



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, April 28, 2025 at 3:30 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, April 28, 2025 03:30 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. March Employee of the Month - Munguia
- [2.](#) Proclamation - National Small Business Week - Teclo Garcia
- [3.](#) Proclamation - Economic Development Week - Teclo Garcia
- [4.](#) Proclamation - National Police Week - Torres
5. Report from the Greater Mission Chamber of Commerce – Brenda Enriquez
- [6.](#) Departmental Reports – Perez
7. Citizen's Participation – Garza

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

8. Approval of Minutes – Carrillo

Regular Meeting – April 14, 2025

Special Meeting – April 21, 2025

9. Acknowledge Receipt of Minutes – Perez

Shary Golf Course Advisory Board – March 5, 2025

Parks & Recreation Board – March 18, 2025

Citizen's Advisory Committee – February 25, 2025

10. Authorization to extend Third & Final Six-Month Renewal for Ready Mix Concrete for Public Works Department - Terrazas

11. Authorization to Solicit for Bids for the purchase of Limestone Hot Mix for the Public Works Department – Terrazas

12. Approval of Resolution #_____, Resolution approving the resolution of Mission Economic Development Corporation authorizing the issuance of bonds on behalf of Waste Management Inc., and matters related thereto. - Garcia

13. Ratification of Emergency Professional Services from Tyler Technologies as a sole source vendor at a cost of \$34,510 with respective budget amendment - Ramirez

PUBLIC HEARING

PLANNING & ZONING RECOMMENDATIONS

14. To consider an ordinance amendment to the City of Mission Code of Ordinances Appendix A, Zoning, Article VIII.- Use Districts and Conditional Uses, Section 1.37, R-1A Large Lot Single-Family Residential District, Subsection 5, Area Requirements; Section 1.371, R-1 Single-Family Residential District, Subsection 5, Area Requirements; Section 1.372, R-1T Townhouse Residential District, Subsection 5, Area Requirements; Section 1.39, R-3 Multi-Family Residential District, Subsection 5, Area Requirements; Section 1.40, R-4 Mobile Home District, Subsection 2, Permitted Uses, Subsection 3, Conditional Uses, Subsection 4, Prohibited Uses, Subsection 5, Area Requirements, and Subsection 6, Required Conditions, Adoption of Ordinance#_____ – Cervantes

15. Public hearing and take action to consider a rezoning request from Agricultural Open Interim ("AO-I") to General Business District ("C-3") being a 1.33 acre tract of land, being out of and forming a part or portion of Lot 25-5, West Addition to Sharyland Subdivision, located along the North side of West Griffin Parkway (FM 495) approximately 1,062 feet East of Holland Avenue. Applicant: SecureCare Movelt McAllen, LLC c/o AVAD Capital LLC, Adoption of Ordinance# _____ - Cervantes

16. Public hearing and take action to consider a rezoning request from Agricultural Open Interim ("AO-I") to Large Lot Single-family Residential District ("R-1A") for a tract of land containing 10.06 acres of land, being a part or portion of Lot 26-11, West Addition

to Sharyland Subdivision, located along the East side of North Bryan Road approximately 1,280 feet North of East Griffin Parkway. Applicant: J.S. Kawamoto, LLC, and Adoption of Ordinance# _____ - Cervantes

17. Public hearing and take action to consider a rezoning request from Agricultural Open Interim (“AO-I”) to Large Lot Single-family Residential District (“R-1A”) for a tract of land containing 9.99 acres of land, being a part or portion of Lot 26-10, West Addition to Sharyland Subdivision, located along the West side of North Bryan Road approximately 1,280 feet North of East Griffin Parkway. Applicant: J.S. Kawamoto, LLC, and Adoption of Ordinance# _____ - Cervantes

18. Conditional Use Permit to place a Mobile Food Unit - Pepe Noches, being Lot C, Girasol Estates Subdivision in a (C-3) General Business District, located at 1726 W. Griffin Parkway, C-3, Joaquin Diaz, Adoption of Ordinance # _____ – Cervantes

19. Public hearing and take action to consider a Conditional Use Permit for a Drive-Thru Service Window – Chipotle restaurant, being Lot 6, North Sharyland Commons Subdivision in a (C-3) General Business District, located at 100 N. Shary Road. Applicant: Kimco Chipotle, Adoption of Ordinance # _____ - Cervantes

20. Public hearing and take action to consider a Conditional Use Permit for an Event Center – Charmed Event Venue, being Lot 19, Sparks & Townsend Plaza in a (C-3) General Business District, located at 2704 E. Griffin Parkway, Ste. A1 Applicant: Natalie Franco, Adoption of Ordinance # - _____ - Cervantes

21. Conditional Use Permit Renewal for Drive-Thru Service Windows and the Sale & On-Site Consumption of Alcoholic Beverages at La Palma Azul Snack Shop in a (C-3) General Business District located at 3501 N. Conway Avenue, Ste. 1, being Lot 2, IHOP on Conway Subdivision, C-3, Elio C. Garza, Adoption of Ordinance # _____ – Cervantes

22. To consider an ordinance amendment to the City of Mission Code of Ordinances Chapter 98 – Subdivisions, Article III – Minimum Requirement for Standards and Specifications, Section 98-144. Park Dedication of Fees in Lieu of Requirements, Subsection (D) Money in Lieu of Land, Amending the Park Fees Required per Dwelling Unit during the Subdivision Process, and Adoption of Ordinance No. _____ - Cervantes

23. To consider an ordinance amendment to the City of Mission Code of Ordinances Appendix A, Zoning, Section 1.2. Definitions. by defining Mobile Food Park; Article X. Conditional Use Permits, Section 1.56 Conditions of Conditional Use, Subsection (11) Mobile Food Unit, by establishing a radius for Mobile Food Units and Mobile Food Parks, Adoption of Ordinance # _____ – Cervantes

APPROVALS AND AUTHORIZATIONS

24. Plat Approval Subject to Conditions: The Orchards at the James Subdivision, a tract of land containing 10.06 acres of land, situated in Hidalgo County, Texas, being part or portion of Lot 26-11, West Addition to Sharyland Subdivision, AO-I (Proposed R-1A), Developer: Earth Works Development, Inc., Engineer: Javier Hinojosa Engineering, - Cervantes

25. Plat Approval Subject to Conditions: ShiZue Gardens at the James Subdivision, a tract of land containing 9.99 acres of land, situated in Hidalgo County, Texas, being part or

portion of Lot 26-10, West Addition to Sharyland Subdivision, AO-I (Proposed R-1A), Developer: Earth Works Development, Inc., Engineer: Javier Hinojosa Engineering, - Cervantes

26. Plat Approval: Bryan Landing Subdivision (Private), a 27.187-acre tract of land, out of the northern portion of a 27.969 – acre tract out of Lot 29-10, West Addition to Sharyland, R-1, Developer: Omar Garcia., Engineer: Izaguirre Engineering Group, LLC., - Cervantes

27. Authorize Mayor to execute Affidavit for Economically Disadvantaged Counties (EDC) Program Application to widen Military Parkway from Inspiration Road to FM 1016 from a two lane to a four-lane divided with TxDOT funding will be paid with bond proceeds - Terrazas

28. Authorization to Purchase Lawn Maintenance and Other Related Equipment from MAE Power Equipment Via Buy Board Contract # 706-23, in the Amount of \$45,173.52 - Bentsen

29. Consideration and approval of Resolution # _____ declaring expectation to reimburse expenditures with proceeds of future debt - Perez

UNFINISHED BUSINESS

30. Tabled 04/14/2025: Approval of Resolution No. _____ for a license to encroach into a City of Mission owned 24 feet by 40 feet strip of land for the property located at 1020 Los Ebanos Road bearing a legal description of a 0.02 acre tract of land, more or less, being a portion of a 40-foot by 640-foot strip of land adjacent to Mission Jaycees Park out of Lot 21-3, West Addition to Sharyland Subdivision. Applicant: Dr. Marisol Rocha, Vanguard Superintendent of Schools - Cervantes

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), Section 551.072 (Real Property) related to Cimarron

3. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) regarding C-4509-23-H, Ramiro Cantu Jr., v. City of Mission, Texas, et al.

RECONVENE

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

ADJOURNMENT

C E R T I F I C A T E

I, the undersigned City Secretary do certify that the above notice of meeting was posted on the bulletin board of City Hall, 1201 E. 8th Street, Mission, Texas on this the 25th day of April, 2025 at 2:30 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 **28th day of April, 2025** the City Council of the City of Mission will hold a regular meeting at 3:30 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 purposed permitted by the Act, including, but not limited to the following sections and purposes.

Texas Government Code Section:

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

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

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

On this the **25th day of April, 2025** 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 2:30 p.m. on said date.



Anna Carrillo, City Secretary

Proclamation

City of Mission



WHEREAS, small businesses aren't just storefronts — they're family legacies, bold ideas, and the heart of our local economy; and

WHEREAS, every job created, every product made, and every customer served by a small business adds to the strength and spirit of Mission, Texas; and

WHEREAS, the City of Mission is proud to stand beside its small business community — from first-time entrepreneurs to multigenerational shops — who work hard, adapt fast, and give back generously; and

WHEREAS, Mission Economic Development Corporation (Mission EDC) plays a key role in this journey by offering funding, mentorship, and resources through its programs; and

WHEREAS, Mission EDC's headquarters, the Center for Education and Economic Development (CEED), serves as a launchpad for startups and a home base for local entrepreneurs chasing their next big idea; and

WHEREAS, when we support small businesses, we're investing in our neighbors, our neighborhoods, and the future of Mission;

NOW, THEREFORE, the City Council of the City of Mission proudly proclaims the week of April 27–May 3, 2025, as:

National Small Business Week

in Mission, Texas and urges all residents to celebrate and support the businesses that make Mission unique, resilient, and strong.

PROCLAIMED on this the 28th day of April, 2025

Norie Gonzalez Garza, Mayor

Jessica Ortega, Councilwoman

Ruben Plata, Mayor Pro Tem

Marissa Ortega Gerlach, Councilman

Alberto Vela, Councilman

Proclamation

City of Mission



WHEREAS, the Mission Economic Development Corporation (Mission EDC), alongside its partners, plays a key role in the economic health of the City of Mission by attracting capital investment and supporting the growth of small businesses; and

WHEREAS, these efforts lead directly to greater prosperity for Mission residents by creating quality jobs and generating tax revenue for essential city services and quality-of-life projects; and

WHEREAS, Mission EDC fosters entrepreneurship through its programs; and

WHEREAS, Mission EDC supports startups and small businesses by housing dozens of them at its headquarters: the Center for Education and Economic Development (CEED); and

WHEREAS, the City of Mission and Mission EDC work together to help small businesses grow or relocate to Mission; and

WHEREAS, Mission EDC builds partnerships with universities, colleges, nonprofits, and other key regional institutions to create a thriving business environment; and

WHEREAS, the city continues to promote responsible growth by investing in critical infrastructure—such as the expansion of the Anzalduas International Bridge; and

WHEREAS, small businesses can rely on Mission EDC for guidance, support, and access to programs that help them launch, grow, and thrive; and

WHEREAS, economic developers play a vital role in driving investment and shaping Mission's future;

NOW, THEREFORE, the City Council of the City of Mission proclaims the week of May 11–17, 2025, as:

Economic Development Week

in Mission, Texas and commends all economic developers whose work helps strengthen our community.

PROCLAIMED on this the 28th day of April, 2025

Norie Gonzalez Garza, Mayor

Jessica Ortega, Councilwoman

Ruben Plata, Mayor Pro Tem

Marissa Ortega Gerlach, Councilman

Alberto Vela, Councilman

Proclamation

City of Mission



WHEREAS, the Congress and President of the United States have designated May 15 as Peace Officers Memorial Day, and the week in which it falls as Police Week; and

WHEREAS, the members of the Mission Police Department play an essential role in safeguarding the rights and freedoms of the citizens of Mission, Texas; and

WHEREAS, it is important that all citizens know and understand the problems, duties and responsibilities of their police department, and that members of our police department recognize their duty to serve the people by safeguarding life and property, by protecting them against violence or disorder, and by protecting the innocent against deception and the weak against oppression or intimidation.

NOW, THEREFORE, we, the City Council of the City of Mission, do hereby proclaim the week of May 12 - 18, 2025, as

NATIONAL POLICE WEEK

And call upon all citizens of Mission and upon all patriotic, civic and educational organizations to observe the week of May 12th through 18th, 2025, as Police Week with appropriate ceremonies in which all of our people may join in commemorating police officers, past and present, who by their faithful and loyal devotion to their responsibilities have rendered a dedicated service to their communities and in doing so, have established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens.

NOW, THEREFORE, we, the City Council of the City of Mission, call upon all citizens of Mission, Texas, to observe Monday, May 12th, as Peace Officers Memorial Day in Mission, Texas, to honor those peace officers who, through their courageous deeds, have lost their lives or have become disabled in the performance of duty. We also invite the community to the Police Memorial Ceremony on Monday, May 12th, at 10:30 a.m. at the Mission Police Department Courtyard.

PROCLAIMED on this the 28th day of April, 2025.

Norie Gonzalez Garza, Mayor

Jessica Ortega, Councilwoman

Ruben Plata, Mayor Pro Tem

Marissa Ortega Gerlach, Councilman

Alberto Vela, Councilman



CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2025
PRESENTED BY: Mike R. Perez, City Manager
AGENDA ITEM: Departmental Reports – Perez

NATURE OF REQUEST:

Sanitation – March 2025
Human Resources – February 2025
Speer Memorial Library – March 2025
Public Works – March 2025
Grants – March 2025
CDBG – February 2025
Mission Police Department – March 2025
Fire Prevention – March 2025
Emergency Ambulance Response Report – March 2025
Fire Department – March 2025

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 *MRP*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

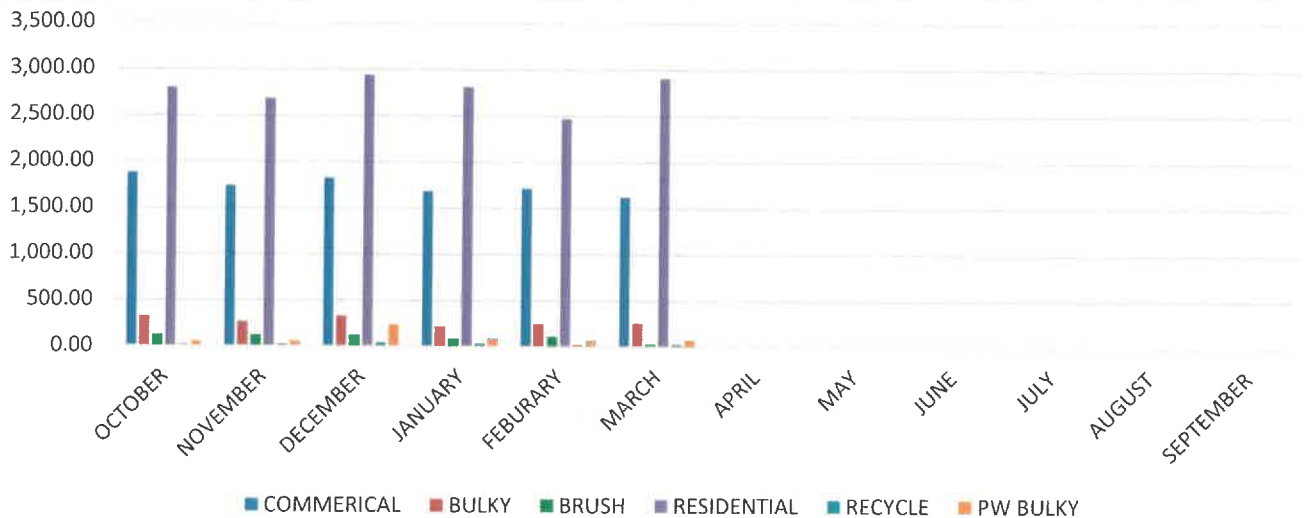
_____ DISSENTING _____

SANITATION DEPARTMENT

For the month of March, the City of Mission Sanitation Department disposed of a combined **4863.49** tons of trash/bulky items. In addition, **2240.00** cubic yards of brush was collected at our sanitation landfill.

	TONS	CUBIC YARD	TONS	TONS	TONS	TONS	TONS
Month	RESIDENTIAL	BRUSH	BULKY	COMMERICAL	BRUSH	RECYCLE	PW BULKY
OCTOBER	2,805.45	9,268.00	322.85	1,881.00	125.118	18.60	52.23
NOVEMBER	2,685.61	8792.00	266.90	1742.68	118.692	26.98	59.29
DECEMBER	2,939.79	9436.00	329.30	1824.82	127.386	43.85	237.31
JANUARY	2,813.00	6468.00	209.70	1684.15	87.318	35.93	91.55
FEBURARY	2,471.23	8120.00	244.71	1715.43	109.62	30.32	77.94
MARCH	2909.65	2240.00	250.67	1623.18	30.24	30.79	79.99
APRIL					0		
MAY					0		
JUNE					0		
JULY					0		
AUGUST					0		
SEPTEMBER					0		
Total	16624.73	44324	1624.13	10471.26	568.134	186.47	598.31

2024 - 2025 SANITATION PICK UP (TONS)



**HUMAN RESOURCES DEPARTMENT
MONTHLY REPORT
FEBRUARY 2025**

Item 6.

PERSONNEL								Monthly Totals	YTD Totals
Number of Employees, Volunteers, and Others:									
	HIRED	TRANSFERRED	RESIGNED	DISMISSED	RETIRED	DECEASED	OTH		
Regular Full-Time (566 budgeted slots for fiscal year)	10		12	1	2			703	738
Regular Part-Time (65 budgeted slots for fiscal year)	1		1					47	48
Temporary Full-Time	1							2	2
Temporary Part-Time	1							2	2
Fiscal YTD Totals:	58		35	2	8			754	790
Reserve Police Officers								13	13
Volunteer Firefighters								12	15
Texas Workforce Solutions/Work Experience								1	1
AARP Participants								6	16
Volunteers							6	222	278
Volunteers Fiscal YTD Totals:							47	254	323
Staffing									
Request for Positions Processed								7	62
Positions Advertised								26	107
Application for Employment Processed								210	872
Volunteer Applications Processed								10	51
Interviews Processed								38	161
Job Offers Processed								17	64
New Hire Enrollments Processed								17	62
Turnover Rate						15/706			2.20%
Retention Rate						699/728			96.10%
Pre-Employment Screenings									
Driver License Checks (MVR)								13	39
Mission Police/Mission Municipal Court Record Check								13	39
Hidalgo County Courthouse								13	39
Criminal History Background/Sex Offender Check (DPS)								17	78
Drug Testing, Physical and Pre-placement Screening								13	58
PERSONNEL, con't									
Human Resources Department Visitors:									
Employees, Citizens, Vendors/Representatives Assisted								479	1615
Exit Interviews Conducted:									
Employee Exit Interview								1	7
Supervisor Exit Interview								14	28
Forms Processed									
Employee Change of Status Forms Processed								44	295
Employee Requests for Personnel Information Processed								4	14
Employee Disciplinary Forms Processed								6	33
Employment Verifications Processed								8	52
Unemployment Claims Processed								0	3
Public Information Requests Processed								1	29
Family and Medical Leave Act (FMLA) Forms Processed:									
FMLA Requests								3	36
-- Employee's Serious Health Condition								3	22
-- Family Member's Serious Health Condition								0	7
-- Birth of a Child								0	7
-- Military Family Leave								0	0
-- Injury or Illness of Covered Servicemember								0	0
FMLA Approvals								2	32
FMLA Denials/Withdrawals								1	6
FMLA Return-to-Work								4	26
Employees out on FMLA								10	43
PERSONNEL TRAINING SEMINARS								Training Seminars	Employees Attended
10/18/2024 - Live2Lead								1	20
11/19/2024 - HR Consortium Supervisor's Training								1	30
12/03/2024 - Director's Workshop								1	45
01/16/2025 - Risk Management Essentials for Supervisors								1	36
Fiscal YTD Totals:								4	131

HUMAN RESOURCES DEPARTMENT
MONTHLY REPORT
FEBRUARY 2025

Item 6.

HEALTH & WELLNESS SEMINARS/EVENTS		Training Seminars	Employees Attended
10/02/2024 - Breast Cancer Awareness Luncheon		1	106
10/10/2024 - Airrosti - Is Sitting A Pain		1	3
10/15/2024 - Airrosti - Is Sitting A Pain		1	3
10/17/2024 - Airrosti - Is Sitting A Pain		1	3
10/22/2024 - Airrosti - Is Sitting A Pain		1	4
10/22/2024 - Annual Health & Benefits Fair		1	160
11/18/2024 - Health and Wellness Seminar - Diabetes - Parks		1	10
11/18/2024 - Health and Wellness Seminar - Diabetes - City Hall		1	15
11/18/2024 - Health and Wellness Seminar - Diabetes - Public Works		1	46
02/13/2025 - Airrosti - Don't Let Knee Pain Hold You Back		1	3
02/21/2025 - Heart Health Seminar - Parks		1	33
02/21/2025 - Heart Health Seminar - Public Works		1	58
02/26/2025 - Heart Saver - CT Screening		1	19
02/26/2025 - Heart Saver - CT Screening		1	21
Fiscal YTD Totals:		14	484
EMPLOYEE RECOGNITION/EVENTS			Employees Attended
11/06/2024 - Veterans Appreciation Luncheon		1	73
11/20/2024 - Employee Appreciation Luncheon		1	650
12/02/2024 - Service Award Breakfast		1	94
02/28/2025 - Employee of the Month Luncheon		1	19
Fiscal YTD Totals:		4	836

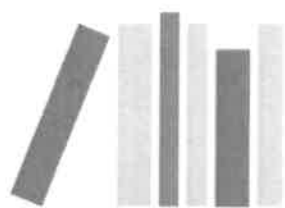
SPEER MEMORIAL LIBRARY

DOOR COUNT



6,768

MARCH
2025



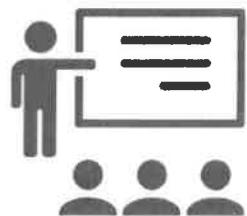
4,880

BOOKS CHECKED OUT



1107

Live Virtual Program views



680

ADULT PROGRAM AUDIENCE



VOLUNTEER HOURS
WORKED

777



TEENS PROGRAM AUDIENCE

41



281

GENERAL AUDIENCE

336



CHILDREN PROGRAM AUDIENCE

USE OUR
ONLINE RESOURCES



WWW.MISSION.LIB.TX.US

Thank you to all that attended our Dr. Seuss annual celebration. We couldn't do it without you! Thank you to the staff, volunteers, patrons and Main Event Legacy Box. See more



This garden is more than just plants it is a place of growth for both nature and people. It will attract butterflies and pollinators, enhancing biodiversity while providing a space for learning and discovery. See more



Eye by Eye: An Assembly: A story about seeing things in a new way. See more



Last but not least for the month of March, our Teen Game Night was full of friendly competition! Congratulations to our queen of games! See more



A huge thank you to our June 1st attendees for making our library this last Thursday. We hope to see you again! See more



Thank you for capturing and sharing the moments you spent this week at the library with us. We always love to hear that the children had a wonderful time with our programs! See more



Monday

Tuesday

Wednesday

Thursday



Obsessed with all these cardboard box heads our teens created last night during our Teen Anime Club's Easy Cosplay Session! Y'all did amazing! See more



Remember we have a game day today! Come by the children's department and bring your own! See more



We hope our teens had fun learning how to paint gradients during this week's holiday painting lesson! See more



Today was wacky Wednesday and we had our kids do a crazy headband. Thank you to everyone that showed up. You guys did amazing. Can't wait to see you guys tomorrow!! Do. See more



Last month's Teen Anime Club was filled with fun activities! We hope to see everyone again tomorrow for our Easy Cosplay Session: Box Heads! See more

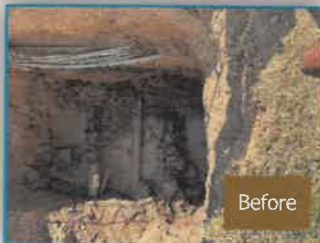




Public Works

March 2025 Monthly Report

Water Treatment Plant



Streets Department

East 24 1/2 Street Project



Public Works Projects



PUBLIC WORKS Table of Contents March 2025

Item 6.

TITLE	PAGE
Utility Billing & Collection	1
Analytical Statistical Comparison - Utility Billing & Collection	1
Water Distribution	2
Water Distribution Utility Line Maintenance	2
Water Distribution Maintenance Benchmark Summary	3
Utility Inspections	4
Subdivision Inspections	4
Backflow Prevention Inspections	5
Sewer Collection Maintenance	6
Sewer Collection - Inspections Benchmark	6
Water Treatment Plant Production	7
Water Production	7
General Operations & Maintenance - North Water Treatment Plant	7
General Operations & Maintenance - South Water Treatment Plant	8
Wastewater Treatment Plant Production	9
Wastewater - Plant Status	9
Wastewater - Staff Developments	9
Wastewater - General Operations & Maintenance	9-10
Wastewater - Contract Work	10
Wastewater - Special Projects	10
Pre-Treatment Plant - Operations & Maintenance	10
Sludge Removal Cubic Yards	10
Street Department	11
Street Improvement Projects	11
Street City Pothole Maintenance	12
Street City Miles Swept	12
Lot Maintenance/Demolished Home	12
Sign Shop Output Measures	13
Street Traffic Light Maintenance	13
Storm Drainage Division Projects	14
Alley Debris Collection & Mowing	14
Tire Removal	14
Fleet Department	14
Administration - Request for Service Calls	15
Health Department	16
Health Department Benchmark	16
Health Permits	17
Animal Control Service Calls	17
Animal Control	18-19

Utility Billing and Collection

ANALYTICAL STATISTICAL COMPARISON

‡ UTILITY BILLING ACCRUALS ‡

BILLING TYPE	MAR - 2025	MAR - 2024	FYTD 24-25	FYTD 23-24
Water Consumption (Gals.)	327,241,000	315,914,000	2,070,806,000	2,141,197,000
Number of Customers	31,605	31,011		

WATER & WASTEWATER

Water Sales	\$ 1,134,851	\$ 1,123,261	\$ 7,043,649	\$ 7,318,839
Water Sales - <i>Granjeno</i>	2,283	2,321	13,544	14,753
Water Connections	57,083	18,450	300,079	140,210
Reconnect Fees	7,900	16,900	63,200	51,350
Sewage Service	680,685	634,451	4,097,886	4,048,078
Sewage Service - <i>Granjeno</i>	1,262	1,269	7,472	7,592
Wastewater Connections	14,400	9,280	80,650	48,710
Industrial Sewer Surcharge	4,827	1,046	10,243	3,688
Service Charge	8,480	7,563	61,110	54,494
Total	\$ 1,911,771	\$ 1,814,541	\$ 11,677,833	\$ 11,687,714

SANITATION

Garbage Fees	\$ 703,958	\$ 685,932	\$ 4,187,080	\$ 4,011,609
Brush Fees	108,418	105,029	639,395	626,917
Total	\$ 812,376	\$ 790,961	\$ 4,826,475	\$ 4,638,526

DRAINAGE ASSESSMENT FEE

Drainage Assessment Fee	\$ 108,149	\$ 105,981	\$ 644,475	\$ 633,679
Total	\$ 108,149	\$ 105,981	\$ 644,475	\$ 633,679

Total Billing	\$ 2,832,296	\$ 2,711,483	\$ 17,148,783	\$ 16,959,919
----------------------	---------------------	---------------------	----------------------	----------------------

‡ UTILITY COLLECTIONS CASH ‡

COLLECTIONS	MAR - 2025	MAR - 2024	FYTD 24-25	FYTD 23-24
Total Collections	\$ 1,895,894	\$ 1,797,606	\$ 11,648,043	\$ 12,040,287

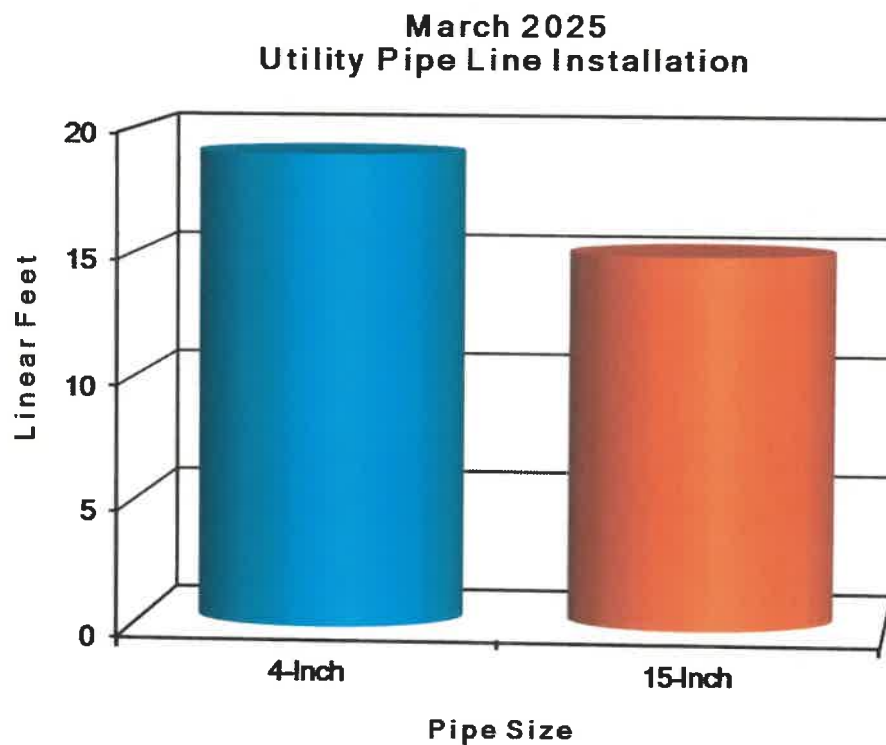
Water Distribution

Utility Line Installation

Water Distribution Crews installed 34 Linear Feet of Utility Line. Below are the locations where the broken line repairs took place. There were nine (9) major water line breaks repaired.

Water Distribution - March 2025 Utility Line Installation

4-Inch		15-Inch	
1024 Lee Street	5'	Holland Ave / 6 th Street	15'
521 E Mile 2	14'		
19 LF		15 LF	

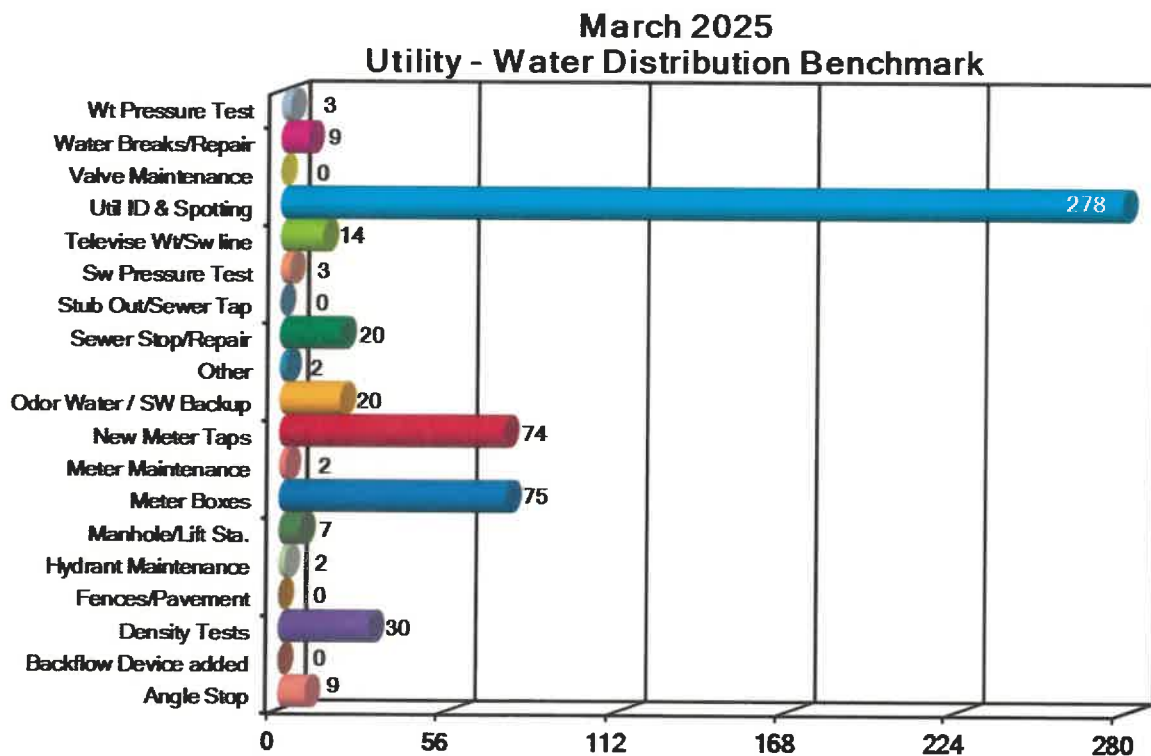


Water Distribution

Water Distribution - Maintenance Benchmark Summary

The following is Water Distribution's maintenance benchmark fiscal year-to-date summary.

Service Type	Oct	Nov	Dec	Jan	Feb	Mar	FYTD 24-25	FY 23-24
Angle Stop	4	13	17	13	3	9	59	155
Backflow Device	0	0	1	0	0	0	1	1
Density Tests	18	10	25	10	25	30	118	144
Fences/Pavement	0	0	0	0	0	0	0	0
Hydrant Maintenance	2	0	0	1	3	2	8	505
Manhole/Lift Station	1	4	4	11	0	7	27	76
Meter Boxes	22	61	55	52	113	75	378	711
Meter Maintenance	1	3	5	0	1	2	12	127
New Meter Taps	29	72	56	59	113	74	403	744
Odor Water	7	17	20	22	11	20	97	190
Other	0	1	6	1	8	2	18	232
Sewer Stop/Repair/Tap	9	21	6	21	7	20	84	150
Stub Out Sewer	0	0	0	0	0	0	0	10
Sewer Pressure Test	5	2	28	27	3	3	68	89
Televise Sewer line	6	3	9	21	6	14	59	28
Utility ID & Spotting	720	533	451	512	388	278	2,882	7,764
Valve Maintenance	1	1	1	1	0	0	4	27
Water Break/Repair	50	27	28	28	14	9	156	450
Water Pressure Test	11	5	29	25	3	3	76	36
Totals	886	773	741	804	698	548	4,450	11,439



Water Distribution - Utility Inspections Utility Inspectors, Mr. Lupe Vela and Mr. Carlos Fuentes, conducted inspections on thirty-six (36) sites, see below, performed 30 Density Tests, 3 Air Tests, 3 Mandrel Tests. Inspectors worked on 278 line locates.

	Site/Subdivision	Start Date	Completion Date	Location	Inspection Description
1	Anacua Village	7/2024		Mayberry / 8 th St.	Under Construction
2	Anzalduas Industrial Park PH 1	4/2024		Military / Bryan	Under Construction
3	Anzalduas Industrial Park PH 7	3/2024		Military / Bryan	Under Construction
4	Augusto Contreras	2/2023		Shary / Bus 83	Under Construction
5	Bentsen Grove	9/2022		Inspiration / 1 Mile South	Under Construction
6	Bentsen Palm PH III	1/2023		Inspiration / 1 Mile South	Under Construction
7	Bryan Landing	7/2024		Bryan / N. 2 Mile	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	Coastal Plaza	11/2021		Expressway / Bryan Road	Under Construction
11	Conway Village	1/2025		4 Mile / Conway	Under Construction
12	Cross Church	7/2023		Expressway / Glasscock	Under Construction
13	Crystal Estates	9/2023		Inspiration Rd / Esperanza	Under Construction
14	Deleon-Zamora	7/2024		4 Mile / Conway	Under Construction
15	El Milagro PH I	12/2022		Los Indios / Bryan	Under Construction
16	Excel Carriers	7/2023		3 Mile / La Homa	Under Construction
17	Granada Subdivision PH II	11/2024		Los Indios / Grand Canal Dr	Under Construction
18	Holland Terrace	7/2024		Holland / 25 th St.	Under Construction
19	Khiti Chiropractic	7/2024		Bryan / Bus 83	Under Construction
20	Las Cumbres Terrace	1/2025		2 Mile / Trosper	Under Construction
21	Las Esperanzas	1/2023		Glasscock / Frontage 83	Under Construction
22	Las Misiones De San Jorge	9/2023		S Conway / Military	Under Construction
23	Lucksinger Apartments	9/2021		Lucksinger / Bus 83	Under Construction
24	Mayfair at Trinity	5/2024		Bryan / Trinity	Under Construction
25	Monarza Estates	9/2023		3 ½ N Mayberry	Under Construction
26	Retama Village VI	1/2025		Bentsen Palm Dr.	Under Construction
27	Sendero Phase I	1/2023		1 Mile South	Under Construction
28	Sendero Phase II	2/2022		1 Mile South	Under Construction
29	Sendero Ranch	3/2025		N 2 ¼ Mile / Trosper	Under Construction
30	Sharyland Bus Park PH I	3/2022		Anzalduas / Military	Under Construction
31	Sonoma Ranch	1/2025		Mayberry / 2 ½ Mile	Under Construction
32	Springwood Manor Estates	6/2024		Stewart / School Lane	Under Construction
33	Tee Time	3/2025		Mayberry / N Bolz St	Under Construction
34	Tierra Dorada Lift Station	7/2024		Tierra Dorada	Under Construction
35	Top Site Storage	3/2025		Trinity / Commerce	Under Construction
36	Trosper Creek	3/2025		2 Mile / Trosper	Under Construction

Water Distribution - Backflow Prevention Inspections

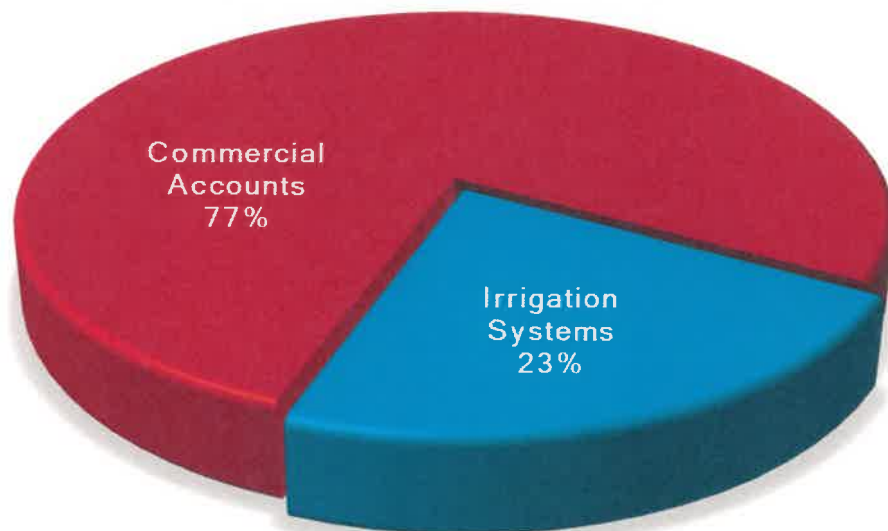
Mr. Ignacio Salazar performed thirty-one (31) Backflow Prevention Assembly Tests on our City's Lift Stations; Lift Stations are responsible for pumping wastewater or sewage material from a lower elevation to a higher elevation.

And the table and graph below show the twenty-two (22) Backflow Prevention Assembly Inspections performed by Mr. Salazar to keep our water lines free from back siphonages and water pressure backflow contamination.

2024-25 Backflow Inspections

Tests / Surveys	Oct	Nov	Dec	Jan	Feb	Mar	FYTD 24-25	FY 23-24
Inspection of <i>Commercial Accts</i>	4	6	5	7	6	17	45	71
Inspection of <i>Sprinkler Accts</i>	16	10	14	16	7	5	68	137

March 2025 Backflow Prevention Inspections



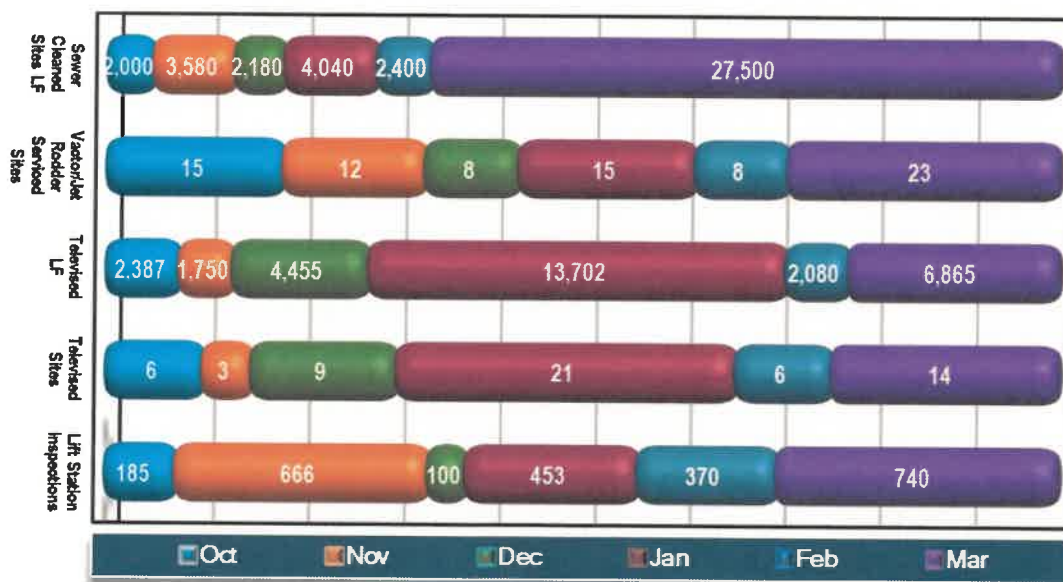
Water Distribution - Sewer Collection

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, 14 sewer line televised sites, cleaned 23 sewer line sites (9 Vactor / 14 Jet Rodder) and 740 lift station work orders for this month.

Sewer Lift Station Inspections Vactor / Jet Rodder Cleaning Services

Service Type	Oct	Nov	Dec	Jan	Feb	Mar	FYTD 24-25	FY 23-24
Lift Stations Inspections	185	666	100	453	370	740	2514	5889
Televised Sites	6	3	9	21	6	14	59	28
Televised Linear Feet (LF)	2387	1750	4455	13702	2080	6865	31239	15519
Vactor/Jet Rodder Serviced Sites	15	12	8	15	8	23	81	23
Vactor/Jet Rodder Serviced Linear Feet (LF)	2000	3580	2180	4040	2400	27500	41700	4428

2024-25 Sewer Collection Lift Station Inspections, Televised & Serviced Sites



Water Treatment Plant

Water Production

Water Plant Operators at our North and South Water Treatment Plants treated 381.961 million gallons of water.

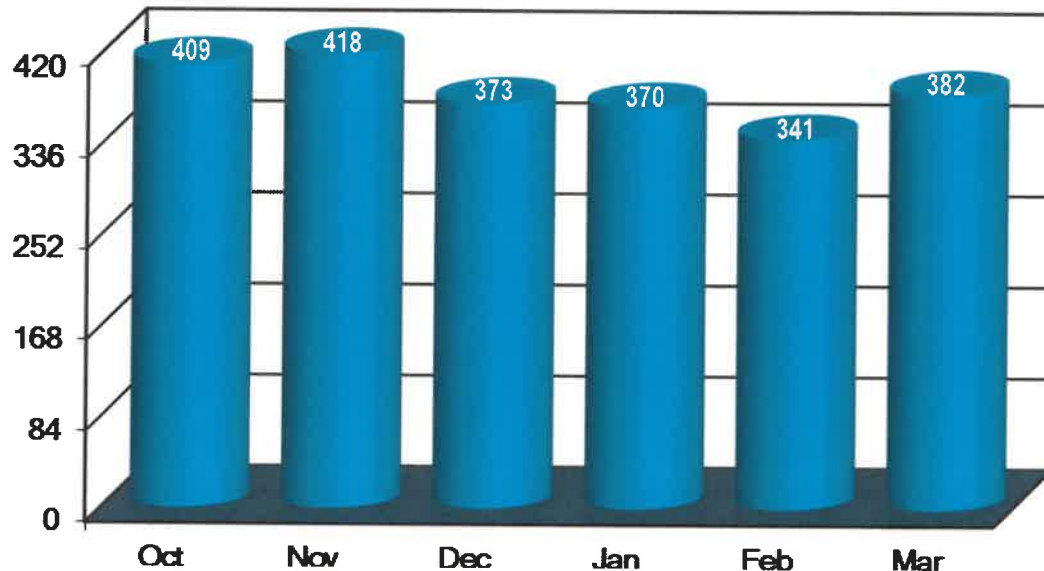
2024-25 Water Million Gallons (MG)

Avg	Max	Min	Oct	Nov	Dec	Jan	Feb	Mar	FYTD 24-25	FY 23-24
12	14	10	409	418	373	370	341	382	2,293	4,915

Parameters Exceeded: N/A

Rainfall: 6.0"

2024-25 Water Production Million Gallons (MG)



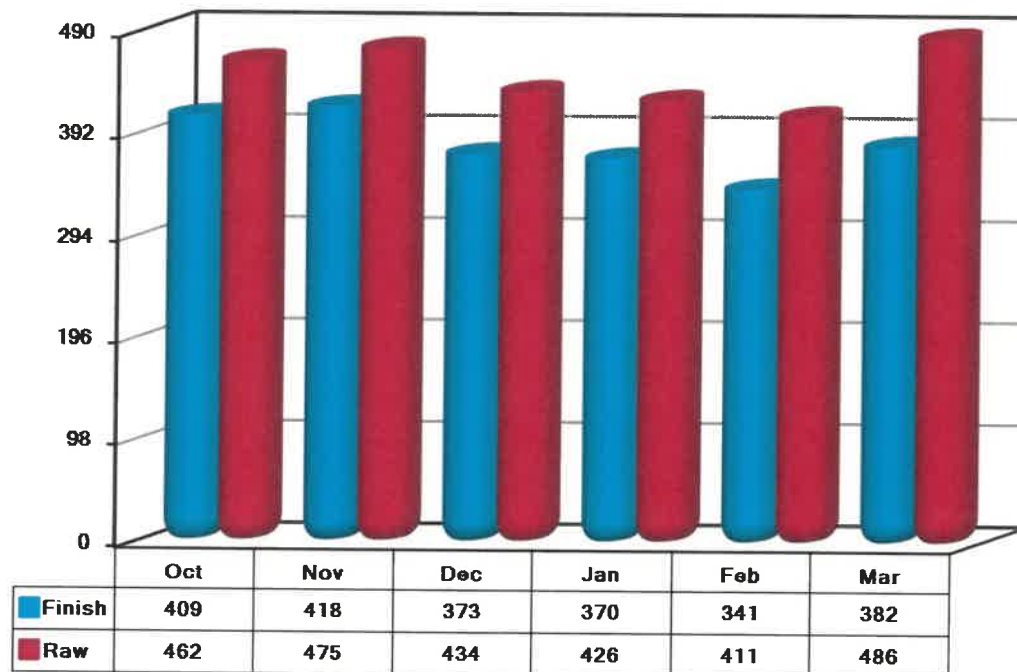
Operations and Maintenance - North Water Treatment Plant

- The International Dioxide Company (IDI) collected the monthly chlorite samples.
- Staff continued with performing maintenance on pumps and motors.
- Streets Staff completed excavation of the Plant's Drying Beds.
- Water Distribution started working on the Dewatering Sludge Project on North Plant Blow-offs; installing concrete boxes. These boxes are to help us work on valves when valves have problems or need to get replaced.
- Operators performed required daily and monthly water lab analysis, backwashed and cleaned required filters.
- COVID-19 safety practices continue based on the CDC Guidelines and staff are encouraged to wear masks and practice social distancing.
- Reviewed water quality lab results from the following certified laboratories:
 1. Ana-Lab (Chlorite, TOC, SUVA)
 2. Eurofins Eaton Analytical (Chlorite)

Operations and Maintenance - South Water Treatment Plant

- The International Dioxide Company (IDI) collected the monthly chlorite samples.
- Operators continued with regular maintenance of pump and motors, as well as, kept up with mowing grass in the facilities and towers.
- As of April 4, 2025, the Falcon Reservoir water level is at 16.3% and the Amistad Reservoir water level is at 25.9%, respectively. The average of both reservoir levels is at 21.4%, according to the Brownsville Area Reservoirs Monitor.
- 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
2024-25 Raw & Finish Water
Million Gals. (MG)**



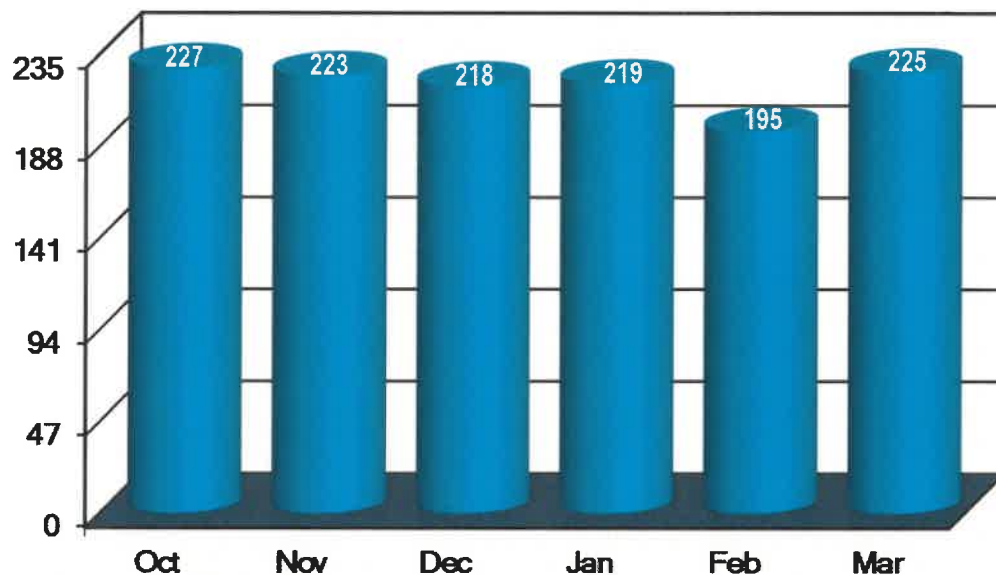
Wastewater Treatment Plant

Wastewater - Treatment Wastewater Plant staff treated 225.030 million gallons of Wastewater.

2024-25 Wastewater Million Gallons (MG)

Avg	Max	Min	Oct	Nov	Dec	Jan	Feb	Mar	FYTD 24-25	FY 23-24
7.2	12.4	6.4	227	223	218	219	195	225	1,307	2,719

2024-25 Treated Wastewater Million Gallons (MG)



Wastewater - Wastewater Plant Status No violations for March. Plant operated at 54.3% capacity; Plant is rated at 13.5 mgd; and Plant Yearly Averaged was 7.331 mgd. There was 11 inches of rainfall.

Wastewater - Risk Management Program As the City employees face certain viruses and pathogens at the Plant, we followed the suggested CDC Guidelines for COVID-19, as well as, all employees received Proper Protection Equipment when needed. All cleaning and disinfection are done by janitorial staff. Facilities checked all filters for all buildings with climate control systems and also checked safety equipment for fire hazard preparation. Cleaning the filters of every air condition unit allows the employees a safer environment to work in. Staff was instructed to inform authorities if unauthorized personnel were in the Plant after work hours. Only authorized personnel can visit the Plant and Visitors need to either sign in the lobby or schedule an appointment with the Department.

Wastewater - Staff Developments New hire, Andres Garcia, is training and will obtain his TCEQ Wastewater "D" License. Eric Hernandez has started his training for process control and will begin training on basic Wastewater Plant knowledge and will soon test for the TCEQ Wastewater "D" license.

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

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

1. Odor control systems were monitored and adjusted to reduce malodorous emissions.
2. Operators 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 weekly basis.
5. Maintenance Crew worked on the Lift Station pumps and exercised all pumps at the Main Lift Station.

6. Maintenance Operators worked on thickener pump leaks, repairs and adjustments.
7. Operators worked on cleaning "T-Cup" for Grit Classifier System.
8. Maintenance greased bearings on schedule.
9. Pre-Treatment Pond trench was repaired by Maintenance Staff.
10. Clarifier cleaning was done by all Operators.

Wastewater - Contract Work

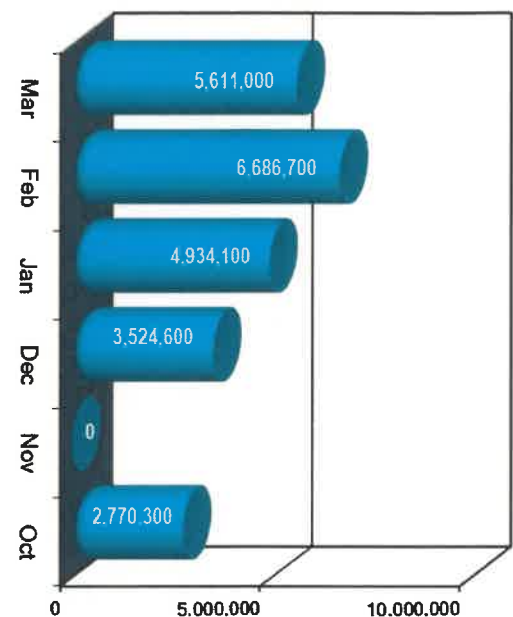
City's Contracted out electricians worked on the following.

1. J&E had no work at the Plant.
2. Hill-Tex work done at the Plant was as follows.
 - Worked on Main Lift Pump 5 control panel, new driver was needed.
 - Worked on Grit System leak repair at the Headwork System.
 - Worked on Aerator 4 for the Carrousel System.
 - Worked on Air Condition System.

Wastewater - Other Contract Work

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

2024-25
Pretreatment Flow (MG)



Wastewater - Lab Status All equipment and supplies met TCEQ standards for analysis and are concurrent with Standard Method procedures. ERA annual testing was completed and Lab passed all analysis categories. Reports were finalized and sent to TCEQ for annual compliance. Plant Supervisor continued using the EPA Discharge Monitoring Report Federal Reporting System to comply with TCEQ regulations; Plant is dedicated to the cleaning and disinfection of water and its reintroduction back to the environment. The Mission for our facility is to reduce the toxic impact on the water treated through our designed process.

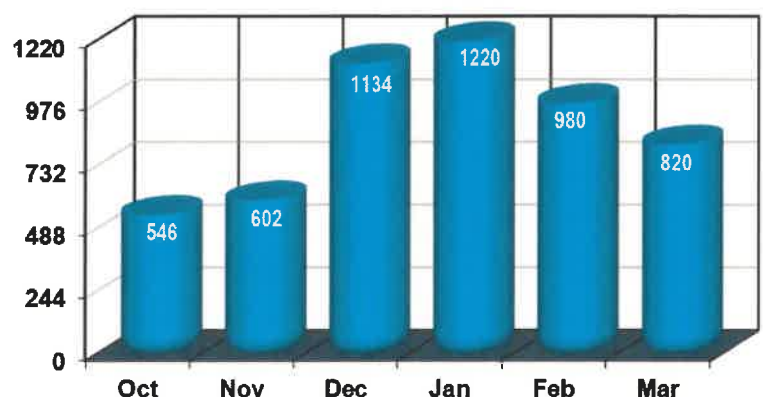
Wastewater - Special Projects The Capital Improvement Projects include clarifier covers for UV Protection Industrial Pond Rehab, Digester Aeration upgrade and other needed projects; Being discussed are future improvements for redundancy at our Dewatering Sludge System (Belt Press). Clarifier Covers or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

Pre-Treatment Three surface Aerators and motors are operational. Clarifier at Pretreatment was cleaned up of debris on the surface. All industrial flows to the Plant continue to be accounted for by meter totalizers and truck tickets. The Lone Star Citrus Company transported 86 truckloads of 180,000 gallons of citrus wastewater to the Pretreatment System. Pretreatment flow of waste from Rio Grande Juice Company and MPI (Metal Plating Industry) was 5,611,000 million gallons. Total sludge hauled was 820 cubic yards equivalent to 41 roll off containers.

2024-25 Sludge Removal

Month	Roll Offs	Cu/Yds
Oct	39	546
Nov	43	602
Dec	63	1,134
Jan	61	1,220
Feb	49	980
Mar	41	820
FYTD 24-25	296	5,302
FY 23-24	530	7,365

2024-25 Sludge Removal - Cubic Yards



Street Division - Benchmark Summary

Our Street Crews paved 300 linear feet, patched approximately 780 Potholes; placed a total of 42 Signs, 30 Poles (cemented), 1 barricade; inspected and repaired 76 Traffic Lights and Street Lamps; 1,238 Street Miles was Swept; removed 310 Tires; Street Crews cleared right-of-way tree limb obstructions. There were 277 customers and a monetary Collection of Debris totaling \$7,801.

Street Improvement & Construction Projects

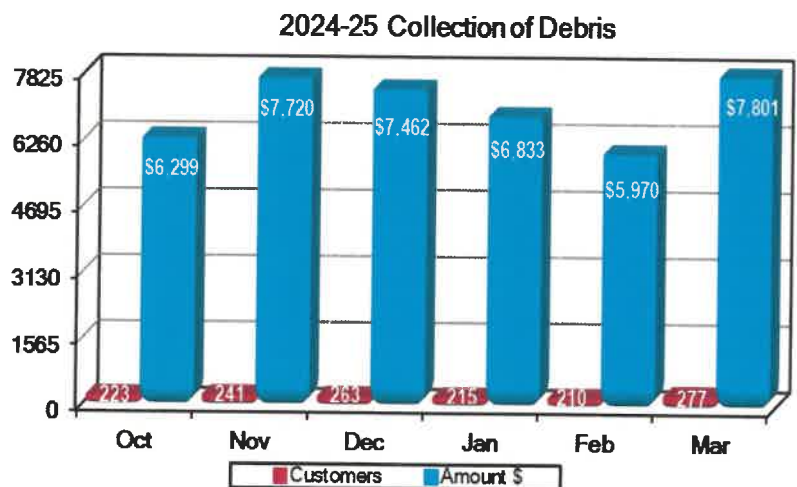
Project Name	Linear Feet	Construction % Completion	Current Status	Project Cost	Contractor
East 24 ½ Street Overlay	300 (150 Tons)	100%	100%	\$ 11,577	Street Department

Collection of Debris

There were 277 customers with a collection of debris totaling \$ 7,801.

Collection of Debris

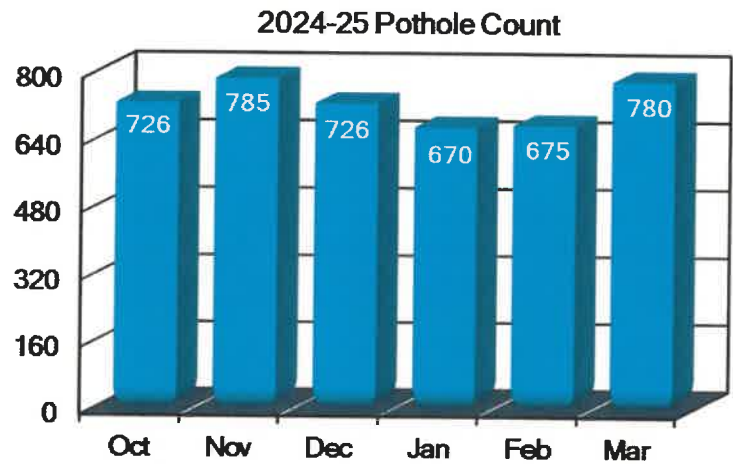
Month	Customers	Amount \$
Oct	223	\$ 6,299
Nov	241	\$ 7,720
Dec	230	\$ 7,462
Jan	215	\$ 6,833
Feb	210	\$ 5,970
Mar	277	\$ 7,801
FYTD 24-25	1,396	\$ 42,085
FY 23-24	2,582	\$ 71,496



City Pothole Maintenance

Street Crews filled a total of 780 potholes.

Month	FYTD 23-24	FYTD 24-25
Oct	767	726
Nov	789	785
Dec	675	726
Jan	780	670
Feb	787	675
Mar	775	780
Totals	4,573	4,362



City Street Miles Swept

Mr. Torres, Mr. Gutierrez, Mr. Medina, Sweeper Operators, cleaned 1,238 street miles.

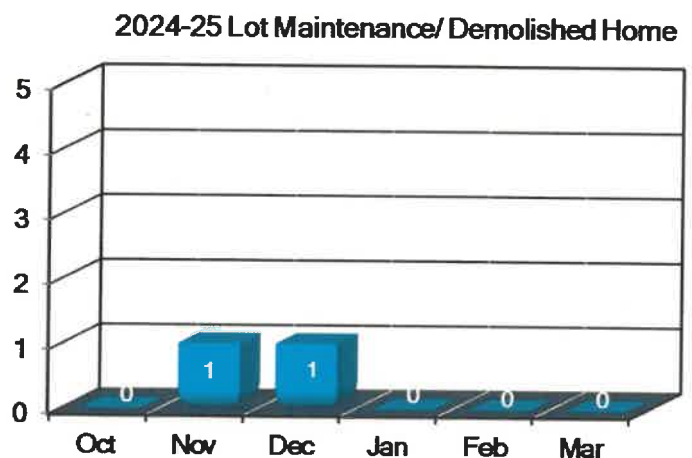
Month	FYTD 23-24	FYTD 24-25
Oct	1,048	1,662
Nov	837	1,497
Dec	1,239	1,258
Jan	1,043	1,330
Feb	985	1,159
Mar	735	1,238
Totals	5,887	8,144



Lot Maintenance / Demolished Home

There were no demolished home or lot maintenance.

Month	FYTD 23-24	FYTD 24-25
Oct	0	0
Nov	0	1
Dec	0	1
Jan	1	0
Feb	0	0
Mar	0	0
Totals	1	2



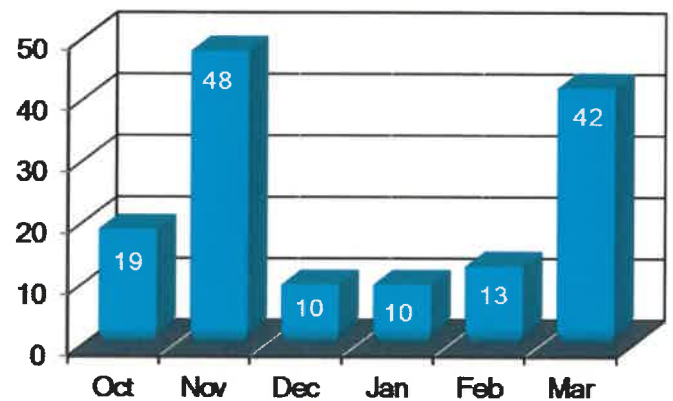
Sign Shop Output Measures

Crews installed 42 signs (7 stop signs) and 32 cemented poles.

2024-25 Sign Installation

Month	FYTD 23-24	FYTD 24-25	Posts
Oct	33	19	11
Nov	24	48	28
Dec	50	10	13
Jan	23	10	10
Feb	19	13	8
Mar	52	42	32
Totals	201	142	102

2024-25 Sign Installations



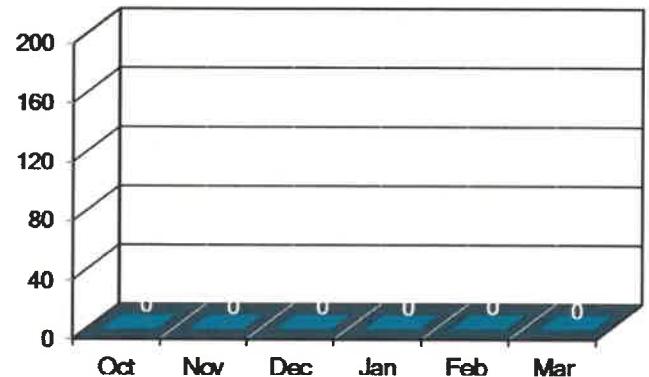
Street Light Maintenance

There were no Street Light inspections this month.

2024-25 Light Maintenance

Month	FYTD 23-24	FYTD 24-25
Oct	0	0
Nov	0	0
Dec	0	0
Jan	0	0
Feb	0	0
Mar	0	0
Totals	0	0

2024-25 Street & Expressway Light Outages



Traffic Signal Maintenance

During March we had water breaks road closures and replaced street lamps at Hacienda Subdivision.

School Zone				Traffic Signals Light Changes							
Month	Light Bulb Replacement	Re-set Controller	School Maint	Green	Red	Amber	Walk / Don't Walk	Trouble shoot Controller	Reg Maint	Misc	Total
Oct	0	0	8	1	1	0	0	6	37	45	98
Nov	0	0	0	2	0	2	1	5	28	23	61
Dec	2	2	2	1	0	3	0	7	24	28	69
Jan	1	2	8	0	2	1	3	5	18	36	76
Feb	0	2	11	1	1	1	2	5	20	17	60
Mar	0	1	6	1	1	1	2	11	15	38	76
24-25	3	7	35	6	5	8	8	39	142	187	440
23-24	19	43	146	14	14	15	29	60	365	459	1164

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

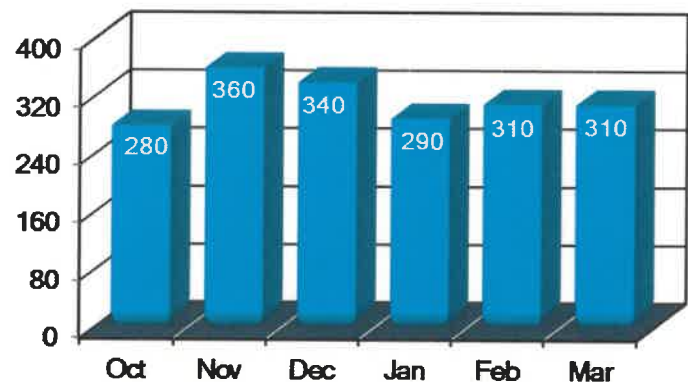
City Crew Collect Debris Our Alley Crew cleaned alleyways and averaged 5 trailer loads daily and mowed an average of 2 miles of alleyway.

Tire Removal Our Streets Crew removed 310 tires from the City this month.

