



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, February 24, 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, February 24, 2025 03:30 PM Central Time**

<https://us02web.zoom.us/j/9904662781?pwd=SGVIL3JZRFRdENzWXI5VUxFT1ZUQT09>

Meeting ID: 990 466 2781 - Password: 833227

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

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

REGULAR MEETING

CALL TO ORDER AND ESTABLISH QUORUM

INVOCATION AND PLEDGE ALLEGIANCE

DISCLOSURE OF CONFLICT OF INTEREST

PRESENTATIONS

- [1.](#) Proclamation - Rotary International 120th Anniversary - Carrillo
2. Report from the Greater Mission Chamber of Commerce – Brenda Enriquez
- [3.](#) Departmental Reports – Perez
4. 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

- [5.](#) Approval of Minutes – Carrillo
- Regular Meeting – February 10, 2025

6. Acknowledge Receipt of Minutes – Perez
Speer Memorial Library Board – December 10, 2024
Youth Advocacy Advisory Board – January 14, 2025
Boys & Girls Club Board of Directors – January 14, 2025
Shary Golf Advisory Board – January 8, 2025
7. Approval of Interlocal Agreement for On Site Sewage Facility Inspections with Hidalgo County - Kotsatos
8. Board Appointments – Texas Citrus Fiesta Board of Directors - Carrillo
9. Request by County of Hidalgo Elections Department to use Bannworth Gym and Mission Parks and Recreation Facilities for the 2025 Elections – Carrillo
10. Approval of Resolution # _____ supporting the proposed Mission Housing Authority Conway Village, Ltd. application to the Texas Department of Housing and Community Affairs - Carrillo

PUBLIC HEARING

11. Public Hearing in accordance with TEX. LOC. GOV'T 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 requesting the City to establish the District over certain property described in the Resubdivision Plats of Cimarron Country Club Phase I, Sections I, II, III, and IV, in the City of Mission, Hidalgo County, Texas, and authorize the improvements referenced therein – Perez

Consideration of and possible action of Resolution # _____ by the City Council of the City of Mission, Texas, making findings related to the advisability of authorizing improvements within and establishing the Cimarron Public Improvement District over certain property within the Resubdivision Plats of Cimarron Country Club Phase I, Sections I, II, III, and IV, recorded at Vol. 23, Pages 198-200 and Vol 24, Pg. 1 of the Map and Plat Records of Hidalgo County, Texas, and, if advisable, authorizing the improvements and establishing the District in accordance with such findings pursuant to Section 372.010 of the Texas Local Government Code - Perez

PLANNING & ZONING RECOMMENDATIONS

12. Rezoning: A 5.98 acre tract of land lying in Lot 97, Mission Acres Subdivision, from (AO-I) Agricultural Open Interim to (R-1T) Townhouse Residential, Obed Matus, and Adoption of Ordinance#_____ - Cervantes
13. Rezoning: A 3.91 acre tract of land out of Porcion 58, and being out of Lot 124, of the Amended map of John H. Shary Subdivision, from PUD(AO-I) Agricultural Open Interim to PUD(R-1) Single Family Residential, Carlos Andrade, and Adoption of Ordinance#_____ - Cervantes
14. Rezoning: The East 139' of the North 459' to the South 660' and the West 14' of the East 139' of the South 201' of Lot 25-9, West Addition to Sharyland, from (AO-I) Agricultural Open Interim to (C-3) General Business, Claudia A. Delgado Lopez, and Adoption of Ordinance#_____ - Cervantes

15. Rezoning: The East 6 acres of Lot 2, in MRS. E.V. Flores Subdivision, 2501 Leonor Street, from (AO-P) Agricultural Open Permanent to (R-3) Multi-Family Residential, RST Las Fuentes, LP, and Adoption of Ordinance#_____ - Cervantes
16. Conditional Use Permit: Home Occupation – Rae’s Esthetics, 508 N. Los Ebanos, A 0.29 acre tract of land out of Lot 19-3, West Addition to Sharyland Subdivision of Porciones 53-57, R-1, Laura Martinez, Adoption of Ordinance #_____ - Cervantes
17. Conditional Use Permit: To Place a Mobile Food Truck, 1931 N. Conway Avenue, Being a re-subdivision of all of Lot 2, Re-Subdivision of Lot 1, Mission Center Subdivision, C-3, Patricia Rey, Adoption of Ordinance #_____ - Cervantes
18. Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – RGV Padel Club II, 2513 Victoria Avenue, Lot 2, Hampton Inn & Suites, C-3, RGV Padel Club II, LLC (c/o Hector Ronquillo), Adoption of Ordinance #_____ and Wet Zone Ordinance # _____ - Cervantes
19. Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – Marco’s Burgers & More, 2507 & 2509 E. Griffin Parkway, Lots 3 & 4, Block 2 Tierra Grande Commercial Plaza Subdivision, C-3, CGS Enterprises, LLC, Adoption of Ordinance #_____ - Cervantes
20. Conditional Use Permit Renewal: Sale & On-Site Consumption of Alcoholic Beverages – Southern Pour Sips & Bites, 2600 E. Griffin Parkway, Being a 1.04 acre tract of land out of Lot 246, John H. Shary Subdivision, C-3, Southern Pour Sips & Bites, LLC, Adoption of Ordinance #_____ - Cervantes

APPROVALS AND AUTHORIZATIONS

21. Preliminary & Final Plat Approval Subject To Conditions: Troser Creek Subdivision, Being a 8.21 gross acre tract of land, more or less, out of portion of Lots 38, 43, and a portion of a 40.0-foot strip of land claimed fee simple lands held by United Irrigation District located between said Lots 38 & 43, all out of Bell-Woods Co.’s Subdivision “C”, R-2, Developer: Raymundo Platas, Engineer: Salinas Engineering & Assoc. - Cervantes
22. Final Plat Approval: Sendero Phase IB Subdivision, Being a re-subdivision of 17.090 acres of land out of the south end of Porcion 52, PUD (R-1), Developer: Rhodes Development, Inc., Engineer: Melden & Hunt, Inc. - Cervantes
23. Request by Cabe Investments, LP. to establish a Letter of Credit for the Misiones de San Jorge Subdivision to enable recording process of the subdivision without having all the utilities completed – Cervantes
24. Preliminary & Final Plat Approval Subject to Conditions: Las Misiones de San Jorge Subdivision Phase I, Being a 23.48 acre tract of land, more or less, out of and forming a part of Lots 9-6, West Addition to Sharyland, R-3, Developer: Cabe Investments, LP, Engineer: MAS Engineering, LLC, - Cervantes
25. Authorization to extend Second and Final One- Year renewal with Core & Main for Waterline Maintenance Supplies for the Public Works Department - Terrazas
26. Authorization to Extend First One-Year renewal option with J&E Lift Station Services (Emergency Repairs Only) and Hill-Tex Electric (Regular Repairs Only) for Electrical

Repair & Maintenance Services for Water Treatment Plants, Wastewater Treatment Plant, Industrial Pre-Treatment Plant, and Water Distribution Division - Terrazas

27. Authorization to Award Proposal for the Construction of a Water Well at Shary Municipal Golf Course in the amount of \$128,497.32 subject to approval by MEDC Board - M. Fernuik

28. Authorize to terminate the current Contract Lease of Copiers with Kyrocera Document Solutions Southwest, LLC and Amend Lease of Copiers Contract with Total Imaging Solutions, Inc., to add eleven (11) machines via TX DIR-CPO-4439 Cooperative Contract - Roman

UNFINISHED BUSINESS

None

ROUTINE MATTERS

City Manager Comments

City Council Comments

Mayor's Comments

EXECUTIVE SESSION

1. Closed session pursuant to Tex. Gov't Code Section 551.074 (Personnel Matters)
Evaluation of City Manager relating to goals and objectives

2. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney)
related to Black Diamond Developers, LP and CCC Operations, LLC v. City of Mission, Cause No. C-5276-23-D.

3. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney)
relating to Meet and Confer negotiations with Mission Firefighters Association, IAFF Local 3609

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 21st day of February, 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 **24th day of February, 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 **21st day of February, 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, the Rotary Club of Mission, Texas was chartered in 1920 and is celebrating 105 years of service to its community, and the world; and

WHEREAS, Rotary International is a world-wide service organization founded on February 23, 1905, with a membership of 1.4 million professionals and business leaders around the world in 46,000 clubs, grouped into 529 Districts, and 34 Zones; and

WHEREAS, the Rotary motto "Service Above Self" inspires members to provide humanitarian service, encourage high ethical standards, and promote good will and peace in the world; and,

WHEREAS, the Rotary Foundation is a public charity that transforms donations into life-changing, sustainable projects that address seven areas of focus: promoting peace, fighting disease, providing clean water, sanitation and hygiene, saving mothers and children, supporting education, growing local economies, and protecting the environment; and

WHEREAS, the Rotary Club of Mission, Texas is engaged in community-based projects funded locally and through the Rotary Foundation, such as Growing Next Generation FARMERS, with the Mission Consolidated Independent School District, to address hunger, workforce development, and enhancing entrepreneurship skills among high school students; and

WHEREAS, the Rotary District 5930 South Texas and all of its 50 Clubs are committed to promoting peace in our community, our schools, and our families;

NOW THEREFORE, we, the City Council of the City of Mission, Texas, call upon all its citizens to recognize and celebrate the 120th anniversary of the founding Rotary International on February 23, 2025 and congratulate our Rotarians for their commitment to serve our community.

PROCLAIMED on this the 24th day of February 2025.

Norie Gonzalez Garza, Mayor

Jessica Ortega, Councilwoman

Ruben Plata, Mayor Pro Tem

Marissa Gerlach, Councilwoman

Alberto Vela, Councilman



CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 24, 2025
PRESENTED BY: Mike R. Perez, City Manager
AGENDA ITEM: Departmental Reports – Perez

NATURE OF REQUEST:

Mission Historical Museum – January 2025
Mission Event Center – January 2025
Human Resources – January 2025
Mission Police Department – January 2025
Speer Memorial Library – January 2025
Mission Fire Prevention – January 2025
Mission Fire Department – January 2025
Mission Fire Department – January 2025
311 – January 2025
Civil Service – January 2025
Code Enforcement – January 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: _____

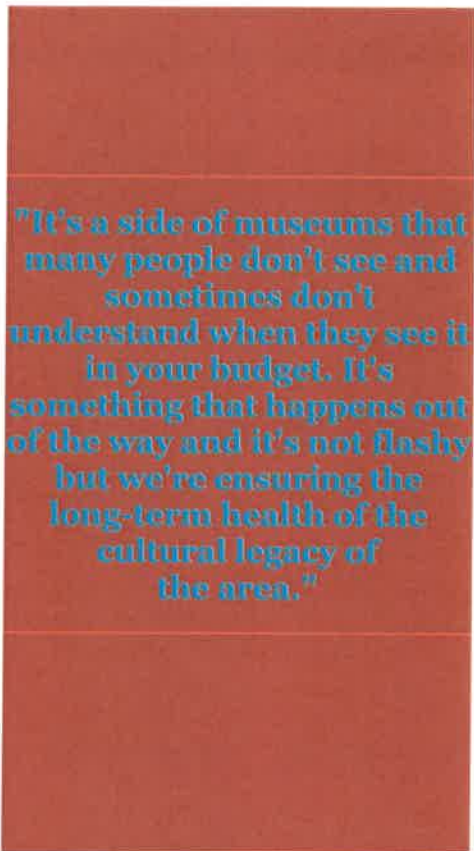
_____ AYES

_____ NAYS

_____ DISSENTING _____

MISSION HISTORICAL MUSEUM

Departmental Report January 2025



PERFORMANCE INDICATORS:

FY 2024-2025				
Performance Indicators	October	November	December	January 1
General Attendance	101	270	67	176
Programs	13	750	82	100
Tours	23	0	0	0
Social Media	10,100	7000	7,100	14,500
Outreach	0	0	0	0
Meetings Hosted	7	0	0	0
Total:	10,244	8,020	7,249	14,776

(# of people served January 1– January 31)

Public and Educational Programs/Events

Past Programs/Events:

November 2	Dia de los Muertos Folklife Festival
November 9	MHM Lecture Series (cancelled due to parade)
December 14	MHM Lecture Series
December	Christmas Craft Day
January 11 th	MHM Lecture Series
January 15 th	Quilt Show Opening
January 21 & 22	She Came to the Valley Movie Screenings
January 28 & 29	She Came to the Valley Movie Screenings

Upcoming Programs/Events:

February 13 th	Time capsule ceremony
March	Spring Break Scavenger Hunt

Other Items:

Spring	Hosting three UTRGV student interns
Ongoing	M.C.I.S.D. projects
Ongoing	Epidemic Exhibit (Funding received from McCoys)
Ongoing	New Database CatalogIt (Received/Doing clean up)
Ongoing	Moorefield Exhibit (Seeking Quotes)
November-March	Brick paver Campaign
December	Sherwin Williams donation (Received)
January	4Imprint Grant: Baseball Exhibit Banners



Mission Event Center Revenue Ledger

01/01/2025 - 01/31/2025

Source: RESERVE (event management software)

Event - Name	Event Date	Room Rental Charges	Alcoholic & (non) Beverage Charges	Equipment Charges	Labor Charges	Rentals Charges	Service Fees Charges	Function Total	Total Adjustments and Discounts	Total Payments Received	Balance Due	Estimated Attendance
STS Training Seminar	01/04/2025	\$1,350.00		\$0.00		\$500.00	\$375.00	\$2,225.00	\$0.00	\$2,225.00	\$0.00	200
IOC Company Safety Meeting	01/04/2025	\$2,500.00		\$350.00		\$500.00		\$3,350.00	\$0.00	\$3,350.00	\$0.00	330
UMOS - Early Care Education Institute	01/07/2025	\$5,000.00		\$350.00		\$0.00		\$5,350.00	\$0.00	\$5,350.00	\$0.00	520
Texas Citrus Fiesta Squeeze the Day	01/09/2025	\$0.00		\$0.00				\$0.00	(\$1,700.00)	\$0.00	\$0.00	15
Texas Rising Star Child Care Conference	01/11/2025	\$3,800.00		\$0.00		\$500.00		\$4,300.00	\$0.00	\$0.00	\$4,300.00	500
City of Mission Executive Meeting	01/13/2025	\$0.00						\$0.00	(\$350.00)	\$0.00	\$0.00	35
Mission Fire Department Pinning Ceremony	01/15/2025	\$0.00		\$0.00				\$0.00	(\$2,150.00)	\$0.00	\$0.00	50
Mission Fire Department Retirement Banquet	01/16/2025	\$0.00		\$0.00				\$0.00	(\$2,150.00)	\$0.00	\$0.00	60
The Rio Grande Valley Bridal Wedding Expo	01/18/2025	\$9,000.00		\$0.00	\$0.00	\$500.00	\$250.00	\$9,750.00	\$0.00	\$9,750.00	\$0.00	300
Texas Citrus Fiesta Week	01/20/2025	\$0.00	\$437.00	\$0.00	\$0.00			\$437.00	(\$18,250.00)	\$437.00	\$0.00	1000
Rio Grande Valley International Rail Conference	01/30/2025	\$1,900.00	\$216.00	\$0.00	\$0.00	\$0.00	\$375.00	\$2,491.00	\$0.00	\$2,491.00	\$0.00	50
Civil Service Hearing	01/30/2025	\$0.00						\$0.00	(\$350.00)	\$0.00	\$0.00	25
12 events hosted		\$23,550.00	\$653.00	\$700.00	\$0.00	\$2,000.00	\$1,000.00	\$27,903.00	(\$24,950.00)	\$23,603.00	\$4,300.00	3085

Jan-24

12 events hosted

		\$11,850.00	\$15,153.00	\$350.00	\$250.00	\$1,500.00	\$875.00	\$29,978.00	(\$39,177.00)	\$29,978.00	\$0.00	
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HUMAN RESOURCES DEPARTMENT
MONTHLY REPORT
JANUARY 2025

PERSONNEL								Monthly Totals	YTD Totals
Number of Employees, Volunteers, and Others	HIRED	TRANSFERRED	RESIGNED	DISMISSED	RETIRED	DECEASED	OTH		
Regular Full-Time (767 budgeted slots for fiscal year)	29		6					708	728
Regular Part-Time (45 budgeted slots for fiscal year)								47	47
Temporary Full-Time								1	1
Temporary Part-Time								1	1
Fiscal FYD Totals	45		22	1	6			757	777
Reserve Police Officers								13	13
Volunteer Firefighters								13	15
Texas Workforce Solutions/Work Experience								1	1
AARP Participants								13	16
Volunteers							3	267	270
Fiscal FYD Totals								307	315
Staffing									
Request for Positions Processed								15	55
Positions Advertised								23	81
Application for Employment Processed								203	662
Volunteer Applications Processed								3	41
Interviews Processed								37	123
Job Offers Processed								29	47
New Hire Enrollments Processed								29	45
Turnover Rate									0.90%
Retention Rate									99.50%
Pre-Employment Screenings									
Driver License Checks (MVR)								12	26
Mission Police/Mission Municipal Court Record Check								12	26
Hidalgo County Courthouse								12	26
Criminal History Background/Sex Offender Check (DPS)								23	61
Drug Testing, Physical and Pre-placement Screening								29	45
PERSONNEL, con't									
Human Resources Department Visitors:									
Employees, Citizens, Vendors/Representatives Assisted								517	1136
Exit Interviews Conducted:									
Employee Exit Interview								1	6
Supervisor Exit Interview								3	14
Forms Processed									
Employee Change of Status Forms Processed								69	251
Employee Requests for Personnel Information Processed								4	10
Employee Disciplinary Forms Processed								8	27
Employment Verifications Processed								10	44
Unemployment Claims Processed								0	3
Public Information Requests Processed								5	28
Family and Medical Leave Act (FMLA) Forms Processed:									
FMLA Requests								6	33
-- Employee's Serious Health Condition								4	19
-- Family Member's Serious Health Condition								1	7
-- Birth of a Child								1	7
-- Military Family Leave								0	0
-- Injury or Illness of Covered Servicemember								0	0
FMLA Approvals								11	30
FMLA Denials/Withdrawals								2	5
FMLA Return-to-Work								5	22
Employees out on FMLA								12	41

HUMAN RESOURCES DEPARTMENT
MONTHLY REPORT
JANUARY 2025

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
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	4
10/22/2024 - Airrosti - Is Sitting A Pain										1	3
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
Fiscal YTD Totals:										9	350
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 Awards Breakfast										1	94
Fiscal YTD Totals:										2	817

Mission Police Department



Monthly Report
January 2025



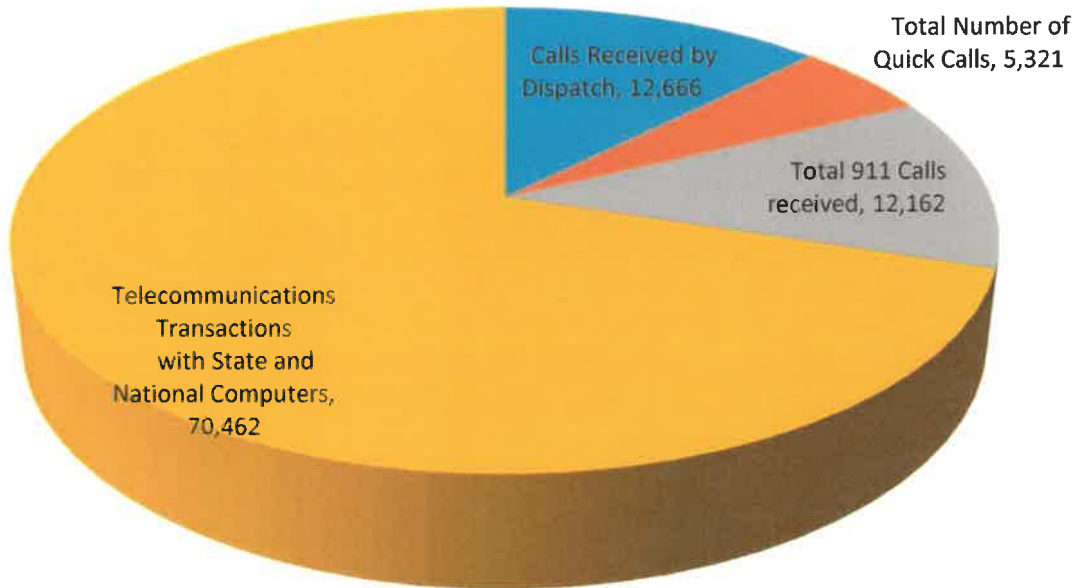
Mission Police Department

Monthly Report for January 2025



Communications Division

	<u>Jan 25</u>	<u>FY 24-25 YTD</u>
Calls Received by Dispatch	3,057	12,666
Total Number of Quick Calls	1,286	5,321
Total 911 Calls received	2,901	12,162
Telecommunications Transactions with State and National Computers	17,781	70,462





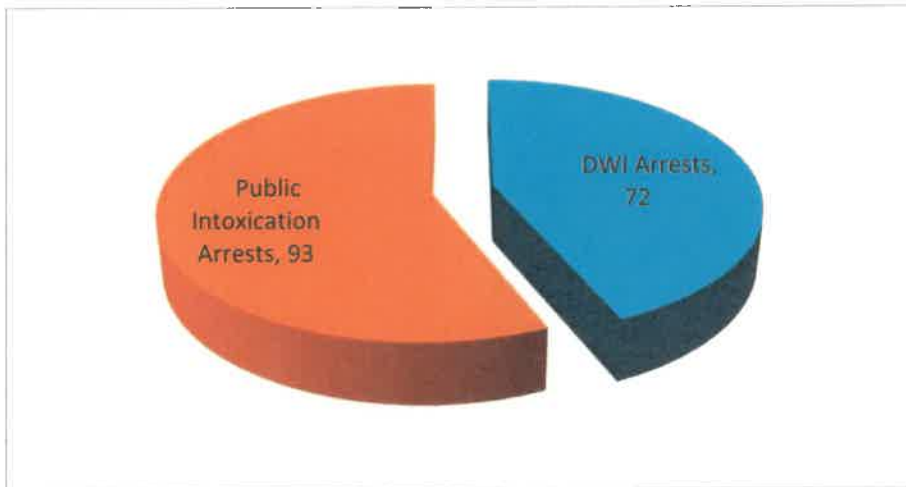
Mission Police Department Monthly Report for January 2025



Patrol Division

DWI Arrests
Public Intoxication Arrests

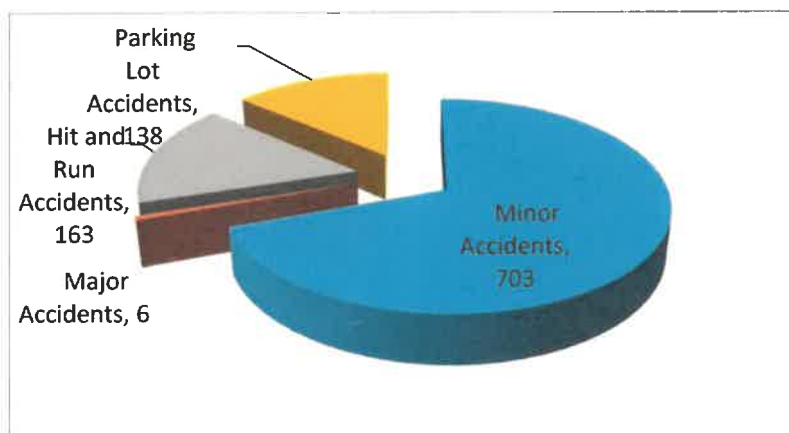
<u>Jan 25</u>	<u>FY 24-25 YTD</u>
17	72
13	93



