract Name Parks and Recreation Equipment, Products, and Installation
 Contract No. 679-22
 Effective 10/01/2022
 Expiration 09/30/2025
 Accepts RFQs Yes
 Quote Reference Number 679-22

RESOLUTION NO. _____

A RESOLUTION OF CITY OF MISSION ADOPTING GUIDELINES FOR A MUNICIPAL COURT AMNESTY PROGRAM DURING THE MONTH APRIL 2024 AND OTHER MATTERS IN CONNECTION THEREWITH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Mission wishes to establish a temporary amnesty program to allow violators with outstanding warrants to voluntarily appear in court to resolve their charges and do so without fear of arrest; and

WHEREAS, failure to appear charges and warrant fees will be waived upon payment in full of the underlying violation and the City of Mission municipal warrant(s) will be recalled; and

WHEREAS, the Mission Municipal Court office is located at 1200 E 8th Street, Mission, TX and payments can be made in person Monday – Friday, 8 a.m. to 4:45 p.m.

WHEREAS, this Resolution shall be in force and effect immediately upon having been read, considered and approved by Council and until the close of business on April 30, 2024; and

WHEREAS, upon conclusion of the temporary amnesty program, the City of Mission shall return to regular enforcement of arrest warrants and fines.

NOW THEREFORE, BE IT RESOLVED that the City of Mission approves the Mission Municipal Court Amnesty Month for April 1 through April 30, 2024 as stated herein.

READ, CONSIDERED AND APPROVED, this 25th day of March 2024.

Norie Gonzalez Garza, Mayor

Attest:

Anna Carrillo, City Secretary



CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: March 25, 2024
PRESENTED BY: Juan Pablo "JP" Terrazas, P.E., Asst. City Manager
AGENDA ITEM: Authorization to enter into a Water Allocation Supply Contract between the City of Mission and United Irrigation District - Terrazas

NATURE OF REQUEST:

The amount of water allocation the District agrees to supply to City hereunder is 3,000 acre feet of municipal use priority water allocation, on a calendar year basis beginning January 1, 2024 and each calendar year thereafter during the term of the contract. Water shall be delivered to City from the First Lift Main irrigation canal currently owned by the District for diversion by City to City's canal intake diversion structure at the present location south of Fourth Street in the City of Mission; or at a second delivery point on the District's main canal along Los Ebanos Road approximately 1,650 feet (0.31 miles) north of West Griffin Parkway (FM 495); or at a substitute or other delivery point(s) agreed upon by the parties. The City shall pay to District, on a monthly basis, eighty (\$80.00) dollars per acre foot delivered plus conveyance losses for the supply of the Water Allocation.

Table with 3 columns: BUDGETED, FUND, ACCT. #, BUDGET, EST. COST, CURRENT BUDGET BALANCE. Two rows of data for different utility projects.

BID AMOUNT: \$

STAFF RECOMMENDATION:

Approval

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval

RECORD OF VOTE: APPROVED: DISAPPROVED: TABLED:
AYES
NAYS
DISSENTING

THE STATE OF TEXAS §
 § WATER ALLOCATION SUPPLY CONTRACT
 COUNTY OF HIDALGO §

This Water Allocation Supply Contract is entered into by and between United Irrigation District, an irrigation district operating under the laws of the State of Texas and a political subdivision of the State of Texas, hereinafter referred to as “District”, and the City of Mission, a municipality under the laws of the State of Texas, hereinafter referred to as “City”, wherein District agrees to provide to City a water allocation of untreated water from the Rio Grande, and City agrees to receive such waters in accordance with the following terms and conditions:

1. Water Allocation: (a) The water to be furnished and delivered hereunder to City are those untreated waters of the Rio Grande which the District herein allocates to City from its municipal priority of allocation water rights to the Rio Grande as currently allocated or as hereafter allocated to District by the Texas Commission on Environmental Quality (“TCEQ”), Rio Grande Watermaster, or its successor, as such allotment or allocation is presently administered or as hereafter administered pursuant to the rules and regulations of the TCEQ, or its successors, as they presently exist or as hereafter amended. The amount of water allocation which District agrees to supply to City hereunder, is 3,000 acre feet of municipal use priority water allocation, on a calendar year basis beginning January 1, 2024, and each calendar year thereafter during the term of this Contract (hereafter sometimes referred to as “Water Allocation”); (b) City agrees that it shall be charged against its annual water allocation of 3,000 acre feet the conveyance losses incurred in transporting City’s water hereunder from the Rio Grande to City’s delivery point; (c) City agrees to take delivery of a minimum of 1000 acre feet of the Water Allocation per month beginning January 1 of each year until the total amount of 3,000 acre feet has been delivered in accordance with this Contract.

2. Delivery Points: Water hereunder shall be delivered to City from the First Lift Main irrigation canal currently owned by the District for diversion by City to City's canal intake diversion structure at the present location south of Fourth Street in the City of Mission; or at a second delivery point on the District's main canal along Los Ebanos Road approximately 1,650 feet (0.31 miles) north of West Griffin Parkway (FM 495); or at a substitute or other delivery point(s) agreed upon by the parties.

3. Measurement of Water: The water delivered by District hereunder shall be measured by meter placed at the City's delivery points. The metering equipment utilized shall conform with any applicable rules and regulations, and the cost in maintaining of such metering equipment shall be borne by City and be subject to District's approval. Both parties are to have free access to such metering equipment for reading and examination.

4. Contract Delivery Charges: (a) In consideration of District's agreement to furnish and deliver or have delivered the Water Allocation to City for use in serving its citizens, it is agreed that City shall pay to District, on a monthly basis, eighty (\$80.00) dollars per acre foot delivered plus conveyance losses for the supply of the Water Allocation; (b) City also agrees to pay the water delivery charge which City pays for delivery of water measured at the Delivery Point(s) to which it is entitled under Certificate of Adjudication No. 23-849 (5,300 acre feet per calendar year) as allocated to it by the TCEQ, Rio Grande Watermaster, or its successors. Said water delivery charge shall be in the same amount as agreed upon from time to time by the parties by separate agreement. For purposes of reference the current Water Delivery Contract effective October 1, 2023, between City and District provides for a water delivery charge of \$0.2040 per thousand (1,000) gallons to be charged by the District to the City. The water

delivery charge for the delivery of water hereunder to City shall be controlled by such Contract or any amendment or modification thereto hereafter agreed upon by City and District.

5. Annual Use and Allocation: City agrees that amounts of Water Allocation delivered to it shall be in addition to any other water allocation provided for in other Contracts or Agreements and shall not be effected or controlled by any contrary provision pertaining to timing of the delivery of water before any water is used and charged against the allocation or allotment of Rio Grande water to which City is otherwise entitled under Certificate of Adjudication No. 23-849 (5,300 acre feet per calendar year) issued by the Texas Water Rights Commission (predecessor to the TCEQ), or any amendment thereto, or any other water rights owned by City or water to which City is entitled to receive under a contract or other means or sources for diversion from the Rio Grande by District.

6. Water Use Reports and Assessments: District will make the necessary diversion reports and pay all assessments due to the TCEQ, or its successor, relating to the amount of water diverted from the Rio Grande for City hereunder, based upon the amount of water metered as provided above, plus the amount of conveyance losses incurred in transporting City's said water from the Rio Grande which occurs prior to such measurements. The amount of conveyance losses to be charged and reported to the Rio Grande Watermaster shall be the amount delivered to the City measured by the meter(s) at the Delivery Point(s) and multiplied by a factor of 1.33.

7. Failure of Delivery: District shall not be liable to City for failure of delivery in the event of mechanical failure, strikes, acts of God or other occurrences beyond the District's control nor shall District be liable to City in any event, so long as District is taking reasonable steps to continue and maintain service to City. In the event drought conditions result in a limited

amount of water available for allocation by the TCEQ, or its successor, and there is implemented a proration of available water supply, then in such event, the amount of water covered by this Contract will be prorated so that City will be treated on the same basis as other similar users upon the Lower Rio Grande.

8. Transfer of Contract: This Contract may not be transferred or assigned by City to any third party.

9. Term of Contract: This Contract shall become effective January 1, 2024, and shall remain effective thereafter for a period of three (3) calendar years, and shall be deemed renewed from calendar year to the next calendar year thereafter unless one of the parties shall advise the other in writing by September 1 of a year of its intention to terminate this Contract for the following calendar year. In the event City fails to comply with any of the provisions hereof, District, after giving City sixty (60) days advance written notice, of the provision so violated, may terminate the operation of this Contract pending the curing by City of its said default. All amendments hereto shall be in writing and mutually agreed upon by both parties.

10. Enforcement: It is understood and agreed that either party hereto may demand specific performance of this Contract.

11. Laws and Regulations: This Contract shall be subject to the Rules and Regulations of the TCEQ, or its successor, as they presently exist or as they are hereafter amended, to the extent such Rules and Regulations pertain to the operations of the parties hereunder. This Contract shall be subject to all valid applicable State, Federal and local laws, rules and regulations; provided, that either party hereto shall be entitled to regard all laws, rules and regulations issued by any Federal or State regulatory body as valid and may act in

accordance therewith until such time as the same may be held invalid by final judgment in a court of competent jurisdiction.

12. Authorization: Those representatives of the parties executing this Contract on behalf of the parties, represent one to the other that they are authorized by action of the governing bodies of each party to execute this Contract.

EXECUTED by the parties through their authorized representatives on the dates indicated below.

ATTEST:

UNITED IRRIGATION DISTRICT

Susan Y. Kawamoto, Secretary
Board of Directors

By: _____
Jesus Garcia, President
Board of Directors

Date _____

ATTEST:

CITY OF MISSION

City Secretary

By: _____
Norie Gonzalez Garza, Mayor

Date _____

UNITED IRRIGATION DISTRICT
 WATER HISTORY TRANSACTION REPORT
 FROM: 1/01/0001 TO: 11/21/2023

CUSTOMER...: US FISH & WILDLIFE SERVICE
 A/D#.....: L6050-00-000-0105-05
 CANAL RIDER: HUMBERTO CORREA

NET ACRES.: 56.56
 ALLOCATION:

DATE	TYP	QTY	DOCUMENT	SEQ	AMOUNT	DESCRIPTION
10/25/1990	WAT	100.00	9008676	1	425.00	000 CROP NUMBER NOT FOUND
10/25/1990	DEL	100.00	9008676	1	425.00	
2/20/1991	WAT	211.76	9109275	1	900.00	000 CROP NUMBER NOT FOUND
2/20/1991	DEL	211.76	9109275	1	900.00	
4/26/1991	WAT	100.00	9100851	1	475.00	VEGETABLES
4/26/1991	DEL	100.00	9100851	1	475.00	
7/23/1991	WAT	200.00	9101461	1	950.00	VEGETABLES
7/23/1991	DEL	200.00	9101461	1	950.00	
8/16/1991	WAT	200.00	9101779	1	950.00	VEGETABLES
8/16/1991	DEL	200.00	9101779	1	950.00	
10/29/1991	WAT	200.00	9102369	1	950.00	VEGETABLES
11/18/1991	DEL	200.00	9102369	1	950.00	
8/03/1992	WAT	200.00	9204277	1	1050.00	VEGETABLES
9/30/1992	DEL	200.00	9204277	1	1050.00	
10/19/1992	WAT	200.00	9205214	1	1050.00	VEGETABLES
3/12/1993	DEL	182.00	9205214	1	955.50	
5/22/1993	DEL	18.00	9205214	1	94.50	
5/16/1998	ALC	226.24		1		ALLOCATION AT 4.00
7/06/1998	TFR	226.24		1		TRANSFER TO 03S.A. 005
7/06/1998	OUT	339.36		1		Z-O - OUT 99999-99-999-9999-99
9/30/1998	ALC	113.12		1		ALLOCATION AT 2.00
9/30/1998	ALC	113.12		1		ALLOCATION AT 2.00
1/29/1999	ALC	113.12		1		ALLOCATION AT 2.00
4/29/1999	ALC	113.12		1		ALLOCATION AT 2.00
7/08/1999	ALC	56.56		1		ALLOCATION AT 1.00
7/29/1999	ALC	226.24		1		ALLOCATION AT 4.00
1/17/2000	OUT	735.28		1		Z-O - OUT 99999-99-999-9999-99
8/10/2000	ALC	113.12				ALLOCATION AT 2.00
9/26/2000	ALC	84.84				ALLOCATION AT 1.50
12/04/2000	ALC	141.40				ALLOCATION AT 6.00



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: March 25, 2024

PRESENTED BY: Susana De Luna, Planning Director

AGENDA ITEM: TABLED 02/26/2024 & 03/11/2024 - Rezoning: Tract #1: A tract of land containing 0.612 of one acre, being a part of portion of the Gulf Course and Lake Reserve out of Meadow Creek Country Club Phase I-B, 1916 Crystal Drive, PUD(AO-P) Agricultural Open Permanent to PUD(R-1) Single Family Residential, Meadow Creek Development, and Adoption of Ordinance#_____ - De Luna

NATURE OF REQUEST:

On February 14, 2024, the Planning and Zoning Commission held a Public Hearing to consider the rezoning request. The subject site is located near the Diane Drive/Crystal Drive Intersection along the east side of Crystal Drive. On January 24th, 2024 staff received a petition from the property owners within 200' radius reflecting 39% opposition to this request. There was public opposition during the P&Z Meeting. The concerns voiced were in regards to storm sewer infrastructure, lift station replacement, potholes, increased traffic, noise, and safety. The board unanimously recommended approval.