2024-25 Tire Collection

Month	FYTD 23-24	FYTD 24-25
Oct	210	280
Nov	432	360
Dec	210	340
Jan	80	290
Feb	210	310
Mar	225	310
Totals	1,367	1,890

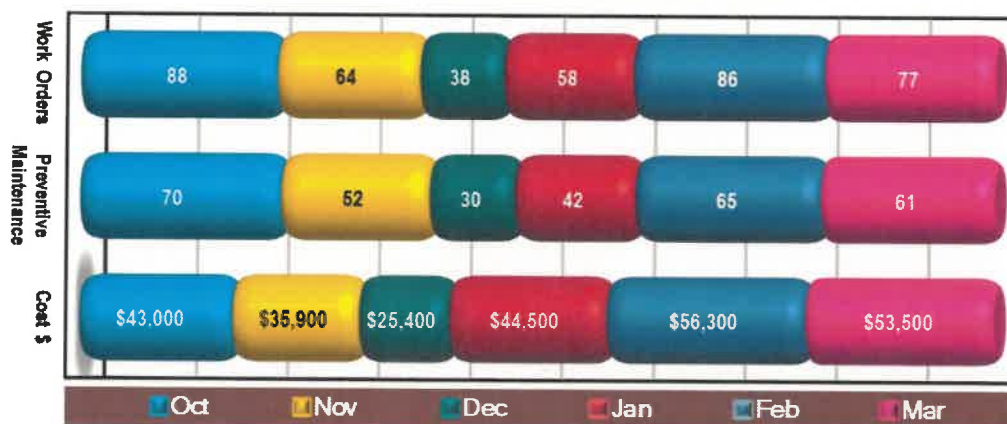
2024-25 Tire Removal



2024-25 Fleet Maintenance & Cost Summary

Charge Code	Work Orders	Preventive Maintenance	Cost \$
Oil Changes / PM	61	61	\$ 24,500
Repairs	16	0	\$ 29,000
March	77	61	\$ 53,500
FYTD 24-25	411	320	\$ 258,600
FY 23-24	1,012	717	\$ 492,800

2024-25 Fleet Work Order Benchmark

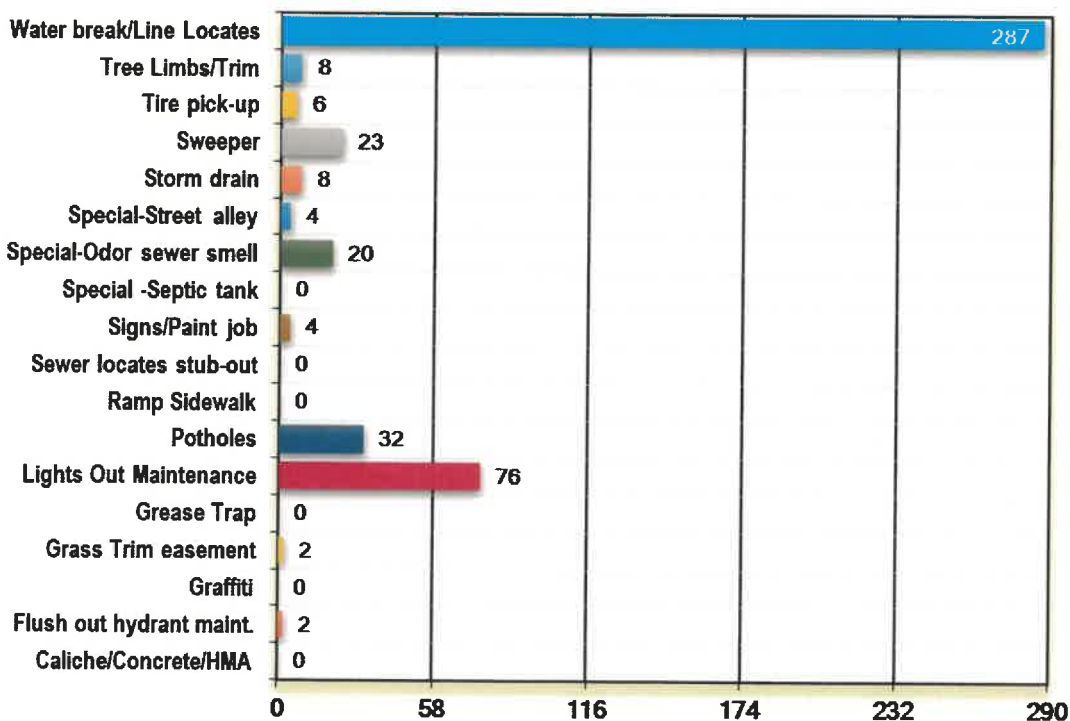


Administration Request for Service Calls

2024-25 Request for Service Calls

Service Type	Oct	Nov	Dec	Jan	Feb	Mar	FYTD 24-25	FY 23-24
Caliche/Concrete/HMA	0	0	0	0	0	0	0	8
Flush Hydrant Maintenance	2	0	0	1	3	2	8	505
Graffiti	0	0	0	0	0	0	0	0
Grass Trim easement	9	1	1	0	3	2	16	115
Grease Trap	0	0	0	0	0	0	0	0
Lights Out Maintenance	90	61	69	76	60	76	432	1,164
Potholes	121	53	61	38	72	32	377	592
Ramp Sidewalk	1	0	0	4	4	0	9	11
Sewer locates stub-out	0	0	0	0	0	0	0	9
Signs/Paint job	6	1	8	1	4	4	24	43
Special -septic tank	0	0	0	0	0	0	0	0
Special-Odor smell	7	17	20	22	11	20	97	189
Special-Street alley	9	1	5	4	2	4	25	75
Storm drain	8	4	2	6	2	8	30	79
Sweeper	11	3	6	1	2	23	46	109
Tire pick-up	0	19	0	0	0	6	25	62
Tree Limbs/Trim	19	4	4	2	3	8	40	204
Water break/Line locates	770	560	479	540	402	287	3,038	8,214
Total	1,053	724	655	695	568	472	4,167	11,379

March 2025 - Request for Service Calls

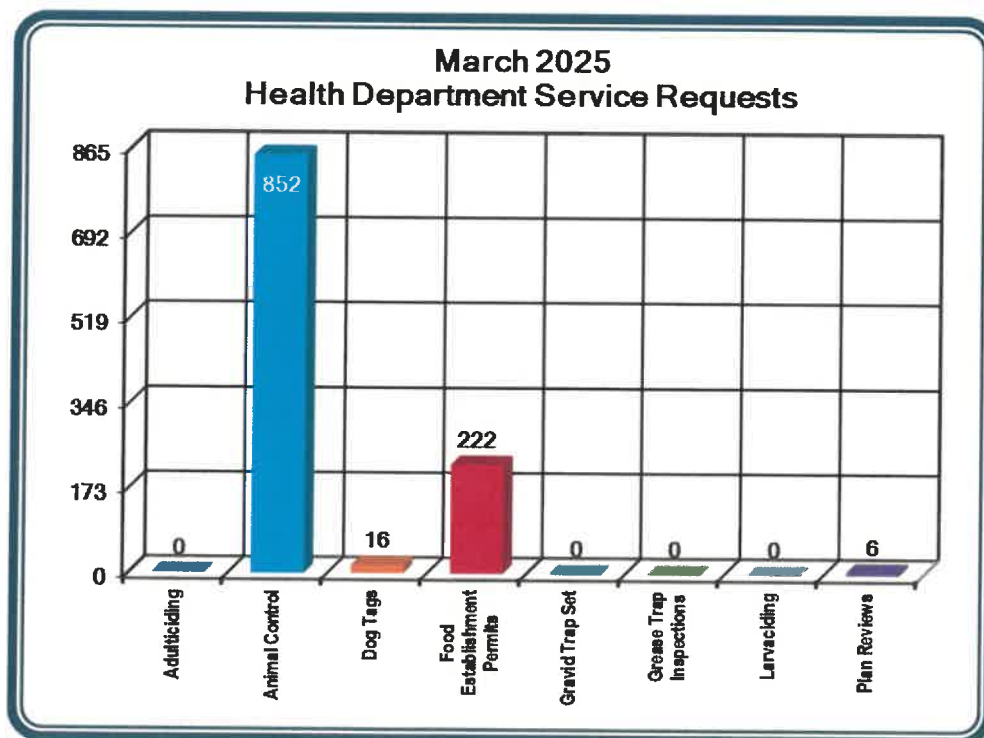


Health Department

Health Department Benchmark Summary

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

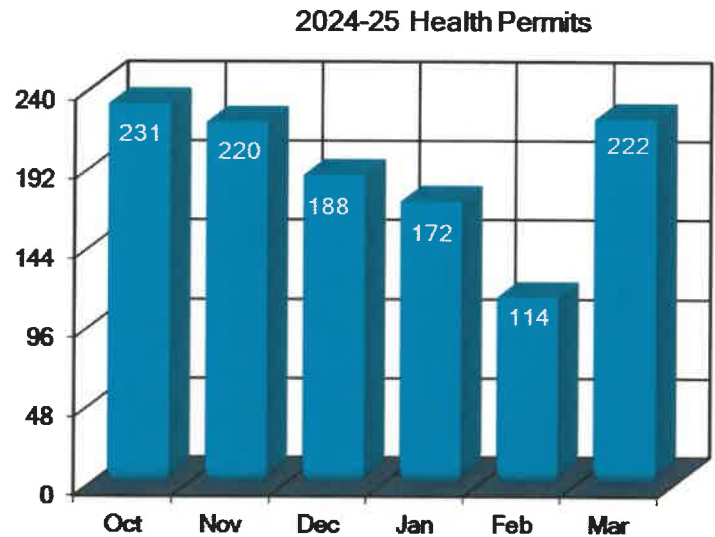
Service Type	Oct	Nov	Dec	Jan	Feb	Mar	FYTD 24-25	FY 23-24
Adulticiding	0	0	0	0	0	0	0	123
Animal Control	970	770	791	748	761	852	4,892	9,269
Dog Tags	0	0	0	10	3	16	29	33
Food Est. Permits	231	220	188	172	114	222	1,147	1,054
Gravid Trap Set	0	0	0	0	0	0	0	0
Grease Trap Inspections	0	0	0	0	0	0	0	0
Larvaciding	0	0	0	0	0	0	0	12
Plan Reviews	7	10	8	6	8	6	45	87
Total	1,208	1,000	987	936	886	1,096	6,113	10,578



Health Permits

A total of 222 Food Establishment permits were issued this month.

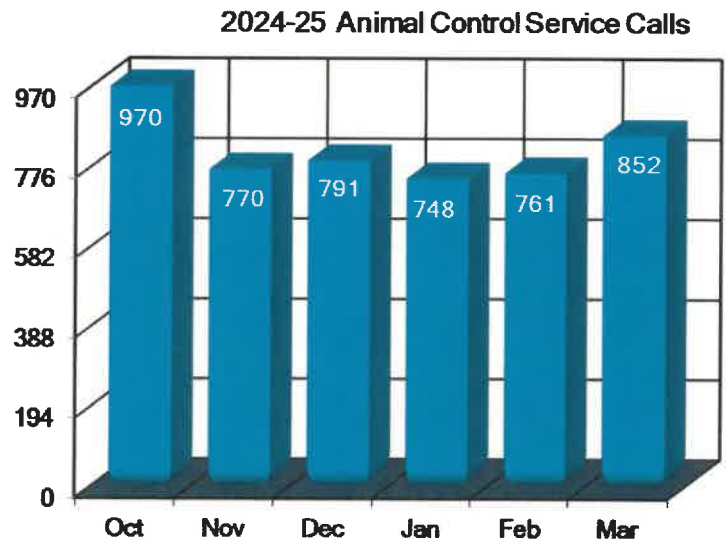
Food Establishment Permits		
Month	FY 23-24	FY 24-25
Oct	114	231
Nov	66	220
Dec	41	188
Jan	96	172
Feb	70	114
Mar	47	222
Totals	434	1,147



Animal Control Service Calls

Citizens called (852 calls) regarding Animal Control concerns.

Animal Control Calls		
Month	FY 23-24	FY 24-25
Oct	756	970
Nov	560	770
Dec	600	791
Jan	644	748
Feb	675	761
Mar	894	852
Totals	4,129	4,892



Health Department Animal Control

Our City's Animal Wellness Officers, Jesus, Daniel and Ivan reported the following Animal Control for March. The staff from Alton and Palmview did not report for March. There were 48 requests for intake service orders completed by City staff this month.

Dogs

CITY	Stray	Bite Case	Seized	D.O.A.	Owner Surrender	Escape, Lost, Etc.	Mar	YTD 24-25
Mission	22	6	0	3	0	0	31	421
Alton	0	0	0	0	0	0	0	1
Palmview	0	0	0	0	0	0	0	0
Mar	22	6	0	3	0	0	31	
YTD 24-25	294	38	0	85	4	1		422
FY 23-24	1067	86	7	173	61	0		1394

Cats

CITY	Stray	Bite Case	Seized	D.O.A.	Owner Surrender	Escape, Lost, Etc.	Mar	YTD 24-25
Mission	2	0	0	9	0	0	11	295
Alton	0	0	0	0	0	0	0	0
Palmview	0	0	0	0	0	0	0	0
Mar	2	0	0	9	0	0	11	
YTD 24-25	147	5	0	142	0	1		295
FY 23-24	799	5	3	253	8	0		1068

Wildlife

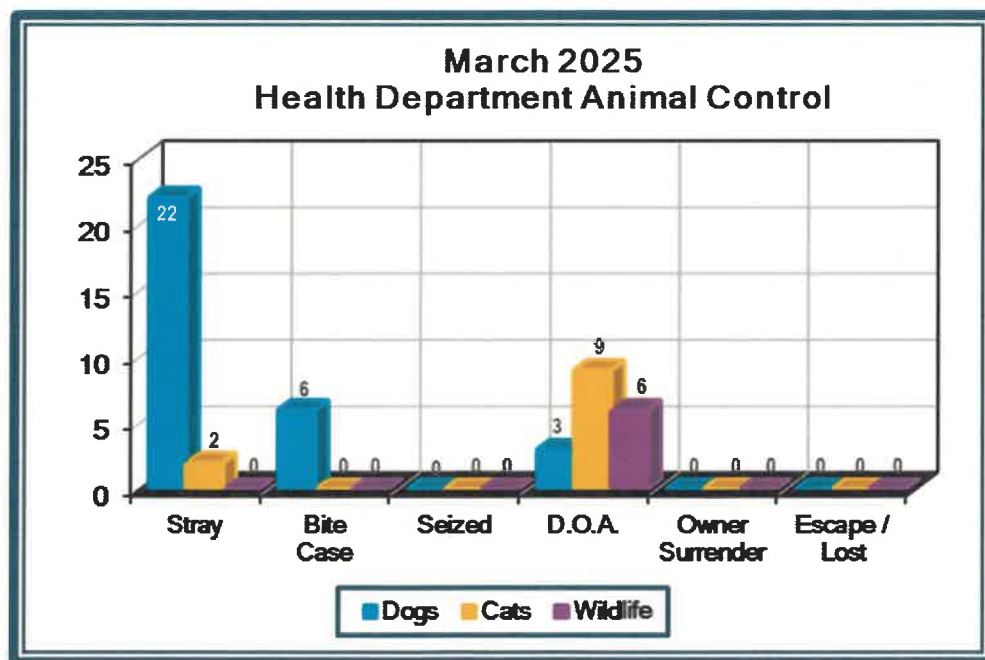
CITY	Stray	Bite Case	Seized	D.O.A.	Owner Surrender	Escape, Lost, Etc.	Mar	YTD 24-25
Mission	0	0	0	6	0	0	6	76
Alton	0	0	0	0	0	0	0	0
Palmview	0	0	0	0	0	0	0	0
Mar	0	0	0	6	0	0	6	
YTD 24-25	0	0	0	76	0	0		76
FY 23-24	23	0	0	143	0	0		166

Health Department Animal Control Summary

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

March 2025 Health Department Animal Control

Animal Type	Stray	Bite Case	Seized	D.O.A.	Owner Surrender	Escape / Lost	Mar	YTD 24-25
Dogs	22	6	0	3	0	0	31	422
Cats	2	0	0	9	0	0	11	295
Wildlife	0	0	0	6	0	0	6	76
Mar	24	6	0	18	0	0	48	
YTD 24-25	441	43	0	303	4	2		793
FY 23-24	1,889	91	10	569	69	0		2,628





CITY OF
MISSION

Grants Activity Report- March 2025

Grant Name	Funding Agency	Department	Application Amount	Matching Amount	Due Date	Status
FY22 Building Resilient Infrastructure and Communities (BRIC)	TDEM	Executive	\$ 415,000	25%		Submitted-Tracking
Animal Welfare Organization	Petco Love	Health	\$ 50,000	None		Submitted-Tracking
Energy Efficiency & Conservation Grant (EECBG)	DOE	Executive	\$ 140,450	None		Submitted-Tracking
FY26 Project Safe Neighborhood	OOG	Police	\$ 250,000	None		Submitted-Tracking
FY25 SHSP LETPA	OOG	Police	\$ 50,000	None		Submitted-Tracking
FY25 SHSP Regular	OOG	Fire	\$ 200,527	None		Submitted-Tracking
FY25 SHSP Regular	OOG	Police	\$ 100,000	None		Submitted-Tracking
FY25 SHSP LETPA	OOG	Fire	\$ 158,900	None		Submitted-Tracking
FY26 Criminal Justice Program	OOG	Police	\$ 54,000	None		Submitted-Tracking
FY Fire Responder Mental Health	OOG	Fire	\$ 70,000	20%(In-Kind)		Submitted-Tracking
FY26 General Victim Assistance Program	OOG	Police	\$ 40,000	20%(In-Kind)		Submitted-Tracking
FY26 State Crisis Intervention	OOG	Police	\$ 74,500	None		Submitted-Tracking
FY26 Bullet Resistant Shields Program	OOG	Police	\$ 129,595	None		Submitted-Tracking
FY26 Body Worn Camera	OOG	Police	\$ 37,500	25%		Submitted-Tracking
FY26 Rifle-Resistant Body Armor	OOG	Police	\$ 278,747.10	None		Submitted-Tracking
Community Wildfire Defense Grant	USDA	Fire	\$ 250,000	None		Submitted-Tracking
FY26 Border Zone Fire Department	OOG	Fire	\$ 250,000	None		Submitted-Tracking
FY26 Operation Lone Star Grant	OOG	Police	\$ 1,839,262.35	None		Submitted-Tracking
FY26 Operation Lone Star Grant	OOG	Fire	\$ 1,741,496.50	None		Submitted-Tracking
OVAG-Victim Services	OAG	Police	\$ 49,500	None		Submitted-Tracking
Community Providers Grant Program	Superior HealthPlan	Utility	\$ 10,000	None		Submitted-Tracking
Resilient Communities Program	TX GLO	Executive	\$ 300,000	None		In Progress



CITY OF MISSION

Grants Activity Report- March 2025

Grant Name	Funding Agency	Department	Application Amount	Award Amount	Matching Amount	Status
FY25 Rifle Resistant Body Armor	OOG	Police	\$ 189,505	\$ 47,325	None	Awarded/Active
FY24 Operation Stonegarden	OOG	Police	\$ 300,000	\$ 300,000	None	Award/Active
FY25 Project Safe Neighborhood	OOG	Police	\$ 49,680	\$ 49,680	None	Awarded/Active
FY24 Edward Byrne Memorial Justice Assistance Grant (JAG)	BJA	Police	\$ 12,134	\$ 12,134	None	Awarded/Active
FY25 Border Zone Fire Dept.	OOG	Fire	\$ 250,000	\$ 250,000	None	Awarded/Active
FY25 Local Border Security Program	OOG	Police	\$ 180,000	\$ 180,000	None	Awarded/Active
FY25 Operation Lone Star	OOG	Police/Fire	\$ 5,000,000	\$ 250,000	None	Awarded/Active
FY25 Comprehensive Grant	TXDOT	Police	\$ 37,000	\$ 37,000	20%	Awarded/Active
DWI Phlebotomy Program Grant	TXDOT	Police	\$ 187,557.88	\$ 187,557.88	20%	Awarded/Active
FY25 STEP CMV Grant	TXDOT	Police	\$ 29,975	\$ 29,975.00	20%	Awarded/Active
OVAG-Victim Services (Year Two)	OAG	Police	\$ 49,500	\$ 49,500	None	Awarded/Active
FY24-25 Regional Solid Waste Grant Program	LRGVDC	Sanitation	\$ 30,000	\$ 30,000	10%	Awarded/Active
FY22 FEMA Flood Mitigation Assistance (FMA)	TWDB	Executive	\$ 288,000	\$ 288,000	10%	Awarded/Active
FY23 COPS Hiring Program	DOI 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
FY23 Transportation Alternatives	RGVMPD	Executive	\$ 200,000	\$ 200,000	25%	Awarded/Active
La Cuchilla Drainage Improvement Project	TXGLO	Executive	\$ 1,000,000	\$ 997,236.75	1%	Awarded/Active
Astroland Drainage Improvement Project	TXGLO	Executive	\$ 1,000,000	\$ 999,162	1%	Awarded/Active
Trail Connectivity Project	VBLE	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	Closed
All-Inclusive Lions Park	TPWD	Parks	\$ 1,500,000	\$ 750,000	\$750,000	Closed
Animal Welfare Organization	Petco Love	Health	\$ 35,000	\$ 30,000	None	Closed
FY23 SHSP LETPA	OOG	Police	\$ 56,142.35	\$ 58,544.24	None	Closed
FY23 Operation Stonegarden	OOG	Police	\$ 325,000	\$ 325,000	None	Closed
FY24 Local Border Security Program	OOG	Police	\$ 190,000	\$ 190,000	None	Closed
Grand Total:			\$ 6,791,077.78			

COMMUNITY DEVELOPMENT DEPARTMENT
PROGRESS REPORT FISCAL YEAR 10/01/2024 -- 09/30/2025

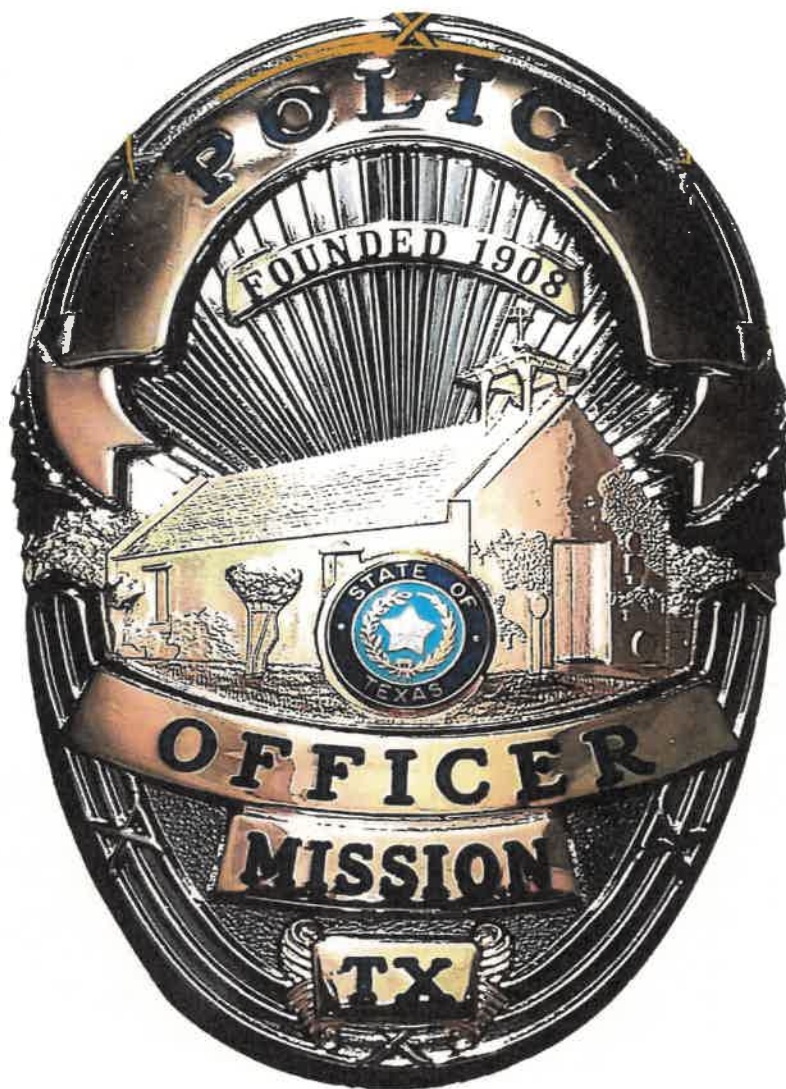
Item 6.

FEBRUARY, 2025 - UNOFFICIAL					
AGENCY / DEPARTMENT / DESCRIPTION / BUDGET	MONTHLY EXPENDITURE	ACCOMPLISHMENT	YEAR TO DATE	%	BALANCE
AMIGOS DEL VALLE - MEALS					
\$23,444.00	\$9,993.62	Agency submitted February (\$2,454.80) request - processing in March.	\$9,993.62	43%	\$13,450.38
Funds will be utilized to provide meals to homebound seniors.		YTD: 19 clients served 1,490 meals.			
AREA AGENCY ON AGING					
\$5,000.00	\$750.00	Agency submitted February (\$1,250.00) request - processing in March.	\$750.00	15%	\$4,250.00
Funds will be utilized to provide assist seniors with minor repairs/modifications and medical supplies.		YTD: 5 clients served			
C.A.M.P. UNIVERSITY					
\$3,000.00	\$3,000.00	Agency exhausted FY 24-25 funds.	\$3,000.00	100%	\$0.00
Funds will be utilized to provide day habilitation providing life skills for adults with special needs.		YTD: 13 clients served			
COMFORT HOUSE					
\$3,000.00	\$3,000.00	Agency exhausted FY 24-25 funds.	\$3,000.00	100%	\$0.00
Funds will be utilized to provide twenty-four hour palliative care to patients who have a prognosis of four months or less to live.		YTD: 6 clients served			
HOPE MEDICAL SERVICES					
\$1,000.00	\$0.00	Reached out to agency to check status of submittal, pending update on request.	\$0.00	0%	\$1,000.00
Funds will be utilized to provide medical services to uninsured and/or low income residents.					
CASA OF HIDALGO COUNTY, INC.					
\$1,000.00	\$1000.00	Agency exhausted FY 24-25 funds.	\$1,000.00	100%	\$0.00
Funds will be utilized for expenses generated in advocating for abused and neglected children.		YTD: 8 clients served			
CHILDREN'S ADVOCACY CENTER					
\$15,000.00	\$3,855.54	Agency submitted February (\$71.96) request - processing in March.	\$3,855.54	26%	\$11,144.46
Funds will be utilized to provide counseling services for abused/neglected children and their families.		YTD: 46 clients served			
SILVER RIBBON					
\$3,000.00	\$953.04	Agency submitted February (\$400.00) request - processing in March.	\$953.04	32%	\$2,046.96
Funds will be utilized to provide assistance with rent, rent deposits, utilities, utility deposits, medications, physician/medical visits, eyeglasses, durable medical equipment.		YTD: 6 clients served			
AFFORDABLE HOMES OF SOUTH TX					
\$100,000.00	\$0.00	Agency submitted February (\$435.39) request - processing in March.	\$0.00	0%	\$100,000.00
Funding will be utilized to provide direct home ownership assistance with subsidizing mortgage principal.		Agency has pre-approved 3 applicant who are eligible for the program. Pending final closing.			
PARKS & RECREATION DEPARTMENT					
\$200,000.00	\$0.00	Staff finalizing environmental with HUD's guidance & pending final approval from HUD.	\$0.00	0%	\$200,000.00
Funds will be utilized to construct recreational Connectivity Trail Project.					
PUBLIC WORKS DEPARTMENT					
\$104,000.00	\$0.00	Engineering Department working on the design phase of the project	\$0.00	0%	\$104,000.00
Funds will be utilized for the design of Astroland Storm Sewer Improvements Design Phase I					
\$32,000.00	\$0.00	Engineering Department working on the design phase of the project	\$0.00	0%	\$32,000.00
Funds will be utilized for the design of Spikes Storm Sewer Improvements Design Phase I					
\$214,000.00	\$0.00	Engineering Department working on the design phase of the project	\$0.00	0%	\$214,000.00
Funds will be utilized for the design of Sanitary Sewer Improvements Design Phase I					
REHABILITATION	\$0.00	Applicants being recertified for continued eligibility	\$0.00	0%	\$80,000.00
\$80,000.00					
PROGRAM ADMINISTRATION					
\$196,111.00	\$12,264.80	Oversight Expense of the CDBG Program	\$75,260.16	38%	\$120,850.84
\$980,555.00					
	\$34,817.00		\$97,812.36	10%	\$882,742.64
Community Development Department					
	New Applicants (HAP):	Agencies/Contractor:	Departments:	# of referrals to other agencies/ departments:	Walk-ins
	0	5	2	10	8
	Re-certifications:	Previously Assisted:	Release of Liens	Incoming Calls:	Appointments
	0	0	0	25	1

**COMMUNITY DEVELOPMENT DEPARTMENT
PROCESS REPORT CV AND CV-3
FISCAL YEAR 10/01/2024 - 09/30/2025 (FUNDING THRU 07/2026)**

PROGRESS REPORT CV		FEBRUARY, 2025 - UNOFFICIAL			
AGENCY / DEPARTMENT / DESCRIPTION / BUDGET	MONTHLY EXPENDITURE	ACCOMPLISHMENT	YEAR TO DATE	%	BALANCE
AFFORDABLE HOMES OF SOUTH TEXAS CV3	\$14,090.70	Agency submitted February (\$1,477.23) request - processing in March. YTD: 1 client assisted.	\$14,090.70	48%	\$15,323.06
\$29,413.76					
Funds will be utilized to provide rent and mortgage assistance to residents that have been affected by the pandemic COVID-19.					
MISSION FIRE DEPARTMENT CV3	\$0.00	Keep communicating with Fire Dept. and they have to obtain new quotes due to specifications of storage containers for the emergency shelter	\$0.00	0%	\$4,993.13
\$4,993.13					
Funds will be utilized to purchase equipment for emergency use at the shelter during declared disasters to serve the community affected by COVID19					
\$34,406.89	\$ 14,090.70		\$14,090.70	48%	\$20,316.19

Mission Police Department



Monthly Report
March 2025



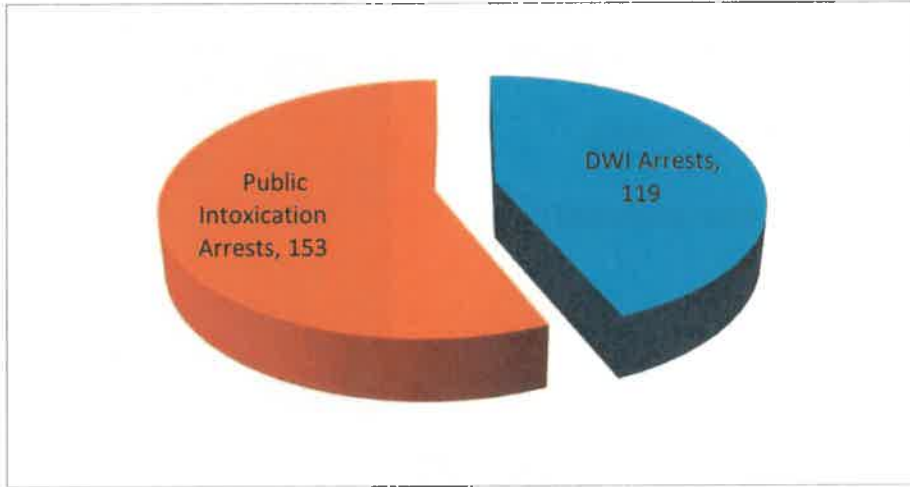
Mission Police Department Monthly Report for March 2025



Patrol Division

DWI Arrests
Public Intoxication Arrests

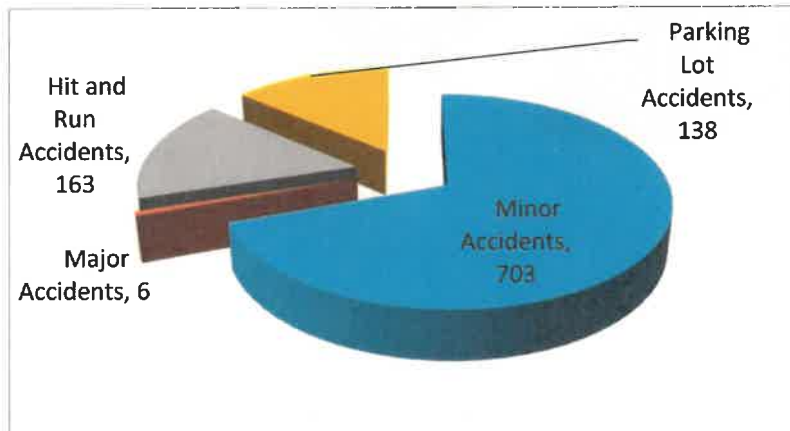
<u>March 25</u>	<u>FY 24-25 YTD</u>
32	119
25	153



Traffic Division

Minor Accidents
Major Accidents
Hit and Run Accidents
Parking Lot Accidents

<u>March 25</u>	<u>FY 24-25 YTD</u>
0	703
0	6
0	163
0	138





Mission Police Department

Monthly Report for March 2025



Jail Division

Adults:

Male Prisoners Incarcerated

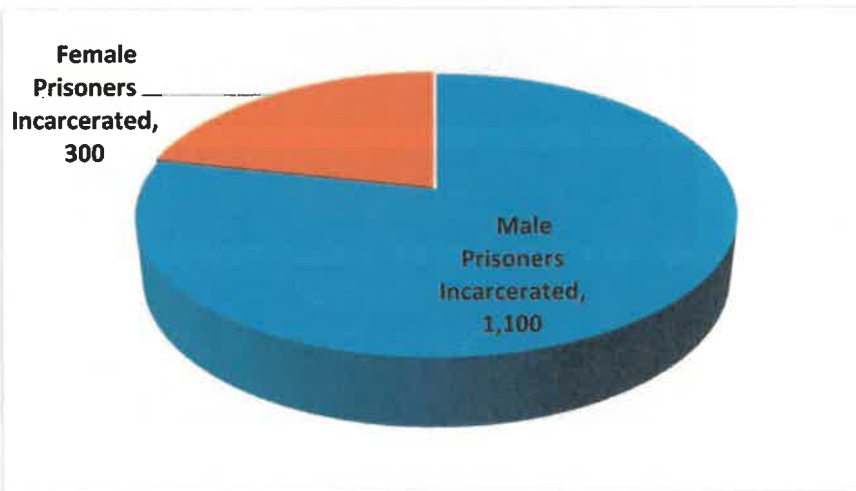
Female Prisoners Incarcerated

Total

March 25

FY 24-25 YTD

200	1,100
53	300
253	1,400



Juveniles:

Male Prisoners Incarcerated

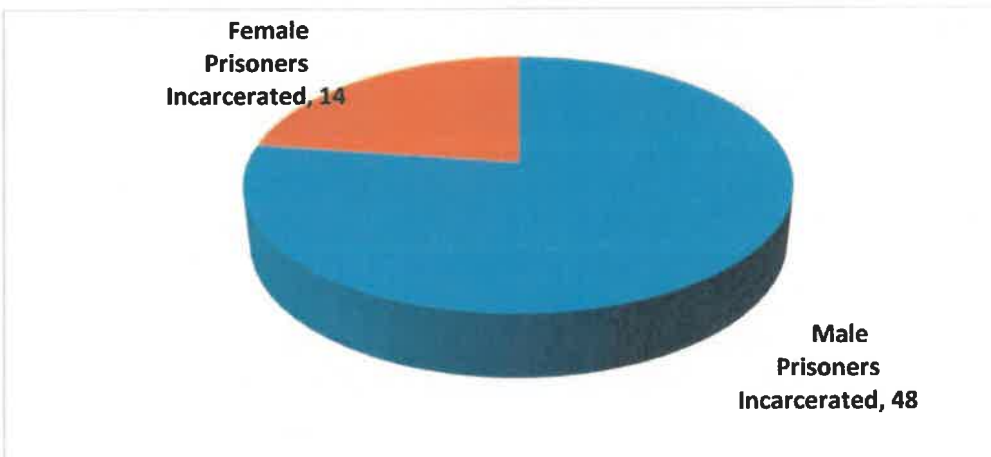
Female Prisoners Incarcerated

Total

March 25

FY 24-25 YTD

8	48
1	14
9	62





Mission Police and Criminal Investigations

Narcotics

	<u>March 25</u>	<u>FY 24-25 YTD</u>
Marihuana (pounds)	0.00	0.54
(Street Value -\$506.00 per pound)	\$0.00	\$271.72
Cocaine (kilos)	0.0000	0.26
(Street Value -\$21,000.00 per Kilo)	\$0.00	\$5,472.60
Currency	\$0.00	\$7,616.00



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

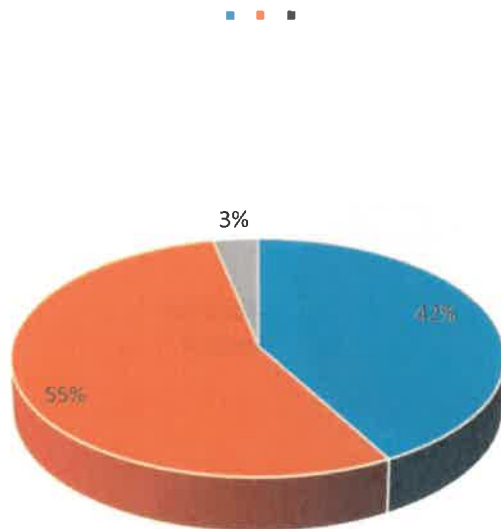
Juvenile Felony Arrests

March 25

FY 24-25 YTD

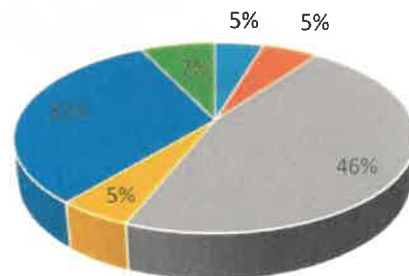
6	26
9	34
0	2
5	13
1	15
15	128
1	14
12	88
0	20

FY 24-25 YTD



FY 24-25 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 FIRE PREVENTION **MONTHLY REPORT**

March 2025



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

FIRE INVESTIGATIONS

There were three (3) fire investigation for the month of March.

Full Investigation: 3 Total

Call out to document of Incident: 0 Total

Call out to document of Incident: 0 Total

Year to Date: 11 Total

SOUTH TEXAS ARSON RESPONSE TEAM FIRE INVESTIGATIONS

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

Our assistance was requested: 0 Total

Assistance Requested by us: 0 Total

Year to Date: 0 Total

COMPLAINTS

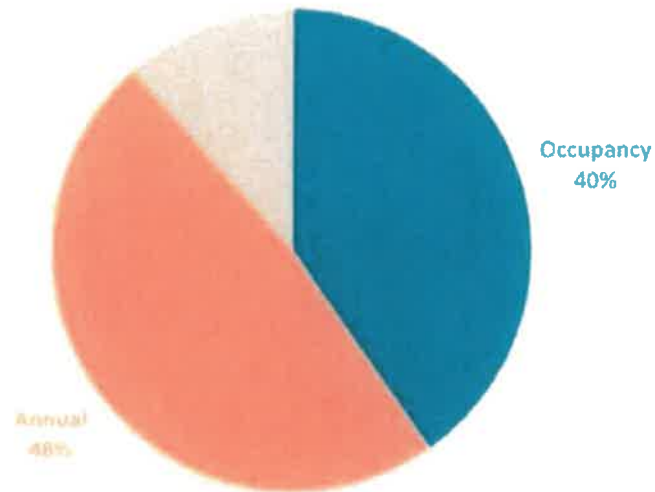
There were two (2) complaints for the month of March.

There were two (2) complaints resolved within this month.

Year to Date: 13 Total

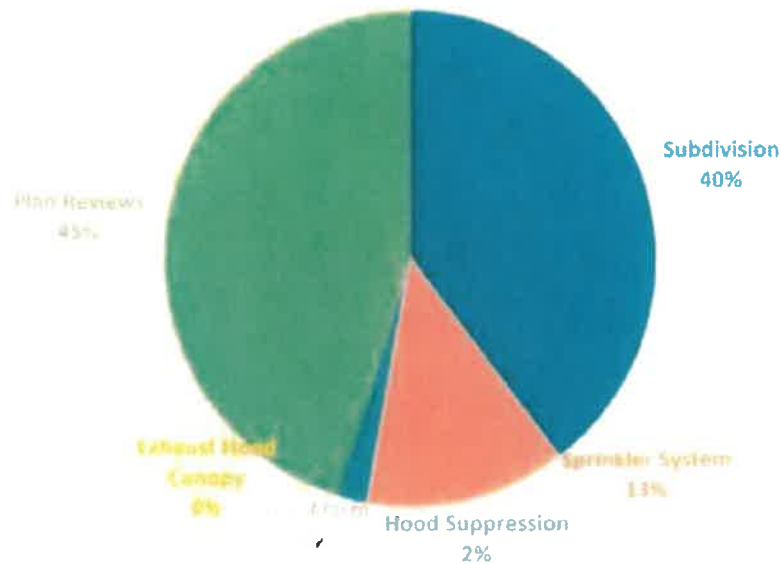
- March 17, 2025 at 1200 S Shary Rd
- March 17, 2025 at 1908 E. 24th St.

FIRE INSPECTIONS - MARCH 2025



- 41 Occupancy
- 49 Annual
- 12 Other
- Year to Date: 621 Total
- **Inspection rate to date: 28%**

PLAN REVIEWS - MARCH 2025



- Subdivision Reviews: 21 - Year to Date: 115
- Sprinkler System Plan Reviews: 7 – Year to Date: 24
- Fire Alarm System Plan Reviews: 0 – Year to Date: 11
- Exhaust Hood Canopy Plan Reviews: 0 – Year to Date: 2
- Hood Suppression Plan Reviews: 1 – Year to Date: 13
- Plan Reviews: 24 – Year to Date: 103

PERMITS - MARCH 2025



- LP Tanks Permits: 0 – Year to Date: 2
- Underground Storage Tank Removal Permits: 0 – Year to Date: 0
- Aboveground Storage Tank Removal Permits: 0 – Year to Date: 0
- Burning Permits: 1 – Year to Date: 15

FIRE DRILLS

There was zero (0) fire drill conducted for the month of March.

Year to Date: 0 Total

TRAINING

There were nine (9) training in the month of March.

- March 5, 2025-Fire Marshal Frank Cavazos and all Prevention team attended OscarLive360 web training at Central.
- March 6, 2025-Fire Marshal Frank Cavazos attended EGrant at Pharr in Pharr1 building.
- March 11, 2025-Lt. Omar Salinas attended a Drones training at Lions Park on Kika de la Garza.
- March 17-21- Lt. Omar Salinas attended Arson Conference Texas International in New Braunfels.
- March 17-21- Lt. Oscar Alanis attended Arson Conference Texas International in New Braunfels.
- March 20, 2025-Captain Joel Saenz and Lt. Sam Carrion hosted a training at Mission Event Center for Fire Extinguishers.
- March 26, 2025-Fire Marshal Frank Cavazos attended All Hazards Conference at McAllen Convention Center.
- March 26, 2025- Captain Joel Saenz and Lt. Sam Carrion attended All Hazards Conference at McAllen Convention Center.
- March 26, 2025- Lt. Oscar Alanis and Lt. Omar Salinas attended All Hazards Conference at McAllen Convention Center.

Year to Date: 28 Total

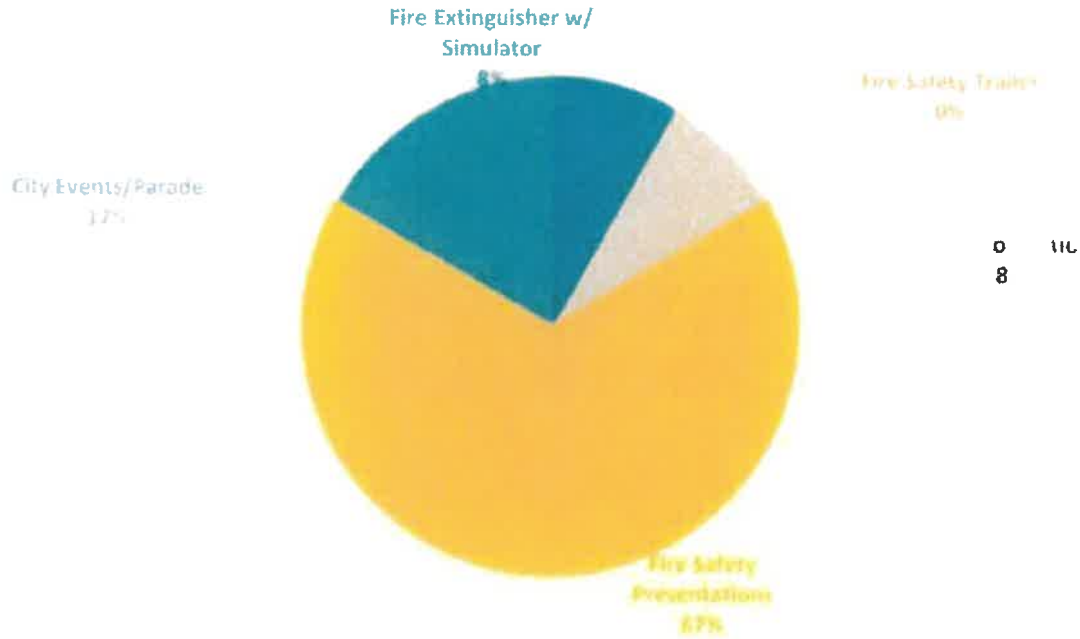
MEETINGS ATTENDED

For the month of March there were seventeen (17) meetings attended by the Fire Prevention Office.

- March 3, 2025 – Fire Marshal Frank Cavazos attended meeting at Mission PD for Staycation Committee.
- March 4, 2025 – Fire Marshal Frank Cavazos attended Safety and Security Committee meeting at Sharyland ISD.
- March 12, 2025- Captain Joel Saenz attended Preconstruction meeting at City Hall conference room.
- March 12, 2025- Fire Marshal Frank Cavazos attended 1st Global Methodist Church meeting at location.
- March 12, 2025- Fire Marshal Frank Cavazos attended meeting at ELA for Safety Procedures.
- March 13, 2025- Fire Marshal Frank Cavazos attended Shift Briefing meeting at Central Station.
- March 13, 2025- Fire Marshal Frank Cavazos attended SRC meeting at City Hall.
- March 13, 2025- Fire Marshal Frank Cavazos and Captain Joel Saenz attended Staycation Walk through at City Hall.
- March 13, 2025- Fire Marshal Frank Cavazos attended Annual Trash Bash and Earth Day 5K Prep at City Hall.
- March 14, 2025- Fire Marshal Frank Cavazos attended LRGVDC meeting in Weslaco for Grant Approval.
- March 19, 2025- Fire Marshal Frank Cavazos attended Final walk through for Springwood Manor Subdivision.
- March 20, 2025- Fire Marshal Frank Cavazos attended SRC meeting at City Hall.
- March 24, 2025- Fire Marshal Frank Cavazos attended Command Staff meeting at Central Conference room.
- March 25, 2025- Fire Marshal Frank Cavazos attended Final walk through for Stewart Cove Phase II on site.
- March 25, 2025- Fire Marshal Frank Cavazos attended meeting at CEED for National Night of Prayer.
- March 27, 2025- Fire Marshal Frank Cavazos attended SRC meeting at City Hall.

Year to Date: 100 Total

PUBLIC EDUCATION - MARCH 2025



During the month of March there were eleven (11) presentations conducted

- Year to Date: 43 Presentations 19780 Audience
- Year to Date w/ The Tutor: 0 Presentations 0 Audience
- Year to Date w/ F.S.T.: 2 Presentations 2,300 Audience
- Year to Date w/ City Events: 5 Presentations 7000 Audience
- Year to Date – Other: 1 Presentations 40 Audience
- Year to Date Grand Total: 51 Presentations 29120 Audience

PUBLIC EDUCATION

During the month of March there were eleven 11) presentations conducted.

Date	Location	Fire Extinguisher w/Simulator	Fire Safety Trailer	Tours of Stations	Fire Safety Presentation	City Events/ Parade
03/01/2025	3333 Butterfly Park/Girl Scouts				100	
03/01/2025	3333 Butterfly High School				100	
03/06/2025	MCISD Jr. High Health & Career Fair				120	
03/13/2025	John Shary Elem./Career Day				670	
03/14/2025	Bryan Elem.				450	
03/14/2025	Kenneth White Field Trip			40		
03/18/2025	Annual Staycation				2500	
03/19/2025	Annual Staycation				2000	
03/20/2025	Mission Fire Extinguisher Training				400	
03/27/2025	Enrique Camarena Elem Career day				175	
03/27/2025	Elderly Residence				35	

Frank Cavazos, Deputy Chief/Fire Marshal



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

MISSION FIRE DEPARTMENT

Emergency Ambulance Response Report

March 2025



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



Previous Month ▾ Mar 1, 2025 - Mar 31, 2025 ▾

Counts	% Rows		% Columns		All									
Week Ending	3/2/25	3/9/25	3/16/25	3/23/25	3/30/25	4/6/25	4/13/25	4/20/25	4/27/25	5/4/25	5/11/25	5/18/25	5/25/25	Total
Abdominal Pain	0.57%	1.14%	1.9%	1.52%	1.33%									6.45%
Acute Pain, not elsewhere classified				0.38%										0.38%
Acute Respiratory Distress (Dyspnea)	0.57%	0.57%	0.57%	0.95%	1.14%	0.19%								3.98%
Alcohol use			0.19%											0.19%
Allergic Reaction		0.19%		0.19%	0.19%									0.57%
Altered Mental Status	0.19%	0.57%	0.76%	1.14%	0.38%									3.04%
Anxiety reaction/Emot... upset		1.14%	1.14%	1.33%	1.71%									5.31%
Back Pain		1.33%	0.57%	0.38%	1.14%	0.19%								3.61%
Burn				0.19%										0.19%
Cardiac arrest	0.19%	0.19%	0.57%	0.57%	0.19%									1.71%
Cardiac arrhythmia/dy..			0.19%	0.19%	0.19%									0.57%
Cardiogenic shock					0.19%									0.19%
Chemical burn				0.19%										0.19%
Chest Pain / Discomfort	0.19%	0.57%	0.95%	0.76%	1.14%	0.19%								3.8%
Chest Pain, Other (Non-Cardiac)	0.19%		0.19%											0.38%
Common Cold				0.19%										0.19%
Confusion/De...	0.19%													0.19%
Congestive heart failure (CHF)			0.19%											0.19%
Constipation			0.19%											0.19%
Dehydration		0.38%	0.19%											0.57%
Diabetic Hyperglycemia				0.38%	0.19%									0.57%
Diabetic Hypoglycemia	0.19%			0.19%	0.19%									0.57%
Diarrhea		0.19%		0.19%	0.38%									0.76%
Dizziness	0.19%	0.19%	0.19%	0.19%	0.19%									0.95%
Epistaxis		0.19%			0.19%									0.38%

Week Ending	3/2/25	3/9/25	3/16/25	3/23/25	3/30/25	4/6/25	4/13/25	4/20/25	4/27/25	5/4/25	5/11/25	5/18/25	5/25/25	Total
Extremity Pain	0.38%	0.76%	1.71%	0.95%	0.95%	0.38%								5.12%
Eye Injury					0.19%									0.19%
Fatigue					0.19%									0.19%
Febrile Seizures				0.19%	0.19%									0.38%
Fever		0.38%		0.38%	0.57%									1.33%
Generalized Weakness	0.38%	2.66%	2.85%	2.47%	2.28%	0.38%								11.01%
Headache	0.38%	0.57%	0.19%	0.19%	0.57%									1.9%
Hemorrhage		0.19%	0.19%	0.19%										0.57%
Hyperglycemia (Not Diabetic)		0.19%												0.19%
Hypertension		0.38%	0.57%	0.38%	0.38%									1.71%
Hypotension		0.19%	0.19%											0.38%
Injury	0.57%	3.42%	3.04%	3.04%	2.66%	0.76%								13.47%
Laceration/Ab... (minor surface trauma)		0.38%	0.57%											0.95%
Malaise			0.19%											0.19%
Medical device failure				0.19%										0.19%
Mental disorder		0.19%		0.19%										0.38%
Multiple injuries	0.19%	0.57%	0.38%	0.19%	0.19%									1.52%
Nausea	0.19%		0.57%	0.19%		0.38%								1.33%
No Complaints or Injury/Illness Noted	0.19%	2.85%	1.9%	2.28%	2.09%	0.19%								9.49%
Obvious Death		0.38%	0.38%	0.19%										0.95%
Overdose - Other opioids	0.19%													0.19%
Overdose - Synthetic marijuana		0.19%												0.19%
Overdose - Unspecified		0.19%												0.19%
Pain (Non-Traumatic)		0.38%	0.57%	0.19%	0.38%									1.52%
Palpitations		0.38%		0.38%										0.76%
Poisoning / Drug Ingestion			0.38%	0.19%	0.19%									0.76%
Pregnancy related conditions					0.38%									0.38%
Respiratory disorder		0.19%			0.19%	0.19%								0.57%

Week Ending	3/2/25	3/9/25	3/16/25	3/23/25	3/30/25	4/6/25	4/13/25	4/20/25	4/27/25	5/4/25	5/11/25	5/18/25	5/25/25	Total	Item 6.
Respiratory Shock						0.19%								0.19%	
Seizure		0.95%	0.19%	0.38%	0.19%	0.19%								1.9%	
Seizures with status epilepticus					0.19%									0.19%	
Stroke	0.19%		0.38%											0.57%	
Suicidal Ideation				0.19%	0.38%	0.38%								0.95%	
Suicide attempt						0.19%								0.19%	
Syncope / Fainting	0.38%	0.76%	0.38%	0.38%	0.38%									2.28%	
Unconscious				0.57%										0.57%	
Urinary system disorder		0.19%		0.19%	0.19%									0.57%	
Vaginal Hemorrhage					0.19%									0.19%	
Vomiting	0.19%	0.19%	0.57%	0.19%	0.19%									1.33%	
Total	5.69%	23.15%	22.96%	22.58%	21.82%	3.8%								100%	

Previous Month ▾ Mar 1, 2025 - Mar 31, 2025 ▾

77%

TRANSPORTS
Percentage of Patient
Encounters



17%

NON TRANSPORTS
Percentage of Patient
Encounters



5%

OTHER DISPOSITIONS
Percentage of Patient
Encounters

538

RECORDS
In Selected Time Slice



31

DAYS
In Selected Time Slice



Week Ending	3/2/25	3/9/25	3/16/25	3/23/25	3/30/25	4/6/25	4/13/25	4/20/25	4/27/25	5/4/25	5/11/25	5/18/25	5/25/25	Total
March	32	124	126	119	116	15								532
April						6								6
Total	32	124	126	119	116	21								538



Previous Month ▾

Mar 1, 2025 - Mar 31, 2025 ▾

422

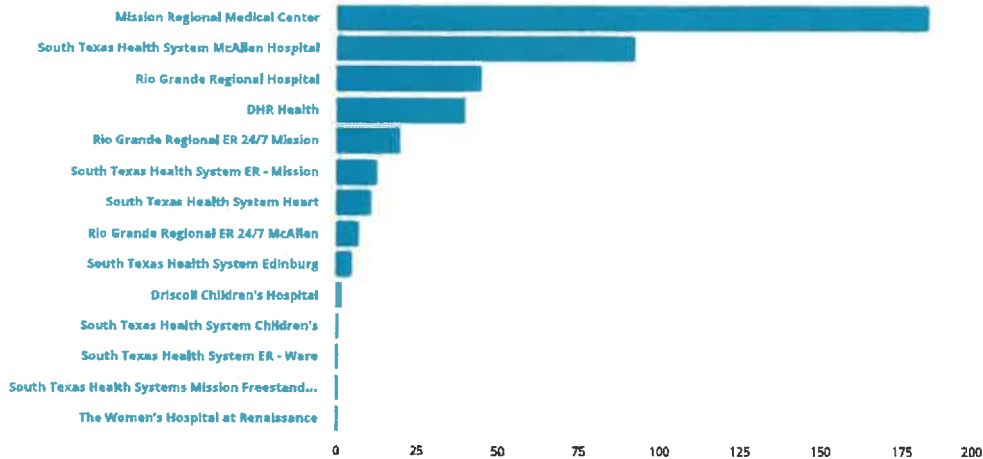
RECORDS

In Selected Time Slice

31

DAYS

In Selected Time Slice



Counts

% Rows

% Columns

All

Week Ending	3/2/25	3/9/25	3/16/25	3/23/25	3/30/25	4/6/25	4/13/25	4/20/25	4/27/25	5/4/25	5/11/25	5/18/25	5/25/25	Total
DHR Health	1.18%	2.61%	1.66%	1.9%	1.66%	0.47%								9.48%
Driscoll Children's Hospital			0.47%											0.47%
Mission Regional Medical Center	4.03%	10.9%	8.06%	9.48%	9%	1.9%								43.36%
Rio Grande Regional ER 24/7 McAllen	0.24%		0.47%	0.47%	0.47%									1.66%
Rio Grande Regional ER 24/7 Mission	0.24%	0.71%	0.47%	0.95%	1.9%	0.47%								4.74%
Rio Grande Regional Hospital	0.24%	1.9%	3.32%	3.08%	1.9%	0.24%								10.66%
South Texas Health System Children's				0.24%										0.24%
South Texas Health System ER - Mission		1.18%	0.95%	0.47%	0.24%	0.24%								3.08%
South Texas Health System ER - Ware		0.24%												0.24%
South Texas Health System Edinburg		0.24%	0.24%	0.47%	0.24%									1.18%
South Texas Health System Heart		0.71%	0.47%	0.24%	1.18%									2.61%
South Texas Health System McAllen Hospital	0.71%	3.79%	7.35%	5.69%	3.79%	0.47%								21.8%
South Texas Health Systems Mission Freestanding		0.24%												0.24%
The Women's Hospital at Renaissance					0.24%									0.24%
Total	6.64%	22.51%	23.46%	22.99%	20.62%	3.79%								100%



Previous Month ▾

Mar 1, 2025 - Mar 31, 2025 ▾

06:58

MM:SS

Average Response Time

60%

OF RESPONSES

Response Time < 08:00

31

DAYS

In Selected Time Slice

414

UNIT RESPONSES

In Selected Time Slice

08:20

06:40

05:00

03:20

01:40

00:00

Mar 2

Mar 4

Mar 6

Mar 8

Mar 10

Mar 12

Mar 14

Mar 16

Mar 18

Mar 20

Mar 22

Mar 24

Mar 26

Mar 28

Mar 30



Counts

% Rows

% Columns

All

Week Ending	3/2/25	3/9/25	3/16/25	3/23/25	3/30/25	4/6/25	4/13/25	4/20/25	4/27/25	5/4/25	5/11/25	5/18/25	5/25/25	Total
00:00 - 04:59	0.24%	3.62%	4.11%	4.83%	2.42%	1.45%								16.67%
05:00 - 07:59	3.38%	10.63%	10.14%	8.7%	8.7%	2.17%								43.72%
08:00 - 08:59	1.45%	2.42%	5.07%	3.86%	3.62%	0.24%								16.67%
09:00 - 09:59	0.48%	3.38%	1.45%	1.93%	2.17%									9.42%
10:00 - 11:59	0.48%	2.42%	1.21%	1.93%	2.42%									8.45%
12:00 - 14:59	0.48%	0.48%	0.48%	0.48%	1.45%									3.38%
15:00 - 16:59			0.24%	0.24%										0.48%
17:00 - 17:59	0.24%				0.24%									0.48%
18:00 - 19:59				0.48%										0.48%
20:00 - 29:59				0.24%										0.24%
30:00 - 59:59														
Total	6.76%	22.95%	22.71%	22.71%	21.01%	3.86%								100%
Exceptions														0%

Balance Report for 216 - Mission - March 2025



Undefined	
Charge Adjustments	(\$22,941.96)
Charges in Period	\$787,546.00
Credits	(\$698,501.49)
Total AR Change for Undefined	\$66,102.55
Mission	
AR Previous Balance for Mission	\$3,061,717.25
Charge Adjustments	(\$22,941.96)
Charges in Period	\$787,546.00
Credits	(\$698,501.49)
Accounts Receivable Change for Mission - 202503	\$66,102.55
Total Balance Forward for Mission	\$3,127,819.80

Executive Summary for 216 - Mission -



	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Grand Total
Gross Charges	\$879,013	\$859,064	\$894,700	\$838,928	\$751,248	\$764,604	\$4,987,558
Cash Collections	(\$242,272)	(\$182,251)	(\$315,376)	(\$178,538)	(\$164,774)	(\$219,555)	(\$1,302,766)
Gross Charge per Trip	\$1,894	\$1,909	\$1,884	\$1,894	\$1,907	\$1,869	\$1,893
Cash/Txp (PT)	\$522	\$405	\$664	\$403	\$418	\$537	\$494
Payer Mix							
Insurance	19.2%	19.1%	17.7%	17.8%	20.1%	7.8%	17.0%
Medicaid	13.8%	12.7%	12.8%	13.3%	17.3%	5.6%	12.6%
Medicare	51.3%	47.8%	50.3%	55.3%	47.5%	25.7%	46.6%
Private Pay	17.0%	20.2%	18.5%	13.5%	11.9%	4.4%	14.5%
Govt Misc	0.0%	1.6%	0.6%	1.4%	0.5%	0.5%	0.8%
Payer Research	0.0%	0.2%	0.6%	0.0%	3.3%	56.5%	9.2%
Level of Service							
ALS Non-Emergency	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ALS Emergency	77.4%	72.7%	73.7%	76.5%	79.9%	76.8%	76.1%
ALS-2	1.1%	1.6%	3.2%	2.0%	2.3%	1.2%	1.9%
BLS Non-Emergency	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
BLS Emergency	21.6%	25.8%	23.2%	21.4%	17.8%	22.0%	22.0%
SCT A0429	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Facility Base	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Level of Service Volume							
Total Service Volume	464	450	475	443	394	409	2,635
ALS Non-Emergency TXP	0	0	0	0	0	0	0
ALS Emergency TXP	359	327	350	339	315	314	2,004
ALS-2 Emergency TXP	5	7	15	9	9	5	50
BLS Non-Emergency TXP	0	0	0	0	0	0	0
BLS Emergency TXP	100	116	110	95	70	90	581
Sct A0429 TXP	0	0	0	0	0	0	0
Service Others Cnt	0	0	0	0	0	0	0
Facility Base TXP	0	0	0	0	0	0	0
Ground Mileage	2,735	2,377	2,513	2,579	2,427	2,557	15,188

04/07/2025 07:39 PM

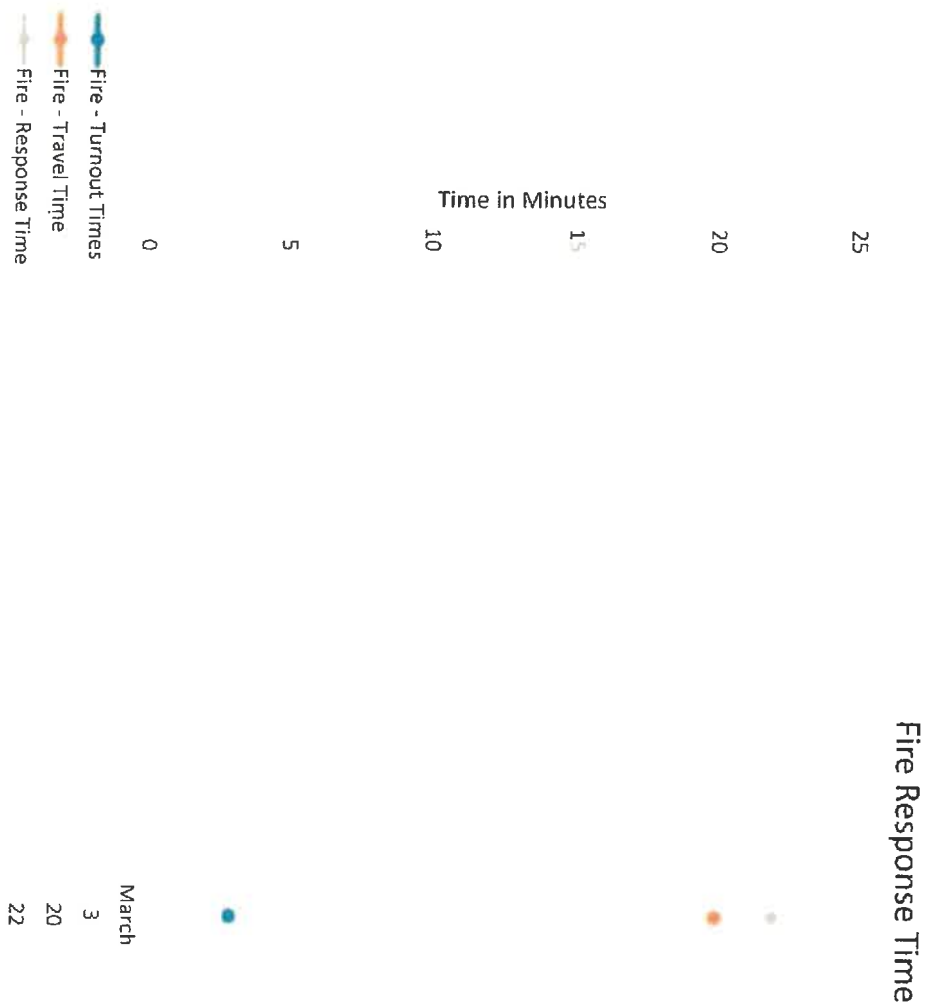
MISSION FIRE DEPARTMENT

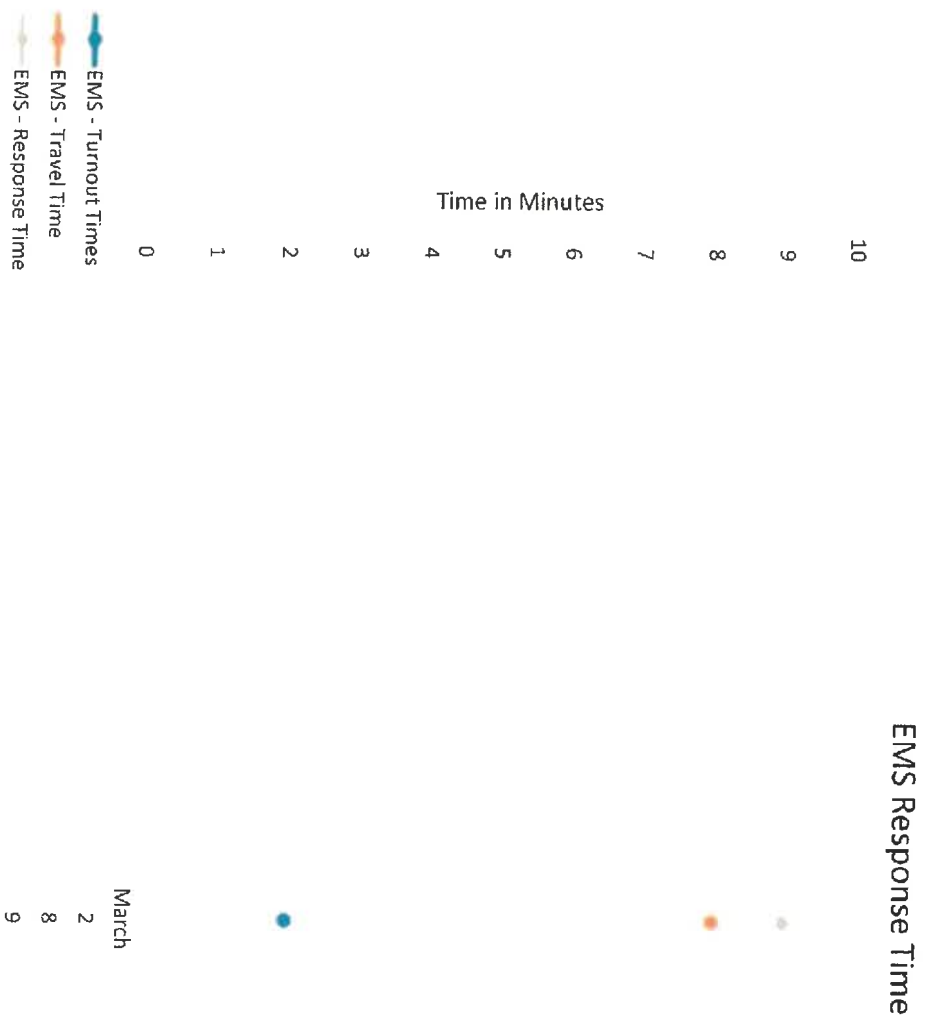
MONTHLY REPORT

March 2025



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





Fire Index - Incident Types

Count of Total Incident Types Exposures

Aid Given/Received

Filter Date Range
7/25 to 3/25

Filters

Count of Incidents

457

Aid Given

3

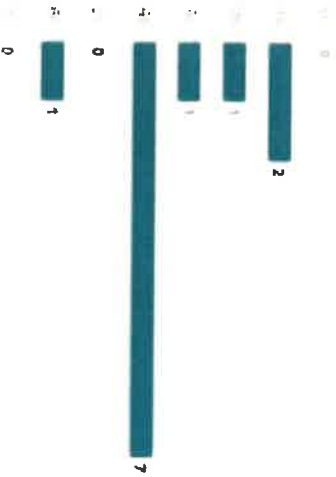
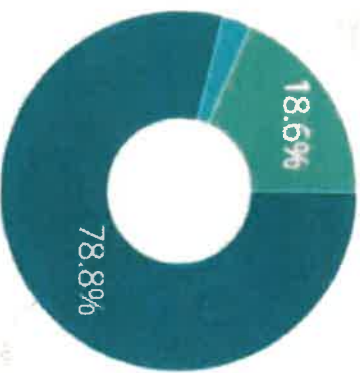
Additional Exposures 0

Aid Received 4

EMS for Incident Street View

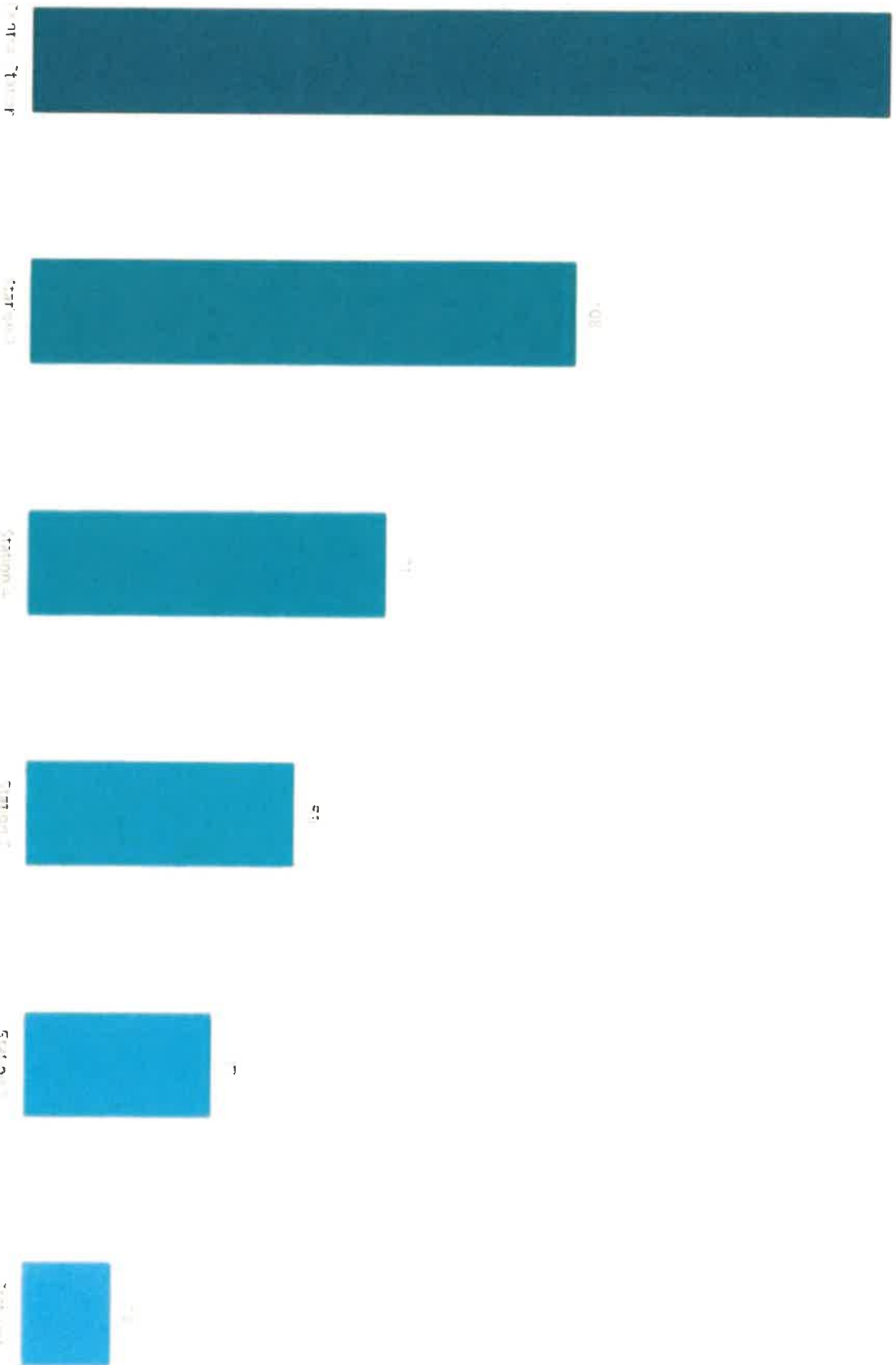
Count of Incidents by Incident Type

Count of Fire Incidents by Type



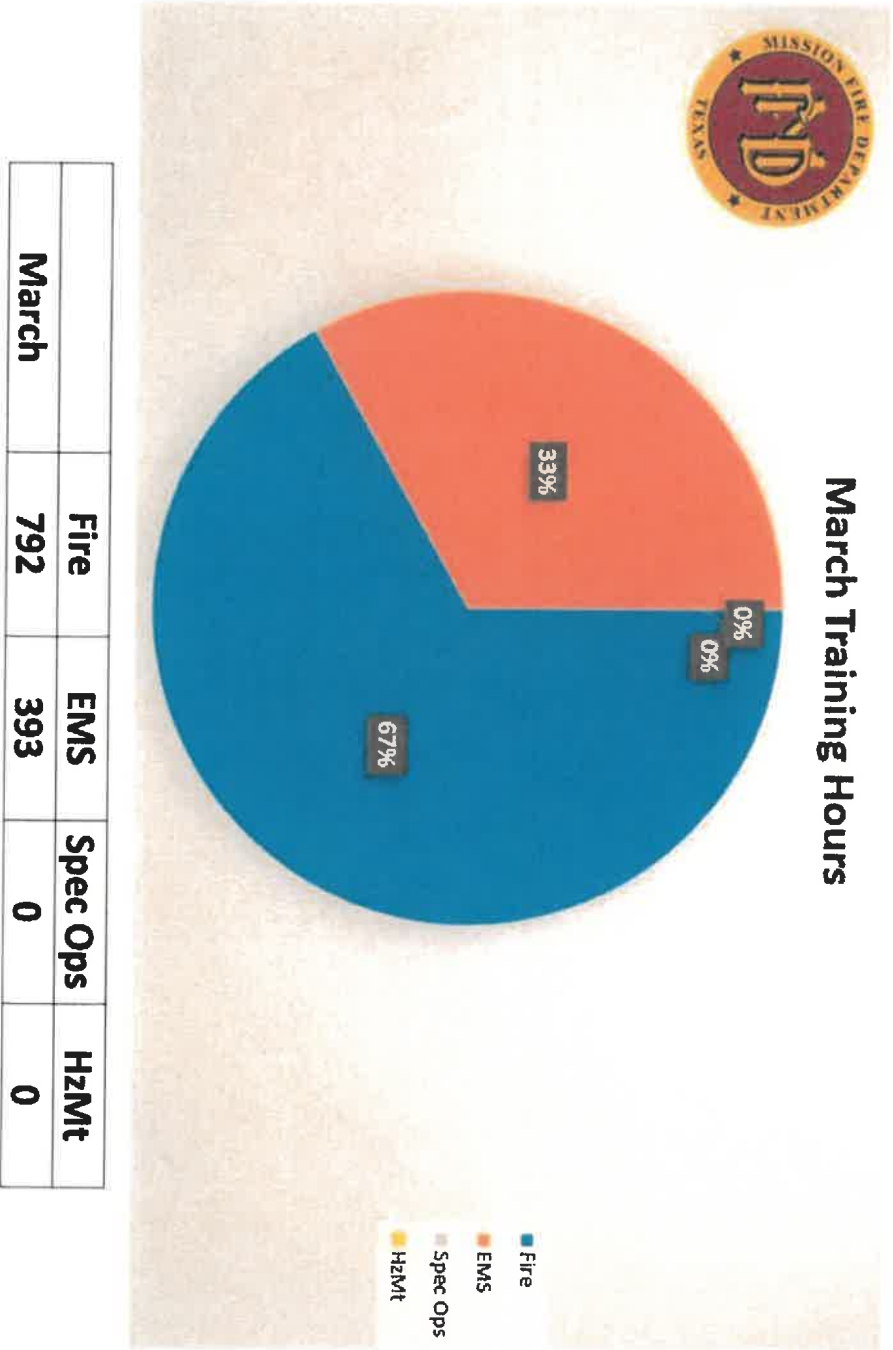
Ident Count by Station

Ident Count by Station



Apply

Cancel

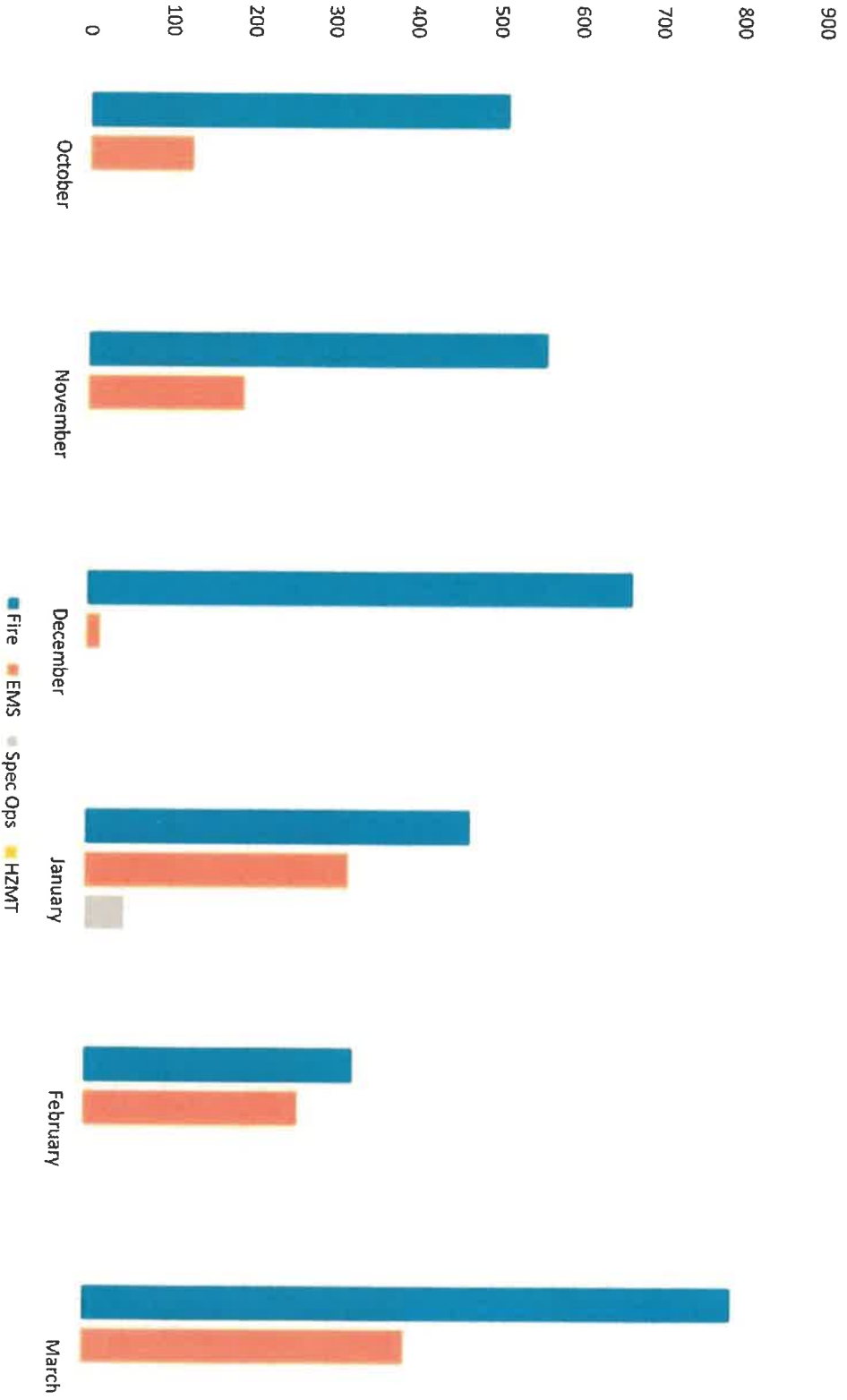




Training Hours

Total Year-to-Date 2024-2025

	Fire	EMS	Spec Ops	HZMT
October	511	126	0	0
November	560	190	0	0
December	667	16	0	0
January	469	322	48	0
February	329	261	0	0
March	792	393	0	0





CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2025
PRESENTED BY: Anna Carrillo, City Secretary
AGENDA ITEM: Approval of Minutes – Carrillo
 Regular Meeting – April 14, 2025
 Special Meeting – April 21, 2025

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 *MRP*

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

_____ AYES

_____ NAYS

_____ DISSENTING _____



MINUTES

PRESENT:

Norie Gonzalez Garza, Mayor
Ruben D. Plata, Mayor Pro-Tem
Jessica Ortega, Councilwoman
Marissa Ortega-Gerlach, Councilwoman
Alberto Vela, Councilman
Patricia A. Rigney, City Attorney
Mike R. Perez, City Manager
Anna Carrillo, City Secretary

ABSENT:

ALSO PRESENT:

Dr. Ivan Melendez
Chris Navarette
Veronica Longoria
Lenny Garza
Alexandria Leal
Javier Lara
Brenda Enriquez
Emigdio Villanueva
Adela Ortega
Priscilla Duran
Diana J. Alcocer
Steve Ayala
Aaron Balli
Frances Castillo
Angelita Esparza
Raul Garcia
Marco Rodriguez
Marcos Salas

STAFF PRESENT:

Anais Chapa, Assistant City Secretary
Juan Pablo Terrazas, Asst. City Manager
Andy Garcia, Asst. City Manager
Vidal Roman, Finance Director
Alex Hernandez, Assistant Planning Director
Xavier Cervantes, Planning Director
Abram Ramirez, IT Director
Yenni Espinoza, Library Director
Roel Mendiola, Sanitation Director
Michael Elizalde, Dir. of Grants & Strategic Dev.
Joel Chapa, Police Officer
Mike Silva, Fire Chief
Cesar Torres, Chief of Police
Ruben Hernandez, Media Relations
Brad Bentsen, Parks & Rec Director
Michael Fernuik, Golf Director
Cyndi Lopez, Museum Director
Amy Tijerina, Community Events Director
Judith E. Garcia, Deputy Media Relations Director
Teodoro Rodriguez, Assistant Chief of Police

REGULAR MEETING

CALL TO ORDER AND ESTABLISH QUORUM

With a quorum being present, Mayor Norie Gonzalez Garza called the meeting to order at 3:30 p.m.