Traffic Division

Minor Accidents
Major Accidents
Hit and Run Accidents
Parking Lot Accidents

<u>Jan 25</u>	<u>FY 24-25 YTD</u>
127	703
1	6
39	163
33	138





Criminal Investigations Criminal Case Submissions



Adult Misdemeanor Cases Submitted to DA's Office

Adult Felony Cases Submitted to DA's Office

Adult Cases Submitted to Mission Municipal Court

Adult Misdemeanor Arrests

Adult Felony Arrest

Juvenile Misdemeanor Cases Submitted to Juvenile Probation Department

Juvenile Felony Cases Submitted to Juvenile Probation Department

Juvenile Cases Submitted to Mission Municipal Court

Juvenile Misdemeanor Arrests

Juvenile Felony Arrests

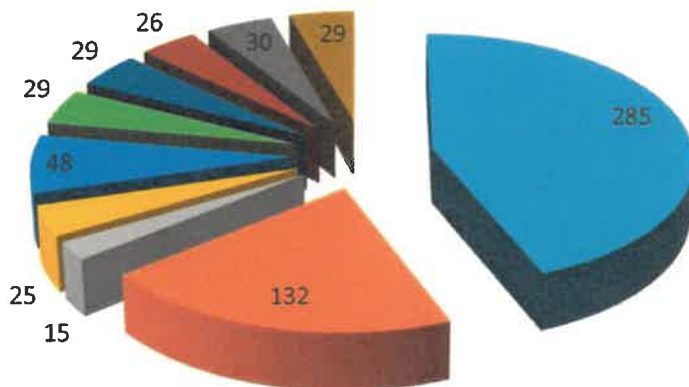
Total Open Cases

Jan 25

FY 24-25 YTD

98	285
46	132
4	15
13	25
21	48
2	29
3	29
10	26
2	30
3	29
124	124

Jan 25



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



Mission Police Department

Monthly Report for January 2025



Jail Division

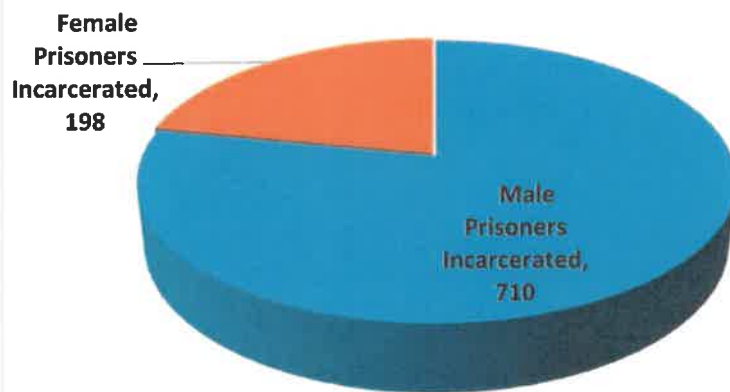
Adults

Male Prisoners Incarcerated
Female Prisoners Incarcerated
Total

Jan 25

FY 24-25 YTD

169	710
50	198
219	908



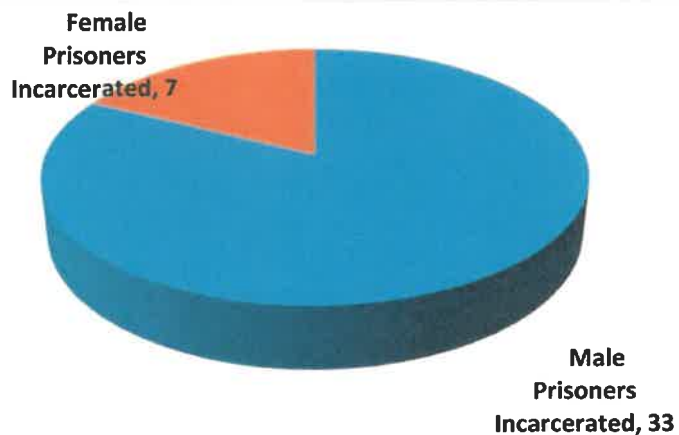
Juveniles

Male Prisoners Incarcerated
Female Prisoners Incarcerated
Total

Jan 25

FY 24-25 YTD

4	33
1	7
5	40





Narcotics Division -DEA

Seizures

Marihuana (lbs)

(Street Value -\$506.00 per pound)

Jan 25

FY 24-25 YTD

0.00

0.00

\$0.00

\$0.00

Cocaine (kilos)

(Street Value -\$21,000.00 per Kilo)

246.44

667.39

\$5,175,240.00

\$14,015,190.00

Fentanyl

(Street Value -\$30,000.00 per Kilo)

0

0.00

\$0.00

\$0.00

Heroin (kilos)

(Street Value -\$17,680.00 per Kilo)

0

0.00

\$0.00

\$0.00

Methamphetamine (kilos)

(Street Value -\$11,925.00 per Kilo)

394.5

1430.24

\$7,850,550.00

\$28,461,776.00

Currency Seizures:

\$35,100.00

\$143,482.00

Vehicle Seizures:

3

4

Arrest:

2

26

Narcotics Division -Immigration & Customs Enforcement

Seizures

Marihuana (lbs)

(Street Value -\$506.00 per pound)

Jan 25

FY 24-25 YTD

0

0.00

\$197.80

\$197.80

Cocaine (kilos)

(Street Value -\$21,000.00 per Kilo)

6026

6133.02

\$126,546,000.00

\$128,793,420.00

Heroin (kilos)

(Street Value -\$17,680.00 per Kilo)

0

0.00

\$0.00

\$0.00

Methamphetamine (kilos)

(Street Value -\$11,925.00 per Kilo)

0

481.00

\$0.00

\$9,139,000.00

Currency Seizures:

\$101,998.00

\$436,898.00

Vehicle Seizures:

0

0

Arrest:

7

16



Mission Police and Criminal Investigations

Narcotics

	<u>Jan 25</u>	<u>FY 24-25 YTD</u>
Marihuana (pounds)	0.05	0.38
(Street Value -\$506.00 per pound)	\$25.81	\$193.29
Cocaine (kilos)	0.0640	0.26
(Street Value -\$21,000.00 per Kilo)	\$1,344.00	\$5,376.00
Currency	\$4,517.00	\$5,806.00



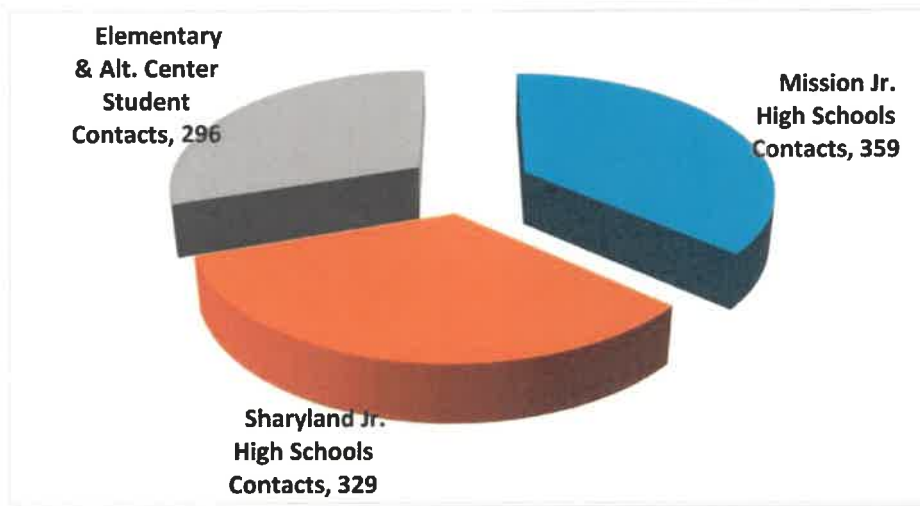
Mission Police Department

Monthly Report for January 2025



Educational Resource Officer Program

	<u>Jan 25</u>	<u>FY 24-25 YTD</u>
Mission Jr. High Schools Contacts	102	359
Sharyland Jr. High Schools Contacts	112	329
Elementary & Alt. Center Student Contacts	79	296



	<u>Jan 25</u>	<u>FY 24-25 YTD</u>
Mission High Schools	93	593
Sharyland High Schools	41	359



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

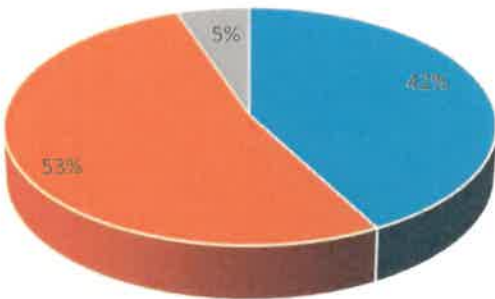
Jan 25

FY 24-25 YTD

2	16
3	20
0	2
0	7
4	9
30	87
4	11
15	60
6	11

FY 24-25 YTD

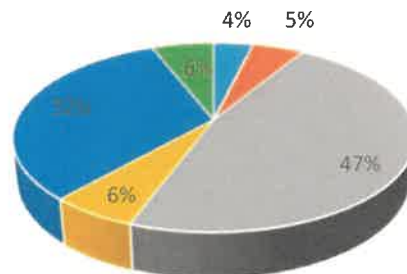
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FY 24-25 YTD

- 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 Police Department

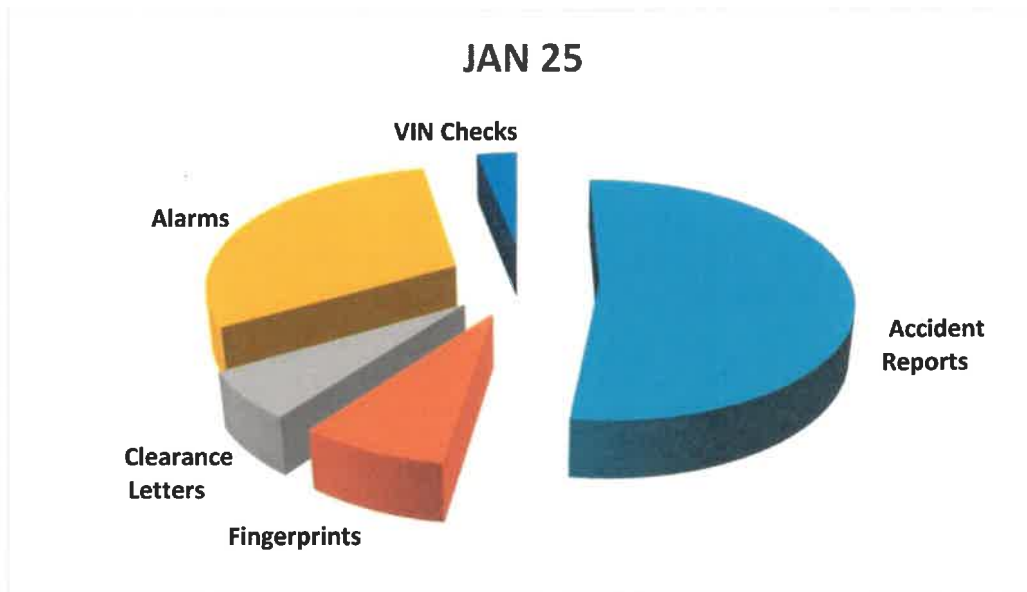
Monthly Report for January 2025



Records Division

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

	Jan 25	FY 24-25 YTD
Accident Reports	140	427
Fingerprints	20	65
Clearance Letters	20	52
Alarms	51	247
VIN Checks	7	25
TOTAL	238	816



SPEER MEMORIAL LIBRARY

Item 3.

DOOR COUNT



5,395

JANUARY
2025



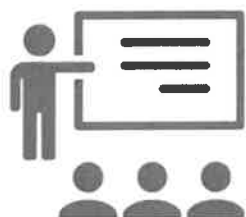
3,116

BOOKS CHECKED OUT



1,411

Live Virtual Program



30

ADULT PROGRAM AUDIENCE



VOLUNTEER HOURS
WORKED

525



TEENS PROGRAM AUDIENCE

19



44

GENERAL AUDIENCE

39



CHILDREN PROGRAM AUDIENCE

USE OUR
ONLINE RESOURCES

WWW.MISSION.LIB.TX.US



Thank you to all the parents and the children that came to our STEM Class. Remember we will be here every Tuesday at 6pm. Can't wait to see you guys here next week. We hope everybody is staying safe and warm.



Little Sprouts was a success! We had so much fun introducing our new gardening program. The children planted China Aster flowers and we are so excited to watch them grow! Join us next Sunday at 2pm for our little sprouts club.



Tuesday's STEM program was a success! We made a robotic hand. Remember Tuesday at 6pm.



Item 3.

★ Favorites January 14 at 1:19 PM Mission



We're very excited about the upgrades to improve your library experience! Thank you for your incredible patience and support as we embark on these exciting improvements!



We are thrilled about the incredible transformation happening at the library. We eagerly anticipate your visit so you can experience these exciting changes for yourself!



Today on Speer Can't Stop Reading! Clown in a Cornfield by Adam Cesare, a terrifying thriller with an upcoming adaptation!



A big thank you to all the members of Morton's Book Club for making our first book discussion of the year such a success! We'd also like to extend a special thanks to Julia Peck, our very own Mission resident and local author for joining us as a guest. See more.



MISSION FIRE PREVENTION MONTHLY REPORT

January 2025



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

FIRE INVESTIGATIONS

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

Full Investigation: 0 Total

Call out to document of Incident: 0 Total

Call out to document of Incident: 0 Total

Year to Date: 5 Total

SOUTH TEXAS ARSON RESPONSE TEAM FIRE INVESTIGATIONS

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

Our assistance was requested: 0 Total

Assistance Requested by us: 0 Total

Year to Date: 0 Total

COMPLAINTS

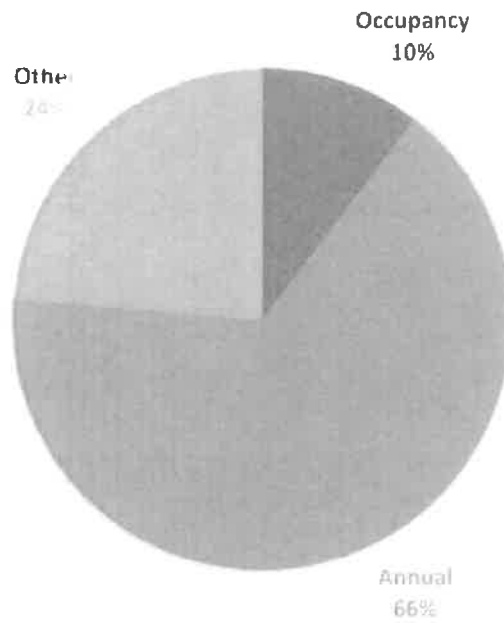
There were three (3) complaints for the month of January.

There were three (3) complaints resolved within this month.

Year to Date: 3 Total

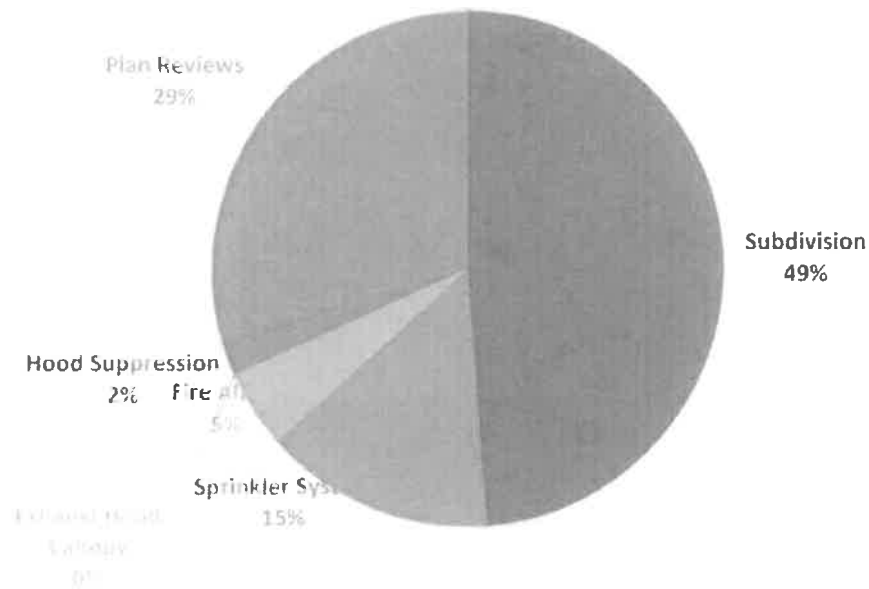
- January 14, 2025 at 1005 N. Stewart Rd.
- January 17, 2025 at 1242 E. Hwy 83.
- January 27, 2025 at 1605 E. Exp. 83.

FIRE INSPECTIONS - JANUARY 2025



- 17 Occupancy
- 109 Annual
- 39 Other
- Year to Date: 404 Total
- **Inspection rate to date: 19%**

PLAN REVIEWS - JANUARY 2025



- Subdivision Reviews: 20 - Year to Date: 78
- Sprinkler System Plan Reviews: 6 – Year to Date: 14
- Fire Alarm System Plan Reviews: 2 – Year to Date: 11
- Exhaust Hood Canopy Plan Reviews: 0 – Year to Date: 2
- Hood Suppression Plan Reviews: 1 – Year to Date: 7
- Plan Reviews: 12 – Year to Date: 75

PERMITS - JANUARY 2025

Underground
Storage Tank
0%

LP Tank
0%

Aboveground
Storage Tank
0%

Burning
0%

- 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: 0 – Year to Date: 8

FIRE DRILLS

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

Year to Date: 0 Total

TRAINING

There were three (3) training in the month of January.

- January 7, 2025 – Fire Marshal Frank Cavazos attended hands on P-Card Reconciliation Training at Council Chamber.
- January 26-31, 2025 – Captain Joel Saenz attended Fundamentals of Fire Investigation in San Antonio.
- January 29, 2025 – Fire Marshal Frank Cavazos attended Table Top training for Exercise and Hazmat at Rio Juice in 702 E. Interstate Highway 2.

Year to Date: 12 Total

MEETINGS ATTENDED

For the month of January there were fourteen (15) meetings attended by the Fire Prevention Office.

- January 7, 2025 – Fire Marshal Frank Cavazos attended Special Operations meeting in Admin conference room.
- January 8, 2025 – Fire Marshal Frank Cavazos attended Texas Citrus Fiesta Parade Logistics at PD.
- January 8, 2025- Fire Marshal Frank Cavazos attended meeting at Animal Shelter 1400 S. Conway.
- January 9, 2025 – Fire Marshal Frank Cavazos attended SRC meeting at City Hall.
- January 10, 2025 – Fire Marshal Frank Cavazos attended Citrus Parade meeting at City Hall.
- January 10, 2025- Fire Marshal Frank Cavazos attended Chief briefing meeting at CEED.
- January 15, 2025- Fire Marshal Frank Cavazos attended meeting at Central Fire for Promotional Ceremony.
- January 16, 2025- Fire Marshal Frank Cavazos attended Retirement Ceremony meeting at Central Fire.
- January 16, 2025– Fire Marshal Frank Cavazos attended SRC meeting at City Hall.
- January 16, 2025– Fire Marshal Frank Cavazos attended meeting at City Hall for Shelter in place.
- January 20, 2025- Fire Marshal Frank Cavazos attended Texas Citrus Fiesta Parade at City Hall.
- January 23, 2025- Fire Marshal Frank Cavazos attended SRC meeting at City Hall.
- January 28, 2025- Fire Marshal Frank Cavazos attended meeting in Admin conference room for new FF.
- January 30, 2025- Fire Marshal Frank Cavazos attended meeting in Admin conference room for Peer Cost/Review/Microsoft Team meeting.
- January 30, 2025- Fire Marshal Frank Cavazos attended meeting in Media room for DANA Mtg. for new vehicles.

Year to Date: 64 Total

PUBLIC EDUCATION - JANUARY 2025



During the month of January there were two (2) presentations conducted

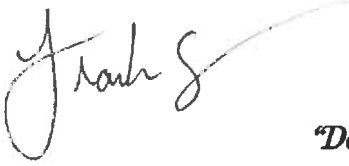
- Year to Date: 33 Presentations 13,070 Audience
- Year to Date w/ The Tutor: 0 Presentations 0 Audience
- Year to Date w/ F.S.T.: 2 Presentations 2,300 Audience
- Year to Date w/ City Events: 3 Presentations 2,500 Audience
- Year to Date – Other: 0 Presentations 0 Audience
- Year to Date Grand Total: 38 Presentations 17,870 Audience

PUBLIC EDUCATION

During the month of January there were two (2) presentations conducted.

Date	Location	Fire Extinguisher w/Simulator	Fire Safety Trailer	Tours of Stations	Fire Safety Presentation	City Events/ Parade
01/10/2025	LEO MARCEL				200	
01/28/2025	CASTRO ELEM. SCHOOL				50	

Frank Cavazos, Deputy Chief/Fire Marshal



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

MISSION FIRE DEPARTMENT

Emergency Ambulance Response Report

January 2025



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



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

Counts	% Rows		% Columns		All									
Week Ending	1/5/25	1/12/25	1/19/25	1/26/25	2/2/25	2/9/25	2/16/25	2/23/25	3/2/25	3/9/25	3/16/25	3/23/25	3/30/25	Total
Abdominal Pain	0.77%	1.92%	2.68%	2.3%	1.15%									8.81%
Acute Pain, not elsewhere classified				0.19%	0.19%									0.38%
Acute Respiratory Distress (Dyspnea)	0.96%	0.96%	0.77%	1.15%	0.96%									4.79%
Alcohol use	0.38%			0.19%										0.57%
Allergic Reaction			0.19%											0.19%
Altered Mental Status	0.57%	0.96%	0.57%	0.38%	0.38%									2.87%
Anxiety reaction/Emot... upset	0.57%	1.92%	0.38%	0.77%	0.38%									4.02%
Back Pain	0.19%		0.96%	0.38%	0.57%									2.11%
Cardiac arrest	0.19%	0.38%		0.38%	0.38%									1.34%
Cardiac arrhythmia/dy..					0.38%									0.38%
Chest Pain / Discomfort	0.19%	0.96%	1.15%	1.53%	0.96%									4.79%
Chest Pain, Other (Non-Cardiac)		0.19%												0.19%
Common Cold	0.19%													0.19%
Confusion/De...				0.19%										0.19%
Convulsions	0.19%	0.19%	0.38%		0.19%									0.96%
Diabetic Hyperglycemia		0.19%			0.19%									0.38%
Diabetic Hypoglycemia		0.38%	0.19%	0.57%	0.96%									2.11%
Diarrhea	0.19%			0.19%										0.38%
Dizziness		0.38%		0.19%	0.77%									1.34%
Epistaxis					0.19%									0.19%
Esophageal obstruction			0.19%											0.19%
Extremity Pain	0.57%	0.77%	1.15%	1.34%	0.77%									4.6%
Febrile Seizures	0.19%													0.19%
Fever				0.57%	0.19%									0.77%
Foreign Body in Respiratory Tract		0.19%												0.19%

Week Ending	1/5/25	1/12/25	1/19/25	1/26/25	2/2/25	2/9/25	2/16/25	2/23/25	3/2/25	3/9/25	3/16/25	3/23/25	3/30/25	Total	Item 3.
Foreign Body on External Eye	0.19%													0.19%	
Gastrointestin.. hemorrhage	0.38%	0.19%	0.19%											0.77%	
Generalized Weakness	1.53%	3.45%	2.3%	2.3%	1.92%									11.49%	
Headache			0.19%	0.19%										0.38%	
Heat Exhaustion				0.19%										0.19%	
Hemorrhage				0.38%										0.38%	
Hypertension	0.19%	0.38%	0.77%											1.34%	
Hypotension				0.38%	0.38%									0.77%	
Injury	3.26%	1.15%	2.49%	2.11%	1.15%									10.15%	
Laceration/Ab... (minor surface trauma)	0.38%	0.19%	0.38%	0.57%	0.19%									1.72%	
Malaise		0.19%		0.57%										0.77%	
Mental disorder	0.38%				0.19%									0.57%	
Multiple injuries	0.19%	0.19%	0.38%	0.38%	0.96%									2.11%	
Nausea		0.38%		0.38%	0.19%									0.96%	
No Complaints or Injury/Illness Noted	0.77%	2.3%	2.11%	1.34%	1.34%									7.85%	
Obvious Death		0.19%	0.19%	0.19%	0.19%									0.77%	
Overdose - Acetaminophe..				0.19%										0.19%	
Overdose - Benzodiazepin.				0.19%										0.19%	
Overdose - Unspecified	0.19%		0.19%		0.19%									0.57%	
Pain (Non-Traumatic)	0.19%	0.19%		0.38%	0.57%									1.34%	
Palpitations			0.38%	0.19%										0.57%	
Pelvic and Perineal Pain			0.19%		0.19%									0.38%	
Poisoning / Drug Ingestion	0.19%	0.19%												0.38%	
Pregnancy related conditions			0.19%	0.38%	0.19%									0.77%	
Respiratory disorder		0.38%	0.19%	0.19%	0.38%									1.15%	
Sedative, hypnotic, or anxiolytic related disorders	0.19%													0.19%	
Seizure				0.38%	0.57%									0.96%	

Week Ending	1/5/25	1/12/25	1/19/25	1/26/25	2/2/25	2/9/25	2/16/25	2/23/25	3/2/25	3/9/25	3/16/25	3/23/25	3/30/25	Total	Item 3.
Seizures with status epilepticus	0.57%	0.38%	0.19%											1.15%	
Sepsis/Septice..	0.19%			0.19%										0.38%	
ST elevation myocardial infarction (STEMI)	0.19%			0.19%										0.38%	
Stroke	0.19%	0.77%			0.19%									1.15%	
Suicidal Ideation		0.19%	0.38%	0.19%	0.19%									0.96%	
Syncope / Fainting	0.38%	1.34%	0.19%	0.77%	0.38%									3.07%	
Toothache			0.19%											0.19%	
Transient Cerebral Ischemic Attack (TIA)				0.19%										0.19%	
Unconscious	0.19%			0.19%										0.38%	
Urinary system disorder		0.19%		0.19%	0.19%									0.57%	
Vaginal Hemorrhage			0.19%		0.19%									0.38%	
Vomiting	0.19%	0.19%	0.57%	0.77%	0.19%									1.92%	
Total	15.13%	21.84%	20.5%	23.95%	18.58%									100%	