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: P&Z Approval

City Manager's Recommendation: Remain on table pending meeting with residents

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 OF A TRACT OF LAND CONTAINING 0.612 OF ONE ACRE, BEING A PART OR PORTION OF THE GULF COURSE AND LAKE RESERVE OUT OF MEADOW CREEK COUNTRY CLUB PHASE I-B, 1916 CRYSTAL DRIVE, PUD(AO-P) AGRICULTURAL OPEN PERMANENT TO PUD(R-1) SINGLE FAMILY RESIDENTIAL

WHEREAS, the City Council of the City of Mission finds that during consideration of the rezoning request of February 14, 2024, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the rezoning shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 4:30 p.m. Monday, February 26, 2024, 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:

Legal Description	From	To
A tract of land containing 0.612 of one acre, being a part or portion of the Gulf Course and Lake Reserve out of Meadow Creek Country Club Phase I-B	PUD(AO-P)	PUD(R-1)

READ, CONSIDERED AND PASSED, this the 25th day of March, 2024.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

TABLED

REZONING: Tract #1: A tract of land containing 0.612 of one acre, being a part or portion of the Gulf Course and Lake Reserve out of Meadow Creek Country Club Phase I-B
1916 Crystal Drive
PUD(AO-P) Permanent Open Space District to
PUD(R-1) Single Family Residential
Meadow Creek Development

REVIEW DATA

The subject site is located near the Diane Drive/Crystal Drive Intersection along the east side of Crystal Drive – see vicinity map.

SURROUNDING ZONES:
N: PUD(R-1T) – Townhouse Residential District
E: PUD(AO-P) – Permanent Open Space District
W: PUD(R-1T) – Townhouse Residential District
S: PUD(R-1T) – Townhouse Residential District

EXISTING LAND USES:
N: Single Family Residential
E: Vacant
W: Single Family Residential
S: Single Family Residential
Site: Vacant

FLUM: Planned Unit Development (PUD)

REVIEW COMMENTS: Staff notes that this item had received a favorable recommendation by the P&Z Board on January 13, 2021. However, it was tabled at the January 25, 2021 City Council Meeting to address some of the concerns voiced during the public comments. The concerns voiced referenced storm sewer infrastructure, lift station replacement, potholes, increased traffic, noise, and safety. Since then, the lift stations have been decommissioned and are no longer in service they are now on City sewer and several streets have been resurfaced.

Staff notes that the proposed zone complies with the surrounding land uses. Staff believes an R-1 would be a better neighbor for this area.

On January 24th, 2024 staff received a petition from property owners within the 200’ radius reflecting 31% opposition to this request.

RECOMMENDATION: Staff recommends approval.

MISSION MUNICIPAL PARK

parcel #2

MAIN FLOODWATER PILOT CHANNEL

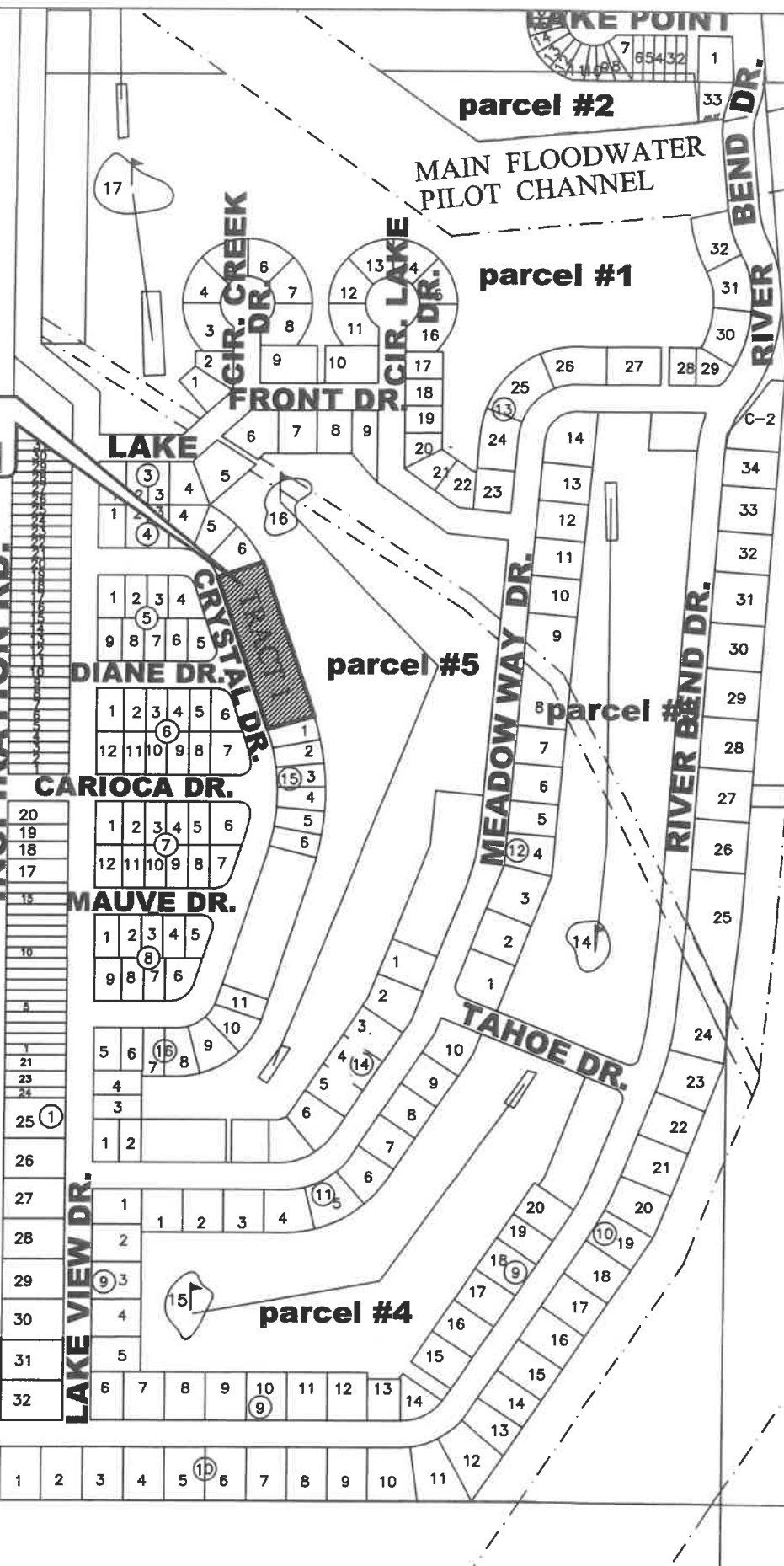
parcel #1

MISSION MAIN CANAL

SITE LOCATION

INSPIRATION RD.

RIO GRANDE VALLEY STATE VETERANS CEMETERY



CITY OF MISSION
 HIDALGO COUNTY, TEXAS

1201 E. 8th. Street
 MISSION, TX 78572

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



PETITION Date: 1/5/2024

File Number: RE723-39

To: Mission City Council

RECEIVED
JAN 24 2023
BY: JM

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest any change of the Land Development Code which would zone the property to any classification other than AO-1. According to AO-1 purpose for zoning, "It is the intent of this district that agricultural land be held in that use for as long as is practical and reasonable. This zoning is suitable for areas where development is premature because of the lack of utilities, capacity, or service, or where the ultimate land use has not been determined." Even though the City of Mission has improved some of the infrastructure, the lift station by Crystal Drive still emits atrocious odors and has never been removed as it was on Circle Drive. There is no resolution from the City of Mission's utility office because supplies are not available to reduce these odors. Also, the contractors on the lift station project removed the chain link fence of over 100 feet and have never replaced it, thus has made an entry way for vehicles to turn from Lakeview Drive to Inspiration Road illegally. This has been reported more than once, but still not fixed. Many days, the water pressure in this neighborhood is extremely low in the mornings and adding more housing will only exasperate this issue. Because the houses are already close together south of tract 2, guests utilize the street in front of tract 2 for parking. In conclusion, I and those signing below are requesting the rezoning denied "because of the lack of utility capacity."

Signature	Printed Name	Address
<i>K.Prewitt</i>	Karen Prewitt	2101 Mauve Dr, Mission
<i>Kay Wolf</i>	Kay Wolf	2100 Mauve Dr, Mission
<i>Norma A. Daming</i>	Norma A Daming	2105 Carioca Mission
<i>Jan Rivera</i>	Jan Rivera	2107 Mauve Dr Mission, TX
<i>Lulu Garrett</i>	Lulu Garrett	2101 Carioca Dr. Mission
<i>Guadalupe Roldan</i>	Guadalupe Roldan	2102 Crystal Dr, Mission, TX
<i>Araceli Roldan</i>	Araceli Roldan	2113 Crystal Dr, Mission, TX
<i>Oscar Saenz</i>	Oscar Saenz	2103 Crystal Dr. Mission TX.
<i>Alejandra Pulido</i>	Alejandra Pulido	2107 Crystal Dr. Mission TX.
<i>Leticia Cavares Garza</i>	LETICIA CAVAZOS GARZA	2111 CRYSTAL DR. MISSION, TX
<i>Ferri Ann Huntley</i>	Ferri Ann Huntley	2100 Crystal Dr, Mission TX
<i>Anahi Cantu</i>	Anahi Cantu	2102 Mauve Dr.
<i>Jesus Cantu</i>	JESUS Cantu	2104 MAUVE DR
<i>Jesus Cantu</i>	JESUS Cantu	2106 MAUVE DR
<i>Jesus Cantu</i>	JESUS Cantu	2108 MAUVE DR.
<i>Bonnie Close</i>	Bonnie Close	1920 MEADOW DR.
<i>Dora Maldonado</i>	Dora Maldonado	1902 Crystal dr.
<i>Richard Shwu</i>	RICHARD SHWU	2101 CRYSTAL DR
<i>Kevin Whitehouse</i>	Kevin Whitehouse	1912 Meadow Way dr

Signature

Printed Name

Address

Nancy Meyles	Nancy Meyles	1924 Meadow Way Drive
Trent Faircloth	TRENT FAIRCLOTH	1926 MEADOW WAY DR.
Destiny Nuñez	Destiny Nuñez	1932 Meadow Way Dr
Adaliz Villarreal	Adaliz Villarreal	1934 Meadow Way Dr.
Velma Flores	Velma Flores	2000 Meadow Way Dr.
Jose Cortez	Jose Cortez	2003 Meadow Way Dr.
Robert Smage	Robert Smage	2007 Meadow Way Dr.
Cassandra Hale	Cassandra Hale	2009 Meadow way Dr.

Date: 1-24-24

Contact Name: Karen Prewitt Phone Number: 956-957-8095



File Number: REZ23-39

To: Mission City Council

Continued from previous.

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest any change of the Land Development Code which would zone the property to any classification other than AO-1. According to AO-1 purpose for zoning, "It is the intent of this district that agricultural land be held in that use for as long as is practical and reasonable. This zoning is suitable for areas where development is premature because of the lack of utilities, capacity, or service, or where the ultimate land use has not been determined." Even though the City of Mission has improved some of the infrastructure, the lift station by Crystal Drive still emits atrocious odors and has never been removed as it was on Circle Drive. There is no resolution from the City of Mission's utility office because supplies are not available to reduce these odors. Also, the contractors on the lift station project removed the chain link fence of over 100 feet and have never replaced it, thus has made an entry way for vehicles to turn from Lakeview Drive to Inspiration Road illegally. This has been reported more than once, but still not fixed. Many days, the water pressure in this neighborhood is extremely low in the mornings and adding more housing will only exasperate this issue. Because the houses are already close together south of tract 2, guests utilize the street in front of tract 2 for parking. In conclusion, I and those signing below are requesting the rezoning denied "because of the lack of utility capacity."