INVOCATION AND PLEDGE ALLEGIANCE

Councilwoman Marissa Gerlach led the invocation and Pledge of Allegiance

DISCLOSURE OF CONFLICT OF INTEREST

Mayor Pro Tem Plata has one on file for items 8 and 51 and executive session item #2.

PRESENTATIONS

1. January Employee of the Month – Munguia

Noemi Munguia, Human Resources Director, recognized Ms. Imelda Cantu, Office Coordinator for MEDC who was nominated by Cathy Hernandez as the employee of the month for the month of January. Ms. Cantu always demonstrates a “can-do” approach even when last minute changes arise. Her ability to adapt and deliver outstanding service under pressure made her a valuable asset to the team. Imelda’s work ethic, adaptability and positive energy played an integral part in ensuring the daily operations of the EDC run smoothly.

2. February Employee of the Month – Munguia

Noemi Munguia, Human Resources Director, recognized Ms. Kiara Islas, Administrative Coordinator, as the employee of the month for the month of February. Ms. Islas was nominated by Assistant Chief Ted Rodriguez. Kiara had been a team player since day one, and she had taken on different roles and responsibilities within the department. She recently assisted the department with an audit, developed a software for the investigations bureau, and assisted with grant documents.

3. Proclamation - City of Mission Fire Base EMS 1st Year Anniversary – Silva

Councilwoman Jessica Ortega moved to approve the Proclamation – City of Mission Fire Base EMS 1st Year Anniversary. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

4. Proclamation - Telecommunicators Week - Torres/Silva

Mayor Pro Tem Plata moved to approve the Proclamation – Telecommunicators Week. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

5. Proclamation – Keep Mission Beautiful Month - Mendiola / Chapa

Mayor Pro Tem Plata moved to approve the Proclamation – Keep Mission Beautiful Month. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

6. Proclamation - Autism Awareness Month – Tijerina

Councilwoman Ortega moved to approve the Proclamation – Autism Awareness Month. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

7. Proclamation - Fair Housing Month and National Community Development Week – Elizalde

Councilwoman Ortega moved to approve the Proclamation – Fair Housing Month and National Community Development Week. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

8. Proclamation - United Way of South Texas – Venecia

Councilwoman Gerlach moved to approve the Proclamation – United Way of South Texas. Motion was seconded by Councilwoman Ortega and approved unanimously 4-0, with Mayor Pro Tem Plata abstaining.

9. Presentation of Donation received by Mission Historical Museum – Lopez

Cynthia Lopez, Mission Historical Museum Director, announced that the Mission Historical Museum had received a check donation of \$10,000 from the Heritage Foundation for continuance of their preservation efforts. The Heritage Foundation serviced museums in the

Rio Grande Valley and generously donated this funding so that our museum would continue to preserve pictures and things that represented the City of Mission.

10. Report from Mission Economic Development Corporation - Teclo Garcia

Teclo Garcia, MEDC CEO, gave an update on the operations of the EDC. The EDC was currently running their Ruby Red Ventures Program which was tailored to early-stage entrepreneurs organized by MEDC in partnership with UTRGV. This was an opportunity for small businesses and aspiring entrepreneurs to compete for a chance to win up to \$25,000 in grant funding. Mr. Garcia stated that he had attended the Viva Fresh Conference in Houston which highlighted the Tex-Mex fresh produce corridor. The EDC also hosted their Business Over Breakfast seminar in which they discussed AI. Mr. Garcia also attended the NASCO Board of Directors Meeting in Fort Worth where they received briefing from TxDOT on transportation updates. The EDC also highlighted Ubiquity which was a new company that had invested in local workforce development and had been continually supporting job creation and skill-building in Mission.

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

Brenda Enriquez, Greater Mission Chamber of Commerce, spoke about upcoming events such as: Lunch & Learn: Are You Lender Ready? April 16th, SBDC: Forming your Texas LLC Webinar, Ribbon Cutting: InMindOut April 17th, Ribbon Cutting: Estrellita Child Care Center: April 23rd, Chamber Champion Meeting & Membership Blitz April 24th, SBDC: From Projections to Profits, Podcast Release: Peace of Mind April 20th, Signature Event: Mission Citrus Golf Classic May 2nd.

12. Departmental Reports – Perez

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

13. Citizen's Participation – Garza

Alexandria Leal, Mission Police Association Union President, spoke in reference to item 55. She presented the council with a petition that had been signed by members of their union. This petition was to retract that members of the union could not approach the council directly. Ms. Leal also stated that the association was getting their affairs in order and had filed with state officially.

Councilwoman Ortega stepped out of the meeting at 4:43 p.m.

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 24, 2025

15. Acknowledge Receipt of Minutes – Perez

Parks & Recreation – February 18, 2025

Mission Economic Development Corporation – February 26, 2025

Mission Redevelopment Authority – February 28, 2025

Mission Tax Increment Reinvestment Zone – February 28, 2025

Civil Service Commission – February 28, 2025

16. Approval of Resolution No. 1977 to surplus and dispose of machinery & equipment – Roman

The Surplus Resolution attached listed items staff has determined is no longer of use to the city. All surplus items will be sold via online auction or disposed. Finance Department is requesting authorization to surplus the attached list of machinery and equipment.

RESOLUTION NO. 1977

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS DECLARING CERTAIN CITY PROPERTY SURPLUS AND AUTHORIZING THE DISPOSITION OF SAID PROPERTY TO FURTHER A PUBLIC PURPOSE; AND ESTABLISHING AN EFFECTIVE DATE.

17. Board Appointments – Civil Service Commission and Texas Citrus Fiesta Board – Carrillo

Civil Service Commission – Appoint Robert Pena to replace Jerry Saenz who resigned term to expire December 31, 2026.

Texas Citrus Fiesta Board – Appoint April Flowers to replace Sarah Hinojosa who resigned term to expire December 31, 2027

18. Approval of Resolution #1978, Resolution approving the resolution of Mission Economic Development Corporation authorizing the issuance of bonds on behalf of Graphic Packaging International LLC; and matters related thereto. – Garcia

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

Attached is a staff report and the proposed resolution.

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

RESOLUTION NO. 1978

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

19. Authorize Mayor to execute a Reimbursement Agreement between the City of Mission and Mission Redevelopment Authority related to a Hike & Bike Trails Project in the amount of \$300,000 – Garcia

The project was a regional project involving safely connecting the existing Hike & Bike Trails facilities of Mission, McAllen, and Hidalgo to the Regional Linear Park facility, City of Edinburg

Hike & Bike trails, and ultimately to the UTRGV. A share of the project costs was eligible under the attached agreement and shall not exceed \$300,000. The reimbursement agreement was approved by the TIRZ Board at their meeting of March 25, 2025.

20. Approval of Fifth Amendment to the Interim Administrative Services Agreement with Mission Redevelopment Authority/Tax Reinvestment Zone #1 and the City of Mission – Garcia

The TIRZ Board of Directors had approved a fifth amendment to interim administrative services by the City Manager's Office. The MRA/TIRZ #1 will compensate the City of Mission for eleven thousand three hundred (\$11,300) per month during the term of the agreement for the cost of providing said services and support. The Fifth Amendment is to be effective April 1, 2025 thru September 30, 2025.

21. Authorization to solicit qualifications for Engineering Services for Inspection, Material Testing and Construction Management for Taylor Road Phase II Project – Terrazas

Staff was seeking authorization to solicit qualifications for Engineering Services as per TxDOT'S Local Government Project Procedures (LGPP) and Federal Regulations for Taylor Road Phase II Project from Brentwood Drive to Mile 2 North Project.

22. Authorization to solicit bids for Manholes Rehabilitation throughout the City of Mission. – Terrazas

Staff is seeking authorization to solicit bids for Manholes Rehabilitation throughout the City of Mission.

23. Approval of Resolution #1979 of the City Council of the City of Mission, Texas adopting the 2024 Texas Department of Transportation Standard Specifications, special Specifications, and Special Provisions, and adopting TxDOT's Quality Assurance Program (QAP) as modified by the City and approved by TxDOT – Terrazas

Projects with State or Federal funds, and/or all projects on the State Highway System regardless of funding source, were to adopt the latest TxDOT Standard Specifications, Special Specifications, and required Special Provisions.

Staff is requesting to adopt the 2024 Texas Department of Transportation Standard Specifications, special Specifications, and Special Provisions, and adopting TxDOT's Quality Assurance Program (QAP) as modified by the City and approved by TxDOT.

RESOLUTION NO. 1979

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, ADOPTING THE 2024 TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, SPECIAL SPECIFICATIONS, AND SPECIAL PROVISIONS, AND ADOPTING TXDOT'S QUALITY ASSURANCE PROGRAM (QAP) AS MODIFIED BY THE CITY AND APPROVED BY TXDOT

24. Authorization to Award Bid for Corrosion Inhibitor for Water Treatment Plants – Terrazas

The City of Mission had accepted and opened six (6) bid responses for Corrosion Inhibitor for Water Treatment Plants. Shannon Chem, Aqua Smart and Chemrite were deemed unresponsive in regards to not including tanks. Staff recommended awarding bid to Red Eye

Chems, who was the lowest responsible bidder meeting all specifications. The contract term was for one (1) year with two (2) one-year renewal options. Recommendation was based solely on estimated quantities and orders would be placed on as needed basis throughout the one-year base term. Subject for budget amendment. BID# 25-324-03-05.

25. Authorization to purchase Pier Mount Drive Unit from Sole Source Vendor DBS Manufacturing for Public Works (Wastewater Distribution) in the amount of \$55,400.00 – Terrazas

Staff was seeking authorization to purchase D42-BL Pier Mount Drive Unit via Sole Source Vendor DBS Manufacturing. Drive Unit would allow the Thickener System of the Wastewater Plant to process waste disposal properly and be in compliance with TCEQ.

26. Approval of Interlocal Cooperation Contract between UTRGV and City of Mission relating to the use of UTRGV Regional Security Operating Center services at no cost to the city – Ramirez

Approval of Interlocal Cooperation Contract between UTRGV and City of Mission relating to the use of UTRGV Regional Security Operating Center services. The RSOC program was funded by DIR through legislative appropriations at no cost to the city. Licenses and resources would be applied to RSOC Customer based on available funding and capacity.

Real-time network security monitoring to detect and respond to network security events that may jeopardize Participating Entities and the residents of this state. Alerts and guidance for defeating security threats. Immediate response to counter security activity that exposes Participating Entities and the residents of this state to risk including remote and onsite cybersecurity incident responders. Policy and Planning to provide guidance on cybersecurity policies and plans to improve the cybersecurity posture of Participating Entities. Cybersecurity educational and awareness services to assist participating entities in establishing and strengthening security practices, including developing model policies, and planning to assist Participating Entities in maturing their cybersecurity posture.

27. Authorization to approve First One-Year Renewal Option for WAN P2P Leased Fibers Services, at a cost of \$5,772 per month (0% increase), with Smartcom Telephone, LLC Bid No. 22-320-04-25- Ramirez

Authorization to approve First One-Year Renewal Option for WAN P2P Leased Fibers Services with Smartcom Telephone, LLC Bid No. 22-320-04-25 at a cost of \$5,772 per month. The term of the contract was for three (3) years with option to renew for an additional two (2) consecutive, one (1) year periods at the end of the service period. First One-Year Renewal term dates: May 16, 2025 through May 15, 2026.

28. Authorization to accept grant funds from the Texas Department of Transportation for the FY 2026 STEP Comprehensive Enforcement Grant, in the total amount of \$45,000, with an in-kind 20% match from the City – Torres

The Mission Police Department requested authorization to accept grant funds from the Texas Department of Transportation for the STEP Comprehensive Enforcement Grant for fiscal year 2026, in the amount of \$45,000. This grant would require an in-kind 20% match from the City of Mission. This funding would enhance our traffic enforcement measures and contribute to safer roadways for our community members.

29. Authorization to accept grant funds from the Texas Department of Transportation for the FY 2026 STEP Commercial Motor Vehicle (CMV) Grant, in the total amount of \$35,000, with an in-kind 20% match from the City – Torres

The Mission Police Department requested authorization to accept grant funds from the Texas Department of Transportation for the STEP Commercial Motor Vehicle (CMV) Grant for fiscal year 2026, in the amount of \$35,000. This grant would require an in-kind 20% match from the City of Mission. This grant would assist the police department to focus on enforcement of commercial vehicle regulations, which is crucial for maintaining road safety and compliance.

30. Authorization to accept grant funds from the Texas Department of Transportation for the FY 2025 Mini Grant – Operation Slow Down , in the total amount of \$4,000 with an in-kind 20% match from the City – Torres

The Mission Police Department requested authorization to accept grant funds from the Texas Department of Transportation for the FY 2025 Mini Grant – Operation Slow Down, in the amount of \$4,000. This grant would require an in-kind 20% match from the City of Mission. This grant would assist the police department during a two-week enforcement operation focused on reducing roadway deaths caused by speeding.

31. Authorization to accept grant funds from the Texas Department of Transportation for the FY 2025 Mini Grant – Click It or Ticket in the total amount of \$4,000, with an in-kind 20% match from the City – Torres

The Mission Police Department requested authorization to accept grant funds from the Texas Department of Transportation for the FY 2025 Mini Grant – Click It or Ticket, in the amount of \$4,000. This grant would require an in-kind 20% match from the City of Mission. This grant would support a two-week enforcement effort aimed at increasing seatbelt usage and reducing fatalities among unrestrained occupants.

32. Authorization to purchase fifteen (15) Body Worn Cameras from Dana Safety Supply Inc., via Buyboard #698-23, in the total amount of \$41,869.16. – Torres

The Mission Police Department was seeking authorization to purchase fifteen (15) Body Worn Cameras to be used by police officers. This expenditure was a total of \$41,869.16. The purchase would be made from Dana Safety Supply, via Buyboard #698-23.

33. Authorization to allow the purchase of a firearm by Honorably Retired Peace Officer, Jaime De La Garza from the Mission Police Department, in accordance with Texas Government Code, Section 614.051 – Torres

Honorably Retired Peace Officer, Jaime De La Garza has requested to purchase his Glock 17/Generation 4, 9mm service weapon, serial # BACG-543 from the Mission Police Department.

34. Authorization to allow the purchase of a firearm by Honorably Retired Peace Officer, Raul Tanguma from the Mission Police Department, in accordance with Texas Government Code, Section 614.051 – Torres

Honorably Retired Peace Officer, Raul Tanguma has requested to purchase his Glock 17/Generation 4, 9mm service weapon, serial # BACG-539 from the Mission Police Department.

35. Approval of Resolution #1980 Regarding Waterline Access Agreement with Sharyland Water Supply within City of Mission's ETJ for Eduardo's No. 22 Subdivision – Cervantes

The proposed Eduardo's No. 22 Subdivision is a 16.676 acre tract of land out of Lots 47-3 and 47.4, West Addition to Sharyland Subdivision within the service area of the Sharyland Water Supply Corporation and within the City of Mission's ETJ.

Sharyland Water Supply Corporation has adequate-sized water lines to support fire hydrants in the area and requires an agreement be entered between the Corporation, the property owner and the City of Mission before such installation is allowed.

RESOLUTION NO. 1980

A RESOLUTION OF THE CITY OF MISSION, TEXAS TO APPROVE A WATERLINE ACCESS AGREEMENT BETWEEN THE SHARYLAND WATER SUPPLY CORPORATION, AND IZAGUIRRE REAL ESTATE HOLDINGS, LLC
EDUARDO'S NO. 22

36. Authorization to accept grant award for the FY24 Operation Stonegarden Program from the Office of the Governor in the amount of \$300,000 with no match requirement – Elizalde

The Mission Police Department was seeking authorization to accept a grant award for the FY24 Operation Stonegarden Program from the Office of the Governor in the amount of \$300,000. The project would allow the department to acquire two (2) fully equipped patrol vehicles and support overtime costs to increase patrol presence throughout the city and especially around the U.S. Mexico border. The program does not have a match requirement.

37. Authorize Mayor to sign all necessary documents related to the transfer of Cimarron Golf Course – Perez

In order to facilitate timely and efficient action, authorization was requested for the Mayor to sign all related documents on behalf of the City related to the transfer of Cimarron Golf Course.

38. Authorization to replace and upgrade the existing fire alarm system located at the City of Mission Police Department via TIPS Contract #230202 in the amount of \$37,381.83 – Terrazas

Staff was seeking authorization to replace and upgrade the existing fire alarm system located at the City of Mission Police Department (1200 E 8th St). This would not include the smoke control. Replacement of the fire alarm system would be done via TIPS Contract #230202.

39. Authorization for the provision and replacement of graphic displays located at the City of Mission Police Department via TIPS Contract #230202 in the amount of \$44,443.16 – Terrazas

Staff was seeking authorization for the provision and replacement of graphic displays pertaining to the fire alarm systems located at the City of Mission Police Department (1200 E 8th St). Provision would be done via TIPS Contract #230202

Mayor Pro Tem Plata asked to remove item 21 from the list and be discussed individually

Mayor Pro Tem Plata moved to approve all consent agenda items 14 thru 20 and 22 thru 39 as presented. Motion was seconded by Councilman Vela and approved unanimously 4-0.

For item 21, Mayor Pro Tem Plata asked if the committee was to be formed, he would like for two members from City Council be on the committee as well as the engineer, J.P. Terrazas and two other city employees.

Mayor Garza stated that they would assign Mayor Pro Tem Plata and Councilwoman Gerlach along with J.P. Terrazas, and two other staff members for a total of 5 members for this committee.

Mayor Pro Tem Plata moved to approve item 21 assigning himself, Councilwoman Gerlach, J.P. Terrazas and two additional staff members to the committee. Motion was seconded by Councilman Vela and approved unanimously, 4-0.

Councilwoman Jessica Ortega re-joined the meeting at 4:49 p.m.

PUBLIC HEARING

PLANNING & ZONING RECOMMENDATIONS

40. To Consider a Rezoning request from Single Family Residential District (“R-1”) to General Business District (“C-3”) for the West 64.4 feet of Lots 5 & 6, Block 85, Original Townsite of Mission Subdivision, located at the Northeast corner of Keralum Avenue and East 5th Street (Rafael Ramirez Street), Applicant: Alicia Castillo, Adoption of Ordinance #5622 Cervantes

Project Timeline:

- March 11, 2025 – Application for rezoning was submitted to the City
- March 21, 2025 – in accordance with State and local law, notice of the required public hearing was published in the Progress Times.
- March 21, 2025 – in accordance with State and local law, notice of required public hearings mailed to all property owners within 200’ of subject tract.
- April 2, 2025 – Public Hearing and consideration of the rezoning request by the Planning and Zoning Commission. There was no opposition from the surrounding property owners. The P&Z Board recommended denial to the C-3 but recommended approval of a C-2 (Neighborhood Commercial District).
- April 14, 2025 – Public Hearing and consideration of the rezoning ordinance by City Council

Summary:

- The applicant was requesting to rezone the subject property from Single-family Residential District (“R-1”) to General Business District (“C-3”) to allow a commercial business in the property.
- The subject property measured 64.40 feet along Rafael Ramirez Street and 100 feet along Keralum Avenue for a total of 6,440.00 square feet. There were no minimum lot dimensions for lots in the “C-3” district.
- There was a commercial building in the subject property that measures 40 feet by 60 feet for a total of 2,000 square feet. The building was built in the year 1974 as per the records of the Hidalgo County Appraisal District.

- The surrounding zones consisted of Single-family Residential District (“R-1”) in all directions
- The surrounding land used consisted of single-family homes to the East and North, Multifamily Residential to the West and a church to the South
- The future land use map designated this property as Low Density Residential
- The entire neighborhood was rezoned to Single-family Residential district (“R-1”) during comprehensive rezoning in the year 2005.
- A list of permitted and conditional uses for the C-3, C-2 and C-1 commercial zones was included.
- Staff mailed out (26) legal notices to surrounding property owners. The Planning Staff had not received any objections to the rezoning request from surrounding property owners.

Staff and City Manager recommended approval.

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

Frances Castillo, 2202 Lakeview Drive, was present with her mother in law who was the owner of the property for this request. She stated she was in favor of the request and would like for the rezoning to be granted to remain as a commercial property.

Mayor Pro Tem Plata moved to approve the Rezoning request from Single Family Residential District (“R-1”) to General Business District (“C-3”) for the West 64.4 feet of Lots 5 & 6, Block 85, Original Townsite of Mission Subdivision, located at the Northeast corner of Keralum Avenue and East 5th Street (Rafael Ramirez Street), Applicant: Alicia Castillo, Adoption of Ordinance # 5622. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

ORDINANCE NO. 5622

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A REZONING FOR THE WEST 64.4 FEET OF LOTS 5 & 6, BLOCK 85,
ORIGINAL TOWNSITE OF MISSION SUBDIVISION, LOCATED AT THE NORTHEAST
CORNER OF KERALUM AVENUE AND EAST 5TH STREET (RAFAEL RAMIREZ STREET),
FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO C-2 (NEIGHBORHOOD COMMERCIAL)

41. To Consider a Rezoning request from Single Family Residential District (“R-1”) to Duplex-Fourplex District (“R-2”) for the West one-half of Lot 63, Mission Acres Subdivision, located at 1004 Washington Avenue, Applicant: Lupe Garcia, Adoption of Ordinance #5623- Cervantes

Project Timeline:

- March 13, 2025 – Application for rezoning was submitted to the City
- March 21, 2025 – in accordance with State and local law, notice of the required public hearing was published in the Progress Times.
- March 21, 2025 – in accordance with State and local law, notice of required public hearings mailed to all property owners within 200’ of subject tract.
- April 2, 2025 – Public hearing and consideration of the rezoning request by the Planning and Zoning Commission. There was no opposition from the surrounding property owners. The board recommended approval.

- April 14, 2025 – Public hearing and consideration of the rezoning ordinance by City Council

Summary:

- The applicant was requesting to rezone the subject property from Single Family Residential District (“R-1”) to Duplex-fourplex District (“R-2”) to allow a fourplex multifamily residential development
- The subject property measured 120.00 feet along Washington Avenue and 150 feet along Barnes Street for a total of 18,000.00 square feet. There was a frame home structure in the subject property that measures 24 feet by 44 feet for a total of approximately 1,056 square feet. The minimum lot size for a fourplex corner lot was 8,200 square feet. The subject property exceeded the minimum lot size by 9,800 square feet.
- The surrounding zones consisted of Single-family Residential District (“R-1”) to the North, East and South and Duplex-Fourplex Residential District (“R-2”) to the West
- The surrounding land uses consisted of single-family residential homes in all directions
- The future land use map designated this property as Low Density Residential The requested rezoning was in line with the adopted comprehensive plan

Staff mailed out (30) legal notices to surrounding property owners. The Planning Staff had not received any objections to the rezoning request from surrounding property owners.

Staff and City Manager recommended approval.

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

There were no comments.

Mayor Pro Tem Plata moved to approve Rezoning request from Single Family Residential District (“R-1”) to Duplex-Fourplex District (“R-2”) for the West one-half of Lot 63, Mission Acres Subdivision, located at 1004 Washington Avenue, Applicant: Lupe Garcia, Adoption of Ordinance #5623. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

ORDINANCE NO. 5623

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING FOR THE WEST ONE-HALF OF LOT 63, MISSION ACRES SUBDIVISION, LOCATED AT 1004 WASHINGTON AVENUE, FROM R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO R-2 (DUPLEX-FOURPLEX DISTRICT)

42. Conditional Use Permit to build a pool house in a property zoned R-1 (Single Family Residential District) at 1603 E. 21st Street, being Lots 1 & 2, Sharywood Manor Subdivision, Applicant: Berenice Mendoza, Adoption of Ordinance #5624 - Cervantes

Project Timeline:

- February 19, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- March 6, 2025 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.

- March 19, 2025 – Public hearing and consideration of requested Conditional Use Permit by the Planning and Zoning Commission (P&Z). P&Z tabled the item due to survey showing the proposed swimming pool not meeting the required setbacks.
- April 2, 2025 – Consideration of requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- April 14, 2025 – Public hearing and consideration of requested Conditional Use Permit scheduled before the City Council.

Summary:

- The site was located at the Northeast corner of Stewart Road and E. 21st Street.
- Per Code of Ordinance, a Pool House required the approval of a Conditional Use Permit by the City Council.
- The applicant would like to build a 16'x22' pool house to include a bathroom. Access to the site is off of E. 21st Street.
- The Planning staff had not received any objections to the request from the surrounding property owners. Staff mailed out (13) legal notices to surrounding property owners.

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

Staff and City Manager recommended approval.

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

There were no comments.

Councilwoman Ortega moved to approve Conditional Use Permit to build a pool house in a property zoned R-1 (Single Family Residential District) at 1603 E. 21st Street, being Lots 1 & 2, Sharywood Manor Subdivision, Applicant: Berenice Mendoza, Adoption of Ordinance #5624. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

43. Re-plat approval subject to conditions and granting a variance to the R-1A lot requirements for the East 120' of Lot 13, Perla de Naranja Subdivision, located at 1710 Corales Street. Applicant: Marco T. Gonzalez, Engineer: R.E. Garcia & Associates, - Cervantes

Project Timeline:

- April 8, 2024 – Application for a re-plat submitted to the City
- March 14, 2025 – In accordance with State law, notice of the required public hearings were published in the local newspaper
- March 14, 2025 – In accordance with State law, legal notices were mailed to the property owners within a 200-foot radius of the subject property
- April 2, 2025 - Public hearing and consideration of the requested re-plat by the Planning and Zoning Commission (P&Z). The P&Z Board recommended denial of the re-plat request. There was considerable opposition during the P&Z Meeting. The concerns voiced were in regards to increased traffic, theft, safety, and drugs.

- April 14, 2025 – Public hearing and consideration of approval of the re-plat by the City Council

Summary:

- Marco T. Gonzalez, the applicant, was requesting to re-plat the subject property from 1 to 2 lots of equal and matching dimensions and square footages.
- The subject property was a previously recorded lot being the East 120' of Lot 13 of the Perla de Naranja Subdivision which measures 120' wide x 140' in length (16,800 sq. ft.).
- The re-plat will split the property into 2 lots each to measure 60' wide x 140' in length (8,400 sq. ft.). All lots would front the existing interior public street. The lots would be 15 feet shy from meeting the minimum lot frontage requirements for R-1A zoning of 75 feet and are 120 square feet shy of meeting the 8,500 square foot lot area requirements. The proposed lots meet the R-1A requirements for lot depth. The setbacks would remain at 25 feet in the front, 10 feet in the rear, and interior side 6 feet, except where a greater setback is required.
- The subdivision engineer was requesting a variance on behalf of the owner for consideration: R.E. Garcia & Associates on behalf of the owner, hereby request a variance to the minimum lot frontage and minimum lot areas as specified in Appendix A – Zoning Article VII – Use District, General, Section 1.37 – R1A Large Lot Single Family Residential District. Proposed 60' frontage (8,400 sq. ft.). Required is 75' frontage (8,500 sq. ft.).
- When Perla de Naranja Subdivision was developed, water and sewer services were made accessible to each lot. This re-plat would not affect any utility lines or the availability to connect to them upon issuance of permits.
- This was a simple re-plat; no additional paving or city street drainage improvements were being proposed.
- The existing roadside ditches would be cleaned, and re-graded and properly sized culvert pipes would be installed for the new driveway. These ditches would continue to flow and discharge west into Stewart Road and eventually into the Mission lateral Drainage Ditch which was owned and maintained by HCDD#1. The addition to one single family home lot would not increase storm water discharge in the area. The peak rate of runoff would not be increased during the 50-year rainfall event.
- The Engineering Department had reviewed and approved the drainage report.
- Street lighting already existed and therefore, no additional lighting was required.
- The developer must comply with any and all other format findings.

Staff mailed out notices to property owners within a 200-foot radius to announce the public hearing. Staff did not receive any inquiries neither for/or against this proposal however the owner did submit a petition for approval signed by 9 of the 20 residents within the subdivision

Staff and City Manager recommended approval.

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

Angelita Esparza, 1617 Corrales, spoke in opposition of the request due to increased noise and traffic in the area.

Raul Garcia, Engineer for this project, stated there was confusion on the plans for this subdivision. There were no rental properties being proposed.

Maria Rodriguez, 1605 Corrales, had been at that property since 1978 and she was against this request. She did not agree with the division of the lots regardless of what the plans are for the properties.

Marcos Salas, 1700 Corrales, spoke on behalf of his elderly parents who were in opposition of the request.

Mayor Pro Tem Plata moved to deny the Re-plat approval subject to conditions and granting a variance to the R-1A lot requirements for the East 120' of Lot 13, Perla de Naranja Subdivision, located at 1710 Corales Street. Applicant: Marco T. Gonzalez, Engineer: R.E. Garcia & Associates..Motion was seconded by Councilwoman Gerlach and denied unanimously 5-0.

APPROVALS AND AUTHORIZATIONS

44. Approval of Resolution No. _____ for a license to encroach into a City of Mission owned 24 feet by 40 feet strip of land for the property located at 1020 Los Ebanos Road bearing a legal description of a 0.02 acre tract of land, more or less, being a portion of a 40-foot by 640-foot strip of land adjacent to Mission Jaycees Park out of Lot 21-3, West Addition to Sharyland Subdivision. Applicant: Dr. Marisol Rocha, Vanguard Superintendent of Schools – Cervantes

Project Timeline:

- February 6, 2025 – First meeting with Vanguard staff and Subdivision Review Committee to discuss the proposed installation of portable buildings within the El Divino Redentor property.
- February 20, 2025 – Applicant submitted specifications to the proposed portable buildings to be placed within the site.
- March 4, 2025 – Applicant forwarded optional positioning of portables for review.
- March 13, 2025 – Formal request to encroach on city property submitted to the City.
- April 14, 2025 – Consideration and possible action to execute License Agreement by the City

Summary:

- Dr. Marisol Rocha, the applicant, was requesting a license to encroach 24'x40', more or less, onto a 40'x640' City owned strip of land north of the El Divino Redentor property to allow for a driveway as emergency egress as required by the Fire Department for the installation of two proposed portable buildings to be used by Vanguard Academy.
- The City owned land measures approximately 40'x640' and is currently vacant primarily used for utilities.
- Based on the site plan, the applicant would need to pave the driveway which would connect to the existing Jaycees Park parking lot and would be required to overlay the alley along the east side of Jaycee Park to Barnes Street.

- The request had been reviewed by the Staff Review Committee. There was no objection to the requested license to encroach with conditions.

A previous similar request was granted to the El Divino Church resulting in a driveway connection from the church parking lot to the City park

Staff Recommendation:

Staff recommended approval of the request subject to:

1. Ownership of the property shall remain accessible to the city at all times
2. The City reserved the right at any time now or in the future to remove the proposed improvements within the property for any reason, and shall not be required to provide reimbursement for the improvements
3. The proposed improvements shall conform to City standards and shall not be constructed in such a manner as to cause a nuisance or storm water runoff onto adjacent properties
4. That Vanguard School at El Divino Redentor, its representatives, heirs, administrators, successors and assigns shall indemnify and hold the CITY OF MISSION harmless from any claim, suit, demand, or judgement arising from the encroachment of said items as described in this Revocable License To Encroach regardless of whether or not such claim, suit demand, or judgement results from injuries, death or property damage caused by the sole, joint or concurrent negligence or gross negligence of the CITY OF MISSION.
5. The Licensee must obtain all necessary permits and approvals prior to the use of the property.
6. The Licensee shall provide an overlay of asphalt over the existing alley along the east side of Jaycee Park to Barnes Street.
7. The Licensee must maintain the said property area in a safe and clean condition.
8. The granting of the license agreement does not guarantee the conditional use permit for the two portable buildings

Mayor Garza inquired on what the next step would be should the resolution be approved today.

Mr. Cervantes advised that the next step after approving the resolution would be for them to apply for a conditional use permit.

Mayor Pro Tem Plata had questions on the number of parking spaces that would be eliminated should this request be approved.

Councilwoman Ortega questioned if there was a Plan B in place in case this item was not approved.

Mayor Pro Tem Plata moved to table item 44 to be seen at the next meeting. Motion as seconded by Councilwoman Ortega and approved unanimously 5-0.

45. Plat Approval: Stewart Cove Phase II Subdivision, a 2.97 acre tract of land out of the South 24.44 acres of Lot 26-12, West Addition to Sharyland, R-1A, Developer: Aaron H. Balli, Jr., Engineer: Hinojosa, Inc., - Cervantes

Project Timeline:

- May 13, 2024 – City Council convened for Preliminary Approval

- May 16, 2024 – Hosted a Preconstruction Conference to sign construction plans and issue a Notice-to-Proceed
- March 25, 2025 – A Final Walk-Thru was scheduled and conducted on-site with all parties involved for inspection.
- March 28, 2025 – The Statement of Completion was sent by the Public Works Department to the Planning Department for filing.
- March 28, 2025 – The Statement of Completion was sent by the Engineering Department to the Planning Department for filing.
- April 14, 2025 – Consideration of the requested Plat Approval by the City Council.

Summary:

- The subdivision was located at the Southwest corner of Stewart Road and Solar Drive.
- This development consisted of eight single family residential lots.
- Water service was extended from an existing 8" water line located along the North right-of-way of Solar Drive into the subdivision with an 8" water line and looped to the East side of this site with one fire hydrant as per the Fire Marshall's directive.
- The sanitary sewer line ran to and thru the subdivision collecting from 4" sewer stubouts front and center of each lot.
- The internal public street (Dora Jeanne Street) was 32 feet back-to-back within a 50-foot right-of-way accessible only from Solar Drive.

Storm drainage for this site would sheet flow onto the street and flow North into an existing inlet and ultimately discharging to the HCDD#1 ditch approximately 950 feet North of this development.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve the Plat: Stewart Cove Phase II Subdivision, a 2.97 acre tract of land out of the South 24.44 acres of Lot 26-12, West Addition to Sharyland, R-1A, Developer: Aaron H. Balli, Jr., Engineer: Hinojosa, Inc.. Motion was seconded by Councilman Vela and approved unanimously 5-0.

46. Plat Approval: Springwood Manor Estates, a 2.00-acre tract of land out of the North 15.94 acres of Lot 211, John H. Shary Subdivision, R-1T, Developer: RGV Villa Development, LLC, Engineer: Trimad Consultants, LLC, - Cervantes

Project Timeline:

- May 13, 2024 – City Council convened for Preliminary Approval
- May 23, 2024 – Hosted a Preconstruction Conference to sign construction plans and issue a Notice-to-Proceed
- March 19, 2025 – A Final Walk-Thru was scheduled and conducted on-site with all parties involved for inspection.

- March 25, 2025 – The Statement of Completion was sent by the Public Works Department to the Planning Department for filing.
- March 28, 2025 – The Statement of Completion was sent by the Engineering Department to the Planning Department for filing.
- April 14, 2025 – Consideration of the requested Plat Approval by the City Council.

Summary:

- The subdivision was located along the East side of Stewart Road, approximately 850' North of Bus. Hwy. 83.
- This development consisted of twenty-three townhome lots with two lots designated for storm water detention.
- Water service was extended from an existing 8" water line located along the West side of N. Stewart Road into the subdivision's South right-of-way and looped around the North side of this site with one fire hydrant as per the Fire Marshall's directive.
- The sanitary sewer line ran to and thru the subdivision collecting from 4" sewer stubouts at each lot.
- The internal public street (Oak Drive) was 36 feet back-to-back within a 50-foot right-of-way accessible only from N. Stewart Road.

The drainage for this subdivision consisted of two detention swales and one conveyance swale. Combined, the swales would detain a total of 8,554 cubic feet of rain. These swales would discharge to an existing curb inlet on the NW corner of the property along N. Stewart Road that belongs to the City of Mission.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve the Plat: Springwood Manor Estates, a 2.00-acre tract of land out of the North 15.94 acres of Lot 211, John H. Shary Subdivision, R-1T, Developer: RGV Villa Development, LLC, Engineer: Trimad Consultants, LLC.. Motion was seconded by Councilman Vela and approved unanimously 5-0.

47. Authorization to purchase Artic Wolf Cybersecurity Solution Software from NETSYNC at a cost of \$107,511.68 utilizing DIR-CPO-4866 – Ramirez

Authorization to purchase Artic Wolf Cybersecurity Solution Software from NETSYNC at a cost of \$107,511.68 utilizing DIR-CPO-4866.1 year and 5-month agreement (2024-2025 31,671.88, 2025-2026 75,636.48)

Solution Software would assist in enhancing security posture. 24X7 Monitoring using log ingestion of all system to include MS 365 and MS Defender EDR, Fully Managed and hosted Security Information and Event Management (collect and analyze security event data from various sources (e.g., applications, devices, servers, users, firewalls) to identify and respond to security incidents, facilitate compliance with security regulations and standards by providing audit trails and reports, Log Retention, Security Posture Hardening, Security Journey Guidance, Internal and External Vulnerability Scanning, and warranty.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to purchase Artic Wolf Cybersecurity Solution Software from NETSYNC at a cost of \$107,511.68 utilizing DIR-CPO-4866..Motion was seconded by Councilman Vela and approved unanimously 5-0.

48. Authorization to purchase Cohesity backup and recovery solution from NETSYNC at a total cost of \$127,874.29 utilizing DIR-CPO-4866 and TIPS 230105 with respective budget amendment BA 25-32 – Ramirez

Authorization to purchase Cohesity backup and recovery solution from NETSYNC at a total cost of \$127,874.29 utilizing DIR-CPO-4866 and TIPS 230105. The solution included on premise backup for PD and City Hall and Cloud Backup for City Hall.

Improve the City's security posture by implementing a fortified backup system. Immutable, always-on encryption, WORM (Write Once, Read Many), air-gapped. Zero trust access controls. Prevent unauthorized deletion or manipulation of backup data. MS 365 (SharePoint, One drive, Exchange, TEAMS) backups.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to purchase Cohesity backup and recovery solution from NETSYNC at a total cost of \$127,874.29 utilizing DIR-CPO-4866 and TIPS 230105 with respective budget amendment BA-25-32.Motion was seconded by Councilman Vela and approved unanimously 5-0.

49. Authorization to purchase 17,100 square feet of sod from Tri Tex Grass, via Buyboard #706-23 in the total amount of \$51,660.00 for the greens and #1 fairway at Shary Municipal Golf Course as part of the golf course improvement plan funded by the MEDC with respective budget amendment BA-25-31 – Fernuik

Seeking authorization to purchase 17,100 square feet of sod from Tri Tex Grass, via Buyboard #706-23 in the total amount of \$51,660.00 for the greens and #1 fairway at Shary Municipal Golf Course. On August 28, 2024, the MEDC approved a golf course improvement project funding as a part of their budget process. This was one of the projects to be implemented this fiscal year. The City would be reimbursed for the amount via the reimbursement agreement with the MEDC. The MEDC Board approved the reimbursement agreement at their Board meeting on February 26, 2025 and City Council approved the authorization of the reimbursement agreement on March 10, 2025.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to purchase 17,100 square feet of sod from Tri Tex Grass, via Buyboard #706-23 in the total amount of \$51,660.00 for the greens and #1 fairway at Shary Municipal Golf Course as part of the golf course improvement plan funded by the MEDC with respective budget amendment BA-25-31. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

50. Authorization to purchase ambulance equipment for Medic-6 from Stryker, a sole source vendor, in the amount of \$205,354.37 – Silva

The Mission Fire Department sought authorization to purchase ambulance equipment, including a (5) five-year ProCare Prevent Service package, from Stryker for a total cost of \$205,354.37. Stryker was a sole-source vendor for this specialized equipment, which would be used to equip the department's new Medic-6 Transit Ambulance. This purchase was essential to ensure the ambulance meets operational and safety standards, enabling the department to

continue providing high-quality emergency medical services to the community. Approval of this request would secure the necessary equipment and maintenance support to uphold service reliability and effectiveness.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to purchase ambulance equipment for Medic-6 from Stryker, a sole source vendor, in the amount of \$205,354.37. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

51. Approval of Affiliation and Program Agreement for Clinical Experience between South Texas College (STC) and Mission Fire Department – Silva

To seek approval for an Affiliation and Program Agreement for Clinical Experience between South Texas College (STC) and the Mission Fire Department. This agreement would provide clinical experience opportunities for students enrolled in applicable health and public safety programs. This agreement would allow STC students to complete hands-on training and gain real-world experience in a professional setting, under the supervision of qualified personnel at the Mission Fire Department. The partnership aimed to enhance student learning, support workforce development, and strengthen collaboration between the College and local emergency service providers. Approval of this agreement would formalize the relationship and outline the responsibilities of both parties in ensuring a safe, effective, and educational clinical experience.

Staff and City Manager recommended approval.

Councilwoman Ortega moved to approve the Affiliation and Program Agreement for Clinical Experience between South Texas College (STC) and Mission Fire Department. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

52. Approval of Ordinance # 5625 amending Ordinance #5547 Adopting Three (3) Additional Personnel to the Classified Position of Firefighter for the Mission Fire Department – Silva

On September 9, 2024, the Mission Fire Department requested and established 54 positions for the Classified position of Firefighter by the Adoption of Ordinance #5547 for FY 2024-25. The Department was requesting three (3) additional Firefighter positions in order to meet the operational demands and reduce overtime costs. These positions would be very beneficial to the department when personnel are out on injury, sick or vacation leave.

Given the volume of emergencies handled by Fire EMS, additional personnel were needed to meet the community's demands.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve Ordinance # 5625 amending Ordinance #5547 Adopting Three (3) Additional Personnel to the Classified Position of Firefighter for the Mission Fire. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

ORDINANCE NO. 5625

AN ORDINANCE AMENDING ORDINANCE #5547 ADOPTING THREE (3) ADDITIONAL PERSONNEL TO THE CLASSIFIED POSITION OF FIREFIGHTER FOR THE MISSION FIRE DEPARTMENT

53. Authorization to Award Second and Final Renewal Option with South Texas Landscapes Irrigation and Pest Control, LLC for Right-of-Way Mowing – Bentsen

On May 10, 2023, the City of Mission entered into a contract agreement with South Texas Landscapes Irrigation and Pest Control LLC for the Right-of-Mowing & Maintenance Services. The contract terms were for one, one-year primary with two, one-year renewal options based on a 2% increase for the first renewal, with a 0% increase on the second and final renewal. Staff was seeking authorization to renew Bid # 23-323-04-14 for the second and final year renewal option with the 0% price increase over the second renewal at a cost of \$179,152.80.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to Award Second and Final Renewal Option with South Texas Landscapes Irrigation and Pest Control, LLC for Right-of-Way Mowing. Motion was seconded by Councilman Vela and approved unanimously 5-0.

54. Approval of Interlocal Cooperation Agreement between the County of Hidalgo, Texas, and the City of Mission, Texas, Concerning the Development of the Recreational Trails Connectivity Project - Bentsen

Seeking Approval of an Interlocal Cooperation Agreement between Hidalgo County, Texas and the City of Mission, concerning the Development of the Recreational Trails Connectivity Project connecting the existing Mission, Hidalgo and Mcallen 2nd St Hike and Bike Facilities via a new location 15.7 mile long, 10 ft wide concrete path.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve the Interlocal Cooperation Agreement between the County of Hidalgo, Texas, and the City of Mission, Texas, Concerning the Development of the Recreational Trails Connectivity Project. Motion was seconded by Councilman Vela and approved unanimously 5-0.

55. Consideration and Possible Action Adopting Resolution # _____ in response to the petition submitted by the Mission Police Association Local 293 requesting recognition as the sole and exclusive bargaining agent for the covered police officers of the Mission Police Department for the purpose of engaging in the Meet and Confer Process – Perez

The City Council, pursuant to Section 142.053(1) of the Texas Local Government Code, hereby grants recognition of the Mission Police Association Local 293 as requested in the Petition signed by a majority of all police officers employed by the city, excluding the head of the police department and excluding exempt employees and determines that the City may meet and confer pursuant to Subchapter B, Chapter 142 of the Texas Local Government Code without conducting an election by the voters in the City of Mission under Section 142.055 of the Texas Local Government Code

City Manager, Mike Perez, asked to discuss this item in Executive Session due to new information that was delivered a few minutes prior to the meeting.

56. Presentation of Financial Reports for the month of November and December 2024 – Roman

Presentation of Financial Reports for the month of November and December 2024.

Staff and City Manager recommended approval.

Mr. Vidal Roman, Finance Director, went over the Financial Reports for the months of November and December 2024.

No action was taken on this item.

57. Authorize staff to get quotes for a 5 year note for ambulance and equipment to be paid from the Fire Department Replacement fund. – Roman

Authorize staff to get a quote for a 5 year note for the ambulance power load in the amount of \$172,767 and equipment for Medic-6 in the amount of \$207,373.84, totaling \$370,141 to be paid from the Fire Department Replacement fund.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to Authorize staff to get quotes for a 5 year note for ambulance and equipment to be paid from the Fire Department Replacement fund. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

58. Consideration and approve Resolution # 1981 authorizing publication of Notice of Intention to Issue Certificates of Obligation, Series 2025, for the design, acquisition, construction and improvement of certain public works, and authorizing certain other matters relating thereto. – Roman

Approval of a resolution authorizing the publication of the Notice of Intention to Issue Certificates of Obligation, Series 2025.

Staff and City Manager recommended approval.

Mr. Perez stated that there was a need to do ten now and possibly another ten in the next ten years, and he asked if it were possible to do this without raising taxes.

Mayor Pro Tem Plata moved to approve Resolution # 1981 authorizing publication of Notice of Intention to Issue Certificates of Obligation, Series 2025, for the design, acquisition, construction and improvement of certain public works, and authorizing certain other matters relating thereto. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

RESOLUTION NO. 1981

RESOLUTION AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION, SERIES 2025, FOR THE DESIGN, ACQUISITION, CONSTRUCTION AND IMPROVEMENT OF CERTAIN PUBLIC WORKS, AND AUTHORIZING CERTAIN OTHER MATTERS RELATING THERETO

UNFINISHED BUSINESS

59. TABLED 03/24/2025 - Conditional Use Permit: The Sale & On-Site Consumption of Alcoholic Beverages – At the Ice House, 815 N. Francisco Avenue, being the South 109.5' of Lot 2, Block 137, Mission Original Townsite and all of Lot 52, John H. Shary Industrial Subdivision, C-3, Lane Rangel, Adoption of Ordinance #_____ - Cervantes

On March 19, 2025 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site was located at the Northwest corner of N. Francisco Avenue and E.8th Street. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval for two years subject to: 1) C.U.P. not transferable to others; 2) Waiver of the 300' separation requirement from residential areas; 3) Re-stripe parking area and add landscaping; 4) Must comply with all City Codes (Building, Fire, Health,

Signage, etc.); 5) Must acquire a business license prior to occupancy; 6) Hours of operation are Monday – Saturday from 10:00 am to 12:00 am and Sunday from 12:00pm to 12:00am; and 7) Compliance with noise ordinance.

Staff recommended approval of the request subject to compliance with the following conditions: 1) Life of use and TABC License with the understanding that the permit can be revoked; 2) C.U.P. not transferable to others; 3) Waiver of the 300' separation requirement from residential areas; 4) Re-stripe parking area and add landscaping; 5) Must comply with all City Codes (Building, Fire, Health, Signage, etc.); 6) Must acquire a business license prior to occupancy; 7) Hours of operation are Monday – Saturday from 10:00 am to 12:00 am and Sunday from 12:00pm to 12:00am; 8) Compliance with noise ordinance.

City Manager recommended approval.

Mayor Pro Tem Plata moved to untable this item. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

Mayor Garza asked Chief Torres if he had the information regarding any disturbances or complaints for this property.

Chief Torres stated that due to the system still being down, they were unable to pull any reports. However, he did speak to the patrol officers and dispatchers which both stated that there had not been disturbances at the location.

Councilwoman Ortega asked if they could discuss this item in executive session.

At 5:48 p.m., Councilwoman Ortega moved to convene into Executive Session. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

ROUTINE MATTERS

City Manager Comments - Boys & Girls Club and Speer Memorial Library joined to host the - Teens' Golden Egg Hunt Wednesday, April 17, 2025 at 6:00 pm Boys and Girls Club, Autism Awareness Walk Saturday, April 19, 2025 at 10:00 am All Inclusive Lions Park, Spring Community Roundup April 26, 2025 at 8:00 am – 12:00 pm 1400 S. Conway Avenue (brush site), Earth Day 5K April 26, 2025 at 7:30 am – 9:30 am Bentsen Palm Community Park, Dia del Nino Dia del Libro April 30, 2025 at 5:00 pm – 7:00 pm Speer Memorial Library, City Hall will be closed on Friday, April 18th for Good Friday.

City Council Comments – Councilwoman Ortega wished everyone a Happy Easter. Councilwoman Gerlach wished everyone a Happy Easter and spoke about the fantastic community involvement at this weekend's Trash Bash and encouraged everyone to come out to the Autism Awareness Walk. Councilman Vela wished everyone a Happy Easter.

Mayor's Comments -

EXECUTIVE SESSION

Upon conclusion of Executive Session at ____ p.m., _____ moved to reconvene the regular meeting. Motion was seconded by _____ and approved unanimously ____-____.

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), Section 551.072 (Real Property) related to Cimarron

3. Closed Session pursuant to Texas Government Code Section 552.071 (Consultation with Attorney), regarding Mission Police Association Local 293 Petition Requesting Recognition of Bargaining Agent Pursuant to Texas Local Government Code Chapter 142.053

RECONVENE

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

ADJOURNMENT

At _____ p.m., _____ moved for adjournment. Motion was seconded by _____ and approved unanimously ____ - ____.



CITY OF MISSION

CITY COUNCIL SPECIAL MEETING MISSION CITY HALL APRIL 21, 2025 at 11:30 AM

MINUTES

PRESENT:

Norie Gonzalez Garza, Mayor
Ruben D. Plata, Mayor Pro-Tem
Jessica Ortega, Councilwoman
Marissa Ortega-Gerlach, Councilwoman
Alberto Vela, Councilman
Patricia A. Rigney, City Attorney
Mike R. Perez, City Manager
Anna Carrillo, City Secretary

ABSENT:

ALSO PRESENT:

David Willis
Jose P. Rodriguez
Javier Lara

STAFF PRESENT:

Judith Garcia, Deputy Media Relations Dir.
Ruben Hernandez, Media Relations

SPECIAL MEETING

CALL TO ORDER AND ESTABLISH QUORUM

With a quorum being present, Mayor Norie Gonzalez Garza called the meeting to order at 11:33 a.m.

DISCLOSURE OF CONFLICT OF INTEREST

None

CITIZEN'S PARTICIPATION

Davis Willis, 1534 E. 6th Street, Suite 201, Brownsville, TX., representing Mission Police Association Local 293, addressed the council. He provided an overview of Local 293, noting its establishment in 2004. Mr. Willis stated that a majority of the Mission Police Department officers support Local 293 as their exclusive bargaining agent. He also referenced a memorandum presented by the Mission Police Law Enforcement Association (MPLEA), which claimed ownership of the petition; he asserted this claim was inaccurate. Mr. Willis urged the council to formally recognize Local 293 as the official bargaining agent.

Jose P. Rodriguez, 2105 Bald Cypress, Weslaco, TX representing Mission Police Association Local 293, reported that, as of March 31, there were 113 active members from the Mission Police Department affiliated with Local 293. Mr. Rodriguez clarified the sequence of events leading up to the petition's submission and requested that the council honor the will of the officers.

At 11:45 a.m., Mayor Pro Tem Ruben Plata moved to convene into Executive Session. Motion was seconded by Councilman Alberto Vela and approved unanimously 5-0.

EXECUTIVE SESSION

Upon conclusion of Executive Session at 12:15 p.m., Mayor Pro Tem Plata moved to reconvene the regular meeting. Motion was seconded by Councilwoman Jessica Ortega and approved unanimously 5-0.

1. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney), as to the City's legal duties and obligations relating to the petition submitted by the Mission Police Association Local 293 requesting recognition as the sole and exclusive bargaining agent for covered police officers employed by the City of Mission pursuant to 142 Tex. Loc. Gov't Code.

Councilman Vela moved to not accept petition of Mission Police Association Local 293 due to lack of legal status of the Association. Motion was seconded Mayor Pro Tem Plata and approved unanimously 5-0.

AGENDA ITEMS**1. Consideration and Possible Action if any regarding the petition submitted by the Mission Police Association Local 293 – Perez**

No Action

ADJOURNMENT

At 12:16 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



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2025
PRESENTED BY: Mike R. Perez, City Manager
AGENDA ITEM: Acknowledge Receipt of Minutes – Perez
 Shary Golf Course Advisory Board – March 5, 2025
 Parks & Recreation Board – March 18, 2025
 Citizen's Advisory Committee – February 25, 2025

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 *MRP*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

**SHARY GOLF COURSE ADVISORY BOARD
MARCH 5TH, 2025 MINUTES**

Item 9.

- Call to order
Mr. Isaac Martinez called the meeting to order.
- Roll Call
The following board members were present Isaac Martinez, Ben Lau, Toby Garza, Joe Salinas, Martin Flores.
The following board members were absent: Thomas Lee
The following staff members and others were present: Michael Fernuik, Golf Director, Mayor Norie Garza, MEDC Board Member Carl Davis
- Approval of February 5th, 2025 Minutes
The minutes from February 5th, 2025 were approved as written. Motion made to accept Joe Salinas, seconded Toby Garza, approved unanimously.
- Approval of Special Meeting Minutes February 21st, 2025 Minutes
The minutes from the special meeting from February 21st were approved as written. Motion made to accept Joe Salinas, seconded Toby Garza, approved unanimously.
- Golf Director's Report
Revenue Report for January 2025 was presented. Numbers were down attributable to weather, plus membership payments in January 2024. Still \$70K ahead of last year. No further discussion or questions were brought forth.
Update on Water Well & Maintenance Building
Maintenance building electric is being done in house and progressing. Most of the outside is complete and work has begun on the inside with the breaker box and electric outlets including the wiring for the lights. The water well was officially approved by the city and still waiting on the reimbursement agreement with the MEDC. Once agreement is signed we will begin the purchase order request process. There was further discussion on the salinity of the well water, mitigating maintenance practices and awarding of the proposal and servicing of well when it becomes operational.
Update on Holes 19 to 27
An update was provided on the lighting and the renovation of holes 19 to 27. Questions were brought up about city council approval and evolved into the pump station, pond dredging, etc. It was stated that the city is working with both the lighting and construction companies to get final numbers to present and move forward.
Driving Range Revenue Assessment
A price increase for the driving range was proposed and passed. Range prices would go up .50 cents for a small, \$2.00 for a medium, \$2.00 for a large and the single monthly range membership that includes two medium buckets per day would go up to \$60 an increase of \$20. This is still below the fees charged by the other nearby golf course and go into effect April 1st, 2025. Motion made to accept Ben Lau, seconded Martin Flores, approved unanimously.
Golf Cart Quantity and Storage Assessment
The current level of golf carts (70) is insufficient this time of year to handle the demand between the 18 hole course and 9 hole course. Currently, there are ten empty slots and the creation of a middle row in each of the barns to increase the fleet to 100. Possibly, even using the starter shack as a last option once the equipment gets moved to the new maintenance building. Carts are on a 3 year lease and converting to a new lease would not be cost efficient. Time frame for any additional carts according to our current vendor is 30 to 45 days. Discussion involved term of a new lease, new fleet having lithium batteries due to the night golf aspect, increase the cost of the cart rental fee, attracting 9 hole winter Texan leagues back to Shary, doubling up on the carts. The board motioned and approved to allow the Golf Director in the future to communicate with our current vendor to increase the number of carts.
- Public Participation
None.
- Unfinished Business
The golf course being used as overflow parking for Lion's Park particularly Hole 26. No parking signs were being made to deter individuals. It was determined the lights around the putting greens were turning off at the correct time. Mayor Norie Garza mentioned the

willingness of each school district to send their trade students to the course to help beautify, build and paint things.

Item 9.

- Chairman's Comments

Mr. Martinez thanked the Mayor for her presence and in turn she thanked the board for their support of the golf course. Other items brought up involved Howling Trails, what's happening with the Monday Night League, food & beverage operation.

- Adjournment

Meeting was adjourned at 6:30 pm.

PARKS AND RECREATION BOARD MEETING
March 18, 2025

<u>BOARD MEMBERS PRESENT</u>	<u>STAFF</u>
Tony Guerrero	Brad Bentsen
Chris Voss	Pete Lopez
Maggie Guajardo Pena	Pete Charles
Gilbert Sotelo	Taylor Cavazos
Melissa Reyna	
Jesus Mendiola	
Diego Gutierrez	

Call to Order

Tony Guerrero called the meeting to order.

Roll Call

Roll call was taken and quorum was met.

Prayer

Brad Bentsen led us in prayer.

Approval of Minutes

The Board Members approved the minutes for the February 11, 2025 Board meeting. Motion to approve was made by Diego Gutierrez and seconded by Chris Voss. The motion to approve minutes passed unanimously.

CITIZEN PARTICIPATION

N/A

UPDATE OF PARKS

N/A

UPDATE OF RECREATION

N/A

Aquatics Update

N/A

New Business

At this Advisory Board Meeting, discussion of facility rentals took place. After 8 years of no price increases, it was finally decided to increase the prices for rentals. After much review, discussion, and comparison to other cities facilities, these are the motions that were made.

Softball and Baseball Field Rentals: Current hourly rates of \$20.00/hour without lights and \$30.00/hour with lights, while tournament prices for Bentsen Palm Park increased from \$900.00 for the weekend to \$750/day and \$1500 for the weekend. With the rental of the fields for a tournament a \$100 refundable cash security deposit is required. All other Parks met a middle rate of \$350/ day with or without lights since it would be difficult to monitor who uses lights or not. Sharyland ISD, Mission ISD, IDEA-Mission, and Juan Diego Academy would not be charged for field rentals due to their collaboration with the Parks Department. This motion was made by Mark Minton and seconded by Gilberto Sotelo.

Pavilions: Currently the Bannworth Pavilion, Beto Salinas Pavilion, CWV Pavilion, Lions Parks Pavilion, Leo Pen Placita Park, and Market Square all range from \$50.00-\$300.00 to rent for the day. After much discussion, it was decided all Pavilion rentals would increase in price. Pavilions or Parks being used for commercial events/markets such as the Bannworth Pavilion which increased from \$100 to \$300, Leo Pena Placita Park from \$300.00 to \$700.00 and Market Square from \$250.00 to \$300.00, all rentals would require a \$100 security deposit. All Pavilions including the Bannworth, Beto Salinas, CWV, and Lions will be \$150.00 to rent for any private events, also requiring a \$100 refundable security deposit. A motion was made to approve these increased rates by Melissa Reyna and seconded by Mark Minton.

Pool Rentals: For the Bannworth and Mayberry Pools, the current rental rate is \$150 for a 2-hour block, and an additional \$40/hour for the slide at the Mayberry Pool. B. Bentsen, after being in communication with Pool Manager Rick Contreras, who was not present at the meeting, it was suggested increasing prices to \$200.00 per 2-hour block and \$50 per hour for the slide. Motion was made by Chris Voss and was voted on unanimously by the Board, so motion was carried and approved.

Gymnasium/Recreation Center: Currently the new Gym is only being rented for \$25 per hour for basketball, Recreation Athletic Assistant, Pete Charles recommend to keep the rate the same since it is comparable with other cities. Any rentals of the gym for commercial events is to be increased from \$250 to \$400 including floor tarping and \$250 a day for any type of tournament.

For the Recreation Center which would also include the kitchen is currently \$150 for the rental, but motion was made to increase to the same price of \$400 such as the new gym. If additional

outdoor space is needed that would be an additional \$300 for the outdoor area. Motion was made by Maggie Guajardo Pena for these increased rates and was seconded by Jesus Mendiola.

Tennis Courts: The rental of tennis courts for instruction has been an ongoing problem with having the coaches pay the current rate of \$25 per court/day. Being short staffed at the Recreation office, it has been difficult to monitor rental of courts and what instruction is taking place out there. It was suggested by the Board to have a Park Ranger or a Part-Time employee to be on site of tennis courts during the evening hours to monitor court rentals. Currently to host a tennis tournament at the Birdwell Tennis Center it is \$250/day, the Board motioned to increase this rate to \$500/day for Tournaments since profit is being made by those hosting the tournament. The Board also suggested a better plan is needed to enforce tennis court rentals and make sure all instructors are paying the full amount and on time. This motion to increase prices, hire a park ranger, and enforce the rental rates was made by Chris Voss and seconded by Mark Minton.