81%

TRANSPORTS
Percentage of Patient
Encounters



13%

NON TRANSPORTS
Percentage of Patient
Encounters

3%

OTHER DISPOSITIONS
Percentage of Patient
Encounters



541

RECORDS
In Selected Time



31

DAYS
In Selected Time Slice



Week Ending	1/5/25	1/12/25	1/19/25	1/26/25	2/2/25	2/9/25	2/16/25	2/23/25	3/2/25	3/9/25	3/16/25	3/23/25	3/30/25	Total
January	85	115	114	132	88									534
February					7									7
Total	85	115	114	132	95									541



Previous Month ▾

Jan 1, 2025 - Jan 31, 2025 ▾

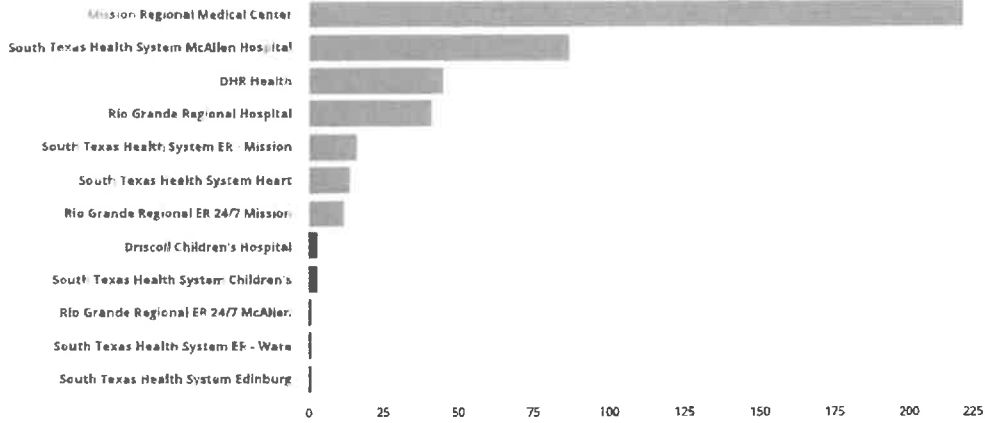
442

RECORDS

31

DAYS

In Selected Time Sl



Counts

% Rows

% Columns

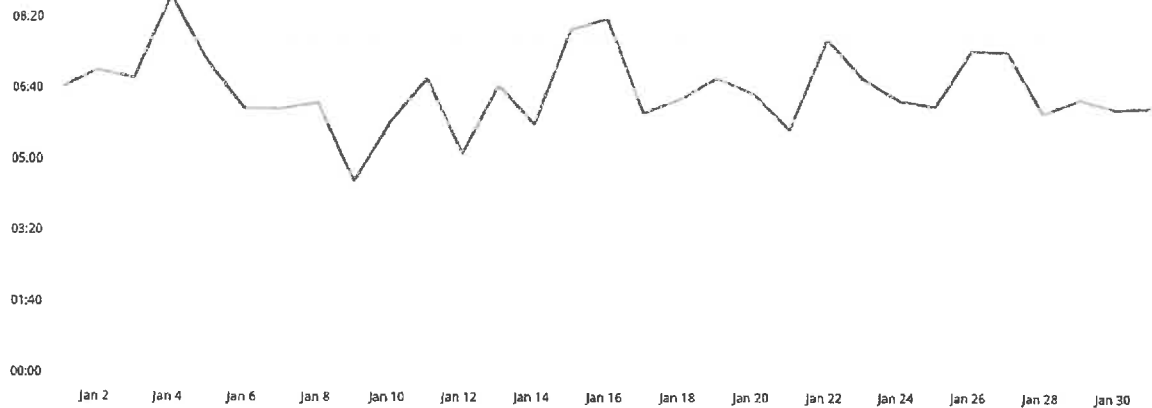
w. All

Week Ending	1/5/25	1/12/25	1/19/25	1/26/25	2/2/25	2/9/25	2/16/25	2/23/25	3/2/25	3/9/25	3/16/25	3/23/25	3/30/25	Total
DHR Health	1.36%	3.17%	0.9%	2.49%	2.26%									10.18%
Driscoll Children's Hospital		0.23%	0.23%	0.23%										0.68%
Mission Regional Medical Center	6.79%	9.95%	10.63%	11.76%	10.18%									49.32%
Rio Grande Regional ER 24/7 McAllen				0.23%										0.23%
Rio Grande Regional ER 24/7 Mission	0.68%	1.13%	0.68%		0.23%									2.71%
Rio Grande Regional Hospital	0.68%	1.58%	2.04%	1.81%	3.17%									9.28%
South Texas Health System Children's	0.45%		0.23%											0.68%
South Texas Health System ER - Mission	0.45%	0.68%	1.13%	1.13%	0.23%									3.62%
South Texas Health System ER - Ware				0.23%										0.23%
South Texas Health System Edinburg					0.23%									0.23%
South Texas Health System Heart	0.45%	0.45%	0.68%	1.36%	0.23%									3.17%
South Texas Health System McAllen Hospital	4.3%	4.52%	3.85%	4.3%	2.71%									19.68%
Total	15.16%	21.72%	20.36%	23.53%	19.23%									100%



Previous Month ▾

Jan 1, 2025 - Jan 31, 2025 ▾

06:48MM:SS
Average Response Time**66%**OF RESPONSES
Response Time < 06:00**31**DAYS
In Selected Time Slice**439**UNIT RESPONSES
In Selected Time Slice

Counts

% Rows

% Columns

All

Week Ending	1/5/25	1/12/25	1/19/25	1/26/25	2/2/25	2/9/25	2/16/25	2/23/25	3/2/25	3/9/25	3/16/25	3/23/25	3/30/25	Total
00:00 - 04:59	1.59%	5.47%	3.42%	3.64%	3.64%									17.77%
05:00 - 07:59	7.29%	9.57%	9.79%	12.07%	9.57%									48.29%
08:00 - 08:59	1.82%	4.1%	2.28%	2.96%	1.82%									12.98%
09:00 - 09:59	1.14%	0.91%	1.59%	1.59%	1.59%									6.83%
10:00 - 11:59	2.28%	1.14%	2.05%	1.59%	1.37%									8.43%
12:00 - 14:59	0.91%	0.68%	0.91%	1.59%	0.68%									4.78%
15:00 - 16:59			0.23%											0.23%
17:00 - 17:59					0.23%									0.23%
18:00 - 19:59			0.23%											0.23%
20:00 - 29:59				0.23%										0.23%
30:00 - 59:59														
Total	15.03%	21.87%	20.5%	23.69%	18.91%									100%
Exceptions														0%

Balance Report for 216 - Mission - January 2025



Undefined	
Charge Adjustments	\$27,912.00
Charges in Period	\$811,016.00
Credits	(\$1,114,114.08)
Total AR Change for Undefined	(\$275,186.08)
Mission	
AR Previous Balance for Mission	\$3,222,592.90
Charge Adjustments	\$27,912.00
Charges in Period	\$811,016.00
Credits	(\$1,114,114.08)
Accounts Receivable Change for Mission 202501	(\$275,186.08)
Total Balance Forward for Mission	\$2,947,405.82

Executive Summary for 216- Mission



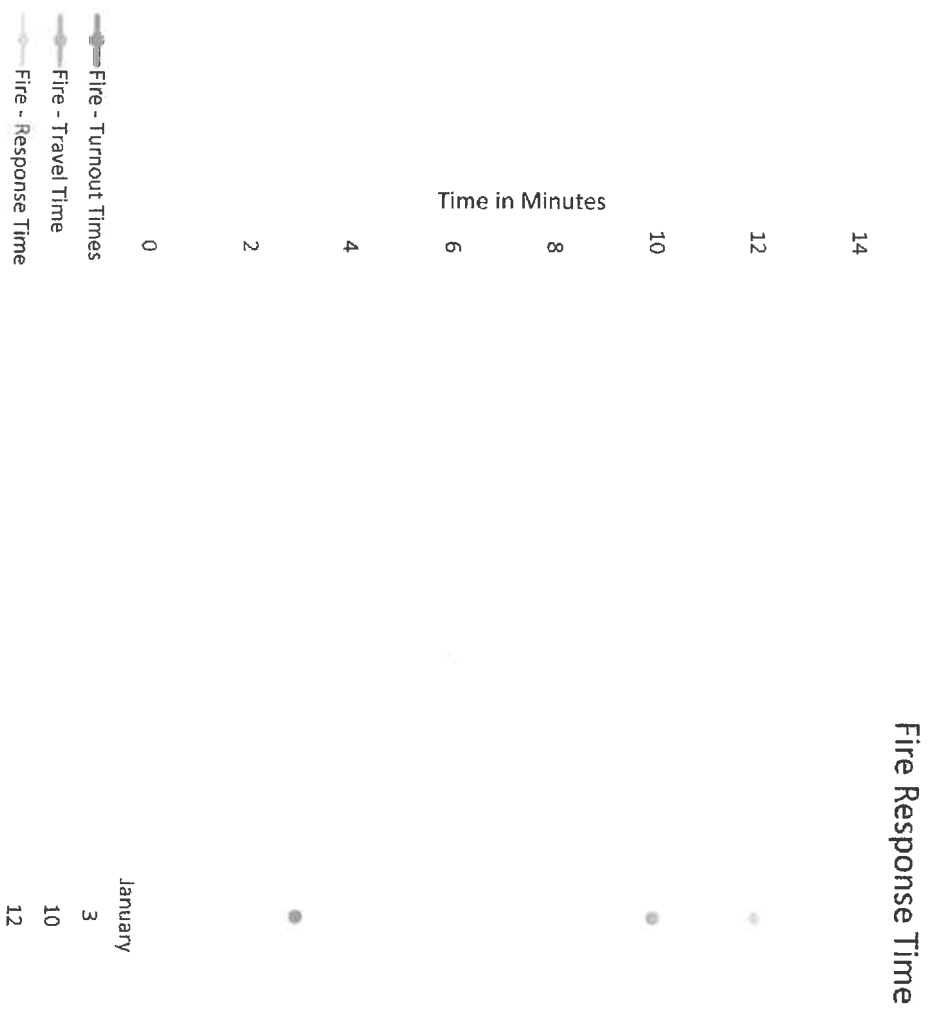
	Oct-24	Nov-24	Dec-24	Jan-25	Grand Total
Gross Charges	\$879,013	\$859,064	\$894,700	\$838,928	\$3,471,706
Cash Collections	(\$242,272)	(\$182,251)	(\$315,376)	(\$178,538)	(\$918,437)
Gross Charge per Trip	\$1,894	\$1,909	\$1,884	\$1,894	\$1,895
Cash/Txp (CPT)	\$522	\$405	\$664	\$403	\$501
Payer Mix					
Insurance	18.8%	18.9%	17.7%	10.2%	16.4%
Medicaid	13.8%	12.2%	12.4%	7.2%	11.5%
Medicare	51.3%	47.6%	49.9%	24.8%	43.6%
Private Pay	17.5%	21.1%	16.6%	4.7%	15.1%
Govt Misc	0.0%	1.6%	0.6%	0.0%	0.5%
Payer Research	0.0%	0.2%	3.4%	53.0%	13.4%
Level of Service					
ALS Non-Emergency	0.0%	0.0%	0.0%	0.0%	0.0%
ALS Emergency	77.4%	72.7%	73.9%	76.7%	75.2%
ALS-2	1.1%	1.6%	3.2%	1.6%	1.9%
BLS Non-Emergency	0.0%	0.0%	0.0%	0.0%	0.0%
BLS Emergency	21.6%	25.8%	22.9%	21.7%	23.0%
SCT A0429	0.0%	0.0%	0.0%	0.0%	0.0%
Facility Base	0.0%	0.0%	0.0%	0.0%	0.0%
Level of Service Volume					
Total Service Volume	464	450	475	443	1,832
ALS Non-Emergency TXP	0	0	0	0	0
ALS Emergency TXP	359	327	351	340	1,377
ALS-2 Emergency TXP	5	7	15	7	34
BLS Non-Emergency TXP	0	0	0	0	0
BLS Emergency TXP	100	116	109	96	421
Sct A0429 TXP	0	0	0	0	0
Service Others Cnt	0	0	0	0	0
Facility Base TXP	0	0	0	0	0
Ground Mileage	2,739	2,587	2,776	2,653	10,755

MISSION FIRE DEPARTMENT MONTHLY REPORT

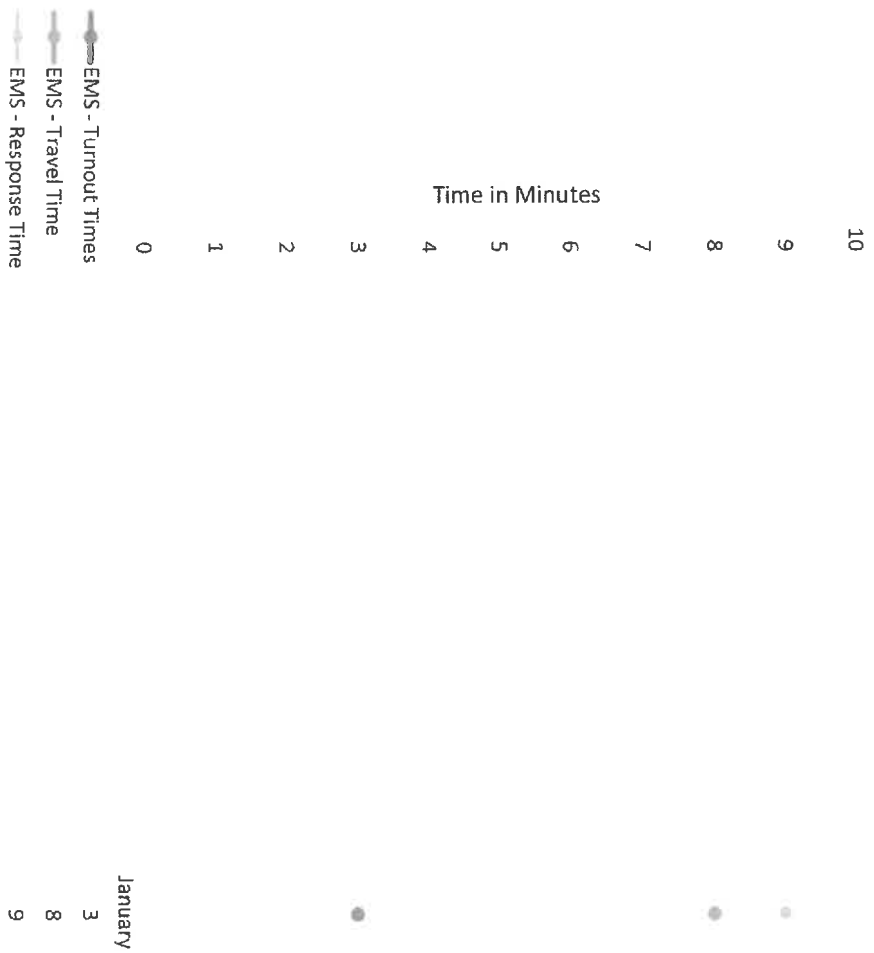
January 2025



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



EMS Response Time



Fire Index - Incident Types

The Fire Index is a performance measure for fire departments. It is calculated as follows: $\frac{\text{Number of Incidents}}{\text{Number of Exposures}} \times 100$

Count of Total Incidents & Exposures

Aid Given/Received

Count of Incident
706

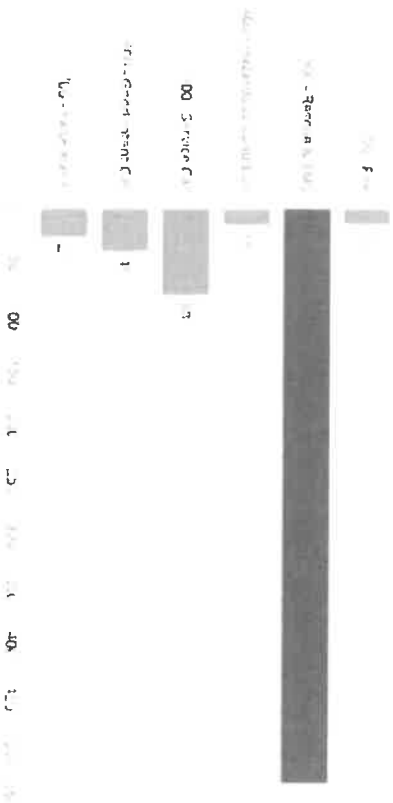
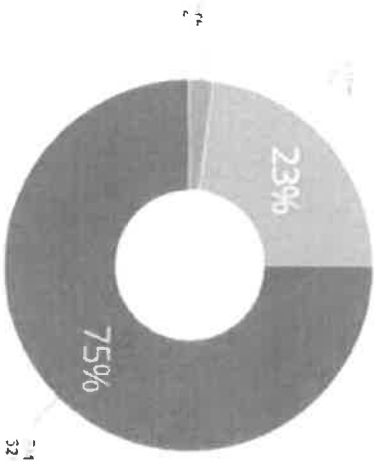
Aid Given
3

Count of Exposures 706

Aid Received 703

MS/Fire Incident Breakdown

Count of Incidents by Incident Type



Filters



Alert Date Range

1/25 to 1/3 /25

Location

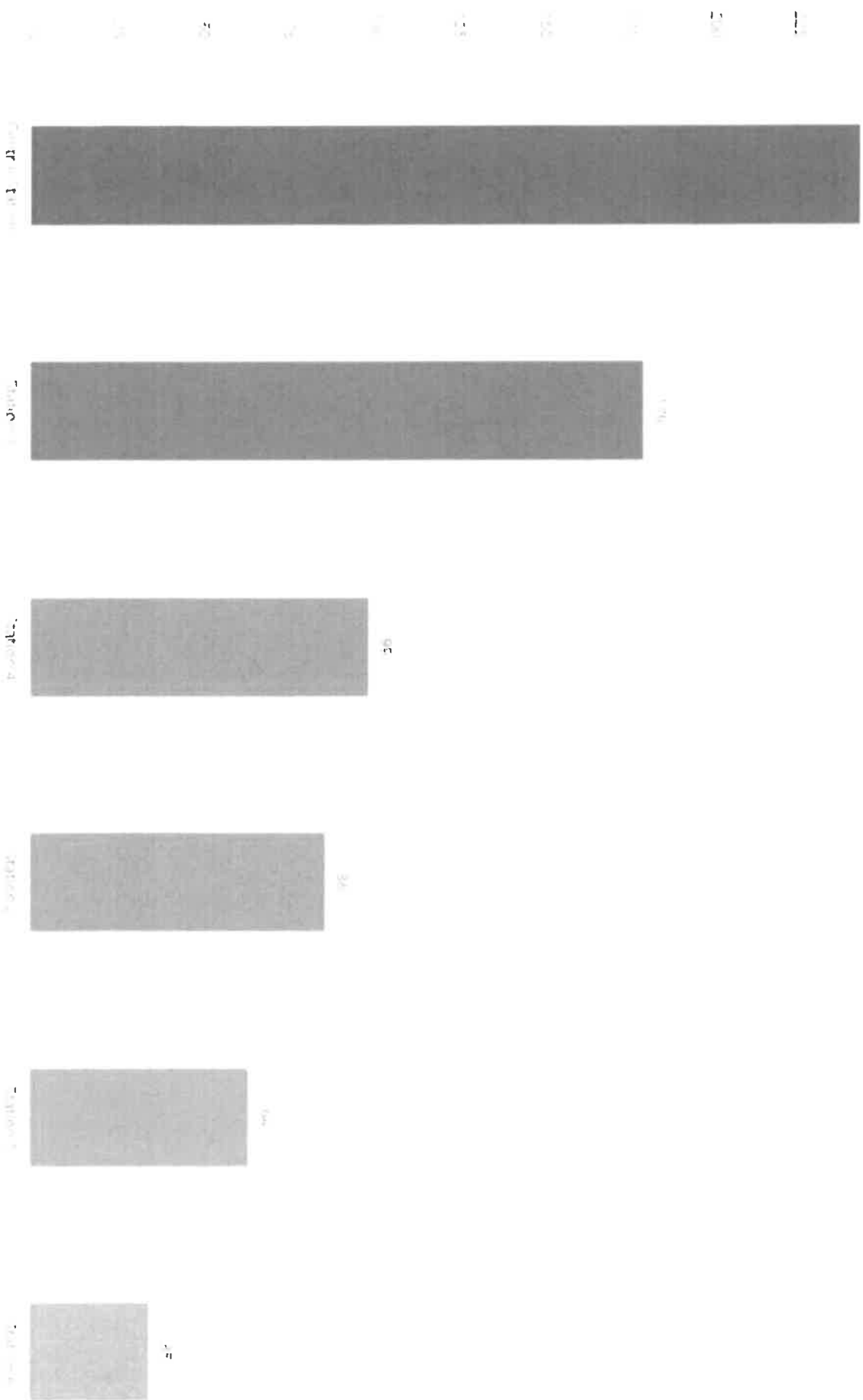
None

IS Active

None

Print Count by Station

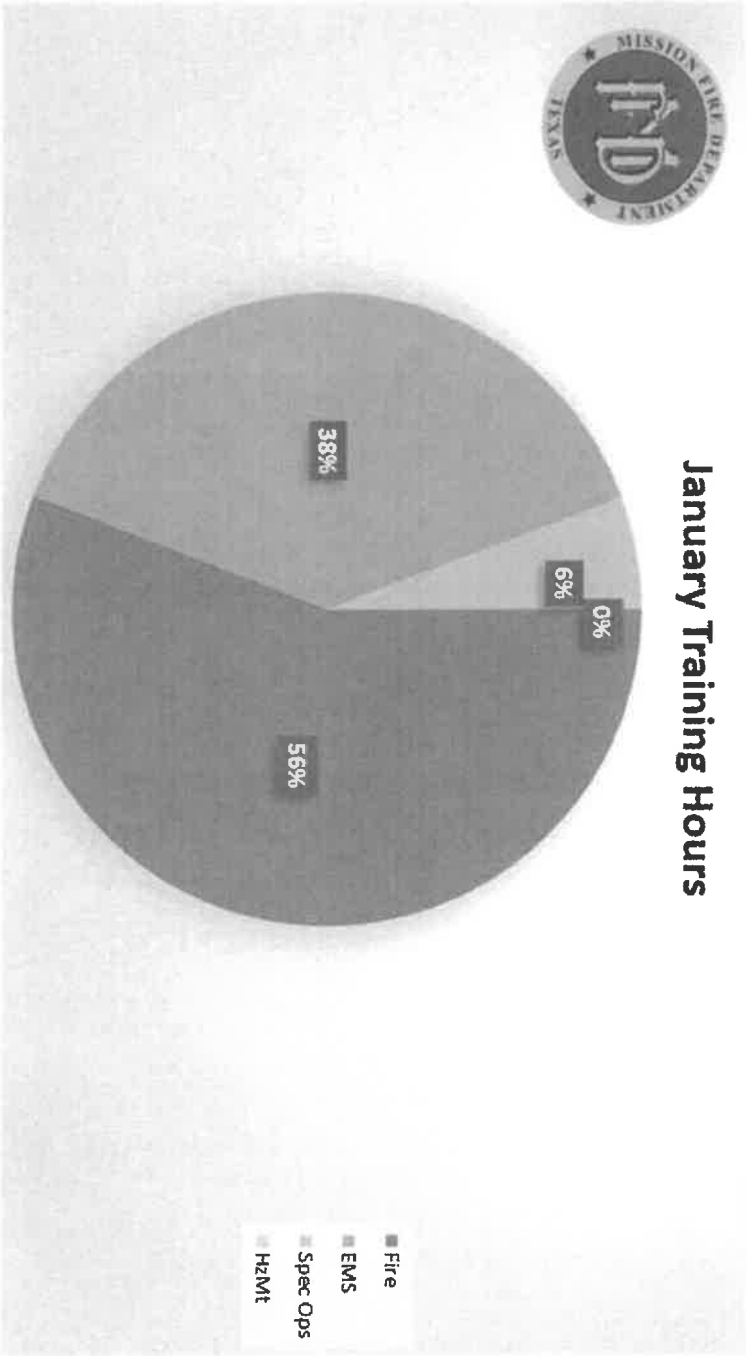
Print Count by Station



Apply

Cancel

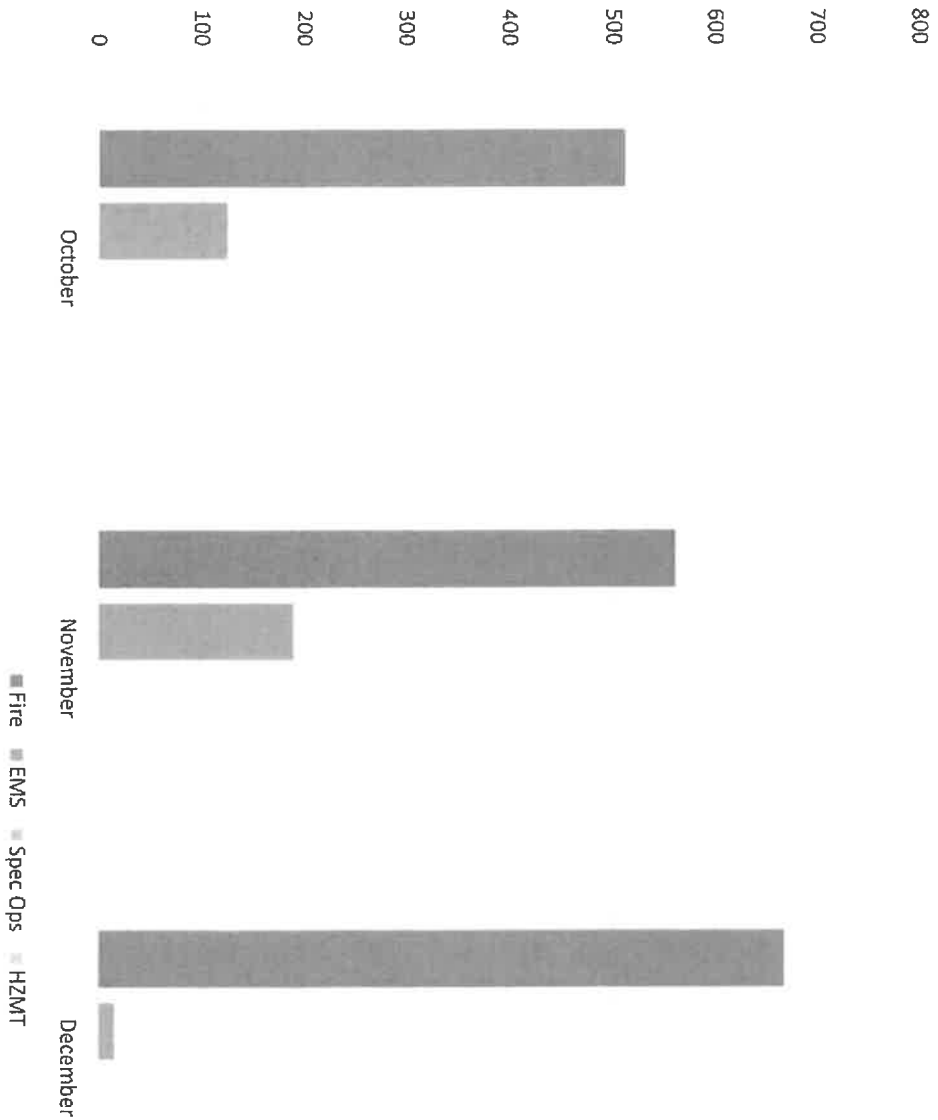




	Fire	EMS	Spec Ops	H2Mt
January	469	322	48	0



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



MEMO

Office of the Director of Environmental Health

117 E. Tom Landry Drive Mission, TX 78574 Office (956)580-8692

To: Mayor and City Council
Through: Mike Perez, City Manager
From: Steven M. Kotsatos, Director of Health
Subject: January 2025 - 311 Monthly Report
Date: February 6, 2025

Dear Mayor and Council,

Please find attached the January 2025 - 311 Monthly Report for all Departments in the City of Mission, Texas.