Signature	Printed Name	Address
	Andres Gonzalez	1930 meadow way Dr mission TX
	Fernando Prtegon	1928 meadow way Dr Mission, TX
	Samuel Mantalvo	1922 meadow way Dr mission TX
	Severiano Morala	219 Crystal Dr.
	Ronald Valles	2127 Crystal Dr.
	Maricela Terres	2127 Crystal Dr
	Tori Sheppard	2013 Lake front Dr mission TX
	Debra Klaustermeyer	2015 Meadow Way Dist TX
	Adricn Martinez	2008 LAKE FRONT DR.
	MARK ADAMS	1900 Crystal Dr.
	MRA Maribel	2103 Caracara Dr. (2103 Caracara

M3175-1B-003-0002-00 (232618) BERGH REBECCA & ALBERT 2519 PONDEROSA DR MISSION TX 78572	M3175-1B-003-0003-00 (232619) CANTU OMAR 1623 DEBBY LN MISSION TX 78572	M3175-1B-003-0005-00 (232621) GARCIA BRENDA 2103 LAKE FRONT DR MISSION TX 78572
M3175-1B-003-0006-00 (232622) RODRIGUEZ MARCELA BARCENAS 2101 LAKE FRONT DR MISSION TX 78572	M3175-1B-003-0007-00 (232623) CANTU YANNELLY 1525 RIVER BANK DR MISSION TX 78572	M3175-1B-004-0001-00 (232626) CANALES RIGOBERTO JR & SAN JUAN 2015 LAKE FRONT DR MISSION TX 78572
M3175-1B-004-0002-00 (232627) GONZALEZ RODOLFO CARTAGENA No 4220 RES DE LA HACIENDA MONTERREY NL 64890 MEXICO	M3175-1B-004-0003-00 (232628) SANCHEZ MARIA DE LOURDES O & MONICA MEDRANO EDWIN H & YADIRA 2116 CRYSTAL DR MISSION TX 78572	M3175-1B-004-0004-00 (232629) ROLDAN CHRISTINA GARCIA 2108 CRYSTAL DR MISSION TX 78572
M3175-1B-004-0005-00 (232630) MICHELENA ROBERT M 2104 CRYSTAL DR MISSION TX 78572	M3175-1B-004-0006-00 (232631) HUNTLEY PERRI ANN 2100 CRYSTAL DR MISSION TX 78572	M3175-1B-005-0001-00 (232632) ROLDAN CHRISTINA GARCIA 2113 CRYSTAL DR MISSION TX 78572
M3175-1B-005-0002-00 (232633) VALDES JULIO C ARNEDO 119 COL LA RIOJA MONTERREY NL 64988 MEXICO	M3175-1B-005-0003-00 (232634) GIRODENGO ARTURO PASEO DE LA REFORMA 6354 COL SATELITE MONTERREY NL MEXICO	M3175-1B-005-0004-00 (232635) ROLDAN CHRISTINA MARIE 2101 CRYSTAL DR MISSION TX 78572
M3175-1B-005-0005-00 (232636) CANTU VALDEMAR & ALMA DELIA 1304 LAKE VIEW DR MISSION TX 78572	M3175-1B-005-0006-00 (232637) CANTU VALDEMAR & ALMA DELIA 1304 LAKE VIEW DR MISSION TX 78572	M3175-1B-005-0007-00 (232638) CANTU VALDEMAR & ALMA DELIA 1304 LAKE VIEW DR MISSION TX 78572
M3175-1B-005-0008-00 (232639) CGS PROPERTY RENTALS LLC 5105 SWEETWATER AVE MCALLEN TX 78503	M3175-1B-005-0009-00 (232640) SESIN RAUL E 4109 STILLWATER CV EDINBURG TX 78542	M3175-1B-006-0001-00 (232641) CHEN MENG-JU 1910 CHARLES CIR EDINBURG TX 78541
M3175-1B-006-0002-00 (232642) REYES NIKEE LEE 114 N KERALUM AVE MISSION TX 78572	M3175-1B-006-0003-00 (232643) REYES NIKEE LEE 114 N KERALUM AVE MISSION TX 78572	M3175-1B-006-0004-00 (232644) GARCIA ANDREA ADRIANA TAMEZ GARCIA 2105 DIANE DR MISSION TX 78572
M3175-1B-006-0005-00 (232645) NUNEZ LUIS GERARDO & SENIA MAGALY 2103 DIANE DR MISSION TX 78572-8405	M3175-1B-006-0006-00 (232646) LONGORIA ARTURO R JR 1201 REYNOSA ST MISSION TX 78572	M3175-1B-006-0007-00 (232647) GARZA JUDITH 2100 CARIOCA DR MISSION TX 78572
M3175-1B-006-0008-00 (232648) VILLANUEVA PABLO & MARIELA A 2102 CARIOCA DR MISSION TX 78572	M3175-1B-006-0009-00 (232649) RODRIGUEZ ALMA DELA 2104 CARIOCA DR MISSION TX 78572	M3175-1B-006-0010-00 (232650) SANDOVAL EDUARDO 1400 ROQUE SALINAS MISSION TX 78572

M3175-1B-007-0003-00 (232655) ZAMORA FRANCISCA 2107 CARIOCA DR MISSION TX 78572	M3175-1B-007-0004-00 (232656) RAMIREZ NORMA ALICIA 2010 MEADOW WAY DR MISSION TX 78572	M3175-1B-007-0005-00 (232657) MANUEL MICHAEL A & KATHLEEN A 2103 CARIOCA DR MISSION TX 78572
M3175-1B-007-0006-00 (232658) GARRETT RICHARD A & LOURDES S GARCIAWOLF FRANCES KAY 2101 CARIOCA DR MISSION TX 78572	M3175-1B-007-0007-00 (232659) CANTU JESUS 2100 MAUVE DR MISSION TX 78572	M3175-1B-007-0008-00 (232660) CANTU ANAHI 2102 MAUVE DR MISSION TX 78572
M3175-1B-007-0009-00 (232661) CONGRES CONSTRUCTION, LLC 214 PASEO DEL REY MISSION TX 78572-6735	M3175-1B-007-0010-00 (232662) CANTU JESUS 214 PASEO DEL REY MISSION TX 78572	M3175-1B-007-0011-00 (232663) CANTU JESUS 214 PASEO DEL REY MISSION TX 78572
M3175-1B-008-0001-00 (232665) MARTINEZ MARTHA P NUNEZ 2000 CIR DR APT 1 MISSION TX 78572	M3175-1B-008-0002-00 (232666) VILLEGAS JOSE LUIS 308 N MISSOURI ST ALTON TX 78573	M3175-1B-008-0003-00 (232667) RIVERA JUAN ANTONIO III 2107 MAUVE DRIVE MISSION TX 78572
M3175-1B-008-0004-00 (232668) PREWITT KAREN L 2101 MAUVE DR MISSION TX 78572	M3175-1B-008-0006-00 (232670) ROLDAN CUAUHEMO F & PATRICIA F 2102 CRYSTAL DR MISSION TX 78572	M3175-1B-008-0008-00 (232672) CASTILLO ALEJANDRO 2114 CRYSTAL DR MISSION TX 78572
M3175-1B-011-0009-00 (232737) VELEZ GUTIERREZ REAL ESTÁTE LLC 306 S BRYAN RD MISSION TX 78572	M3175-1B-011-0010-00 (232738) FLORES VELMA ELIZA 2000 MEADOW WAY DR MISSION TX 78572	M3175-1B-012-0001-00 (232739) VILLARREAL FAUSTINO G JR & ADALIZ 1934 MEADOW WAY DR MISSION TX 78572
M3175-1B-012-0002-00 (232740) NUNEZ CYNTHIA 1932 MEADOW WAY DR MISSION TX 78572	M3175-1B-012-0003-00 (232741) GONZALEZ ANDRES & ALEXANDRA MARIE 1930 MEADOW WAY DR MISSION TX 78572	M3175-1B-012-0004-00 (232742) ORTEGON FERNANDO A 1928 MEADOW WAY DR MISSION TX 78572
M3175-1B-012-0005-00 (232743) FAIRCLOTH TRENT 1926 MEADOW WAY DR MISSION TX 78572	M3175-1B-012-0006-00 (232744) MYLES ALBERT EMMANUEL & NANCY LYNN 1924 MEADOW WAY DR MISSION TX 78572	M3175-1B-012-0007-00 (232745) CONFIDENTIAL 1922 MEADOW WAY DR MISSION TX 78572
M3175-1B-012-0008-00 (232746) CLOSE BONNIE L 1920 MEADOW WAY DR MISSION TX 78572	M3175-1B-014-0001-00 (232786) IBANIZ MELISSA RENEE 1902 RIVER BEND DR MISSION TX 78572	M3175-1B-014-0002-00 (232787) CORTEZ JOSE 2003 MEADOW WAY DR MISSION TX 78572
M3175-1B-014-0003-00 (232788) RODRIGUEZ VELMA 2005 MEADOW WAY DR MISSION TX 78572	M3175-1B-014-0004-00 (232789) SMAGE ROBERT & SHARON HECKER SHARON K HECKER & ROBERT SMAGE 2007 MEADOW WAY DR MISSION TX 78572	M3175-1B-014-0005-00 (232790) WILLIAMSON JOSHUA GREY 2009 MEADOW WAY DR MISSION TX 78572

M3175-1B-014-0006-00 (232791)
ORTIZ GONZALO & MARICELA
2011 MEADOW WAY
MISSION TX 78572

M3175-1B-015-0001-00 (232792)
ADAMS MARK A & MAUREEN
1900 CRYSTAL DR
MISSION TX 78572

M3175-1B-015-0002-10 (232795)
MALDONADO DORA M & FRANCO L
1902 CRYSTAL DR
MISSION TX 78572

M3175-1B-015-0003-05 (232797)
REYNA ADRIANA IDALIA
1904 CRYSTAL DR
MISSION TX 78572

M3175-1B-015-0004-00 (232798)
ORTIZ JOSE & LAURA
1906 CRYSTAL DR
MISSION TX 78572

M3175-1B-016-0005-00 (232805)
ORNELAS MARICELA TORRES
618 N 15TH ST
MCALLEN TX 78504

M3175-1B-016-0006-00 (232806)
GONZALEZ CHARLES
2123 CRYSTAL DR
MISSION TX 78572

M3175-1B-016-0007-00 (232807)
GARCIA SEVERIANO MORALES
2119 CRYSTAL DR
MISSION TX 78572

M3175-1B-016-0008-00 (232808)
VOJE JONATHAN JOSE F
4353 NE HALSEY ST APT 7
PORTLAND OR 97213

M3175-1B-016-0009-00 (232809)
GARZA LETICIA CAVAZOS ET AL
HECTOR VICTORIA NO 16 APT 504 A
CUAJIMALPA
MEXICO, 05200

M3175-1B-016-0010-00 (232810)
PULIDO ALEJANDRA
3208 ERIN ST
MISSION TX 78574-5243

M3175-1B-016-0011-00 (232811)
SAENZ OSCAR JR & MINERVA ENEDELI
2103 CRYSTAL DR
MISSION TX 78572

M3175-1A-000-0000-01 (723237)
MEADOW CREEK DEVELOPMENT LLC
5105 N 10TH ST STE B
MCALLEN TX 78504

MISSION MUNICIPAL PARK

parcel #2

MAIN FLOODWATER PILOT CHANNEL

parcel #1

SITE LOCATION

INSPIRATION RD.

LAKE

DIANE DR.

parcel #5

parcel #4

CARIOCA DR.

MAUVE DR.

MEADOW WAY DR.

RIVER BEND DR.

MISSION MAIN CANAL

RIO GRANDE VALLEY STATE VETERANS CEMETERY

LAKE VIEW DR.

parcel #4

TAHOE DR.



CITY OF MISSION HIDALGO COUNTY, TEXAS

1201 E. 8th Street MISSION, TX 78572

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



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: March 25, 2024

PRESENTED BY: Susana De Luna, Planning Director

AGENDA ITEM: TABLED 02/26/2024 & 03/11/2024 - Rezoning: Tract #2: A tract of land containing 0.551 of one acre, being a part of portion of the Gulf Course and Lake Reserve out of Meadow Creek Country Club Phase I-B, 1931 Meadow Way Drive, PUD(AO-P) Agricultural Open Permanent to PUD(R-1) Single Family Residential, Meadow Creek Development, and Adoption of Ordinance#_____ - De Luna

NATURE OF REQUEST:

On February 14, 2024, the Planning and Zoning Commission held a Public Hearing to consider the rezoning request. The subject site is located near the Tahoe Drive/Meadow Way Drive intersection along the west side of Meadow Way Drive. On January 24th, 2024 staff received a petition from the property owners within 200' radius reflecting 39% opposition to this request. There was public opposition during the P&Z Meeting. The concerns voiced were in regards to storm sewer infrastructure, lift station replacement, potholes, increased traffic, noise, and safety. The board unanimously recommended approval.

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: P&Z Approval

City Manager's Recommendation: Remain on table pending meeting with residents

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 OF A TRACT OF LAND CONTAINING 0.551 OF ONE ACRE, BEING A PART OR PORTION OF THE GULF COURSE AND LAKE RESERVE OUT OF MEADOW CREEK COUNTRY CLUB PHASE I-B, 1931 MEADOW WAY DRIVE, PUD(AO-P) AGRICULTURAL OPEN PERMANENT TO PUD(R-1) SINGLE FAMILY RESIDENTIAL

WHEREAS, the City Council of the City of Mission finds that during consideration of the rezoning request of February 14, 2024, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the rezoning shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 4:30 p.m. Monday, February 26, 2024, 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:

Legal Description	From	To
A tract of land containing 0.551 of one acre, being a part or portion of the Gulf Course and Lake Reserve out of Meadow Creek Country Club Phase I-B	PUD(AO-P)	PUD(R-1)

READ, CONSIDERED AND PASSED, this the 25th day of March, 2024.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

TABLED

REZONING: Tract #2: A tract of land containing 0.551 of one acre, being a part or portion of the Gulf Course and Lake Reserve out of Meadow Creek Country Club Phase I-B
 1931 Meadow Way Drive
 PUD(AO-P) Permanent Open Space District to
 PUD(R-1) Single Family Residential
 Meadow Creek Development

REVIEW DATA

The site was located near the Tahoe Drive/Meadow Way Drive intersection along the west side of Meadow Way Drive –see vicinity map.