Pickleball: At the Recreation Center, Pickleball play is being allowed Monday-Friday from 9:30 A.M. to 1:00 P.M. for \$1 a person. Now with other places offering Pickleball such as Incredibowl which charges \$3 a person, it was motioned by Diego Gutierrez to increase prices to \$2 a person for Ping-Pong and Pickleball at the Recreation Center and was seconded by Mark Minton.

Hike and Bike Trails: No change of rates for the Hike and Bike Trails was made. Unfortunately, there is not enough man power to help upkeep and maintain Hike and Bike Trails but there are other groups and organizations that would like to take over and help. Preventing people from altering the trails has been an issue, but for now there is not much that can be added or done to the trails with the lack of man power and funds. However, Chris Voss motioned to recommend the City take over the Navarrez property to expand the Hike and Bike Trails and was seconded by Melissa Reyna.

Soccer Academies: The ongoing issue with soccer academies using City-School Park Shimotsu as a business on tax payer money has come to the attention of the Parks Board. As of now, this park does not belong to the City so there is not much we can do or control as a Department. The frequent use of this area is causing the grass and park to be destroyed, and the only way to minimize this problem would be to limit the amount of times the field is used but we still cannot put limitations since it is not a City Park yet. The only thing we can monitor is the soccer academies in our parks or open areas, which the Board agreed should be a \$50 rental fee to use the area for a soccer academy. This motion was made by Chris Voss and seconded by Mark Minton but with regulations.

Old Business

N/A

Adjournment

Mark Minton made a motion to adjourn the meeting and was seconded by **Maggie Guajardo Pena**. The Board voted unanimously to approve.

CITIZEN'S ADVISORY COMMITTEE
February 25, 2025
Regular Meeting

Members Present

Emigdio Villanueva, Jr.-Vice-Chairman
 Roxanne Mendez
 Zoreida Lopez
 Francisco Cadena
 Monika Rosales-Flores
 Marsha Terry
 Ruben Davila Lozano

Members Absent

Lorenzo Garza-Chairman
 Alma Garcia

Staff Present

Michael J. Elizalde
 Esther G. Rivera

Call Public Hearing/Regular Meeting to Order and Establish Quorum.

Vice-Chairman Villanueva called the Regular Meeting to order at 5:37 pm. Esther G. Rivera conducted roll call. She stated that seven members were present, therefore there was a quorum.

Citizens Participation

Vice-Chairman Villanueva asked if any citizens were present to discuss any items on the agenda or express their concerns. No citizens were present and no comments were received. Vice-Chairman Villanueva continued to the next agenda item.

Discussion and Recommendation to Approve Minutes for Public Hearing/Regular Meeting held on January 14, 2025.

Ms. Rivera asked the members if they had reviewed the minutes of the Regular Meeting held on January 14, 2025. She inquired if there were any questions or comments. After a brief discussion, Vice-Chairman Villanueva asked for a motion to approve the minutes as presented. Ms. Mendez motioned to approve the minutes as presented. Ms. Terry seconded the motion. Motion carried unanimously (7-0).

Discussion and Recommendation on changes to Housing Assistance Guidelines, Application, and Exhibit "B" Inspection Checklist.

Mr. Elizalde presented the HAP Guidelines reviewing the prior recommendation and pointed main items of the program guidelines. He informed that a copy of the online application was enclosed for their review. Mr. Elizalde presented the Exhibit "B" Inspection Checklist that the members wanted to review. Mr. Villanueva recommended several changes on the point system for future home inspections. After further discuss, members recommended decreasing the "Exterior Walls" from 15% to 10% and "Wainscot/Walls/Ceiling" from 10% to 6%; changing "Heating" to "HVAC/Heating" and increasing percentage from 1% to 10%. After a brief discussion and no action required, members proceeded to the next agenda item.

Discussion and Recommendation on the Status of CDBG-CV Funding.

Mr. Elizalde presented the CDBG-CV Funding report as of February 21, 2025 for member to review funding status. He advised the members that two (2) agencies continue with COVID-19

funds and have been in contact with subrecipients to check on status of using the funding. Affordable Home of South Texas, Inc. submitted a six (6) month plan to expense their funding. The Fire Department is seeking new bids do to changes on bid specification and expected to expense their funds within two (2) to three (3) months. After a brief discussion and no action required, members proceeded to the next agenda item.

Other Business

A. Progress Report: CDBG-January

Ms. Rivera presented January Unofficial Progress Report for CDBG expenditures received to date for the agencies, housing, and administration. Ms. Rivera discussed that the progress report is reporting zeros as agencies are preparing to submit request for reimbursement (Invoice). After a brief discussion, Vice-Chairman Villanueva asked for a motion to approve the CDBG January progress report as presented. Mr. Rosales-Flores motioned to approve the reports as presented. Ms. Lopez seconded the motion. Motion carried unanimously (7-0).

B. Progress Report: CDBG-CV January

Ms. Rivera presented January Unofficial Progress Report for CDBG-CV expenditures received to date for the agency and department. Ms. Rivera discussed that the progress report is reporting zeros as agency is preparing to submit request for reimbursement (Invoice). After a brief discussion, Vice-Chairman Villanueva asked for a motion to approve the CDBG-CV January progress report as presented. Mr. Rosales-Flores motioned to approve the reports as presented. Ms. Lopez seconded the motion. Motion carried unanimously (7-0).

C. Ethics Training/Open Meetings Act-Discussion

Mr. Elizalde presented as a reminder to the members of the annual training the board members are recommended to take each year. Mr. Elizalde informed that the Open Meetings Act training link is provided in the board packet and that the members would be advised on the Ethics Training upon receiving further instructions from the City Secretary's office. After a brief discussion and no action required, members proceeded to the next agenda item.

D. CDBG Funding Application FY 2025-2026

Mr. Elizalde presented a copy of the CDBG Funding Application for FY 2025-2026. He informed that the application is available online on the Neighborly Software portal for agencies/departments and the deadline is March 7, 2025. After a brief discussion and no action required, members proceeded to the next agenda item.

E. Citizens Advisory Committee By-Laws

Mr. Elizalde presented the amended Citizens Advisory Committee By-Laws that were approved on April 27, 2020. Members had previously inquired on the terms of members in the committee. Mr. Elizalde informed the members that the terms are for two (2) years. After a brief discussion and no action required, members proceeded to the next agenda item.

Citizen's Advisory Committee Members/Director's Comments

A. Chairman's Comments

Vice-Chairman Villanueva thanked the members for attending and having a productive and successful meeting. Proceeded to inquire if any of the members had any comments or concerns.

B. Committee Member's Comments

Mr. Cadena praised Mr. Villanueva for conducting a great meeting. Ms. Rosales-Flores commented on the excellent job on the Opening of Lion's Park and made suggestion of installing more lighting on dark sections of the park. She also had a concern on the parks restroom cleanliness and what department is responsible for scheduling to have them cleaned. After a brief discussion, members proceeded to the next agenda item.

C. Director's Comments

Mr. Elizalde thanked CAC members for their time and dedication to the city and committee. He recommended the CAC members review the program guidelines and if they had any additional recommendation to reach out to him so suggestion may be placed at the next meeting's agenda. Mr. Elizalde informed members that the department is currently promoting the Community Survey on services and requesting the members assistance to promote with family, friends, and co-workers to obtain good results on community needs to assist with the Annual Action Plan for FY 2025/2026. After a brief discussion, members proceeded to adjourn the meeting.

Adjourn

Vice-Chairman Villanueva asked for a motion to adjourn the meeting. Ms. Mendez motioned to adjourn the meeting. Ms. Terry seconded the motion. Motion carried (7-0). The meeting was adjourned at 6:45 p.m.

Lorenzo Garza, Chairman



CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2025
PRESENTED BY: Juan Pablo "JP" Terrazas, P.E., Asst. City Manager
AGENDA ITEM: Authorization to extend Third & Final Six-Month Renewal for Ready Mix Concrete for Public Works Department - Terrazas

NATURE OF REQUEST:

Seeking authorization to exercise the Third & Final Six-Month Renewal with 57 Concrete, LLC. Recommendation is based solely on estimated quantities and orders will be placed on as needed basis. The agreement will extend Bid No. 24-042-10-30 May 15th, 2025 through November 14th, 2025. Ready Mix Concrete price remains the same \$123/ per cubic yard of 3000 PSI Ready Mix Concrete with the Standard Fuel Surcharge per Load of \$25.00

BUDGETED: Yes **FUND:** General **ACCT. #:** 01-440-64370

BUDGET: \$600,000 **EST. COST:** \$ **CURRENT BUDGET BALANCE:** \$269,199

BUDGETED: Yes **FUND:** Utility **ACCT. #:** 02-412-64370

BUDGET: \$15,784 **EST. COST:** \$ **CURRENT BUDGET BALANCE:** \$15,784

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance, Purchasing

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *MRP*

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

_____ AYES

_____ NAYS

_____ DISSENTING _____

City of Mission
1201 E 8th St
Mission, Texas 78592
Attn: Mr. Gabriel Diaz

April 22, 2025

Renewal Extension Letter

Since the term of the previous agreement BID #24-042-10-30 Ready Mix Concrete has ended. We wish to extend the term of the existing contract for the 3rd and Final Six Months renewal.

Effective from May 15th 2025, to November 14th, 2025.

A price of **\$123** per cubic yard of 3000 PSI Ready Mix Concrete along with the Standard Fuel Surcharge per Load of \$25.00 will remain as the regular price.

If you have any questions, please contact our accounting department at the phone or address listed below

4877 Western Rd, Mission, Tx 78574

(956) 539-5757

57concrete.com

We truly appreciate your business and look forward to our continued relationship for the years to come.

Sincerely,



Juan Hernandez

Commercial Accounts Manager



BID NAME/NUMBER: 24-042-10-30 / Ready Mix Concrete

OPEN DATE: October 30, 2023 2:00 PM CST

Vendor Name: 57 Concrete, LLC.
Street address: 4877 Western Rd.
City, State: Mission, TX 78574
Phone: (956) 638-1068
Fax:
Contact: Eliud R. Cavazos
Email: sales@57concrete.com

DESCRIPTION:		UOM in Cubic Yards	Estimated Qty.	Unit Price	Total Extended Price
1	Ready Mix Concrete	Cubic Yards	425	\$123.00	\$52,275.00
ADDENDUMS				None	
Number of Hours/Days to Deliver Product				24 hours	

Note:



BID NAME/NUMBER: 24-042-10-30 / Ready Mix Concrete

OPEN DATE: October 30, 2023 2:00 PM CS

Vendor Name: 57 Concrete, LLC.
Street address: 4877 Western Rd.
City, State: Mission, TX 78574
Phone: (956) 638-1068
Fax:
Contact: Eliud R. Cavazos
Email: sales@57concrete.com

DESCRIPTION of FORMS:		
	Solicitation Signed	Yes
	Terms & Conditions Included	Yes
	Non-Collusive	Yes
	Pricing Schedule	Yes
	Addenda(s)	None
	Gen. Business Questionare	Yes
	References	Yes
	CIQ	



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2025
PRESENTED BY: Juan Pablo “JP” Terrazas, P.E., Asst. City Manager
AGENDA ITEM: Authorization to Solicit for Bids for the purchase of Limestone Hot Mix for the Public Works Department – Terrazas

NATURE OF REQUEST:

Staff is seeking authorization to solicit bids for the purchase of 1,000 tons Type D Limestone Hot Mix for Public Works. Limestone Hot Mix is needed by the Public Works Department. Purchases will be made in the amounts needed and on an as needed basis.

BUDGETED: Yes **FUND:** Streets **ACCT. #:** 01-440-64370

BUDGET: \$600,000 **EST. COST:** \$100,000 **CURRENT BUDGET BALANCE:** \$257,798

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance, Purchasing

Advisory Board Recommendation: N/A

City Manager’s Recommendation: Approval *MRP*

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

_____ AYES

_____ NAYS

_____ DISSENTING _____

City Of Mission Specifications

Bid Name/No.: Limestone Hot Mix Asphalt for the Public Works Department/ XX-XXX-XX-05XX

I. Scope of Work: The City of Mission is accepting bids for the Hot Mix Asphalt for the Public Works Department.

II. Specifications: Please read your specifications thoroughly and be sure that the Hot Mix Asphalt offered complies with all requirements. It is the intention of these specifications to describe the purchase of approximately 1,000 tons of Limestone Hot Mix Asphalt Type "D ". An alternate of 1,000 tons of Hot Mix Asphalt Type "D" limestone has been included as well. The material shall meet the requirements of the Texas Department of Transportation Specifications Item 334.2 thru Item 340 .6.

III. Delivery: The City of Mission is requesting delivery for Hot mix asphalt type D limestone to jobsites within the City of Mission limits.

Vendor must, occasionally, be able to provide hot mix material during the night hours and/or on Saturdays.



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2025
PRESENTED BY: Teclo J. Garcia, CEO
AGENDA ITEM: Approval of Resolution #_____, Resolution approving the resolution of Mission Economic Development Corporation authorizing the issuance of bonds on behalf of Waste Management Inc., and matters related thereto. - Garcia

NATURE OF REQUEST:

Lee McCormick, President of Community Development Associates, has facilitated the issuance of revenue bonds by the Mission Economic Development Corporation for the purpose of financing and refinancing projects for Waste Management Inc., under the assistance of MEDC's Private Activity Bond program.

Attached is a staff report and the proposed resolution.

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

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

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

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

RESOLUTION APPROVING THE RESOLUTION OF MISSION ECONOMIC DEVELOPMENT CORPORATION AUTHORIZING THE ISSUANCE OF BONDS ON BEHALF OF WASTE MANAGEMENT, INC.; AND MATTERS RELATED THERETO

WHEREAS, the Mission Economic Development Corporation (the “Issuer”) was created by the City Council of the City of Mission, Texas (the “Unit”) pursuant to the provisions of the Development Corporation Act, Texas Local Government Code, Chapter 501 (formerly Article 5190.6, Vernon’s Texas Civil Statutes), as amended (the “Act”); and

WHEREAS, on April 16, 2025, the Issuer adopted a resolution (in the form attached hereto as **Exhibit A**), among other things, (i) authorizing the issuance of one or more series of revenue bonds in an aggregate principal amount not to exceed \$50,000,000 (the “Bonds”), pursuant to the terms and provisions of one or more trust indentures (whether one or more, the “Indentures”); (ii) providing for the payment of the principal of and premium, if any, and interest on the Bonds with revenues derived from the loan of the proceeds of the sale of the Bonds to Waste Management, Inc., and/or its subsidiaries or affiliates (the “User”); (iii) approving the loan of the proceeds of the Bonds to the User to be used to finance a portion of the costs of acquisition, construction, improving and /or equipping of certain solid waste disposal facilities as described and defined in the Issuer Resolution (defined below) (the “Project”), to pay capitalized interest, the costs of issuance of the Bonds and/or to fund any reserve funds with respect to the Bonds and for such other purposes as set forth in the Issuer’s resolution; and (iv) authorizing certain other actions in connection with the foregoing; and

WHEREAS, Section 501.204 of the Act requires that the governing body of the Unit approve the resolution of the Issuer providing for the issuance of the Bonds no more than 60 days prior to the delivery of the Bonds; and

WHEREAS, the City Council of the Unit (the “City Council”) is the governing body of the Unit and deems it necessary and advisable that this Resolution be adopted; and

WHEREAS, Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”), further requires that the plan of finance, including the Bonds and the Project, be approved (such approval, the “AER Approval”) by an “applicable elected representative” (the “AER”) of a governmental unit in which the Issuer is located after a public hearing following reasonable public notice; and

WHEREAS, with respect to the Bonds, either the City Council or the Mayor of the Unit is an AER for the Unit; and

WHEREAS, a telephonic public hearing with respect to the plan of finance, the Bonds and the Project (as further described in **Exhibit B** attached hereto) has been held (the “Public Hearing”) and notice of such Public Hearing was posted no less than 7 days before the date of such Public Hearing in and all comments from interested persons were taken at such Public Hearing, all as shown in **Exhibit B** attached hereto; and

WHEREAS, the City Council desires to: (i) approve the issuance of the Bonds by the Issuer as authorized pursuant to the resolution attached hereto and (ii) approve the plan of finance, including the Bonds and the Project, as required by Section 147(f) of the Code;

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

Section 1. *The Resolution Of Mission Economic Development Corporation Authorizing The Issuance Of One Or More Series Of Revenue Bonds and the Loan Of the Proceeds Thereof To Waste Management, Inc.; Approving Documents Relating Thereto; And Approving Other Matters In Connection Therewith* adopted by the Issuer on April 16, 2025 (the “Issuer Resolution”), a copy of which is attached hereto as **Exhibit A** and made a part hereof for all purposes, is hereby approved.

Section 2. The approval herein given is in accordance with the provisions of Section 501.204 of the Act, and is not to be construed as an undertaking by the Unit. The Bonds shall never constitute an indebtedness or pledge of the Unit or the State of Texas, within the meaning of any constitutional or statutory provision, and the holders of the Bonds shall never be paid in whole or in part out of any funds raised or to be raised by taxation or any other revenues of the Issuer, the Unit, or the State of Texas except those revenues assigned and pledged by the Issuer in the Indentures that will be executed and delivered in connection with the Bonds.

Section 3. The programs and expenditures authorized and contemplated by the Issuer Resolution are hereby in all respects approved.

Section 4. The Public Hearing with respect to the plan of finance, the Bonds and the Project held by the hearing officer, the posting of notice of such Public Hearing on the Unit’s public website and the certificate of the hearing officer regarding such Public Hearing, all as shown in **Exhibit B** attached hereto, are hereby approved and ratified.

For the purpose of satisfying the requirements of Section 147(f) of the Code, the plan of finance, including the issuance of the Bonds and the Project to be financed by the plan of finance and the Bonds, in one or more series over the next thirty-six months in the aggregate maximum stated principal amount of \$120,000,000, and the facilities to be financed by the plan of finance, including the facilities and operations located at the following locations, in the aggregate maximum stated principal amounts at each location noted below: (i) 706 Landfill Road, Temple, Bell County, TX 76501 (\$10,000,000); (ii) 8611 Covell Road, San Antonio, Bexar County, TX 78252 (\$11,000,000); (iii) 1030 U.S. Highway 82 West, New Boston, Bowie County, TX 75570 (\$6,000,000); (iv) 1600 Railroad Street South, Lewisville, Denton County, TX 75067 (\$3,000,000); (v) 1201 N. Central Street, Ferris, Ellis County, TX 75125 (\$22,000,000); (vi) 21000 E. Highway 6, Alvin, Galveston County, TX 77511 (\$4,000,000); (vii) 19248 Hwy 105, Cleveland, Montgomery County, TX 77328 (\$6,000,000); (viii) 1100 Nelson Road, Sherman, Grayson County, TX 75090 (\$10,000,000); (ix) 1700 Kohlenberg Road, New Braunfels, Guadalupe County, TX 78130 (\$7,000,000); (x) 2372 County Road 3870, Deweyville, Newton County, TX 77614 (\$5,000,000); (xi) 3623 Wilson Road, Humble, Harris County, TX 77396 (\$17,000,000); (xii) 4791 Tri City Beach Road, Baytown, Harris County, TX 77523 (\$7,000,000); (xiii) 8205 Fairbanks North Houston Road, Houston, Harris County, TX 77064

(\$5,000,000); and (xiv) 710 Jana Lane, Pasadena, Harris County, TX 77503 (\$4,000,000), all as described in the notice of Public Hearing attached hereto as **Exhibit B**, are hereby approved. THE APPROVAL HEREIN GRANTED IS FOR PURPOSES OF SATISFYING THE REQUIREMENTS OF THE CODE, AND SHALL NOT BE CONSTRUED AS A REPRESENTATION, WARRANTY OR OTHER UNDERTAKING OF ANY KIND BY THE UNIT WITH RESPECT TO THE BONDS OR THE PROJECT. THE BONDS SHALL NOT CONSTITUTE OBLIGATIONS OF THE UNIT OR A PLEDGE OF ITS FAITH AND CREDIT, AND THE UNIT SHALL NOT BE OBLIGATED TO PAY THE BONDS OR THE INTEREST THEREON OR OTHERWISE INCUR ANY LIABILITY WITH RESPECT THERETO.

Section 5. This Resolution is expressly for the purpose of approving the issuance of the Bonds for the purposes described herein and in the Issuer Resolution, and approving the matters relating to the Bonds as provided herein and in the Issuer Resolution, and does not constitute an approval by the City Council or the Unit of any other matters relating to the User or its business operations.

Section 6. The Mayor of the Unit, the City Council, the City Secretary of the Unit and the other officers of the Unit are hereby authorized, jointly and severally, to execute and deliver such endorsements, instruments, certificates, documents, or papers necessary and advisable to carry out the intent and purposes of this Resolution.

PASSED AND APPROVED this 28th day of April, 2025.

Exhibit A
Issuer Resolution
Attached

RESOLUTION NO. 2025-05

RESOLUTION OF MISSION ECONOMIC DEVELOPMENT CORPORATION AUTHORIZING THE ISSUANCE OF ONE OR MORE SERIES OF REVENUE BONDS AND THE LOAN OF THE PROCEEDS THEREOF TO WASTE MANAGEMENT, INC.; APPROVING DOCUMENTS RELATING THERETO; AND APPROVING OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Mission Economic Development Corporation (the “Issuer”) was created by the City Council of the City of Mission, Texas (the “Creating Unit”) pursuant to the provisions of the Development Corporation Act, Texas Local Government Code, Chapter 501 (formerly Article 5190.6, Vernon’s Texas Civil Statutes), as amended (the “Act”); and

WHEREAS, the Act authorizes and empowers the Issuer to issue bonds on behalf of the Creating Unit: (i) to finance a project (including land, buildings, equipment, facilities, expenditures, targeted infrastructure and improvements with respect to a project) found by the Board of Directors (the “Board”) of the Mission Economic Development Corporation (the “Issuer”) to be required or suitable for the development, retention or expansion of solid waste disposal facilities, (ii) to finance expenditures found by the Board of the Issuer to be required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises, including solid waste disposal facilities, and (iii) to pay all or part of the costs of a “project” as defined in the Act, and to loan the proceeds of the bonds to others to finance all or part of the costs of a project; and

WHEREAS, the Issuer was created by a municipality wholly or partly located in a county that is bordered by the Rio Grande, has a population of at least 500,000 and has wholly or partly within its boundaries at least four municipalities that each have a population of at least 25,000; and

WHEREAS, the Issuer does not support the Project (as hereinafter defined) with sales and use tax revenue collected under Chapters 504 or 505 (formerly Section 4A or 4B) of the Act; and

WHEREAS, the Issuer is a Type B corporation under Chapter 505, Texas Local Government Code, as amended, including for purposes of Section 505.005; and

WHEREAS, Waste Management, Inc., a Delaware corporation (the “Borrower”) has requested that the Issuer issue its revenue bonds in one or more series as hereinafter described, and loan the proceeds of the sale thereof to the Borrower (or any affiliates or subsidiaries of the Borrower), to be used to finance all or a portion of the costs of acquisition, construction, improving, and/or equipping of certain solid waste disposal facilities as further described in the Prior Resolution (defined below) and/or in the hereinafter defined Indentures and/or Loan Agreements relating to the hereinafter defined Bonds (such costs referred to herein as the “Project”), to pay capitalized interest, to pay the costs of issuance of such Bonds and/or to fund any reserve funds with respect to such Bonds; and

WHEREAS, the Issuer previously adopted certain resolutions with respect to the Project, each captioned as a *Resolution Regarding Request Of Waste Management, Inc. For The Issuance Of One Or More Series Of Revenue Bonds; Authorizing The Filing Of An Application For Allocation Of Volume Cap for Private Activity Bonds With The Texas Bond Review Board; Authorizing Public Hearings Regarding The Bonds; And Authorizing Other Action Related Thereto*, on October 16, 2019, October 18, 2022 and September 25, 2024 (collectively, the “Prior Resolution”); and

WHEREAS, the governing bodies of each of the counties or cities in which any portion of the Project is located (collectively, the “Requesting Units”) have requested or will request, prior to the issuance of the Bonds, the Issuer to exercise its powers to finance the portion of the Project located in such counties or cities, to the extent required by the Act;

WHEREAS, in order to provide funds for the Issuer to make the loan to the Borrower to be used to finance the Project and related costs described above, the Issuer now proposes to issue one or more series of its revenue bonds (collectively, the “Bonds”), in an aggregate principal amount not to exceed \$50,000,000 pursuant to and in accordance with this Resolution; and

WHEREAS, pursuant to the Act, the Bonds shall never constitute an indebtedness or pledge of the Creating Unit or the State of Texas, within the meaning of any constitutional or statutory provision, and the holders of the Bonds shall never be paid in whole or in part out of any funds raised or to be raised by taxation or any other revenues of the Issuer, the Creating Unit, or the State of Texas except those revenues assigned and pledged by the Issuer in the indenture(s) that will be executed and delivered in connection with the Bonds; and

WHEREAS, the City Council of the Creating Unit proposes to adopt a written resolution for the purpose of approving this Resolution of the Issuer providing for the issuance of the Bonds and approving the Bonds and the Project as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”); and

WHEREAS, the Board desires to approve the forms of one or more trust indentures, one or more loan agreements (which may alternatively be designated as bond financing agreements or similar designation), one or more bond purchase agreements (which may alternatively be designated as bond placement agreements and/or underwriting agreements or similar designation) and one or more letters of representation with respect to the Bonds, and to authorize the officers of the Issuer executing such documents to negotiate the final terms of such documents and to execute and deliver such documents on behalf of and in the name of the Issuer; and

WHEREAS, the Board finds that the form and substance of the aforementioned documents are satisfactory and the recitals and findings contained therein are true, correct and complete, and the Board further finds that it is in the best interest of the public and the Issuer and assists in carrying out the public purpose of the Issuer and of the Act to

authorize the execution and delivery of such documents and the issuance of the Bonds;
and

WHEREAS, the Board finds that the Project (as defined herein) furthers the public purposes of the Act; and

WHEREAS, the Board further desires to approve the form of one or more official statements (which may alternatively be designated as offering memoranda, limited offering memoranda, private placement memoranda, or similar designation) to be distributed in connection with the offering and sale of the Bonds (whether one or more, the “Offering Documents”), and desires hereby to authorize the use of certain information to be set forth in such Offering Documents concerning the Issuer under the captions “The Issuer” and “Absence of Material Litigation—The Issuer” (or similar captions relating to the Issuer or litigation involving the Issuer) and to approve and authorize the distribution of such Offering Documents.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MISSION ECONOMIC DEVELOPMENT CORPORATION THAT:

1. The Issuer hereby authorizes and approves the issuance of the Bonds in one or more series bearing interest at variable rates and/or fixed rates (as selected by the Borrower) and maturing not later than forty years from their date of issuance, in the aggregate principal amount not to exceed \$50,000,000. The Bonds are hereby authorized and approved to be issued for any or all of the purposes described herein, including the financing of the Project. The Bonds may be issued as tax-exempt bonds and/or taxable bonds, as selected by the Borrower, and may be issued at a price of par or priced with a premium or discount, as selected by the Borrower. The Bonds may be captioned or titled as the “Mission Economic Development Corporation Solid Waste Disposal Revenue Bonds (Waste Management, Inc. Project)” or similar designation as approved by the Issuer and provided in the Indentures and with the appropriate series designation as provided in the Indentures. The Bonds will be issued in accordance with one or more indentures, trust indentures, or similarly designated agreements (whether one or more, the “Indentures”) between the Issuer and the trustee named therein (the “Trustee”), the form, terms and provisions of such Indentures and the Bonds being hereby authorized and approved, and the President and/or the Vice President of the Issuer are hereby authorized and directed to execute and deliver such Indentures and the Bonds on behalf of the Issuer, and the Secretary and/or Assistant Secretary of the Issuer is hereby authorized to attest and affix the Issuer’s seal to the Indentures, if required, and to the Bonds, with such changes therein as the officers executing the same may approve, such approval to be conclusively evidenced by such execution thereof.

2. The Issuer hereby approves the loan of the proceeds of the sale of the Bonds by the Issuer to the Borrower to provide for the financing of the costs of the Project, which loan will be made pursuant to the terms and provisions of one or more loan agreements, bond financing agreements, or similarly designated agreements (whether one or more, the “Loan Agreements”) between the Issuer and the Borrower, the form, terms and provisions of such Loan Agreements being hereby authorized and

approved, and the President and/or the Vice President of the Issuer are hereby authorized and directed to execute and deliver and the Secretary and/or Assistant Secretary of the Issuer is hereby authorized to attest and affix the Issuer seal to such Loan Agreements, if required, on behalf of the Issuer, with such changes therein as the officers executing the same may approve, such approval to be conclusively evidenced by such execution thereof. To the extent required or requested, any one or more promissory notes (whether one or more, the “Notes”) issued by the Borrower to the Issuer under any of the Loan Agreements are hereby approved and the aforementioned officers of the Issuer (or any of them) are hereby authorized to execute and assign any such Notes to the Trustee as security for the Bonds and the repayment by the Borrower of its obligations under the Loan Agreements.

3. The issuance, sale and delivery of the Bonds by the Issuer is hereby authorized and approved, and shall be effected in accordance with the terms and provisions of one or more bond purchase agreements, bond placement agreements, underwriting agreements, or similarly designated agreements (whether one or more, the “Bond Purchase Agreements”), substantially in the form of the Bond Purchase Agreement by and among the underwriter(s), placement agent(s), and/or purchaser(s) named therein, the Issuer and the Borrower, the form, terms and provisions of such Bond Purchase Agreements being hereby authorized and approved, and the President and/or the Vice President of the Issuer are hereby authorized and directed to execute and deliver such Bond Purchase Agreements on behalf of the Issuer, with such changes therein as the officer executing the same may approve, such approval to be conclusively evidenced by such execution thereof. To the extent required or requested, the Issuer further authorizes and approves the acceptance by the Issuer of one or more letters of representation (whether one or more, the “Letters of Representation”) from the Borrower in connection with the Bond Purchase Agreements, the form, terms and provisions of such Letters of Representation being hereby authorized and approved, and the President and/or the Vice President of the Issuer are hereby authorized and directed to execute and deliver such Letters of Representation on behalf of the Issuer, with such changes therein as the officers executing the same may approve, such approval to be conclusively evidenced by such execution thereof.

4. The Board hereby authorizes and approves the content and use of the information described in the last recital of this Resolution in the Offering Documents, and authorizes the distribution of such Offering Documents; provided that, in adopting this Resolution, the Issuer hereby disclaims any responsibility for the Offering Documents except for the information described as having been provided by it in the last recital of this Resolution and expressly disclaims any responsibility for any other information included as part of the Offering Documents.

5. The issuance of the Bonds by the Issuer is subject to and conditioned upon the prior receipt by (or on behalf of) the Issuer of (i) the approving opinion of the Attorney General of the State of Texas and evidence of registration of the Bonds by the Comptroller of Public Accounts of the State of Texas; and (ii) the purchase price for the Bonds; and (iii) such opinions, evidences, certificates, instruments or other documents as

shall be requested by Issuer's Counsel and Bond Counsel, in order to enable such counsel to render their legal opinions in connection with the issuance of the Bonds.

6. The Board hereby appoints Bracewell LLP as bond counsel ("Bond Counsel") and Issuer's counsel ("Issuer's Counsel") in connection with the Bonds. The Board hereby authorizes Bond Counsel to submit to the Attorney General of Texas, for approval as required under the Texas Government Code §1202.003, a transcript of legal proceedings relating to the issuance, sale and delivery of the Bonds. To the extent required by the Attorney General of Texas, Bond Counsel is authorized to make such changes to the text of this Resolution as may be required in connection with the issuance of the Bonds.

7. The officers, employees and agents of the Issuer, and each of them, shall be and each is expressly authorized, empowered and directed from time to time and at any time to do and perform all acts and things and to execute, acknowledge and deliver in the name and under the corporate seal and on behalf of the Issuer all directions and notices, agreements, documents, certificates, financing statements, instruments and other papers, whether or not herein mentioned, as they may determine to be necessary or desirable in order to carry out the terms and provisions of this Resolution and of the Bonds to be issued hereunder, as well as the terms and provisions of the Indentures, the Loan Agreements and the Bond Purchase Agreements hereby authorized and approved, such determination to be conclusively evidenced by the performance of such acts and things and the execution of any such certificate, financing statement, instrument or other paper.

8. The Board hereby finds that the expenditures with respect to the Project are required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises, including solid waste disposal facilities. The Board further hereby finds that the Project (including the land, buildings, equipment, facilities, expenditures, targeted infrastructure and improvements with respect to the Project) is: (i) for the creation or retention of primary jobs (as defined in the Act) and (ii) required or suitable for the development, retention or expansion of solid waste disposal facilities.

9. The Board hereby finds that the Project will contribute to the economic growth or stability of the Requesting Units by (i) increasing or stabilizing employment opportunity; (ii) significantly increasing or stabilizing the property tax base; and (iii) promoting commerce within the Requesting Units and the State of Texas.

10. To the extent required by the Code, the Board directs that an officer of the Issuer submit to the Secretary of the Treasury, not later than the 15th day of the second calendar month after the close of the calendar quarter in which the Bonds are issued, a statement containing the information required by Section 149(e) of the Code.

11. The actions of the Issuer and any hearing officer acting on behalf of the Issuer with regard to the required public hearing(s) relating to the Bonds as required under Section 147(f) of the Code, and the publication of notice of such public hearings are hereby authorized, ratified and approved.

12. The Board hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended, and the Act.

13. This Resolution is expressly for the purpose of approving the issuance of the Bonds for the purposes described herein and approving the documents and matters relating to the Bonds as provided herein, and does not constitute an approval by the Board or the Issuer of any other matters relating to the Borrower or its business operations.

14. The recitals contained herein are true, correct and complete and are hereby adopted as findings of the Issuer. This Resolution shall take effect and be in full force and effect upon and after its passage.

PASSED AND APPROVED this 16th day of April, 2025.

Exhibit B

Certificate of Public Hearing Officer Regarding Public Hearing

Attached

CERTIFICATE OF PUBLIC HEARING OFFICER
REGARDING PUBLIC HEARING (INTERNAL REVENUE CODE § 147(f))

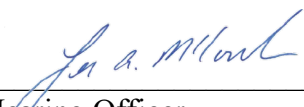
MISSION ECONOMIC DEVELOPMENT CORPORATION
SOLID WASTE DISPOSAL REVENUE BONDS
(WASTE MANAGEMENT, INC. PROJECT)

I, the undersigned, do hereby make and execute this certificate for the benefit of all persons interested in the plan of finance including the issuance of the above-referenced bonds in one or more series (the "Bonds").

I hereby certify as follows:

1. I am the duly appointed hearing officer for the public hearing which was held in connection with the proposed plan of finance including the issuance of the Bonds at the time and place indicated in the Notice of Public Hearing included in **Attachment A** attached hereto.
2. No less than seven days before the date of the public hearing, notice of the public hearing was electronically posted on the City of Mission's Web site used to inform its residents about events affecting the residents of the City of Mission as evidenced by the Certificate of Approving Governmental Unit Regarding Posting of Notice of Public Hearing attached hereto as **Attachment A**.
3. All persons appearing telephonically at the public hearing were given an opportunity to comment on the proposed plan of finance, including the issuance of the Bonds, and the project to be financed and refinanced by the plan of finance. No such persons appeared telephonically or made comments except as is set forth on **Attachment B** attached hereto.
4. After giving all interested persons an opportunity to appear telephonically and comment, the public hearing was declared closed.

WITNESS MY HAND this 5th day of March, 2025.

By: 
Hearing Officer

Attachment A - Certificate of Approving Governmental Unit Regarding Posting of Notice of Public Hearing

Attachment B - Names and Comments of Persons Attending Public Hearing

ATTACHMENT A

**CERTIFICATE OF APPROVING GOVERNMENTAL UNIT REGARDING POSTING
OF NOTICE OF PUBLIC HEARING**

[Attached.]

CERTIFICATE OF APPROVING GOVERNMENTAL UNIT
REGARDING POSTING OF NOTICE OF PUBLIC HEARING

I, the undersigned officer or representative of the City of Mission, Texas (the “Approving Governmental Unit”), make this certification in connection with the Mission Economic Development Corporation Solid Waste Disposal Revenue Bonds (Waste Management, Inc. Project), Series 2025 (the “Bonds”) (which bonds may be issued in multiple series and contain such other series designations as may be specified in the resolutions approving the same) for the sole purpose of evidencing compliance with the public approval requirements in section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”). I do hereby certify as follows in good faith:

A notice of public hearing relating to the Bonds, a true and correct screenshot of which is attached hereto as **Schedule 1** (the “Notice”), was electronically posted on the Approving Governmental Unit’s primary public website in an area of that website used to inform its residents about events affecting the residents. The Notice was posted in such manner on or before February 26, 2025, and remained posted through March 5, 2025.

WITNESS MY HAND this 6th day of March, 2025.

By: Anna Carrillo
 (Signature)

Name: Anna Carrillo

Title: City Secretary

Schedule 1


Screenshot of Notice of Public Hearing Website Posting

(attached)

City of Mission | The Place To

missiontexas.us

Apps Google Accounts Google Apps Agendas Google Municode Meetings... abcarrillo - Yahoo M... Front camera Vital Statistics Home Log On Payroll TimeClock Plus Ad... City of Mission | The...



Latest Videos

March 3, 2025 Latest Videos

February 24, 2025 Latest Videos

February 13, 2025 Latest Videos

February 10, 2025 Latest Videos

City Council Meeting March 3, 2025 City Council Meeting February 24, 2025 GMCC Buenas Tardes Luncheon 2025 City Council Meeting February 10, 2025

VIEW MORE PHOTOS

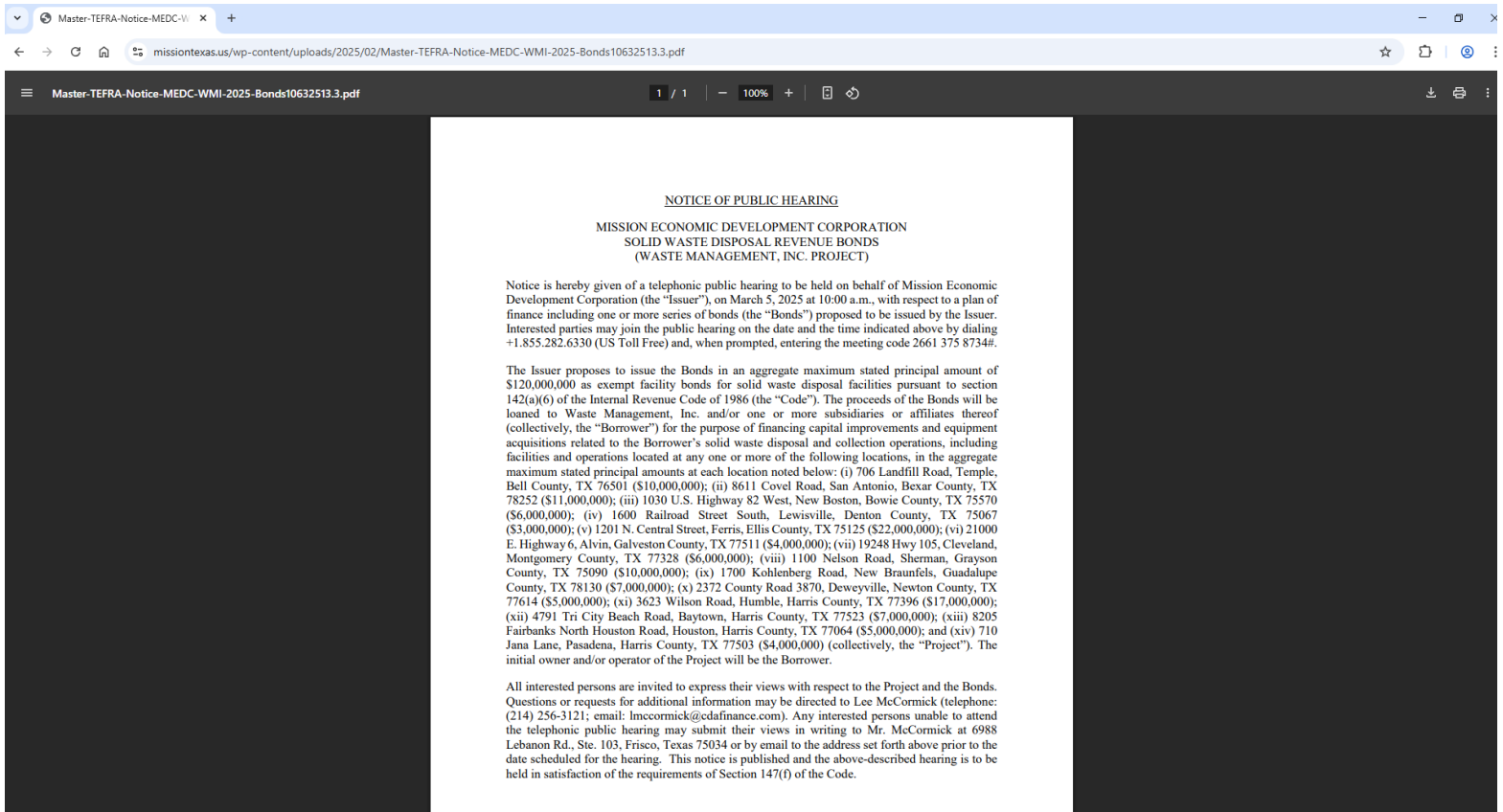
VIEW MORE VIDEOS

News & Events

- City of Mission Disaster Declaration - March 4, 2025
- NOTICE OF PUBLIC HEARING MISSION ECONOMIC DEVELOPMENT CORPORATION SOLID WASTE DISPOSAL REVENUE BONDS (WASTE MANAGEMENT, INC. PROJECT)
- NOTICE OF PUBLIC HEARING MISSION ECONOMIC DEVELOPMENT CORPORATION SOLID WASTE DISPOSAL REVENUE BONDS (GRAPHIC PACKAGING INTERNATIONAL, LLC PROJECT) SERIES 2025
- **POSTPONED UNTIL FEBRUARY 24, 2025:** Public Hearing in accordance with TEX. LOC. GOVT CODE § 372.009 to consider the advisability of the improvements and the establishment of the Cimarron Public Improvement District (the "District") as set forth in a petition received by the City from property owners within the proposed District

City Calendar

VIEW CALENDAR



NOTICE OF PUBLIC HEARING

MISSION ECONOMIC DEVELOPMENT CORPORATION SOLID WASTE DISPOSAL REVENUE BONDS (WASTE MANAGEMENT, INC. PROJECT)

Notice is hereby given of a telephonic public hearing to be held on behalf of Mission Economic Development Corporation (the “Issuer”), on March 5, 2025 at 10:00 a.m., with respect to a plan of finance including one or more series of bonds (the “Bonds”) proposed to be issued by the Issuer. Interested parties may join the public hearing on the date and the time indicated above by dialing +1.855.282.6330 (US Toll Free) and, when prompted, entering the meeting code 2661 375 8734#.

The Issuer proposes to issue the Bonds in an aggregate maximum stated principal amount of \$120,000,000 as exempt facility bonds for solid waste disposal facilities pursuant to section 142(a)(6) of the Internal Revenue Code of 1986 (the “Code”). The proceeds of the Bonds will be loaned to Waste Management, Inc. and/or one or more subsidiaries or affiliates thereof (collectively, the “Borrower”) for the purpose of financing capital improvements and equipment acquisitions related to the Borrower’s solid waste disposal and collection operations, including facilities and operations located at any one or more of the following locations, in the aggregate maximum stated principal amounts at each location noted below: (i) 706 Landfill Road, Temple, Bell County, TX 76501 (\$10,000,000); (ii) 8611 Covell Road, San Antonio, Bexar County, TX 78252 (\$11,000,000); (iii) 1030 U.S. Highway 82 West, New Boston, Bowie County, TX 75570 (\$6,000,000); (iv) 1600 Railroad Street South, Lewisville, Denton County, TX 75067 (\$3,000,000); (v) 1201 N. Central Street, Ferris, Ellis County, TX 75125 (\$22,000,000); (vi) 21000 E. Highway 6, Alvin, Galveston County, TX 77511 (\$4,000,000); (vii) 19248 Hwy 105, Cleveland, Montgomery County, TX 77328 (\$6,000,000); (viii) 1100 Nelson Road, Sherman, Grayson County, TX 75090 (\$10,000,000); (ix) 1700 Kohlenberg Road, New Braunfels, Guadalupe County, TX 78130 (\$7,000,000); (x) 2372 County Road 3870, Deweyville, Newton County, TX 77614 (\$5,000,000); (xi) 3623 Wilson Road, Humble, Harris County, TX 77396 (\$17,000,000); (xii) 4791 Tri City Beach Road, Baytown, Harris County, TX 77523 (\$7,000,000); (xiii) 8205 Fairbanks North Houston Road, Houston, Harris County, TX 77064 (\$5,000,000); and (xiv) 710 Jana Lane, Pasadena, Harris County, TX 77503 (\$4,000,000) (collectively, the “Project”). The initial owner and/or operator of the Project will be the Borrower.

All interested persons are invited to express their views with respect to the Project and the Bonds. Questions or requests for additional information may be directed to Lee McCormick (telephone: (214) 256-3121; email: lmccormick@cdafinance.com). Any interested persons unable to attend the telephonic public hearing may submit their views in writing to Mr. McCormick at 6988 Lebanon Rd., Ste. 103, Frisco, Texas 75034 or by email to the address set forth above prior to the date scheduled for the hearing. This notice is published and the above-described hearing is to be held in satisfaction of the requirements of Section 147(f) of the Code.

ATTACHMENT B

NAMES AND COMMENTS OF PERSONS ATTENDING PUBLIC HEARING

None.

AGENDA ITEM

DATE: April 28, 2025

TO: City of Mission

RESOLUTION APPROVING THE RESOLUTION OF MISSION ECONOMIC DEVELOPMENT CORPORATION AUTHORIZING THE ISSUANCE OF BONDS ON BEHALF OF WASTE MANAGEMENT, INC.; AND MATTERS RELATED THERETO

Background:

Waste Management, Inc., a Delaware corporation (“WM”), is North America’s leading provider of comprehensive waste management environmental services. Based in Houston, Texas, WM, through its subsidiaries, provides collection, transfer, recycling and resource recovery, and disposal services and is a leading developer, operator, and owner of landfill gas-to-energy facilities in the United States. WM’s subsidiaries partner with the residential, commercial, industrial, and municipal customers and the communities they serve to manage and reduce waste at each stage from collection to disposal while recovering valuable resources and creating clean, renewable energy.

The Project:

The Company is seeking tax-exempt bond financing for certain infrastructure and capital improvements to its solid waste collection and disposal operations as outlined in the attached Exhibit A.

To qualify as tax-exempt, the bonds must meet specific federal and state tax law requirements, including issuance by a governmental entity or agency for the benefit of the Company. Therefore, the Company has requested the Mission Economic Development Corporation (“MEDC”) in Mission, Texas to serve as the governmental issuer of these bonds. The bonds will be used to finance various facilities located throughout Texas, and it is necessary to obtain consent from each jurisdiction where a facility to be financed is located. Additionally, public hearing notices were published in each jurisdiction where a portion of the project is located, and public hearings have been held to satisfy federal tax law requirements.

Terms of Transaction:

Amount:	\$50,000,000
Rate:	Multi-modal
Rating:	Est. Standard & Poor's A-/A-2 (Investment Grade)
Bond Purchasers:	Public Offering
Collateral:	Unsecured obligations of WM, guaranteed by Waste Management Holdings, Inc.
Estimated Closing:	June 1, 2024
Maturity:	Est. 25 Years
Min. Denomination:	\$100,000

Fiscal Impact & Risks:

This is a conduit transaction for the MEDC. The borrower/applicant is responsible for repayment of the debt. Approval of this Resolution does not impose any payment or obligation on the Mission Economic Development Corporation or the City of Mission, Texas in connection with the financing. There is potential "reputational risk" if the borrower defaults since the Mission Economic Development Corporation name is included on the bonds.

Based on an initial transaction of \$50 million, at closing, the MEDC is expected to receive approximately \$92,500 for serving as the Issuer of the bonds and an annual fee of \$12,500 until maturity.



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2025
PRESENTED BY: Abram Ramirez, Information Technology Director
AGENDA ITEM: Ratification of Emergency Professional Services from Tyler Technologies as a sole source vendor at a cost of \$34,510 with respective budget amendment- Ramirez

NATURE OF REQUEST:

Staff is requesting ratification of emergency professional services from Tyler Technologies (a sole source vendor) at a cost of \$34,510 made in accordance with Texas Local Government Code 252.022 (a) (4) which exempts procurements for personal, professional, or planning Services. On February 28, 2025, the City experienced a critical network security incident, resulting in potential unauthorized access to municipal systems. In response, the City engaged Tyler Technologies Services to restore all Tyler Enterprise Public Safety servers that includes CAD, Records, and Mobile.

BUDGETED: No **FUND:** General **ACCT.#:** 01-430-34499

BUDGET: \$80,000 **EST.COST:** \$34,510.00 **CURRENT BUDGE BALANCE:** \$65,211

BID AMOUNT \$ 34,510.00

STAFF RECOMMENDATION:

Approval

Departmental Approval: Purchasing, Finance

Advisory Board Recommendation: Enter Recommendation

City Manager's Recommendation: Ente Recommendation

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

_____ AYES

_____ NAYS

_____ DISSENTING _____



Quoted By:
Quote Expiration:
Quote Name:

Kelli Kim
9/6/25
Emergency On-Prem Recovery Services

Sales Quotation For:
Mission Police Department
1200 E 8th St
Mission TX 78572-5811
Phone: +1 (956) 584-5090

Services

Description	Quantity	Unit Price	Discount	Total
Enterprise Public Safety				
Interfaces	1	\$ 4,350	\$ 0	\$ 4,350
GIS Services	1	\$ 6,960	\$ 0	\$ 6,960
SA Emergency Recovery Services	1	\$ 23,200	\$ 0	\$ 23,200
TOTAL				\$ 34,510

Summary	One Time Fees	Recurring Fees
Total Tyler Software	\$ 0	\$ 0
Total Annual	\$ 0	\$ 0
Total Tyler Services	\$ 34,510	\$ 0
Total Third-Party Hardware, Software, Services	\$ 0	\$ 0
Summary Total	\$ 34,510	\$ 0

Unless otherwise indicated in the contract or amendment thereto, pricing for optional items will be held
For six (6) months from the Quote date or the Effective Date of the Contract, whichever is later.

Customer Approval: _____Date: _____

Print Name: _____P.O.#: _____

The Software, Maintenance, Services and Third-Party Products, as applicable, that are itemized above, are hereby added to your existing agreement with Tyler. Fees for Software, if applicable, will be invoiced to you in full upon receipt of your signed quote. Unless otherwise stated in the Assumptions, associated maintenance and support fees shall be invoiced on a prorated basis through the end of your current term, and thereafter in a lump sum amount together with your then-current maintenance and support fees for previously licensed software. Fees for Services, Third-Party Products and/or travel, as applicable, will be invoiced as rendered or delivered. The terms and conditions of your agreement will otherwise control.

Annual / SaaS fees, including Hosting, as applicable, shall be invoiced on the Effective Date, prorated for the time period commencing on such date and ending concurrently with Client's annual maintenance and support term under the Agreement. Subsequent Annual Fees will be invoiced annually in advance thereafter at our then current rates, subject to controlling payment terms, if any, under the existing agreement.

Assumptions

For additional information, please visit <https://empower.tylertech.com/enterprise-public-safety-specifications.html>

One Tyler Drive
Yarmouth, ME 04096

P: 800.772.2260
F: 207.781.2459

www.tylertech.com

April 23, 2025

Abram Ramirez
Information Technology Director
City of Mission
1201 East 8th Street
Mission, TX 78572

RE: Sole Source for Procurement

Dear Mr. Ramirez:

Please accept this letter as confirmation that Tyler Technologies, Inc. is the sole developer, provider, and implementer of the Tyler ERP Pro (formerly Incode Financials), Municipal Justice (formerly Incode Court), Enterprise Public Safety (formerly New World Public Safety), Public Safety Pro (formerly Incode Public Safety) and Enforcement Mobile (formerly Brazos) software. Additionally, Tyler is the only party authorized to support, and update or modify the software.

Please let me know if you have any questions.

Regards,

Sherry Clark
Sherry Clark
Group General Counsel

BA-25-33

JUSTIFICATION

City Council Approved on: _____ **Date Posted:** _____



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: To consider an ordinance amendment to the City of Mission Code of Ordinances Appendix A, Zoning, Article VIII.- Use Districts and Conditional Uses, Section 1.37, R-1A Large Lot Single-Family Residential District, Subsection 5, Area Requirements; Section 1.371, R-1 Single-Family Residential District, Subsection 5, Area Requirements; Section 1.372, R-1T Townhouse Residential District, Subsection 5, Area Requirements; Section 1.39, R-3 Multi-Family Residential District, Subsection 5, Area Requirements; Section 1.40, R-4 Mobile Home District, Subsection 2, Permitted Uses, Subsection 3, Conditional Uses, Subsection 4, Prohibited Uses, Subsection 5, Area Requirements, and Subsection 6, Required Conditions, Adoption of Ordinance#_____ – Cervantes

NATURE OF REQUEST:

Project Timeline:

- March 19, 2025 – A directive was given by Mayor Garza to staff to revisit the residential lot size regulations.
- April 2, 2025 – Discussion and possible direction on residential lot size regulations by the Planning and Zoning Commission (P&Z).
- April 4, 2025 – In accordance with State and local law, notice of required public hearings published in the Progress Times.
- April 16, 2025 – Public Hearing and consideration of amendment to the residential lot size regulations by the Planning and Zoning Commission (P&Z).
- April 28, 2025 – Public Hearing and consideration of amendment to the residential lot size regulations by the City Council.

Summary:

- Over the years several concerns have been voiced to staff in regards to the residential regulations requirements from developers. Most of the concerns are regarding the width, length and square footage requirements being difficult to comply with especially in the R-1 and R-1A zones.
- Mayor Garza is interested in these amendments in the spirit of providing more opportunities for affordable housing in the community.
- In light of those concerns, staff was given a directive by the City Council to revisit the residential regulations and reduce the requirements especially in the R-1 and R-1A zones.
- Staff did a comparison with the City of McAllen and learned that the City of McAllen has less strict requirements in their R-1 zoning. With their new adopted code McAllen only

requires 45 feet of lot frontage and 5,000 square feet. McAllen does not have large lot residential zones.

- Mission, Edinburg and Brownsville are the only cities in the Rio Grande Valley that have large lot single-family zoning categories.
- Staff is recommending that modifications be made to the R-1 (Single Family Residential District), R-1A (Large Lot Single Family District), R-1T (Townhouse Residential District), R-3 (Multi-family Residential District), and the R-4 (Mobile & Modular Residential District).
- In the R-4 zoning the proposed changes would prohibit mobile home subdivisions and would only allow mobile home parks where the spaces are rented and not sold.
- The Texas legislature is considering SB15 that would prohibit cities from regulating lot sizes in the spirit of providing affordable housing opportunities to Texans.

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

RESIDENTIAL REGULATIONS PROPOSAL

MISSION RESIDENTIAL REGULATIONS

	R-1	R-1A	R-1T	R-2	R-3	R-4
Lot frontage	60 <u>50</u> ft. Internal 65 <u>55</u> ft. Corner	75 <u>65</u> ft. Internal 80 <u>70</u> ft. Corner	20 <u>25</u> ft. Internal 30 ft. Corner	50 ft. Internal 60 ft. Corner	70 ft. Internal 80 ft. Corner	50 ft. Internal 60 ft. Corner
Lot depth	100 ft.	120 ft.	60 <u>80</u> ft.	100 ft.	100 ft.	100 ft.
Lot area	6,000 <u>5,000</u> sq. ft. Internal 7,000 <u>5,500</u> sq. ft. Corner	8,500 <u>7,800</u> sq. ft. Internal 9,000 <u>8,400</u> sq. ft. Corner	2,000 sq. ft. Internal 3,000 <u>2,400</u> sq. ft. Corner	6,000 sq. ft. for single family and duplex; 6,700 sq. ft. for a triplex; 7,800 sq. ft. for a fourplex Corner lots 6,700 sq. ft. for single family and duplex; 7,500 sq. ft. for triplex; 8,200 for fourplex	7,000 sq. ft. Internal 8,000 sq. ft. Corner	5,000 sq. ft. Internal 6,000 sq. ft. Corner
Front setback	20 ft.	25 <u>20</u> ft.	40 <u>20</u> ft.	20 ft.	30 <u>20</u> ft.	15 ft.
Side setback	6 ft. 10 ft. Corner	6 ft. 10 ft. Corner	6 ft. except 0 ft. with fire wall 10 ft. Corner	6 ft. 10 ft. Corner	6 ft. Internal 45 <u>10</u> ft. Corner	6 ft. Internal 10 ft. Corner
Rear setback	10 ft.	10 ft.	0 <u>10</u> ft.	10 ft.	45 <u>10</u> ft.	5 <u>10</u> ft.

R-1 Single-family Residential District

R-1A Large Lot Single-family Residential District

R-1T Townhouse Residential District

R-2 Duplex-fourplex Residential District

R-3 Multi-family Residential District

R-4 Mobile & Modular Home Residential District

TEXAS LEGISLATURE ARTICLE

3/28/25, 2:16 PM

Texas Senate OKs bill to allow smaller homes on smaller lots | The Texas Tribune

Texas Senate advances bill to allow smaller homes on smaller lots

Lawmakers, who are preempting locals on lot sizes in new subdivisions, have been eyeing ways to allow more homes to be built as the state faces a shortage.

BY **JOSHUA FECHTER** AND **ZACH DESPART** MARCH 19, 2025 8 PM CENTRAL

SHARE

Sign up for The Brief, The Texas Tribune's daily newsletter that keeps readers up to speed on the most essential Texas news.

The Texas Senate on Wednesday advanced the chamber's signature bill aimed at reining in the state's high housing costs: allowing smaller homes on smaller lots.

Senate Bill 15 — a top priority for Lt. Gov. [Dan Patrick](#), who leads the Senate — would reduce the amount of land cities require single-family homes in new subdivisions to sit on. The idea is to reduce the final cost of new homes by allowing homebuilders to construct smaller homes on smaller lots. The bill cleared the Senate by a 28-3 vote.

"The crisis can be summarized in one stat: the average age of a homebuyer in Texas is 54," said state Sen. [Paul Bettencourt](#), a Houston Republican who authored the bill. "That's a classification ... that's not going to be able to be sustained to help first-time homebuyers."

The bill is part of a slate of proposals aimed at addressing the state's high home prices and rents by allowing more homes to be built. Texas needs about 320,000 more homes than it has, according to one estimate. That shortage helped drive up home prices and rents, housing advocates and experts argue, because the state hasn't built enough homes to meet demand amid the state's economic boom.

State lawmakers are eyeing ways to relax local rules that say what kinds of homes can be built and where — which critics say get in the way of allowing more homes to be built. Legislators are considering proposals intended to make it easier to build accessory dwelling units — otherwise known as ADUs, casitas or mother-in-law suites — in the backyards of single-family homes. Other proposals would allow developers to put homes in places that now only allow offices, shopping malls, warehouses and houses of worship.

<https://www.texastribune.org/2025/03/19/texas-senate-smaller-homes-vote/>

1/3

TEXAS LEGISLATURE ARTICLE

3/28/25, 2:16 PM

Texas Senate OKs bill to allow smaller homes on smaller lots | The Texas Tribune

SB 15 would prevent cities from requiring homes in new subdivisions to sit on more than 1,400 square feet. The most common lot-size requirements in major cities sit between 5,000 and 7,500 square feet, a Texas Tribune analysis found. The idea behind reducing those requirements would be to give homebuilders the flexibility to build smaller homes and thus reduce the overall cost of the home. The bill would only apply in new subdivisions, not in existing neighborhoods, that sit on at least five acres of land.

For some city officials as well as neighborhood activists who oppose new housing, the idea of state lawmakers weighing in on what kinds of homes cities allow and where is an undue incursion on local authority. Other states like California, Oregon, Montana and Florida have passed laws aimed at curtailing local rules in order to add more homes and reduce housing costs. Few parts of Texas have gone untouched by higher housing costs in recent years, proponents note — providing ample pretext for state lawmakers to intervene.

In Texas, the GOP-led Legislature has pushed for more than a decade to sap authority to make laws from local officials in the state's urban areas, often Democrats. Democratic House lawmakers led the charge in 2023 to kill legislation that would've addressed some local zoning rules when it comes to housing.

Sen. [Juan "Chuy" Hinojosa](#), D-McAllen, expressed concern that Bettencourt's bill would take zoning powers away from cities that have an interest in regulating land uses like military facilities and industrial parks. But Bettencourt said the legislation relates solely to density, leaving local leaders free to reserve land for residential and commercial use.

Georgetown Republican Sen. [Charles Schwertner](#) said he worried that the density rules would unfairly limit city officials' ability to shape growth.

"I still feel this might be a step too far, although I am willing to vote for it today," he said.

Some Democrats in the Legislature have shown openness to relaxing city zoning rules at the state level. Two Democratic senators, Roland Gutierrez and Royce West, signed on to Senate Bill 15 as co-authors. (The bill also has nine Republican co-authors.)

The bill now moves to the Texas House of Representatives, where similar legislation died last session. Lawmakers in that chamber, too, have shown an appetite for changes to allow more homes to be built. Making it easier for builders to obtain permits and more difficult for neighboring property owners to oppose new housing are among House Speaker Dustin Burrows' top priorities.

TEXAS LEGISLATURE ARTICLE

3/28/25, 2:16 PM

Texas Senate OKs bill to allow smaller homes on smaller lots | The Texas Tribune

We can't wait to welcome you to the [15th annual Texas Tribune Festival](#), Texas' breakout ideas and politics event happening Nov. 13–15 in downtown Austin. Step inside the conversations shaping the future of education, the economy, health care, energy, technology, public safety, culture, the arts and so much more.

[Hear from our CEO, Sonal Shah, on TribFest 2025.](#)

TribFest 2025 is presented by JPMorganChase.

T [Learn about The Texas Tribune's policies, including our partnership with The Trust Project to increase transparency in news.](#)

<https://www.texastribune.org/2025/03/19/texas-senate-smaller-homes-vote/>

3/3

STAFF RECOMMENDATION

- Staff recommends amending the R-1A (Large Lot Single Family District), R-1 (Single Family Residential), R-1T (Townhouse Residential District), R-3 (Multi-Family Residential District), and the R-4 (Mobile & Modular Residential District) as shown on the Residential Regulations Proposal and Ordinance.

ORDINANCE NO.

AN ORDINANCE AMENDING THE CITY OF MISSION CODE OF ORDINANCES APPENDIX A, ZONING, ARTICLE VIII.-USE DISTRICTS AND CONDITIONAL USES, SECTION 1.37, R-1A LARGE LOT SINGLE-FAMILY RESIDENTIAL DISTRICT, SUBSECTION 5, AREA REQUIREMENTS; SECTION 1.371, R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT, SUBSECTION 5, AREA REQUIREMENTS; SECTION 1.372, R-1T TOWNHOUSE RESIDENTIAL DISTRICT, SUBSECTION 5, AREA REQUIREMENTS; SECTION 1.39, R-3 MULTIFAMILY RESIDENTIAL DISTRICT, SUBSECTION 5, AREA REQUIREMENTS; SECTION 1.40, R-4 MOBILE HOME DISTRICT; SUBSECTION 2, PERMITTED USES, SUBSECTION 3, CONDITIONAL USES, SUBSECTION 4, PROHIBITED USES, SUBSECTION 5, AREA REQUIREMENTS, AND SUBSECTION 6, REQUIRED CONDITIONS; PROVIDING REPEALER; PROVIDING SEVERABILITY CLAUSE; PROVIDING EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION AND ORDAINING OTHER MATTERS TO THE FOREGOING

WHEREAS, The City of Mission is a home-rule municipality possessing the full power of local self-government pursuant to Article XI, Section 5 of the Texas Constitution; and

WHEREAS, Pursuant to the laws of the State of Texas, including Section 51.001 of the Texas Local Government Code, the City Council has the authority to adopt an ordinance that, among other things, is for good government peace, or order of Mission; and

WHEREAS, the amendments will provide for more opportunities for affordable housing in the community; and

WHEREAS, The Planning and Zoning Commission has reviewed the proposed amendment and has recommended approval; and

WHEREAS, The City Council of the City of Mission finds that it is in the best interests of the citizens of Mission to amend the Code of Ordinances as set forth below;

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

SECTION 1: That the City of Mission code of Ordinances, Appendix A, Zoning, is hereby amended by adding the language underlined (added) and deleting the language that is stricken (~~stricken~~) to read in full as follows.

SECTION 1.37, R-1A LARGE LOT SINGLE-FAMILY RESIDENTIAL DISTRICT

5. *Area requirements:*
 - a. Minimum lot area:
 - (1) Internal lot: ~~8,500~~ 7,800 square feet.
 - (2) Corner lot: ~~9,000~~ 8,400 square feet.
 - b. Maximum number of single-family dwellings per lot: one.
 - c. Minimum lot frontage on a public street:
 - (1) Internal lot: ~~75~~ 65 feet.
 - (2) Corner lot: ~~80~~ 70 feet.
 - d. Minimum lot depth: 120 feet.
 - e. Minimum depth of front setback: ~~25~~ 20 feet.

- f. Minimum depth of rear setback: ~~ten~~ 10 feet.
- g. Minimum width of side setback:
 - (1) Internal lot: ~~six~~ 6 feet.
 - (2) Corner lot: ~~ten~~ 10 feet.
- h. Minimum distance from the public right-of-way to the entrance to a garage or enclosed carport, unless otherwise approved by the zoning board of adjustments: 18 feet.
- i. Maximum building coverage as a percentage of lot area: N/A.
- j. Maximum height of structures: 35 feet.*

*Where a structure exceeds the 25 feet in height, it shall be set back one additional foot for each foot above 25 feet, not to exceed the 35-foot maximum.
- k. Minimum number of off-street parking spaces required for:
 - (1) One single-family dwelling unit: two.
 - (2) All other uses: see off-street parking ordinance.
- l. See article XIII, section 1.59, for further clarification, and exceptions and modifications.

SECTION 1.371, R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

- 5. *Area requirements:*
 - a. Minimum lot area:
 - (1) Internal lot: ~~6,000~~ 5,000 square feet.
 - (2) Corner lot: ~~7,000~~ 5,500 square feet.
 - b. Maximum number of single-family dwellings per lot: one.
 - c. Minimum lot frontage on a public street:
 - (1) Internal lot: ~~60~~ 50 feet.
 - (2) Corner lot: ~~65~~ 55 feet.
 - d. Minimum lot depth: 100 feet.
 - e. Minimum depth of front setback: 20 feet.
 - f. Minimum depth of rear setback: ~~ten~~ 10 feet.
 - g. Minimum width of side setback:
 - (1) Internal lot: ~~six~~ 6 feet.
 - (2) Corner lot: ~~ten~~ 10 feet.
 - h. Minimum distance from the public right-of-way to the entrance to a garage or enclosed carport, unless otherwise approved by the zoning board of adjustments: 18 feet.

- i. Maximum building coverage as a percentage of lot area: N/A.
- j. Maximum height of structures: 35 feet.*
 *Where a structure exceeds the 25 feet in height, it shall be set back one additional foot for each foot above 25 feet, not to exceed the 35-foot maximum.
- k. Minimum number of off-street parking spaces required for:
 - (1) One single-family dwelling unit: two.
 - (2) All other uses: see off-street parking ordinance.
- l. See article XIII, section 1.59, for further clarification, and exceptions and modifications. See contingency protocol policy in the exceptions and modifications provision for possible situational setback adjustment(s).

SECTION 1.372, R-1T TOWNHOUSE RESIDENTIAL DISTRICT

- 5. *Area requirements:*
 - a. Minimum lot area:
 - (1) Internal lot: 2,000 square feet.
 - (2) Corner lot: ~~3,000~~ 2,400 square feet.
 - b. Maximum number of single-family dwelling units per lot: Townhouse: one townhouse condominium; 12 units/net acre of lot.
 - c. Minimum lot frontage on a public street:
 - (1) Internal lot: ~~20~~ 25 feet.
 - (2) Corner lot: 30 feet.
 - d. Minimum lot depth: ~~60~~ 80 feet.
 - e. Minimum depth of front setback: ~~40~~ 20 feet.
 - f. Minimum depth of rear setback: ~~zero~~ 10 feet.

 In no instance shall a structure or any part thereof, including eaves, encroach upon an adjacent lot or cross a platted lot line.
 - g. Minimum width of side setback:
 - (1) Internal lot: ~~six~~ 6 feet.
 - (2) Corner lot: ~~ten~~ 10 feet.
 Townhouses separated by firewalls meeting the requirements of the building code may build to the property line where such structures abut. In no instance shall a structure or any part thereof, including eaves, encroach upon an adjacent lot or cross a platted line.
 - h. Minimum distance from the public right-of-way to the entrance to a garage or enclosed carport, unless otherwise approved by the zoning board of adjustments: 18 feet.

- i. Maximum building coverage as a percentage of lot area: N/A.
- j. Maximum height of structures: 35 feet.*
 *Where a structure exceeds the 25 feet in height, it shall be set back one additional foot for each foot above 25 feet, not to exceed the 35-foot maximum.
- k. Minimum number of off-street parking spaces required for:
 - (1) One single-family dwelling unit: two.
 - (2) All other uses: see off-street parking ordinance.
- l. See article XIII, section 1.59, for further clarification, and exceptions and modifications.

SECTION 1.39, R-3 MULTIFAMILY RESIDENTIAL DISTRICT

- 5. *Area requirements:*
 - h. Minimum depth of front setback: ~~30~~ 20 feet.
 - i. Minimum depth of rear setback*: ~~15~~ 10 feet.
 *Unenclosed carports may be built up to within five feet of any property line that abuts an alley in an R-3 district.
 - j. Minimum width of side setback:
 - (1) Internal lot: ~~six~~ 6 feet.
 - (2) Corner lot: ~~15~~ 10 feet.
 - k. Minimum distance from the public right-of-way to the entrance to a garage or enclosed carport, unless otherwise approved by the zoning board of adjustments: 18 feet.
 - l. Maximum building coverage as a percentage of lot area: 50 percent.
 - m. Minimum amount of permanent, landscaped open space: ten percent.
 - n. Maximum height of structure: 25 feet.*
 *Where a structure exceeds 25-foot height maximum, it shall be set back one additional foot for every two feet above 25 feet.
 - o. Minimum number of paved, striped off-street parking spaces required for:
 - (1) Two off-street parking spaces shall be required for each apartment.
 - p. See article XIII, section 1.59 for modifications and exceptions.