- We have a total of 748 unique 311 cases that have been entered and addressed in the 311 GoGov software for the month of January 2025.
- Since inception of the program, we have a total of 1,884 iOS 311 APP downloads and 935 Android 311 APP downloads.
- We also have 7,227 unique citizen accounts registered for website. This is a combination of users who registered through the app, website, phone call, etc.

Thank you for your time and consideration.

Kindest Regards,

Steven Kotsatos

Topic Counts of Opened Requests
For Date Period From 01/01/2025 Through 01/31/2025

Topic	Count
Code Enforcement	
Accumulation of Items	2
Commercial Parking Lot Maintenance	4
Construction Concerns	4
Demolition For Unsafe Buildings	0
Double Occupancy/Hooked RV	1
Health & Sanitation (Nuisance)	9
Home Occupation (Business in a Residential)	2
Illegal Dumping	3
Illegal Signs (Right of Ways, Bandit, Telephone and Garage)	2
IPMC Violations (Property Maintenance)	2
Junked Vehicle on private property	0
No Business License	1
No Conditional Use Permit	0
No Garage Sales Permit	0
Non Residential Parking/Semi-Truck	0
P&Z Zoning Violations/Subdivision	1
Parking on Lawn - Grass	2
Sight Obstruction/Sidewalks/Right of Way/Driveway	3
Storage of Vehicles/Boats/Trailers	3
Unsafe/Unsecured Building	1
Weedy Lot	9
Total - Code Enforcement	49
Health	
Animal Control	597
Bee Complaint	9
Food Complaint	0
Food Truck Complaint	0
Grease Trap Complaint	0
Mosquitoes	0
Total - Health	606
Obstructions -Tree/Branches	
MOWING	3
Total - Obstructions -Tree/Branches	3
Parks & Rec	
Graffiti	0
Mowing (Drainage & Alleys)	0
Parks	4
Restrooms	0
Right of way (mowing)	1
Trails	1
Total - Parks & Rec	6

MEMORANDUM

TO: MAYOR AND CITY COUNCIL
THROUGH: MIKE PEREZ, CITY MANAGER
FROM: JESSE LERMA, CIVIL SERVICE DIRECTOR
SUBJECT: CIVIL SERVICE REPORT, JANUARY 2025
DATE: FEBRUARY 1, 2025

1. Mission Fire Department have job offered for four (4) positions.
2. Mission Fire Department DC's promotional examination was held on January 23, 2025. Two (2) CPTs participated, both failed, will start process for re test at next CS meeting
3. Mission Police Departments has started filling twenty-four (24) open positions. We should be close to fully staffed by February 2025
4. Pending Hearings
 1. PO Roel Velasquez-Indefinitely Suspended June 7, 2023-Hearing canceled-Mr. Velasquez will return to work once paperwork completed
 2. PO Esteban Jara-Indefinitely Suspended March 28, 2024-Hearing was conducted on January 30, 2025-pending results
 3. PO Sergio Martinez-15 Day Suspension Without Pay-Arbitrator has been selected-hearing set for May 13-14, 2025
 4. PO Ruben Gaytan-Suspended for 15 days without pay-hearing set for August 7-8, 2025

THANKS



CODE ENFORCEMENT
MONTHLY REPORT
JANUARY 2025

Item 3.

COMPLAINTS RECEIVED	81
WEEDY LOT LETTERS	22
PROPERTIES SENT TO MOWER'S LIST	7
PROPERTIES MOWED	5
SIGNS	101
JUNKED VEHICLES/ BOATS	4
CONSTRUCTION W/OUT PERMIT/SETBACKS	3
HEALTH & SANITATION/STAGNANT WATER	15
HOME OCCUPATION	4
SIGHT OBSTRUCTION/SIDEWALKS/RIGHT OF WAY	2
UNSAFE/UNSECURED BUILDING	5
DOUBLE OCCUPANCY/HOOKED RV	0
ILLEGAL DUMPING	3
NON RESIDENTIAL PARKING/SEMI-TRUCKS	2
NO BUSINESS LICENSE/CUP REQ'D/NO GARAGE SALE PERMITS	1
STORAGE OF VEHICLES/BOATS/TRAILERS	1
DEMOLITION FOR UNSAFE BUILDINGS	0
PARKING LOT MAINTENANCE/POTHOLES/LIGHTING/LANDSCAPING	14
IPMC VIOLATIONS	5
P&Z ZONING VIOLATIONS/SUBDIVISION	0
PARKING ON LAWN	11
DEAD TREE	1
CASES FILED IN COURT/PENDING APPROVAL WITH ATTORNEY	24
CASES SEEN IN COURT	53
CASES CLOSED	32
CALL-IN'S	29
WALK-IN'S	6
311-COMPLAINTS	7
INTERNAL COMPLAINTS/E-MAILS	9
GO GOV COMPLAINTS	30



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 24, 2025
PRESENTED BY: Anna Carrillo, City Secretary
AGENDA ITEM: Approval of Minutes – Carrillo
 Regular Meeting – February 10, 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 _____

0



CITY OF
MISSION

CITY COUNCIL REGULAR MEETING
MISSION CITY HALL
FEBRUARY 10, 2025 at 3:30 PM

MINUTES

PRESENT:

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

ABSENT:

Patricia A. Rigney, City Attorney

ALSO PRESENT:

Veronica Minton
Dr. Onuwa Terry
Mario Trevino
Noehmi Martinez
Vanessa Martinez
Cynthia Quintanilla
Arturo Padilla
Francisco Huerta
Miguel Martin
Kenya Morin
Teresa Anguiano
Juan G. Garcia
Irene Garza
Irma Acuna

STAFF PRESENT:

Anais Chapa, Assistant City Secretary
Juan Pablo Terrazas, Asst. City Manager
Andy Garcia, Asst. City Manager
Susie de Luna, Assistant Planning Director
Steven Kotsatos, Health Director
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
Michael Fernuik, Golf Course Director
Rick Venecia, Boys & Girls Club Director
Alex Fajardo, Media Relations
Ruben Hernandez, Media Relations
Brad Bentsen, Parks & Rec Director

REGULAR MEETING

CALL TO ORDER AND ESTABLISH QUORUM

With a quorum being present, Mayor Norie Gonzalez Garza called the meeting to order at 3:37 p.m.

INVOCATION AND PLEDGE ALLEGIANCE

Pastor Eluid Garcia led the invocation and Pledge of Allegiance.

DISCLOSURE OF CONFLICT OF INTEREST

Mayor Pro Tem Plata has one on file for executive session item number two.

Mayor Pro Tem Plata and Councilwoman Jessica Ortega joined the meeting at 3:41 p.m.

PRESENTATIONS

1. Proclamation - National Junior Catholic Daughters Day – Carrillo

Mayor Pro Tem Plata moved to approve the Proclamation- National Junior Catholic Daughters Day. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

2. Proclamation - Black History Month – Carrillo

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

3. Proclamation - American Heart Month – Venecia

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

4. Proclamation - Nation of Lifesavers Month – Espinosa

Mayor Pro Tem Plata moved to approve the Proclamation- Nation of Lifesavers Month. Motion was seconded by Councilwoman Marissa Gerlach and approved unanimously 5-0.

5. Report from Mission Economic Development Corporation - Teclo Garcia

Mr. Teclo Garcia was unable to attend the meeting.

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

Brenda Enriquez, Greater Mission Chamber of Commerce President, spoke about upcoming events such as: SBDC – Building a Solid Building Plan Feb 12th, Mission Day is Austin February 18th, Lunch & Learn: Navigating I-9 forms, SBDC: From Logos to Colors February 27th, Ribbon Cutting: Peter Jaramillo Insurance March 4th, Winter Texan Fiesta March 7th

7. Departmental Reports – Perez

Councilwoman Ortega moved to approve the departmental reports as presented. Motion was seconded by Councilman Alberto Vela and approved unanimously 5-0.

8. Citizen's Participation – Garza

None

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

9. Approval of Minutes – Carrillo

Regular Meeting – January 27, 2025

Special Meeting – February 6, 2025

10. Acknowledge Receipt of Minutes – Perez

Mission Redevelopment Authority – December 10, 2024
Mission Tax Increment Reinvestment Zone – December 10, 2024
Mission Economic Development Authority – December 11, 2024
Mission Economic Development Corporation – December 11, 2024
Mission Education Development Council – October 30, 2024
Citizen's Advisory Committee – December 10, 2024
Keep Mission Beautiful – October 8, 2024

11. Approval of Resolution No. 1955 authorizing the submittal of a grant application for the FY26 Bullet Resistant Shield Grant Program to the Office of the Governor (OOG) in the amount of \$129,595 with no match requirement. – Elizalde

The Mission Police Department was seeking approval of resolution authorizing the submittal of a grant application to the OOG for the FY26 Bullet Resistant Shield Grant Program and designated the Mayor as Authorized Representative. The department sought to purchase twenty-five (25) bullet-resistant shields compliant with the National Institute of Justice Level III or higher. The equipment would be utilized during all life-threatening criminal activities. The grant did not have a match requirement.

RESOLUTION NO. 1955

NOW THEREFORE, BE IT RESOLVED THAT THE CITY OF MISSION APPROVES
SUBMISSION OF THE GRANT APPLICATION FOR THE BULLET-RESISTANT SHIELD
GRANT PROGRAM TO THE OFFICE OF THE GOVERNER

12. Approval of Resolution # 1956 Regarding Waterline Access Agreement with Sharyland Water Supply within City of Mission's ETJ for Conway Village Subdivision – Cervantes

The proposed Conway Village Subdivision was a 19.118 Acre tract of land out of Lot 36-6, 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 had adequate-sized water lines to support fire hydrants in the area and required an agreement be entered between the Corporation, the property owner and the City of Mission before such installation was allowed.

RESOLUTION NO. 1956

A RESOLUTION OF THE CITY OF MISSION, TEXAS TO APPROVE A WATERLINE
ACCESS AGREEMENT BETWEEN THE SHARYLAND WATER SUPPLY CORPORATION,
AND RIMAGA, LLC CONWAY VILLAGE SUBDIVISION

13. Authorization to Solicit for Proposals for a Comprehensive Trail Development – Terrazas

The City of Mission sought to develop its first comprehensive assessment and plan for transportation alternative projects within the City of Mission limits. The project sought to identify effective and efficient alternative transportation means for immediate future development. The comprehensive study would identify alternative transportation networks and modes throughout city limits.

14. Authorization to Solicit for Bids for the purchase of Hot & Cold Mix Asphalt for the Public Works Department – Terrazas

The City of Mission was in contract with Frontera Materials (Bid No. 23-562-09-08) from September 26, 2024 through March 25, 2025. Staff was seeking authorization to solicit bids for the purchase of Hot & Cold Mix Asphalt for Public Works. Hot & Cold Mix Asphalt was needed by the Public Works Department.

15. Authorization to Solicit Bids for Corrosion Inhibitor chemical for the Public Works Department North and South Water Treatment Plants – Terrazas

Staff was seeking authorization to solicit bids for the purchase of Corrosion Inhibitor. Corrosion Inhibitor was needed by the Public Works Department as part of the Water Treatment Process. Purchases would be made on an as needed basis. Contract would be for a period of one (1) year, commencing from date of award. It was at the sole option of the City of Mission to exercise two (2) consecutive, one (1) year extensions. The total duration of this contract, including the exercise of any renewals under this clause, shall not exceed three (3) years.

Mayor Pro Tem Plata moved to approve all consent agenda items 9 thru 15 as presented. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

PUBLIC HEARING

PLANNING & ZONING RECOMMENDATIONS

16. Conditional Use Permit: Insurance Office in a property zoned (C-2) Neighborhood Commercial, 2015 N. Shary Road, Ste. 1, A 0.57 acre tract of land out of Lot 244, John H. Shary Subdivision & Lots 1-3, Boriquen Subdivision, C-2, Wise Choice Enterprises, LLC, Adoption of Ordinance #5591 - Cervantes

On February 5, 2025 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site was located at the SW corner of Shary Road and Summer Breeze. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval.

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

There were no comments.

Councilwoman Ortega moved to approve the Conditional Use Permit: Insurance Office in a property zoned (C-2) Neighborhood Commercial, 2015 N. Shary Road, Ste. 1, A 0.57 acre tract of land out of Lot 244, John H. Shary Subdivision & Lots 1-3, Boriquen Subdivision, C-2, Wise Choice Enterprises, LLC, Adoption of Ordinance #5591. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

ORDINANCE NO. 5591

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT FOR AN INSURANCE OFFICE IN A PROPERTY
ZONED (C-2) NEIGHBORHOOD COMMERCIAL, 2015 N. SHARY ROAD, STE. 1, A 0.57
ACRE TRACT OF LAND OUT OF LOT 244, JOHN H. SHARY SUBDIVISION & LOTS 1-3,
BORIQUEN SUBDIVISION

17. Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – Winter Texan Fiesta, 807 N. Conway, (aka La Lomita Plaza & Rotary Park), C-3, March 7, 2025, The Greater Mission Chamber of Commerce, Adoption of Ordinance #5592 - Cervantes

On February 5, 2025 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site was located at the southwest corner of Conway Blvd and Business Highway 83 at La Lomita Plaza (Leo Pena Placita Park). There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval.

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

There were no comments.

Mayor Pro Tem Plata moved to approve the Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – Winter Texan Fiesta, 807 N. Conway, (aka La Lomita Plaza & Rotary Park), C-3, March 7, 2025, The Greater Mission Chamber of Commerce, Adoption of Ordinance #5592. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

ORDINANCE NO. 5592

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT FOR THE SALE & ON-SITE CONSUMPTION OF
ALCOHOLIC BEVERAGES – WINTER TEXAN FIESTA, 807 N. CONWAY, (AKA LA LOMITA
PLAZA & ROTARY PARK), MARCH 7, 2025

18. Conditional Use Permit: Designate an Area as a Mobile Food Park & Open-Air Market, 2509 Colorado Street, Lot 1, Block 2, Santa Lucia Development, C-3, MDM Commercial Properties, Adoption of Ordinance #5593- Cervantes

On February 5, 2025 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site was located near the NW corner of Colorado and Taylor Road along the north side of Colorado Street. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff 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 the Conditional Use Permit: Designate an Area as a Mobile Food Park & Open-Air Market, 2509 Colorado Street, Lot 1, Block 2, Santa Lucia Development, C-3, MDM Commercial Properties, Adoption of Ordinance #5593. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5593

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT DESIGNATE AN AREA AS A MOBILE FOOD
PARK & OPEN AIR MARKET, 2509 COLORADO STREET, LOT 1, BLOCK 2, SANTA LUCIA
DEVELOPMENT

19. Conditional Use Permit Renewal: Mobile Food Truck – Rincon Tapatio, 2509 Colorado Street, Ste. 208, Lot 1, Block 2, Santa Lucia Development, C-3, Rincon Tapatio, LLC, c/o Crystal A. Zavala Adoption of Ordinance #5594 - Cervantes

On February 5, 2025 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site was located near the NW corner of

Colorado and Taylor Road along the north side of Colorado Street. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff 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 the Conditional Use Permit Renewal: Mobile Food Truck – Rincon Tapatio, 2509 Colorado Street, Ste. 208, Lot 1, Block 2, Santa Lucia Development, C-3, Rincon Tapatio, LLC, c/o Crystal A. Zavala Adoption of Ordinance #5594. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5594

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT RENEWAL A MOBILE FOOD TRUCK – RINCON
TAPATIO, 2509 COLORADO STREET, STE. 208, LOT 1, BLOCK 2,
SANTA LUCIA DEVELOPMENT

20. Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – The Mix, 2509 Colorado Street, Ste. 102, Lot 1, Block 2, Santa Lucia Development, C-3, The Mix Beer & Wine, LLC, Adoption of Ordinance #5595 - Cervantes

On February 5, 2025 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site was located near the NW corner of Colorado and S. Taylor Road along the north side of Colorado Street. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff 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 the Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – The Mix, 2509 Colorado Street, Ste. 102, Lot 1, Block 2, Santa Lucia Development, C-3, The Mix Beer & Wine, LLC, Adoption of Ordinance #5595. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

ORDINANCE NO. 5595

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT FOR THE SALE & ON-SITE CONSUMPTION OF
ALCOHOLIC BEVERAGES – THE MIX, 2509 COLORADO STREET STE. 102, LOT 1,
BLOCK 2, SANTA LUCIA DEVELOPMENT

21. Conditional Use Permit: Drive-Thru Service Window – El Porton, 2311 N. Conway Avenue, Ste. 10, Lot 2, Shops at 495, C-3, Rebecca Avendano, Adoption of Ordinance #5596 - Cervantes

On February 5, 2025 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site was located approximately 320' North of W. Griffin Parkway along the west side of Conway Avenue. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval.

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

There were no comments.

Mayor Pro Tem Plata moved to approve the Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – The Mix, 2509 Colorado Street, Ste. 102, Lot 1, Block 2, Santa Lucia Development, C-3, The Mix Beer & Wine, LLC, Adoption of Ordinance #5595. Motion was seconded by Councilman Vela and approved unanimously 5-0.

ORDINANCE NO. 5596

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT FOR A DRIVE-THRU SERVICE WINDOW – EL
PORTON, 2311 N. CONWAY AVENUE, STE. 10, LOT 2, SHOPS AT 495

22. Conditional Use Permit: Drive-Thru Service Window – Chick-Po on the Grill, 301 N. Shary Road, Ste. 200, Lot 2, Shary Town Plaza Subdivision, C-3, Reynaldo Bueno, Adoption of Ordinance #5597 - Cervantes

On February 5, 2025 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site was located approximately 565' north of E. 1st street along the west side of N. Shary Road. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval.

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

There were no comments.

Mayor Pro Tem Plata moved to approve the Conditional Use Permit: Drive-Thru Service Window – Chick-Po on the Grill, 301 N. Shary Road, Ste. 200, Lot 2, Shary Town Plaza Subdivision, C-3, Reynaldo Bueno, Adoption of Ordinance 5596. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

ORDINANCE NO. 5597

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT FOR A DRIVE-THRU SERVICE WINDOW –
CHICK-PO ON THE GRILL, 301 N. SHARY ROAD, STE. 200, LOT 2, SHARY TOWN PLAZA
SUBDIVISION

23. Conditional Use Permit: Built a Warehouse for Industrial Use on a (C-3) General Business Zone, 204 Melba Carter, A 2.0 acre tract of land out of Lot 4, M.L. Woods Co. Inc., Subdivision No. 1, Said 2.0 acre tract also being out of a 35.71 acre tract, out of the South ½ of Lots 15-7 and 15-8, West Addition to Sharyland, (AKA Lots 35, and 36 of unrecorded map of Melba Carter Subdivision, C-3, Miguel Martin, Adoption of Ordinance # ____ - Cervantes

On February 5, 2025 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site was located approximately 477' east of S. Conway Avenue along the south side of Melba Carter Street. There was public opposition during the P&Z Meeting. The board unanimously recommended denial.

Staff and City Manager recommended denial.

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

Irene Garza, 308 Melba Carter, spoke in opposition of this request. Ms. Garza was a resident of the area for the past 38 years and she hoped the council would agree with P&Z's

recommendation to deny this request. This was more of the residential area, and she did not understand why they wanted to mix commercial into it.

Loly Martinez, 304 Melba Carter, spoke in opposition to this request. She was not only concerned for the increase in traffic, but was also worried that the street was not equipped for the amount of traffic. The car lot that is in the area currently uses some of the neighborhood's sidewalks as parking for their vehicles. She was also worried for the safety of the residents in that neighborhood as the 18 wheelers that drive through there do so unsafely.

Juan Garcia, 303 Melba Carter, also opposed this request. He was concerned about the increase in traffic in the area. The other business that had been approved in the area often leave a mess and have high traffic.

Irma Garza, 308 Melba Carter, was in opposition of this request. The city had spent time and money beautifying the neighborhood for the residents, and she was very appreciative of that. Ms. Garza expressed her concern for the safety of the families that live in the area.

Councilwoman Ortega moved to deny the Conditional Use Permit: Built a Warehouse for Industrial Use on a (C-3) General Business Zone, 204 Melba Carter, A 2.0 acre tract of land out of Lot 4, M.L. Woods Co. Inc., Subdivision No. 1, Said 2.0 acre tract also being out of a 35.71 acre tract, out of the South ½ of Lots 15-7 and 15-8, WAS (AKA Lots 35, and 36 of unrecorded map of Melba Carter Subdivision, C-3, Miguel Martin, Adoption of Ordinance # _____. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

24. Conditional Use Permit Renewal: Drive-Thru Service Window – MrKORN Gourmet Corn and More, 722 E. 8th Street, Ste. G, Lots 11 & 12 & 20' strip adj. to Lots, Block 113, Mission Original Townsite, C-3, MrKORN Gourmet Corn and More, LLC, c/o Kenya Morin, Adoption of Ordinance #5598 - Cervantes

On February 5, 2025 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit Renewal request. The subject site was located on the Southwest corner of N. Mayberry Road and E. 8th Street. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval.

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

There were no comments.

Councilwoman Ortega moved to approve the Conditional Use Permit Renewal: Drive-Thru Service Window – MrKORN Gourmet Corn and More, 722 E. 8th Street, Ste. G, Lots 11 & 12 & 20' strip adj. to Lots, Block 113, Mission Original Townsite, C-3, MrKORN Gourmet Corn and More, LLC, c/o Kenya Morin, Adoption of Ordinance #5598. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

ORDINANCE NO. 5598

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT RENEWAL FOR A DRIVE-THRU SERVICE
WINDOW – MRKORN GOURMET CORN AND MORE, 722 E. 8TH STREET, STE. G, LOTS
11 & 12 & 20' STRIP ADJ. TO LOTS, BLOCK 113, MISSION ORIGINAL TOWNSITE

25. Public Hearing: To solicit Input in Favor or Against the Proposed Development of a Senior-Only Gated Multi-Family Residential Community Consisting of 105 units located at 2801 Leonor Street – Cervantes

Hold Public Hearing to consider Roundstone Development's intent to submit an application to the Texas Department of Housing and Community Affairs for 2025 Competitive 9% Housing Tax Credits for a Premiere Senior Development located at 2801 Leonor Street.

Staff and City Manager recommended approval.

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

A presentation was given outlining the details of Roundstone Development's Las Fuentes Premier Senior Development.