SURROUNDING ZONES:

N:	PUD(AO-P)	– Permanent Open Space District
E:	PUD(R-1)	– Single Family Residential
W:	PUD(AO-P)	– Permanent Open Space District
S:	PUD(R-1T)	– Townhouse Residential District

EXISTING LAND USES:

N:	Vacant
E:	Single Family Residential
W:	Vacant
S:	Single Family Residential
Site:	Vacant

FLUM: Planned Unit Development (PUD)

REVIEW COMMENTS: Staff notes that this item had received a favorable recommendation by the P&Z Board on January 13, 2021. However, it was tabled at the January 25, 2021 City Council Meeting to address some of the concerns voiced during the public comments. The concerns voiced referenced storm sewer infrastructure, lift station replacement, potholes, increased traffic, noise, and safety. Since then, the lift stations have been decommissioned and are no longer in service they are now on City sewer and several streets have been resurfaced.

Staff notes that the proposed zone complies with the surrounding land uses. Staff believes an R-1 would be a better neighbor for this area.

On January 24th, 2024 staff received a petition from property owners within the 200’ radius reflecting 31% opposition to this request.

RECOMMENDATION: Staff recommends approval.

MISSION MUNICIPAL PARK

parcel #2

MAIN FLOODWATER PILOT CHANNEL

parcel #1

parcel #5

parcel #8

parcel #4

SITE LOCATION

MISSION MAIN CANAL

RIO GRANDE VALLEY STATE VETERANS CEMETERY

INSPIRATION RD.

CRYSTAL FALL DR.

CARIOCA DR.

MAUVE DR.

LAKE VIEW DR.

GIR. CREEK DR.

GIR. LAKE DR.

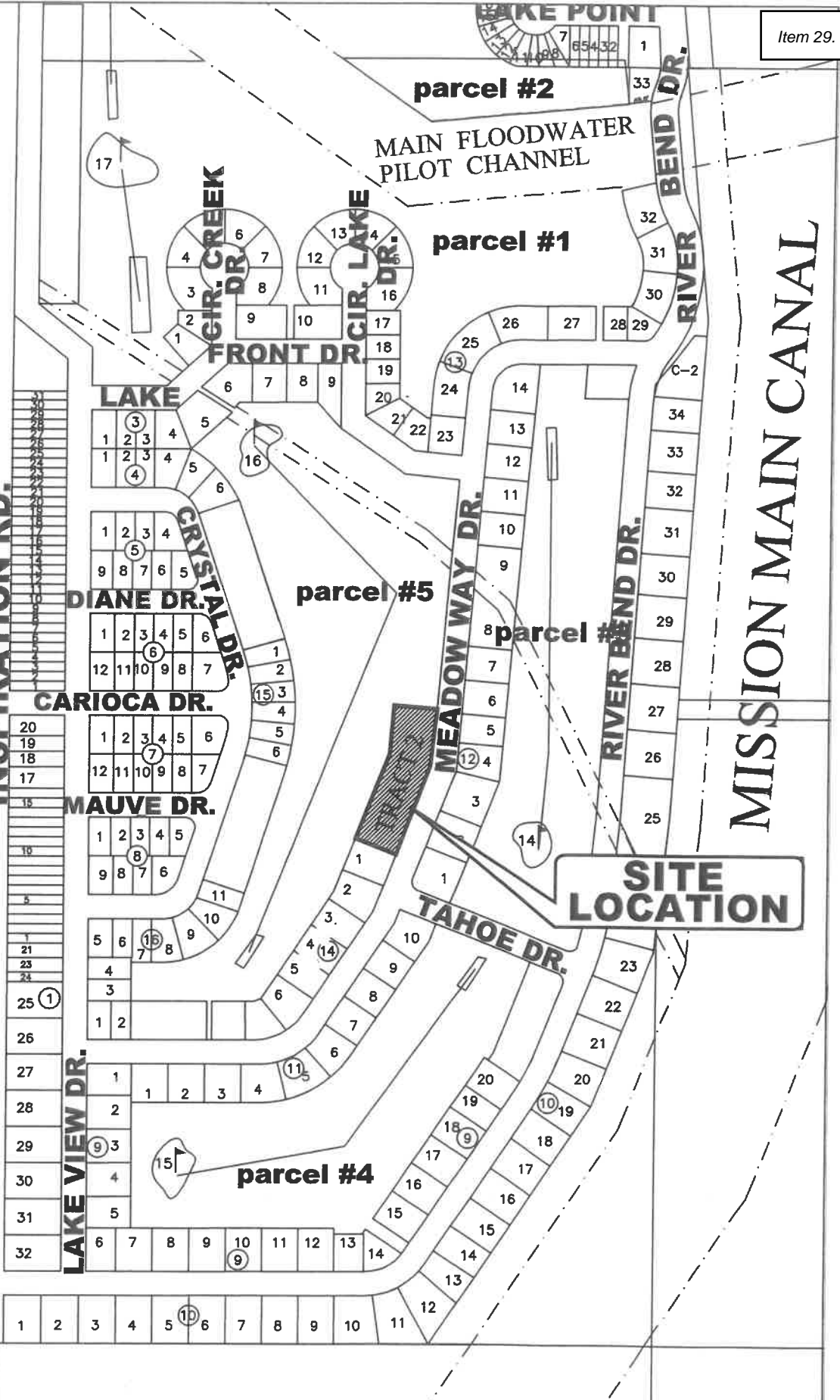
FRONT DR.

MEADOW WAY DR.

RIVER BEND DR.

TAHOE DR.

RIVER BEND DR.



CITY OF MISSION
 HIDALGO COUNTY, TEXAS

1201 E. 8th. Street
 MISSION, TX 78572

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



PETITION Date: 1/5/2024

File Number: REZ23-39

To: Mission City Council

RECEIVED
JAN 24 2023
BY: JM

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest any change of the Land Development Code which would zone the property to any classification other than AO-1. According to AO-1 purpose for zoning, "It is the intent of this district that agricultural land be held in that use for as long as is practical and reasonable. This zoning is suitable for areas where development is premature because of the lack of utilities, capacity, or service, or where the ultimate land use has not been determined." Even though the City of Mission has improved some of the infrastructure, the lift station by Crystal Drive still emits atrocious odors and has never been removed as it was on Circle Drive. There is no resolution from the City of Mission's utility office because supplies are not available to reduce these odors. Also, the contractors on the lift station project removed the chain link fence of over 100 feet and have never replaced it, thus has made an entry way for vehicles to turn from Lakeview Drive to Inspiration Road illegally. This has been reported more than once, but still not fixed. Many days, the water pressure in this neighborhood is extremely low in the mornings and adding more housing will only exasperate this issue. Because the houses are already close together south of tract 2, guests utilize the street in front of tract 2 for parking. In conclusion, I and those signing below are requesting the rezoning denied "because of the lack of utility capacity."

Signature	Printed Name	Address
<i>Karen Prewitt</i>	Karen Prewitt	2101 Mauve Dr., Mission
<i>Kay Wolf</i>	Kay Wolf	2100 Mauve Dr., Mission
<i>Norma A Daming</i>	Norma A Daming	2105 Carrioca Mission
<i>Jan Rivers</i>	Jan Rivers	2107 MAUVE DR MISSION, TX
<i>Lulu Garrett</i>	Lulu Garrett	2101 Carrioca Dr. mission
<i>Robert Roldan</i>	Robert Roldan	2102 Crystal Dr, Mission
<i>Baris Roldan</i>	Baris Roldan	2113 Crystal Dr, Mission TX
<i>Oscar Lenz</i>	Oscar Lenz	2103 Crystal dr. Mission Tx.
<i>Alejandra Pulido</i>	Alejandra Pulido	2107 Crystal Dr. Mission Tx.
<i>Leticia Cavares Garza</i>	LETICIA CAVAZOS GARZA	2111 CRYSTAL DR. MISSION, TX
<i>Terri Ann Huntley</i>	Terri Ann Huntley	2100 Crystal Dr, Mission TX
<i>Anahi Carter</i>	Anahi Carter	2102 Mauve Dr.
<i>JESUS Carter</i>	JESUS Carter	2104 MAUVE DR
<i>JESUS Carter</i>	JESUS Carter	2106 MAUVE DR
<i>JESUS Carter</i>	JESUS Carter	2108 MAUVE DR.
<i>Bonnie Close</i>	Bonnie Close	1920 MEADOW DR.
<i>Dora Maldonado</i>	Dora Maldonado	1902 Crystal dr.
<i>RICHARD SHAW</i>	RICHARD SHAW	2101 CRYSTAL DR
<i>Kevin Whitehouse</i>	Kevin Whitehouse	1917 Meadow Way dr

Signature

Printed Name

Address

Nancy Meyles
~~Trent Faircloth~~

Nancy Meyles
~~TRENT FAIRCLOTH~~

1924 Meadow Way Drive
1926 MEADOW WAY DR.

~~Destiny Nuñez~~
Adaliz Villarreal
Jonah Flores

Destiny Nuñez
Adaliz Villarreal
Velma Flores

1932 Meadow Way Dr
1934 Meadow Way Dr.
2000 Meadow Way Dr.

A H Ct
Robert Smeage
Cassandra Hale

Jose Cortez
Robert Smeage
Cassandra Hale

2003 Meadow Way Dr.
2007 Meadow Way Dr.
2009 Meadow Way Dr.

Date: 1-24-24

Contact Name: Karen Prewitt Phone Number: 956-957-8095



File Number: REZ23-39

To: Mission City Council

Continued from previous.

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest any change of the Land Development Code which would zone the property to any classification other than AO-I. According to AO-I purpose for zoning, "It is the intent of this district that agricultural land be held in that use for as long as is practical and reasonable. This zoning is suitable for areas where development is premature because of the lack of utilities, capacity, or service, or where the ultimate land use has not been determined." Even though the City of Mission has improved some of the infrastructure, the lift station by Crystal Drive still emits atrocious odors and has never been removed as it was on Circle Drive. There is no resolution from the City of Mission's utility office because supplies are not available to reduce these odors. Also, the contractors on the lift station project removed the chain link fence of over 100 feet and have never replaced it, thus has made an entry way for vehicles to turn from Lakeview Drive to Inspiration Road illegally. This has been reported more than once, but still not fixed. Many days, the water pressure in this neighborhood is extremely low in the mornings and adding more housing will only exasperate this issue. Because the houses are already close together south of tract 2, guests utilize the street in front of tract 2 for parking. In conclusion, I and those signing below are requesting the rezoning denied "because of the lack of utility capacity."

Signature	Printed Name	Address
<i>[Signature]</i>	Andres Gonzalez	1930 meadow way Dr mission TX
<i>[Signature]</i>	Fernando Prtegon	1928 meadow way Dr Mission, TX
<i>[Signature]</i>	Samuel Mantalvo	1922 meadow way Dr mission TX
<i>[Signature]</i>	Severiano Morales	2119 Crystal Dr.
<i>[Signature]</i>	Ronald Valles	2127 Crystal Dr.
<i>[Signature]</i>	Marcela TERRES	2127 Crystal Dr
<i>[Signature]</i>	Toni Sheppard	2013 Lake front Dr mission TX
<i>[Signature]</i>	Debra Klaustermeyer	2015 Meadow Way Dr Mission TX
<i>[Signature]</i>	Adrian Martinez	2008 LAKE FRONT DR.
<i>[Signature]</i>	MARK ADAMS	1900 Crystal Dr.
<i>[Signature]</i>	MIRA Marnuel	2103 CAMBER DR (2103 Caracara