SECTION 1.40, R-4 MOBILE HOME DISTRICT

2. *Permitted uses:*

- a. ~~One mobile home per lot, approved for mobile homes only. One recreational vehicle or park model per space or lot may be permitted, provided that the space or lot complies with the minimum area dimensions required for mobile home use. The RV building setbacks shall be identical to those of the mobile home use. Mobile home parks where land is subdivided into smaller spaces for renting to owners of mobile or manufactured homes or recreational vehicles including recreational and office facilities associated with such parks and meeting the requirements of the mobile home park ordinance.~~
- b. ~~One modular home per lot, approved for modular homes only, or one modular home per lot approved for mobile home/modular home.~~
- c. ~~Accessory buildings.~~
- d. ~~Recreational and commercial facilities designed for exclusive use of the subdivision's occupants.~~
- e. ~~An accessory use customarily related to a principle use authorized in this district.~~
- f. ~~An accessory use customarily related to a principle use authorized in this district.~~
- g. ~~One portable building per lot to be not more than 140 square feet used for either storage, hobby or other similar accessory uses.~~
- h. ~~A recreational vehicle may be parked or stored off street on any lot or space, provided that the vehicle is not occupied or connected to utilities for occupancy, and such that said parked/stored vehicle does not have to abide by building setbacks.~~
- i. ~~Churches and related amenities~~
- j. ~~Temporary sales office for the sale of lots.~~
- k. ~~See chapter 86, signs.~~

3. *Conditional uses* (require use permits, see article X):

- a. ~~Home occupations~~
- b. ~~Amusement parks, circus or carnival grounds, commercial amusement or recreation developments, or tents or other temporary structures used for temporary purposes.~~
- c. ~~Facilities for railroads or those utilities holding a franchise under the City of Mission.~~
- d. ~~Reserved.~~
- e. ~~Portable buildings larger than 140 square feet. No second "portable building" shall be permitted without obtaining a conditional use permit.~~
- f. ~~a.~~ One single-family dwelling per lot. Structures must meet the requirements of the R-1 district.

4. *Prohibited uses:*

- a. ~~Any building erected or land used for other than one or more of the preceding specified uses. A mobile home subdivision where the lots are intended to be individually owned with access to a public or private street.~~
- b. ~~No more than one mobile home or modular home shall occupy any approved lot, except as noted in 2.f.~~
- c. ~~Off premises signs.~~
- d. ~~Any use of property that does not meet the required minimum lot size; front, side and rear yard dimensions; and/or lot width; or exceeds the maximum height, building coverage or density per gross acre as required.~~

5. Area requirements:

- a. Minimum size of tract for development: Unless otherwise approved by the city council, based upon a recommendation by the planning and zoning commission, the minimum size of a tract for development into a mobile home ~~subdivision park~~ shall be five acres.
- b. ~~Minimum lot area for lots in subdivision for mobile homes or modular homes:~~
 - (1) ~~Internal: 5,000 square feet~~
 - (2) ~~Corner: 6,000 square feet.~~
- c. ~~Minimum lot frontage on a public or private street for lots in a subdivision for mobile home or modular homes:~~
 - (1) ~~Internal: 50 feet~~
 - (2) ~~Corner: 60 feet~~
- d. ~~Minimum lot depth: 100 feet~~
- e. ~~Minimum depth of front setback: 15 feet~~
- f. ~~Minimum depth of rear setback: five feet~~
- g. ~~Minimum width of side setback:~~
 - (1) ~~Internal: six feet~~
 - (2) ~~Corner: ten feet~~
- h. ~~Maximum number of residential structures per approved lot or space: one~~
- i. ~~Minimum distance from the public right of way to the entrance to a garage or enclosed carport, unless otherwise approved by the zoning board of adjustments: 18 feet.~~
- j. ~~Maximum building coverage as a percentage of lot area:~~
- k. ~~Maximum height of structures: 25 feet.~~
- l. ~~Minimum number of off-street parking spaces required for:~~
 - (1) ~~Each mobile home or recreational vehicle: two~~
 - (2) ~~All other uses: see off-street parking ordinance.~~
- m. ~~See article XIII, section 1.59 for further clarification, and exceptions and modifications. See contingency protocol policy in the exceptions and modifications provision for possible situational setback adjustment(s).~~
- n. ~~The maximum square footage of site built additions to recreational vehicles shall not exceed 600 square feet.~~

6. Required conditions:

- a. ~~A development designed as a mobile home subdivision or modular home subdivision shall meet all requirements for the City of Mission Subdivision Ordinance. Such subdivision shall have as its major purpose the sale and conveyance of property rights and ownership of individual lots to consumers.~~

- ~~b a.~~ At no time may an existing mobile home park or recreational vehicle park be converted to a mobile home subdivision. ~~without first meeting all the requirements of the City of Mission Subdivision Ordinance and receiving approval by the city council of Mission, Texas.~~
- ~~d.~~ ~~Section 1.56.2 of this chapter shall not apply to mobile homes in this district.~~

SECTION 2. REPEALER All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. SEVERABILITY If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and any remaining provision shall continue in effect notwithstanding the invalidity of such section, subsection, clause, phrase or portion.

SECTION 4. EFFECTIVE DATE This ordinance shall take effect immediately upon its passage and publication as required by law.

PASSED, APPROVED, AND ADOPTED THIS ____ day of _____, 2025, at a regular meeting of the Elective Commission of the City of Mission, Texas at which a quorum was present and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

CITY OF MISSION

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

APPROVED AS TO FORM:

Patricia A. Rigney, City Attorney

ORDINANCE NO.

AN ORDINANCE AMENDING THE CITY OF MISSION CODE OF ORDINANCES APPENDIX A, ZONING, ARTICLE VIII.-USE DISTRICTS AND CONDITIONAL USES, SECTION 1.37, R-1A LARGE LOT SINGLE-FAMILY RESIDENTIAL DISTRICT, SUBSECTION 5, AREA REQUIREMENTS; SECTION 1.371, R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT, SUBSECTION 5, AREA REQUIREMENTS; SECTION 1.372, R-1T TOWNHOUSE RESIDENTIAL DISTRICT, SUBSECTION 5, AREA REQUIREMENTS; SECTION 1.39, R-3 MULTIFAMILY RESIDENTIAL DISTRICT, SUBSECTION 5, AREA REQUIREMENTS; SECTION 1.40, R-4 MOBILE HOME DISTRICT; SUBSECTION 2, PERMITTED USES, SUBSECTION 3, CONDITIONAL USES, SUBSECTION 4, PROHIBITED USES, SUBSECTION 5, AREA REQUIREMENTS, AND SUBSECTION 6, REQUIRED CONDITIONS; PROVIDING REPEALER; PROVIDING SEVERABILITY CLAUSE; PROVIDING EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION AND ORDAINING OTHER MATTERS TO THE FOREGOING

WHEREAS, The City of Mission is a home-rule municipality possessing the full power of local self-government pursuant to Article XI, Section 5 of the Texas Constitution; and

WHEREAS, Pursuant to the laws of the State of Texas, including Section 51.001 of the Texas Local Government Code, the City Council has the authority to adopt an ordinance that, among other things, is for good government peace, or order of Mission; and

WHEREAS, the amendments will provide for more opportunities for affordable housing in the community; and

WHEREAS, The Planning and Zoning Commission has reviewed the proposed amendment and has recommended approval; and

WHEREAS, The City Council of the City of Mission finds that it is in the best interests of the citizens of Mission to amend the Code of Ordinances as set forth below;

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

SECTION 1: That the City of Mission code of Ordinances, Appendix A, Zoning, is hereby amended by adding the language underlined (added) and deleting the language that is stricken (~~stricken~~) to read in full as follows.

SECTION 1.37, R-1A LARGE LOT SINGLE-FAMILY RESIDENTIAL DISTRICT

5. *Area requirements:*
 - a. Minimum lot area:
 - (1) Internal lot: ~~8,500~~ 7,800 square feet.
 - (2) Corner lot: ~~9,000~~ 8,400 square feet.
 - b. Maximum number of single-family dwellings per lot: one.
 - c. Minimum lot frontage on a public street:
 - (1) Internal lot: ~~75~~ 65 feet.
 - (2) Corner lot: ~~80~~ 70 feet.
 - d. Minimum lot depth: 120 feet.
 - e. Minimum depth of front setback: ~~25~~ 20 feet.

- f. Minimum depth of rear setback: ~~ten~~ 10 feet.
- g. Minimum width of side setback:
 - (1) Internal lot: ~~six~~ 6 feet.
 - (2) Corner lot: ~~ten~~ 10 feet.
- h. Minimum distance from the public right-of-way to the entrance to a garage or enclosed carport, unless otherwise approved by the zoning board of adjustments: 18 feet.
- i. Maximum building coverage as a percentage of lot area: N/A.
- j. Maximum height of structures: 35 feet.*

*Where a structure exceeds the 25 feet in height, it shall be set back one additional foot for each foot above 25 feet, not to exceed the 35-foot maximum.
- k. Minimum number of off-street parking spaces required for:
 - (1) One single-family dwelling unit: two.
 - (2) All other uses: see off-street parking ordinance.
- l. See article XIII, section 1.59, for further clarification, and exceptions and modifications.

SECTION 1.371, R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

- 5. *Area requirements:*
 - a. Minimum lot area:
 - (1) Internal lot: ~~6,000~~ 5,000 square feet.
 - (2) Corner lot: ~~7,000~~ 5,500 square feet.
 - b. Maximum number of single-family dwellings per lot: one.
 - c. Minimum lot frontage on a public street:
 - (1) Internal lot: ~~60~~ 50 feet.
 - (2) Corner lot: ~~65~~ 55 feet.
 - d. Minimum lot depth: 100 feet.
 - e. Minimum depth of front setback: 20 feet.
 - f. Minimum depth of rear setback: ~~ten~~ 10 feet.
 - g. Minimum width of side setback:
 - (1) Internal lot: ~~six~~ 6 feet.
 - (2) Corner lot: ~~ten~~ 10 feet.
 - h. Minimum distance from the public right-of-way to the entrance to a garage or enclosed carport, unless otherwise approved by the zoning board of adjustments: 18 feet.

- i. Maximum building coverage as a percentage of lot area: N/A.
- j. Maximum height of structures: 35 feet.*
 *Where a structure exceeds the 25 feet in height, it shall be set back one additional foot for each foot above 25 feet, not to exceed the 35-foot maximum.
- k. Minimum number of off-street parking spaces required for:
 - (1) One single-family dwelling unit: two.
 - (2) All other uses: see off-street parking ordinance.
- l. See article XIII, section 1.59, for further clarification, and exceptions and modifications. See contingency protocol policy in the exceptions and modifications provision for possible situational setback adjustment(s).

SECTION 1.372, R-1T TOWNHOUSE RESIDENTIAL DISTRICT

- 5. *Area requirements:*
 - a. Minimum lot area:
 - (1) Internal lot: 2,000 square feet.
 - (2) Corner lot: ~~3,000~~ 2,400 square feet.
 - b. Maximum number of single-family dwelling units per lot: Townhouse: one townhouse condominium; 12 units/net acre of lot.
 - c. Minimum lot frontage on a public street:
 - (1) Internal lot: ~~20~~ 25 feet.
 - (2) Corner lot: 30 feet.
 - d. Minimum lot depth: ~~60~~ 80 feet.
 - e. Minimum depth of front setback: ~~40~~ 20 feet.
 - f. Minimum depth of rear setback: ~~zero~~ 10 feet.

 In no instance shall a structure or any part thereof, including eaves, encroach upon an adjacent lot or cross a platted lot line.
 - g. Minimum width of side setback:
 - (1) Internal lot: ~~six~~ 6 feet.
 - (2) Corner lot: ~~ten~~ 10 feet.
 Townhouses separated by firewalls meeting the requirements of the building code may build to the property line where such structures abut. In no instance shall a structure or any part thereof, including eaves, encroach upon an adjacent lot or cross a platted line.
 - h. Minimum distance from the public right-of-way to the entrance to a garage or enclosed carport, unless otherwise approved by the zoning board of adjustments: 18 feet.

- i. Maximum building coverage as a percentage of lot area: N/A.
- j. Maximum height of structures: 35 feet.*
 *Where a structure exceeds the 25 feet in height, it shall be set back one additional foot for each foot above 25 feet, not to exceed the 35-foot maximum.
- k. Minimum number of off-street parking spaces required for:
 - (1) One single-family dwelling unit: two.
 - (2) All other uses: see off-street parking ordinance.
- l. See article XIII, section 1.59, for further clarification, and exceptions and modifications.

SECTION 1.39, R-3 MULTIFAMILY RESIDENTIAL DISTRICT

- 5. *Area requirements:*
 - h. Minimum depth of front setback: ~~30~~ 20 feet.
 - i. Minimum depth of rear setback*: ~~15~~ 10 feet.
 *Unenclosed carports may be built up to within five feet of any property line that abuts an alley in an R-3 district.
 - j. Minimum width of side setback:
 - (1) Internal lot: ~~six~~ 6 feet.
 - (2) Corner lot: ~~15~~ 10 feet.
 - k. Minimum distance from the public right-of-way to the entrance to a garage or enclosed carport, unless otherwise approved by the zoning board of adjustments: 18 feet.
 - l. Maximum building coverage as a percentage of lot area: 50 percent.
 - m. Minimum amount of permanent, landscaped open space: ten percent.
 - n. Maximum height of structure: 25 feet.*
 *Where a structure exceeds 25-foot height maximum, it shall be set back one additional foot for every two feet above 25 feet.
 - o. Minimum number of paved, striped off-street parking spaces required for:
 - (1) Two off-street parking spaces shall be required for each apartment.
 - p. See article XIII, section 1.59 for modifications and exceptions.

SECTION 1.40, R-4 MOBILE HOME DISTRICT

- 2. *Permitted uses:*

- a. ~~One mobile home per lot, approved for mobile homes only. One recreational vehicle or park model per space or lot may be permitted, provided that the space or lot complies with the minimum area dimensions required for mobile home use. The RV building setbacks shall be identical to those of the mobile home use. Mobile home parks where land is subdivided into smaller spaces for renting to owners of mobile or manufactured homes or recreational vehicles including recreational and office facilities associated with such parks and meeting the requirements of the mobile home park ordinance.~~
- b. ~~One modular home per lot, approved for modular homes only, or one modular home per lot approved for mobile home/modular home.~~
- c. ~~Accessory buildings.~~
- d. ~~Recreational and commercial facilities designed for exclusive use of the subdivision's occupants.~~
- e. ~~An accessory use customarily related to a principle use authorized in this district.~~
- f. ~~An accessory use customarily related to a principle use authorized in this district.~~
- g. ~~One portable building per lot to be not more than 140 square feet used for either storage, hobby or other similar accessory uses.~~
- h. ~~A recreational vehicle may be parked or stored off street on any lot or space, provided that the vehicle is not occupied or connected to utilities for occupancy, and such that said parked/stored vehicle does not have to abide by building setbacks.~~
- i. ~~Churches and related amenities~~
- j. ~~Temporary sales office for the sale of lots.~~
- k. ~~See chapter 86, signs.~~

3. *Conditional uses* (require use permits, see article X):

- a. ~~Home occupations~~
- b. ~~Amusement parks, circus or carnival grounds, commercial amusement or recreation developments, or tents or other temporary structures used for temporary purposes.~~
- c. ~~Facilities for railroads or those utilities holding a franchise under the City of Mission.~~
- d. ~~Reserved.~~
- e. ~~Portable buildings larger than 140 square feet. No second "portable building" shall be permitted without obtaining a conditional use permit.~~
- f. ~~a. One single-family dwelling per lot. Structures must meet the requirements of the R-1 district.~~

4. *Prohibited uses:*

- a. ~~Any building erected or land used for other than one or more of the preceding specified uses. A mobile home subdivision where the lots are intended to be individually owned with access to a public or private street.~~
- b. ~~No more than one mobile home or modular home shall occupy any approved lot, except as noted in 2.f.~~
- c. ~~Off premises signs.~~
- d. ~~Any use of property that does not meet the required minimum lot size; front, side and rear yard dimensions; and/or lot width; or exceeds the maximum height, building coverage or density per gross acre as required.~~

5. Area requirements:

- a. Minimum size of tract for development: Unless otherwise approved by the city council, based upon a recommendation by the planning and zoning commission, the minimum size of a tract for development into a mobile home ~~subdivision park~~ shall be five acres.
- b. ~~Minimum lot area for lots in subdivision for mobile homes or modular homes:~~
 - (1) ~~Internal: 5,000 square feet~~
 - (2) ~~Corner: 6,000 square feet.~~
- c. ~~Minimum lot frontage on a public or private street for lots in a subdivision for mobile home or modular homes:~~
 - (1) ~~Internal: 50 feet~~
 - (2) ~~Corner: 60 feet~~
- d. Minimum lot depth: 100 feet
- e. ~~Minimum depth of front setback: 15 feet~~
- f. ~~Minimum depth of rear setback: five feet~~
- g. ~~Minimum width of side setback:~~
 - (1) ~~Internal: six feet~~
 - (2) ~~Corner: ten feet~~
- h. ~~Maximum number of residential structures per approved lot or space: one~~
- i. ~~Minimum distance from the public right of way to the entrance to a garage or enclosed carport, unless otherwise approved by the zoning board of adjustments: 18 feet.~~
- j. ~~Maximum building coverage as a percentage of lot area:~~
- k. ~~Maximum height of structures: 25 feet.~~
- l. ~~Minimum number of off-street parking spaces required for:~~
 - (1) ~~Each mobile home or recreational vehicle: two~~
 - (2) ~~All other uses: see off-street parking ordinance.~~
- m. ~~See article XIII, section 1.59 for further clarification, and exceptions and modifications. See contingency protocol policy in the exceptions and modifications provision for possible situational setback adjustment(s).~~
- n. ~~The maximum square footage of site built additions to recreational vehicles shall not exceed 600 square feet.~~

6. Required conditions:

- a. ~~A development designed as a mobile home subdivision or modular home subdivision shall meet all requirements for the City of Mission Subdivision Ordinance. Such subdivision shall have as its major purpose the sale and conveyance of property rights and ownership of individual lots to consumers.~~

- ~~b a.~~ At no time may an existing mobile home park or recreational vehicle park be converted to a mobile home subdivision. ~~without first meeting all the requirements of the City of Mission Subdivision Ordinance and receiving approval by the city council of Mission, Texas.~~
- ~~d.~~ ~~Section 1.56.2 of this chapter shall not apply to mobile homes in this district.~~

SECTION 2. REPEALER All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. SEVERABILITY If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and any remaining provision shall continue in effect notwithstanding the invalidity of such section, subsection, clause, phrase or portion.

SECTION 4. EFFECTIVE DATE This ordinance shall take effect immediately upon its passage and publication as required by law.

PASSED, APPROVED, AND ADOPTED THIS ____ day of _____, 2025, at a regular meeting of the Elective Commission of the City of Mission, Texas at which a quorum was present and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

CITY OF MISSION

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

APPROVED AS TO FORM:

Patricia A. Rigney, City Attorney



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Public hearing and take action to consider a rezoning request from Agricultural Open Interim ("AO-I") to General Business District ("C-3") being a 1.33 acre tract of land, being out of and forming a part or portion of Lot 25-5, West Addition to Sharyland Subdivision, located along the North side of West Griffin Parkway (FM 495) approximately 1,062 feet East of Holland Avenue. Applicant: SecureCare Movelt McAllen, LLC c/o AVAD Capital LLC, Adoption of Ordinance# _____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 2, 2025 - Application for rezoning submitted for processing.
- April 4, 2025 – In accordance with State and local law, notice of the required public hearings was mailed to all the property owners within 200' of the subject tract and notice of hearings was published in the Progress Times.
- April 16, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission (P&Z).
- April 28, 2025 – Public hearing and consideration of the rezoning ordinance by the City Council.

Summary:

- The applicant is requesting to rezone the subject property from Agricultural Open Interim, ("AO-I") to General Business District ("C-3") to allow for an expansion of the existing "Move It Storage" units to the properties the company owns to the West). For the expansion a portion of the property is already zoned "C-3" but the remaining 93 feet in the western edge of their property is not properly zoned.
- The site is located along the North side of West Griffin Parkway approximately 1,062 feet east of Holland Avenue and approximately 1,370 feet west of Conway Avenue.
- The subject property for rezoning measures 621 feet by 93 feet for a total area of 57,753 square feet.
- The surrounding zones consist of: Single Family Residential District ("R-1") to the North and General Business District ("C-3") to the East, South and West.
- Existing Land Uses are: Single family residential to the North, The Mission Executive Center and Move It Storage to the East, Vacant to the West, El Pato restaurant and Vacant to the South. The subject property is vacant.
- The Future Land Use Map shows the subject property as General Commercial since it has frontage to W. Griffin Parkway. The requested rezoning is in line with the future land use map.

STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE:**APPROVED:**

DISAPPROVED:

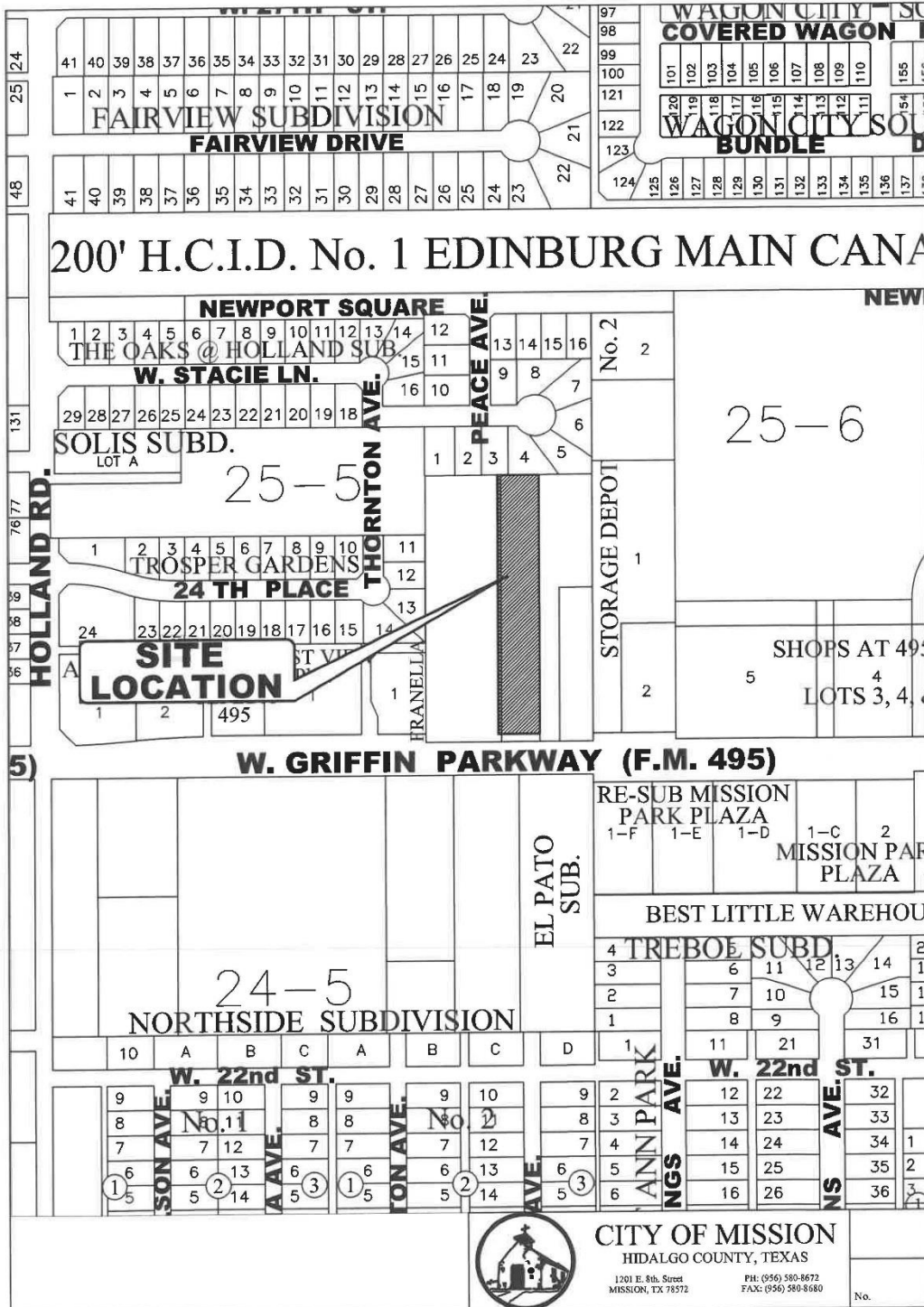
TABLED:

_____ AYES

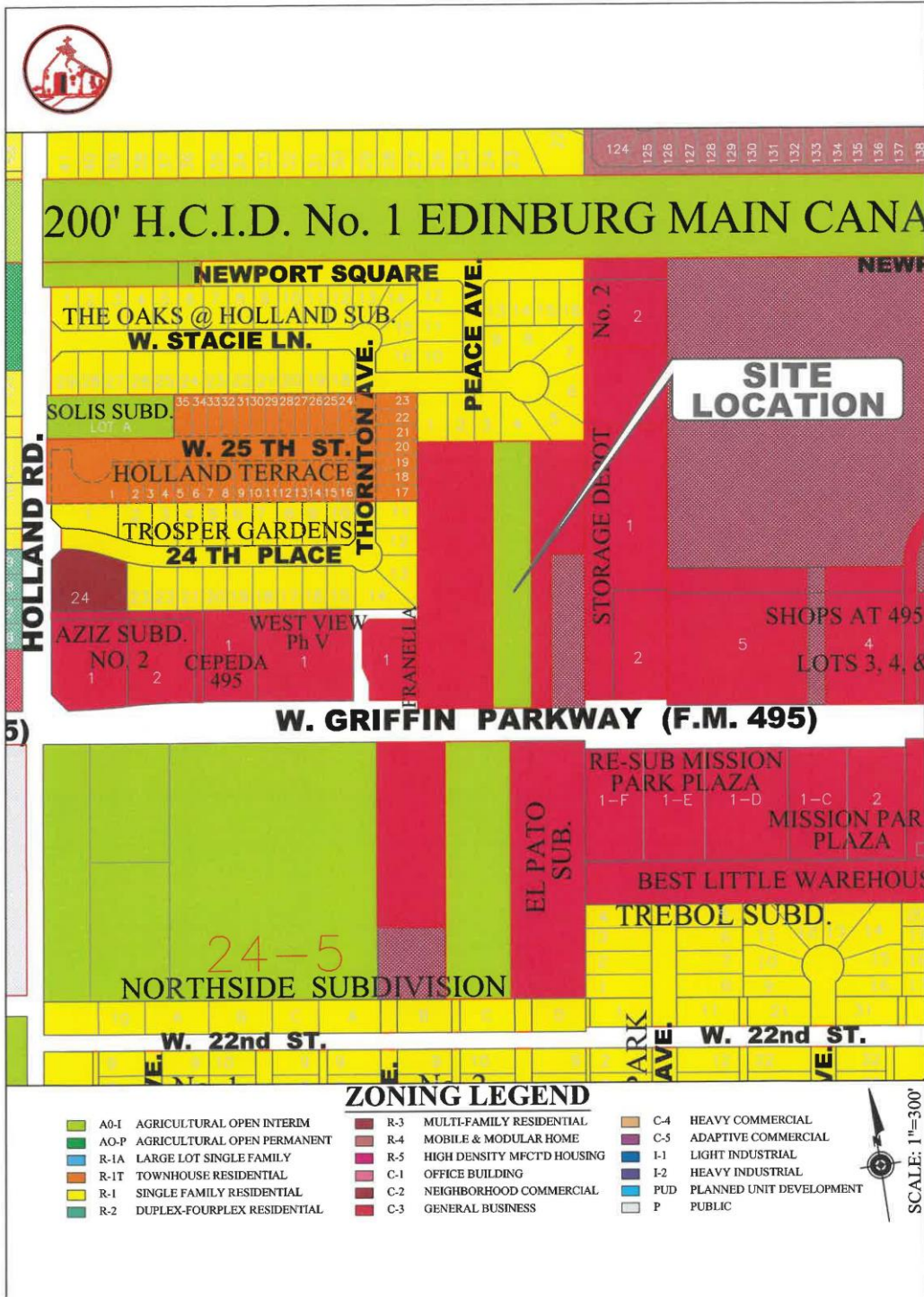
_____ NAYS

_____ DISSENTING _____

Legal Notice Map



Zoning Map



Aerial Photo



Future Land Use Map

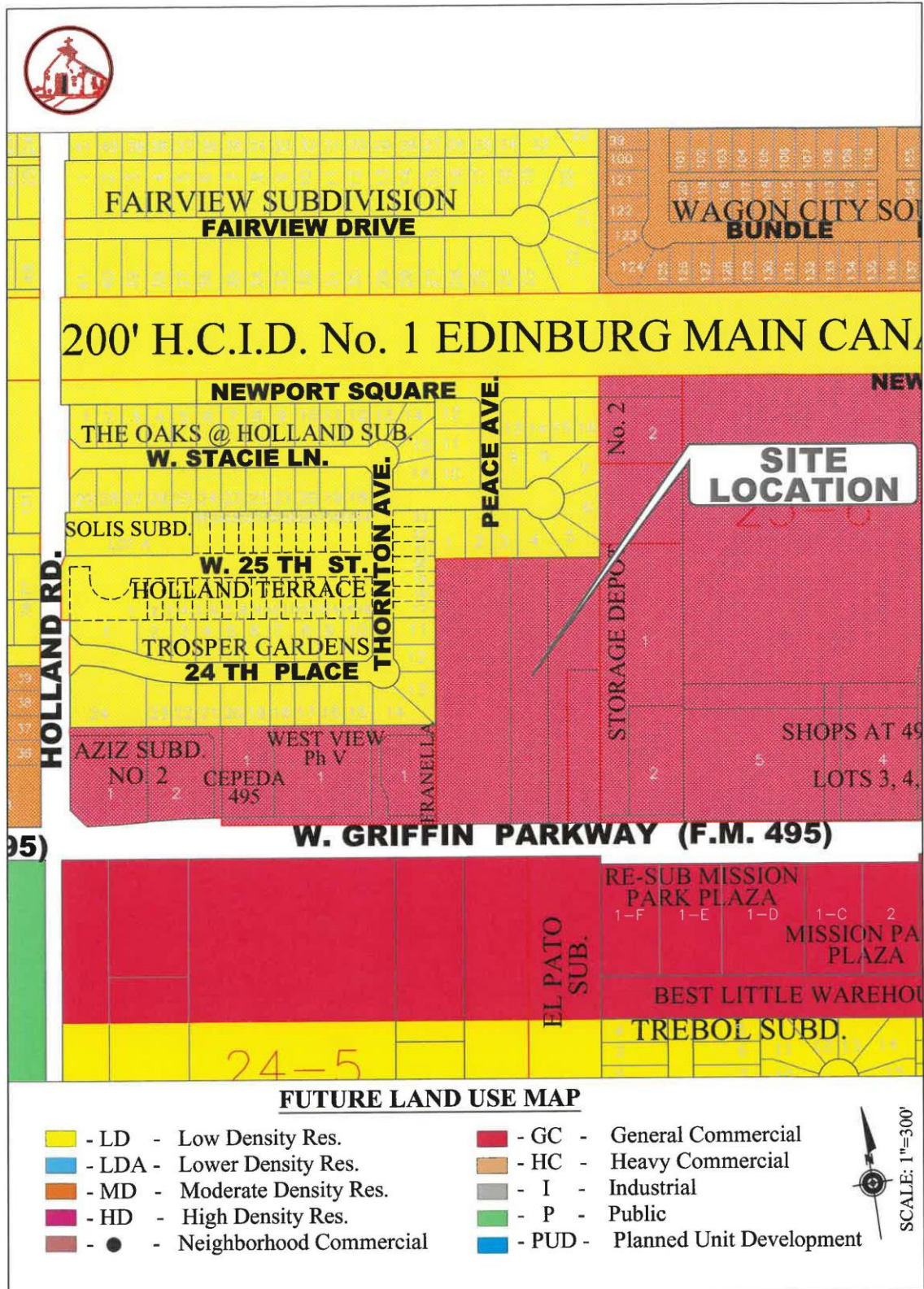
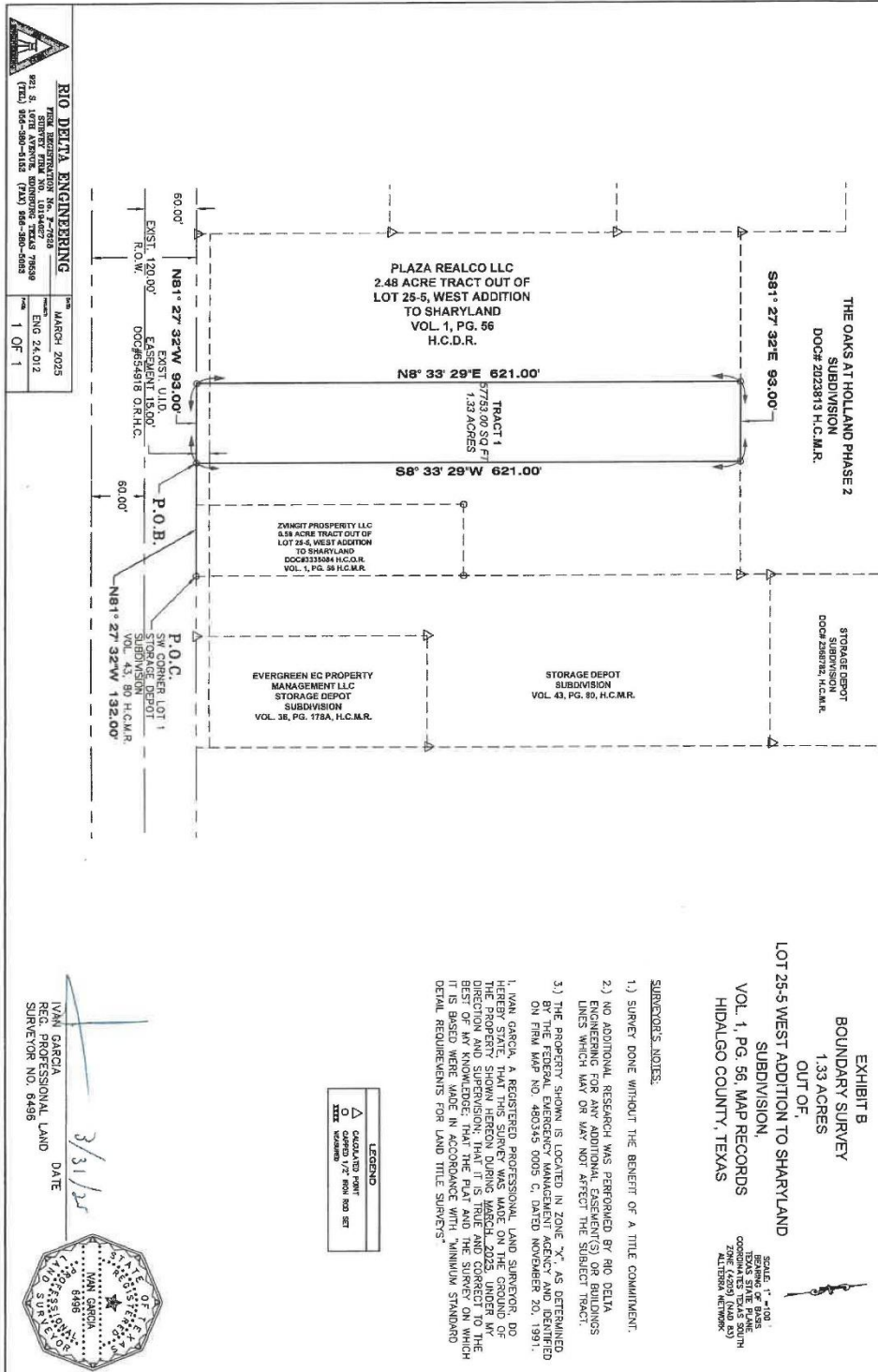


Photo of Property



Property Survey



Mailout List

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
815012	PRINCESS MILI INVESTMENTS LLC	3913 S J ST	MCALLEN	TX	78503-1465
620582	EVERGREEN EC PROPERTY MANAGEMENT LLC	1200 W VETERANS BLVD	PALMVIEW	TX	78572-7091
316984	PLAZA REALCO LLC	101 E CHEROKEE ST	JACKSONVILLE	TX	75766-4807
693046	REYNA MARIA A	2312 THORNTON ST	MISSION	TX	78574-2750
316980	JJAB FAMILY LIMITED PARTNERSHIP	PO BOX 279	MISSION	TX	78573-0005
693047	LOPEZ LUIS LAURO & MARIA INEZ	3200 TRUMAN ST	MISSION	TX	78573-3586
693048	MENDOZA JOSUE ADAM & ROSA MARIA	615 W 24TH PL	MISSION	TX	78574-3707
316901	ELIZONDO JESUS ELOY & THELMA	503 W GRIFFIN PKWY	MISSION	TX	78572-2208
691014	EL PATO PROPERTIES LP	1300 E TAMARACK AVE	MCALLEN	TX	78501-5627
620581	SECURCARE MOVE IT MCALLEN LLC	PO BOX 320099	ALEXANDRIA	VA	22320
693045	GARZA ADAN JR & CLARIBEL GARZA	2314 THORNTON	MISSION	TX	78574-2750
1242748	SECURCARE MOVE IT MCALLEN LLC	PO BOX 320099	ALEXANDRIA	VA	22320
790604	SOLIS PRISCILLA	611 ROSE MARIE ST	MISSION	TX	78574-2813
790605	GONZALEZ RENE & NORMA A TOVAR	609 ROSE MARIE ST	MISSION	TX	78574-2813
790606	RODRIGUEZ DANIEL	607 ROSE MARIE ST	MISSION	TX	78574-2813
790607	VASQUEZ HILDA ALEIDA	605 ROSE MARIE ST	MISSION	TX	78574-2813
790608	GARZA NATHAN D & NICOLE P RESENDEZ	603 ROSE MARIE ST	MISSION	TX	78574-2813
790609	GALAVIZ BALDEMAR JR & YAHAIRA M HERNANDEZ	601 ROSE MARIE ST	MISSION	TX	78574-2813
790610	RAMOS ALBERTO	602 ROSE MARIE AVE	MISSION	TX	78574-0065
790611	RODRIGUEZ JUAN L ZAMORA & CLEMENTE DIAZ MARQUEZ	604 ROSE MARIE AVE	MISSION	TX	78574-0065
790612	SALINAS MARIA DE JESUS	PO BOX 1611	LOS JOYA	TX	78560-1611
790613	GONZALEZ JUAN	416 GARDENIA ST	SULLIVAN CITY	TX	78595-2113
316902	J.S KAWAMOTO LLC	2602 N BRYAN RD	MISSION	TX	78574-3553
20816060	DG MISSION WF LLC	2611 HARRISON ST STE 900	WICHITA FALLS	TX	76308-1361
316985	ZVINGIT PROSPERITY LLC	4315 LABURNAM RD	RICHMOND	TX	77407-1011

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING FOR A 1.33 ACRE TRACT OF LAND, BEING OUT OF AND FORMING A PART OR PORTION OF LOT 25-5, WEST ADDITION TO SHARYLAND SUBDIVISION, LOCATED ALONG THE NORTH SIDE OF WEST GRIFFIN PARKWAY (FM 495) APPROXIMATELY 1,062 FEET EAST OF HOLLAND AVENUE, FROM AO-I (AGRICULTURAL OPEN INTERIM) TO C-3 (GENERAL BUSINESS)

WHEREAS, the City Council of the City of Mission finds that during consideration of the rezoning request of April 16, 2025, 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 5:30 p.m. Monday, April 28, 2025, 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 1.33 acre tract of land, being out of and forming a part or portion of Lot 25-5, West Addition to Sharyland Subdivision	AO-I	C-3

READ, CONSIDERED AND PASSED, this the 28th day of April, 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING FOR A 1.33 ACRE TRACT OF LAND, BEING OUT OF AND FORMING A PART OR PORTION OF LOT 25-5, WEST ADDITION TO SHARYLAND SUBDIVISION, LOCATED ALONG THE NORTH SIDE OF WEST GRIFFIN PARKWAY (FM 495) APPROXIMATELY 1,062 FEET EAST OF HOLLAND AVENUE, FROM AO-I (AGRICULTURAL OPEN INTERIM) TO C-3 (GENERAL BUSINESS)

WHEREAS, the City Council of the City of Mission finds that during consideration of the rezoning request of April 16, 2025, 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 5:30 p.m. Monday, April 28, 2025, 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 1.33 acre tract of land, being out of and forming a part or portion of Lot 25-5, West Addition to Sharyland Subdivision	AO-I	C-3

READ, CONSIDERED AND PASSED, this the 28th day of April, 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Public hearing and take action to consider a rezoning request from Agricultural Open Interim ("AO-I") to Large Lot Single-family Residential District ("R-1A") for a tract of land containing 10.06 acres of land, being a part or portion of Lot 26-11, West Addition to Sharyland Subdivision, located along the East side of North Bryan Road approximately 1,280 feet North of East Griffin Parkway. Applicant: J.S. Kawamoto, LLC, and Adoption of Ordinance# _____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- November 26, 2024 – First Application for rezoning was submitted to the City
- December 6, 2024 – in accordance with State and local law, notice of the required public hearing was published in the Progress Times.
- December 6, 2024 - in accordance with State and local law, notice of required public hearings mailed to all property owners within 200' of subject tract.
- December 18, 2024 - Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission (P&Z).
- January 10, 2025 – an email was received from Mr. Javier Hinojosa, P.E. requesting to take no action on the January 13, 2025 City Council Meeting.
- January 30, 2025 an email was received from Mr. Javier Hinojosa, P.E. to continue with the rezoning process.
- January 31, 2025 Second application for rezoning was submitted to the City.
- February 7, 2025 – in accordance with State and local law, notice of the required public hearing was published in the Progress Times.
- February 7, 2025 – in accordance with State and local law, notice of required public hearings mailed to all property owners within 200' of subject tract.
- February 19, 2025 Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission (P&Z)
- February 19, 2025 an email was received from Mr. Javier Hinojosa, P.E. requesting to take no action on the February 19, 2025 P&Z Meeting. Mr. Hinojosa requested to be seen on the following meeting and proceed with a PUD.
- February 21, 2025 in accordance with State and local law, notice of the required public hearing was published in the Progress Times.
- February 21, 2025 in accordance with State and local law, notice of required public hearings mailed out to all property owners within 200' of subject tract.
- March 5, 2025 the meeting was canceled due to unforeseen circumstances. The applicant was advised that the rezoning was going to be considered on March 19, 2025.

- March 19, 2025 – No action was taken. The board will consider an ordinance to amend the lot sizes.
- April 4, 2025 – In accordance with State and local law, notice of the required public hearings was mailed to all property owners within 200' of the subject tract and notice of hearings was published in the Progress Times.
- April 16, 2025 - Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission (P&Z)
- April 28, 2025 – Public hearing and consideration of the rezoning ordinance by the City Council.

Summary:

- The applicant is requesting to rezone the subject property from Agricultural Open Interim, ("AO-I") to Large Lot Single-family Residential District to allow for a new single-family development named The Orchards at James subdivision to be built on the property
- The site is located approximately 1280' North of E. Griffin Parkway along the East side of N. Bryan Road.
- The surrounding zones consist of: Large Lot Single-family District ("R-1A") to the North and East, and Agricultural Open Interim District ("AO-I") to the south and West
- Existing Land Uses are: Single family residential to the North and East, Vacant and a single family home to the South and Vacant to the West. The site is Vacant
- The developer is proposing a 34-lot subdivision with an onsite drainage detention area south of the entrance from Bryan Road. The proposed Las Brisas Drive, a public street, will connect to Las Brisas Drive in the Sunterra Estates subdivision.
- The future land use map shows this property as Lower Density Residential. The requested rezoning is in line with the future land use map. In addition, the proposed subdivision is in line with the new standards for low-density residential development

STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *MRP*

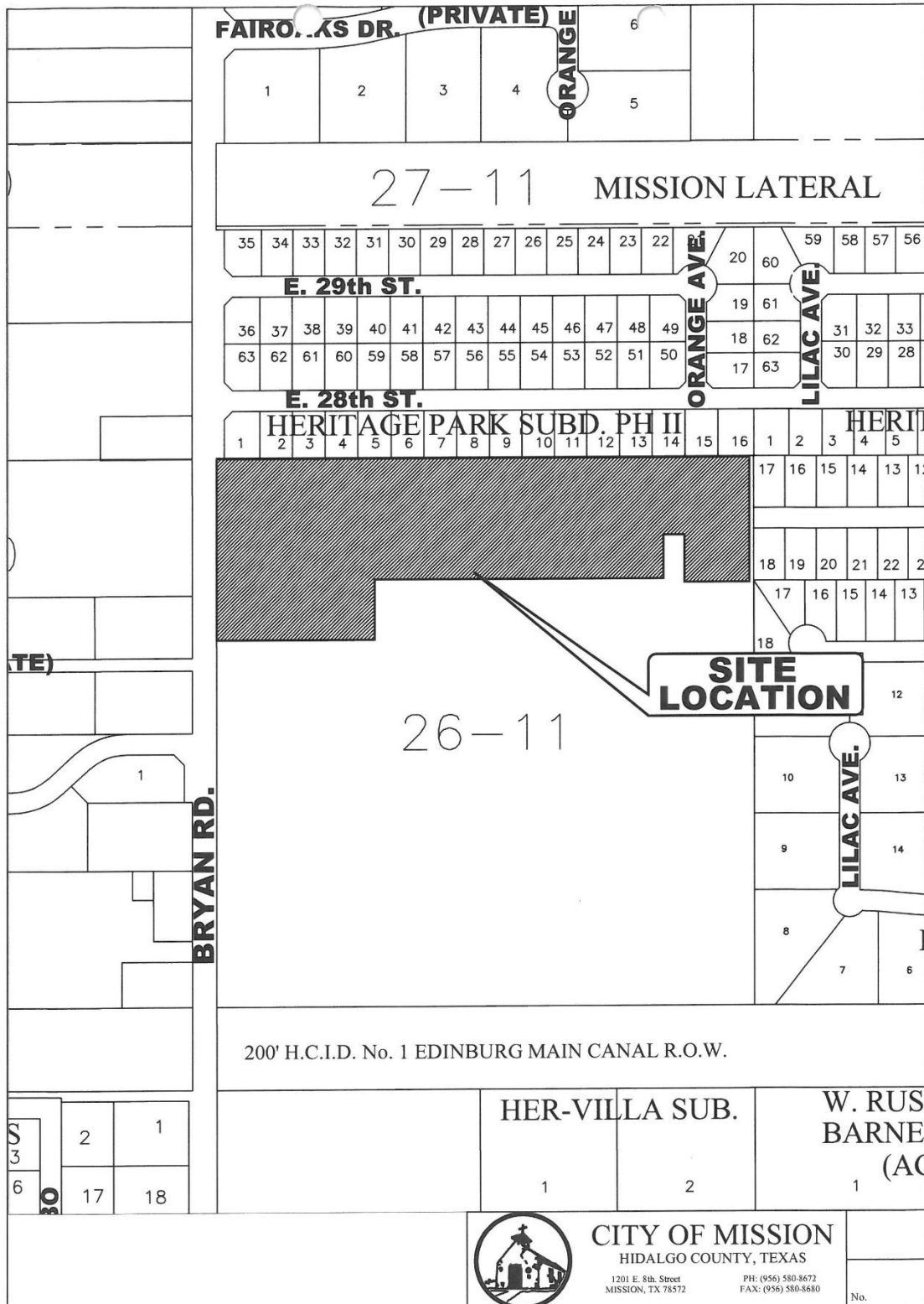
RECORD OF VOTE:	APPROVED:	_____
	DISAPPROVED:	_____
	TABLED:	_____

_____ AYES

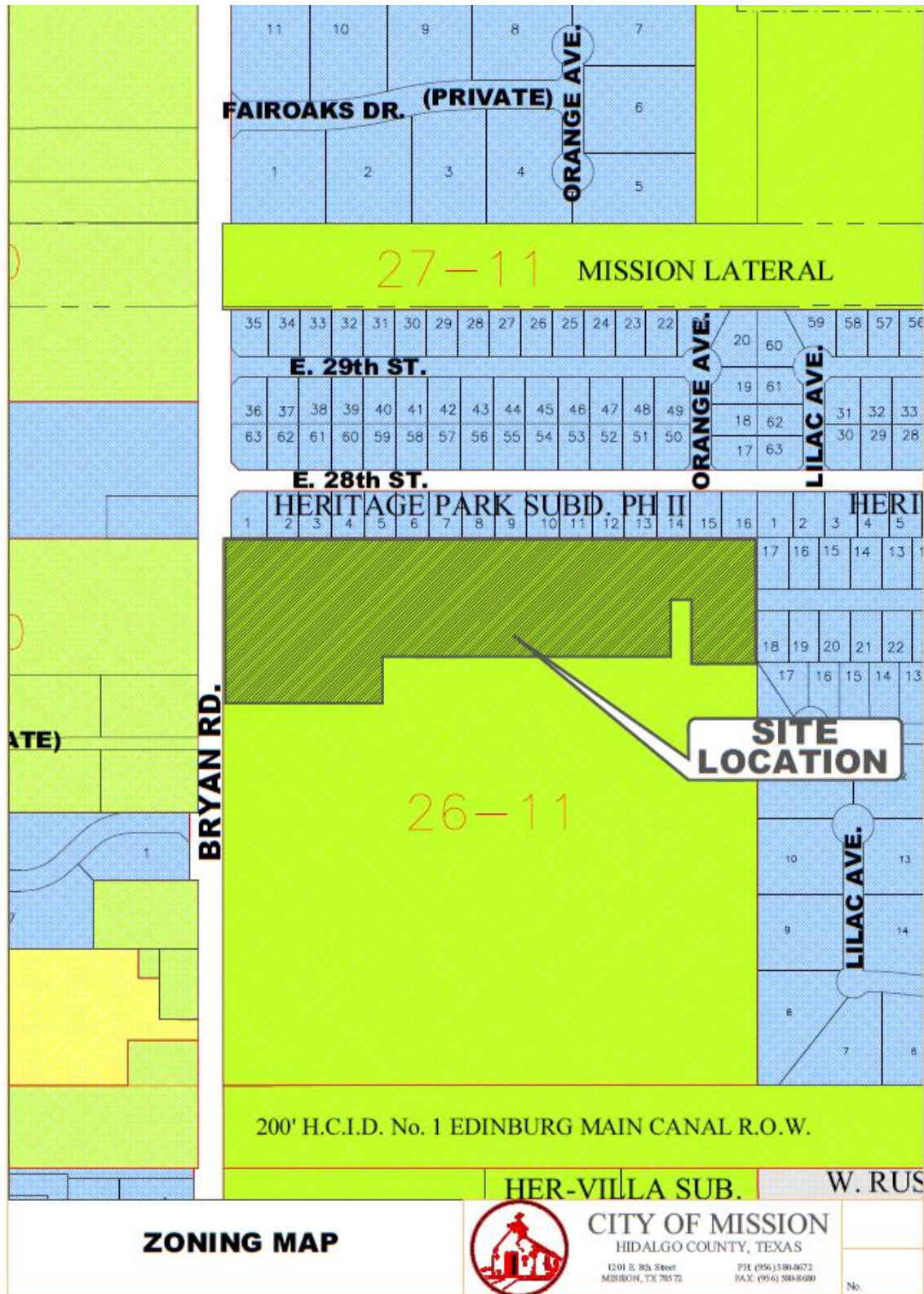
_____ NAYS

_____ DISSENTING _____

Attachment I – Legal Notice Map



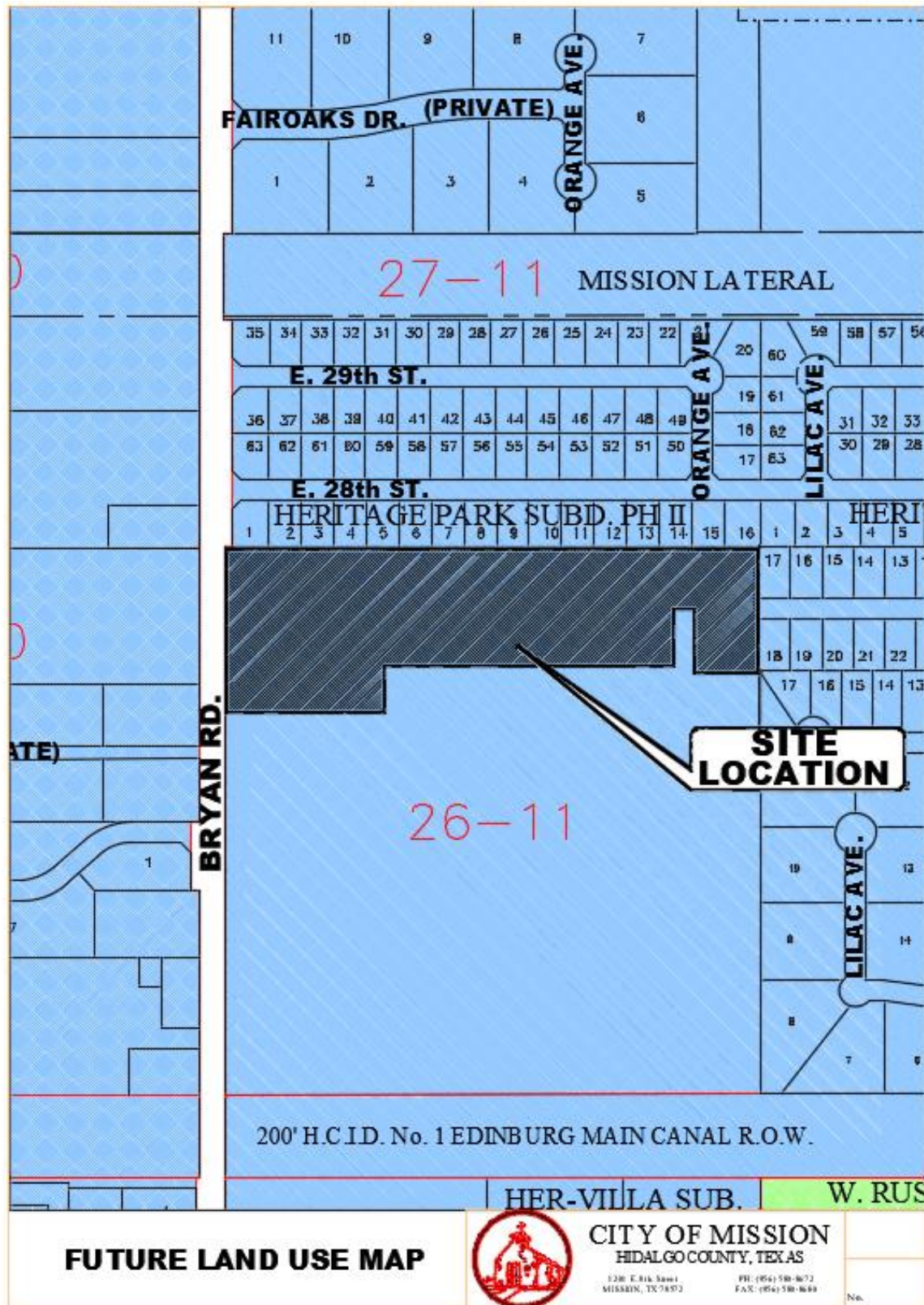
Attachment II – Zoning Map



Attachment III – Aerial Photo



Attachment IV – Future Land Use Map



FUTURE LAND USE MAP



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1200 E. 8th Street
MISSION, TX 78572

PH: (954) 580-8672
FAX: (954) 580-8688

No.

Photo of the Property



MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
665466	PEREZ ISMAEL M & ALICIA CISNEROS G	2801 LILAC AVE	MISSION TX	TX	78574-3730
665405	CORTEZ FEDERICO RAMON JR	PO BOX 5673	MCALLEN TX	TX	78502-5673
665403	GONZALEZ JAVIER	1400 E 28TH ST	MISSION TX	TX	78574-2105
598854	CHIAMPOU MARK WILLAIM & JENNIFER GEISER	2509 LILAC AVE	MISSION TX	TX	78574-1976
665406	LONE STAR FAST FUNDING LLC	1404 E 28TH ST	MISSION TX	TX	78574
710386	VILLARREAL JUAN & ISMENA GARZA	1307 E 28TH ST	MISSION TX	TX	78574-2780
710384	RODRIGUEZ FRANCO	1309 E 28TH ST	MISSION TX	TX	78574-2780
710382	MONTENEGRO REMI LEON M & TANIA MORALES	1311 EAST 28TH ST	MISSION TX	TX	78574-2780
710328	VUONG MINH & MONG CAM HUYNH	1308 E 28TH ST	MISSION TX	TX	78574-2800
710327	GARZA DAVID JR & MARIA D ANZALDUA	1306 E 28TH ST	MISSION TX	TX	78574-2800
710326	RAMSA EQUIPMENT LLC	4613 N GLASSCOCK RD	PALMHURST TX	TX	78573-7116
710404	PEREZ JUAN F	1205 E 28TH ST	MISSION TX	TX	78574-2739
710402	CHAPA DAVID & ANGELA GRACE	1207 E 28TH ST	MISSION TX	TX	78574-2739
710400	LOZANO BIANCA L & WILLIAM I QUINTERO	1209 E 28TH ST	MISSION TX	TX	78574-2739
710398	SKRETTA ADAM MICHAEL & MARLA LIZETTE	1211 E 28TH ST	MISSION TX	TX	78574-2739
710331	EBEN EMMANUEL E	1314 E 28TH ST	MISSION TX	TX	78574-2800
710329	RUIZ MARIO A TREVINO	1310 E 28TH ST	MISSION TX	TX	78574
710325	BURNS MAIRA	1302 E 28TH ST	MISSION TX	TX	78574-2800
710323	DOVE HAROLD RUSSELL & MARIBEL O	1214 E 28TH ST	MISSION TX	TX	78574-2828
709035	RAMIREZ VICTOR A	1200 E 28TH ST	MISSION TX	TX	78574-2828
710406	MORALES GUSTAVO A & ANA I SALINAS	1203 E 28TH ST	MISSION TX	TX	78574-2739
710396	MENZIES BRITTNEY MACY ANITA & JESSICA BIANCA	1213 E 28TH ST	MISSION TX	TX	78574
710392	NAVA CHRISTIAN JUDITH & JUAN ORLANDO	1301 E 28TH ST	MISSION TX	TX	78574-2780
710388	RIVERA RENE E & MAGDA E	1305 E 28TH ST	MISSION TX	TX	78574-2780
710332	MONTMAYOR HECTOR C SR & KARLA LIZETH MERLA	2800 ORANGE AVE	MISSION TX	TX	78574-2776
710330	BELEN ANGEL R RAMOS	1312 E 28TH ST	MISSION TX	TX	78574-2800
710324	VACA JESUS SANTOS	1300 E 28TH ST	MISSION TX	TX	78574
710322	HERNANDEZ BELINDA	1212 E 28TH ST	MISSION TX	TX	78574
710408	PEREZ GRISELDA M & TOMAS PEREZ GARCIA JR	1201 E 28TH ST	MISSION TX	TX	78574-2739
710394	ROQUE LEIDY HERNANDEZ & ANDRES	1215 E 28TH ST	MISSION TX	TX	78574-2739
710390	QUATTRO GAMEZ CONSTRUCTION LLC	817 N WARE RD STE 6	MCALLEN TX	TX	78501-6643
710321	PASHANAMAEI KEEYAN & DEVON MONTGOMERY	1210 E 28TH ST	MISSION TX	TX	78574-2828
710320	CARRIZALES RENE & ELIZABETH C	1208 E 28TH ST	MISSION TX	TX	78574-2828
710319	MORENO LEOBARDO JAVIER ESCANDON & ANA PEREZ REYES	1206 E 26TH ST	MISSION TX	TX	78574

710318 CANTU ESNEL & MELISSA T	1204 E 28TH ST	MISSION TX	78574-2828
709978 KLIPPEL ERIC J & ANNALEE SANCHEZ	3405 DAFFODIL AVE	MCALLEN TX	78501-5807
709982 GARIBAY GABRIELA P & JORGE A RIOS	1406 LAS BRISAS DR	MISSION TX	78574-2784
709977 ALVAREZ SUE ELLEN	25910 ECHO MTN	SAN ANTO TX	78260-6297
709980 VARGAS OLAAK ADONEY & LAURA MARI	1402 LAS BRISAS DR	MISSION TX	78574-2784
709981 LOPEZ CHARLES E	1404 LAS BRISAS DR	MISSION TX	78574-2784
709979 IZAGUIRRE DULCE KARINA	1401 LAS BRISAS DR	MISSION TX	78574-2782
317074 ALI ANIBAL & LETICIA	2613 N BRYAN RD	MISSION TX	78574-2516
317069 J.S KAWAMOTO LLC	2602 N BRYAN RD	MISSION TX	78574-3553
317071 SALDANA ALFREDO & CONCUELO G	1124 TEOFILO DR	MISSION TX	78574-3594
317081 J.S KAWAMOTO LLC	2602 N BRYAN RD	MISSION TX	78574-3553
317134 PENNA JAIME J & CATHERINE	6399 MORNING STAR DR APT 216	THE COLON TX	75056-7325
317076 RUIZ MARIO A TREVINO	1402 E 28TH ST	MISSION TX	78574-2105
1371361 PAZ ARMANDO MARIANO ALVARADO	1401 E SOLAR DR	MISSION TX	78574
1371360 SARINANA ROBERT & KELLY ELIZABETH	1403 E SOLAR DR	MISSION TX	78574-0566
1371359 OSORIO RAYMUNDO JR	1405 E SOLAR DR	MISSION TX	78574-0566
1371358 SALINAS LEONEL JR & ROXANA	1407 E SOLAR DR	MISSION TX	78574

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A REZONING FOR A TRACT OF LAND CONTAINING, 10.06 ACRES OF LAND,
BEING PART OR PORTION OF LOT 26-11, WEST ADDITION TO SHARYLAND
SUBDIVISION, LOCATED APPROXIMATELY 1280' NORTH OF E. GRIFFIN PARKWAY
ALONG THE EAST SIDE OF NORTH BRAYN ROAD, FROM 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 April 16, 2025, 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 5:30 p.m. Monday, April 28, 2025, 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 10.06 acres of land, being part or portion of Lot 26-11, West Addition to Sharyland Subdivision, located approximately 1,280' North of E. Griffin Parkway along the East side of North Bryan Road	AO-I	R-1A

READ, CONSIDERED AND PASSED, this the 28th day of April, 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING FOR A TRACT OF LAND CONTAINING, 10.06 ACRES OF LAND, BEING PART OR PORTION OF LOT 26-11, WEST ADDITION TO SHARYLAND SUBDIVISION, LOCATED APPROXIMATELY 1280' NORTH OF E. GRIFFIN PARKWAY ALONG THE EAST SIDE OF NORTH BRAYN ROAD, FROM 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 April 16, 2025, 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 5:30 p.m. Monday, April 28, 2025, 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 10.06 acres of land, being part or portion of Lot 26-11, West Addition to Sharyland Subdivision, located approximately 1,280' North of E. Griffin Parkway along the East side of North Bryan Road	AO-I	R-1A

READ, CONSIDERED AND PASSED, this the 28th day of April, 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Public hearing and take action to consider a rezoning request from Agricultural Open Interim ("AO-I") to Large Lot Single-family Residential District ("R-1A") for a tract of land containing 9.99 acres of land, being a part or portion of Lot 26-10, West Addition to Sharyland Subdivision, located along the West side of North Bryan Road approximately 1,280 feet North of East Griffin Parkway. Applicant: J.S. Kawamoto, LLC, and Adoption of Ordinance#_____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- November 26, 2024 – First Application for rezoning was submitted to the City
- December 6, 2024 – in accordance with State and local law, notice of the required public hearing was published in the Progress Times.
- December 6, 2024 - in accordance with State and local law, notice of required public hearings mailed to all property owners within 200' of subject tract.
- December 18, 2024 - Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission (P&Z).
- January 10, 2025 – an email was received from Mr. Javier Hinojosa, P.E. requesting to take no action on the January 13, 2025 City Council Meeting.
- January 30, 2025 an email was received from Mr. Javier Hinojosa, P.E. to continue with the rezoning process.
- January 31, 2025 Second application for rezoning was submitted to the City.
- February 7, 2025 – in accordance with State and local law, notice of the required public hearing was published in the Progress Times.
- February 7, 2025 – in accordance with State and local law, notice of required public hearings mailed to all property owners within 200' of subject tract.
- February 19, 2025 Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission (P&Z)
- February 19, 2025 an email was received from Mr. Javier Hinojosa, P.E. requesting to take no action on the February 19, 2025 P&Z Meeting. Mr. Hinojosa requested to be seen on the following meeting and proceed with a PUD.
- February 21, 2025 in accordance with State and local law, notice of the required public hearing was published in the Progress Times.
- February 21, 2025 in accordance with State and local law, notice of required public hearings mailed out to all property owners within 200' of subject tract.
- March 5, 2025 the meeting was canceled due to unforeseen circumstances. The applicant was advised that the rezoning was going to be considered on March 19, 2025.

- March 19, 2025 – No action was taken. The board will consider an ordinance to amend the lot sizes.
- April 4, 2025 – In accordance with State and local law, notice of the required public hearings was mailed to all the property owners within 200' of the subject tract and notice of hearings was published in the Progress Times.
- April 16, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission (P&Z).
- April 28, 2025 – Public hearing and consideration of the rezoning ordinance by the City Council.