APPROVALS AND AUTHORIZATIONS

26. Preliminary Plat Approval: Mayberry Park Estates Subdivision, Mayberry Park Estates Subdivision, A 0.99 of an acre tract of land being the South 254' of the West 170' of Lot 26-9, West Addition to Sharyland Subdivision, R-1, Developer: Sanjuana V. Garcia Serna, Engineer: R. E. Garcia & Associates – Cervantes

On February 5, 2024, the Planning and Zoning Commission held a Public Hearing to consider the Preliminary & Final Plat Approval for Mayberry Park Estates Subdivision. The subject site was located on the on the East side of N. Mayberry Road approximately 360' South of Sunrise Lane. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve the Preliminary Plat: Mayberry Park Estates Subdivision, Mayberry Park Estates Subdivision, A 0.99 of an acre tract of land being the South 254' of the West 170' of Lot 26-9, West Addition to Sharyland Subdivision, R-1, Developer: Sanjuana V. Garcia Serna, Engineer: R. E. Garcia & Associates. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

27. Preliminary Plat Approval: Texan Crossing Subdivision, A 16.00 acre tract of land being all of Lot 17, Block 10, Texan Gardens Subdivision, Rural E.T.J., Developer: Mark Fryer & DeEtta Fryer, Engineer: Quintanilla, Headley & Associates, Inc. – Cervantes

On February 5, 2024, the Planning and Zoning Commission held a Public Hearing to consider the Preliminary & Final Plat Approval for Texan Crossing Subdivision. The subject site was located on the Southeast corner of Mile 6 North Road and Texan Road (Mission Rural ETJ.) There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve the Preliminary: Texan Crossing Subdivision, A 16.00 acre tract of land being all of Lot 17, Block 10, Texan Gardens Subdivision, Rural E.T.J., Developer: Mark Fryer & DeEtta Fryer, Engineer: Quintanilla, Headley & Associates, Inc.. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

28. Preliminary Plat Approval: Tee-Time Subdivision Phase I, A 3.88 acre tract of land, more or less, out of the Southwest ¼ of Lot 24-9, West Addition to Sharyland Subdivision, R-1T, Developer: Jesus F. Ruiz & Laura A. Ruiz, Engineer: M2 Engineering, PLLC – Cervantes

On February 5, 2024, the Planning and Zoning Commission held a Public Hearing to consider the Preliminary & Final Plat Approval for Tee-Time Subdivision Phase I. The subject site was

located on the Southeast corner of East 21st St. and N. Mayberry Road. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval. Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve the Preliminary Plat: Tee-Time Subdivision Phase I, A 3.88 acre tract of land, more or less, out of the Southwest ¼ of Lot 24-9, West Addition to Sharyland Subdivision, R-1T, Developer: Jesus F. Ruiz & Laura A. Ruiz, Engineer: M2 Engineering, PLLC. Motion was seconded by Councilman Vela and approved unanimously 5-0.

29. Approval of Resolution #1958 in Support of a Senior-Only Gated Multi-Family Residential Community Consisting of 105 units located at 2801 Leonor Street – Cervantes

On January 16, 2025, The City received an email from Roundstone Development Team requesting a resolution in support of a 105 unit apartment complex for Senior Citizens located at 2801 Leonor Street. Roundstone intended to submit an application to the Texas Department of Housing and Community Affairs for 2025 Competitive 9% Housing Tax Credits for this project.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve Resolution #1958 in Support of a Senior-Only Gated Multi-Family Residential Community Consisting of 105 units located at 2801 Leonor Street. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

RESOLUTION NO. 1958

A RESOLUTION OF THE MISSION CITY COUNCIL, MISSION, TEXAS SUPPORTING THE APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2025 COMPETITIVE 9% HOUSING TAX CREDITS FOR LAS FUENTES, TDHCA #25053, BY RST LAS FUENTES, LP.

30. Reschedule Monday, March 10, 2025 City Council regular meeting to Monday, March 3, 2025 – Carrillo

The office of the City Manager is requesting to reschedule the Monday, March 10, 2025 City Council regular meeting to Monday, March 3, 2025 due to scheduling conflicts.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to Reschedule Monday, March 10, 2025 City Council regular meeting to Monday, March 3, 2025. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

31. Authorization to purchase a Battle Motors LET2 Chassis with a Wittke 40yd Front Loader in the amount of \$413,200 via Buy Board Contract #723-23 for Sanitation Department – Mendiola

Authorization to purchase a Battle Motors LET2 Chassis with a Wittke 40yd Front Loader from Holt Truck Centers via Buy Board Contract #723-23 at a total cost of \$413,200.00. The cost amounting from the Battle Motors LET2 at \$227,800.00 and the Wittke Front Loader at \$185,000.00, plus an additional \$400 Buy Board fee per purchase order. The acquisition of this Chassis would enable our department to continue improving its daily operations and would replace the unit involved in a vehicular accident.

Staff and City Manager recommended approval.

Councilwoman Ortega moved to purchase a Battle Motors LET2 Chassis with a Wittke 40yd Front Loader in the amount of \$413,200 via Buy Board Contract #723-23 for Sanitation Department. Motion was seconded by Councilman Vela and approved unanimously 5-0.

32. Authorization to Award bid for Liquid Polymer for the Public Works Department North & South Water Treatment Plants- Terrazas

The City of Mission had accepted and opened three (3) Bid responses for Liquid Polymer. Staff recommended awarding bid to Polydyne, Inc. who met all specifications. The term of this contract would be 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 BID #25-068-11-07.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to Award bid for Liquid Polymer for the Public Works Department North & South Water Treatment Plants. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

33. Consideration on the request by the City of Alton to approve and send a letter of no objection regarding the expansion of their sewer Certificate of Convenience and Necessity (CCN) – Terrazas

The City of Alton would be filing an application with the Public Utilities Commission to amend its CCN for the areas that are currently being served by the city of Alton.

The requested area was located approximately 3 miles northwest of downtown Alton, bounded on the north by West Mile 7 Road; on the east by North Trosper Road; on the south by Mile 6 Road and on the west by La Homa Road. The total requested area included approximately 176 total acres and 76 current customers.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve the request by the City of Alton to approve and send a letter of no objection regarding the expansion of their sewer Certificate of Convenience and Necessity (CCN). Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

34. Authorization to execute a Reimbursement Agreement between the City of Mission and Mission Redevelopment Authority related to acquisition of Right-of-Way for the Taylor Road Expansion Project in an amount not to exceed \$1,500,000 – Terrazas

This project involved public improvements related to the acquisition of Right-of-Way for the expansion of Taylor Road. At their meeting of January 23, 2025, the Authority approved a reimbursement agreement between the City of Mission and the Authority in the amount of \$1,500,000. The Authority's legal counsel, Sanjay Bapat with Allen Boone Humphries & Robinson, LLP, created the reimbursement agreement. The public improvements would be financed and designed, and all necessary right of way would be acquired by the City of Mission.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to execute a Reimbursement Agreement between the City of Mission and Mission Redevelopment Authority related to acquisition of Right-of-Way for the

Taylor Road Expansion Project in an amount not to exceed \$1,500,000. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

35. Approval of Interlocal Agreement with Hidalgo County Irrigation District No. 6 to utilize the City's Long Reach Excavator for approximately two weeks for a rental fee of \$7,000.00 – Terrazas

Hidalgo County Irrigation District No. 6 had requested to utilize the City's long reach excavator to conduct maintenance operations at District's facilities for approximately two weeks. The excavator was to be operated by a designated City of Mission employee. Total cost of the rental of the excavator and use of City of Mission employee was \$7,000.00.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve of Interlocal Agreement with Hidalgo County Irrigation District No. 6 to utilize the City's Long Reach Excavator for approximately two weeks for a rental fee of \$7,000.00. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

36. Approval of Resolution # 1957 in opposition to Texas House Bill 1683 – Perez

The bill, as written, amended Texas Transportation Code 252.301(a) and mandated Counties with a population of 870,000 or more and located on an international border to adopt a centralized County Road System. Hidalgo County had historically and by statute-maintained county-owned roads and bridges through the authority of individual Commissioners in their respective precincts including its many municipalities. Having County Commissioners oversee county road and bridge functions in Hidalgo County benefits the County by allowing the elected officials to be responsive to and in close contact with the transportation needs of all municipalities and constituents in their respective precincts, and had particularly benefitted smaller municipalities within the county jurisdiction. The resolution expressed that the City of Mission strongly opposed House Bill 1683 in its current form because it removed any discretion that may be exercised by the duly elected Commissioners Court with input from local municipalities and mandated a course of action that disregarded the unique balance of population centers that were encompassed in the 22 incorporated cities of Hidalgo County, to the detriment of many communities, and to a possible disastrous effect on the smaller communities who had benefitted from the existing oversight and funding formulas employed by the Hidalgo County Commissioners Court.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved to approve Resolution # 1957 in opposition to Texas House Bill 1683. Motion was seconded by Councilwoman Gerlach and approved unanimously 5-0.

RESOLUTION NO. 1957

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY OF MISSION STRONGLY OPPOSES HOUSE BILL 1683 IN ITS CURRENT FORM BECAUSE IT REMOVES ANY DISCRETION THAT MAY BE EXERCISED BY THE DULY ELECTED COMMISSIONERS COURT WITH INPUT FROM LOCAL MUNICIPALITIES AND MANDATES A COURSE OF ACTION THAT DISREGARDS THE UNIQUE BALANCE OF POPULATION CENTERS THAT ARE ENCOMPASSED IN THE 22 INCORPORATED CITIES OF HIDALGO COUNTY, TO THE DETRIMENT OF MANY COMMUNITIES, AND TO A POSSIBLE DISASTROUS EFFECT ON THE SMALLER COMMUNITIES WHO HAVE BENEFITTED FROM THE EXISTING OVERSIGHT

**AND FUNDING FORMULAS EMPLOYED BY THE HIDALGO COUNTY
COMMISSIONERS COURT**

37. Approval of Change Order #2 for Lions Park Improvements Project and approval of respective budget amendment in the amount of \$47,374.07 – Bentsen

The City of Mission was seeking approval for Change Order #2 for Mission Lions Park Improvements RFP 23-218-02-520 with RG Enterprises, LLC dba G&G Contractors for the Lions Park Improvements Project. Change Order included additional scope of work requested by the architect to include Building A Guardrails at a cost of \$900; Playground Canopy at a cost of \$5,924.07; Rectangular Parking Lot Grade at a cost of \$7,200; Plumbing Fixtures existing upgrade at a cost of \$8,400; Removal of existing wood bollards at a cost of \$800; Splashpad overflow and backflow at a cost of \$6,900; Building D lights at a cost of \$3,900; Storm Drainage at circular lot at a cost of \$5,750; Monument Lion lighting and modifications at a cost of \$5,700 and lights at flagpoles at a cost of \$1,900 for a total amount of \$47,374.07.

Staff and City Manager recommended approval.

Mr. Garcia, Project Manager, stated that this change order was due to additional items that were not originally included. There are minor items that should take care of issues such as poor lighting in some areas and elevation issues in the parking lot.

Mayor Pro Tem Plata suggested that Chief Torres send officers to patrol the park and ask visitors to be mindful of keeping it clean.

Mayor Pro Tem Plata moved to approve Change Order #2 for Lions Park Improvements Project and approval of respective budget amendment in the amount of \$47,374.07. Motion was seconded by Councilman Vela and approved unanimously 5-0.

UNFINISHED BUSINESS

None

ROUTINE MATTERS

City Manager Comments – Mission Historical Museum's Time Capsule Burial, Music at the Park Thursday February 13th at Leo Peña Placita Park, Valentine's Day for the Elderly Friday, February 14th, Mission Day at the Capital February 18th, City Hall will be closed on Monday, February 17th.

City Council Comments - None

Mayor's Comments - None

At 5:12 p.m., Councilwoman Gerlach moved to convene into Executive Session. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

EXECUTIVE SESSION

Mayor Pro Tem Plata stepped out of the meeting at 5:24 p.m.

Upon conclusion of Executive Session at 5:35 p.m., Councilwoman Ortega moved to reconvene the regular meeting. Motion was seconded by Councilwoman Gerlach and approved unanimously 4-0.

1. Closed session pursuant to Tex. Gov't Code Section 551.074 (Personnel Matters)
Evaluation of City Manager relating to goals and objectives

No Action

2. Closed session pursuant to Tex. Gov't Code Section 551.071 (Consultation with Attorney) related to Black Diamond Developers, LP and CCC Operations, LLC v. City of Mission, Cause No. C-5276-23-D.

No Action

ADJOURNMENT

At 5:35 p.m., Councilwoman Gerlach moved for adjournment. Motion was seconded by Councilwoman Ortega and approved unanimously 4-0.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 24, 2025
PRESENTED BY: Mike R. Perez, City Manager
AGENDA ITEM: Acknowledge Receipt of Minutes – Perez
 Speer Memorial Library Board – December 10, 2024
 Youth Advocacy Advisory Board – January 14, 2025
 Boys & Girls Club Board of Directors – January 14, 2025
 Shary Golf Advisory Board – January 8, 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 _____

SPEER MEMORIAL LIBRARY BOARD

The Speer Memorial Library Board met for its regularly scheduled meeting on December 10, 2024, at Speer Memorial Library.

A. Call to order

The Meeting was called to order by Cynthia Leon at 5:07 p.m.

Attendance was taken.

Present:

Cynthia Leon
Mayra Rocha
Elizabeth Garza
Perri Ann Huntley
Lina Cruz
Rose Mary Gallagher

Absent:

Beth Blanton

Library Staff Present:

Yenni Espinoza, Library Director

1. Approval/Disapproval of Absences

All absences for September 17th were approved except for Mrs. Beth Blanton which were presented as Unexcused.

2. Board Minutes

Elizabeth Garza moved to approve the minutes as presented for the September 17, 2024, Speer Memorial Library Board Meeting. Mayra Rocha seconded the motion, and the motion passed unanimously.

3. Treasurer's Report

Perri Ann Huntley stated that the current balances in both the Breyfogle and MacDonald accounts, with activity as of August 2024, were attached for review. She stated that the MacDonald account has a balance of \$27,476.62 and the Breyfogle account has a balance of \$1,894.49. The board made a motion for the amount of \$1,894.49 to be reimbursed to Magaly Garcia for her Master's classes from the Fall semester of 2024 from the Breyfogle account. Elizabeth Garza seconded the motion and the motion passed unanimously. With this final reimbursement, the Breyfogle will be zeroed out. The treasurer's report will be filed for audit.

B. Routine Business

4. HCLS

Yenni Espinoza, Library Director reported that they finally made the jump into the new system Insignia. All the libraries are transitioning into the new system and working to finalize the migration to be fully functioning by the end of January.

5. Librarian's Report

Yenni Espinoza presented the Board members with the monthly reports for the months of September up to today. Yenni Espinoza reported on the numerous library activities held for each department, which included The Children's Department had Movies on Mondays, Toddler Time on Wednesdays, Arts & Crafts on Thursdays, Saturdays they have Storytime, and on Sunday they have Clay Play.

The Teen Department programming had craft events and movie nights throughout every month. On Wednesdays, the teen department focuses on programming anime and manga for crafts, movies, and learning Japanese.

Yenni stated that the Book Club had their usual meetings throughout the months when they had book discussions on books. The Reference Department also hosted monthly themed crafts on Wednesdays at 6 pm, Chess and Checkers on Thursdays at 10 am, and Movies once a month on a Saturday at 2 pm. Bi-weekly they also hosted Computer Basic classes. Yenni Espinoza finalized the librarian's report.

C. Any Discussion or Action on Board Items -

6. Nomination of New Officers 2025/Renewals-

The nominating committee Elizabeth Garza and Mayra Rocha, nominated Cynthia Leon as President, Mayra Rocha as Vice-President, Lina Cruz as Secretary, and Perri Huntley as Treasurer as Officers for 2025. They accepted unanimously, Lina Cruz motioned the approval of nominations as presented by the committee for the upcoming year, and Elizabeth Garza seconded the motion and the motion passed unanimously.

D. Unfinished Business -

For the replacement of the Breyfogle account, the plan is to open a grant/s especially ones for staff Development and continuation of education in (MLS) Masters in Library Science. For the Macdonald Account to replace library materials and as a trust fund for technology.

E. New Business -

F. Announcements or Remarks

The next Speer Memorial Library Board meeting is tentatively scheduled for March 18, 2024, at 5:00 p.m.

G. Adjournment

Mayra Rocha made a motion to adjourn the meeting, and Lina Cruz seconded the motion which passed unanimously. Cynthia Leon adjourned the meeting at 6:20 p.m.

Library Board Secretary


(Lina Cantu Cruz)

Date

01/21/2025



BOYS AND GIRLS CLUB OF MISSION

Minutes of the Boys and Girls Club Mission
Youth Advocacy Advisory Board Meeting, January 14th, 2025

The Youth Advocacy Advisory Board of the Boys and Girls Club of Mission held a regularly scheduled meeting on Tuesday, January 14th, 2025 at 12:30 p.m. at the Main Unit of the Boys and Girls Club Mission

Board Members Present:

Nanette Ortiz	Karina Garza
Rebecca Lopez	Peter Geddes
Sergio Cruz	Jennifer Lee Venecia
Aymee Ortega	

Board Members Absent:

Scott Meyer
Rolando Reyna

BGCM Staff:

Rick Venecia	Sujei Rodriguez
Xavier Sanchez	Edgar Villarreal
	Andrea Perez

Guests:

Katia Alaniz
Christian Garza

I. Call to Order

R. Lopez called the meeting to order at 12:42 p.m.; quorum established.

II. Approval of Minutes for the December 10th, 2024 Meeting

After a brief review, a motion was made by J. Venecia to approve the minutes for the December 10th, 2024 meeting; the motion was seconded by A. Ortega; the motion carried unanimously.

III. Citizen Participation

No citizens participated . . .

IV. Director's Report

R. Venecia stated that the BGCM Advisory Board has been reduced to nine Board Members. As per the Mayor, three Board Members were removed and an additional citizen was added. The new Board Member is Karina Garza. Mr. Venecia also informed the Board that new material has been installed in the building and invited the Board to explore the additions. He also stated that the number of students has doubled since last year.

V. Programs Report

A. Perez reported the current number of students enrolled. She also reviewed the activities the students would be engaged in during the month. More information to be forthcoming.
(Program Coordinator's Report attached)

Continue . . .

VI. Athletics Report

E. Villarreal reported for the Athletic Department. He reviewed with the Board the current league status and registration procedures for the upcoming Baseball and Softball season. He also reported the other activities the Sports Department are actively engaged in at this time concerning the Sharyland ISD Sports Leagues.

(Athletic Coordinator's Report attached)

VII. Election of Officers

R. Venecia announced that an Election of Officers was in order for the upcoming year. He also stated that there were several vacancies. He did remind the Board that they could nominate themselves or other Board Members for the various Officer positions. After a brief discussion, the Board elected to advance the current Board Officers to the next level above their previous position. At this point, a motion was made by N. Ortiz to nominate S. Cruz as Board President; the motion was seconded by P. Geddes; the motion passed unanimously; S. Cruz accepted the position. The remainder of the Board Officers were as follows:

1. A motion was made by S. Cruz to nominate R. Lopez as Board Vice-President; the motion was seconded by A. Ortega; the motion passed unanimously; R. Lopez accepted the position.
2. A motion was made by S. Cruz to nominate N. Ortiz as Board Secretary; the motion was seconded by P. Geddes; the motion passed unanimously; N. Ortiz accepted the position.
3. A motion was made by A. Ortega to nominate R. Reyna as Board Treasurer; the motion was seconded by R. Lopez; the motion passed unanimously; R. Reyna accepted the position.
4. A motion was made by A. Ortega to nominate J. Venecia as Board Historian; the motion was seconded by R. Lopez; the motion passed unanimously; J. Venecia accepted the position.

The 2025 Boys and Girls Club of Mission 501C3 Advisory Board stand as follows:

Sergio Cruz	-	President
Rebecca Lopez	-	Vice-President
Nanette Ortiz	-	Secretary
Rolando Reyna	-	Treasurer
Jennifer Venecia	-	Historian
Peter Geddes	-	Board Member
Aimee Ortega	-	Board Member
Scott Meyers	-	Board Member
Karina Garza	-	Board Member

VIII. By-Law Amendments

R. Venecia stated that certain items in the Board's By-Laws were updated and needed Board approval for the changes to be in effect. The items noted were Section "B" of the By-Laws and the number of Board Members needed for a quorum (5). After a brief discussion, a motion was made to accept the changes as noted by R. Lopez; the motion was seconded by N. Ortiz; the motion passed unanimously. (The By-Laws are attached for review.)

IX. Adjournment

After a brief discussion, S. Cruz entertained a motion to adjourn this part of the Advisory Board meeting. A motion was made by J. Venecia; the motion was seconded by A. Ortega; the motion passed unanimously. Adjournment time was 1:04 p.m.

Minutes of the Boys and Girls Club Mission Board of Director's Regularly Scheduled Meeting, January 14th, 2025

The Board of Directors of the Boys and Girls Club of Mission held a regularly scheduled meeting on Tuesday, January 14th, 2025, 12:30 p.m. at the Main Unit of the Boys and Girls Club Mission

I. Call to Order

S. Cruz called the meeting to order at 1:05 p.m.; quorum established.

II. Approval of 501c3 Minutes for December 12th, 2023 Meeting

After a brief review, a motion was made by R. Lopez to approve the minutes for the December 12th, 2023 501c3 meeting; the motion was seconded by N. Ortiz; the motion carried forward unanimously.

III. 501C3 Financial Report

Katia Alaniz and Christian Garza represented the Finance Department of the City of Mission to review with the Board the 501C3 financial standings. Ms. Alaniz and Mr. Garza reviewed with the Board the expenditures, expenses and reconciliations for the months of November and December. The complete financial packets for the months listed above are attached to this packet. The financial reports were discussed and some questions were generated. After a brief discussion, the Board decided to vote on the entire report at one time. A motion was then made by A. Ortega to approve the financial reports for the months of November and December; the motion was seconded by J. Venecia; the Board voted unanimously to approve the motion.

IV. BGCA Funding Hold

R. Venecia informed the Board that certain funds are being held by the Boys and Girls Clubs of America (BGCA) because of the City's audit procedures. He did reassure them that the holds will get lifted and the Club should be receiving them soon. Mr. Venecia proceeded to review the grants we have received recently and the equipment the Club has received as well. More information to be forthcoming...

V. Jim Clark Visit

R. Venecia announced to the Board that Jim Clark, BGCA President, will be visiting the Club on Thursday, January 16th at 4:30 p.m. He invited the Board to meet Jim Clark and he informed the Board that other City and School District officials will be attending as well.

VI. Gala

R. Venecia announced to the Board that the Gala flyers are being printed for the event. He also informed the Board that he estimates out-of-pocket expenses to be anywhere from \$8,000.00 to \$9,000.00 dollars. He additionally asked if the Fundraising Committee could contact him as soon as possible for last minute considerations.
(Flyer Attached)

VII. South Texas Health System 5K Run

R. Venecia announced that the Club will be hosting a Press Conference to promote the 5K Run in conjunction with the South Texas Health System. The run will be encouraging heart awareness and invited all of the Board Members to attend.


Continued . . .

VIII. Announcements

S. Cruz wanted to thank the Board for all of their support and looks forward to a productive year for the Club members. R. Venecia also thanked the Board for their support . . .

IX. Adjournment

After a brief discussion, S. Cruz entertained a motion to adjourn the meeting. A motion was made by J. Venecia; the motion was seconded by N. Ortiz; the motion passed unanimously. Adjournment time was 1:26 p.m.


Xavier Sanchez
Operations Administrator

Nanette Ortiz
BGCN Board Secretary

SHARY GOLF ADVISORY BOARD

January 8th, 2025

MINUTES

Item 6.