M3175-1B-003-0002-00 (232618) BERGH REBECCA & ALBERT 2519 PONDEROSA DR MISSION TX 78572	M3175-1B-003-0003-00 (232619) CANTU OMAR 1623 DEBBY LN MISSION TX 78572	M3175-1B-003-0005-00 (232621) GARCIA BRENDA 2103 LAKE FRONT DR MISSION TX 78572
M3175-1B-003-0006-00 (232622) RODRIGUEZ MARCELA BARCENAS 2101 LAKE FRONT DR MISSION TX 78572	M3175-1B-003-0007-00 (232623) CANTU YANNELLY 1525 RIVER BANK DR MISSION TX 78572	M3175-1B-004-0001-00 (232626) CANALES RIGOBERTO JR & SAN JUA 2015 LAKE FRONT DR MISSION TX 78572
M3175-1B-004-0002-00 (232627) GONZALEZ RODOLFO CARTAGENA No 4220 RES DE LA HACIENDA MONTERREY NL 64890 MEXICO	M3175-1B-004-0003-00 (232628) SANCHEZ MARIA DE LOURDES O & MONICA 2116 CRYSTAL DR MISSION TX 78572	M3175-1B-004-0004-00 (232629) MEDRANO EDWIN H & YADIRA 2108 CRYSTAL DR MISSION TX 78572
M3175-1B-004-0005-00 (232630) MICHELENA ROBERT M 2104 CRYSTAL DR MISSION TX 78572	M3175-1B-004-0006-00 (232631) HUNTLEY PERRI ANN 2100 CRYSTAL DR MISSION TX 78572	M3175-1B-005-0001-00 (232632) ROLDAN CHRISTINA GARCIA 2113 CRYSTAL DR MISSION TX 78572
M3175-1B-005-0002-00 (232633) VALDES JULIO C ARNEDE 119 COL LA RIOJA MONTERRY NL 64988 MEXICO	M3175-1B-005-0003-00 (232634) GIRODENGO ARTURO PASEO DE LA REFORMA 6354 COL SATELITE MONTERREY NL MEXICO	M3175-1B-005-0004-00 (232635) ROLDAN CHRISTINA MARIE 2101 CRYSTAL DR MISSION TX 78572
M3175-1B-005-0005-00 (232636) CANTU VALDEMAR & ALMA DELIA 1304 LAKE VIEW DR MISSION TX 78572	M3175-1B-005-0006-00 (232637) CANTU VALDEMAR & ALMA DELIA 1304 LAKE VIEW DR MISSION TX 78572	M3175-1B-005-0007-00 (232638) CANTU VALDEMAR & ALMA DELIA 1304 LAKE VIEW DR MISSION TX 78572
M3175-1B-005-0008-00 (232639) CGS PROPERTY RENTALS LLC 5105 SWEETWATER AVE MCALLEN TX 78503	M3175-1B-005-0009-00 (232640) SESIN RAUL E 4109 STILLWATER CV EDINBURG TX 78542	M3175-1B-006-0001-00 (232641) CHEN MENG-JU 1910 CHARLES CIR EDINBURG TX 78541
M3175-1B-006-0002-00 (232642) REYES NIKEE LEE 114 N KERALUM AVE MISSION TX 78572	M3175-1B-006-0003-00 (232643) REYES NIKEE LEE 114 N KERALUM AVE MISSION TX 78572	M3175-1B-006-0004-00 (232644) GARCIA ANDREA ADRIANA TAMEZ GARCIA 2105 DIANE DR MISSION TX 78572
M3175-1B-006-0005-00 (232645) NUNEZ LUIS GERARDO & SENIA MAGALY 2103 DIANE DR MISSION TX 78572-8405	M3175-1B-006-0006-00 (232646) LONGORIA ARTURO R JR 1201 REYNOSA ST MISSION TX 78572	M3175-1B-006-0007-00 (232647) GARZA JUDITH 2100 CARIOCA DR MISSION TX 78572
M3175-1B-006-0008-00 (232648) VILLANUEVA PABLO & MARIELA A 2102 CARIOCA DR MISSION TX 78572	M3175-1B-006-0009-00 (232649) RODRIGUEZ ALMA DELA 2104 CARIOCA DR MISSION TX 78572	M3175-1B-006-0010-00 (232650) SANDOVAL EDUARDO 1400 ROQUE SALINAS MISSION TX 78572

M3175-1B-007-0003-00 (232655) ZAMORA FRANCISCA 2107 CARIOCA DR MISSION TX 78572	M3175-1B-007-0004-00 (232656) RAMIREZ NORMA ALICIA 2010 MEADOW WAY DR MISSION TX 78572	M3175-1B-007-0005-00 (232657) MANUEL MICHAEL A & KATHLEEN A 2103 CARIOCA DR MISSION TX 78572
M3175-1B-007-0006-00 (232658) GARRETT RICHARD A & LOURDES S GARCIA 2101 CARIOCA DR MISSION TX 78572	M3175-1B-007-0007-00 (232659) WOLF FRANCES KAY 2100 MAUVE DR MISSION TX 78572	M3175-1B-007-0008-00 (232660) CANTU ANAHI 2102 MAUVE DR MISSION TX 78572
M3175-1B-007-0009-00 (232661) CONGRES CONSTRUCTION, LLC 214 PASEO DEL REY MISSION TX 78572-6735	M3175-1B-007-0010-00 (232662) CANTU JESUS 214 PASEO DEL REY MISSION TX 78572	M3175-1B-007-0011-00 (232663) CANTU JESUS 214 PASEO DEL REY MISSION TX 78572
M3175-1B-008-0001-00 (232665) MARTINEZ MARTHA P NUNEZ 2000 CIR DR APT 1 MISSION TX 78572	M3175-1B-008-0002-00 (232666) VILLEGAS JOSE LUIS 308 N MISSOURI ST ALTON TX 78573	M3175-1B-008-0003-00 (232667) RIVERA JUAN ANTONIO III 2107 MAUVE DRIVE MISSION TX 78572
M3175-1B-008-0004-00 (232668) PREWITT KAREN L 2101 MAUVE DR MISSION TX 78572	M3175-1B-008-0006-00 (232670) ROLDAN CUAUHTEMEO F & PATRICIA F 2102 CRYSTAL DR MISSION TX 78572	M3175-1B-008-0008-00 (232672) CASTILLO ALEJANDRO 2114 CRYSTAL DR MISSION TX 78572
M3175-1B-011-0009-00 (232737) VELEZ GUTIERREZ REAL ESTATE LLC 306 S BRYAN RD MISSION TX 78572	M3175-1B-011-0010-00 (232738) FLORES VELMA ELIZA 2000 MEADOW WAY DR MISSION TX 78572	M3175-1B-012-0001-00 (232739) VILLARREAL FAUSTINO G JR & ADALIZ 1934 MEADOW WAY DR MISSION TX 78572
M3175-1B-012-0002-00 (232740) NUNEZ CYNTHIA 1932 MEADOW WAY DR MISSION TX 78572	M3175-1B-012-0003-00 (232741) GONZALEZ ANDRES & ALEXANDRA MARIE 1930 MEADOW WAY DR MISSION TX 78572	M3175-1B-012-0004-00 (232742) ORTEGON FERNANDO A 1928 MEADOW WAY DR MISSION TX 78572
M3175-1B-012-0005-00 (232743) FAIRCLOTH TRENT 1926 MEADOW WAY DR MISSION TX 78572	M3175-1B-012-0006-00 (232744) MYLES ALBERT EMMANUEL & NANCY LYNN 1924 MEADOW WAY DR MISSION TX 78572	M3175-1B-012-0007-00 (232745) CONFIDENTIAL 1922 MEADOW WAY DR MISSION TX 78572
M3175-1B-012-0008-00 (232746) CLOSE BONNIE L 1920 MEADOW WAY DR MISSION TX 78572	M3175-1B-014-0001-00 (232786) IBANIZ MELISSA RENEE 1902 RIVER BEND DR MISSION TX 78572	M3175-1B-014-0002-00 (232787) CORTEZ JOSE 2003 MEADOW WAY DR MISSION TX 78572
M3175-1B-014-0003-00 (232788) RODRIGUEZ VELMA 2005 MEADOW WAY DR MISSION TX 78572	M3175-1B-014-0004-00 (232789) SMAGE ROBERT & SHARON HECKER SHARON K HECKER & ROBERT SMAGE 2007 MEADOW WAY DR MISSION TX 78572	M3175-1B-014-0005-00 (232790) WILLIAMSON JOSHUA GREY 2009 MEADOW WAY DR MISSION TX 78572

M3175-1B-014-0006-00 (232791)
ORTIZ GONZALO & MARICELA
2011 MEADOW WAY
MISSION TX 78572

M3175-1B-015-0001-00 (232792)
ADAMS MARK A & MAUREEN
1900 CRYSTAL DR
MISSION TX 78572

M3175-1B-015-0002-10 (232795)
MALDONADO DORA M & FRANCO L
1902 CRYSTAL DR
MISSION TX 78572

M3175-1B-015-0003-05 (232797)
REYNA ADRIANA IDALIA
1904 CRYSTAL DR
MISSION TX 78572

M3175-1B-015-0004-00 (232798)
ORTIZ JOSE & LAURA
1906 CRYSTAL DR
MISSION TX 78572

M3175-1B-016-0005-00 (232805)
ORNELAS MARICELA TORRES
618 N 15TH ST
MCALLEN TX 78504

M3175-1B-016-0006-00 (232806)
GONZALEZ CHARLES
2123 CRYSTAL DR
MISSION TX 78572

M3175-1B-016-0007-00 (232807)
GARCIA SEVERIANO MORALES
2119 CRYSTAL DR
MISSION TX 78572

M3175-1B-016-0008-00 (232808)
VOJE JONATHAN JOSE F
4353 NE HALSEY ST APT 7
PORTLAND OR 97213

M3175-1B-016-0009-00 (232809)
GARZA LETICIA CAVAZOS ET AL
HECTOR VICTORIA NO 16 APT 504 A
CUAJIMALPA
MEXICO, 05200

M3175-1B-016-0010-00 (232810)
PULIDO ALEJANDRA
3208 ERIN ST
MISSION TX 78574-5243

M3175-1B-016-0011-00 (232811)
SAENZ OSCAR JR & MINERVA ENEDEL
2103 CRYSTAL DR
MISSION TX 78572

M3175-1A-000-0000-01 (723237)
MEADOW CREEK DEVELOPMENT LLC
5105 N 10TH ST STE B
MCALLEN TX 78504

MISSION MUNICIPAL PARK

parcel #2

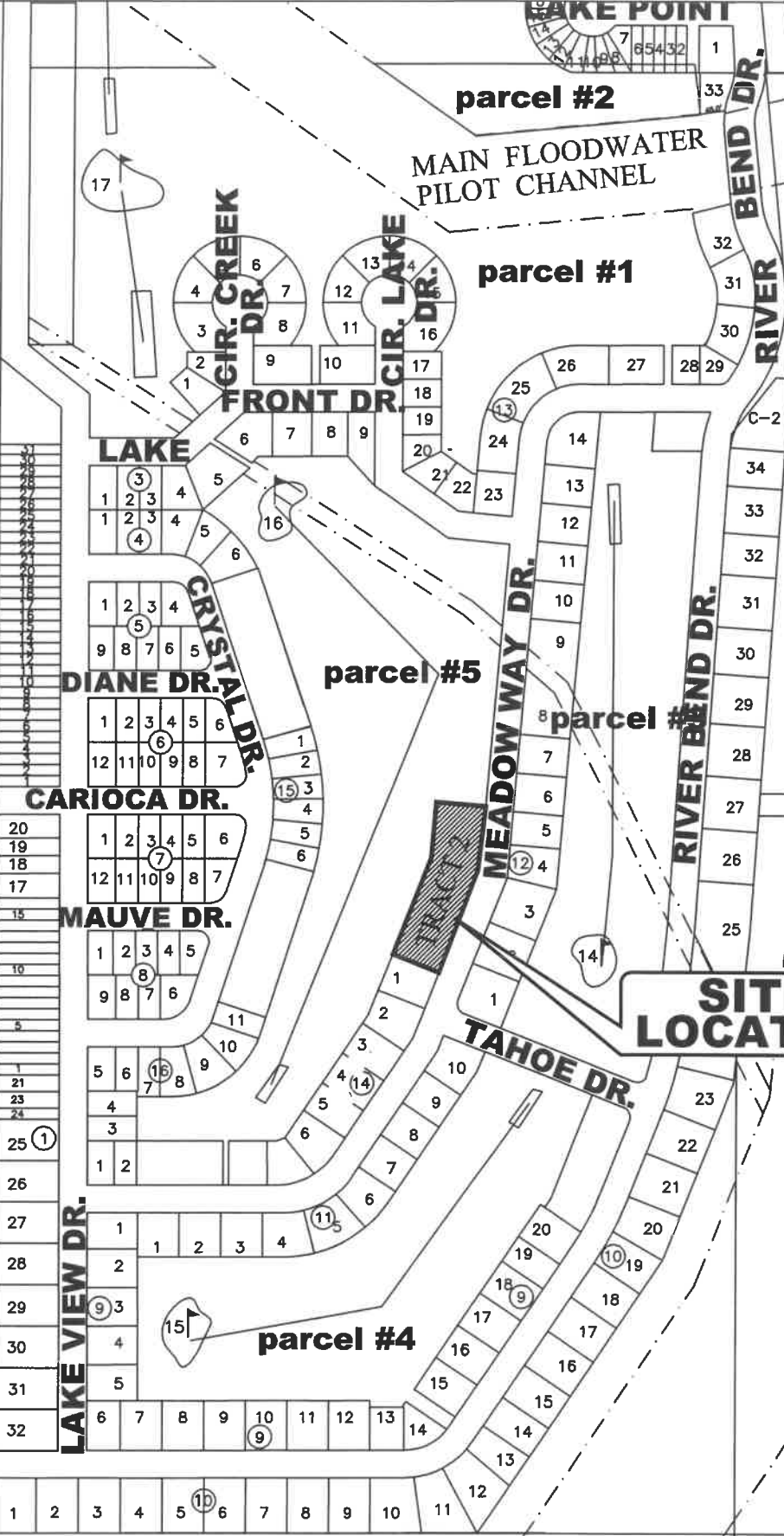
MAIN FLOODWATER PILOT CHANNEL

parcel #1

MISSION MAIN CANAL

INSPIRATION RD.

RIO GRANDE VALLEY STATE VETERANS CEMETERY



CITY OF MISSION
 HIDALGO COUNTY, TEXAS

1201 E. 8th Street
 MISSION, TX 78572

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



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: March 25, 2024

PRESENTED BY: Susana De Luna, Planning Director

AGENDA ITEM: TABLED 02/26/2024 & 03/11/2024 - Rezoning: Tract #3: A tract of land containing 0.613 of one acre, being a part of portion of the Gulf Course and Lake Reserve out of Meadow Creek Country Club Phase I-B, 1914 Crystal Drive, PUD(AO-P) Agricultural Open Permanent to PUD(R-1) Single Family Residential, Meadow Creek Development, and Adoption of Ordinance#_____ - De Luna

NATURE OF REQUEST:

On February 14, 2024, the Planning and Zoning Commission held a Public Hearing to consider the rezoning request. The subject site is located near the Mauve Lane/Crystal Drive intersection along the east side of Crystal Drive. On January 24th, 2024 staff received a petition from the property owners within 200' radius reflecting 39% opposition to this request. There was public opposition during the P&Z Meeting. The concerns voiced were in regards to storm sewer infrastructure, lift station replacement, potholes, increased traffic, noise, and safety. The board unanimously recommended approval.