Summary:

- The applicant is requesting to rezone the subject property from Agricultural Open Interim, ("AO-I") to Large Lot Single-family Residential District ("R-1A") to allow for a new single-family development named ShiZue Gardens at James subdivision to be built on the property
- The site is located approximately 1280' North of E. Griffin Parkway along the West side of N. Bryan Road.
- The surrounding zones consist of: Large Lot Single Family District ("R-1A") to the North and West and Agricultural Open Interim District ("AO-I") to the East and South
- Existing Land Uses are: Single family residential to the North, South and West, Vacant to the East, and the site is Vacant
- The developer is proposing a 35-lot subdivision with an onsite drainage detention area at the entrance from Bryan Road. The proposed Las Brisas Drive, a public street, will connect to East Solar Drive in the Highland Park subdivision.
- The future land use map shows this property as Lower Density Residential. The requested rezoning is in line with the future land use map. In addition, the proposed subdivision is in line with the new standards for low-density residential development

STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

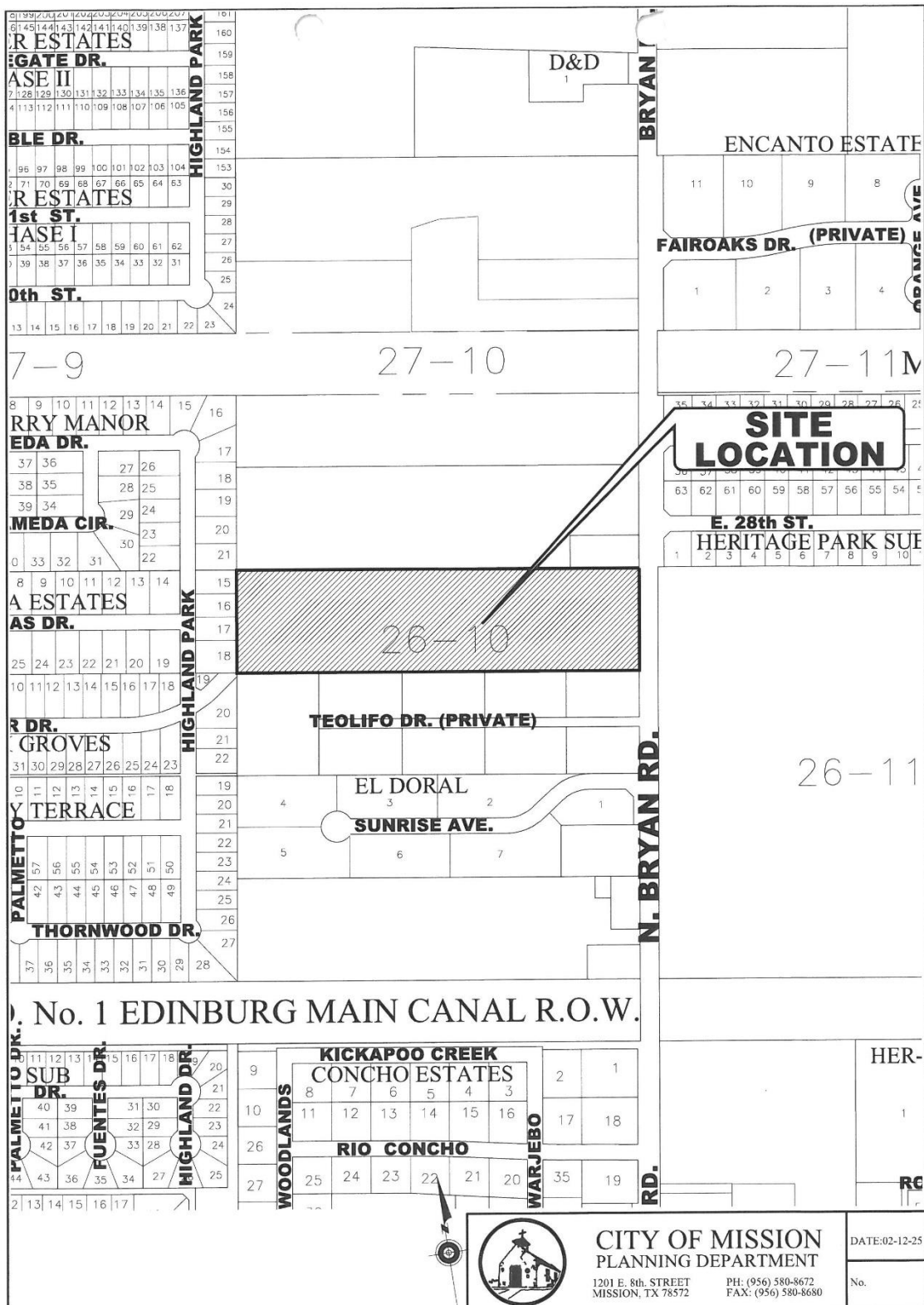
TABLED: _____

_____ AYES

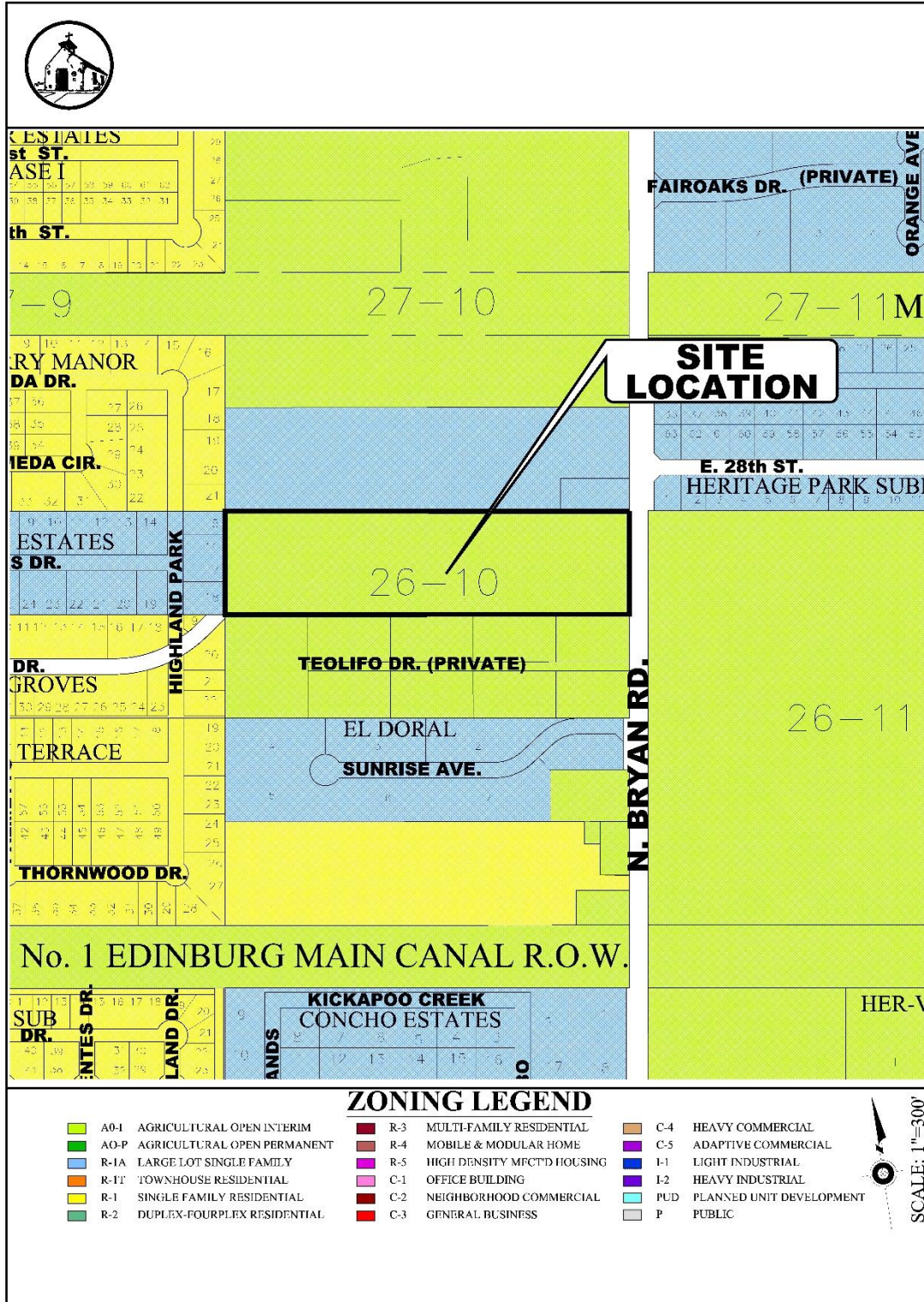
_____ NAYS

_____ DISSENTING _____

Attachment I – Legal Notice Map



Attachment II – Zoning Map



Attachment III – Aerial Photo



Attachment IV – Future Land Use Map

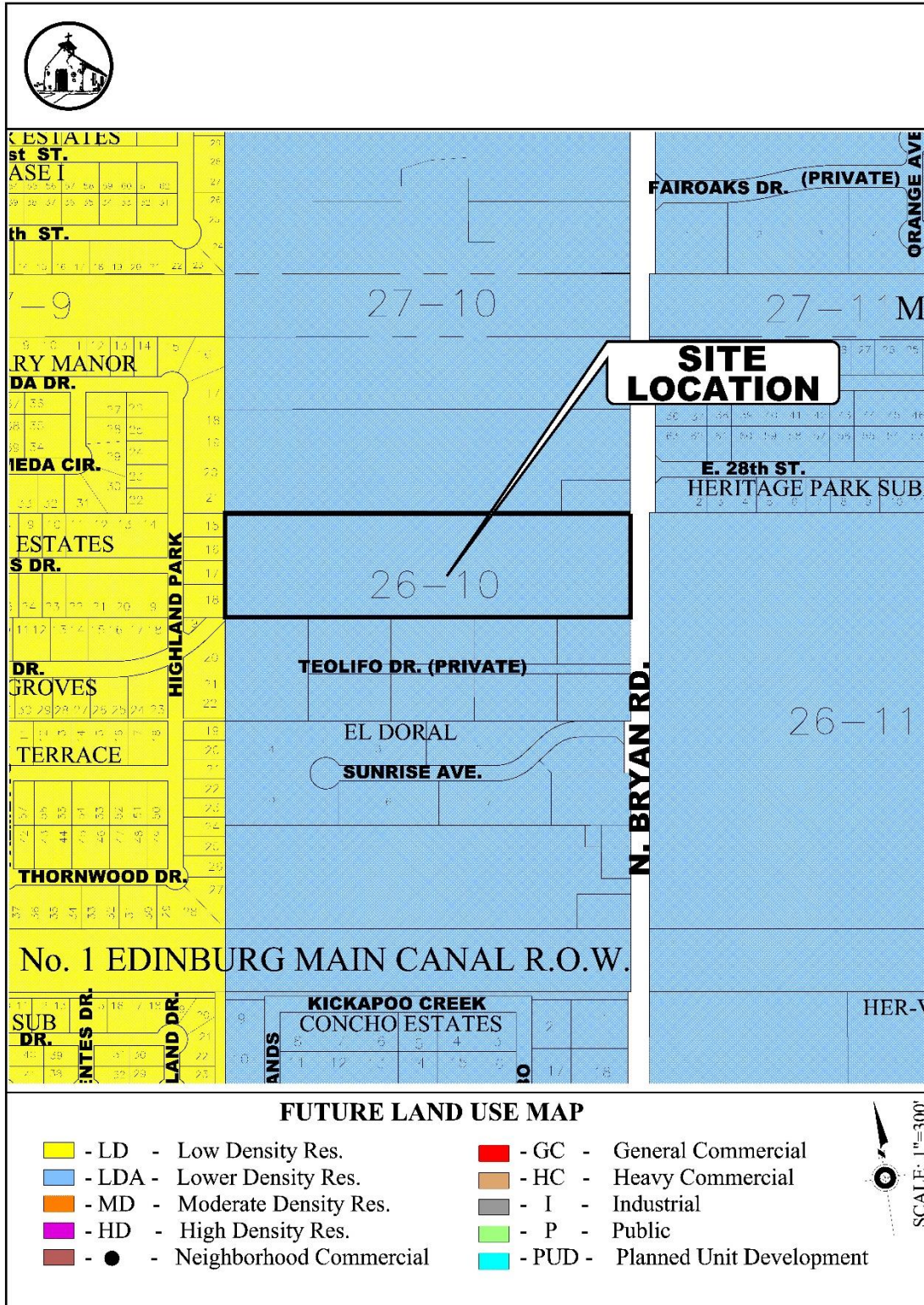


Photo of the Property



Mailout List

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
548258	SAENZ BRIAN A	2801 HIGHLAND PARK AVE	MISSION	TX	78574
646881	BARRAZA JOSE I & MARIA I CANTU	1006 LAS BRISAS DR	MISSION	TX	78574-0499
646876	DAVILA SERGIO & OLIVIA	1007 LAS BRISAS	MISSION	TX	78574
548257	BELTRAN ABEL & ELIDA	2800 HIGHLAND PARK AVE	MISSION	TX	78574-1875
548255	RAMIREZ MARGARITA	2804 HIGHLAND PARK AVE	MISSION	TX	78574-1875
646877	LUNA JOE	2706 HIGHLAND PARK AVE	MISSION	TX	78574-1700
646879	ALVAREZ DEBRA L	2702 HIGHLAND PARK AVE	MISSION	TX	78574-1700
548256	GASCON LYNN	2802 HIGHLAND PARK AVE	MISSION	TX	78574-1875
646878	VILLARREAL LAURA & EDUARDO VELA	2704 HIGHLAND PARK AVE	MISSION	TX	78574-1700
686816	COLLAZO HECTOR	1007 E SOLAR DR	MISSION	TX	78574-0485
686818	LOPEZ AZAEL A & LIZEHT D	2610 HIGHLAND PARK AVE	MISSION	TX	78574-1733
686819	GARCIA BENITO & ESMERALDA	2608 HIGHLAND PARK AVE	MISSION	TX	78574-1733
686817	TORRES ARTHUR V	3606 S K LN	MCALLEN	TX	78503-5710
646880	FLORES ROSBEL & MAGALY	2700 HIGHLAND PARK AVE	MISSION	TX	78574-1700
709035	RAMIREZ VICTOR A	1200 E 28TH ST	MISSION	TX	78574-2828
710408	PEREZ GRISELDA M & TOMAS PEREZ GARCIA JR	1201 E 28TH ST	MISSION	TX	78574-2739
317073	GUZMAN MARGARITO & MELVA	1113 TEOFILO DR	MISSION	TX	78574-3594
317078	PUENTE BARBARA WANDA G	4712 W IVY AVE	MCALLEN	TX	78501-3770
516707	GUZMAN HORTENCIA	1119 TEOFILO DR	MISSION	TX	78574-3594
317074	ALI ANIBAL & LETICIA	2613 N BRYAN RD	MISSION	TX	78574-2516
317069	J.S KAWAMOTO LLC	2602 N BRYAN RD	MISSION	TX	78574-3553
317071	SALDANA ALFREDO & CONCUELO G	1124 TEOFILO DR	MISSION	TX	78574-3594
317081	J.S KAWAMOTO LLC	2602 N BRYAN RD	MISSION	TX	78574-3553
317079	GUZMAN VICTORIA	1118 TEOFILO DR	MISSION	TX	78574-3594
317134	PENA JAIME J & CATHERINE	6399 MORNING STAR DR APT 216	THE COLONY	TX	75056-7325
317076	RUIZ MARIO A TREVINO	1402 E 28TH ST	MISSION	TX	78574-2105
1351821	GUZMAN ANGEL ANTONIO	1107 TEOFILO DR	MISSION	TX	78574-3594
317072	R & B GENERAL CONSTRUCTION CO INC	805 N WARE RD	MCALLEN	TX	78501-6614
317077	GUZMAN JUAN	1107 TEOFILO DR	MISSION	TX	78574-3594

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING FOR A TRACT OF LAND CONTAINING 9.99 ACRES OF LAND, BEING PART OR PORTION OF LOT 26-10, WEST ADDITION TO SHARYLAND SUBDIVISION, LOCATED APPROXIMATELY 1280' NORTH OF E. GRIFFIN PARKWAY ALONG THE WEST SIDE OF N. BRYAN ROAD, FROM AO-I (AGRICULTURAL OPEN INTERIM) TO R-1A (LARGE LOT SINGLE FAMILY RESIDENTIAL)

WHEREAS, the City Council of the City of Mission finds that during consideration of the rezoning request of April 16, 2025, 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 5:30 p.m. Monday, April 28, 2025, 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 9.99 acres of land, being part or portion of Lot 26-10, West Addition to Sharyland Subdivision, located along approximately 2,260' North of E. Griffin Parkway along the West side of N. Bryan Road	AO-I	R-1A

READ, CONSIDERED AND PASSED, this the 28th day of April, 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A REZONING FOR A TRACT OF LAND CONTAINING 9.99 ACRES OF LAND, BEING PART OR PORTION OF LOT 26-10, WEST ADDITION TO SHARYLAND SUBDIVISION, LOCATED APPROXIMATELY 1280' NORTH OF E. GRIFFIN PARKWAY ALONG THE WEST SIDE OF N. BRYAN ROAD, FROM AO-I (AGRICULTURAL OPEN INTERIM) TO R-1A (LARGE LOT SINGLE FAMILY RESIDENTIAL)

WHEREAS, the City Council of the City of Mission finds that during consideration of the rezoning request of April 16, 2025, 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 5:30 p.m. Monday, April 28, 2025, 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 9.99 acres of land, being part or portion of Lot 26-10, West Addition to Sharyland Subdivision, located along approximately 2,260' North of E. Griffin Parkway along the West side of N. Bryan Road	AO-I	R-1A

READ, CONSIDERED AND PASSED, this the 28th day of April, 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary



CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conditional Use Permit to place a Mobile Food Unit - Pepe Noches, being Lot C, Girasol Estates Subdivision in a (C-3) General Business District, located at 1726 W. Griffin Parkway, C-3, Joaquin Diaz, Adoption of Ordinance # ____ – Cervantes

NATURE OF REQUEST:

Project Timeline:

- March 31, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- April 3, 2025 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract and notice of public hearings was published in the Progress Times.
- April 16, 2025 – Public hearing and consideration of requested Conditional Use Permit by the Planning and Zoning Commission (P&Z). The P&Z Board recommended approval of the Conditional Use Permit request. There was considerable opposition during the P&Z Meeting. The concerns voiced were in regards to increased traffic in the abutting neighborhood.
- April 28, 2025 – Public hearing and consideration of requested Conditional Use Permit by the City Council (CC).

Summary:

- The site is located at the Northeast corner of W. Griffin Parkway and Salinas Drive.
- Per Code of Ordinance, a mobile food unit requires the approval of a Conditional Use Permit by the City Council.
- The applicant is requesting a conditional use permit to place an 8'x22' mobile food unit underneath the carport to sell Mexican food. His menu will include tacos, enchiladas, papas asadas, menudo among other items.
- The proposed hours of operation are as follows: Monday – Thursday from 5:00 pm to 12:00 am, and Friday & Saturday from 5:00 pm to 1:00 am
- Staff: 3 employees
- Parking: The applicant is proposing to have 2 tables with 6 chairs each for a total of 12 seating spaces. He will be required to have 4 parking spaces (1 parking space for every 3 seats =4). There is a total of 12 parking spaces available for this location to be shared with the existing carwash.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (16) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

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

- 1 year re-evaluation to assess this new operation.
- Must comply with all City Codes (Building, Fire, Health, and Sign, etc.)

- Install landscaping with drip irrigation system prior to obtaining the business license.
- Restrooms must be accessible to employees and patrons at all times.
- Acquisition of a business license prior to occupancy.
- CUP not transferable to others.
- Hours of operation are Monday - Thursday from 5:00 pm to 12:00 am, and Friday & Saturday from 5:00 pm to 1:00 am

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *MRP*

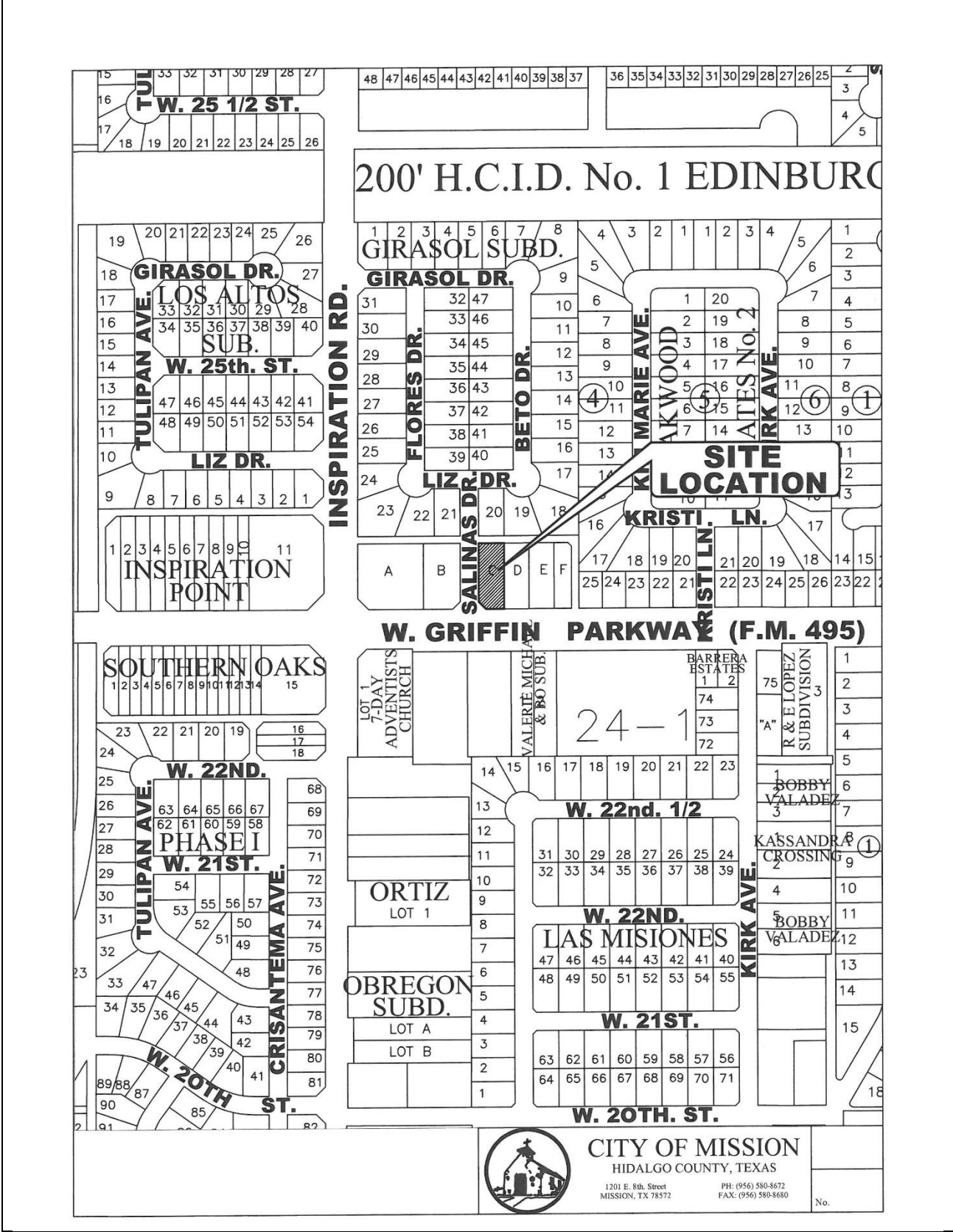
RECORD OF VOTE:	APPROVED:	_____
	DISAPPROVED:	_____
	TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____

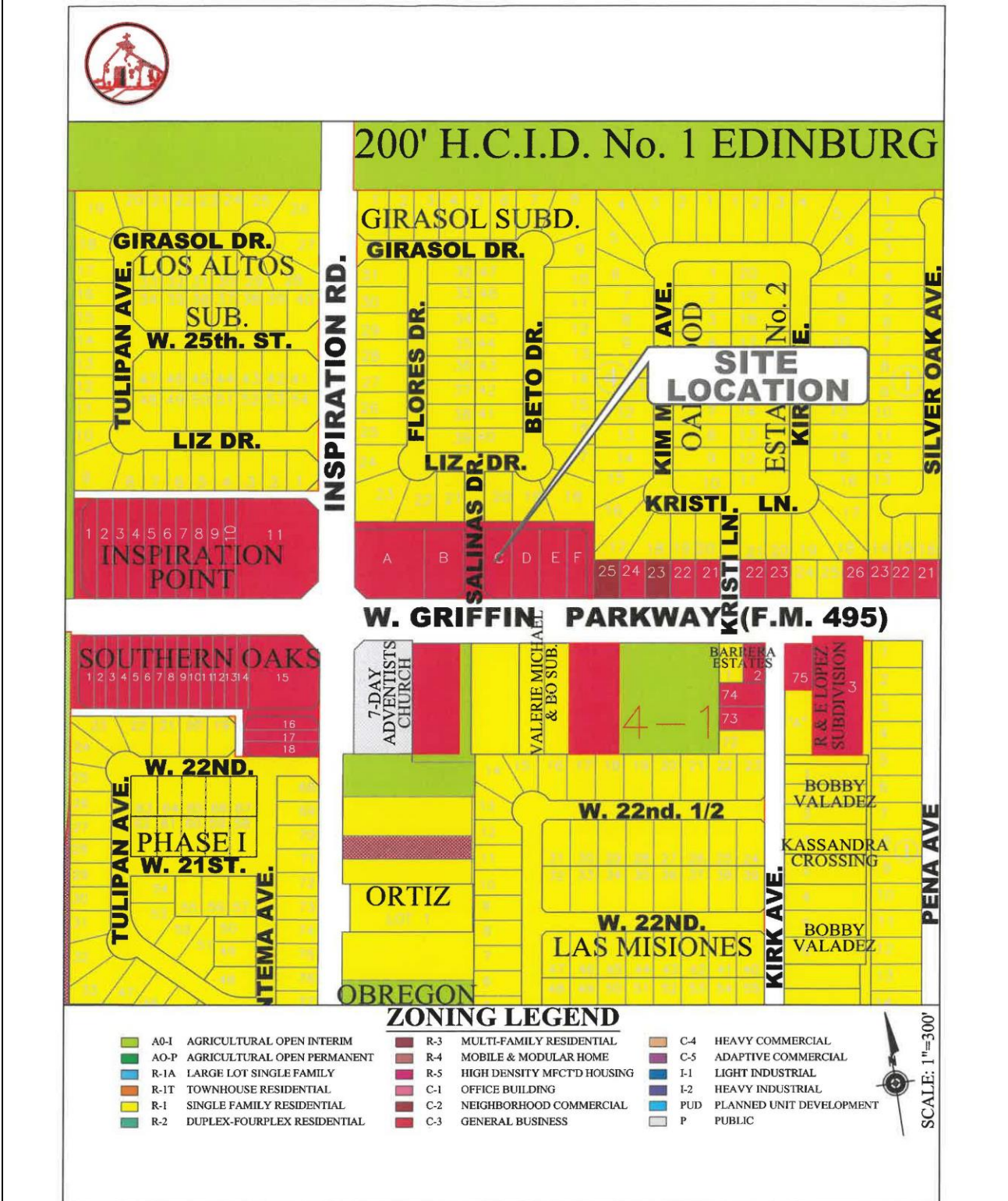
VICINITY MAP



ARIEL MAP



ZONING MAP



PICTURES



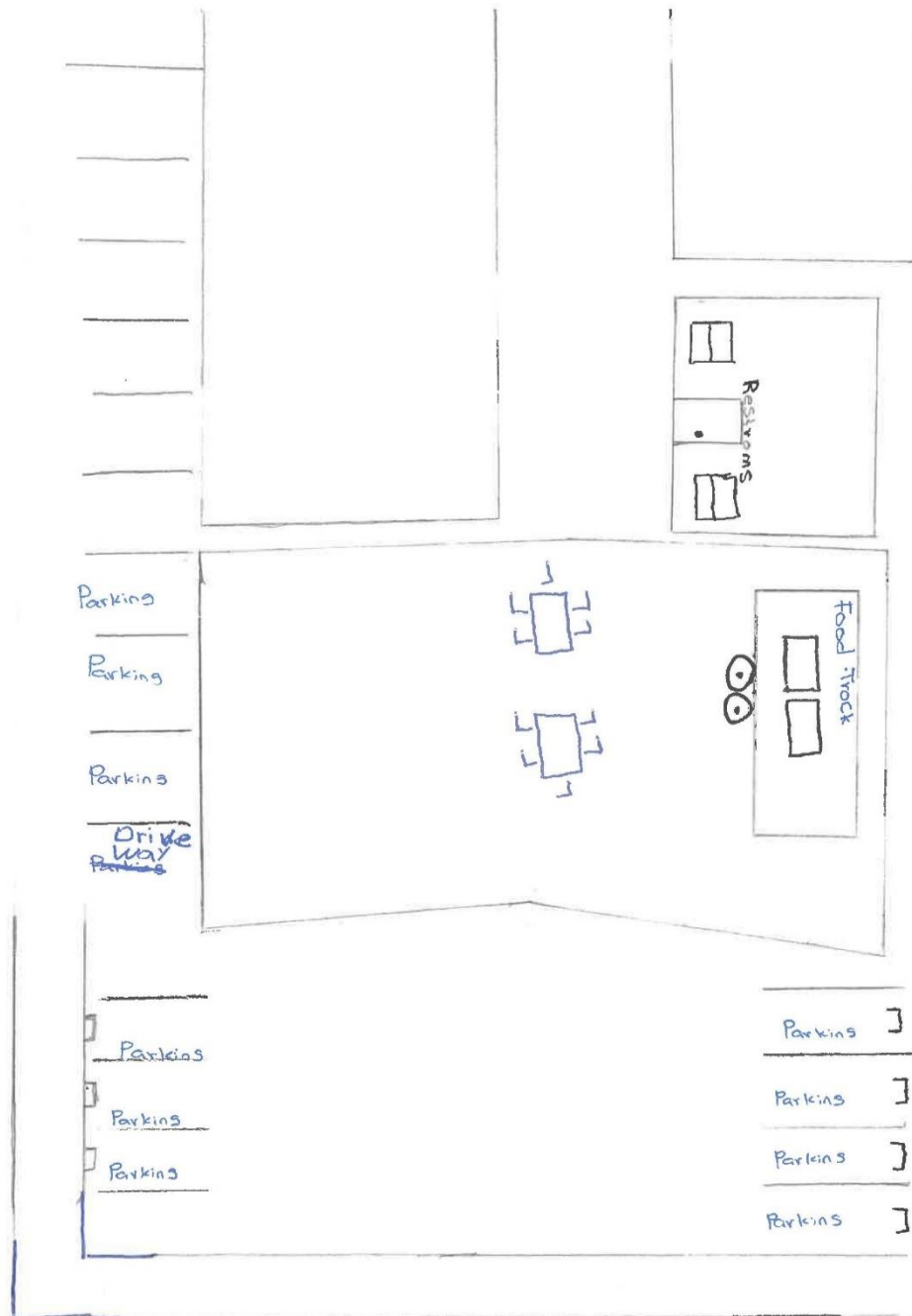
PICTURES



ATTACHEMENTS (PICTURES)



SITE PLAN



W GRIFFIN PKWY

MENU

MENU

Horario: Lunes-Jueves 5pm-12am
viernes y Sabado 5pm-1am

• Tacos (Harina ó maiz)

- carne
- tripa
- mixtos

*Orden incluye 5 tacos
y frijoles charros

• Piratas• Piratitas• Enchiladas

- carne
- queso
- mixtas

*Orden incluye 4 enchiladas,
papa, zanahoria, y lechuga

• Menudo

- 1L *orden incluye tortillas (harina ó maiz)
y verdura

• Frijoles charros

- Sencillos
- Especiales (carne y queso)

• Papa Asada

- Especial (carne, queso, tocino, crema)

Entradas:

- Tostitos (verdes ó morados)
con queso y carne asada
- Papas fritas
con queso y carne asada

Bebidas:

- Agua
- Soda Lata
- Soda Mexicana

STAFF RECOMMENDATION

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

- 1 year re-evaluation to assess this new operation.
- Must comply with all City Codes (Building, Fire, Health, and Sign, etc.)
- Install landscaping with drip irrigation system prior to obtaining the business license.
- Restrooms must be accessible to employees and patrons at all times.
- Acquisition of a business license prior to occupancy.
- CUP not transferable to others.
- Hours of operation are Monday - Thursday from 5:00 pm to 12:00 am, and Friday & Saturday from 5:00 pm to 1:00 am

MAILOUT LIST

PROP_ID	Property Owner	addrDeliveryLine	addrCity	addrState	addrZip
560369	MADKRIS LTD	3712 SANTA INEZ ST	MISSION	TX	78572-2817
648369	GARZA MARIA ISABEL	1715 W GRIFFIN PKWY	MISSION	TX	78572-7306
560367	REYES ISMAEL	1410 COCONUT PAL AVE	SAN JUAN	TX	78589-3936
560372	ESPINO JESUS GARZA	9551 N MOOREFIELD RD	MISSION	TX	78574-4618
560366	PRIMO REAL ESTATE LLC	707 W SIOUX RD	SAN JUAN	TX	78589-3475
560319	BERNAL PAULINA & MANUEL CARDOZA	1701 LIZ DR	MISSION	TX	78574
560323	LEAL DIANA	1709 LIZ DR	MISSION	TX	78574-7321
560321	RAMOS HILARIO JR & ARSELIA G	1705 LIZ DR	MISSION	TX	78574-7321
560368	MARTINEZ JOSE S	710 W 24TH PL	MISSION	TX	78574-2751
560320	VENECIA JOHN & NORMA	1703 LIZ DR	MISSION	TX	78574-7321
560318	PLASCENCIA ELBA G	2302 BETO DR	MISSION	TX	78574-7316
560322	GUZMAN PABLO JR	2309 BETO DR	MISSION	TX	78574-7319
590226	GARCIA ELSA NORA & ALEJANDRO	1900 W 17TH ST	MISSION	TX	78572-0732
305839	DUQUE CESAR TREVINO	839 RICARDO AVE	PALMVIEW	TX	78574-5210
648368	ALVAREZ RAFAEL	1704 W 18TH ST	MISSION	TX	78572-7330
305837	OBREGON MONICA	1721 W GRIFFIN PKWY	MISSION	TX	78572-7306

ORDINANCE NO. ____**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT TO PLACE A MOBILE FOOD TRUCK - PEPE NOCHES, 1726 W. GRIFFIN PARKWAY, BEING LOT C, GIRASOL ESTATES SUBDIVISION**

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of April 16, 2025, 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, April 28, 2025, 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
1726 W. Griffin Parkway Lot C, Girasol Estates Subdivision	To Place a Mobile Food Unit - Pepe Noches	<ol style="list-style-type: none"> 1 year re-evaluation to assess this new operation Must comply with all City Codes (Building, Fire, Health, Sign, etc.) Install landscaping with drip irrigation system prior to obtaining the business license. Restrooms must be accessible to employees and patrons at all times Acquisition of a business license prior to occupancy CUP not transferable to others Hours of operation are Monday – Thursday from 5:00 pm to 12:00 am, and Friday & Saturday from 5:00 pm to 1:00 am

READ, CONSIDERED AND PASSED, this the 28th day of April, 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

ORDINANCE NO. ____**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT TO PLACE A MOBILE FOOD TRUCK - PEPE NOCHES, 1726 W. GRIFFIN PARKWAY, LOT C, GIRASOL ESTATES SUBDIVISION**

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of April 16, 2025, 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, April 28, 2025, 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
1726 W. Griffin Parkway Lot C, Girasol Estates Subdivision	To Place a Mobile Food Truck - Pepe Noches	<ol style="list-style-type: none"> 1 year re-evaluation to assess this new operation Must comply with all City Codes (Building, Fire, Health, Sign, etc.) Restrooms must be accessible to employees and patrons at all times Acquisition of a business license prior to occupancy CUP not transferable to others Hours of operation are Monday – Thursday from 5:00 pm to 12:00 am, and Friday & Saturday from 5:00 pm to 1:00 am

READ, CONSIDERED AND PASSED, this the 28th day of April, 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Public hearing and take action to consider a Conditional Use Permit for a Drive-Thru Service Window – Chipotle restaurant, being Lot 6, North Sharyland Commons Subdivision in a (C-3) General Business District, located at 100 N. Shary Road. Applicant: Kimco Chipotle, Adoption of Ordinance # ____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- March 28, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- March 28, 2025 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- April 16, 2025 - Public hearing and consideration of requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- April 28, 2025 – Public hearing and consideration of the requested conditional use permit by the City Council.

Summary:

- The site is located at the Southeast corner on N. Shary Road and Ruby Red Blvd.
- The site will include a drive thru service window on the north side of the building. Access to the drive thru service window would be off two (2) points. One access is off Ruby Red Boulevard via a 24foot wide driveway. The second access is off a service road via a 24foot wide driveway. They would place the order on the east side of the building and pick up the orders on the north side. The customers will drive-thru window location allows stacking for approximately 7 vehicles.
- Pursuant to Section 1.43 (3)(C) of the City of Mission Code of Ordinances, a Drive-Thru Service Window requires the approval of a conditional use permit by the City Council.
- The proposed hours of operation are as follows: Sunday – Saturday from 10:45am to 11:00pm.
- The working staff will be 20 to 30 employees in different shifts
- Parking: In reviewing the floor plan, there is a total of 19 tables with a total of 54 seating spaces proposed, which would require 18 parking spaces. (1 parking space for every 3 seats = 18 parking spaces). The site plan shows a total of 36 parking spaces provided.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (16) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

- Staff recommends Approval for Life of Use subject to:
- Must comply with all City Codes (Building, Fire, Health, etc.),
- Installation of a speed bump at the end of the ordering window,
- Acquisition of a business license prior to occupancy, and
- CUP not be transferable to others

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

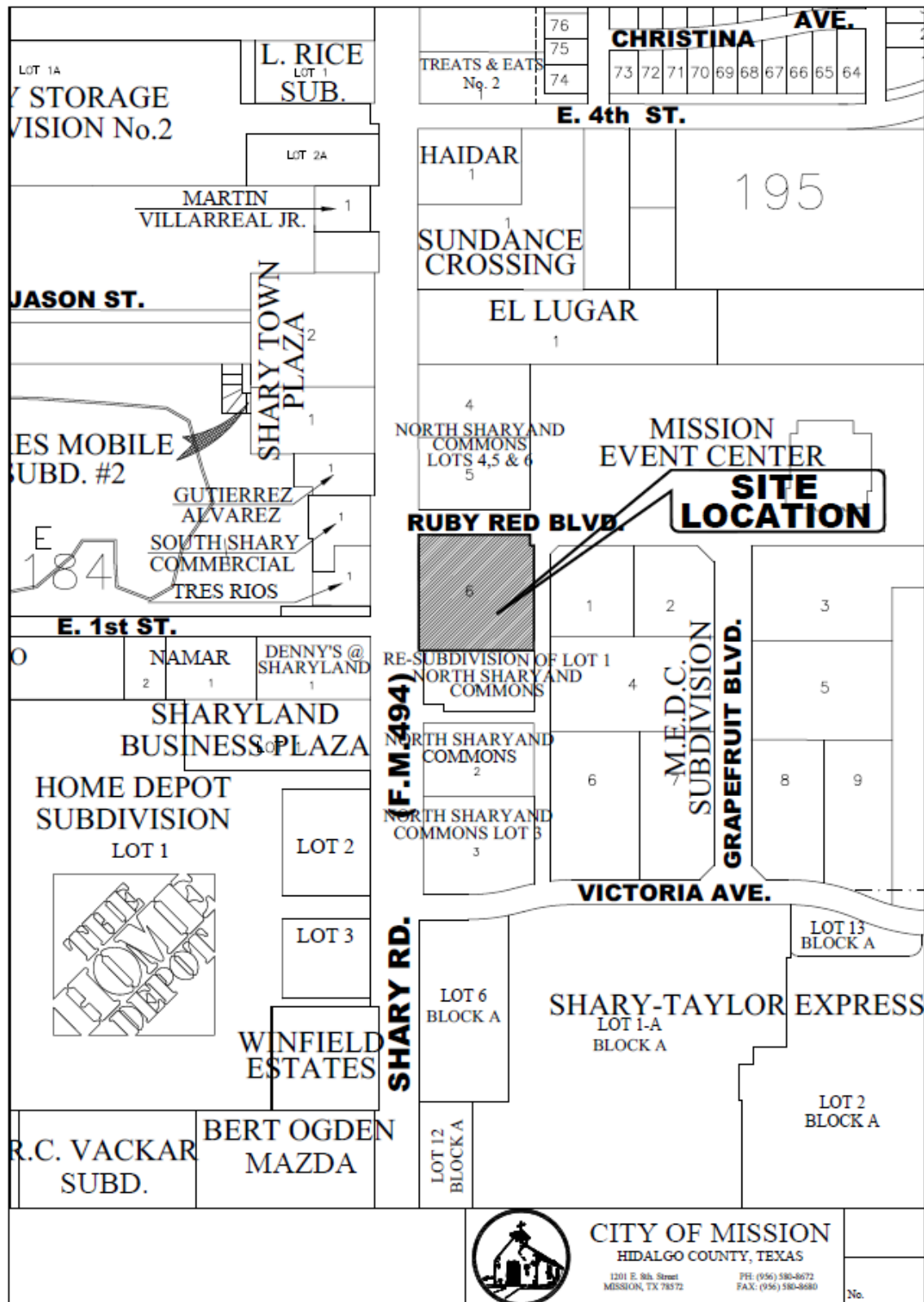
TABLED: _____

_____ AYES

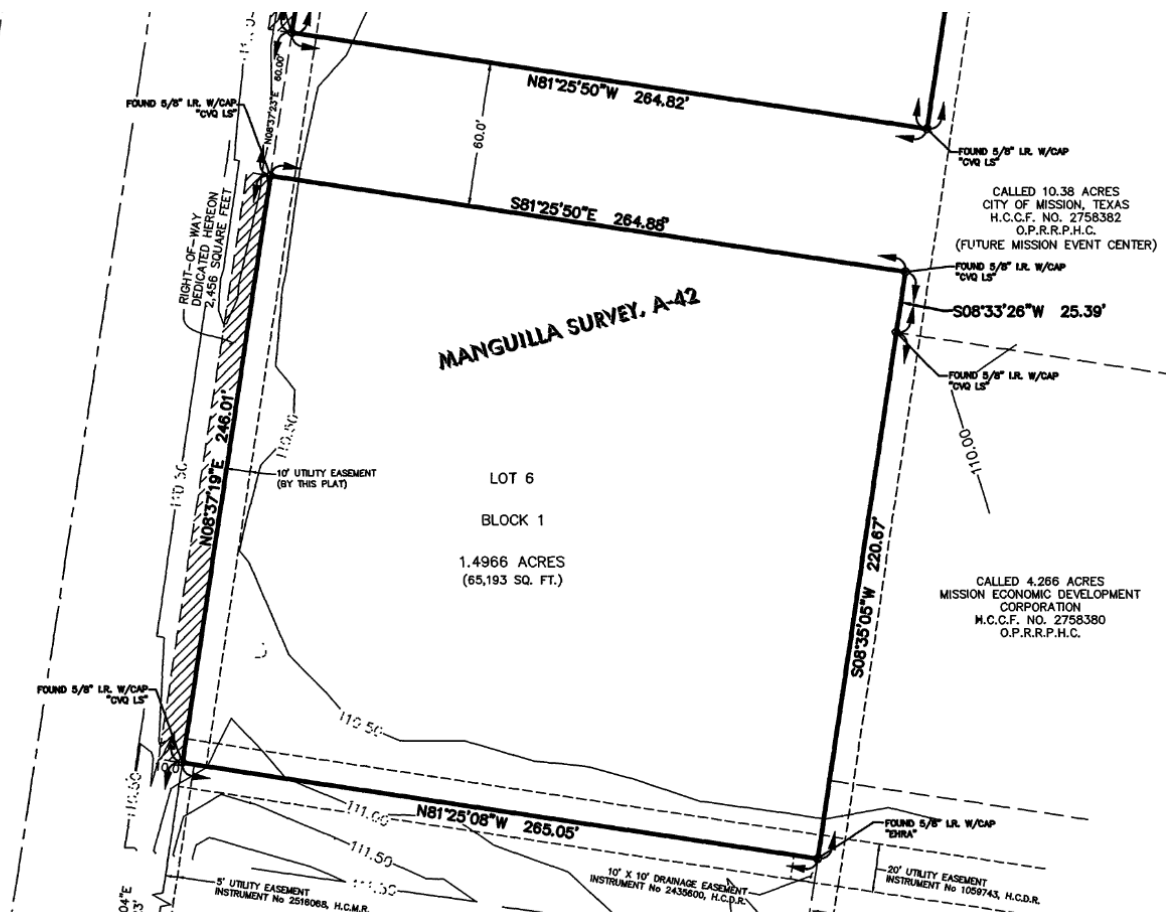
_____ NAYS

_____ DISSENTING _____

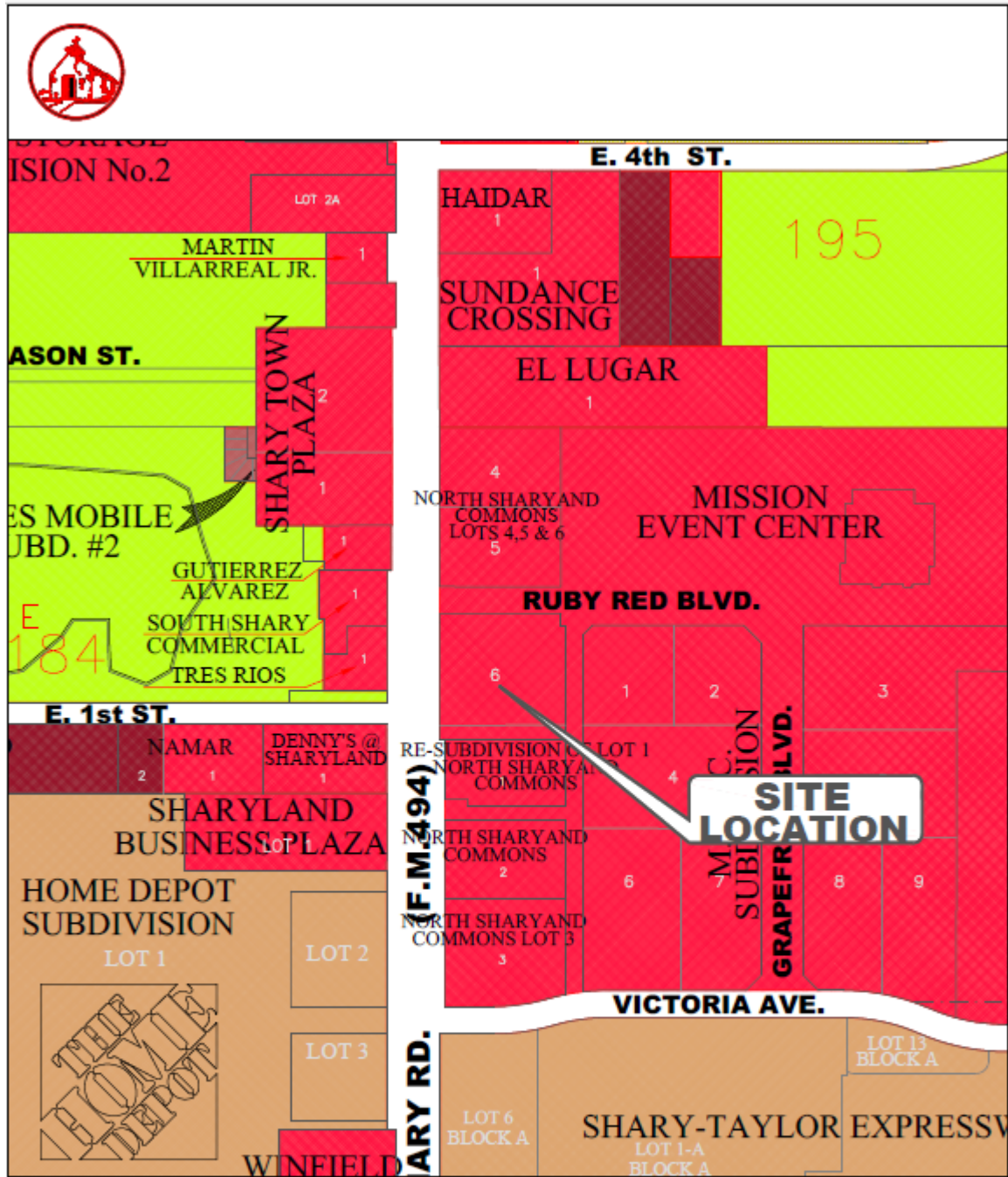
VICINITY MAP





















PLAT OF LOT 6, NORTH SHARYLAND COMMONS



ZONING MAP



ZONING LEGEND

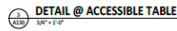
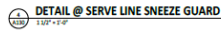
	A0-I	AGRICULTURAL OPEN INTERM		R-3	MULTI-FAMILY RESIDENTIAL		C-4	HEAVY COMMERCIAL
	A0-P	AGRICULTURAL OPEN PERMANENT		R-4	MOBILE & MODULAR HOME		C-5	ADAPTIVE COMMERCIAL
	R-1A	LARGE LOT SINGLE FAMILY		R-5	HIGH DENSITY MFCTD HOUSING		I-1	LIGHT INDUSTRIAL
	R-1T	TOWNHOUSE RESIDENTIAL		C-1	OFFICE BUILDING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

SCALE: 1"=300'

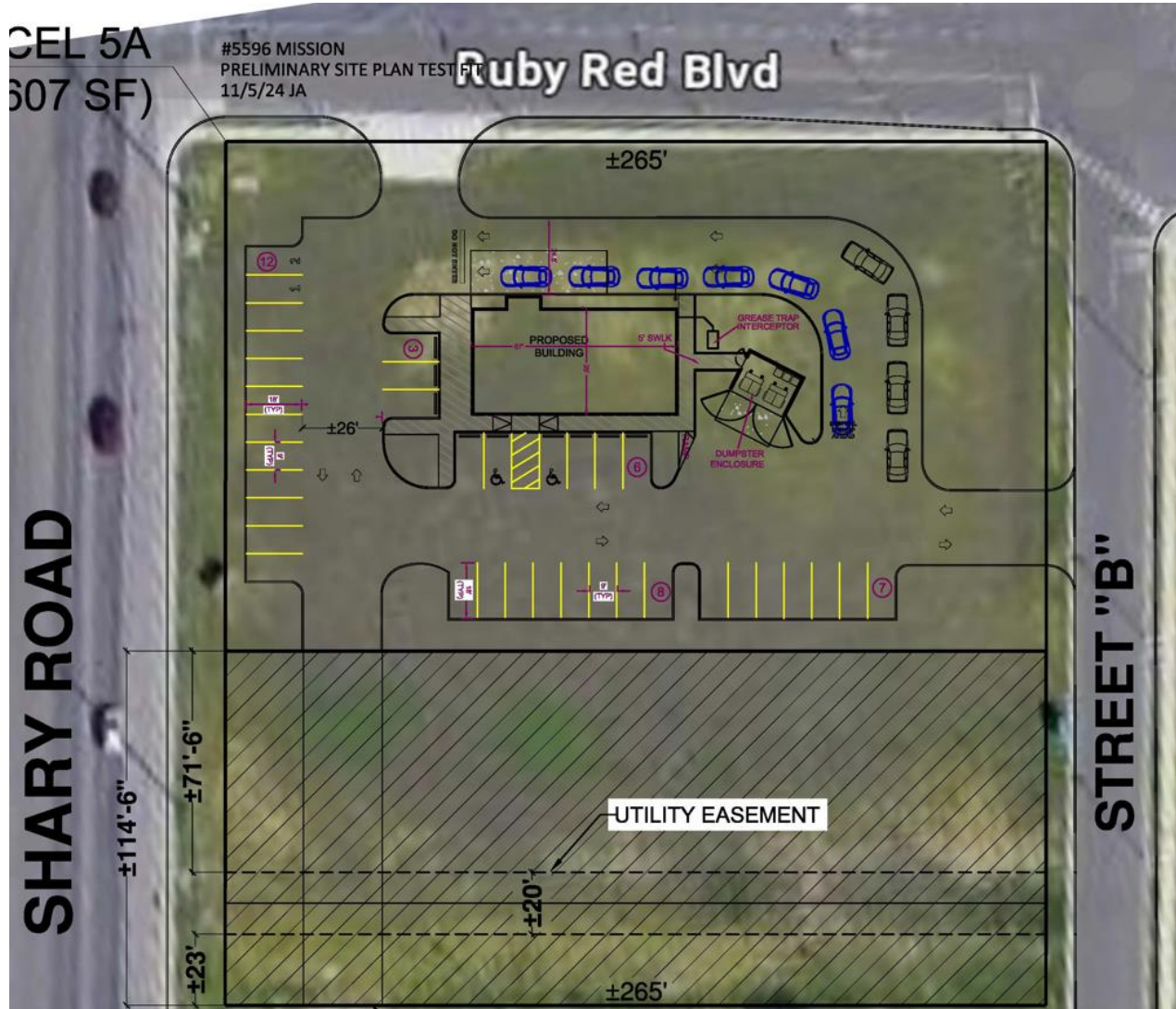
ATTACHEMENTS (PICTURES)



FLOOR PLAN



SITE PLAN – DRIVE-THRU SERVICE WINDOW (AERIAL PHOTO)



STAFF RECOMMENDATION

- Staff recommends Approval for Life of Use subject to:
- Must comply with all City Codes (Building, Fire, Health, etc.),
- Installation of a speed bump at the end of the ordering window,
- Acquisition of a business license prior to occupancy, and
CUP not be transferable to others

MAILOUT LIST

PROP_ID	Property Owner	addrDeliveryLine	addrCity	addrState	addrZip
730399	MPJ GROUP LLC	400 W NOLANA AVE STE N2	MCALLEN	TX	78504-3037
716978	MPJ GROUP LLC	400 W NOLANA AVE STE N2	MCALLEN	TX	78504-3037
897382	WEINGARTEN SHARY NORTH JV	500 N BROADWAY STE 201	JERICO	NY	11753
958833	CFT NV DEVELOPMENTS LLC	1683 WALNUT GROVE AVENUE	ROSEMEAD	CA	91770-3711
841644	TRESFUENTES LLC	2704 SAN DIEGO	MISSION	TX	78572-7187
841645	TRESFUENTES LLC	2704 SAN DIEGO	MISSION	TX	78572-7187
841646	TRES ARIES LLC	2807 SONORA ST	MISSION	TX	78572-5959
841647	TORTILLAS ARIES LLC	201 N SHARY RD STE 4	MISSION	TX	78572-9806
1067390	DENNYS INC	203 E MAIN ST	SPARTANBURG	SC	29319-0001
1236071	WEINGARTEN SHARY NORTH JV	500 N BROADWAY STE 201	JERICO	NY	11753
1236070	MDC COASTAL 5 LLC	7400 E ORCHARD ROAD 2605	GREENWOOD VILLAGE	CO	80111
1238512	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
624567	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
1241931	MISSION ECONOMIC DEVELOPMENT CORPORATION	801 N BRYAN RD	MISSION	TX	78572-6506
1241928	MISSION ECONOMIC DEVELOPMENT CORPORATION	801 N BRYAN RD	MISSION	TX	78572-6506
1241925	MISSION ECONOMIC DEVELOPMENT CORPORATION	801 N BRYAN RD	MISSION	TX	78572-6506

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 –
CHIPOTLE RESTAURANT, BEING LOT 6, NORTH SHARYLAND COMMONS
SUBDIVISION**

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of April 16, 2025, 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, April 28, 2025, 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
Being Lot 6, North Sharyland Commons Subdivision	Drive – Thru Service Window	<ul style="list-style-type: none"> • Staff recommends Approval for Life of Use subject to: • Must comply with all City Codes (Building, Fire, Health, etc.), • Installation of a speed bump at the end of the ordering window, • Acquisition of a business license prior to occupancy, and CUP not be transferable to others

READ, CONSIDERED AND PASSED, this the 28th day of April, 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

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 –
CHIPOTLE RESTAURANT, BEING LOT 6, NORTH SHARYLAND COMMONS
SUBDIVISION**

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of April 16, 2025, 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, April 28, 2025, 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
Being Lot 6, North Sharyland Commons Subdivision	Drive – Thru Service Window	<ul style="list-style-type: none"> • Staff recommends Approval for Life of Use subject to: • Must comply with all City Codes (Building, Fire, Health, etc.), • Installation of a speed bump at the end of the ordering window, • Acquisition of a business license prior to occupancy, and CUP not be transferable to others

READ, CONSIDERED AND PASSED, this the 28th day of April, 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

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

NATURE OF REQUEST:

Project Timeline:

- March 24, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- March 28, 2025 – In accordance with State and local law, notice of the required public hearings mailed to all property owners within 200 feet of subject tract.
- April 16, 2025 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- April 28, 2025 – Public hearing and consideration of the requested conditional use permit by the City Council.

Summary:

- The site is located approximately 450 feet West of N. Taylor Road along the South side of E. Griffin Parkway (F.M. 495).
- Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Event Center requires the approval of a conditional use permit by the City Council.
- The applicant is leasing a suite for an Event Center that will be named “Charmed Event Venue”.
- Proposed activities: The venue features several types of events and private gatherings.
- The proposed hours of operation are as follows: Monday thru Sunday from 9:00am to 9:00pm.
- Staff will be 2 employees
- Parking: Due to the total of 54 proposed chairs, a total of 18 parking spaces are needed. There is a total of 103 parking spaces held in common for the plaza.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (62) legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

- Staff recommends Approval for 2 years subject to:
- Must comply with all City Codes (Building, Fire, Health, etc.),
- Hours of operation are Monday thru Sunday from 9:00am to 9:00pm
- Must comply with the noise ordinance
- Acquisition of a business license prior to occupancy,
- CUP not be transferable to others

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

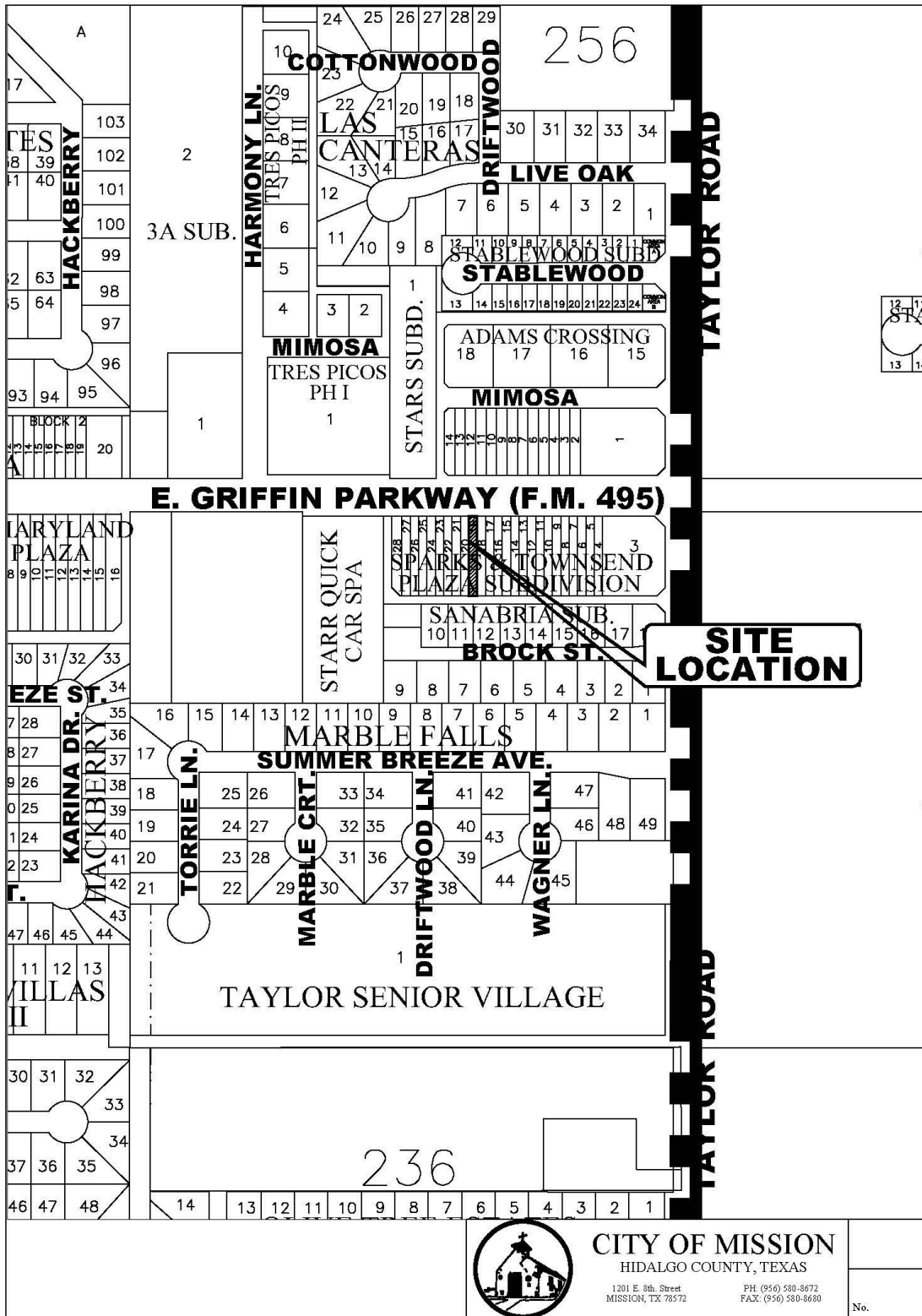
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

VICINITY MAP



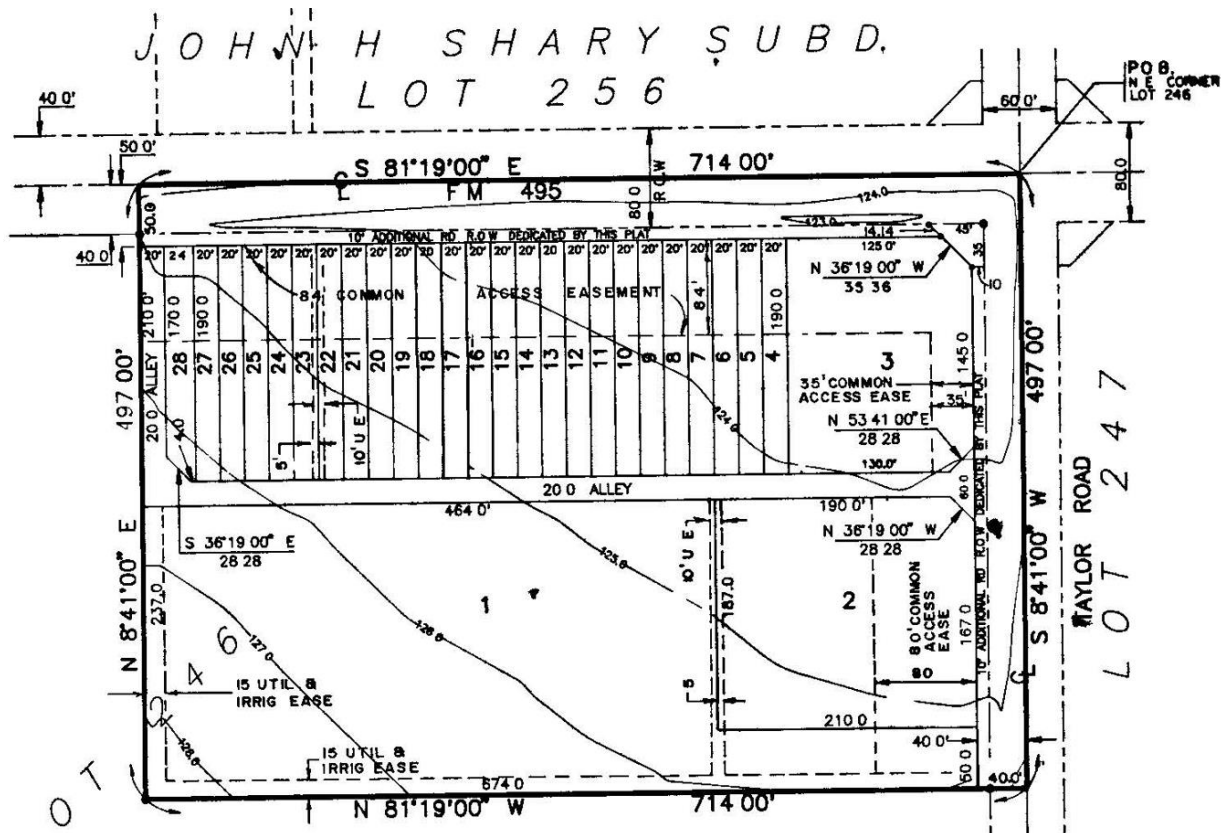
CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

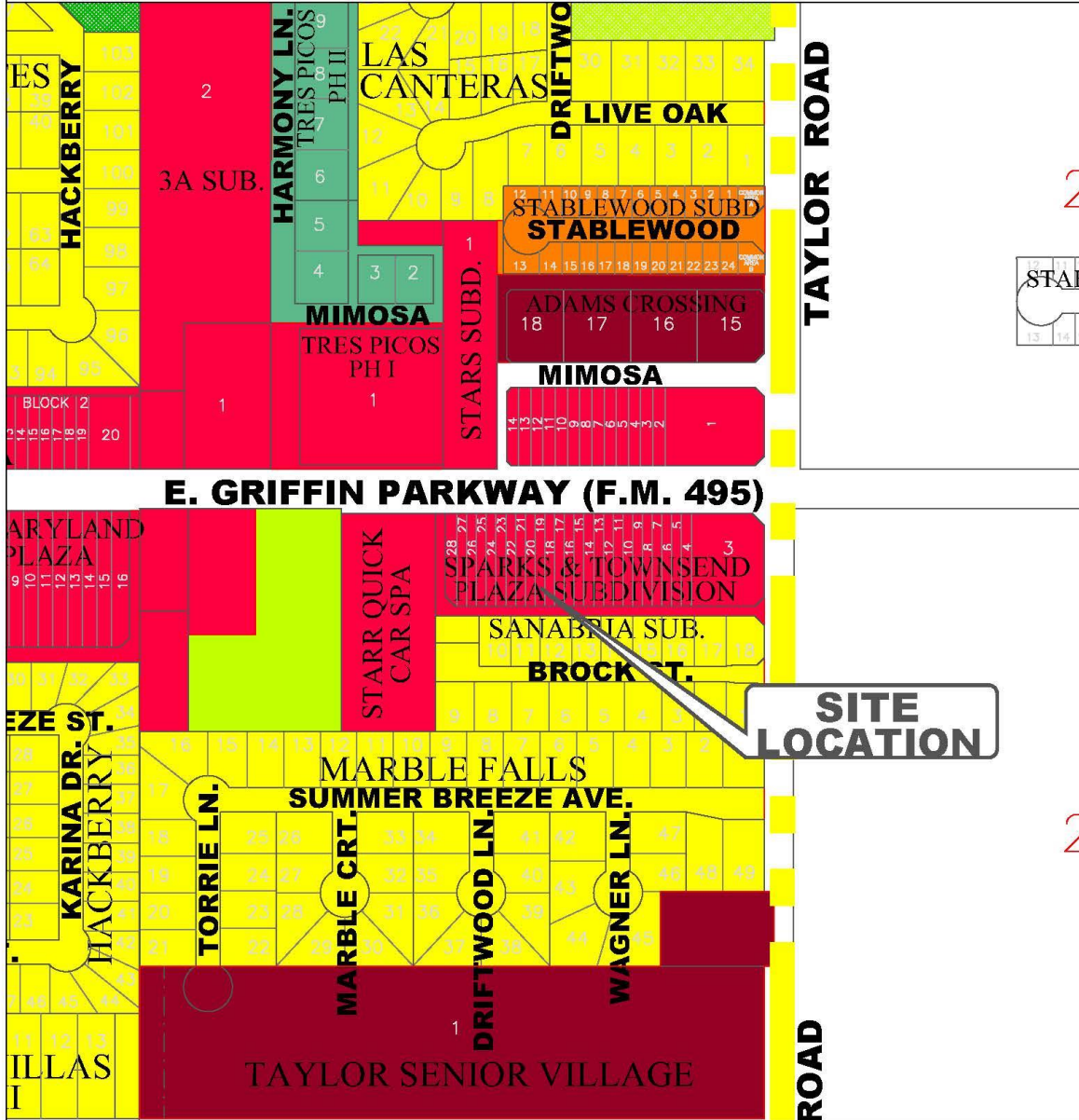
PH (956) 580-8672
FAX (956) 580-8680

No.

PLAT OF LOT 19, SPARKS & TOWNSEND PLAZA



ZONING MAP



ZONING LEGEND

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



SCALE: 1"=300'

ATTACHEMENTS (PICTURES)



STAFF RECOMMENDATION

- Staff recommends Approval for 2 years subject to:
- Must comply with all City Codes (Building, Fire, Health, etc.),
- Hours of operation are Monday thru Sunday from 9:00am to 9:00pm
- Must comply with the noise ordinance
- Acquisition of a business license prior to occupancy,
- CUP not be transferable to others

MAILOUT LIST

PROP_ID	Property Owners	Delivery	addrCity	addrState	addrZip
514095	STARS RESTAURANTS LLC	2941 NW 156TH ST	EDMOND	OK	73013-2101
704384	MPJ GROUP LLC	400 W NOLANA AVE STE H2	MCALLEN	TX	78504-3997
534318	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534322	M & T BUSINESS VENTURES LLC	3017 YUMA AVE	MCALLEN	TX	78503-8055
534320	M & T BUSINESS VENTURES LLC	3017 YUMA AVE	MCALLEN	TX	78503-8055
534319	M & T BUSINESS VENTURES LLC	3017 YUMA AVE	MCALLEN	TX	78503-8055
534305	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534306	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534307	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534304	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534315	SPARKS KEVIN TRUSTEE	2417 E GRIFFIN PKWY	MISSION	TX	78572-3301
534310	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534313	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534314	SPARKS KEVIN TRUSTEE	2417 E GRIFFIN PKWY	MISSION	TX	78572-3301
534303	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534321	M & T BUSINESS VENTURES LLC	3017 YUMA AVE	MCALLEN	TX	78503-8055
534308	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534311	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534312	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534302	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534316	SPARKS KEVIN TRUSTEE	2417 E GRIFFIN PKWY	MISSION	TX	78572-3301
534317	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534309	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
815012	PRINCESS MILI INVESTMENTS LLC	3913 S J ST	MCALLEN	TX	78503-1465
20827116	TARPLEY ROBERT S II & PATRICIA	2800 BROCK ST	MISSION	TX	78572-3574
20827117	ALANIS BALDEMAR GONZALEZ & MARIA O ESTRADA	2704 BROCK ST	MISSION	TX	78572-2180
20827118	RAMIREZ CASEY ALI	3112 ELIMIRA AVE	MCALLEN	TX	78503-7719
20827119	RODRIGUEZ LUIS M & MAYRA O MARTINEZ	2700 BROCK ST	MISSION	TX	78572-2180
20827111	SANABRIA HOME OWNERS ASSOCIATION INC	2701 BROCK ST	MISSION	TX	78572
20827121	GUERRA JESUS ANTONIO JR & DANIELA GARCIA	4712 VERMONT AVE	MCALLEN	TX	78503-7318
20827122	GARCIA ANDRES OTONIEL & ALEXANDRA E FLORES GONZALEZ	2703 BROCK ST	MISSION	TX	78572-2173
20827123	DOS SANTOS CLAUDETE LUIZA MICHALSKI & ANTONIO R RODRIGUES DOS SANTOS	2705 BROCK ST	MISSION	TX	78572
20827124	SEPULVEDA BERNARDO S BENAVIDES & BENARDO J CANTU	2209 S 48TH ST	MCALLEN	TX	78503-8473
20827125	SEPULVEDA ANDRES S BENAVIDES &	2801 BROCK ST	MISSION	TX	78572
20827126	GARZA ELIUD & LAURA SEPULVEDA	2803 BROCK ST	MISSION	TX	78572-3561
20827129	SANABRIA HOME OWNERS ASSOCIATION INC	2701 BROCK ST	MISSION	TX	78572
620582	EVERGREEN EC PROPERTY MANAGEMENT LLC	1200 W VETERANS BLVD	PALMVIEW	TX	78572-7091
316984	PLAZA REALCO LLC	101 E CHEROKEE ST	JACKSONVILLE	TX	75766-4807
693046	REYNA MARIA A	2312 THORNTON ST	MISSION	TX	78574-2750

316980	JJAB FAMILY LIMITED PARTNERSHIP	PO BOX 279	MISSION	TX	78573-0005
693047	LOPEZ LUIS LAURO & MARIA INEZ	3200 TRUMAN ST	MISSION	TX	78573-3586
693048	MENDOZA JOSUE ADAM & ROSA MARIA	615 W 24TH PL	MISSION	TX	78574-3707
316901	ELIZONDO JESUS ELOY & THELMA	503 W GRIFFIN PKWY	MISSION	TX	78572-2208
691014	EL PATO PROPERTIES LP	1300 E TAMARACK AVE	MCALLEN	TX	78501-5627
620581	SECURCARE MOVE IT MCALLEN LLC	PO BOX 320099	ALEXANDRIA	VA	22320
693045	GARZA ADAN JR & CLARIBEL GARZA	2314 THORNTON	MISSION	TX	78574-2750
1242748	SECURCARE MOVE IT MCALLEN LLC	PO BOX 320099	ALEXANDRIA	VA	22320
790604	SOLIS PRISCILLA	611 ROSE MARIE ST	MISSION	TX	78574-2813
790605	GONZALEZ RENE & NORMA A TOVAR	609 ROSE MARIE ST	MISSION	TX	78574-2813
790606	RODRIGUEZ DANIEL	607 ROSE MARIE ST	MISSION	TX	78574-2813
790607	VASQUEZ HILDA ALEIDA	605 ROSE MARIE ST	MISSION	TX	78574-2813
790608	GARZA NATHAN D & NICOLE P RESENDEZ	603 ROSE MARIE ST	MISSION	TX	78574-2813
790609	GALAVIZ BALDEMAR JR & YAHAIRA M HERNANDEZ	601 ROSE MARIE ST	MISSION	TX	78574-2813
790610	RAMOS ALBERTO	602 ROSE MARIE AVE	MISSION	TX	78574-0065
790611	RODRIGUEZ JUAN L ZAMORA & CLEMENTE DIAZ MARQUEZ	604 ROSE MARIE AVE	MISSION	TX	78574-0065
790612	SALINAS MARIA DE JESUS	PO BOX 1611	LOS JOYA	TX	78560-1611
790613	GONZALEZ JUAN	416 GARDENIA ST	SULLIVAN CITY	TX	78595-2113
316902	J.S KAWAMOTO LLC	2602 N BRYAN RD	MISSION	TX	78574-3553
20816060	DG MISSION WF LLC	2611 HARRISON ST STE 900	WICHITA FALLS	TX	76308-1361
316985	ZVINGIT PROSPERITY LLC	4315 LABURNAM RD	RICHMOND	TX	77407-1011
581950	M & T BUSINESS VENTURES LLC	3017 YUMA AVE	MCALLEN	TX	78503-8055
581951	SPARKS KEVIN TRUSTEE	2417 E GRIFFIN PKWY	MISSION	TX	78572-3301

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT FOR AN EVENT CENTER – CHARMED
EVENT VENUE, BEING LOT 19, SPARKS & TOWNSEND SUBDIVISION, LOCATED AT
2704 E. GRIFFIN PARKWAY, STE. A1, APPLICANT: NATALIE FRANCO.**

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of April 16, 2025, 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, April 28, 2025, 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
Being Lot 19, Sparks & Townsend Subdivision	Event Center – Charmed Event Venue	<ul style="list-style-type: none"> • Staff recommends Approval for 2 years subject to: • Must comply with all City Codes (Building, Fire, Health, etc.), • Hours of operation are Monday thru Sunday from 9:00am to 9:00pm., • Must comply with the noise ordinance, • Acquisition of a business license prior to occupancy, and CUP not be transferable to others

READ, CONSIDERED AND PASSED, this the 28th day of April, 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT FOR AN EVENT CENTER – CHARMED
EVENT VENUE, BEING LOT 19, SPARKS & TOWNSEND SUBDIVISION, LOCATED AT
2704 E. GRIFFIN PARKWAY, STE. A1, APPLICANT: NATALIE FRANCO.**

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of April 16, 2025, 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, April 28, 2025, 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
Being Lot 19, Sparks & Townsend Subdivision	Event Center – Charmed Event Venue	<ul style="list-style-type: none"> • Staff recommends Approval for 2 years subject to: • Must comply with all City Codes (Building, Fire, Health, etc.), • Hours of operation are Monday thru Sunday from 9:00am to 9:00pm., • Must comply with the noise ordinance, • Acquisition of a business license prior to occupancy, and CUP not be transferable to others

READ, CONSIDERED AND PASSED, this the 28th day of April, 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary



CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conditional Use Permit Renewal for Drive-Thru Service Windows and the Sale & On-Site Consumption of Alcoholic Beverages at La Palma Azul Snack Shop in a (C-3) General Business District located at 3501 N. Conway Avenue, Ste. 1, being Lot 2, IHOP on Conway Subdivision, C-3, Elio C. Garza, Adoption of Ordinance # _____ – Cervantes

NATURE OF REQUEST:

Project Timeline:

- March 31, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- April 3, 2025 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract and notice of public hearings was published in the Progress Times.
- April 16, 2025 – Public hearing and consideration of requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- April 28, 2025 – Public hearing and consideration of requested Conditional Use Permit by the City Council (CC).