- **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, Javi Barrera (late), Tom Lee (newly appointed)
 - The following board members were absent: Martin Flores
 - The following staff members and others were present: Michael Fernuik, Golf Director, MEDC Board Member Carl Davis
- **Approval of Minutes**
 - The minutes from October 9th, 2024 were approved as written. Motion made to accept Joe Salinas, seconded Toby Garza, approved unanimously.
- **Election of Officers**
 - Joe Salinas nominated Isaac Martinez for Board President, seconded by Toby Garza. All other board members approved as there were no further nominations brought forth. Tom Lee nominated Ben Lau for Vice President, seconded by Joe Salinas. Being there were no further nominations, Ben Lau was approved unanimously as the Board Vice President.
- **Approval of Shary Municipal Golf Course Advisory Board Bylaw Revision**
 - Item was introduced by Board President I. Martinez. Gold Director Michael Fernuik then went over all the additions to the bylaws noted in red in the agenda packet. Added to the following sections are as follows:
 - Section 1 – Purpose: added “marketing and promotion”
 - Section 3 – Responsibilities: added “Market and promote the goals and amenities of the Shary Municipal Golf Course. Develop long range goals and programs”
 - Section 7 – Membership and Attendance: added “shall be residents or be employed for an entity located in the City of Mission, Board members are expected to attend all regular and special meetings during their tenure. Board members shall be automatically removed upon receiving three (3) absences during their term of office.”
 - Section 8 – Qualifications: added “Notwithstanding any other provision herein, members serve at the pleasure of the City Council which may remove a member at any time with or without cause. All members must adhere to and receive the following training. Texas Open Meetings Act, Public Information Act, Conflict of Interest and Competitive Bidding and Procurement. Ben Lau asked a question about if the city now is giving training as he has never received training before. Golf Director Michael Fernuik told him he would find out how board members would receive that training.
 - Article II Meetings Section 4 – Notice of Meetings: added “to all board members the business to be transacted at such meetings by electronic communication to each member at least 72 hours’ notice prior to the meeting”
 - Article II Meetings Section 7 – added “Open Meetings and” Rules or Order: “All meetings shall require the posting of notices in compliance with the terms of the Texas Open Public Meetings Act, Chapter 551 of the Texas Government Code, and such meetings shall be open to the public except when closed sessions are permitted under the Texas Open Public Meetings Act.”
 - The Shary Golf Course Advisory Board By-Laws were approved as amended. Motion by Ben Lau, seconded by Joe Salinas and approved unanimously.
- **Golf Director's Report**
 - Discussion of the FY 24 -25 months of October, November, December to be discussed next month.
 - Revenue & Expenditure Report September FY 2023-24: Golf Director Fernuik noted that revenues surpassed budget by 90,806.15. Budget was \$934,000.00 and YTD actual was \$1, 024,806.15. 109.72% of revenue. Expenditures were \$1,501,566.94 with

encumbrances of \$127,430.93 against budget of \$1,756,984.00. Expenditures falling short by the amount of \$255,416.96 being a good thing. More detail was explained about the revenue and expenses reflected in the financial statement. Further discussion involved winter Texan perception and participation, course conditions, the capital outlay and snack bar operation. Board member Toby Garza asked to see what the financial statement looked like from FY22-23. That will be provided at the next meeting for comparison.

- **Update on Water Well & Maintenance Building**

Water Well bids (2) were deemed unresponsive due to lacking paperwork. Golf Director Fernuik said the bids were rejected and an authorization to resolicit will be presented at this coming Monday's council meeting. Discussion followed.

Maintenance building is coming along nicely. The doors will be next followed by the 10 foot cement pads on each side of the building, and then electric will be run into the building. Electric will be in house by the City. Water Test will happen to assure there are no leaks inside before it is occupied. .

- **Discussion on Holes 19 to 27 by Lions Park**

The initial routing change proposal dated October 9, 2024 from Larson Golf Services was discussed. The project scope of work items starting with USGA Greens Construction (4 greens), Tee box construction (6 new tees), irrigation cart path changes, Hole #22 green were discussed giving the board more of an idea. It was mentioned that this project has evolved since October. Director Fernuik mentioned that the owner of Larson Golf Services came down for a site visit January 7th to visually see Holes 19 to 27. Holes 24 – 25 -26-27 design once the current holes 25 -26 get abandoned. Board member Tom Lee mentioned how glad he was the city is going to do something with those 9 holes in making it better due to its importance of junior golf and Winter Texan play. Discussion occurred regarding other 9 hole lighted layouts in South Texas. The lighting aspect was discussed along with a preliminary site visit by the lighting company's representative. Since the last meeting Musco Lighting has gotten their engineers involved regarding possible pole placement and the cost to run electric out to the poles. No formal project numbers have been provided Director Fernuik shared an email regarding the electric with the board from Musco Lighting. Board member Javi Barrera asked about if the city would oversee the project or the construction companies involved would have the oversight. It was answered that both the golf course construction company and whoever did the electrical would be on-site. President Martinez asked what was going to happen with Holes 25 and 26 and it was mentioned no one was really certain if it would be a parking lot or additional ball fields. Current driving range and practice green upgrades were brought into the discussion by President Martinez along with the sod needed for Holes 1 – 18 greens as another project for this summer. Director Fernuik mentioned that this project would happen on a separate time table from Holes 19 to 27. General consensus that green aerification would greatly enhance the putting surfaces.

- **Public Participation**

None

- **Chairman's Comments**

Mr. Martinez asked MEDC representative Carl Davis to say a few words. Board member Ben Lau mentioned how the revenue numbers have increased and how noticeable some changes being made are. Board member Joe Salinas mentioned the kitchen and how he has noticed the Winter Texans sitting around drinking beer compared to other times. Director Fernuik said it was a concerted team effort to be properly supplied. Board members went on to further discuss directional issues from # 4 to #5, hole #7 fairway needing to be totally roped off, and the simple fact there is a new generation of golfers that really don't know course etiquette along with other issues. President Martinez concluded that the best is ahead for Shary Golf Course now with the mayor's involvement, MEDC involvement, and having the right people in place to get things done.

- **Adjournment**

Meeting was adjourned at 6:35pm.



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 24, 2025
PRESENTED BY: Steven Kotsatos, Health Director
AGENDA ITEM: Approval of Interlocal Agreement for On Site Sewage Facility Inspections with Hidalgo County - Kotsatos

NATURE OF REQUEST:

The Mission Health Department is requesting authorization to enter into an Interlocal Agreement with Hidalgo County for On Site Sewage Facility inspections. The primary purpose of the agreement is to outline both entity's responsibility for these inspection services. This agreement will be in effect as of March 11, 2025.

BUGETED: Yes **FUND:** General **ACCT. #:** 01-443-34499

BUDGET: \$ 2,000 **EST. COST:** \$ **CURRENT BUDGET BALANCE:** \$2,000

BID AMOUNT: \$145.00 per inspection

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 _____

STATE OF TEXAS

§

§

COUNTY OF HIDALGO

§

**1st AMENDMENT TO INTERLOCAL AGREEMENT BETWEEN THE CITY OF MISSION,
TEXAS and the COUNTY OF HIDALGO, TEXAS - ON-SITE SEWAGE FACILITY
SYSTEMS
C-24-0078-04-02**

This First Amendment to the Interlocal Agreement is made as of the ____ day of _____, 2025 by and between the **County of Hidalgo, Texas** (the “**County**”) and the **City of Mission, Texas** (the “**City**”), collectively referred to as (the “**Parties**”).

WHEREAS, On or about March 11, 2024, County and City entered into an Interlocal Agreement in accordance with Texas Government Code 791.001, in which County agreed to inspection and permitting of On-Site Sewage Facility Systems (OSSF) services (hereinafter “Service”) for the City (the “Agreement”);

WHEREAS, Section 13, titled “Entire Agreement” allows for the Interlocal Agreement to be modified or amended “only by an agreement in writing executed by County and Company, and not otherwise”; and

WHEREAS, it has become necessary and the parties desire to amend the Interlocal Agreement to add a “Re-Inspection Fee” which shall be charged to the City should it become necessary in the County’s discretion to re-inspect an OSSF disposal system site;

NOW, THEREFORE, for and in consideration of the terms and provisions set forth herein, for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, County and City hereby agree to the following amendment to the Interlocal Agreement:

1. Replace No. 4 on the Interlocal Agreement with the following:

City agrees that the County shall charge and collect the following permit fees:

- Installation Permit – eighty-five dollars zero cents (\$85.00);
- Final Inspection Permit – sixty dollars and zero cents (\$60.00); and
- Re-Inspection Fee – seventy five dollars zero cents (\$75.00)

Fees may be amended in writing by the parties. However, if the County conducts an inspection and a permit is not issued for any reason, the County shall be entitled to charge the amounts specified above to the home/property owner and may issue citation to the Septic system installer for not obtaining a permit.

Except as modified herein, all terms and conditions of the Contract, as amended, remain in full force and effect and City and County ratify and confirm the terms, and provisions of the Contract as amended.

WITNESS THE HANDS OF THE PARTIES effective as of the day and year first written above.

APPROVED BY COMMISSIONERS' COURT ON _____, 2025

Agenda Item No.: _____

Executive Office: _____

CITY OF MISSION, TEXAS:

COUNTY OF HIDALGO, TEXAS:

Hon. Norie Gonzalez Garza, Mayor

Hon. Richard F. Cortez, County Judge

ATTEST:

ATTEST:

Anna Carillo, City Secretary

Arturo Guajardo, Jr., County Clerk

APPROVES AS TO FORM:

APPROVED AS TO FORM

Office of the Hidalgo County
Criminal District Attorney,
Toribio "Terry" Palacios

_____, City Attorney

Robert Viña, III, ADA



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 24, 2025
PRESENTED BY: Anna Carrillo, City Secretary
AGENDA ITEM: Board Appointments – Texas Citrus Fiesta Board of Directors - Carrillo

NATURE OF REQUEST:

Texas Citrus Fiesta Board of Directors re-appoint: Jennifer Ruiz-Longoria, Kellye Ortega and Kristina Salinas Silva terms to expire February 28, 2028.

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** _____



CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 24, 2025
PRESENTED BY: Anna Carrillo, City Secretary
AGENDA ITEM: Request by County of Hidalgo Elections Department to use Bannworth Gym and Mission Parks and Recreation Facilities for the 2025 Elections – Carrillo

NATURE OF REQUEST:

The County Elections Department is requesting the use of Bannworth Gym for Early Voting and/ Election Day, Mission Parks and Recreation for Early Voting and/ Election Day for 2025.

The 2025 Elections are:

May 3, 2025 Local Entities – Early Voting Apr. 22 – April 29 – Election Day, May 3, 2025

May 3, 2025 Local Entities Runoff– Early Voting May 27 – June 13 – Election Day June 7, 2025

November General Election – Early Voting – Oct. 20 – Oct. 31, 2025 – Election Day November 4, 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 _____



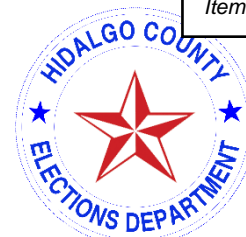
Via facsimile

ELECTIONS DEPARTMENT

County of Hidalgo

2025 Election Cycle

Early Voting and Election Day Request(s)



Item 9.

January 31, 2025

To: Anna Carrillo, City Secretary City of Mission

1201 E. 8th St, Mission, TX 78572

Via: acarrillo@missiontexas.us

Dear Ms. Carrillo,

We are requesting the use of your facility(s) as an Early Voting and/or Election Day polling location(s) for the upcoming 2025 Election Cycle. Please review the dates below and add to your calendar.

Please note that your location will not be required during the Local Entities Election(s) if your entity is not on the ballot or requested by another entity. Additional note, due to HB 357, the Runoff Dates have been modified and will be confirmed by the Texas Secretary of State as the election approaches.

Reminder emails will be sent once the election approaches, but if you have any questions or concerns, please feel free to reach out at any time.

Upcoming 2025 Elections

Election	Early Voting	Election Day
May Local Entities Elections	April 22, 2025 - April 29, 2025	Saturday May 3, 2025
May Local Entities Runoff Elections	May 27, 2025 – June 3, 2025	Saturday, June 7, 2025
November General Election	Oct. 20, 2025 – Oct. 31, 2025	Tuesday, November 4, 2025
General Runoff (Local Entities ONLY)	TBD	TBD

Please complete the separate request form and return by fax, or email by **March 7, 2025**. I know this may require approval from your board, so if you could provide an email response confirming the use of the location(s), that will allow us to continue with our preparations for the 2025 Election Cycle.

We truly appreciate you and the partnership we have in providing great polling locations to the voters of Hidalgo County.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Eberto A. Gauna

Division Manager II

Office: (956)318-2570 ext. 5730

Fax: (956) 393-2039

Email: eberto.gauna@co.hidalgo.tx.us

Visit our website <https://www.hidalgocounty.us/105/Elections-Department>

Register & Vote!



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 12, 2024
PRESENTED BY: Anna Carrillo, City Secretary
AGENDA ITEM: Approval of Resolution # _____ supporting the proposed Mission Housing Authority Conway Village, Ltd. application to the Texas Department of Housing and Community Affairs - Carrillo

NATURE OF REQUEST:

Mission Housing Authority Conway Village, Ltd, intends to submit an application to the Texas Department of Housing and Community Affairs for 2025 Competitive 9% Housing Tax Credits for Conway Village. This resolution confirms the city's support of the proposed application.

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 # _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION
SUPPORTING THE PROPOSED CONWAY VILLAGE LTD, APPLICATION #25077**

WHEREAS, MHA Conway Village, Ltd. has proposed a development for affordable rental housing on Conway Ave named Conway Village in the City of Mission; and

WHEREAS, MHA Conway Village, Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2025 Competitive 9% Housing Tax Credits for Conway Village;

IT IS HEREBY RESOLVED, that the City of Mission, acting through its governing body, hereby confirms that it supports the proposed Conway Village, Application #25077, located on Conway Ave and that this formal action has been taken to put on record the opinion expressed by the City of Mission on February 24, 2025, and

BE IT FURTHER RESOLVED, that the City of Mission hereby commits to an in-kind contribution to the Development in the form of a loan, grant reduced fee, or other contribution for the benefit of the Development in the amount of \$500, and

BE IT FURTHER RESOLVED, that MHA Conway Village GP, LLC, the general partner of MHA Conway Village Ltd., agrees to release and hold harmless the City of Mission, its affiliates, agents, associates and all other parties in the event the zone change for the above referenced property is denied, and

BE IT FURTHER RESOLVED, that for and on behalf of the Governing Body Norie Gonzalez Garza, Mayor is hereby authorized, empowered, ad directed to certify this resolution to the Texas Department of Housing and Community Affairs.

PROCLAIMED on this the 24th day of February, 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary



MEETING DATE: February 24, 2025

PRESENTED BY: Mike R. Perez, City Manager

AGENDA ITEM: Public Hearing in accordance with TEX. LOC. GOV'T 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 requesting the City to establish the District over certain property described in the Resubdivision Plats of Cimarron Country Club Phase I, Sections I, II, III, and IV, in the City of Mission, Hidalgo County, Texas, and authorize the improvements referenced therein – Perez

Consideration of and possible action of Resolution # _____ by the City Council of the City of Mission, Texas, making findings related to the advisability of authorizing improvements within and establishing the Cimarron Public Improvement District over certain property within the Resubdivision Plats of Cimarron Country Club Phase I, Sections I, II, III, and IV, recorded at Vol. 23, Pages 198-200 and Vol 24, Pg. 1 of the Map and Plat Records of Hidalgo County, Texas, and, if advisable, authorizing the improvements and establishing the District in accordance with such findings pursuant to Section 372.010 of the Texas Local Government Code - Perez

NATURE OF REQUEST:

Public Hearing to consider the advisability of the improvements and the establishment of the Cimarron Public Improvement District as set forth in a petition received by the City from property owners within the proposed District requesting the City to establish the District over certain property described in the Resubdivision Plats of Cimarron Country Club Phase I, Sections I, II, III, and IV, in the City of Mission, Hidalgo County, Texas, and authorize the improvements referenced therein.

Approval of Resolution making findings related to the advisability of authorizing improvements within and establishing the Cimarron Public Improvement District over certain property within the Resubdivision Plats of Cimarron Country Club Phase I, Sections I, II, III, and IV, recorded at Vol. 23, Pages 198-200 and Vol 24, Pg. 1 of the Map and Plat Records of Hidalgo County, Texas, and, if advisable, authorizing the improvements and establishing the District in accordance with such findings pursuant to Section 372.010 of the Texas Local Government Code

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 _____

Notice of Public Hearing

Item 11.

NOTICE is hereby given that the **City Council of the City of Mission, Texas will hold a Public Hearing** in accordance with TEX. LOC. GOV'T CODE § 372.009 (the "Hearing") **on Monday, February 24, 2025, at 4:30 p.m. at the Mission Council Chambers, 1201 E. 8th Street, Mission, Texas.** The purpose of the Hearing is to consider the advisability of the authorization and creation of the proposed **Cimarron Public Improvement District** (the "District"), and the advisability of such improvements proposed to be undertaken by the District as required by and in compliance with Chapter 372, Texas Local Government Code ("Chapter 372"), including, but not limited to, Section 372.009. Interested persons will be afforded a reasonable opportunity to be heard, whether in favor or against, the subject matter of the Hearing. As required by Chapter 372, the following information is provided concerning matters to be considered at the Hearing:

General Nature of the Proposed Improvements: The general nature of the proposed public improvements (collectively, the "Authorized Improvements") are those permitted by Chapter 372, including, without limitation, any or all of the following to the extent permitted thereunder: (i) design, engineering, construction and other allowed costs related to street and roadway improvements, including sidewalks, drainage, utility construction and relocation, signalization, landscaping, lighting, signage, entry monuments, off-street parking and right-of-way; (ii) design, engineering, and construction and other allowed costs related to improvement of parks and open space, together with any ancillary structures, features, or amenities such as trails, playgrounds, walkways, artwork, lighting, and similar items located therein; (iii) design, engineering, construction and other allowed costs related to sidewalks and landscaping, and hardscaping, fountains, lighting and signage; (iv) design, engineering, construction and other allowed costs related water, wastewater and drainage (including detention); (v) acquisition, by purchase or otherwise, of real property in connection with any Authorized Improvement; (vi) design, engineering, construction and other allowed costs related to projects similar to those listed in subsections (i) – (v) above authorized by Chapter 372, including off-site projects that provide a benefit to the property proposed to be included in the District; (vii) special supplemental services for improvement and promotion of the District that are allowed or permitted by Chapter 372, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; (viii) payment of costs associated with establishment, administration, and operation of the District and those related to operating and maintaining the Authorized Improvements; and (x) payment of costs associated with developing and financing the Authorized Improvements, and costs of establishing administering and operating the District. These Authorized Improvements shall promote the interests of the City and its inhabitants, as well as confer a special benefit upon the property proposed for inclusion within the District.

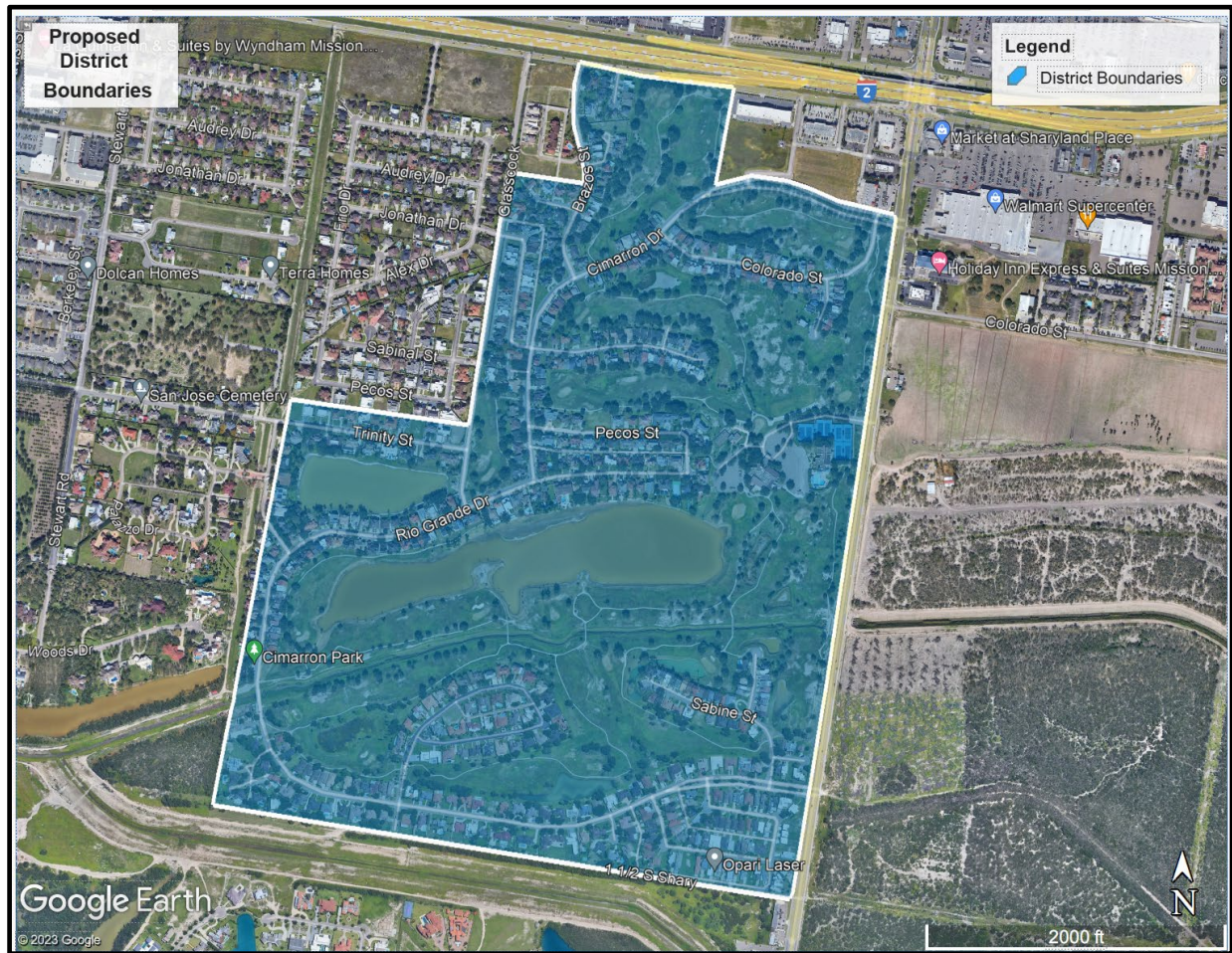
Estimated Cost Proposed Improvements: The total estimated capital costs (i) to design, engineer, acquire, and construct the Authorized Improvements within the proposed District; (ii) of eligible legal and other qualifying fees; and (iii) incurred in the establishment, administration and operation of the proposed District is Twenty Million and No/00 U.S. Dollars (\$20,000,000.00), plus interest thereon. In addition, there is a proposed maintenance assessment for the maintenance of such public improvements.

Boundaries of Proposed District: The District is comprised of all of that real property (the "Property") described by and located within the boundaries of the following recorded Resubdivision Plats of the following Sections of **Cimarron Country Club Phase I**, recorded of record at the respective Volume and Pages of the Official Map and Plat Records of Hidalgo County, Texas, as follows: **Section I**, recorded at Vol. 23, Pg. 198; **Section II**, recorded at Vol. 23, Pg. 199; **Section III**, recorded at Vol. 23, Pg. 200; and, **Section IV**, recorded at Vol. 24, Pg. 1 (collectively the "Property Description"). The Property is located within the jurisdictional limits

of The City of Mission, in Hidalgo County, Texas, and its location is further generally depicted by the map depicting the District boundaries (the “Map”) below, and includes the parcels assigned Hidalgo County Appraisal District Property Identification Numbers (the “PINs”) set forth in the list of PINs of the parcels proposed to be subject to assessment under the proposed District (the “List”) as set forth below:

Item 11.

Map:



List of PINs in District:

135318	135397	135479	135549	135622	135690	135761	135839	217002	505459
135319	135398	135480	135550	135623	135691	135762	135840	217003	505460
135320	135399	135481	135551	135624	135692	135763	135841	217004	507818
135321	135400	135482	135552	135627	135693	135764	135842	254449	507820
135322	135402	135483	135553	135629	135694	135765	135843	280814	507821
135323	135403	135484	135554	135630	135695	135766	135844	301745	507823
135324	135404	135486	135555	135631	135696	135767	135845	301749	507824
135325	135405	135487	135558	135632	135700	135768	135846	499496	507826
135326	135406	135488	135560	135633	135702	135769	135847	499497	507827
135327	135407	135489	135561	135635	135704	135770	135848	499498	507828
135328	135408	135490	135562	135636	135705	135773	135849	499499	507830
135329	135409	135491	135563	135637	135706	135774	135850	499500	507832
135331	135410	135492	135564	135638	135707	135775	135851	499501	507833
135332	135411	135493	135565	135639	135708	135776	135852	499505	507834
135333	135412	135494	135568	135640	135709	135777	135853	499506	507835

135334	135413	135495	135569	135641	135710	135778	135854	499509	50783	Item 11.
135335	135414	135497	135571	135642	135711	135779	135855	499510	50783	
135336	135415	135499	135572	135643	135712	135780	135856	499511	507841	
135337	135416	135501	135573	135644	135714	135781	135857	499512	507842	
135338	135417	135502	135574	135645	135715	135782	135858	501654	507844	
135340	135418	135503	135575	135646	135716	135783	135859	502578	507845	
135341	135419	135504	135576	135647	135717	135784	135860	505410	507846	
135342	135420	135505	135577	135648	135718	135785	135861	505411	507848	
135343	135421	135506	135578	135649	135719	135786	135862	505412	507849	
135344	135422	135507	135579	135650	135720	135787	135863	505413	507850	
135345	135423	135508	135580	135651	135721	135788	135864	505417	514702	
135346	135424	135509	135581	135652	135722	135789	135865	505419	514703	
135347	135425	135510	135583	135653	135723	135790	216965	505420	514704	
135348	135426	135512	135584	135654	135724	135792	216966	505421	514705	
135349	135427	135513	135585	135655	135725	135793	216967	505422	514706	
135350	135428	135514	135586	135656	135726	135794	216968	505423	514707	
135351	135440	135515	135587	135657	135727	135796	216969	505424	516868	
135352	135441	135517	135588	135658	135728	135797	216970	505425	520663	
135357	135442	135518	135589	135659	135729	135798	216971	505426	520664	
135358	135443	135519	135592	135660	135730	135799	216972	505427	520665	
135359	135444	135520	135593	135661	135731	135800	216973	505428	520667	
135360	135449	135521	135594	135662	135732	135801	216974	505429	520668	
135361	135450	135522	135595	135663	135733	135802	216975	505431	524908	
135362	135451	135523	135596	135664	135734	135803	216976	505432	526256	
135363	135452	135524	135597	135665	135735	135804	216977	505433	528240	
135364	135453	135525	135598	135667	135736	135805	216978	505434	534162	
135365	135458	135526	135599	135668	135737	135815	216979	505435	534163	
135366	135459	135527	135600	135669	135738	135816	216980	505436	534164	
135376	135460	135528	135601	135670	135739	135817	216981	505437	582077	
135378	135461	135529	135602	135672	135740	135818	216982	505438	605544	
135379	135462	135530	135603	135673	135741	135819	216983	505439	629916	
135380	135463	135531	135604	135674	135742	135820	216985	505441	629920	
135381	135464	135532	135605	135675	135743	135821	216986	505442	639091	
135382	135465	135533	135606	135676	135744	135822	216987	505443	639385	
135383	135466	135534	135607	135677	135745	135823	216988	505445	644200	
135384	135467	135535	135609	135678	135746	135824	216989	505446	670763	
135385	135468	135536	135611	135679	135748	135825	216990	505448	670764	
135386	135469	135537	135612	135680	135749	135826	216991	505449	840959	
135387	135470	135538	135613	135681	135750	135827	216993	505451	1313198	
135388	135472	135539	135614	135682	135751	135828	216994	505452		
135389	135473	135540	135615	135683	135752	135829	216995	505453		
135390	135474	135541	135616	135684	135754	135830	216996	505454		
135391	135475	135542	135617	135685	135757	135833	216997	505455		
135394	135476	135546	135618	135686	135758	135834	216998	505456		
135395	135477	135547	135619	135687	135759	135835	217000	505457		
135396	135478	135548	135620	135689	135760	135836	217001	505458		

In the event of a conflict between the description of the boundaries of Property contained within the District provided by the Property Description, Map, and List, the description provided by the Property Description will be controlling.