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: P&Z Approval

City Manager's Recommendation: Remain on table pending meeting with residents

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 OF A TRACT OF LAND CONTAINING 0.613 OF ONE ACRE, BEING A PART OR PORTION OF THE GULF COURSE AND LAKE RESERVE OUT OF MEADOW CREEK COUNTRY CLUB PHASE I-B, 1914 CRYSTAL DRIVE, PUD(AO-P) AGRICULTURAL OPEN PERMANENT TO PUD(R-1) SINGLE FAMILY RESIDENTIAL

WHEREAS, the City Council of the City of Mission finds that during consideration of the rezoning request of February 14, 2024, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the rezoning shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 4:30 p.m. Monday, February 26, 2024, 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:

Legal Description	From	To
A tract of land containing 0.613 of one acre, being a part or portion of the Gulf Course and Lake Reserve out of Meadow Creek Country Club Phase I-B	PUD(AO-P)	PUD(R-1)

READ, CONSIDERED AND PASSED, this the 25th day of March, 2024.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

ITEM# 1.3

TABLED

REZONING: Tract #3: A tract of land containing 0.613 of one acre, being a part or portion of the Gulf Course and Lake Reserve out of Meadow Creek Country Club Phase I-B
 1914 Crystal Drive
 PUD(AO-P) Permanent Open Space District to
 PUD(R-1) Single Family Residential
 Meadow Creek Development

REVIEW DATA

The site was located near the Mauve Lane/Crystal Drive intersection along the east side of Crystal Drive – see vicinity map.

SURROUNDING ZONES:

N:	PUD(R-1T)	– Townhouse Residential District
E:	PUD(AO-P)	– Permanent Open Space District
W:	PUD(R-1T)	– Townhouse Residential District
S:	PUD(R-1T)	– Townhouse Residential District

EXISTING LAND USES:

N:	Single Family Residential
E:	Vacant
W:	Single Family Residential
S:	Single Family Residential
Site:	Vacant

FLUM: Planned Unit Development (PUD)

REVIEW COMMENTS: Staff notes that this item had been considered by P&Z on January 13, 2021 but it was tabled to address some of the concerns voiced during the meeting. The concerns voiced referenced lift station ownership and replacement. Since then, the lift stations have been decommissioned and are no longer in service they are now on City sewer.

Staff notes that the proposed zone complies with the surrounding land uses. Staff believes an R-1 would be a better neighbor for this area.

On January 24th, 2024 staff received a petition from property owners within the 200’ radius reflecting 31% opposition to this request.

RECOMMENDATION: Staff recommends approval.

MISSION MUNICIPAL PARK

parcel #2

MAIN FLOODWATER PILOT CHANNEL

parcel #1

parcel #5

parcel #8

parcel #4

MISSION MAIN CANAL

LOCATION SITE

RIO GRANDE VALLEY STATE VETERANS CEMETERY

INSPIRATION RD.

GIR. CREEK DR.

GIR. LAKE DR.

FRONT DR.

LAKE

CRYSTAL DR.

DIANE DR.

CARIOCA DR.

MAUVE DR.

MEADOW WAY DR.

RIVER BEND DR.

TAHOE DR.

LAKE VIEW DR.

1 2 3 4 5 6 7 8 9 10 11 12 13 14

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33



CITY OF MISSION HIDALGO COUNTY, TEXAS

1201 E. 8th Street MISSION, TX 78572

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



PETITION Date: 1/5/2024

File Number: REZ23-39

To: Mission City Council

RECEIVED
JAN 24 2023
BY: Jm

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest any change of the Land Development Code which would zone the property to any classification other than AO-1. According to AO-1 purpose for zoning, "It is the intent of this district that agricultural land be held in that use for as long as is practical and reasonable. This zoning is suitable for areas where development is premature because of the lack of utilities, capacity, or service, or where the ultimate land use has not been determined." Even though the City of Mission has improved some of the infrastructure, the lift station by Crystal Drive still emits atrocious odors and has never been removed as it was on Circle Drive. There is no resolution from the City of Mission's utility office because supplies are not available to reduce these odors. Also, the contractors on the lift station project removed the chain link fence of over 100 feet and have never replaced it, thus has made an entry way for vehicles to turn from Lakeview Drive to Inspiration Road illegally. This has been reported more than once, but still not fixed. Many days, the water pressure in this neighborhood is extremely low in the mornings and adding more housing will only exasperate this issue. Because the houses are already close together south of tract 2, guests utilize the street in front of tract 2 for parking. In conclusion, I and those signing below are requesting the rezoning denied "because of the lack of utility capacity."

Signature	Printed Name	Address
	Karen Prewitt	2101 Mauve Dr, Mission
	Kay Wolf	2100 Mauve Dr, Mission
	Norma A Ramirez	2105 Carioca Mission
	Jan Rivera	2107 Mauve Dr Mission, TX
	Lulu Garrett	2101 Carioca Dr. mission
	Robert Roldan	2102 Crystal Dr, Mission
	Oscar Suenz	2103 Crystal dr. Mission Tx.
	Alejandra Pulido	2107 Crystal Dr. Mission Tx.
	LETICIA CAVAZOS GARZA	2111 CRYSTAL DR. MISSION, TX
	Terri Ann Huntley	2100 Crystal Dr, Mission TX
	Anahi Carter	2102 Mauve Dr.
	JESUS Carter	2104 MAUVE DR
	JESUS Carter	2106 MAUVE DR
	JESUS Carter	2108 MAUVE DR.
	Bonnie L. Close	1920 MEADOW DR.
	Don Maldonado	1902 Crystal dr.
	RICHARD SHAW	2101 CRYSTAL DR
	Kevin Whitehouse	1917 Meadow Way dr

Signature

Printed Name

Address

Nancy Meyles	Nancy Meyles	1924 Meadow Way Drive
Trent Faircloth	TRENT FAIRCLOTH	1926 MEADOW WAY DR
Destiny Nuñez	Destiny Nuñez	1932 Meadow Way Dr
Adaliz Villarreal	Adaliz Villarreal	1934 Meadow Way Dr.
Velmatrones	Velmatrones	2000 Meadow Way Dr.
Jose Cortez	Jose Cortez	2003 Meadow Way Dr.
Robert Smage	Robert Smage	2007 Meadow Way Dr.
Cassandra Hale	Cassandra Hale	2009 Meadow Way Dr.

Date: 1-24-24

Contact Name: Karen Prewitt Phone Number: 956-957-8095

PETITION Date: 1/5/2024

RECEIVED
9/11/24
JM

Item 30.

File Number: REZ23-39

To: Mission City Council

Continued from previous.

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest any change of the Land Development Code which would zone the property to any classification other than AO-1. According to AO-1 purpose for zoning, "It is the intent of this district that agricultural land be held in that use for as long as is practical and reasonable. This zoning is suitable for areas where development is premature because of the lack of utilities, capacity, or service, or where the ultimate land use has not been determined." Even though the City of Mission has improved some of the infrastructure, the lift station by Crystal Drive still emits atrocious odors and has never been removed as it was on Circle Drive. There is no resolution from the City of Mission's utility office because supplies are not available to reduce these odors. Also, the contractors on the lift station project removed the chain link fence of over 100 feet and have never replaced it, thus has made an entry way for vehicles to turn from Lakeview Drive to Inspiration Road illegally. This has been reported more than once, but still not fixed. Many days, the water pressure in this neighborhood is extremely low in the mornings and adding more housing will only exasperate this issue. Because the houses are already close together south of tract 2, guests utilize the street in front of tract 2 for parking. In conclusion, I and those signing below are requesting the rezoning denied "because of the lack of utility capacity."

Signature

Printed Name

Address

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	Fernando Prtegon	1928 meadow way Dr Mission, T.
	Samuel Mantalvo	1922 meadow way Dr mission TX
	Severiano Morales	2119 Crystal Dr.
	Ronald Valle	2127 Crystal Dr.
	Maricela Torres	2127 Crystal Dr
	Toni Sheppard	2013 Lake front Dr mission TX
	Debra Klaustermeier	2015 Meadow Way Dr Mission TX
	Adria Martinez	2008 LAKE FRONT DR.
	MARK ADAMS	1900 Crystal Dr.
	M.R. Manuel	2103 Camino Dr. (2103 Carriaca

M3175-1B-003-0002-00 (232618)
BERGH REBECCA & ALBERT
2519 PONDEROSA DR
MISSION TX 78572

M3175-1B-003-0003-00 (232619)
CANTU OMAR
1623 DEBBY LN
MISSION TX 78572

M3175-1B-003-0005-00 (232621)
GARCIA BRENDA
2103 LAKE FRONT DR
MISSION TX 78572

M3175-1B-003-0006-00 (232622)
RODRIGUEZ MARCELA BARCENAS
2101 LAKE FRONT DR
MISSION TX 78572

M3175-1B-003-0007-00 (232623)
CANTU YANNELLY
1525 RIVER BANK DR
MISSION TX 78572

M3175-1B-004-0001-00 (232626)
CANALES RIGOBERTO JR & SAN JUAN
2015 LAKE FRONT DR
MISSION TX 78572

M3175-1B-004-0002-00 (232627)
GONZALEZ RODOLFO
CARTAGENA No 4220 RES DE LA HACIENDA
MONTERREY NL 64890
MEXICO

M3175-1B-004-0003-00 (232628)
SANCHEZ MARIA DE LOURDES O & MONICA MEDRANO EDWIN H & YADIRA
2116 CRYSTAL DR
MISSION TX 78572