Summary:

- The site is located approximately 1,355 feet north of Mile 2 Road along the west side of Conway Avenue.
- Per Code of Ordinance, Drive-Thru Service Windows and the Sale & On-Site Consumption of Alcoholic Beverages require the approval of a Conditional Use Permit by the City Council.
- The applicant leases a 1,701 sq.ft. building for a snack shop, which includes two drive-thru service windows on the north side of the building. Access to the site is from Conway Avenue via a 24’ driveway. Customers place the order on the first window and then proceed to pickup the order on the second window. The drive-thru windows allow stacking for approximately 3 vehicles. The applicant applied for a conditional use permit renewal to continue utilizing the windows and to be able to continue to offer alcoholic beverages with the meals or to go.
- The applicant has been in operation at this location since October 29, 2024. The last conditional use permit approved for this location was on August 26, 2024 for a period of 6 months after obtaining their business license.
- The proposed hours of operation are as follows: Monday – Saturday from 11:00 am to 10:00 pm, and Sunday from 12:00 pm to 8:30 pm
- Staff: 9 employees in different shifts
- Parking: There is a total of 3 tables with 4 chairs each for a total of 12 seating spaces, which would require 4 parking spaces (1 parking space for every 3 seats =4). There is a total of 130 parking spaces in the commercial plaza that are shared with the other businesses.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (14) legal notices to surrounding property owners.

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

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

- 2 year re-evaluation to continue to assess this business.
- Must comply with all City Codes (Building, Fire, Health, and Sign, etc.)
- Restrooms must be accessible to employees and patrons at all times.
- CUP not transferable to others.
- Hours of operation are Monday – Saturday from 11:00 am to 10:00 pm, and Sunday from 12:00 pm to 8:30 pm

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *MRP*

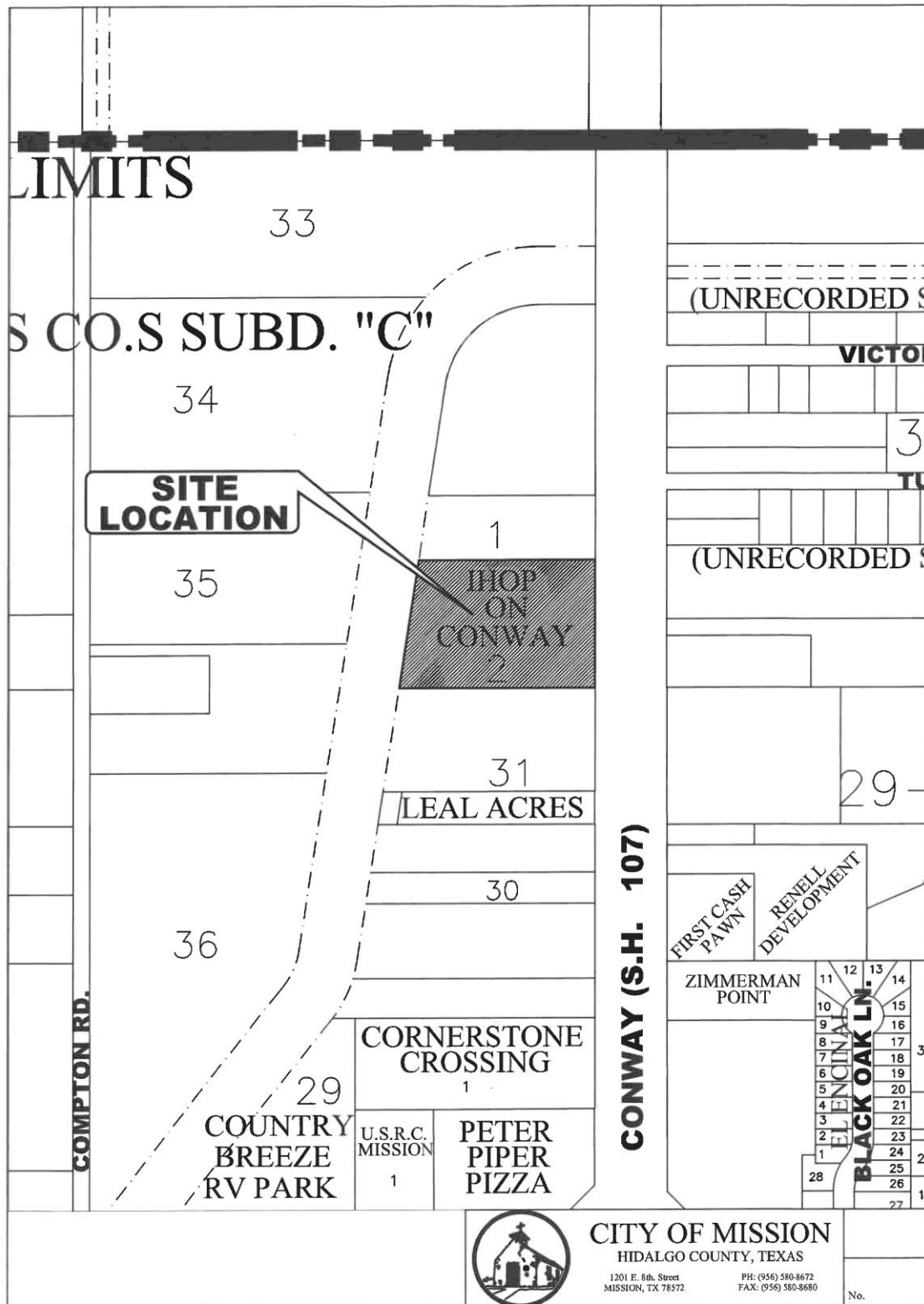
RECORD OF VOTE:	APPROVED:	_____
	DISAPPROVED:	_____
	TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____

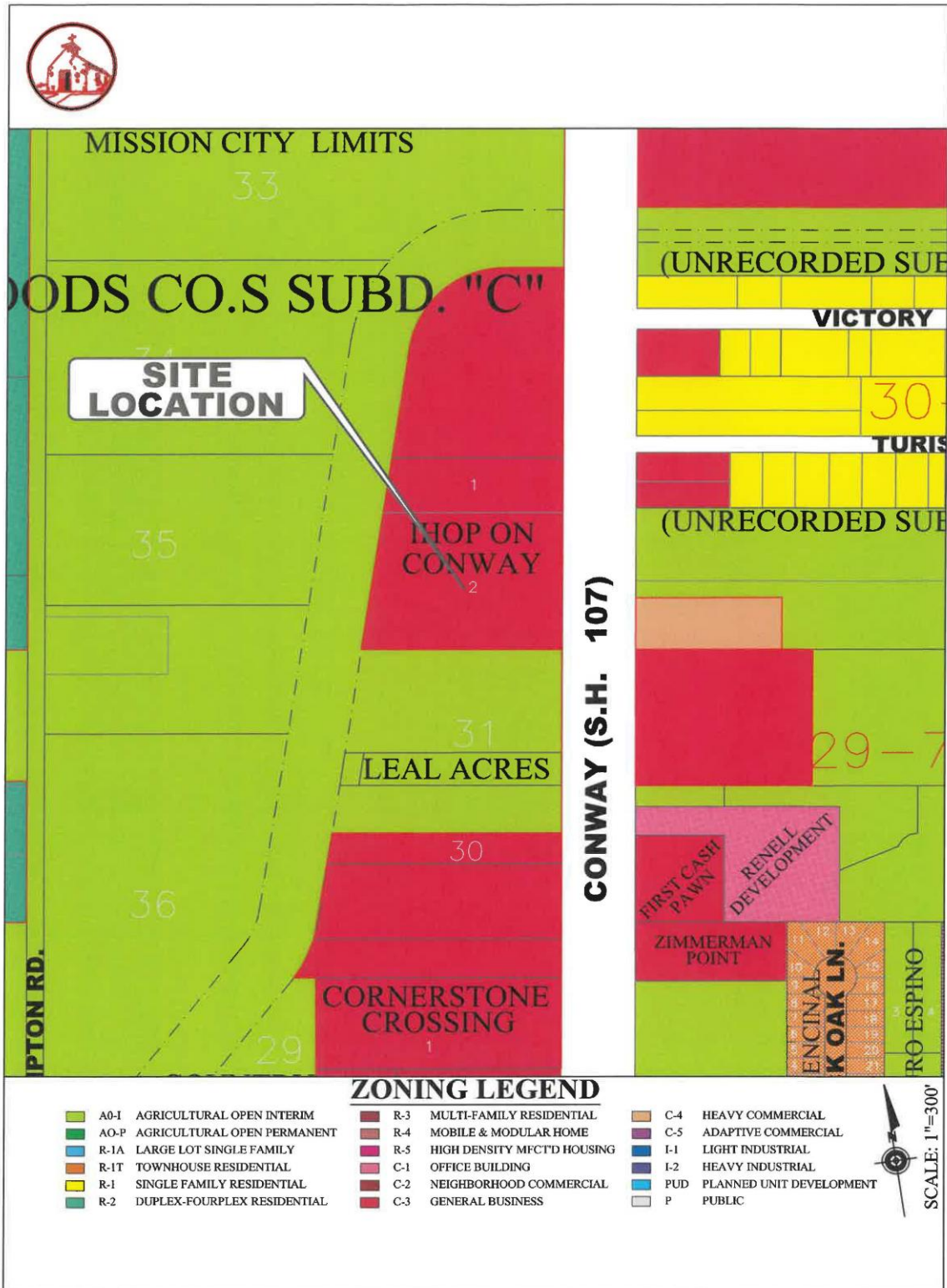
VICINITY MAP



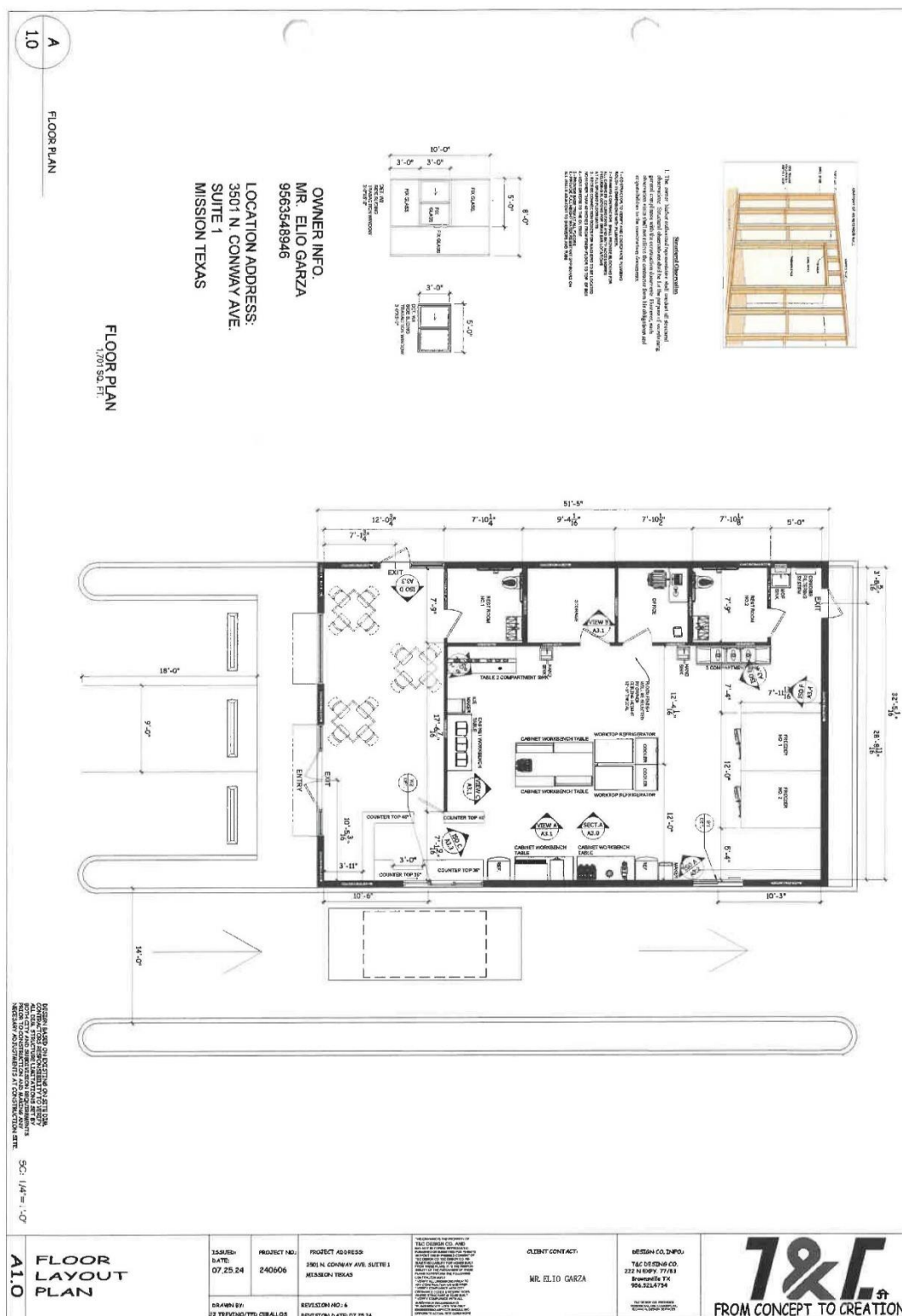
ARIEL MAP



ZONING MAP



FLOOR PLAN



PICTURES



PICTURES



MENU

CAMARONES

HOUSE SPECIALTY

Tostadas "La Palma"

\$ 4.34

5.5oz 10oz

Camarón Botanero

\$ 4.34 \$ 8.68

Carne Botanera

\$ 3.25 \$ 5.58

10oz 12oz

Carne &

Camarón Botanero

\$ 5.86 \$ 11.40

12oz 16oz

Cocktel de Camarón

\$10.68 \$ 13.18

TAPITAS BOTANERAS

8oz

Mar y Tierra

\$ 5.15

Botanera

\$ 4.89

Cocktelera

\$ 6.50

Carne & Camarón botanero

\$ 5.97

Dulce Preparada

\$ 4.15

Fruta Preparada

\$ 4.15

SNACKS

Hot & SPACE

Extras & Toppings: Starting \$0.50

Chips & Cheese

\$ 3.63

Nachos & Cheese

\$ 3.09

Gummy Bears & Chamoy

\$ 3.09

Conchitas Preparadas

\$ 2.98

Crazy Corn Nuts

\$ 3.80

Pikacheetos

\$ 5.25

Maruchan Preparada

\$ 5.45

Marranada

\$ 5.45

Chips & Shrimps

\$ 8.15

Pickle Preparado

\$ 6.35

Pickle Enrollado

\$ 6.78

Manzana Enrollada

\$ 6.78

Chips Mar y Tierra

\$ 10.29

Frito Pay

\$ 5.43

Hot Cheetos

\$ 3.10

y Pickles

Elote en Vaso

8oz

12oz

16oz

20oz

\$ 3.25

\$ 4.45

\$ 5.59

\$ 6.78

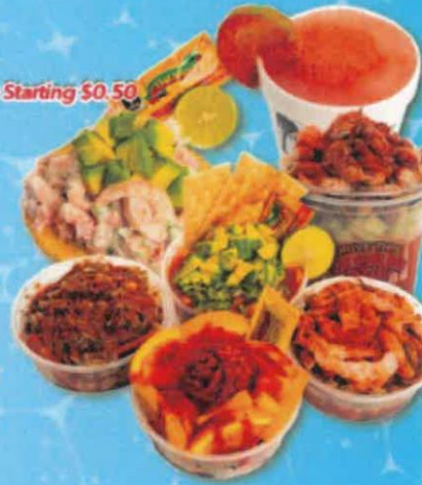
12oz

16oz

Cacahuete Mar y Tierra

\$ 6.50

\$ 8.68



MENU

RASPAS

RASPAS

ESPECIALES

ZERO ALCHOL

12oz	16oz	20oz
\$ 1.89	\$ 2.55	\$ 3.09

Blue Coco, Strawberry, Cherry
Banana, Grape, Pineapple
Tamarindo, Mango, Raspberry
Bluberry, Bubble GUM,
Tiger Blood, Lemon-Lime

Extras & Toppings: Starting \$0.50

12oz	16oz	20oz
\$ 2.47	\$ 3.09	\$ 4.06

Chamoyada, Pink Leche
Pika Deli

PLATOS PREPARADO

Dulces Preparados	\$ 5.15
Futa Preparada:	\$ 5.15

*Fresa, Pepino, Mango,
Manzana, Piña, Naranja

VAMPIRO

MINERAL CON CAMARONES

CAMARONES BOTANEROS

HOTCHEETOS CON QUESO

CRAZY CORN

MANGO DAQUIRI

MINERAL LIMON SAL & TAIN

LIMONADA CON FRESA

CHIPS MARY TIERRA

SMIRNOFF PREPARADO

MICHELADA "LA PALMA"

MARUCHAN PREPARADO

MENU

COCKTAILS			
SALTY OR SWEET			
	32oz	59oz	
Perro Salado	\$ 7.60	\$ 13.00	
Perro Pinto	\$ 7.60	\$ 13.00	
Vampiro	\$ 7.60	\$ 13.00	
Vampiña	\$ 7.60	\$ 13.00	
Paloma	\$ 7.60	\$ 13.00	
Carreta	\$ 7.60	\$ 13.00	
Manzanita	\$ 7.60	\$ 13.00	
Smirnoff Preparado	\$ 8.15	\$ 14.10	
Clamato Preparado	\$ 7.85	\$ 14.10	
<i>*Prepared only with wines with 17 percent alcohol.</i>			
BEBIDAS			
ZERO ALCOHOL			
	32oz	59oz	
Mineral - Preparada	\$ 6.78	\$ 11.78	
Mineral - Sal y Limón - Tajín	\$ 5.43	\$ 10.60	
RUSA	\$ 7.05	\$ 13.00	
Limonada	\$ 6.50	\$ 11.80	
Limonada de Fresa	\$ 6.89	\$ 12.20	
Limonada de Pepino	\$ 6.89	\$ 12.20	
	16oz	32oz	59oz
Mangonada	\$ 5.58	\$ 11.12	\$ 18.98
Fresada	\$ 5.58	\$ 11.12	\$ 18.98
Piña Colada S/A	\$ 5.32	\$ 10.58	\$ 18.72
Blue Hawaiian S/A	\$ 5.32	\$ 10.58	\$ 18.72
CAMARONES			
HOUSE SPECIALTY			
	5.5oz	10oz	
Tostadas "La Palma"	\$ 4.34		
Camarón Botanero	\$ 4.34	\$ 8.68	
Carne Botanera	\$ 3.25	\$ 5.58	
	10oz	12oz	
Carne & Camarón Botanero	\$ 5.86	\$ 11.40	
	12oz	16oz	
Cocktel de Camarón	\$ 10.68	\$ 13.18	
TAPITAS BOTANERAS			
	8oz		
Mango Tostadas	\$ 5.45		

MENU

**DRIVE THRU
LA PALMA
AZUL**

SINCE 1982

MICHELADA

Best Beer Brands

	32oz	59oz
Michelada Clásica	\$ 7.60	\$ 13.00
Michelada Botanera	\$ 10.30	
Michelada Mar & Tierra	\$ 11.90	
Michelada Cocktelera	\$ 13.00	
Mangochelada	\$ 8.70	
Piñachelada	\$ 8.70	

Extras & Toppings: Starting \$0.50



16oz	32oz	59oz
\$5.25	\$9.15	\$17.00

Preparación aproximada
2 a 4 5 a 8 10 a 14
*24oz por preparación aproximada

**DRIVE THRU
LA PALMA
AZUL
MIX
MICHELADA**



COCKTAILS

FROZEN SMOOTHIE

	16oz	32oz	59oz
Piña Colada	\$ 5.60	\$ 11.12	\$ 18.98
Blue Hawaiian	\$ 5.60	\$ 11.12	\$ 18.98
Strawberry Daiquiri	\$ 6.35	\$ 12.20	\$ 19.98
Mango Daiquiri	\$ 6.35	\$ 12.20	\$ 19.98

Extras & Toppings: Starting \$0.50



*Prepared only with wines with 17 percent alcohol.

COCKTAILS

SALTY OR SWEET

	32oz	59oz
Piña Colada	\$ 7.60	\$ 13.00

Extras & Toppings: Starting \$0.50



STAFF RECOMMENDATION

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

- 2 year re-evaluation to continue to assess this business.
- Must comply with all City Codes (Building, Fire, Health, and Sign, etc.)
- Restrooms must be accessible to employees and patrons at all times.
- CUP not transferable to others.
- Hours of operation are Monday – Saturday from 11:00 am to 10:00 pm, and Sunday from 12:00 pm to 8:30 pm

MAILOUT LIST

PROP_ID	Property Owner	addrDeliveryLine	addrCity	addrState	addrZip
317367	BORREGO JAVIER	3516 N CONWAY AVE	MISSION	TX	78573-1302
317360	3504 CONWAY SERIES A SERIES OF VMK INVESTMENT GROUP LLC	4600 TORONTO AVE	MCALLEN	TX	78503-8121
317362	VMK INVESTMENTS GROUP LLC	4600 TORONTO AVE	MCALLEN	TX	78503-8121
317368	GARZA ERICK I & DELLANIRA L GARZA	3518 N CONWAY AVE	MISSION	TX	78573-1302
123511	VALDEZ DANIELLE A	1901 S VOSS RD NO. 6	HOUSTON	TX	77057-2612
123512	SALINAS MA ESTER	715 MILLER ST	MISSION	TX	78572-5343
123513	PENA BERNARDO JR	306 DOHERTY AVE	MISSION	TX	78572-5438
123515	JACOBSON STANLEY & MARINA	1505 DOHERTY AVE	MISSION	TX	78572-4018
317266	SAENZ CONRADO & MARIA DEL CARMEN	PO BOX 1914	MISSION	TX	78573-0032
123506	VALDEZ PROPERTIES LLC	2308 SILVERADO SOUTH	MISSION	TX	78573-8453
574838	MCCLAIN DANIEL M JOSEPH	1508 N INSPIRATION RD	MISSION	TX	78572
1014121	DOUBLE GS MOTORS LLC	3315 N CONWAY	MISSION	TX	78573-1312
1559739	HAIDAR PROPERTIES LLC	1601 SOUTH CAGE BLVD SUITE B	PHARR	TX	78577-5574
1559738	HAIDAR PROPERTIES LLC	1601 SOUTH CAGE BLVD SUITE B	PHARR	TX	78577-5574

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT RENEWAL FOR A DRIVE-THRU SERVICE WINDOW AND THE SALE & ON-SITE CONSUMPTION OF ALCOHOLIC BEVERAGES AT LA PALMA AZUL SNACK SHOP IN A (C-3) GENERAL BUSINESS DISTRICT, 3501 N. CONWAY AVENUE, STE. 1, LOT 2, IHOP ON CONWAY SUBSIVISION

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of April 16, 2025, 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, April 28, 2025, 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. 1 Lot 2, IHOP on Conway Subdivision	Drive-Thru Service Window – La Palma Azul	<ol style="list-style-type: none"> 1. 2 year re-evaluation to assess this business 2. Must comply with all City Codes (Building, Fire, Health, and Sign, etc.) 3. Restrooms must be accessible to employees and patrons at all times 4. CUP not transferable to others 5. Hours of operation are Monday – Saturday from 11:00 am to 10:00pm, and Sunday from 12:00pm to 8:30pm

READ, CONSIDERED AND PASSED, this the 28th day of April, 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT RENEWAL FOR A DRIVE-THRU SERVICE WINDOW AND THE SALE & ON-SITE CONSUMPTION OF ALCOHOLIC BEVERAGES AT LA PALMA AZUL SNACK SHOP IN A (C-3) GENERAL BUSINESS DISTRICT, 3501 N. CONWAY AVENUE, STE. 1, LOT 2, IHOP ON CONWAY SUBSIVISION

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of April 16, 2025, 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, April 28, 2025, 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. 1 Lot 2, IHOP on Conway Subdivision	Drive-Thru Service Window – La Palma Azul	<ol style="list-style-type: none"> 1. 2 year re-evaluation to assess this business 2. Must comply with all City Codes (Building, Fire, Health, and Sign, etc.) 3. Restrooms must be accessible to employees and patrons at all times 4. CUP not transferable to others 5. Hours of operation are Monday – Saturday from 11:00 am to 10:00pm, and Sunday from 12:00pm to 8:30pm

READ, CONSIDERED AND PASSED, this the 28th day of April, 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: To consider an ordinance amendment to the City of Mission Code of Ordinances Chapter 98 – Subdivisions, Article III – Minimum Requirement for Standards and Specifications, Section 98-144. Park Dedication of Fees in Lieu of Requirements, Subsection (D) Money in Lieu of Land, Amending the Park Fees Required per Dwelling Unit during the Subdivision Process, and Adoption of Ordinance No. _____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- January 28, 2019 – The City Council adopted Ordinance #4760 increasing the subdivision processing park fees per dwelling unit from \$300 to \$500.
- December 12, 2023 – The Parks and Recreation Board discussed and agreed to increase the park fees from \$500 to \$650.
- January 9, 2024 – The Parks and Recreation Board was given a directive by the City Manager and Deputy City Manager to have a formal committee research the park fees proposal.
- March 27, 2025 – Consideration of amendment to the park fees by the Ordinance Review Committee (ORC). The Ordinance Review Committee voted to increase the park fees from \$500 to \$650 per dwelling unit and for the fee to be increased in the amount of \$25 per dwelling unit after each annual anniversary of the adoption of this ordinance amendment to be capped at \$750 per dwelling unit in order to be in alignment with the other municipalities.
- April 4, 2025 – In accordance with State and local law, notice of required public hearings published in the Progress Times.
- April 16, 2025 – Public Hearing and consideration of amendment to the park fees by the Planning and Zoning Commission (P&Z).
- April 28, 2025 – Public Hearing and consideration of amendment to the park fees by the City Council.

Summary:

- On January 28, 2019, the City Council adopted Ordinance #4760 increasing the park fees per dwelling unit during the subdivision process from \$300 to \$500. It was suggested during the meeting that the topic be readdressed in 3 or 4 years.
- On December 12, 2023, the Parks and Recreation Board considered an amendment to increase the park fees from \$500 to \$650, but for the fee to not be automatically recurring or increased unless the Board approved it.

- Staff researched the park fee requirements for other cities in the Rio Grande Valley and compared those results to Mission's. It was determined that the City of Mission is charging less than Alton, Edinburg, McAllen and San Juan. Most cities also consider an inflation factor and increase the fee by \$25 each annual anniversary to be capped at \$750 per dwelling unit.

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

PARK FEE COMPARISON

PARK FEE COMPARISON JANUARY 2025

CITY	FEE/RES.	OTHER
Alamo	\$500/Res.	Upgraded fee in 2022
Alton	\$550/Res.	
Brownsville	\$500/dwelling unit	
Donna	\$500/Res.	Upgraded fee in 2022
Edinburg	\$600/Res.	Developer pays ½ & Builder Pays ½. \$300 ETJ
Harlingen	\$475/dwelling unit	Each Year Park Fee increases + \$25
La Feria	None	
McAllen	\$700/Res.	Each Year Park Fee increases + \$25
Mercedes	\$500/Res.	Established Park Fee Code in 2021
Mission	\$500/Res.	
Pharr	\$250/Res; \$1250/Acre	
Rio Grande City	\$360 per dwelling unit	
San Benito	None	
San Juan	\$725 per dwelling unit	Developer pays ½ & Builder pays 1/2; Each Year Park Fee increases + \$25
Weslaco	\$400/Res. \$250/Apt.	

PARK FEE HISTORY**Park Fee History**

3/24/86 - City of Mission adopted Ordinance#1340 - Establishing Park Fees \$200 per dwelling unit.

4/25/05 - City of Mission increased the Park Dedication fee per dwelling to from \$200 to \$300

1/28/19 - City of Mission increased the Park Dedication Fee per dwelling from \$300 to \$500

*The Park's Advisory Board is recommending that the Park Dedication Fee be increased from \$500 to \$650

STAFF RECOMMENDATION

- Staff recommends amending the park fees in the amount of \$650.00 per dwelling unit. The fee shall increase in the amount of \$25.00 per dwelling unit after each annual anniversary of the adoption of this ordinance amendment, maximum fee to be capped at \$750.00 per dwelling unit.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY OF MISSION CODE OF ORDINANCES CHAPTER 98-SUBDIVISIONS, ARTICLE III – MINIMUM REQUIREMENT FOR STANDARDS AND SPECIFICATIONS, SECTION 98-144. PARK DEDICATION OF FEES IN LIEU OF REQUIREMENTS, SUBSECTION (D) MONEY IN LIEU OF LAND, AMENDING THE PARK FEES REQUIRED PER DWELLING UNIT DURING THE SUBDIVISION PROCESS; PROVIDING REPEALER CLAUSE; PROVIDING SEVERABILITY CLAUSE; PROVIDING EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION.

WHEREAS, The City of Mission is a home-rule municipality possessing the full power of local self-governance pursuant to Article XI, Section 5 of the Texas Constitution; and

WHEREAS, Pursuant to the laws of the State of Texas, including Section 51.001 of the Texas Local Government Code, the City Council has the authority to adopt an ordinance that, among other things, is for good government peace or order of Mission; and

WHEREAS, the required park fees charged during the processing of new residential subdivisions need to be reconsidered from time to time; and

WHEREAS, this ordinance amendment was reviewed and recommended by the Parks and Recreation Advisory Board and the City of Mission Ordinance Review Committee; and

WHEREAS, The Planning and Zoning Commission has reviewed the proposed amendment and has recommended approval; and

WHEREAS, the City Council of the City of Mission finds that it is in the best interest of the citizens of Mission to amend the Code of Ordinances as set forth below;

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

SECTION 1: That the City of Mission Code of Ordinances, Chapter 98-Subdivisions, Article III – Minimum Requirement for Standards and Specifications, Section 98-144 - Park Dedication of Fees in Lieu of Requirements, Subsection(d)(3) is hereby amended by adding the language underlined (added) and deleting the language that is stricken to read in full as follows:

(d)(3) To the extent that other sections of this section require, the dedication requirement shall be met by a payment in lieu of land at a per-dwelling-unit price set from time to time by ordinance of the city council, sufficient to acquire and develop land and to provide adjacent streets and utilities for a neighborhood park to serve the park zone in which such development is located. Unless changed by the city council, ~~such per-dwelling-unit price shall be computed on the basis of \$500.00 a payment in lieu of land in the amount of \$650.00 per dwelling unit shall be required prior to plat recording. The fee shall increase in the amount of \$25.00 per dwelling unit after each annual anniversary of the adoption of this ordinance amendment, maximum fee to be capped at \$750.00 per dwelling unit.~~ Cash payments may be only used for the acquisition, development, or improvement of a neighborhood park, bicycle trails within the park zone, and/or streets and utilities adjacent to the neighborhood park located within the same park zone as the development, unless otherwise authorized by the city council for funding regional recreational parks that serves the needs of all or several park zones.

SECTION 2. REPEALER All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. SEVERABILITY If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and any remaining provision shall continue in effect notwithstanding the invalidity of such section, subsection, clause, phrase or portion.

SECTION 4. EFFECTIVE DATE This ordinance shall take effect immediately upon its passage and publication as required by law.

PASSED, APPROVED, AND ADOPTED THIS ____ day of _____, 2025, at a regular meeting of the City Council Elective Commission of the City of Mission, Texas at which a quorum was present and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

CITY OF MISSION

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

APPROVED AS TO FORM:

Patricia A. Rigney, City Attorney

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY OF MISSION CODE OF ORDINANCES CHAPTER 98-SUBDIVISIONS, ARTICLE III – MINIMUM REQUIREMENT FOR STANDARDS AND SPECIFICATIONS, SECTION 98-144. PARK DEDICATION OF FEES IN LIEU OF REQUIREMENTS, SUBSECTION (D) MONEY IN LIEU OF LAND, AMENDING THE PARK FEES REQUIRED PER DWELLING UNIT DURING THE SUBDIVISION PROCESS; PROVIDING REPEALER CLAUSE; PROVIDING SEVERABILITY CLAUSE; PROVIDING EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION.

WHEREAS, The City of Mission is a home-rule municipality possessing the full power of local self-governance pursuant to Article XI, Section 5 of the Texas Constitution; and

WHEREAS, Pursuant to the laws of the State of Texas, including Section 51.001 of the Texas Local Government Code, the City Council has the authority to adopt an ordinance that, among other things, is for good government peace or order of Mission; and

WHEREAS, the required park fees charged during the processing of new residential subdivisions need to be reconsidered from time to time; and

WHEREAS, this ordinance amendment was reviewed and recommended by the Parks and Recreation Advisory Board and the City of Mission Ordinance Review Committee; and

WHEREAS, The Planning and Zoning Commission has reviewed the proposed amendment and has recommended approval; and

WHEREAS, the City Council of the City of Mission finds that it is in the best interest of the citizens of Mission to amend the Code of Ordinances as set forth below;

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

SECTION 1: That the City of Mission Code of Ordinances, Chapter 98-Subdivisions, Article III – Minimum Requirement for Standards and Specifications, Section 98-144 - Park Dedication of Fees in Lieu of Requirements, Subsection(d)(3) is hereby amended by adding the language underlined (added) and deleting the language that is stricken to read in full as follows:

(d)(3) To the extent that other sections of this section require, the dedication requirement shall be met by a payment in lieu of land at a per-dwelling-unit price set from time to time by ordinance of the city council, sufficient to acquire and develop land and to provide adjacent streets and utilities for a neighborhood park to serve the park zone in which such development is located. Unless changed by the city council, a payment in lieu of land in the amount of \$650.00 per dwelling unit shall be required prior to plat recording. The fee shall increase in the amount of \$25.00 per dwelling unit after each annual anniversary of the adoption of this ordinance amendment, maximum fee to be capped at \$750.00 per dwelling unit. Cash payments may be only used for the acquisition, development, or improvement of a neighborhood park, bicycle trails within the park zone, and/or streets and utilities adjacent to the neighborhood park located within the same park zone as the

development, unless otherwise authorized by the city council for funding regional recreational parks that serves the needs of all or several park zones.

SECTION 2. REPEALER All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. SEVERABILITY If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and any remaining provision shall continue in effect notwithstanding the invalidity of such section, subsection, clause, phrase or portion.

SECTION 4. EFFECTIVE DATE This ordinance shall take effect immediately upon its passage and publication as required by law.

PASSED, APPROVED, AND ADOPTED THIS ____day of_____, 2025, at a regular meeting of the City Council Elective Commission of the City of Mission, Texas at which a quorum was present and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

CITY OF MISSION

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

APPROVED AS TO FORM:

Patricia A. Rigney, City Attorney



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: To consider an ordinance amendment to the City of Mission Code of Ordinances Appendix A, Zoning, Section 1.2. Definitions. by defining Mobile Food Park; Article X. Conditional Use Permits, Section 1.56 Conditions of Conditional Use, Subsection (11) Mobile Food Unit, by establishing a radius for Mobile Food Units and Mobile Food Parks, Adoption of Ordinance # _____ – Cervantes

NATURE OF REQUEST:

Project Timeline:

- March 19, 2025 – A directive was given by the City Council to staff to revisit the mobile food unit ordinance in regards to more restrictive distance limitation between units.
- March 27, 2025 - Consideration of amendment to the mobile food unit by the Ordinance Review Committee (ORC). The Ordinance Review Committee voted to amend the mobile food unit by establishing a one-mile radius of an existing and operational mobile food unit or mobile food truck park.
- April 4, 2025 – In accordance with State and local law, notice of the required public hearings published in the Progress Times.
- April 16, 2025 – Public Hearing and consideration of the ordinance amendment by the Planning and Zoning Commission (P&Z).
- April 28, 2025 – Public Hearing and consideration of the ordinance amendment by the City Council.

Summary:

- Staff was given a directive by the City Council to revisit the Mobile Food Unit Ordinance in regards to increasing the distance limitation between mobile food units and mobile food parks.
- Staff researched the distance limitation between units for other Valley cities and compared those results to Mission's. It was determined that only the City of Alton and the City of San Benito had a distance requirement. The City of Alton does not allow mobile food units to be within 300 feet of the front door to a restaurant or a food truck park. The City of San Benito does not allow a mobile food truck within 100 feet of an adjoining business primary entrance. In Harlingen, the mobile food unit is required to be moved out in the evening and brought back in the following day. The other cities do not have a distance limitation requirement or require a conditional use permit.
- Staff took this proposed amendment to the Ordinance Review Committee for their consideration and they voted in favor of establishing a one-mile distance minimum separation from an existing and operational mobile food unit and/or mobile food park.
- For new mobile food parks, the proposed regulation is for them not to be allowed within half-mile of another mobile food park or within one-mile of an existing mobile food unit.

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

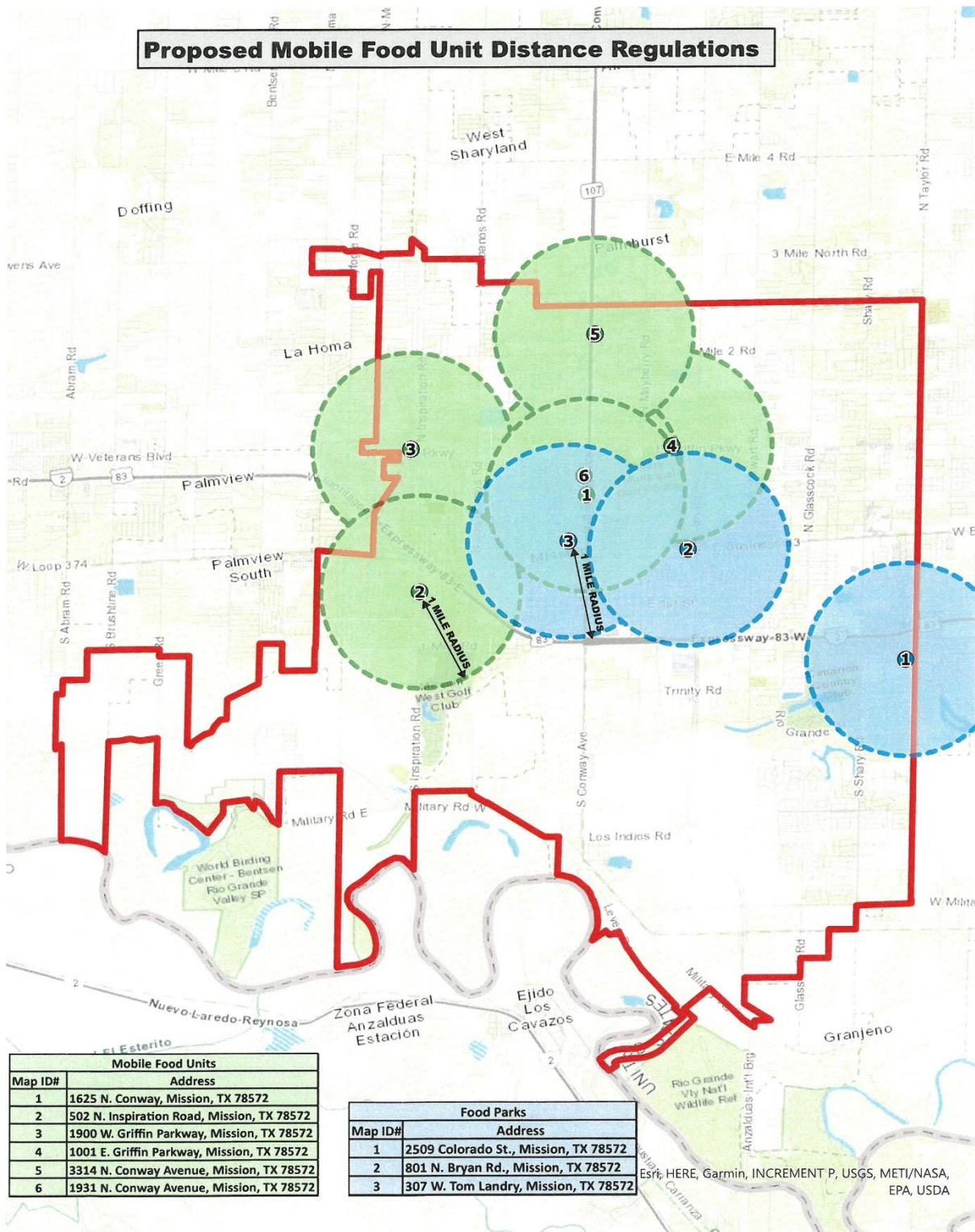
TABLED:

_____ AYES

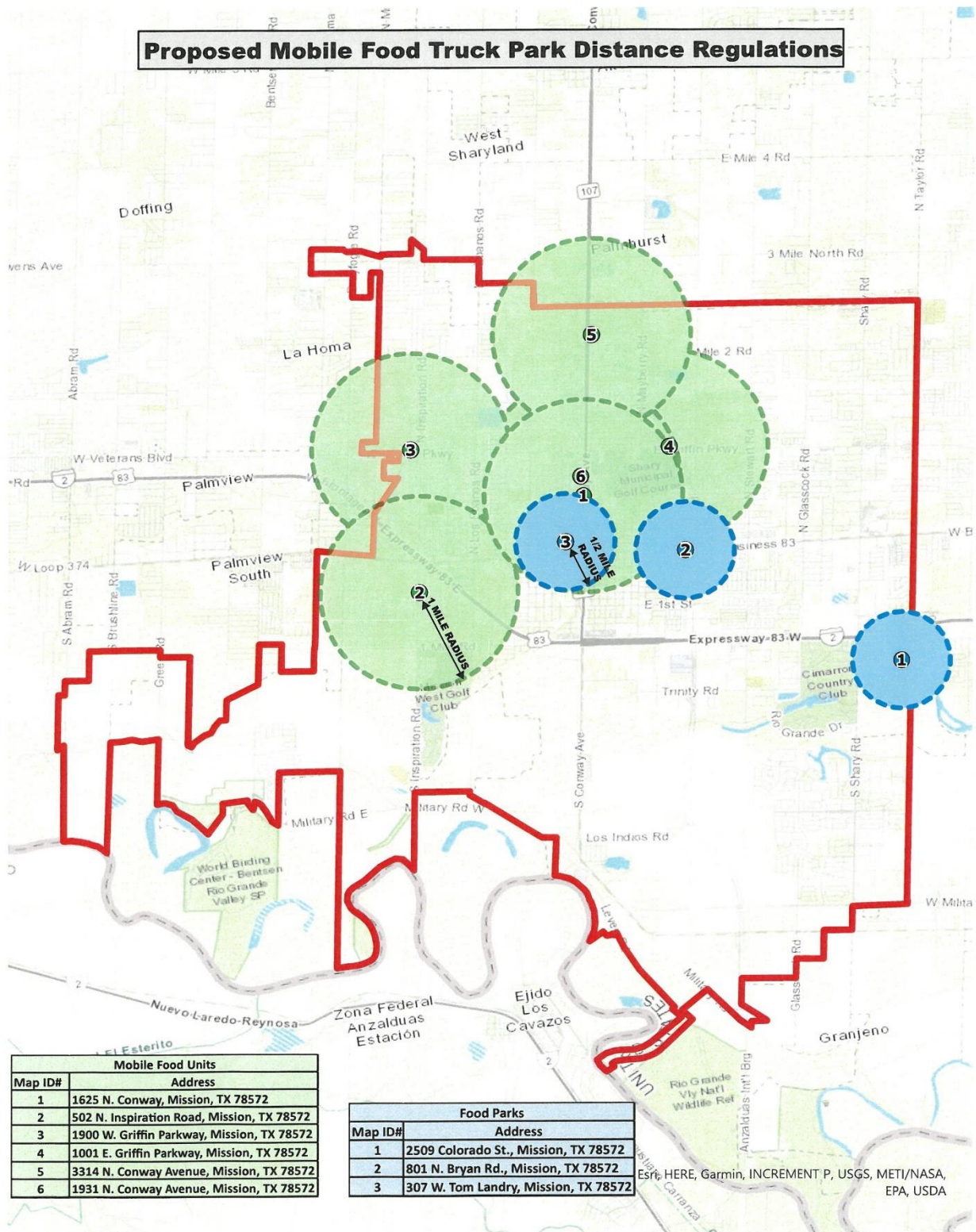
_____ NAYS

_____ DISSENTING _____

Proposed Mobile Food Unit Distance Regulations



Proposed Mobile Food Truck Park Distance Regulations



RIO GRANDE VALLEY MOBILE FOOD UNIT COMPARISON

MOBILE FOOD UNIT COMPARISON MARCH 2025

CITY	REGULATIONS
Alamo	Allowed with a conditional use permit in properties zoned C-3 for one year with options to renew.
Alton	They are allowed in commercial properties, without a conditional use permit with permission from the property owner. Must obtain a health permit. They are not allowed within 330 feet of the front door of a restaurant or a food truck park property.
Brownsville	One food truck may be established as an accessory use on private property where full-service restaurants are permitted by right. Allowed for 90 days only. \$2,000.00 bond required for unpaid taxes or fines.
Donna	
Edinburg	They are allowed in commercial properties without a conditional use permit with permission from the property owner. Must obtain a health permit.
Harlingen	They are allowed with permission from the business but the unit must be moved to the site in the morning and moved out in the evening.
La Feria	
McAllen	They are allowed in commercial properties without a conditional use permit with permission from the property owner. Must obtain a health permit.
Mercedes	
Mission	Allowed with a conditional use permit in properties zoned C-3
Pharr	
Rio Grande City	
San Benito	They are allowed in commercial properties, without a conditional use permit with permission from the property owner. Must obtain a

RIO GRANDE VALLEY MOBILE FOOD UNIT COMPARISON

	health permit. They are not allowed within 100 feet of the adjoining business primary entrance. The permits are for six months with options to renew. No continuous music is allowed.
San Juan	They are allowed with a conditional use permit with permission from the property and must obtain a health permit.
Weslaco	

STAFF RECOMMENDATION

- Staff recommends amending the mobile food unit ordinance by defining mobile food park and establishing a radius for mobile food units and mobile food parks.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY OF MISSION CODE OF ORDINANCES APPENDIX A, ZONING, SECTION 1.2. DEFINITIONS. BY DEFINING MOBILE FOOD PARK; ARTICLE X. CONDITIONAL USE PERMITS, SECTION 1.56 CONDITIONS OF CONDITIONAL USE, SUBSECTION (11) MOBILE FOOD UNIT, BY ESTABLISHING A RADIUS FOR MOBILE FOOD UNITS AND MOBILE FOOD PARKS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING EFFECTIVE DATE.

WHEREAS, The City of Mission is a home-rule municipality possessing the full power of local self-governance pursuant to Article XI, Section 5 of the Texas Constitution; and

WHEREAS, Pursuant to the laws of the State of Texas, including Section 51.001 of the Texas Local Government Code, the City Council has the authority to adopt an ordinance that, among other things, is for good government peace, or order of Mission; and

WHEREAS, mobile food parks and units are a prevalent business model that need to be properly regulated; and

WHEREAS, this ordinance amendment was reviewed and recommended by the City of Mission Ordinance Review Committee; and

WHEREAS, The Planning and Zoning Commission has reviewed the proposed amendment and has recommended approval; and

WHEREAS, The City Council of the City of Mission finds that it is in the best interests of the citizens of Mission to amend the Code of Ordinances as set forth below;

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

SECTION 1: That the City of Mission Code of Ordinances, Appendix A, Zoning, Section 1.2. Definitions. is hereby amended to add the following:

Section 1.52 Definitions.

(33B) Mobile food park. Any parcel where two or more mobile food units congregate on a continuous, regular basis selling food, including prepackaged or beverages to the public.

SECTION 2: That the City of Mission Code of Ordinances, Appendix A, Zoning, Article X. Conditional Use Permits, Section 1.56 Conditions of Conditional Use, Subsection (11) Mobile Food Unit. is hereby amended as follows:

Section 1.56 Conditions of Conditional Use.

(11) *Mobile food unit and Mobile food park:*

- a. All mobile food units and mobile food parks shall comply with all appurtenant health codes of the State of Texas and all ordinances of the City of Mission, Texas.
- b. Mobile food units shall be placed on, at a minimum, compacted gravel base. Mobile food units shall not be parked on unimproved surfaces.
- c. Mobile food units shall not be allowed within one-mile of another mobile food unit or mobile food park. This subsection does not apply to mobile food units approved by City Council prior to enactment of this amendment.

- d. Mobile food parks shall not be allowed within half-mile of another mobile food park or within one-mile of a mobile food unit and may only be located on commercial zone properties.
- e. Each owner of a mobile food unit that satisfactorily meets the criteria for approval, will be allowed a one-year conditional use permit. Upon completion of the one-year initial permit, the owner may apply for subsequent renewals to City Council. This does not apply to mobile food units approved for use on city-owned property. The conditional use permit is not transferable as stated in Article X. Conditional Use Permits, Section 1.55.
- f. A mobile food unit may operate in all other use districts for the limited purpose of a public or private event for which the mobile food unit has written permission to operate on the owner's property. This does not apply to mobile food units approved for use on city-owned property.
- g. A mobile food unit shall not operate on a public property or right-of-way, unless permission has been granted by the city council.
- h. All mobile food units shall obtain a business permit/license in accordance with Appendix A-Zoning, Article IX.-Business Permit for each specified location where sales are to take place from a mobile food unit.
- i. All mobile food unit vendors must obtain a permit from the City of Mission health department to operate as a mobile food unit or mobile food park. All mobile food units and mobile food parks shall ensure appropriate grease traps are installed for the units/parks.
- j. All mobile food units participating in any City of Mission event are exempt from the conditional use permit process. However, a mobile food unit that is approved to participate in a City of Mission event must apply for a temporary permit with the health department, not to exceed three days, and comply with all other ordinances of the City of Mission, including health codes.
- k. The city council may designate certain areas within the city limits of the City of Mission as mobile food parks. Once designated, mobile food units authorized to-operate within the mobile food park, are exempt from the one-mile distance_separation requirement, but must comply with all other requirements of the business permit/license process.

SECTION 3. REPEALER All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. SEVERABILITY If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and any remaining provision shall continue in effect notwithstanding the invalidity of such section, subsection, clause, phrase or portion.

SECTION 5. EFFECTIVE DATE This ordinance shall take effect immediately upon its passage and publication as required by law.

PASSED, APPROVED, AND ADOPTED THIS ____ day of _____, 2025, at a regular meeting of the City Council Elective Commission of the City of Mission, Texas at which a quorum was present and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

CITY OF MISSION

Norie Gonzalez Garza, Mayor

ATTEST:

| _____
Anna Carrillo, City Secretary

APPROVED AS TO FORM:

Patricia A. Rigney, City Attorney

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY OF MISSION CODE OF ORDINANCES APPENDIX A, ZONING, SECTION 1.2. DEFINITIONS. BY DEFINING MOBILE FOOD PARK; ARTICLE X. CONDITIONAL USE PERMITS, SECTION 1.56 CONDITIONS OF CONDITIONAL USE, SUBSECTION (11) MOBILE FOOD UNIT, BY ESTABLISHING A RADIUS FOR MOBILE FOOD UNITS AND MOBILE FOOD PARKS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING EFFECTIVE DATE.

WHEREAS, The City of Mission is a home-rule municipality possessing the full power of local self-governance pursuant to Article XI, Section 5 of the Texas Constitution; and

WHEREAS, Pursuant to the laws of the State of Texas, including Section 51.001 of the Texas Local Government Code, the City Council has the authority to adopt an ordinance that, among other things, is for good government peace, or order of Mission; and

WHEREAS, mobile food parks and units are a prevalent business model that need to be properly regulated; and

WHEREAS, this ordinance amendment was reviewed and recommended by the City of Mission Ordinance Review Committee; and

WHEREAS, The Planning and Zoning Commission has reviewed the proposed amendment and has recommended approval; and

WHEREAS, The City Council of the City of Mission finds that it is in the best interests of the citizens of Mission to amend the Code of Ordinances as set forth below;

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

SECTION 1: That the City of Mission Code of Ordinances, Appendix A, Zoning, Section 1.2. Definitions. is hereby amended to add the following:

Section 1.52 Definitions.

(33B) Mobile food park. Any parcel where two or more mobile food units congregate on a continuous, regular basis selling food, including prepackaged or beverages to the public.

SECTION 2: That the City of Mission Code of Ordinances, Appendix A, Zoning, Article X. Conditional Use Permits, Section 1.56 Conditions of Conditional Use, Subsection (11) Mobile Food Unit. is hereby amended as follows:

Section 1.56 Conditions of Conditional Use.

(11) *Mobile food unit and Mobile food park:*

- a. All mobile food units and mobile food parks shall comply with all appurtenant health codes of the State of Texas and all ordinances of the City of Mission, Texas.
- b. Mobile food units shall be placed on, at a minimum, compacted gravel base. Mobile food units shall not be parked on unimproved surfaces.
- c. Mobile food units shall not be allowed within one-mile of another mobile food unit or mobile food park. This subsection does not apply to mobile food units approved by City Council prior to enactment of this amendment.

- d. Mobile food parks shall not be allowed within half-mile of another mobile food park or within one-mile of a mobile food unit and may only be located on commercial zone properties.
- e. Each owner of a mobile food unit that satisfactorily meets the criteria for approval, will be allowed a one-year conditional use permit. Upon completion of the one-year initial permit, the owner may apply for subsequent renewals to City Council. This does not apply to mobile food units approved for use on city-owned property. The conditional use permit is not transferable as stated in Article X. Conditional Use Permits, Section 1.55.
- f. A mobile food unit may operate in all other use districts for the limited purpose of a public or private event for which the mobile food unit has written permission to operate on the owner's property. This does not apply to mobile food units approved for use on city-owned property.
- g. A mobile food unit shall not operate on a public property or right-of-way, unless permission has been granted by the city council.
- h. All mobile food units shall obtain a business permit/license in accordance with Appendix A-Zoning, Article IX.-Business Permit for each specified location where sales are to take place from a mobile food unit.
- i. All mobile food unit vendors must obtain a permit from the City of Mission health department to operate as a mobile food unit or mobile food park. All mobile food units and mobile food parks shall ensure appropriate grease traps are installed for the units/parks.
- j. All mobile food units participating in any City of Mission event are exempt from the conditional use permit process. However, a mobile food unit that is approved to participate in a City of Mission event must apply for a temporary permit with the health department, not to exceed three days, and comply with all other ordinances of the City of Mission, including health codes.
- k. The city council may designate certain areas within the city limits of the City of Mission as mobile food parks. Once designated, mobile food units authorized to-operate within the mobile food park, are exempt from the one-mile distance_separation requirement, but must comply with all other requirements of the business permit/license process.

SECTION 3. REPEALER All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. SEVERABILITY If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and any remaining provision shall continue in effect notwithstanding the invalidity of such section, subsection, clause, phrase or portion.

SECTION 5. EFFECTIVE DATE This ordinance shall take effect immediately upon its passage and publication as required by law.

PASSED, APPROVED, AND ADOPTED THIS ____ day of _____, 2025, at a regular meeting of the City Council Elective Commission of the City of Mission, Texas at which a quorum was present and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

CITY OF MISSION

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

APPROVED AS TO FORM:

Patricia A. Rigney, City Attorney



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Plat Approval Subject to Conditions: The Orchards at the James Subdivision, a tract of land containing 10.06 acres of land, situated in Hidalgo County, Texas, being part or portion of Lot 26-11, West Addition to Sharyland Subdivision, AO-I (Proposed R-1A), Developer: Earth Works Development, Inc., Engineer: Javier Hinojosa Engineering, - Cervantes

NATURE OF REQUEST:

Project Timeline:

- December 10, 2024 – Plat, preliminary construction plans, and Subdivision Application submitted to the City and first review by the Staff Review Committee.
- December 17, 2024 – Revisions to plans were resubmitted for follow-up review and additional comments by the Staff Review Committee (SRC).
- March 19, 2025 – Latest request to change the zoning for this site
- April 4, 2025 – Final review of plat and construction plans deemed complete by SRC.
- April 16, 2025 – Consideration of the plat approval subject to conditions by the Planning and Zoning Commission.
- April 28, 2025 – Consideration of the plat approval subject to conditions by the City Council.

Summary:

- The proposed The Orchards at the James Subdivision consists of thirty-four single family residential lots and it is located along the East side of N. Bryan Road approximately 1,280 feet North of E. Griffin Parkway (F.M. 495).
- This project is part of a Master Plan whereas the developer will be required to comply with all the land use and infrastructure planning requirements.
- The proposed subdivision is consistent with the surrounding single-family residential district area.
- Water and Sewer services will be provided by the City of Mission.
- Storm water drainage requirements meet the current standard for a 50-year storm event.
- The widening of Bryan Road in conformance with the thoroughfare plan, The required Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$500xlot), Conveyance or Payment of Water Rights (\$3000xac.), and all other format findings will be complied with prior to the subdivision recording.

- All items on the subdivision checklist will be addressed prior to the recording of the plat.
- The proposed Las Brisas Drive, a public street, will connect to Las Brisas Drive in the Sunterra Estates Subdivision.
- The proposed lots are in line with the proposed changes to the lot sizes for R1-A zoning.

STAFF RECOMMENDATION:

Staff recommends approval of the Plat subject to conditions: The widening of Bryan Road in conformance with the thoroughfare plan, Payment of Capital Sewer Recovery Fees, Payment Park Fees, Conveyance or Payment of Water Rights, and approval of the infrastructure from the different City departments as per the approved construction plans.