Proposed Method of Assessment: Assessments to be levied within the District, if created, will be levied by the County in a manner that results in imposing equal shares of costs on property similarly benefited. All assessments may be paid in full at any time (including interest and principal), and certain assessments may be paid in annual installments (including interest and principal). Assessments will be levied on the assessable, benefited properties within the District on a per benefited lot basis.

Proposed Apportionment of Cost: The District shall bare the total costs of improvement within the District but may enter into contribution and participation agreements with other taxing entities and or and political subdivisions, such as but not limited to the County, for contributions to the District whether from the incremental ad valorem tax and or sales tax collected by such entities from within the District boundaries or otherwise, provided such agreements are approved by respective parties thereto including the City and the PID Manager to fund costs of Authorized Improvements and infrastructure and any other allowed expenses. The District may negotiate with other taxing entities regarding improvement costs outside the proposed District's boundaries, if any, that are deemed essential to the execution of the District's service plan and would be in compliance with Chapter 372, if applicable.

Interested persons will be afforded a reasonable opportunity to be heard, whether in favor or against, the subject matter of the Hearing.



CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 24, 2025
PRESENTED BY: Xavier Cervantes, Planning Director
AGENDA ITEM: Rezoning: A 5.98 acre tract of land lying in Lot 97, Mission Acres Subdivision, from (AO-I) Agricultural Open Interim to (R-1T) Townhouse Residential, Obed Matus, and Adoption of Ordinance#_____ - Cervantes

NATURE OF REQUEST:

On February 19, 2025, the Planning and Zoning Commission held a Public Hearing to consider the rezoning request. The subject site is located at the Southeast corner of Adams Avenue and West 20th Street. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

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

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

BID AMOUNT: \$ _____

STAFF RECOMMENDATION: Denial of the rezoning request.

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager's Recommendation: Denial *MRP*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A REZONING A 5.98 ACRE TRACT OF LAND LYING IN LOT 97,
MISSION ACRES SUBDIVISION, (AO-I) AGRICULTURAL OPEN INTERIM TO
(R-1T) TOWNHOUSE RESIDENTIAL**

WHEREAS, the City Council of the City of Mission finds that during consideration of the rezoning request of February 19, 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 “Not” be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 4:30 p.m. Monday, February 24, 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 5.98 acre tract of land lying in Lot 97, Mission Acres Subdivision	AO-I	R-1T

READ, CONSIDERED AND PASSED, this the 24th day of February, 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

ITEM# 1.2**REZONING:**

A 5.98 acre tract of land lying in
 Lot 97, Mission Acres Subdivision
 AO-I to R-1T
 Obed Matus

REVIEW DATA

The subject site is located at the Southeast corner of Adams Avenue and West 20th Street.

SURROUNDING ZONES:

N:	R-1	– Single Family Residential
E:	AO-I & R-1	– Agricultural Open Interim & Single Family Residential
W:	AO-I & R-1	– Agricultural Open Interim & Single Family Residential
S:	R-1	– Single Family Residential

EXISTING LAND USES:

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

FLUM:

Low Density Residential (LD)

REVIEW COMMENTS: The proposed zone does not comply with the City's Future Land Use Map, area residential land uses, and the predominant R-1 zoning to the south. Staff mailed 56 notices to property owners within a 200' radius of the site to solicit comments in favor or against this request. As of the date of this write-up, staff has not received any comments.

This item was previously considered on June 28, 2023 by the City Council and it was denied due to public opposition. The concerns voiced during the meeting cited increased traffic and safety concerns in the neighborhood.

RECOMMENDATION: Staff recommends denial of the rezoning request.

W. GRIFFIN PKWY (F.M. 495)

24-1

W. 22nd. 1/2

W. 22ND.
LAS MISIONES

**SITE
LOCATION**

W. 20TH. ST.

23-1

W. 18th ST.

W. 17th ST.

LOS ALAMITOS

PENA AVE

CASA DEL PRADO

LINCOLN

SUGARTREE

ROOSEVELT

WASHINGTON

TRUMAN

CANAL

W. 20th ST.

EBONY TRAILS

LA ESCONDIDA
RANKIN ST.

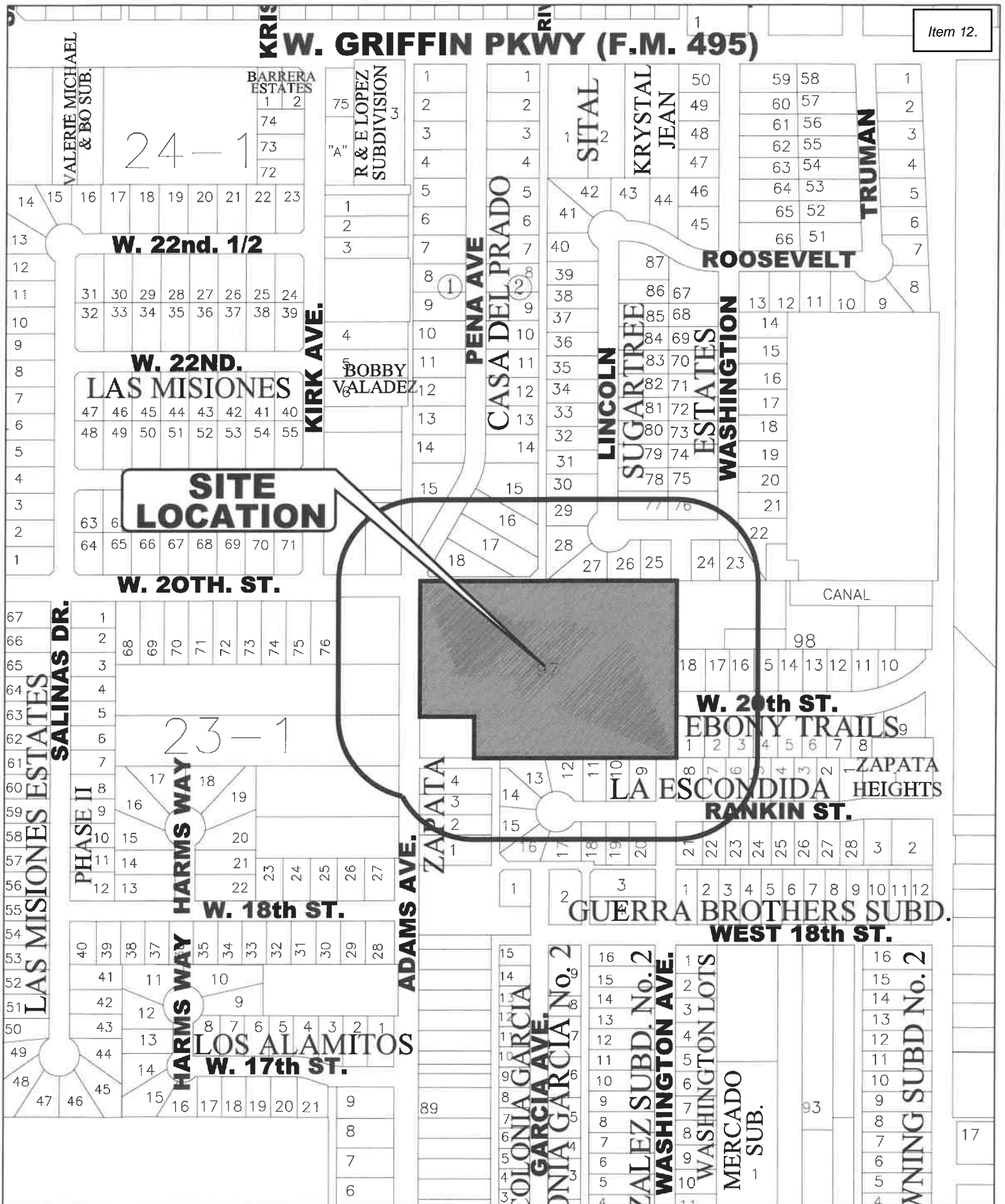
GUERRA BROTHERS SUBD.
WEST 18th ST.



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th. Street
MISSION, TX 78572

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



**200' RADIUS
MAILOUT MAP**



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

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

No.

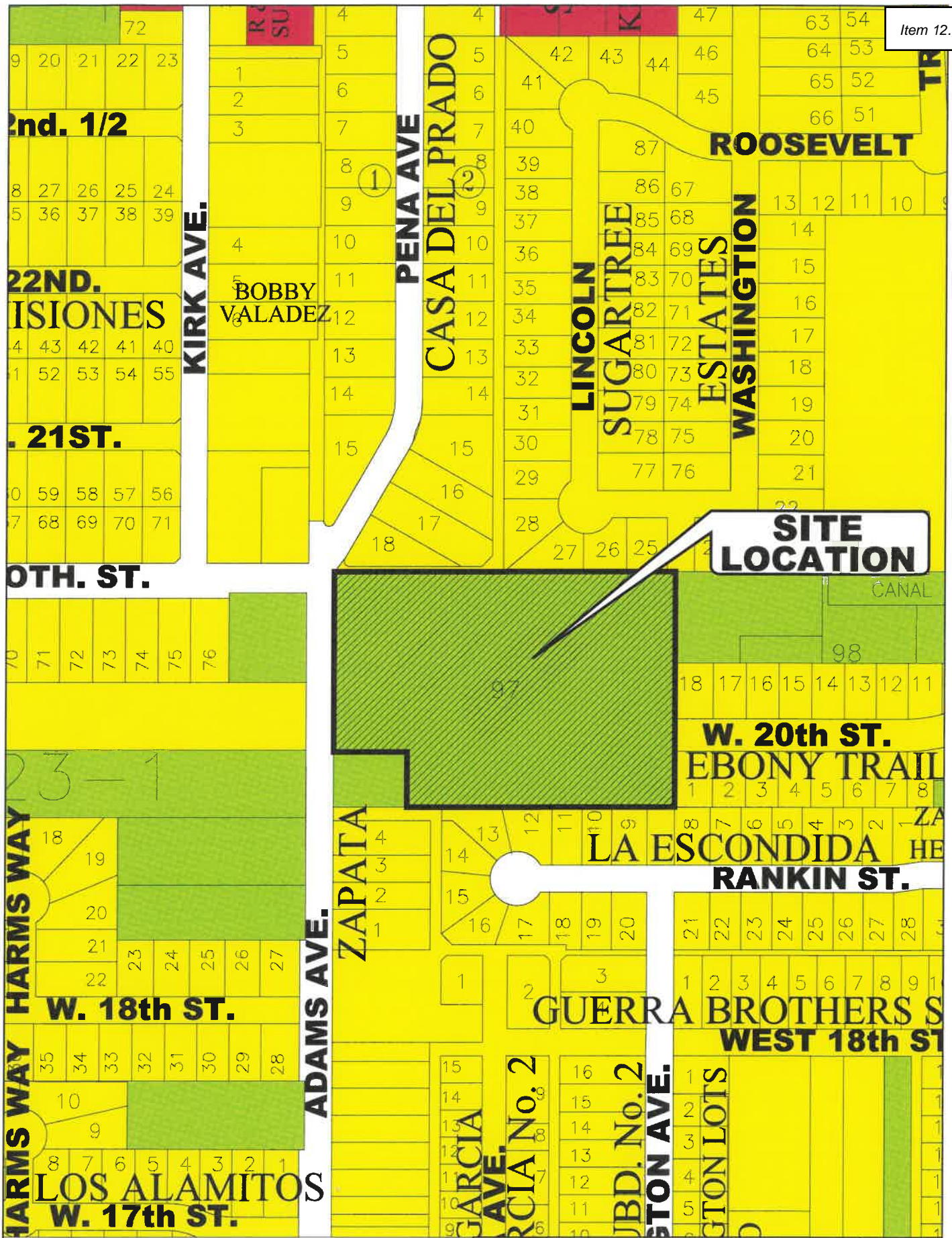


**LOCATION
SITE**

W. 20TH ST.

W. 20TH ST.

ADAMS AVE.

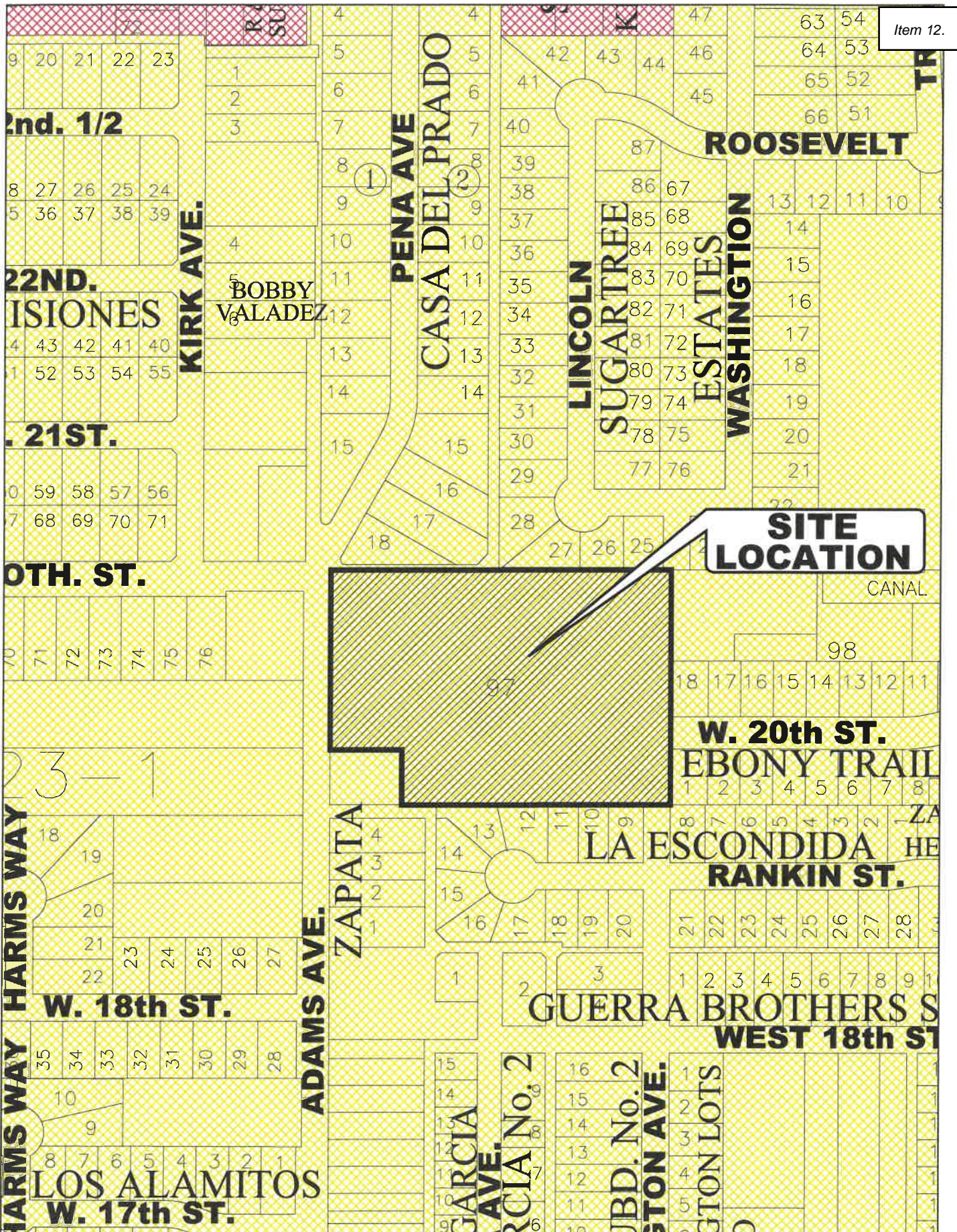


CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th. Street
MISSION, TX 78572

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

No.



FUTURE LAND USE



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th. Street
MISSION, TX 78572

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

No.

100

C2150-00-001-0015-00 (133340)
VELASQUEZ JESUS & PATRICIA MARIA
2005 PENA AVE
MISSION TX 78572

C2150-00-002-0015-00 (133354)
VELA MARIANELA
2006 PENA ST
MISSION TX 78572

C2150-00-002-0016-00 (133355)
SANDOVAL OSCAR & MARIA
2004 PENA ST
MISSION TX 78572

C2150-00-002-0017-00 (133356)
VELA ELIANA ANNETTE
2002 PENA ST
MISSION TX 78572

L0833-00-000-0005-00 (574429)
VERA ALDO GARCIA & MIRNA
352 S PARK DR
GRIFFITH IN 46319

L0833-00-000-0006-00 (574430)
MONCADA JUAN A JR & MONICA M
1516 RANKIN ST
MISSION TX 78572

L0833-00-000-0007-00 (574431)
GARZA JESUS
1518 RANKIN ST
MISSION TX 78572

L0833-00-000-0008-00 (574432)
NINO GERARDO
1520 RANKIN ST
MISSION TX 78572

L0833-00-000-0009-00 (574433)
ROSALES MAGALY
902 FRIO ST
MISSION TX 78572

L0833-00-000-0011-00 (574435)
CUELLAR SANDRA
1604 RANKIN ST
MISSION TX 78572

L0833-00-000-0012-00 (574436)
CANTU GUILLERMINA & CARLOS
1606 RANKIN ST
MISSION TX 78572

L0833-00-000-0013-00 (574437)
FLORES MIGUEL A JR & ESTELA
5110 NORTH INSPIRATION ROAD
MISSION TX 78573

L0833-00-000-0014-00 (574438)
ZAPATA ERNESTO & JOSE RENE
1610 RANKIN ST
MISSION TX 78572

L0833-00-000-0015-00 (574439)
MARTINEZ JOSE
GABRIELLA VILLARREAL
1611 RANKIN ST
MISSION TX 78572

L0833-00-000-0016-00 (574440)
ROSALES EUGENIO & AURORA
1609 RANKIN ST
MISSION TX 78572

L0833-00-000-0017-00 (574441)
MORENO JUAN M & AYDE M PENA
1607 RANKIN ST
MISSION TX 78572

L0833-00-000-0018-00 (574442)
HOLLYWOOD DEVELOPMENT &
2201 W DOVE AVE
MCALLEN TX 78504

L0833-00-000-0019-00 (574443)
SITAL KRYSTINA D
1509 RANKIN
MISSION TX 78572

L0833-00-000-0020-00 (574444)
SANCHEZ EDUARDO
1805 WASHINGTON ST
MISSION TX 78572

L0833-00-000-0021-00 (574445)
RENDON MANUEL & MARIA J
1606 INSPIRATION RD APT 9
MISSION TX 78572

L0833-00-000-0022-00 (574446)
RODRIGUEZ ERNESTO A CANTU
1519 RANKIN ST
MISSION TX 78572

L0833-00-000-0023-00 (574447)
CANTU JONATHAN DANIEL MONCADA
1517 RANKIN ST
MISSION TX 78572

M4900-00-000-0097-00 (238025)
MATUS OBED
PO BOX 363
MCALLEN TX 78505

M4900-00-000-0097-01 (238026)
CANTU OSCAR & MARIA ELOISA
1800 ADAMS ST
MISSION TX 78572

M4900-00-000-0098-03 (238030)
ALVAREZ LETICIA ET AL
2707 N CONWAY AVE UNIT 519
MISSION TX 78574

M4900-00-000-0098-04 (238031)
V1 REF LLC
5708 LUZ ESCOBEDO ST
EDINBURG TX 78542

O3100-09-000-0022-00 (450532)
GARCIA JUAN L & CELSA
2100 WASHINGTON ST
MISSION TX 78572

O3100-09-000-0023-00 (450531)
SOLIS IRMA CLAUDIA IRMA & RUBY SOLIS
1515 MADISON ST
MISSION TX 78572

O3100-09-000-0024-00 (450530)
DE LEON JORGE & MARIA ELENA
1517 MADISON ST
MISSION TX 78572

O3100-09-000-0025-00 (450529)
HOUSING AUTHORITY OF THE
CITY OF MISSION
906 E 8TH ST
MISSION TX 78572

O3100-09-000-0026-00 (450528)
CARILLO MARIO E
1900 W 20TH ST
MISSION TX 78572

O3100-09-000-0027-00 (450527)
RAMOS ROSA MARIA RODRIGUEZ &
1613 MADISON HOPE DR
MISSION TX 78572

O3100-09-000-0028-00 (450526)
HOUSING AUTHORITY OF MISSION
906 E 8TH ST
MISSION TX 78572

O3100-09-000-0029-00 (450525)
HOUSING AUTHORITY OF MISSION
906 E 8TH ST
MISSION TX 78572

O3100-09-000-0030-00 (450524)
HOUSING AUTHORITY OF MISSION
906 E 8TH ST
MISSION TX 78572

O3100-09-000-0076-00 (450477)
SAHDALA CARLOS & AURA JULISSA
2101 WASHINGTON ST
MISSION TX 78572

O3100-09-000-0077-00 (450476)
ESTRADA ELODIA P
2102 LINCOLN ST
MISSION TX 78572

T5900-02-023-0001-07 (305812)
VILLEGAS BELINDA
1911 ADAMS ST
MISSION TX 78572

T5900-02-023-0001-08 (305813)
HINOJOSA MARCO A & THELMA M
1607 ADAMS ST
MISSION TX 78572

T5900-02-023-0001-09 (305814)
GONZALEZ SAMUEL & MARIA E
1605 ADAMS ST
MISSION TX 78572

T5900-02-023-0001-20 (305824)
ORTIZ TOMASA AKA TOMASITA ORTIZ
1913 ADAMS ST
MISSION TX 78572

T5900-02-023-0001-21 (305825)
SANCHEZ DAVID ARNULFO
CUST FOR ADRIAN GUADALUPE
1913 ADAMS ST
MISSION TX 78572

T5900-02-024-0001-18 (305844)
GUAJARDO MARIA MAGDALENA
2016 OKLAHOMA ST
MISSION TX 78572

T5900-02-024-0001-25 (305851)
ESQUIVEL JORGE A & ESTELA
2006 KIRK AVE
MISSION TX 78572

T5900-02-024-0001-26 (305852)
CASTILLO CLAUDIA
207 MOCKINGBIRD AVE
MISSION TX 78572

Z4000-00-000-0001-01 (332151)
ZAPATA RENE & ERNESTO
1600 ADAMS ST
MISSION TX 78572

Z4000-00-000-0002-01 (332153)
MORALES JAVIER & GRACIELA
1610 N BRYAN RD
MISSION TX 78572

Z4000-00-000-0003-01 (332155)
PEREZ PASCUAL A & MARIA DEL CARM
1604 ADAMS ST
MISSION TX 78572

Z4000-00-000-0004-01 (332157)
CANTU ASCENCIO S & LINDA G
1606 N ADAMS
MISSION TX 78572

L3340-02-000-0076-00 (599435)
PEREZ MARIO JR & MARIA ISABEL
1701 W 20TH ST
MISSION TX 78572

E2920-00-000-0001-00 (732629)
GARCIA EVERARDO & CARLA
1517 W 20TH ST
MISSION TX 78572

E2920-00-000-0003-00 (732633)
AGUILAR OSWALDO ARQUIMIDES & KARIM
1310 BASHAM RD
MISSION TX 78573

E2920-00-000-0004-00 (732634)
GUTIERREZ JAIME A & CRYSTAL REYES
1511 W 20TH ST
MISSION TX 78572

E2920-00-000-0015-00 (732645)
ESQUIVEL JORGE
7404 ROBERT MICHAELS ST
MISSION TX 78574

E2920-00-000-0016-00 (732646)
MUNOZ HOMERO JR & ROSARIO VELA
1512 W 20TH ST
MISSION TX 78572

E2920-00-000-0017-00 (732647)
GARZA EFREN & DEISY GARZA
1514 W 20TH ST
MISSION TX 78572

24-1

W. 22nd. 1/2

W. 22ND. LAS MISIONES

SITE LOCATION

W. 20TH. ST.

W. 20th ST.

EBONY TRAILS⁹

RANKIN ST.