M3175-1B-004-0004-00 (232629)
2108 CRYSTAL DR
MISSION TX 78572

M3175-1B-004-0005-00 (232630)
MICHELENA ROBERT M
2104 CRYSTAL DR
MISSION TX 78572

M3175-1B-004-0006-00 (232631)
HUNTLEY PERRI ANN
2100 CRYSTAL DR
MISSION TX 78572

M3175-1B-005-0001-00 (232632)
ROLDAN CHRISTINA GARCIA
2113 CRYSTAL DR
MISSION TX 78572

M3175-1B-005-0002-00 (232633)
VALDES JULIO
C ARNEDEO 119 COL LA RIOJA
MONTERRY NL 64988
MEXICO

M3175-1B-005-0003-00 (232634)
GIRODENGO ARTURO
PASEO DE LA REFORMA 6354 COL SATELITE
MONTERREY NL
MEXICO

M3175-1B-005-0004-00 (232635)
ROLDAN CHRISTINA MARIE
2101 CRYSTAL DR
MISSION TX 78572

M3175-1B-005-0005-00 (232636)
CANTU VALDEMAR & ALMA DELIA
1304 LAKE VIEW DR
MISSION TX 78572

M3175-1B-005-0006-00 (232637)
CANTU VALDEMAR & ALMA DELIA
1304 LAKE VIEW DR
MISSION TX 78572

M3175-1B-005-0007-00 (232638)
CANTU VALDEMAR & ALMA DELIA
1304 LAKE VIEW DR
MISSION TX 78572

M3175-1B-005-0008-00 (232639)
CGS PROPERTY RENTALS LLC
5105 SWEETWATER AVE
MCALLEN TX 78503

M3175-1B-005-0009-00 (232640)
SESIN RAUL E
4109 STILLWATER CV
EDINBURG TX 78542

M3175-1B-006-0001-00 (232641)
CHEN MENG-JU
1910 CHARLES CIR
EDINBURG TX 78541

M3175-1B-006-0002-00 (232642)
REYES NIKEE LEE
114 N KERALUM AVE
MISSION TX 78572

M3175-1B-006-0003-00 (232643)
REYES NIKEE LEE
114 N KERALUM AVE
MISSION TX 78572

M3175-1B-006-0004-00 (232644)
GARCIA ANDREA
ADRIANA TAMEZ GARCIA
2105 DIANE DR
MISSION TX 78572

M3175-1B-006-0005-00 (232645)
NUNEZ LUIS GERARDO &
SENIA MAGALY
2103 DIANE DR
MISSION TX 78572-8405

M3175-1B-006-0006-00 (232646)
LONGORIA ARTURO R JR
1201 REYNOSA ST
MISSION TX 78572

M3175-1B-006-0007-00 (232647)
GARZA JUDITH
2100 CARIOCA DR
MISSION TX 78572

M3175-1B-006-0008-00 (232648)
VILLANUEVA PABLO & MARIELA A
2102 CARIOCA DR
MISSION TX 78572

M3175-1B-006-0009-00 (232649)
RODRIGUEZ ALMA DELA
2104 CARIOCA DR
MISSION TX 78572

M3175-1B-006-0010-00 (232650)
SANDOVAL EDUARDO
1400 ROQUE SALINAS
MISSION TX 78572

M3175-1B-007-0003-00 (232655)
ZAMORA FRANCISCA
2107 CARIOCA DR
MISSION TX 78572

M3175-1B-007-0004-00 (232656)
RAMIREZ NORMA ALICIA
2010 MEADOW WAY DR
MISSION TX 78572

M3175-1B-007-0005-00 (232657)
MANUEL MICHAEL A & KATHLEEN A
2103 CARIOCA DR
MISSION TX 78572

M3175-1B-007-0006-00 (232658)
GARRETT RICHARD A & LOURDES S GARCIA
2101 CARIOCA DR
MISSION TX 78572

M3175-1B-007-0007-00 (232659)
WOLF FRANCES KAY
2100 MAUVE DR
MISSION TX 78572

M3175-1B-007-0008-00 (232660)
CANTU ANAHI
2102 MAUVE DR
MISSION TX 78572

M3175-1B-007-0009-00 (232661)
CONGRES CONSTRUCTION, LLC
214 PASEO DEL REY
MISSION TX 78572-6735

M3175-1B-007-0010-00 (232662)
CANTU JESUS
214 PASEO DEL REY
MISSION TX 78572

M3175-1B-007-0011-00 (232663)
CANTU JESUS
214 PASEO DEL REY
MISSION TX 78572

M3175-1B-008-0001-00 (232665)
MARTINEZ MARTHA P NUNEZ
2000 CIR DR APT 1
MISSION TX 78572

M3175-1B-008-0002-00 (232666)
VILLEGAS JOSE LUIS
308 N MISSOURI ST
ALTON TX 78573

M3175-1B-008-0003-00 (232667)
RIVERA JUAN ANTONIO III
2107 MAUVE DRIVE
MISSION TX 78572

M3175-1B-008-0004-00 (232668)
PREWITT KAREN L
2101 MAUVE DR
MISSION TX 78572

M3175-1B-008-0006-00 (232670)
ROLDAN CUAUHTEMO F & PATRICIA F
2102 CRYSTAL DR
MISSION TX 78572

M3175-1B-008-0008-00 (232672)
CASTILLO ALEJANDRO
2114 CRYSTAL DR
MISSION TX 78572

M3175-1B-011-0009-00 (232737)
VELEZ GUTIERREZ REAL ESTATE LLC
306 S BRYAN RD
MISSION TX 78572

M3175-1B-011-0010-00 (232738)
FLORES VELMA ELIZA
2000 MEADOW WAY DR
MISSION TX 78572

M3175-1B-012-0001-00 (232739)
VILLARREAL FAUSTINO G JR & ADALIZ
1934 MEADOW WAY DR
MISSION TX 78572

M3175-1B-012-0002-00 (232740)
NUNEZ CYNTHIA
1932 MEADOW WAY DR
MISSION TX 78572

M3175-1B-012-0003-00 (232741)
GONZALEZ ANDRES & ALEXANDRA MARIE
1930 MEADOW WAY DR
MISSION TX 78572

M3175-1B-012-0004-00 (232742)
ORTEGON FERNANDO A
1928 MEADOW WAY DR
MISSION TX 78572

M3175-1B-012-0005-00 (232743)
FAIRCLOTH TRENT
1926 MEADOW WAY DR
MISSION TX 78572

M3175-1B-012-0006-00 (232744)
MYLES ALBERT EMMANUEL & NANCY LYNN
1924 MEADOW WAY DR
MISSION TX 78572

M3175-1B-012-0007-00 (232745)
CONFIDENTIAL
1922 MEADOW WAY DR
MISSION TX 78572

M3175-1B-012-0008-00 (232746)
CLOSE BONNIE L
1920 MEADOW WAY DR
MISSION TX 78572

M3175-1B-014-0001-00 (232786)
IBANIZ MELISSA RENEE
1902 RIVER BEND DR
MISSION TX 78572

M3175-1B-014-0002-00 (232787)
CORTEZ JOSE
2003 MEADOW WAY DR
MISSION TX 78572

M3175-1B-014-0003-00 (232788)
RODRIGUEZ VELMA
2005 MEADOW WAY DR
MISSION TX 78572

M3175-1B-014-0004-00 (232789)
SMAGE ROBERT & SHARON HECKER
SHARON K HECKER & ROBERT SMAGE
2007 MEADOW WAY DR
MISSION TX 78572

M3175-1B-014-0005-00 (232790)
WILLIAMSON JOSHUA GREY
2009 MEADOW WAY DR
MISSION TX 78572

M3175-1B-014-0006-00 (232791)
ORTIZ GONZALO & MARICELA
2011 MEADOW WAY
MISSION TX 78572

M3175-1B-015-0001-00 (232792)
ADAMS MARK A & MAUREEN
1900 CRYSTAL DR
MISSION TX 78572

M3175-1B-015-0002-10 (232795)
MALDONADO DORA M & FRANCO L
1902 CRYSTAL DR
MISSION TX 78572

M3175-1B-015-0003-05 (232797)
REYNA ADRIANA IDALIA
1904 CRYSTAL DR
MISSION TX 78572

M3175-1B-015-0004-00 (232798)
ORTIZ JOSE & LAURA
1906 CRYSTAL DR
MISSION TX 78572

M3175-1B-016-0005-00 (232805)
ORNELAS MARICELA TORRES
618 N 15TH ST
MCALLEN TX 78504

M3175-1B-016-0006-00 (232806)
GONZALEZ CHARLES
2123 CRYSTAL DR
MISSION TX 78572

M3175-1B-016-0007-00 (232807)
GARCIA SEVERIANO MORALES
2119 CRYSTAL DR
MISSION TX 78572

M3175-1B-016-0008-00 (232808)
VOJE JONATHAN JOSE F
4353 NE HALSEY ST APT 7
PORTLAND OR 97213

M3175-1B-016-0009-00 (232809)
GARZA LETICIA CAVAZOS ET AL
HECTOR VICTORIA NO 16 APT 504 A
CUAJIMALPA
MEXICO, 05200

M3175-1B-016-0010-00 (232810)
PULIDO ALEJANDRA
3208 ERIN ST
MISSION TX 78574-5243

M3175-1B-016-0011-00 (232811)
SAENZ OSCAR JR & MINERVA ENEDEL
2103 CRYSTAL DR
MISSION TX 78572

M3175-1A-000-0000-01 (723237)
MEADOW CREEK DEVELOPMENT LLC
5105 N 10TH ST STE B
MCALLEN TX 78504

MISSION MUNICIPAL PARK

parcel #2

MAIN FLOODWATER PILOT CHANNEL

parcel #1

GIR. CREEK DR.

GIR. LAKE DR.

FRONT DR.

RIVER BEND DR.

LAKE

parcel #5

parcel #4

INSPIRATION RD.

DIANE DR.

CRYSTAL DR.

CARIOCA DR.

MAUVE DR.

MEADOW WAY DR.

RIVER BEND DR.

MISSION MAIN CANAL

LOCATION SITE

RIO GRANDE VALLEY STATE VETERANS CEMETERY

LAKE VIEW DR.

TAHOE DR.

parcel #4



CITY OF MISSION HIDALGO COUNTY, TEXAS

1201 E. 8th. Street MISSION, TX 78572

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



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: March 25, 2024

PRESENTED BY: Susana De Luna, Planning Director

AGENDA ITEM: TABLED 02/26/2024 & 03/11/2024 - Rezoning: A 27.969 acre tract of land out of Lot 29-10, West Addition to Sharyland, (AO-I) Agricultural Open Interim to (R-1A) Large Lot Residential, Jorge E. Miranda, and Adoption of Ordinance#_____ - De Luna

NATURE OF REQUEST:

On February 14, 2024, the Planning and Zoning Commission held a Public Hearing to consider the rezoning request. The subject site is located ¼ mile north of Mile 2 Road along the west side of Bryan Road. There was public opposition during the P&Z Meeting. The concerns voiced were in regards to traffic, and car accidents. The board unanimously recommended approval.

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: P&Z Approval

City Manager's Recommendation: Approval

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

RECEIVED
3/20/24

Item 31.

Note: This item has been placed on City agenda several times. It appears it will be on again on ~~March 25th 2024~~ ~~February 14, 2024~~

To: City of Mission

- Planning and Zoning Commission ~~January 24~~ February 14, 2024
- Mission City Council Regular Meeting February ~~17~~ 26th, 2024.

We the undersigned are opposed to the consideration of the application for reclassification of A 27.969 acre tract out of Lot 29-10 West addition to Sharyland (approximate: 2 1/4 Mile North Bryan Rd.)

Reclassification of the property from its present zoning (A0-1) Agriculture open interim to ~~(B-1)~~ single Family Residential.

- ~~AK-A~~
[Signature] 1004 East 2 mile rd
- [Signature] 1204 E 2 mile Rd
- [Signature] 5304 N Bryan Rd
- [Signature] 1705 2 mile
- [Signature] 3305 N. Bryan
- [Signature] 2 mile rd across road
- [Signature] 1012 E. Mile 2 RD
- [Signature] Robert Dupont 1104 E mile 2 RD
- [Signature] Shelby [Signature] 1012 E. mile 2 Rd

Petition To:

City of Mission , Planning and Zoning Commission

We, the undersigned, are opposed to the consideration of the application for reclassification of a 27.969 acre tract out of Lot 29-10 West addition to Sharyland (approx.. 2 ¼ North Bryan Rd.) from its present zoning AO-1 (Agriculture Open Interim) to R-1A (Large Lot Single Family Residential).

PRINTED NAME	SIGNATURE	ADDRESS
MARIA ELIA AGUILAR	<i>Maria Elia Aguilar</i>	3414 N. Bryan
Osar Aguilar	<i>Osar Aguilar</i>	3414 N. Bryan
Roberto Gonzalez	<i>Roberto</i>	3509 N. Bryan
Artemio Andrade	<i>Artemio Andrade</i>	3506 N. Bryan Rd
Rosa Linda Andrade	<i>Rosa Linda Andrade</i>	3508 N. Bryan Rd
Anah Gracia	<i>Anah Gracia</i>	3518 Bryan
Sarah Aguilar	<i>Sarah Aguilar</i>	3422 N. Bryan Rd
Lead Bentzen	<i>Lead Bentzen</i>	3521 N. Bryan Rd
Laret Bentzen	<i>Laret Bentzen</i>	3521 N. Bryan Rd
Nathan Bentzen	<i>Nathan Bentzen</i>	3521 N. Bryan Rd
Peteri Reyes	<i>Peteri Reyes</i>	1204 2nd Mile
Fernan Villanov	<i>Fernan Villanov</i>	916 E 2 MILE
MARIA F. VILLANOV	<i>Maria F. Villanov</i>	916 E Mile 2

W0100-00-028-0009-03 (317205)
VILLARREAL FERMIN & M A
916 EAST MILE 2 RD
MISSION TX 78574

W0100-00-028-0010-00 (317213)
GONZALEZ JULIAN J & SELMA
1204 E MILE 2 RD
MISSION TX 78574

W0100-00-028-0010-08 (317220)
CRUMPLER ELIZABETH
PO BOX 787
PHARR TX 78577

W0100-00-028-0010-10 (505742)
GESHAY JOEL T & SHELBY L
1012 E MILE 2 RD
MISSION TX 78574

W0100-00-029-0009-15 (317290)
LOZANO VICENTE & SAN JUANITA
1206 E MILE 2 RD
MISSION TX 78574

W0100-00-029-0009-20 (317291)
CAVAZOS NORA L
1229 LINDBERG ST
PALMHURST TX 78573

W0100-00-029-0010-00 (317292)
MIRANDA JORGE E & ALMA I
5208 NORTH 10TH STREET #4016
MCALLEN TX 78504

W0100-00-029-0010-01 (317293)
DAVIS KRYSTI B
3305 N BRYAN RD
MISSION TX 78573

W0100-00-029-0010-04 (317296)
GARCIA RICARDO
1608 N 8TH ST
MCALLEN TX 78501

W0100-00-029-0011-01 (317299)
MELENDEZ IVAN G
3304 N BRYAN RD
MISSION TX 78573

W0100-00-029-0011-04 (317302)
AGUILAR OSCAR & MARIA ELIA
3414 N BRYAN RD
MISSION TX 78573

W0100-00-029-0011-05 (317303)
VALDEZ JAVIER
3316 N BRYAN RD
MISSION TX 78573

W0100-00-030-0009-00 (317410)
JONES ELIZABETH EPLER INDEPENDENT
1023 HIGHLAND ST
HOUSTON TX 77009

W0100-00-030-0010-02 (317414)
MARES LEONARDO
3501 N BRYAN ROAD
MISSION TX 78573

W0100-00-030-0010-03 (317415)
GONZALEZ ROBERT & EMMA
3509 N BRYAN ROAD
MISSION TX 78573

W0100-00-030-0010-04 (317416)
MARES NOE
3505 N BRYAN RD
MISSION TX 78573

W0100-00-030-0010-14 (317421)
MARES LEONARDO
3501 N BRYAN ROAD
MISSION TX 78573

W0100-00-030-0010-15 (317422)
GONZALEZ MELISSA
3421 N BRYAN RD UNIT B
MISSION TX 78573

W0100-00-030-0011-01 (317425)
AGUILAR SARAH & DANIEL
3422 N BRYAN RD
MISSION TX 78573

W0100-00-030-0011-02 (317426)
ANDRADE ARTEMIO JR
PO BOX 4586
MISSION TX 78573

W0100-00-030-0011-06 (317430)
GRACIA JOSE ANGEL & ARLEN CORON,
3518 N BRYAN RD
MISSION TX 78573

W0100-00-030-0011-15 (317435)
ANDRADE ROSALINDA & ARTEMIO
3506 N BRYAN RD
MISSION TX 78573

W0100-00-030-0011-16 (317436)
ANDRADE ARTEMIO & ROSALINDA
3506 N BRYAN RD
MISSION TX 78573

W0100-00-029-0010-05 (1020520)
GARCIA RICARDO
1608 N 8TH ST
MCALLEN TX 78501

58% Opposition

24 Notices Mailed Out

14 Signatures Against Request

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A REZONING OF A 27.969 ACRE TRACT OF LAND OUT OF LOT 29-10,
WEST ADDITION TO SHARYLAND, (AO-I) AGRICULTURAL OPEN INTERIM TO
(R-1A) LARGE LOT SINGLE FAMILY**

WHEREAS, the City Council of the City of Mission finds that during consideration of the rezoning request of February 14, 2024, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the rezoning shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 4:30 p.m. Monday, February 26, 2024, 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:

Legal Description	From	To
A 27.969 acre tract of land out of Lot 29-10, West Addition to Sharyland	AO-I	R-1A

READ, CONSIDERED AND PASSED, this the 25th day of March, 2024.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

REZONING:

A 27.969 acre tract of land out of
Lot 29-10, West Addition to Sharyland
AO-I to R-1A
Jorge E. Miranda

REVIEW DATA

The site is located ¼ mile north of Mile 2 Road along the west side of Bryan Road – see vicinity map.