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ATTACHMENT I – SUBDIVISION APPLICATION

CITY OF MISSION SUBDIVISION APPLICATION



Earth Works Development, Inc.
Name: Susan Kawamoto
Address: 2602 N. Bryan Road
City: Mission, Texas 78574
Phone: (415) 308-8079
Subdivision Name: THE ORCHARDS AT
THE JAMES SUBDIVISION

PLAT FEES

5 ACRE PLAT OR LESS.....\$400
5+ ACRES.....\$500
Re-Plat Filing/Review\$300
Separate Subdivision variance/open cuts, etc. \$150
P&Z Date: _____ **City Council Date:** _____

Urban (City) X **Suburban ETJ** _____ **Rural ETJ** _____
Zone: _____ **Water Dist.** _____ **School Dist.** _____

of Lots: Residential 30 **Non-Residential** _____ **Common Areas/Lots** 1

Water CCN: **SWSC** _____ **LJWSC** _____ **MUD** _____

WATER

315 L. F. of 12" Water Lines

1880 L. F. of 8" Water Lines

Other: _____

Suburban ETJ Only: **MSR cost of water meters &**
Membership costs \$ _____

SEWER

1790 L. F. of 8" Sewer Lines

_____ L. F. of _____ Sewer Lines

Lift Sta: _____ **N/A-Septic Use:** _____

Other: _____

Suburban ETJ Only: MSR cost of Septic Tanks
\$ _____

STREETS

1600 L. F. of 32' Wide Streets

_____ L. F. of _____ Wide Streets

Other: _____

STORM SEWER

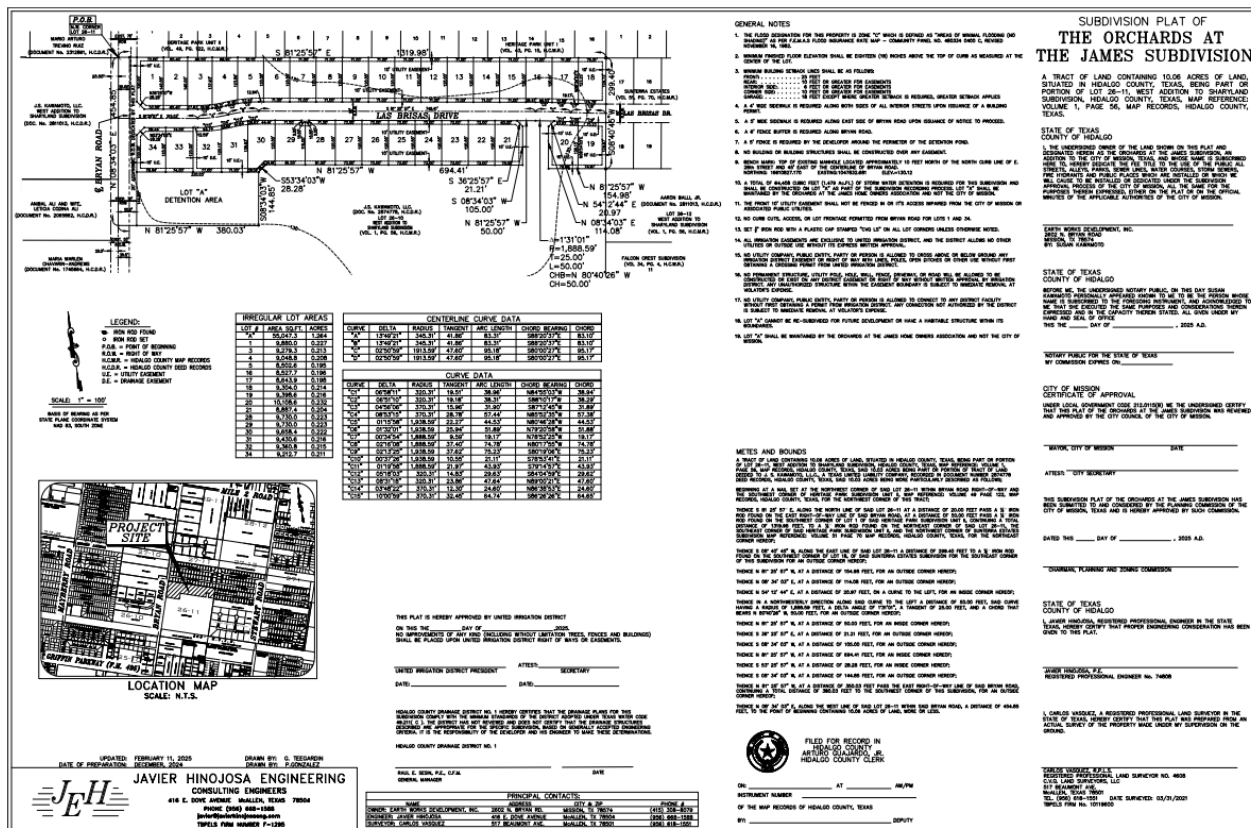
550 L. F. of 30" Storm Lines

600 L. F. of 24" Storm Lines

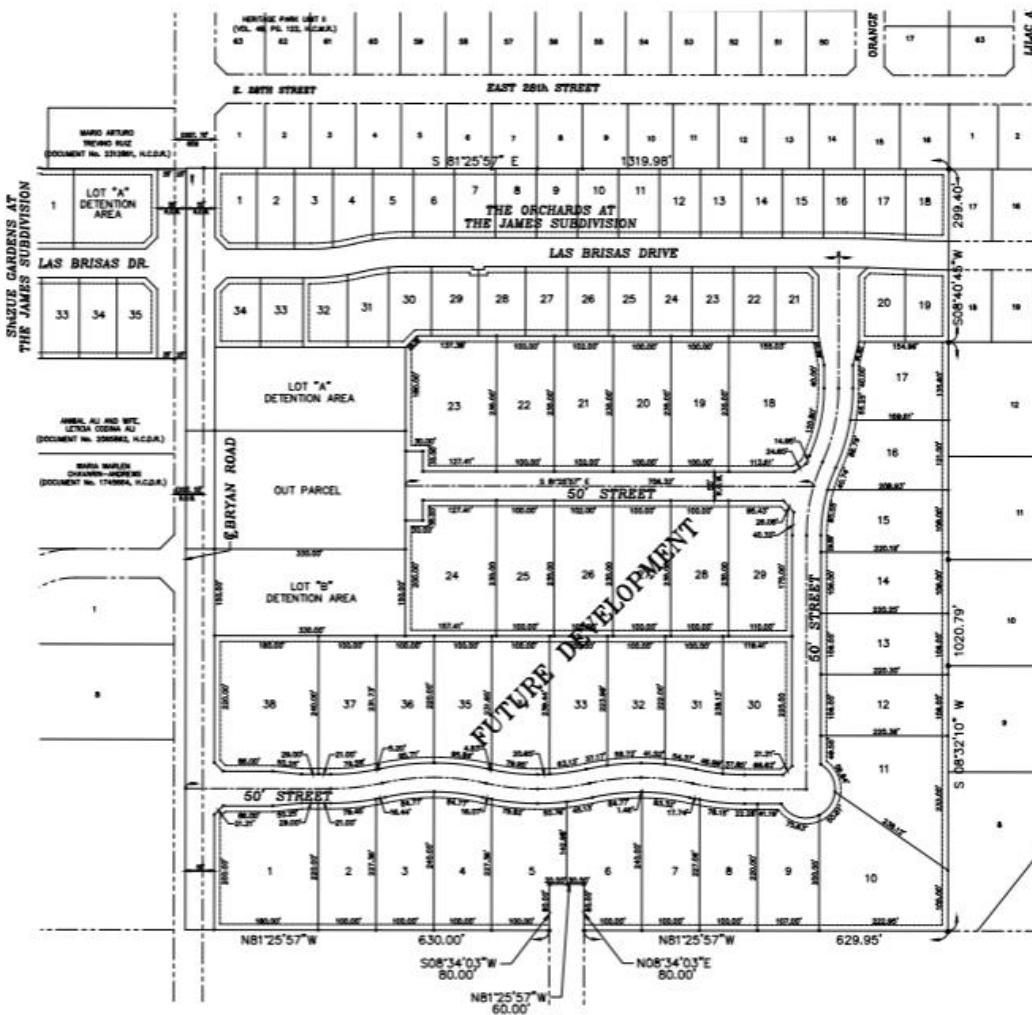
45 L. F. of 18" Storm Lines

Revised 2023

ATTACHMENT II - PLAT



ATTACHMENT III – MASTER PLAN



SCALE: 1" = 100'
 BASED ON BEARING AND PLANE COORDINATE SYSTEM
 AND 43, SOUTH ZONE

MASTER PLAN
 THE ORCHARDS AT THE JAMES SUBDIVISION

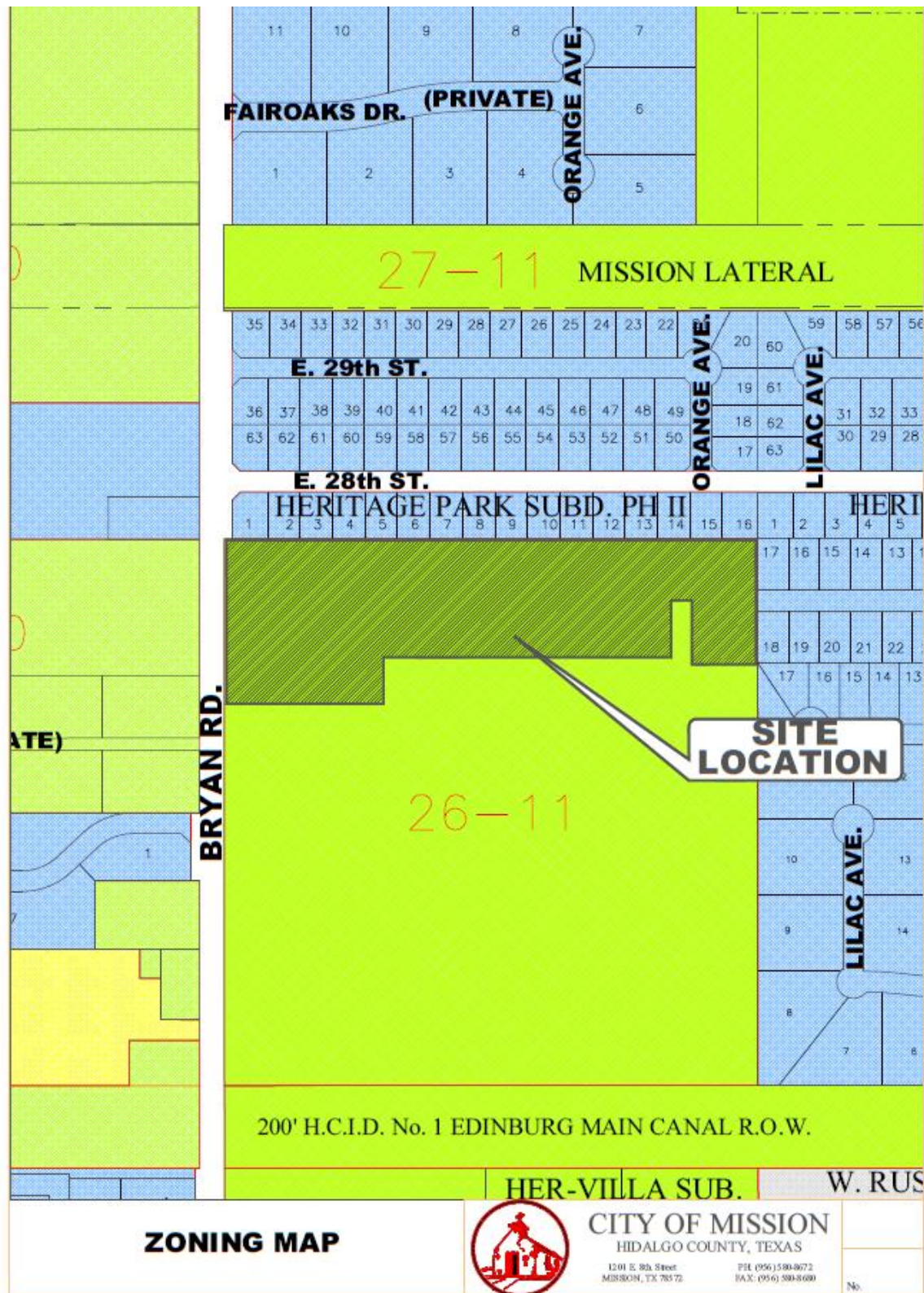
ATTACHMENT IV - AERIAL



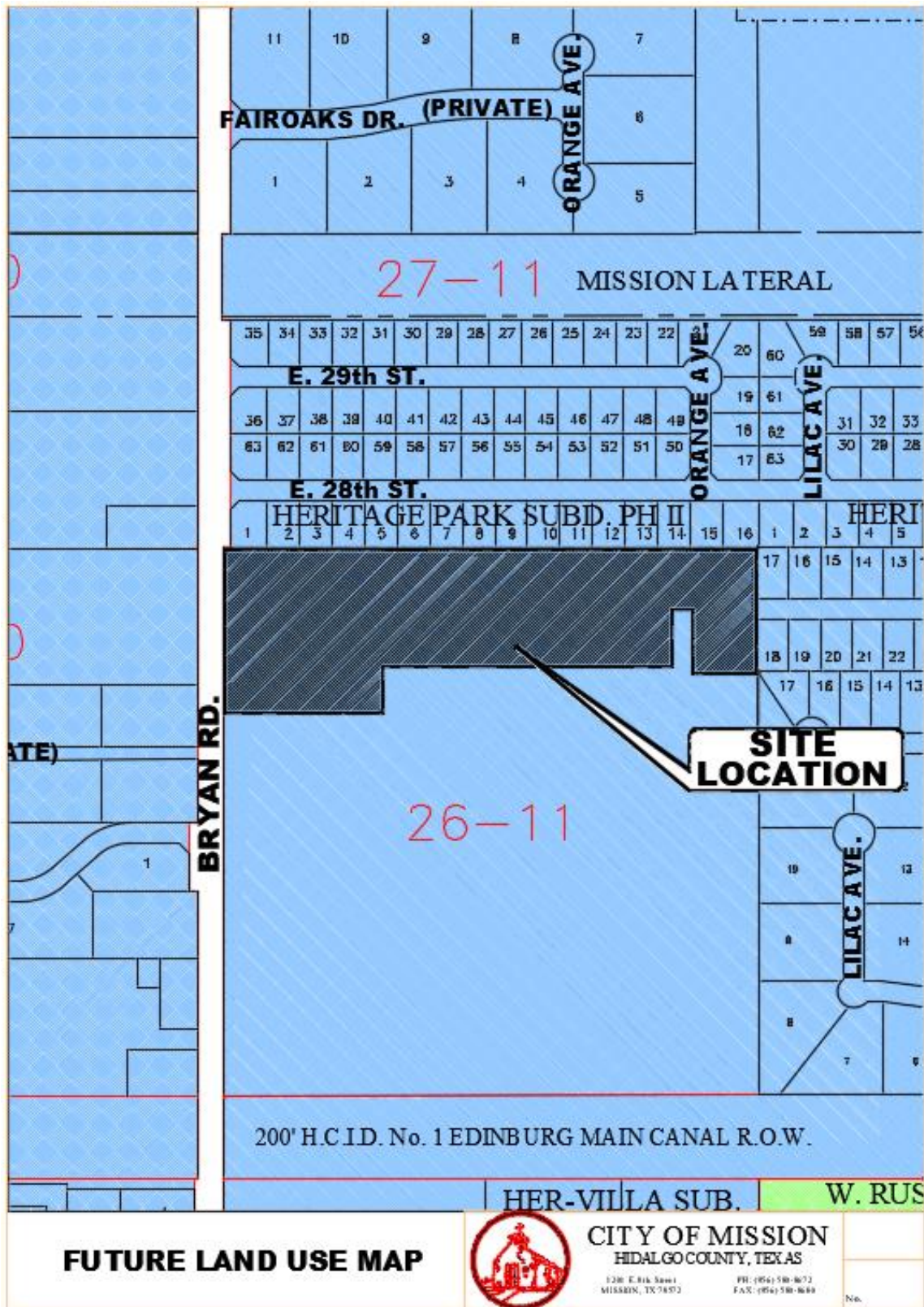
ATTACHMENT V – STREET VIEW



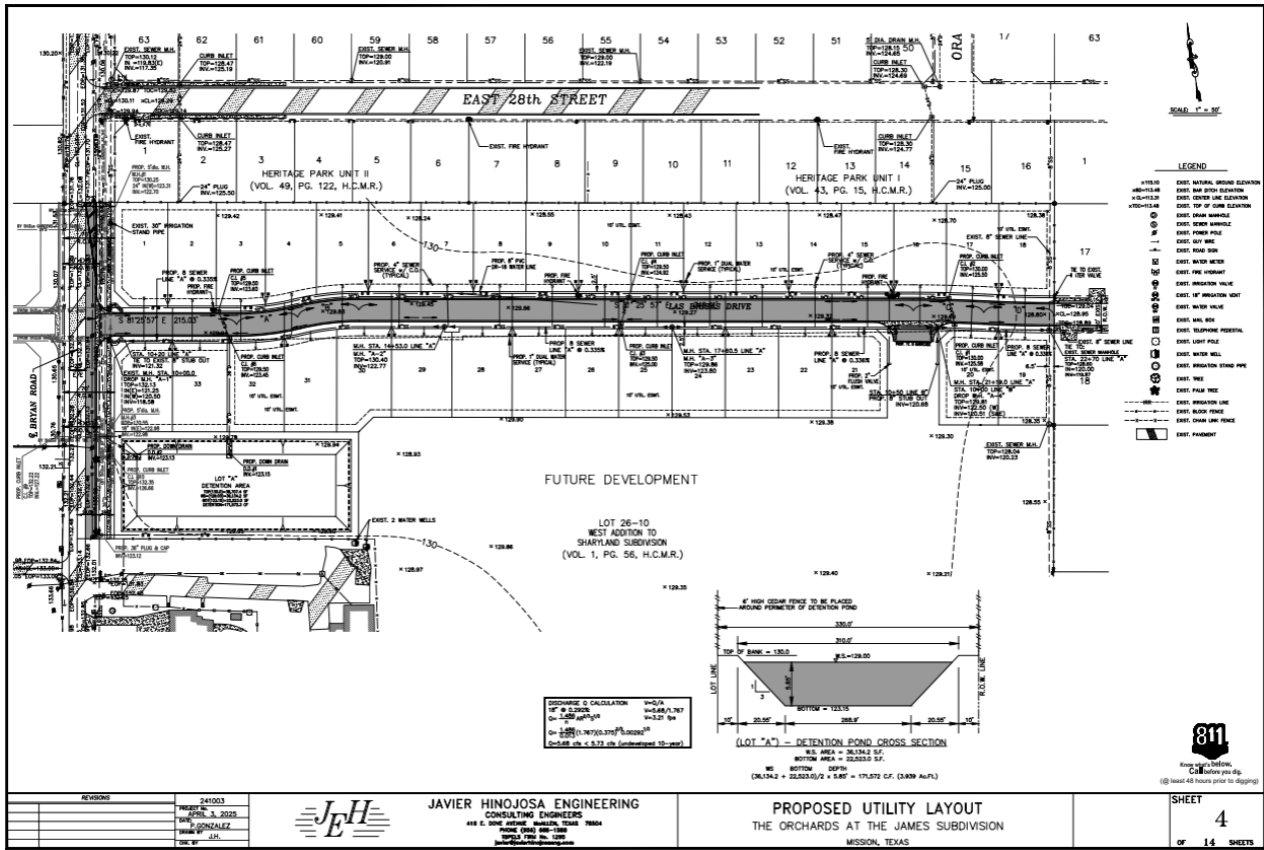
ATTACHMENT VI – ZONING MAP



ATTACHMENT VII – FUTURE LAND USE MAP



ATTACHMENT VIII - UTILITY LAYOUTS



DRAINAGE REPORT

Drainage Statement THE ORCHARDS AT THE JAMES SUBDIVISION Mission, Texas

Introduction

The Orchards at the James Subdivision is a 10.06 acre tract of land out of Lot 26-11, West Addition to Sharyland Subdivision as recorded in Volume 1, Page 56, Hidalgo County Map Records. The subdivision is located along the east side of Bryan Road approximately 2,475 feet north of Griffin Parkway (F.M. 495) and is within the city limits of Mission, Texas.

Flood Plain

The Orchards at the James Subdivision is located in Zone "C" on a Flood Insurance Rate Map, Community Panel No. 480334 0400C, map revised November 16, 1982. Zone "C" is defined as "areas of minimal flooding (no shading)." The minimum finish floor elevation shall be 18" above the top of curb as measured at the center of each lot.

Soil Conditions

According to the soil survey report prepared for Hidalgo County by the USDA Natural Resources Conservation Service. The soils in this subdivision are found to be Hidalgo Sandy Clay Loam (28) which is moderately pervious with a relatively low plasticity index.

Pre-developed Conditions

The current land use for this property has been used for agricultural purposes and has an existing runoff in a northeasterly direction. Based on an existing 10-year storm, a total storm runoff of 5.84 cubic feet per second is being generated by this subdivision.

Proposed Conditions


The Orchards at the James Subdivision is a proposed 34 single-family lot subdivision. Drainage shall be accomplished within this development with the placement of curb inlets to intercept drainage runoff generated by this subdivision. Pipe sizes shall range from a 24" to 36" throughout the subdivision and will discharge into a proposed detention pond located at the southwest corner of this project. This development will increase runoff to a maximum of 42.54 cubic feet per second based on the 50-year storm frequency for an increase Q of 36.70 cubic feet per second. Required detention for the subdivision is 64,408 cubic feet (1.479 Ac.Ft.). The proposed detention pond has a capacity of 171,572.3 cubic feet, with the developer having the option of using this excess for a future phase. The discharge from the detention pond will be less than or equal to the pre-developed 10-storm frequency and will flow through an 18" storm drain at a slope of 0.307% into a proposed manhole (*by ShiZue at The James Subdivision*) along the east side of Bryan Road. From this manhole, a proposed 36" storm drain (*by ShiZue at The James Subdivision*) will be

DRAINAGE REPORT

placed flowing to the north at a slope of 0.101% and tie into the H.C.D.D. #1 Mission Lateral.

J. Hinojosa 2/12/25
Javier Hinojosa, P.E.



<input type="checkbox"/> REJECTED	
<input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL	
<input type="checkbox"/> TO H.C. PLANNING DEPT.	
<input checked="" type="checkbox"/> TO CITY	
<input checked="" type="checkbox"/> DISCHARGE PERMIT REQUIRED	
<input type="checkbox"/> DISTRICT FACILITY	
<input type="checkbox"/> CITY FACILITY	
<input type="checkbox"/> OTHER _____	
<i>[Signature]</i> 3-4-25 H.C.D.D. NO. 1 DATE	

* Contingent on completion of improvements
as proposed for Shilene Gardens at the Inner Subl.



CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Plat Approval Subject to Conditions: ShiZue Gardens at the James Subdivision, a tract of land containing 9.99 acres of land, situated in Hidalgo County, Texas, being part or portion of Lot 26-10, West Addition to Sharyland Subdivision, AO-I (Proposed R-1A), Developer: Earth Works Development, Inc., Engineer: Javier Hinojosa Engineering, - Cervantes

NATURE OF REQUEST:

Project Timeline:

- December 10, 2024 – Plat, preliminary construction plans, and Subdivision Application submitted to the City.
- February 13, 2025 – Revisions to plans were resubmitted for follow-up review and additional comments by the Staff Review Committee (SRC).
- March 19, 2025 – Latest request to change the zoning for this site
- April 4, 2025 – Final review of plat and construction plans deemed complete by SRC.
- April 16, 2025 – Consideration of plat approval subject to conditions by the Planning and Zoning Commission.
- April 28, 2025 – Consideration of plat approval subject to conditions by the City Council.

Summary:

- The proposed ShiZue Gardens at the James Subdivision consists of thirty-five single family residential lots and it is located along the West side of N. Bryan Road approximately 1,280 feet North of E. Griffin Parkway (F.M. 495).
- The proposed Las Brisas Drive, a public street, will connect to East Solar Drive in the Highland Park Subdivision.
- The proposed lots measure 65 feet in width by 140 feet in depth consistent with the proposed new lot size minimums for R1-A zoning.
- The proposed subdivision is consistent with surrounding single-family residential district area.
- Water and Sewer services will be provided by the City of Mission.
- Storm water drainage requirements meet the current standard for a 50-year storm event.
- The widening of Bryan Road in conformance with the thoroughfare plan, The required Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$500xlot), Conveyance or Payment of Water Rights (\$3000xac.), and all other format findings will be complied with prior to the subdivision recording.

- All items on the subdivision checklist will be addressed prior to the recording of the plat.

STAFF RECOMMENDATION:

Staff recommends approval of the Plat subject to conditions: The widening of Bryan Road in conformance with the thoroughfare plan, Payment of Capital Sewer Recovery Fees, Payment Park Fees, Conveyance or Payment of Water Rights, and approval of the infrastructure from the different City departments as per the approved construction plans.

Departmental Approval:

Advisory Board Recommendation: Approval

City Manager's Recommendation:

RECORD OF VOTE:
APPROVED:

DISAPPROVED:

TABLED:

 _____ AYES

 _____ NAYS

 _____ DISSENTING _____

ATTACHMENT I – SUBDIVISION APPLICATION

CITY OF MISSION SUBDIVISION APPLICATION



Earth Works Development, Inc.
Name: Susan Kawamoto
Address: 2602 N. Bryan Road
City: Mission, Texas 78574
Phone: (415) 308-8079
Subdivision Name: ShiZue GARDENS
AT THE JAMES SUBDIVISION

PLAT FEES

5 ACRE PLAT OR LESS.....\$400
 5+ ACRES.....\$500
 Re-Plat Filing/Review\$300
 Separate Subdivision variance/open cuts, etc. \$150
 P&Z Date: _____ City Council Date: _____

Urban (City) X Suburban ETJ _____ Rural ETJ _____
 Zone: _____ Water Dist. _____ School Dist. _____

of Lots: Residential 29 Non-Residential _____ Common Areas/Lots 2

Water CCN: SWSC _____ LJWSC _____ MUD _____

WATER

145 L. F. of 12" Water Lines

1500 L. F. of 8" Water Lines

Other: _____

Suburban MSR cost of water meters &
 ETJ Only: Membership costs \$ _____

SEWER

1500 L. F. of 8" Sewer Lines

_____ L. F. of _____ Sewer Lines

Lift Sta: _____ N/A-Septic Use: _____

Other: _____

Suburban ETJ Only: MSR cost of Septic Tanks
 \$ _____

STREETS

1370 L. F. of 32' Wide Streets

_____ L. F. of _____ Wide Streets

Other: _____

STORM SEWER

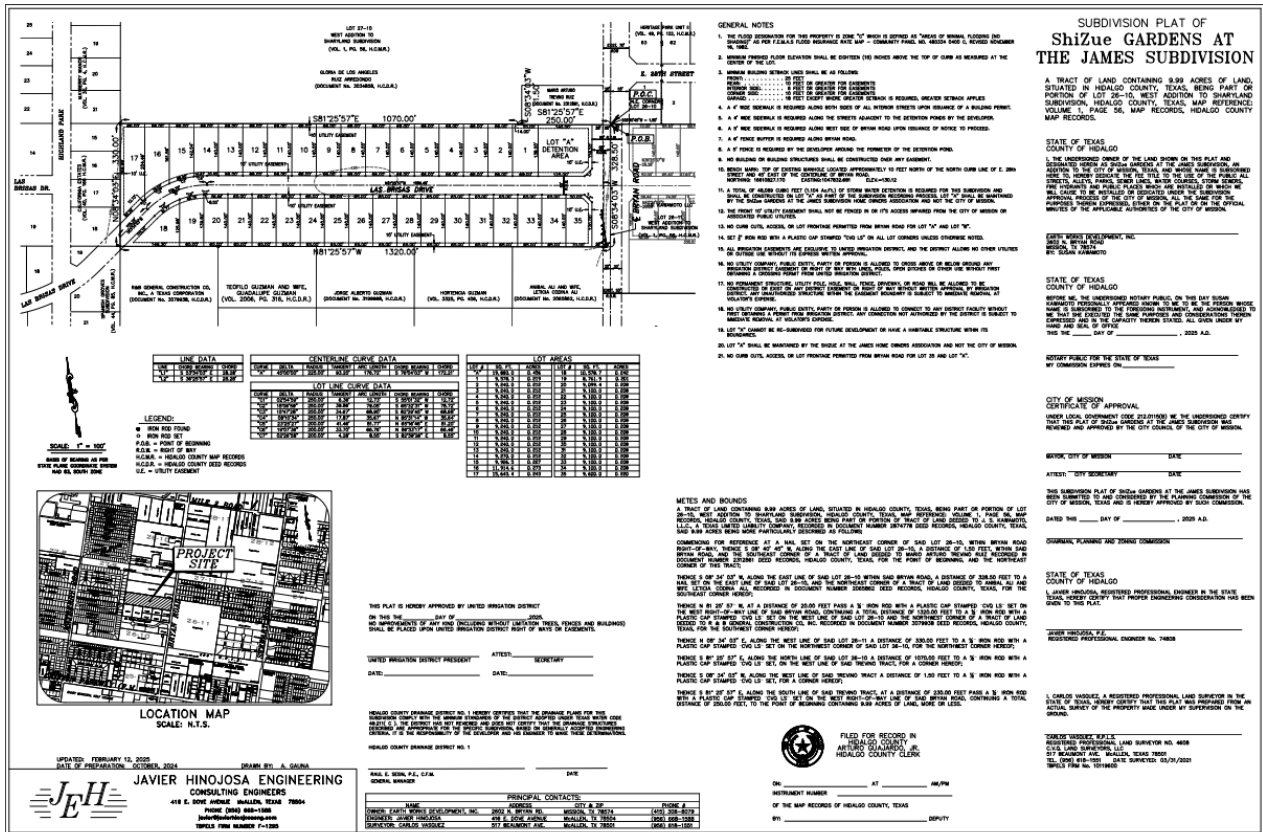
1110 L. F. of 36" Storm Lines

520 L. F. of 30" Storm Lines

710 L. F. of 24" Storm Lines

Revised 2023

ATTACHMENT II - PLAT



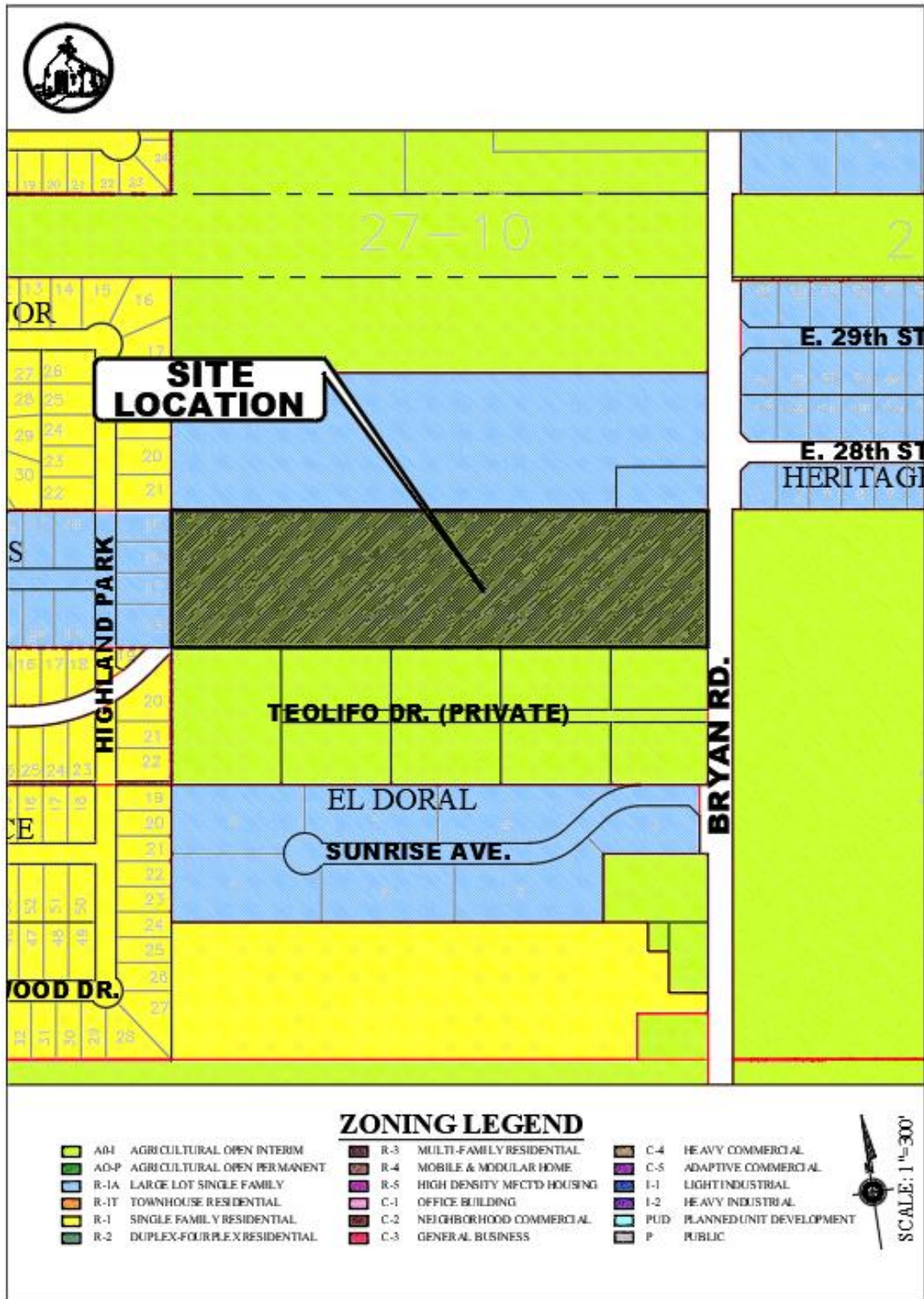
ATTACHMENT III - AERIAL



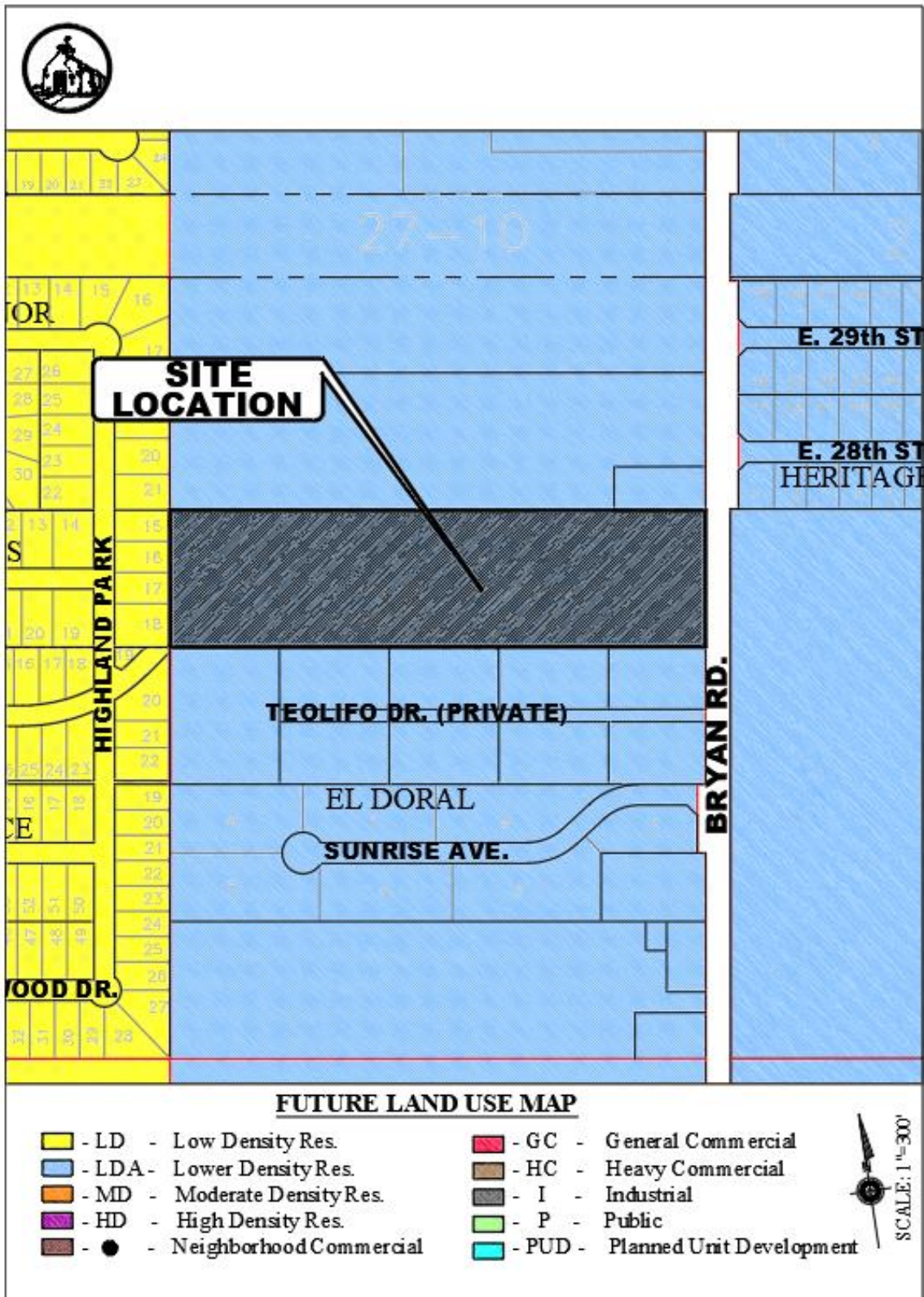
ATTACHMENT IV – STREET VIEW



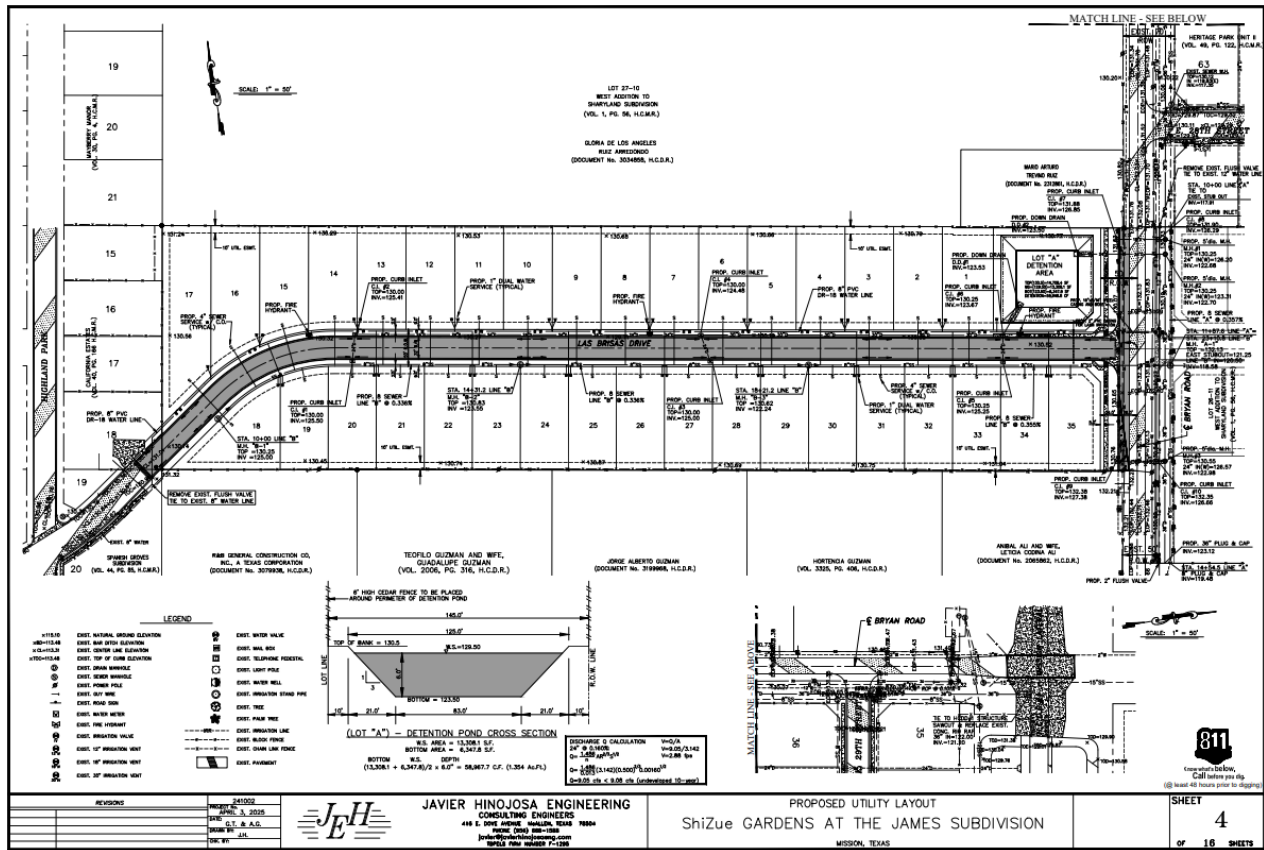
ATTACHMENT V – ZONING MAP



ATTACHMENT VI – FUTURE LAND USE MAP



ATTACHMENT VII - UTILITY LAYOUTS



ATTACHMENT VIII - DRAINAGE REPORT

Drainage Statement ShiZue Gardens at the James Subdivision Mission, Texas

Introduction

ShiZue Gardens at the James Subdivision is a 9.99 acre tract of land out of Lot 26-10, West Addition to Sharyland Subdivision as recorded in Volume 1, Page 56, Hidalgo County Map Records. The subdivision is located along the west side of Bryan Road approximately 2,475 feet north of Griffin Parkway (F.M. 495) and is within the city limits of Mission, Texas.

Flood Plain

ShiZue Gardens at the James Subdivision is located in Zone "C" on a Flood Insurance Rate Map, Community Panel No. 480334 0400C, map revised November 16, 1982. Zone "C" is defined as "areas of minimal flooding (no shading)." The minimum finish floor elevation shall be 18" above the top of curb as measured at the center of each lot.

Soil Conditions

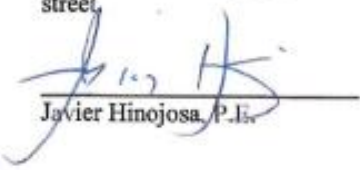
According to the soil survey report prepared for Hidalgo County by the USDA Natural Resources Conservation Service. The soils in this subdivision are found to be Hidalgo Sandy Clay Loam (28) which is moderately pervious with a relatively low plasticity index.

Pre-developed Conditions


The current land use for this property has been used for agricultural purposes and has an existing runoff in a northeasterly direction. Based on an existing 10-year storm, a total storm runoff of 9.08 cubic feet per second is being generated by this subdivision.

Proposed Conditions

ShiZue Gardens at the James Subdivision is a proposed 9.99 Acre - 35 single-family lot subdivision. Drainage shall be accomplished within this development with the placement of curb inlets to intercept drainage runoff generated by this subdivision. Pipe sizes shall range from a 24" to 30" throughout the subdivision and will discharge into a proposed detention pond located at the northeast corner of this project. This development will increase runoff to a maximum of 35.78 cubic feet per second based on the 50-year storm frequency for an increase Q of 26.70 cubic feet per second. Required detention for the subdivision is 48,089 cubic feet (1.104 Ac.Ft.). The discharge from the detention pond will be less than or equal to the pre-developed 10-storm frequency and will flow through a 24" storm drain at a slope of 0.160% into a proposed manhole along the east side of Bryan Road. From this manhole, a proposed 36" storm drain will be placed flowing to the north at a slope of 0.101% and tie into H.C.D.D. #1 Mission Lateral. A drainage permit will be submitted with the contractor saw cutting and replacing the existing concrete rip-rap. The 36" pipe along Bryan will be also utilized for discharge by this developer who is beginning the process of developing the 40 acres across the street.


Javier Hinojosa, P.E.



<input type="checkbox"/> REJECTED	
<input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL	
<input type="checkbox"/> TO H.C. PLANNING DEPT.	
<input checked="" 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	
H.C.D.D. NO. 1	DATE 3-4-25



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Plat Approval: Bryan Landing Subdivision (Private), a 27.187-acre tract of land, out of the northern portion of a 27.969 – acre tract out of Lot 29-10, West Addition to Sharyland, R-1, Developer: Omar Garcia., Engineer: Izaguirre Engineering Group, LLC., - Cervantes

NATURE OF REQUEST:

Project Timeline:

- July 3, 2024 – City Council convened for Preliminary Approval
- July 22, 2024 – Hosted a Preconstruction Conference to sign construction plans and issue a Notice-to-Proceed
- April 17, 2025 – A Final Walk-Thru was scheduled and conducted on-site with all parties involved for inspection.
- April 23, 2025 – The Statement of Completion was sent by the Public Works Department to the Planning Department for filing.
- April 23, 2025 – The Statement of Completion was sent by the Engineering Department to the Planning Department for filing.
- April 28, 2025 – Consideration of the requested Plat Approval by the City Council.

Summary:

- The subdivision is located along the West East side of Bryan Road approximately 920 feet North of East Mile 2 Road.
- This development consists of 103 single family residential lots.
- Water service was extended from a 12" line located along the South right-of-way of East. Mile 2 Road into the subdivision with an 8" water line and looped to the Northwest side of this site and to East by abandoning an existing 4" line along the West side of Bryan Road with a 12" line along the frontage of the development. There is a total of 12 fire hydrants as per the Fire Marshall's directive.
- The sanitary sewer line runs to and thru the subdivision collecting from 4" sewer stub outs front and center of each lot.
- The internal private streets are 32 feet back-to-back within 50 feet rights-of-way with 2 accesses only from Bryan Road.
- Storm drainage for this site is compliant for a 50-year storm event. The Engineering Department has approved the drainage construction as built.

STAFF RECOMMENDATION:

Staff recommends approval

Departmental Approval:

Advisory Board Recommendation:

City Manager's Recommendation:

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING _____

AERIAL PHOTO



STATEMENT OF COMPLETION - ENGINEERING



Public Works Department

To: Xavier Cerventes Planning Director
 Project/Subdivision Bryan Landing Subdivision
 Project/Subdivision Contractor O.G. Construction
 Project/Subdivision Engineer Izaguire Engineering
From: Juan Pablo "JP" Terrazas, P.E., CPM Assistant City Manager
Date: 4/23/2025

STATEMENT OF COMPLETION

The infrastructure installed has been, inspected and accepted by the City of Mission (Public Works) Utility, Streets & Drainage Department. As-builts are due for review.

Streets:


Bryan Landing has been inspected by ☐ Joaquin Gonzalez and or ☒ Antonio Serna.
 The infrastructure installed by O.G. Construction and the methods for testing and approval have complied with the City Subdivision Standards Manual revised September 2023.

Inspector (s) Antonio Serna

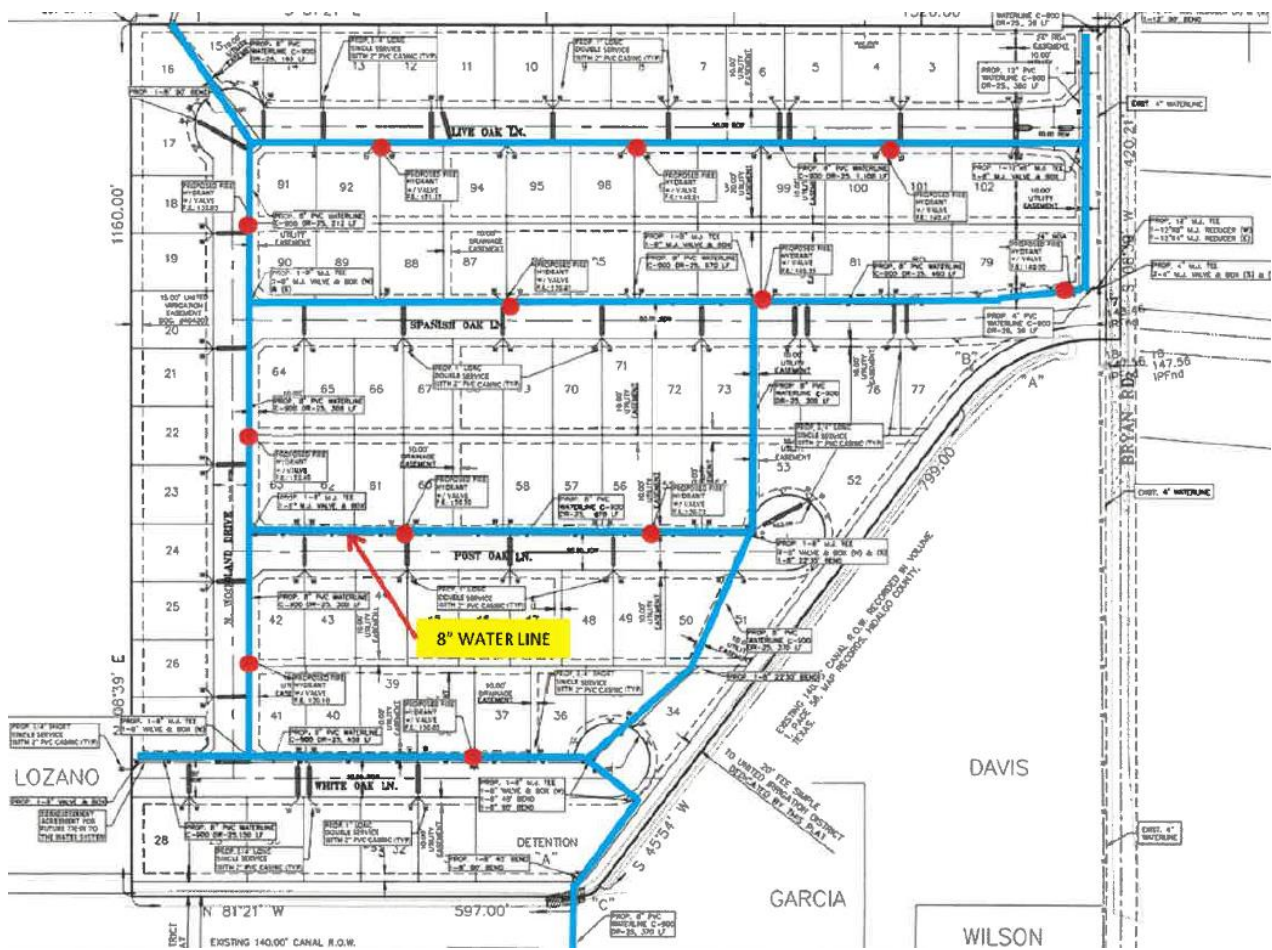
Strom Drain:

Bryan Landing has been inspected by ☐ Joaquin Gonzalez and or ☒ Antonio Serna.
 The infrastructure installed by O.G. Construction and the methods for testing and approval have complied with the City Subdivision Standards Manual revised September 2023.

Inspector (s) Antonio Serna


 Juan Pablo "JP" Terrazas, P.E., CPM
 Assistant City Manager

WATER DISTRIBUTION



SANITARY SEWER LAYOUT



STORM WATER DRAINAGE STATEMENT

DRAINAGE REPORT NARRATIVE FOR BRYAN LANDING

I. PROJECT LOCATION

This 27.969 gross-acre subdivision consists of one hundred and eleven (111) single family residential lots. This site is located within the City of Mission, Texas, on the east side of Bryan Rd. and is approximately 920 feet north of E Mile 2 Rd. Said 27.969 gross-acre tract is out of Lot 29-10, West Addition to Sharyland, Hidalgo County, Texas. According to the map or plat thereof recorded in Volume 1, Pages 56, of the Map Records of Hidalgo County, Texas.

II. FLOOD PLAIN

Referring to the attached Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel No.480334 0400 C, effective date January 2, 1981, revised November 16, 1982. This site is located within the Flood Zone "C" (unshaded), which is an area determined to be of minimal flooding.

III. SOIL CONDITIONS

A review of the U.S. Soil Conservation Survey of Hidalgo County indicates that of the subject site soil is classified as Hidalgo-25 (fine sandy loam) and Hidalgo-28 (sandy clay loam).

Hidalgo-25 soil (Hydrologic Group B, Unified Class CL), typically found with 0-1% slopes, consists of a surface layer of dark grayish-brown fine sandy loam about 17 inches thick. The next soil layer down, from 17 to 28 inches thick, is brown sandy clay loam. The next soil layer down, from 28 to 38 inches thick, is pale brown clay loam. The soil down thereafter, to approximately 80 inches, is very pale brown clay loam. This soil: a) is calcareous throughout, b) is well drained, c) has medium available water capacity, d) has slow surface runoff, e) has moderate permeability, f) has an overall moderate shrink-swell potential. See attached Soil Survey Report(s) from the Soil Conservation Service.

Hidalgo-28 soil (Hydrologic Group B, Unified Class CL), typically found with 0-1% slopes, consists of a surface layer of dark grayish-brown sandy clay loam about 17 inches thick. The next soil layer down, from 17 to 28 inches thick, is brown sandy clay loam. The next soil layer down, from 28 to 38 inches thick, is pale brown clay loam. The soil down thereafter, to approximately 80 inches, is very pale brown clay loam. This soil: a) is calcareous throughout, b) is well drained, c) has high available water capacity, d) has slow surface runoff, e) has moderate permeability, f) has an overall moderate shrink-swell potential. See attached Soil Survey Report(s) from the Soil Conservation Service.

IV. EXISTING CONDITIONS

Existing runoff from the subject site is by form of sheet runoff that is intercepted by the Bryan Rd. roadside ditch. Runoff then flows south into existing City of Mission inlets located on E Mile 2 Rd. Said inlets drains into drainage ditch located on the south side of E Mile 2 Rd approximately 1,220 feet east of Bryan Rd. Drain ditch is connected to Mission Lateral section 1064. The Mission Lateral is owner and maintained by HCDD1 drain ditch network that ultimately outfalls into the Arroyo Colorado.

The Rational Method was utilized to determine the existing **10-year** frequency event storm water runoff to be $Q_{\text{exist}} = 26.80\text{cfs}$ for this site.

V. PROPOSED CONDITIONS

Utilizing the **50-year** frequency storm event (NOAA Atlas 14), after development of this subdivision storm water runoff will be $Q_{\text{dev}} = 103.17\text{cfs}$ for an increased $Q = 76.37\text{cfs}$. Therefore, the total proposed detention volume, in accordance with the City of Mission's and HCDD1's development drainage requirements and policies, is **125,199 cubic feet (2.87acre- feet)** (Refer to attached Drainage Calculations).

STORM WATER DRAINAGE STATEMENT

In accordance with the county of Hidalgo's drainage requirements, 125,199 cubic feet (5,028.36 cubic yard) of runoff detention will need to be detained for a 50-year storm event. Detention pond will be positioned at the southeast corner of the development which will be maintained by The Oaks on Bryan HOA.

The development surface is to be graded to direct storm water surface runoff towards proposed paved curb and gutter streets. Said storm water surface runoff will be intercepted by proposed type "A" curb inlets to be installed at appropriate locations. Curb inlets will be connected to an appropriately sized drain pipeline system, which will out fall into a proposed detention pond facility. An outfall pipe will be jack and bored under existing irrigation canal. This system will bleed out into City of Mission system at the existing 10-year storm event runoff to ensure no increase of runoff.

All drainage improvements shall be in accordance with the drainage requirement, regulations, and policies of the City of Mission and Hidalgo County Drainage District No.1.



<input type="checkbox"/> REJECTED <input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL <input type="checkbox"/> TO H.C. PLANNING DEPT. <input checked="" type="checkbox"/> TO CITY <input checked="" type="checkbox"/> DISCHARGE PERMIT REQUIRED <input type="checkbox"/> DISTRICT FACILITY <input checked="" type="checkbox"/> CITY FACILITY <input type="checkbox"/> OTHER _____	 <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="border-top: 1px solid black; width: 80%; text-align: center;"> <i>[Signature]</i> <small>H.C.D.D. NO. 1</small> </div> <div style="border-top: 1px solid black; width: 15%; text-align: center;"> 6-7-24 <small>DATE</small> </div> </div>
---	--

Gilberto A. Gracia

GILBERTO A. GRACIA, P.E. Date: May 10, 2024



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2025

PRESENTED BY: Juan Pablo "JP" Terrazas, P.E., Assistant City Manager

AGENDA ITEM: Authorize Mayor to execute Affidavit for Economically Disadvantaged Counties (EDC) Program Application to widen Military Parkway from Inspiration Road to FM 1016 from a two lane to a four-lane divided with TxDOT funding will be paid with bond proceeds- Terrazas

NATURE OF REQUEST:

The application allows the city to apply for the EDC reduction on the local participation for construction to widen Military Parkway from Inspiration Road to FM 1016 from a two lane to a four-lane divided. This will reduce the cost participation for the city after adjustment to from \$1,390,125.80 to \$152,913.84.

BUGETED: Yes **FUND:** _____ **ACCT. #:** _____

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

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance, Purchasing

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ECONOMICALLY DISADVANTAGED COUNTIES PROGRAM PROJECT INFORMATION SHEET



COUNTY Hidalgo

APPLICANT City of Mission

District Contact Information

NAME: Dora E. Robles, P.E.

TELEPHONE: 956-702-6348

*If the project is an "OFF-SYSTEM" project, is the project in the Unified Transportation Program (UTP) and have a local funding agreement in place, or in a District Bank Balance Program?
(Mark as appropriate) ☒ YES or ☐ NO

*If the applicant is a CITY within an eligible county, please answer the two following questions:

#1 Economic Development Sales Tax? (Mark as appropriate) ☒ YES or ☐ NO
#2 Population (2020 Census)? 85,778

PROJECT INFORMATION

UTP PRIORITY STATUS:	CON
CSJ:	0921-02-540
ESTIMATED LETTING DATE	January 2027

On-System? (Mark as appropriate) ☐ YES or ☒ NO

LOCATION AND LIMITS – Give highway number with limits to and from.

Military Parkway, from Inspiration Road to FM 1016

PROJECT SCOPE – Give type of work.

Widen from 2 lane to 4 lane divided

ADJUSTMENT RATIONAL – Give reason why the adjustment is needed.

The City of Mission is within Hidalgo County which is marked with high unemployment and poverty rates. Addressing the infrastructure demands places a heavy burden on the City's budget so we request a reduction in the required match for this project.

ANTICIPATED PROJECT COST BREAKDOWN OF ELIGIBLE COMPONENTS

TOTAL ADJUSTMENT- 89%

1.	2.	3.	4.	5.
Project Component	Est. Total Cost (\$)	Local Participation (%)	Est. Required Local Match (\$)	Local Participation After Adjustment (\$)
Construction	\$ 6,950,629.00	20%	\$ 1,390,125.80	\$ 152,913.84
		0%	\$ 0.00	\$ 0.00
		0%	\$ 0.00	\$ 0.00
		0%	\$ 0.00	\$ 0.00
TOTAL	\$ 6,950,629.00		\$ 1,390,125.80	\$ 152,913.84

Approved by: _____

District Engineer

Date: _____



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2025

PRESENTED BY: Brad Bentsen, Parks & Recreation

AGENDA ITEM: Authorization to Purchase Lawn Maintenance and Other Related Equipment from MAE Power Equipment Via Buy Board Contract # 706-23, in the Amount of \$45,173.52 - Bentsen

NATURE OF REQUEST:

Approval for the purchase lawn maintenance and other related equipment for lawn care of City parks, ballfields, facilities and Right of Ways via State Approved Buy Board Contract # 706-23. Equipment included in this purchase are: 2 x 72" Zero-Turn Turf Tiger Mowers, 1 x Mower Mount Blower and mounting attachments, 1 x Industrial 2200W Honda Generator, 2 x Stihl Back Pack Blowers and 6 x Stihl Loop Trimmers (weed eaters) in the amount of \$45,173.52. Said purchase will be made thru MAE Power Equipment.

BUGETED: Yes **FUND:** General **ACCT. #:** 01-461-74950

BUDGET: \$40,398.00 **EST. COST:** \$39,847.00 **CURRENT BUDGET BALANCE:** \$40,398.00

BUGETED: Yes **FUND:** General **ACCT. #:** 01-461-64390

BUDGET: \$30,733.00 **EST. COST:** \$5,326.52 **CURRENT BUDGET BALANCE:** \$30,733.00

BID AMOUNT: \$45,173.52 total

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance, Purchasing

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

Q U O T A T I O N

Item 28.



915 W. Bus Hwy 83 • PO Box 578 • Mission, Tx 78572

956.581.7433 (Phone) • 956.581.7436 (Fax)

PHONE #: (956)580-8765

CELL #: (956)522-8094

ALT. #: (956)929-3862 Ext: CELL

P.O.#:

TERMS: Net 30

SALES TYPE: Quote

DATE: 4/17/2025

ORDER #: 1712687

CP: O Cavazos

LOCATION: 1

STATUS: Active

BILL TO 11130

City Of Mission - Parks Dept.
1201 E. 8th Street
Mission, TX 78572 5812

SHIP TO

City Of Mission - Parks Dept.
1201 E. 8th Street
Mission, TX 78572 5812

MFR	PRODUCT NUMBER	DESCRIPTION	QTY	PRICE	NET	TOTAL
HON	EB2200ITA	INDUSTRIAL 2200W GEN FULL GFCI***SAVE \$300	1	\$1,599.00	\$1,299.00	\$1,299.00
STL	FS 131 R	36.3CC LOOP TRIMMER W/25-2 AUTO	6	\$529.99	\$434.59	\$2,607.54
STL	BR 600	4 MIX BK PK BLOWER *** SAVE \$99	2	\$549.99	\$450.99	\$901.98
SCE	STTII72V-40BV-EFI	**842EW**Turf Tiger, 72" Velocity Plus, 40hp *** SAVE \$3000	2	\$19,799.00	\$16,749.00	\$33,498.00
M/E	10867	UB-14 - FOOT CONTROL	1	\$7,237.86	\$6,349.00	\$6,349.00
M/E	10778	2" RECEIVER MOUNT - 9" DROP *** SAVE \$54	1	\$313.50	\$259.00	\$259.00
M/E	10631	Z-TURN UNIVERSAL MOUNTING BAR 48" *** SAVE \$47	1	\$306.66	\$259.00	\$259.00
****	BUY BOARD	BUYBOARD PROPOSAL # 706-23 VALID THRU 5/31/26	1	\$0.00	\$0.00	\$0.00

QUOTES GOOD FOR 30 DAYS. WORK ORDER ESTIMATE FEE DOES NOT INCLUDE REASSEMBLING. NO RETURNS ON SPECIAL ORDERS, INSTALLED ELECTRICAL PARTS, OR WITHOUT A RECEIPT. 20% RESTOCKING FEE ON ALL RETURNED PARTS.

*** A CONVENIENCE FEE OF 3% WILL BE APPLIED TO ALL TRANSACTIONS PAID WITH A CREDIT CARD OR DEBIT CARD.*** PLEASE NOTE THAT THIS FEE DOES NOT APPLY TO CASH OR CHECK PAYMENTS****

THANK YOU FOR YOUR BUSINESS. IF THERE IS ANYTHING WE CAN DO TO BETTER SERVE YOU PLEASE NOTIFY THE MANAGEMENT.

"WE SELL THE BEST AND SERVICE THE REST"
"GOD BLESS OUR TROOPS"

Visit our Online Store at WWW.MAEPOWER.COM

*****EMAIL: MAEPARTS@GMAIL.COM*****

SUBTOTAL: \$45,173.52

TAX: \$0.00

ORDER TOTAL: \$45,173.52

Authorized By: _____

307



Vendor Contract Information Summary

Item 28.

Vendor	MAE Power Equipment
Contact	Jaime Guerra
Phone	9565817433
Email	Jaime@maepower.com
Vendor Website	www.maepower.com
TIN	74-1553769
Address Line 1	915 W Business Highway 83
Vendor City	Misson
Vendor Zip	78572
Vendor State	TX
Vendor Country	USA
Delivery Days	10
Freight Terms	FOB Destination
Payment Terms	Shipping cost will be bil
Shipping Terms	Freight prepaid by vendor and added to invoice
Ship Via	Prepaid, Add to Invoice
Designated Dealer	No
EDGAR Received	Yes
Service-disabled Veteran Owned	No
Minority Owned	No
Women Owned	No
National	No
No Foreign Terrorist Orgs	Yes
No Israel Boycott	Yes
MWBE	No
ESCs	1, 2
States	Texas
Contract Name	Grounds Maintenance Equipment, Parts, and Supplies
Contract No.	706-23
Effective	06/01/2023
Expiration	05/31/2026
Accepts RFQs	Yes



CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2025
PRESENTED BY: Mike R. Perez, City Manager
AGENDA ITEM: Consideration and approval of Resolution # _____ declaring expectation to reimburse expenditures with proceeds of future debt - Perez

NATURE OF REQUEST:

The City intends to issue debt for contractual obligations incurred or to be incurred for the construction of public works, for the purchase of materials, supplies, equipment, machinery, buildings, land and rights-of-way for authorized needs and purposes, and for the payment of contractual obligations for professional services for the City's authorized needs and purposes.

The City desires to preserve its ability to reimburse the capital expenditures with proceeds of tax-exempt obligations.

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 *MRP*

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

_____ AYES

_____ NAYS

_____ DISSENTING _____

RESOLUTION # _____

STATE OF TEXAS §
COUNTY OF HIDALGO §
CITY OF MISSION §

WHEREAS, the City of Mission, Texas (the “City”) intends to issue debt for contractual obligations incurred or to be incurred for the construction of public works, for the purchase of materials, supplies, equipment, machinery, buildings, land and rights-of-way for authorized needs and purposes, and for the payment of contractual obligations for professional services for the City's authorized needs and purposes (the “Project”).

WHEREAS, under Treas. Reg. § 1.150-2 (the “Regulation”), to fund such reimbursement with proceeds of tax-exempt obligations, the City must declare its expectation to make such reimbursement; and

WHEREAS, the City desires to preserve its ability to reimburse the capital expenditures with proceeds of tax-exempt obligations.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS:

The City reasonably expects to reimburse capital expenditures with respect to the Project with proceeds of debt hereafter to be incurred by the City, and that this resolution shall constitute a declaration of official intent under the Regulation. The maximum principal amount of obligations expected to be issued for the Project is \$10,200,000.

PASSED, APPROVED, AND RESOLVED this the 28th day of April 2025.

Norie Gonzalez Garza, Mayor
City of Mission, Texas

ATTEST:

Anna Carrillo, City Secretary
City of Mission, Texas

(SEAL)



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: April 28, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Tabled 04/14/2025: Approval of Resolution No. ____ for a license to encroach into a City of Mission owned 24 feet by 40 feet strip of land for the property located at 1020 Los Ebanos Road bearing a legal description of a 0.02 acre tract of land, more or less, being a portion of a 40-foot by 640-foot strip of land adjacent to Mission Jaycees Park out of Lot 21-3, West Addition to Sharyland Subdivision. Applicant: Dr. Marisol Rocha, Vanguard Superintendent of Schools - Cervantes

NATURE OF REQUEST:

Project Timeline:

- February 6, 2025 – First meeting with Vanguard staff and Subdivision Review Committee to discuss the proposed installation of portable buildings within the El Divino Redentor property.
- February 20, 2025 – Applicant submitted specifications to the proposed portable buildings to be placed within the site.
- March 4, 2025 – Applicant forwarded optional positioning of portables for review.
- March 13, 2025 – Formal request to encroach on city property submitted to the City.
- April 14, 2025 – TABLED - Consideration and possible action to execute License Agreement by the City

Summary:

- Dr. Marisol Rocha, the applicant, is requesting a license to encroach 24'x40', more or less, onto a 40'x640' City owned strip of land north of the El Divino Redentor property to allow for a driveway as emergency egress as required by the Fire Department for the installation of two proposed portable buildings to be used by Vanguard Academy.
- The City owned land measures approximately 40'x640' and is currently vacant primarily used for utilities.
- Based on the site plan, the applicant will need to pave the driveway which will connect to the existing Jaycees Park parking lot and will be required to overlay the alley along the east side of Jaycee Park to Barnes Street.
- The request has been reviewed by the Staff Review Committee. There is no objection to the requested license to encroach with conditions.
- A previous similar request was granted to the El Divino Church resulting in a driveway connection from the church parking lot to the City park.

STAFF RECOMMENDATION:

Staff recommends approval of the request subject to:

1. Ownership of the property shall remain accessible to the city at all times

2. The City reserves the right at any time now or in the future to remove the proposed improvements within the property for any reason, and shall not be required to provide reimbursement for the improvements
3. The proposed improvements shall conform to City standards and shall not be constructed in such a manner as to cause a nuisance or storm water runoff onto adjacent properties
4. That Vanguard School at El Divino Redentor, its representatives, heirs, administrators, successors and assigns shall indemnify and hold the CITY OF MISSION harmless from any claim, suit, demand, or judgement arising from the encroachment of said items as described in this Revocable License To Encroach regardless of whether or not such claim, suit demand, or judgement results from injuries, death or property damage caused by the sole, joint or concurrent negligence or gross negligence of the CITY OF MISSION.
5. The Licensee must obtain all necessary permits and approvals prior to the use of the property.
6. The Licensee shall provide an overlay of asphalt over the existing alley along the east side of Jaycee Park to Barnes Street.
7. The Licensee must maintain the said property area in a safe and clean condition.
8. The granting of the license agreement does not guarantee the conditional use permit for the two portable buildings

Departmental Approval: Approval

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

RESOLUTION DOCUMENT

RESOLUTION NO. __

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

REVOCABLE LICENSE TO ENCROACH

The CITY OF MISSION, TEXAS a home rule municipal corporation of 1208 E. 8th Street, Mission Texas 78572, herein after referred to as grantor has hereby GRANTED, AND CONVEYED and by these present does GRANT, AND CONVEY unto Vanguard School at El Divino Redentor a Revocable License to Encroach by encroaching 24 feet by 40 feet, more or less, into the City of Mission owned strip of land for the property located at 1020 Los Ebanos Rd, Mission, TX 78572 bearing a legal description of 0.02 acre tract of land, more or less, being a portion of a 40-foot by 640-foot strip of land adjacent to Mission Jaycees Park out of Lot 21-3, West Addition to Sharyland Subdivision, City of Mission, Hidalgo County, Texas, said encroachment consisting of an asphalt driveway on said strip of land as described on the attached site plan and attached hereto and incorporated herein by reference as **EXHIBIT "A"**.

As a condition precedent to the granting of this license to encroach:

1. Ownership of the property shall remain accessible to the city at all times
2. The City reserves the right at any time now or in the future to remove the proposed improvements within the property for any reason, and shall not be required to provide reimbursement for the improvements
3. The proposed improvements shall conform to City standards and shall not be constructed in such a manner as to cause nuisance or storm water runoff onto adjacent properties
4. That Vanguard School at El Divino Redentor, its representatives, heirs, administrators, successors and assigns shall indemnify and hold the CITY OF MISSION harmless from any claim, suit, demand, or judgement arising from the encroachment of said items as described in this Revocable License To Encroach regardless of whether or not such claim, suit demand, or judgement results from injuries, death or property damage caused by the sole, joint or concurrent negligence or gross negligence of the CITY OF MISSION.
5. The Licensee must obtain all necessary permits and approvals prior to the use of the property.
6. The Licensee shall provide an overlay of asphalt over the existing alley west of the La Aldea Complex for emergency vehicle access.
7. The Licensee must maintain the said property area in a safe and clean condition.

The License to Encroach granted hereby is revocable at the will and pleasure of the CITY OF MISSION.

CONSIDERED AND APPROVED THIS _____ day of _____, 2025
at a regular meeting of the City of Mission City Council.

CITY OF MISSION

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

RESOLUTION DOCUMENT**ACKNOWLEDGEMENT**

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on _____, 2025
by Norie Gonzalez Garza, Mayor of the City of Mission.

Notary Public, State of Texas

My Commission Expires: _____

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF HIDALGO

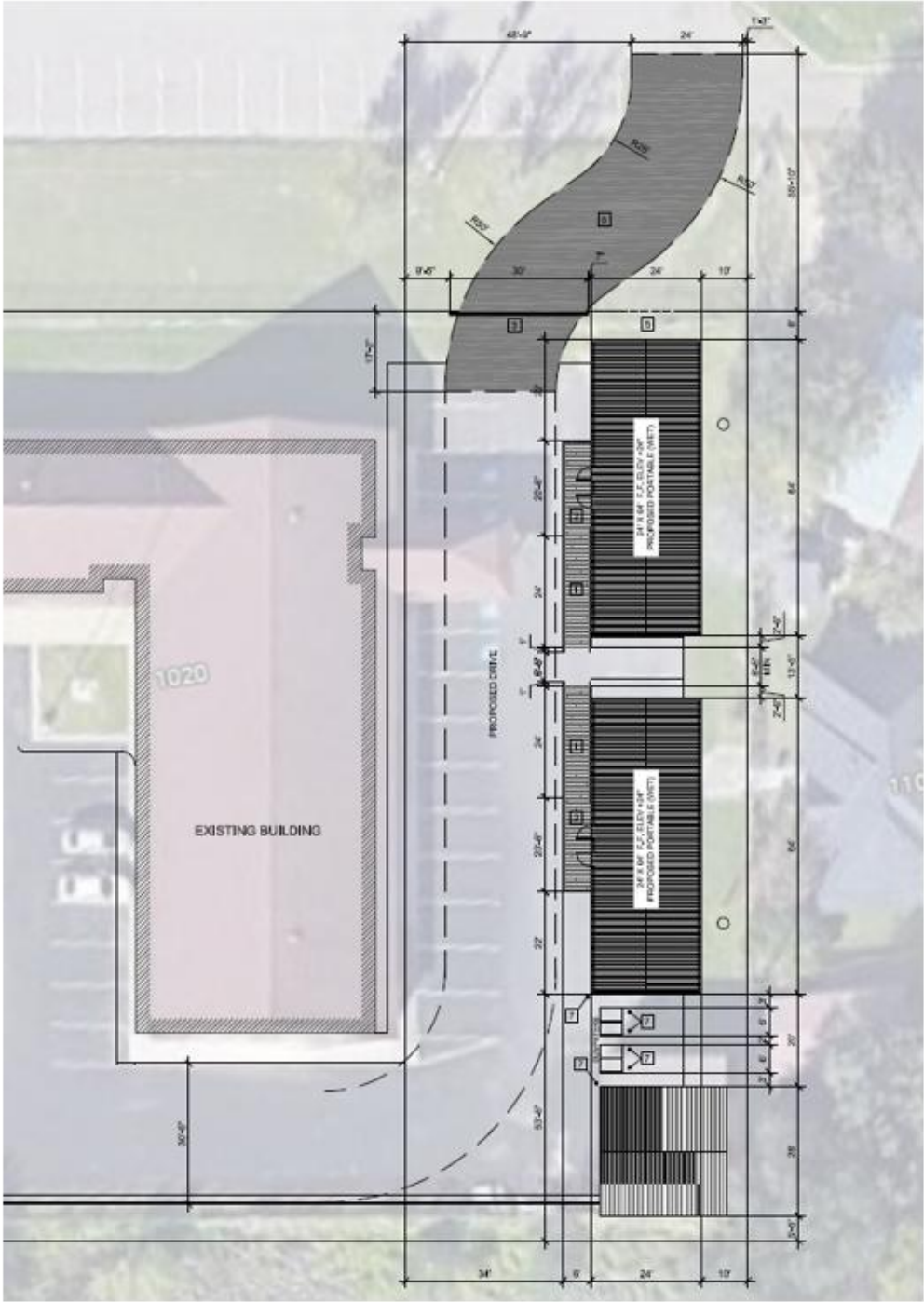
This instrument was acknowledged before me on _____, 2025
by Vanguard School at El Divino Redentor.

Notary Public, State of Texas

My Commission Expires: _____

RESOLUTION DOCUMENT

EXHIBIT "A"



REQUEST BY APPLICANT

**VANGUARD ACADEMY CHARTER SCHOOL**

Office of Superintendent

Dr. Marisol Rocha, Superintendent of Schools

A PURPOSE IN LIFE, A REASON FOR LEARNING

March 14, 2025

City of Mission

Mike R. Perez

*City Manager*1201 E. 8th St.

Mission, TX 78572

Subject: Request for Emergency Use of Alley/Parking Spaces

Dear Mr. Perez,

In compliance with all City of Mission requirements and fire department request, Vanguard Academy respectfully requests the use of the city property alley that leads to the adjacent road at JC Park behind the El Divino Redentor property for emergency egress by the Fire Department only. Please find attached a drawing that clearly identifies the location.

Should you have any questions or require further clarification, please feel free to contact:

- **Ernie Villarreal Jr.** (PMSI) at (956) 867-9777
- **Rogelio Gonzalez** (Vanguard Academy, *Director of Operations & Infrastructure*) at (956) 607-8301

We appreciate your time and consideration of this request.

Sincerely,

Dr. Marisol Rocha

Superintendent of Schools

(956) 781-1701

(956) 781-8055

VANGUARDACADEMY.EDUCATION**2510 S. VETERANS BLVD EDINBURG, TX 78539**

*It is the policy of Vanguard Academy Charter School no to discriminate on the basis of gender, color, race, national origin, religion, disability or age.
Es la política de Vanguard Academy Charter School no discriminar en base a género, color, raza, origen nacional, religión, discapacidad o edad.*

AERIAL PHOTO

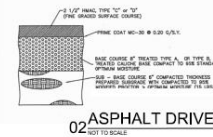


PROPOSED SITE PLAN



01 PORTABLES SITE PLAN

- | ISSUING AGENCY | SET PLAN PLAYED NOTES |
|---|--|
| 1. THE PLAN INTENDS TO SHOW OVERALL RESPONSIBLE LOCATION ACCESSIBLE RAMP AND WOOD DECKING | 1. HANDICAP ACCESSIBLE RAMP WITH HAND RAILS CREAKS, DEVELOP SHALL NOT EXCEED 1/4" BY OWNER |
| 2. CHAIR LIFTING HOIST AND CABLES TO BE PROVIDED BY OWNER. | 2. WOOD DECKING VIEW OF TAIL CHAIRMAN, LAMBS TO MATCH PORTABLE |
| 3. OWNER TO SCAFFOLD AND COMPACT EXISTING GRADING | 3. CHAIR LIFTING HOIST AND CABLES TO BE PROVIDED BY OWNER |
| 4. OWNER TO PROVIDE IF COMPACTED GRADE BASE MATERIAL AND COMPACT TO MEET CITY STANDARD | 4. CHAIR LIFTING HOIST AND CABLES TO BE PROVIDED BY OWNER |
| | 5. PROVIDE NEW CHAIRMAN FENCING TO MATCH EXISTING |
| | 6. NEW GRADING TO MEET CITY REQUIREMENTS FOR ROADWAY CLOSURE REFER TO DETAIL 504.11 |
| | 7. 2" X 4" PINE BOARD |



File	REV	DATE	BY
 GMS ARCHITECTS 1180 purdon Ave rd Louisville (502) 78528 fax (502) 546-0110 fax (502) 546-0196			

VANGUARD ACADEMY
MISSION MONET PROPOSED PORTABLES

© Copyright 2005
Comarc Interiors, Seattle, Inc.
Architects of Interiors
Interior Designers

Issue: February, 2020

Project: A1.01

Project Address: 1000 Broadway

Client: A1.01

City: Seattle

State: WA

Country: USA

A1.01

PHOTO OF PROPERTY



AERIAL LOCATION OF PROPOSED IMPROVEMENT TO ALLEY