SURROUNDING ZONES:

N:	AO-I	– Agricultural Open Interim
E:	AO-I	– Agricultural Open Interim
W:	AO-I	– Agricultural Open Interim
S:	AO-I	– Agricultural Open Interim

EXISTING LAND USES:

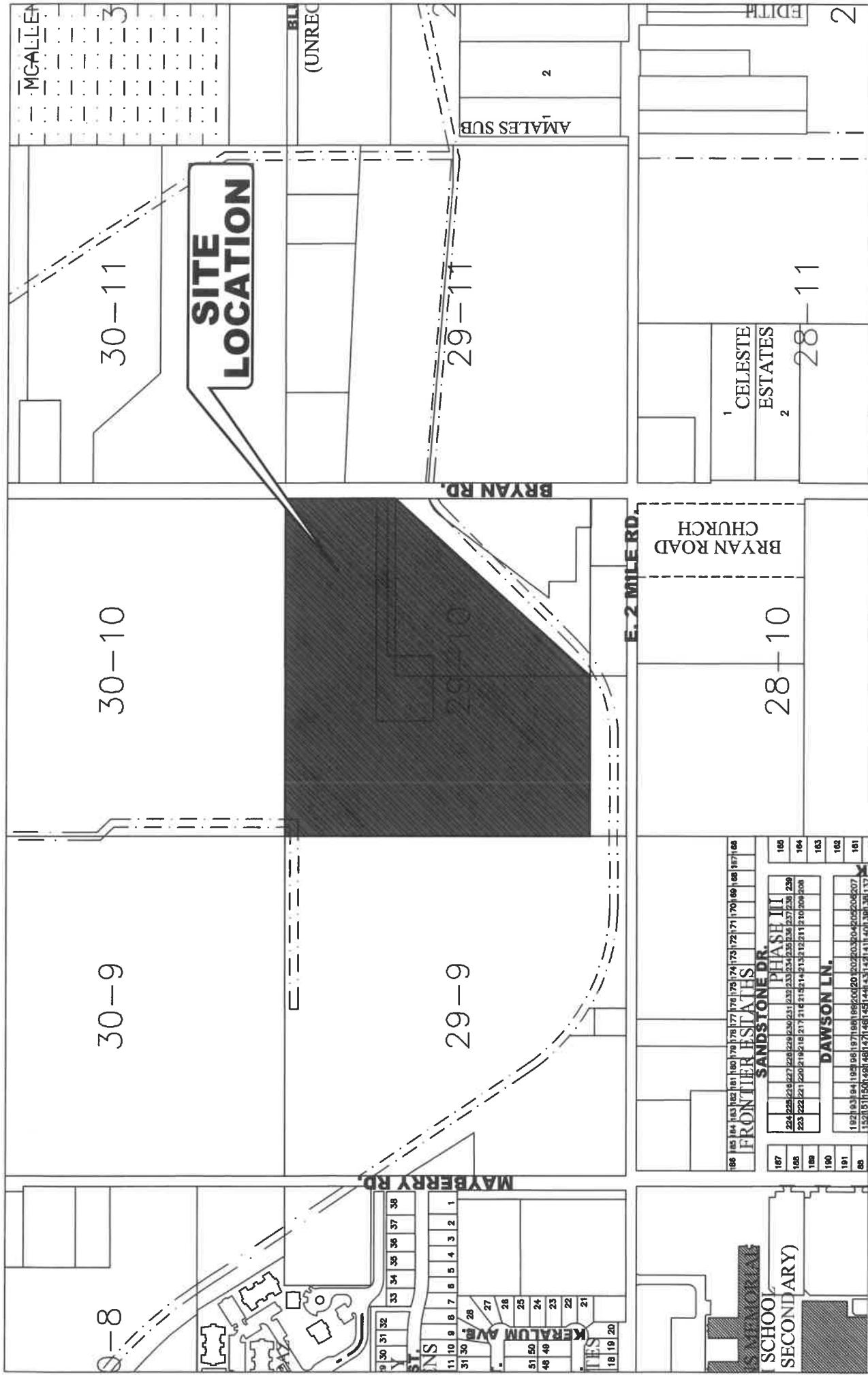
N:	Residential
E:	Residential
W:	Residential & Open Acreage
S:	Residential & Open Acreage
Site:	Residential

FLUM:

Lower Density Residential (LDA)

REVIEW COMMENTS: Staff notes that the proposed zone complies with the City’s Future Land Use Map, and surrounding land uses.

RECOMMENDATION: Staff recommends approval.



**SITE
LOCATION**



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

Item 31.

186	187	188	189	190	191	192
185	184	183	182	181	180	179
178	177	176	175	174	173	172
171	170	169	168	167	166	165
FRONTIER ESTATES						
SANDSTONE DR.						
PHASH III						
224	223	222	221	220	219	218
217	216	215	214	213	212	211
210	209	208	207	206	205	204
DAWSON LN.						
192	191	190	189	188	187	186
185	184	183	182	181	180	179
178	177	176	175	174	173	172
171	170	169	168	167	166	165



W0100-00-028-0009-03 (317205)
VILLARREAL FERMIN & M A
916 EAST MILE 2 RD
MISSION TX 78574

W0100-00-028-0010-00 (317213)
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W0100-00-028-0010-08 (317220)
CRUMPLER ELIZABETH
PO BOX 787
PHARR TX 78577

W0100-00-028-0010-10 (505742)
GESHAY JOEL T & SHELBY L
1012 E MILE 2 RD
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W0100-00-029-0009-15 (317290)
LOZANO VICENTE & SAN JUANITA
1206 E MILE 2 RD
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1229 LINDBERG ST
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3305 N BRYAN RD
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1608 N 8TH ST
MCALLEN TX 78501

W0100-00-029-0011-01 (317299)
MELENDEZ IVAN G
3304 N BRYAN RD
MISSION TX 78573

W0100-00-029-0011-04 (317302)
AGUILAR OSCAR & MARIA ELIA
3414 N BRYAN RD
MISSION TX 78573

W0100-00-029-0011-05 (317303)
VALDEZ JAVIER
3316 N BRYAN RD
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JONES ELIZABETH EPLER INDEPENDENT
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GONZALEZ ROBERT & EMMA
3509 N BRYAN ROAD
MISSION TX 78573

W0100-00-030-0010-04 (317416)
MARES NOE
3505 N BRYAN RD
MISSION TX 78573

W0100-00-030-0010-14 (317421)
MARES LEONARDO
3501 N BRYAN ROAD
MISSION TX 78573

W0100-00-030-0010-15 (317422)
GONZALEZ MELISSA
3421 N BRYAN RD UNIT B
MISSION TX 78573

W0100-00-030-0011-01 (317425)
AGUILAR SARAH & DANIEL
3422 N BRYAN RD
MISSION TX 78573

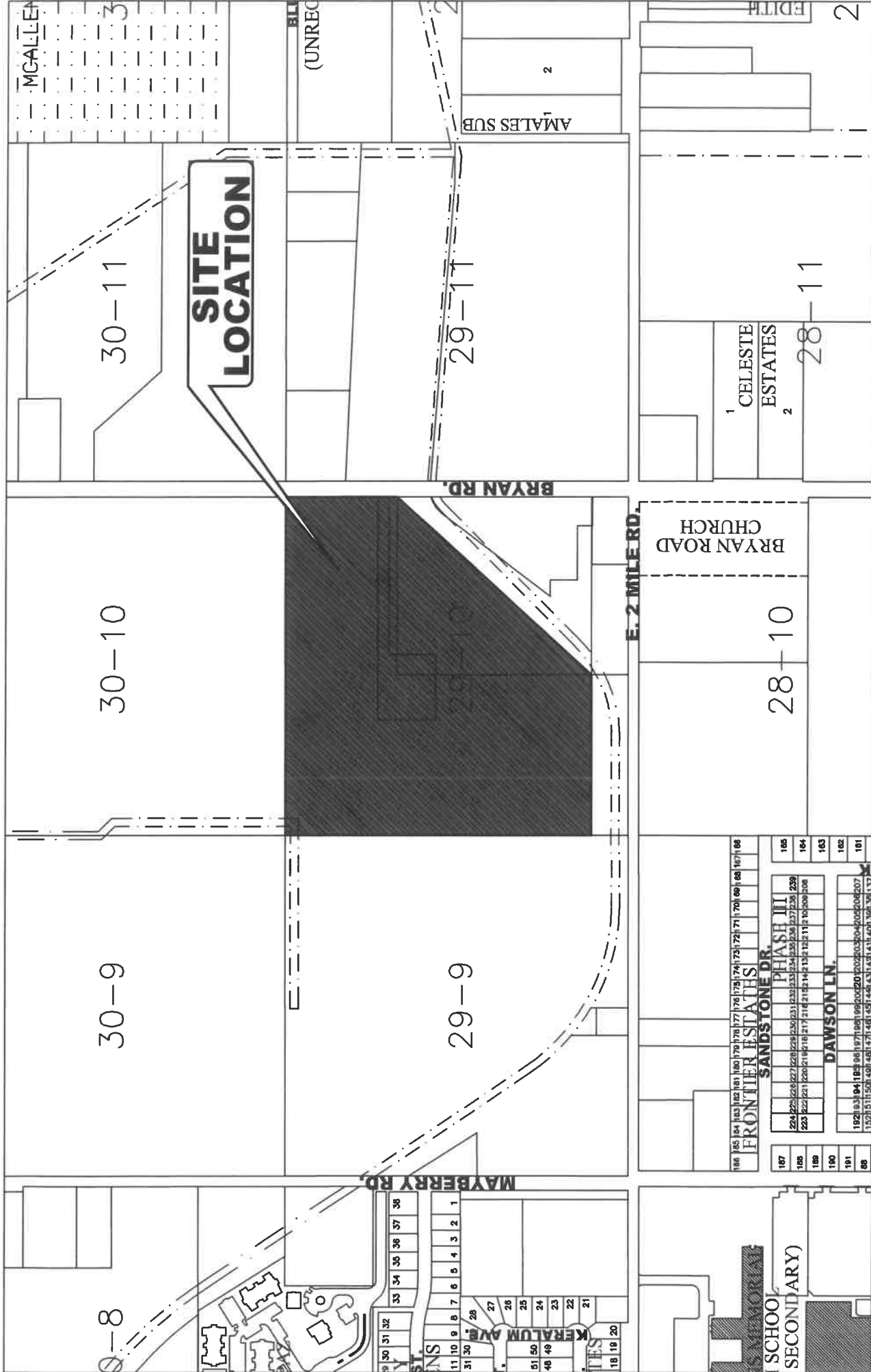
W0100-00-030-0011-02 (317426)
ANDRADE ARTEMIO JR
PO BOX 4586
MISSION TX 78573

W0100-00-030-0011-06 (317430)
GRACIA JOSE ANGEL & ARLEN CORON,
3518 N BRYAN RD
MISSION TX 78573

W0100-00-030-0011-15 (317435)
ANDRADE ROSALINDA & ARTEMIO
3506 N BRYAN RD
MISSION TX 78573

W0100-00-030-0011-16 (317436)
ANDRADE ARTEMIO & ROSALINDA
3506 N BRYAN RD
MISSION TX 78573

W0100-00-029-0010-05 (1020520)
GARCIA RICARDO
1608 N 8TH ST
MCALLEN TX 78501



**SITE
LOCATION**



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

Item 31.

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FRONTIER ESTATES																			
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SANDSTONE DR. PHASE III																			
224	223	222	221	220	219	218	217	216	215	214	213	212	211	210	209	208	207	206	205
DAWSON LN.																			
182	181	180	179	178	177	176	175	174	173	172	171	170	169	168	167	166	165	164	163
182	181	180	179	178	177	176	175	174	173	172	171	170	169	168	167	166	165	164	163