GUERRA BROTHERS SUBD.
WEST 18th ST.

CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th. Street
MISSION, TX 78572

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



CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 24, 2025
PRESENTED BY: Xavier Cervantes, Director of Planning
AGENDA ITEM: Rezoning: A 3.91 acre tract of land out of Porcion 58, and being out of Lot 124, of the Amended map of John H. Shary Subdivision, from PUD(AO-I) Agricultural Open Interim to PUD(R-1) Single Family Residential, Carlos Andrade, and Adoption of Ordinance#_____ - Cervantes

NATURE OF REQUEST:

On February 19, 2024, the Planning and Zoning Commission held a Public Hearing to consider the rezoning request. The subject site is located along the South side of Mile 2 South Road approximately 150' West of Shary Road. There was no public opposition during the P&Z Meeting. The board recommended approval.

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

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

BID AMOUNT: \$ _____

STAFF RECOMMENDATION: Approval of the rezoning request.

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A REZONING A 3.91 ACRE TRACT OF LAND OUT OF PORCION 58,
AND BEING OUT OF LOT 124, OF THE AMENDED MAP OF JOHN H. SHARY
SUBDIVISION, PUD(AO-I) AGRICULTURAL OPEN INTERIM TO
PUD(R-1) SINGLE FAMILY RESIDENTIAL**

WHEREAS, the City Council of the City of Mission finds that during consideration of the rezoning request of February 19, 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 4:30 p.m. Monday, February 24, 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:

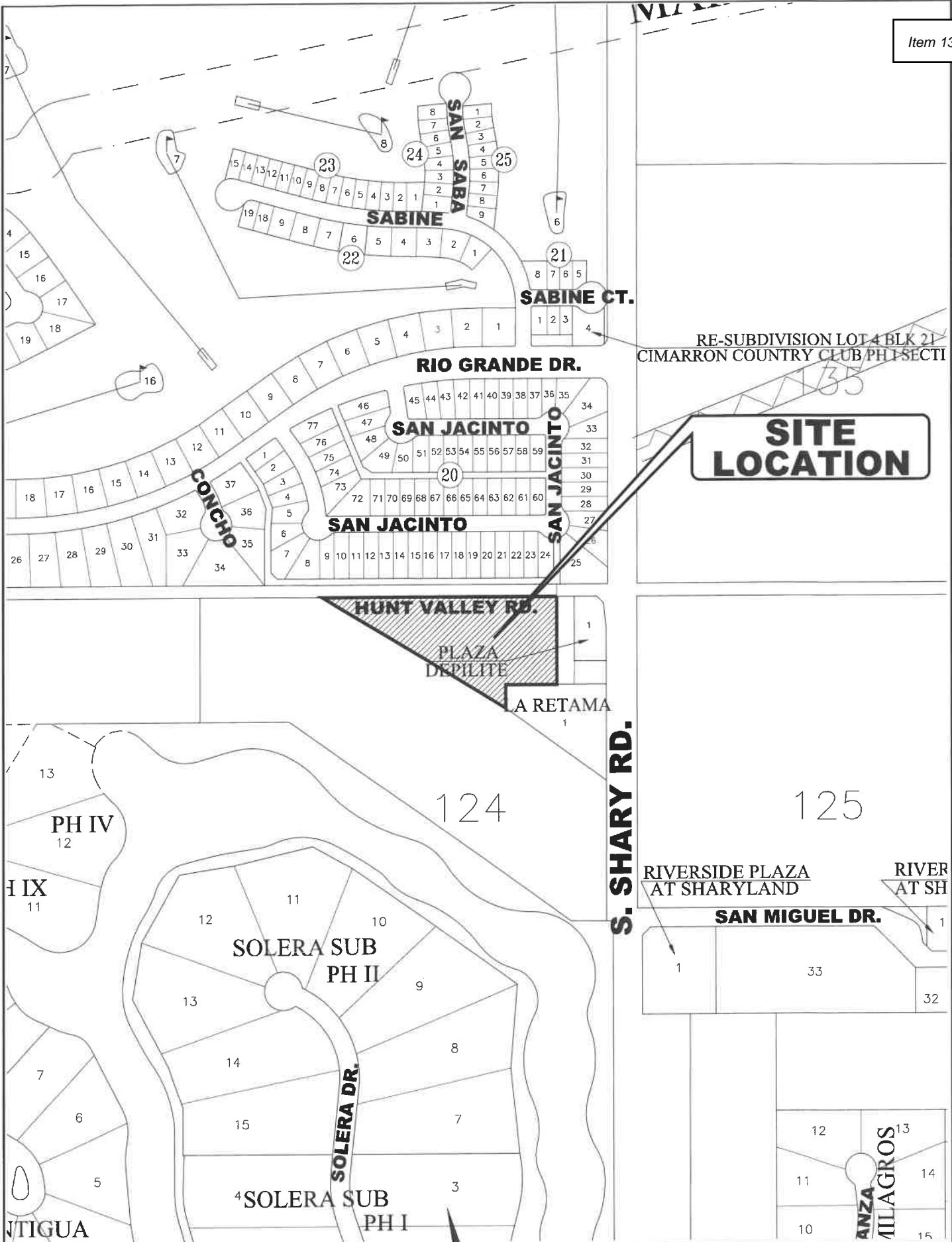
Legal Description	From	To
A 3.91 acre tract of out of Porcion 58, and being out of Lot 124, of the Amended map of John H. Shary Subdivision	PUD (AO-I)	PUD (R-1)

READ, CONSIDERED AND PASSED, this the 24th day of February, 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary



**CITY OF MISSION
PLANNING DEPARTMENT**

1201 E. 8th. STREET
MISSION, TX 78572
PH: (956) 580-8672
FAX: (956) 580-8680

DATE:02-12-25

No.

106

ITEM# 1.5**REZONING:**

A 3.91 acre tract of land out of Porcion 58,
and being out of Lot 124, of the Amended
map of John H. Shary Subdivision
PUD(AO-I) to PUD(R-1)
Carlos Andrade

REVIEW DATA

The subject site is located along the South side of Mile 2 South Road approximately 150' West of Shary Road.

SURROUNDING ZONES:

N:	PUD	– Planned Unit Development
E:	PUD & C-2	– Planned Unit Development & Neighborhood Commercial
W:	PUD	– Planned Unit Development
S:	PUD	– Planned Unit Development

EXISTING LAND USES:

N:	Residential Homes
E:	Commercial Plaza
W:	Vacant
S:	Vacant
Site:	Vacant

FLUM:

Low Density Residential (LD)

REVIEW COMMENTS: The proposed zoning complies with the City's Future Land Use Map, and surrounding land uses. The LD designation classification includes single family residential homes, which is consistent with the applicant's proposal. Staff mailed out 26 notices to property owners within 200' radius to get input in regards to this request. As of this writing, staff has not received any comments in favor or against the request.

RECOMMENDATION: Staff recommends approval of the rezoning request.

RE-SUBDIVISION LOT 4 BLK 21
CIMARRON COUNTRY CLUB PH I SECT

**SITE
LOCATION**

S. SHARY RD.

RIVERSIDE PLAZA
AT SHARYLAND

SAN MIGUEL DR.

RIVER
AT SH



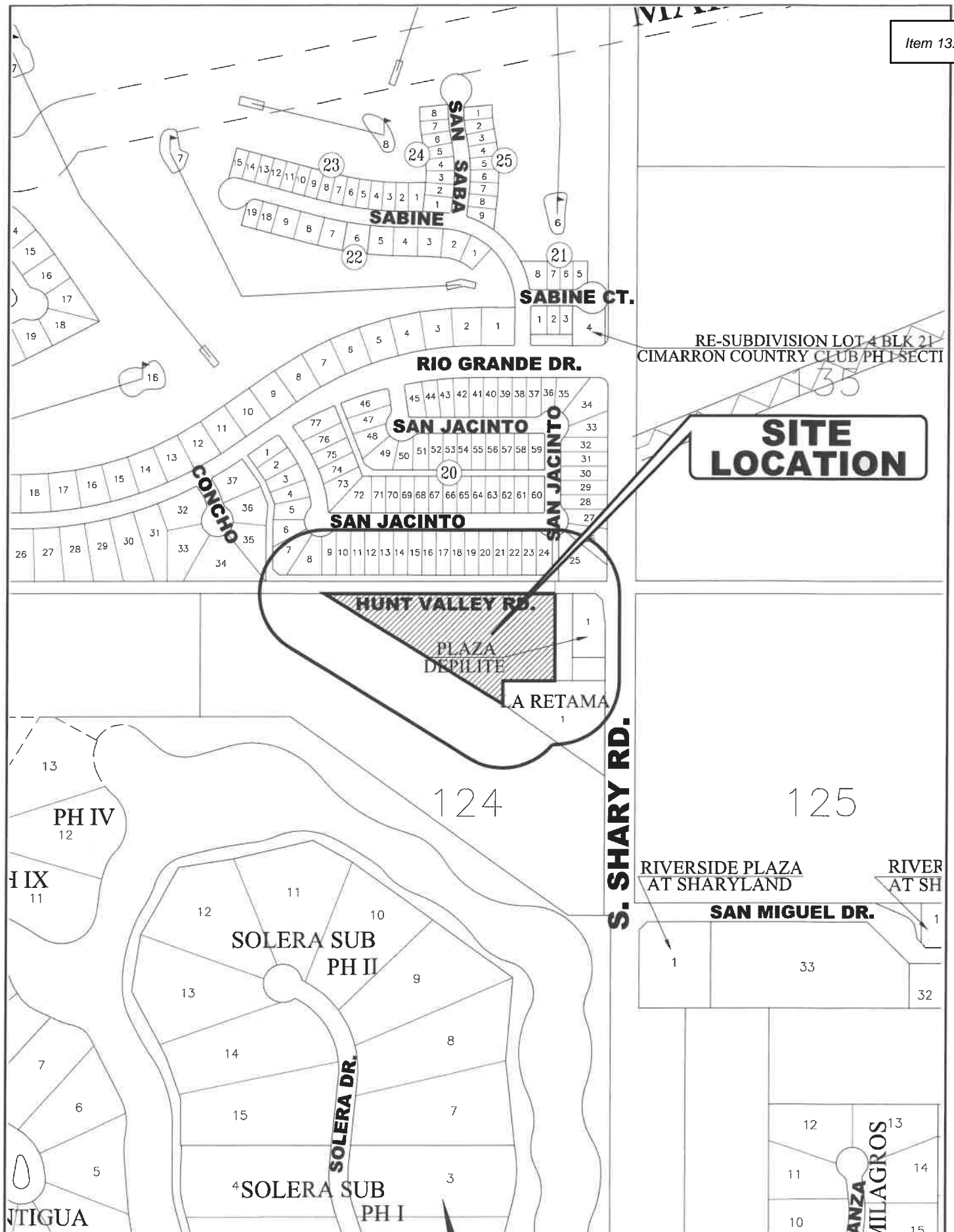
**CITY OF MISSION
PLANNING DEPARTMENT**

1201 E. 8th. STREET
MISSION, TX 78572

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

DATE:02-12-25

No.



**CITY OF MISSION
PLANNING DEPARTMENT**

1201 E. 8th. STREET
MISSION, TX 78572

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

DATE: 02-12-25

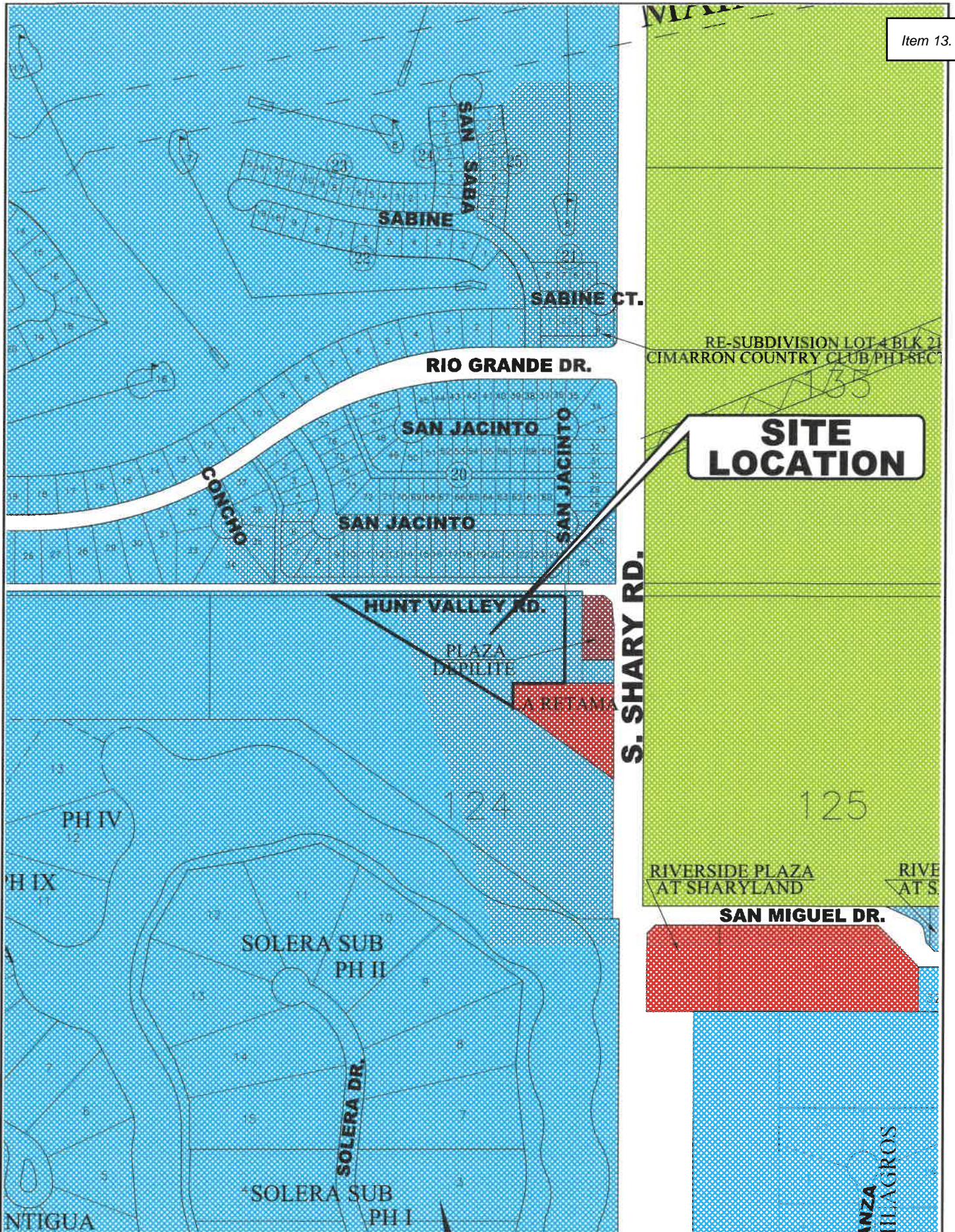
No.



**LOCATION
SITE**

S. SHARY RD.





ZONING BASE MAP



CITY OF MISSION PLANNING DEPARTMENT

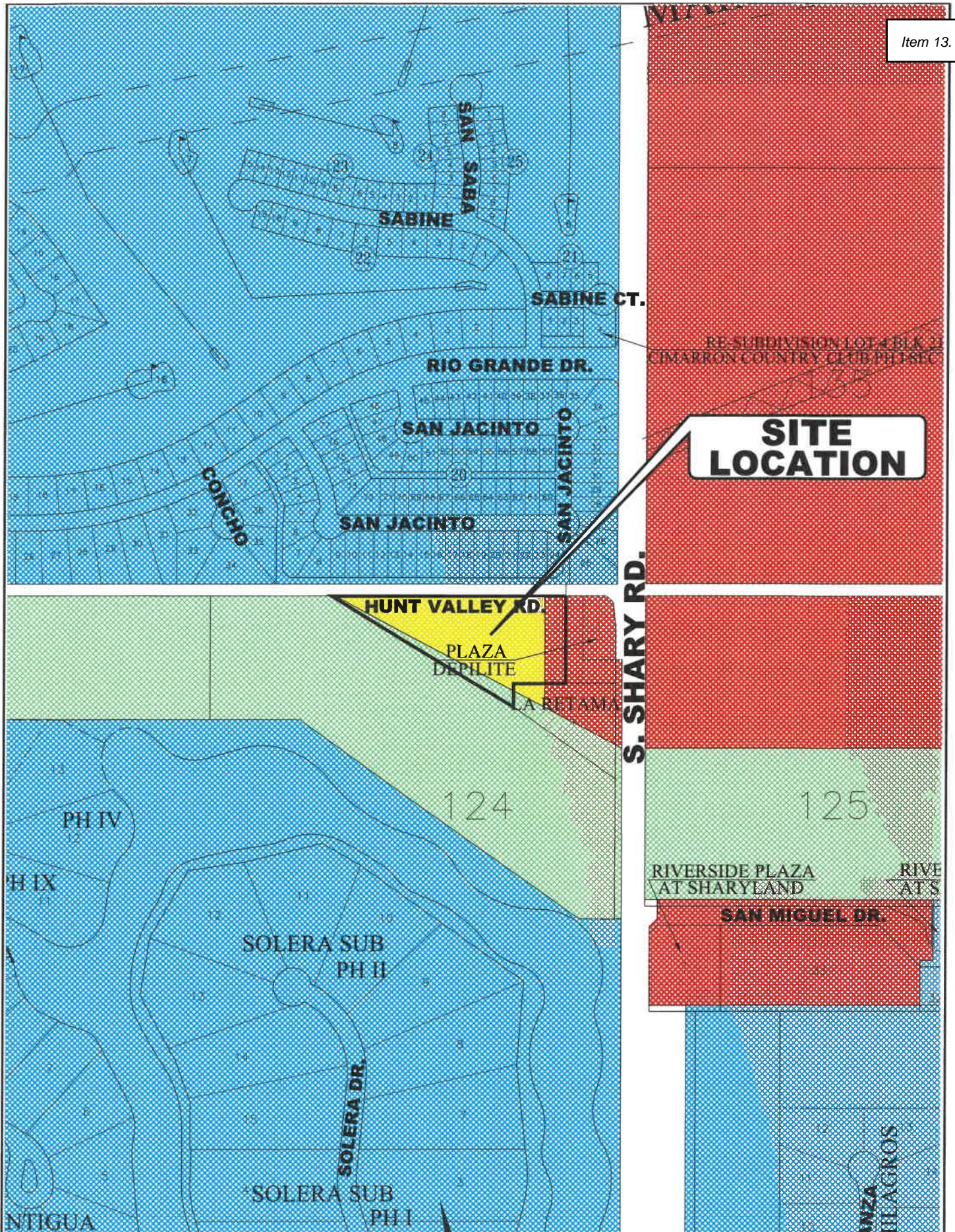
1201 E. 8th STREET
MISSION, TX 78572

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

DATE: 02-12-25

No.

111



FUTURE LAND USE MAP



**CITY OF MISSION
PLANNING DEPARTMENT**

1201 E. 8th STREET
MISSION, TX 78572

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

DATE: 02-12-25

No.

112

C4440-04-020-0007-01 (135718)
 NAVARRO ESTEBAN & CARLOS ANTONIO
 3300 SANTA RITA
 MISSION TX 78572

C4440-04-020-0008-01 (135719)
 GOMEZ EDUARDO ARNOLDO VIDALES
 COL HACIENDA DEL JOFRE 157
 QUERETARO 76230
 MEXICO

C4440-04-020-0009-01 (135720)
 LOPEZ DONATO & GLORIA I
 119 SAN JACINTO ST
 MISSION TX 78572

C4440-04-020-0010-01 (135721)
 LOPEZ DONATO & GLORIA I
 119 SAN JACINTO ST
 MISSION TX 78572

C4440-04-020-0011-01 (135722)
 LOZANO LARRISA
 121 SAN JACINTO ST
 MISSION TX 78572

C4440-04-020-0012-01 (135723)
 REZA HUGO & MARIA D CHAPA
 601 RIO GRANDE DR
 MISSION TX 78572

C4440-04-020-0013-01 (135724)
 SANCHEZ MILAGROS FERNANDEZ &
 OSCAR ALAN VALDEZ ZAMORA
 3711 N 10TH ST STE 112
 MCALLEN TX 78501

C4440-04-020-0014-01 (135725)
 BENA FUTURE LLC
 23726 LEGEND CREST
 SAN ANTONIO TX 78260

C4440-04-020-0015-01 (135726)
 AGUINAGA MARIA M
 129 SAN JACINTO ST
 MISSION TX 78572

C4440-04-020-0016-01 (135727)
 GEORGE SATHIYARAJ
 2607 SOLERA DR
 MISSION TX 78572

C4440-04-020-0017-01 (135728)
 LONGORIA ALEJANDRO
 133 SAN JACINTO ST
 MISSION TX 78572

C4440-04-020-0018-01 (135729)
 GUTIERREZ JAIME
 135 SAN JACINTO
 MISSION TX 78572

C4440-04-020-0019-01 (135730)
 BARRERA HECTOR J ETAL
 137 SAN JACINTO ST
 MISSION TX 78572

C4440-04-020-0020-01 (135731)
 SOSA EDGAR N & LORIS MARIA
 139 SAN JACINTO ST
 MISSION TX 78572

C4440-04-020-0021-01 (135732)
 ANZALDUA MARIA DEL REFUGIO &
 HUMERTO MUNGUIA GONZ
 141 SAN JACINTO
 MISSION TX 78572

C4440-04-020-0022-01 (135733)
 BARRERA HECTOR J & CAROLINA
 137 SAN JACINTO ST
 MISSION TX 78572

C4440-04-020-0023-01 (135734)
 GUERRA JORGE O
 145 SAN JACINTO ST
 MISSION TX 78572

C4440-04-020-0024-01 (135735)
 CORTEZ GABRIEL JR & MYRIAM M TREX
 147 SAN JACINTO ST
 MISSION TX 78572

C4440-04-020-0025-01 (135736)
 MARTINEZ JESUS
 201 SAN JACINTO ST
 MISSION TX 78572

C4440-04-020-0026-01 (135737)
 JEREZ LUIS ENRIQUE GUEVARA
 3105 SAN GABRIEL ST
 MISSION TX 78572

S2950-00-000-0124-00 (280793)
 ROJAS JOSE DE JESUS & GUADALUPE
 5510 S 27TH ST
 MCALLEN TX 78503

S2950-00-000-0124-10 (280794)
 RODRIGUEZ ALMA TORRES
 1704 SUNRISE LANE
 PALMHURST TX 78573

S2950-00-000-0124-20 (644467)
 ANKLE STEEL USA LLC
 ATTN CARLOS A DIAZ
 4512 BEN HOGAN AVE
 MCALLEN TX 78503

S2950-00-000-0123-05 (702766)
 HIDALGO COUNTY DRAINAGE DIST NO.
 902 N DOOLITTLE RD
 EDINBURG TX 78542

P7421-00-000-0001-00 (727157)
 GLO PROP LLC
 PO BOX 663
 HIDALGO TX 78557

L1851-00-000-0001-00 (959235)
 RETAMA INVESTMENTS LLC
 2112 S SHARY RD STE 28
 MISSION TX 78572



CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 24, 2025
PRESENTED BY: Xavier Cervantes, Planning Director
AGENDA ITEM: Rezoning: The East 139' of the North 459' to the South 660' and the West 14' of the East 139' of the South 201' of Lot 25-9, West Addition to Sharyland, from (AO-I) Agricultural Open Interim to (C-3) General Business, Claudia A. Delgado Lopez, and Adoption of Ordinance#_____ - Cervantes

NATURE OF REQUEST:

On February 19, 2025, the Planning and Zoning Commission held a Public Hearing to consider the rezoning request. The subject site is located along the North side of Griffin Parkway (F.M. 495) approximately 150' East of E. Palm Circle. Staff received a petition reflecting 38% opposition. There was public opposition during the P&Z Meeting. The concerns voiced were in regards to the zoning being requested not being consistent with the surrounding land uses. The board unanimously recommended denial of the (C-3) General Business.

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

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

BID AMOUNT: \$ _____

STAFF RECOMMENDATION: Denial of the rezoning request.

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager's Recommendation: Denial *MRP*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A REZONING THE EAST 139' OF THE NORTH 459' TO THE SOUTH
660' AND THE WEST 14' OF THE EAST 139' OF THE SOUTH 201' OF LOT 25-9,
WEST ADDITION TO SHARYLAND, (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 February 19, 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 4:30 p.m. Monday, February 24, 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:

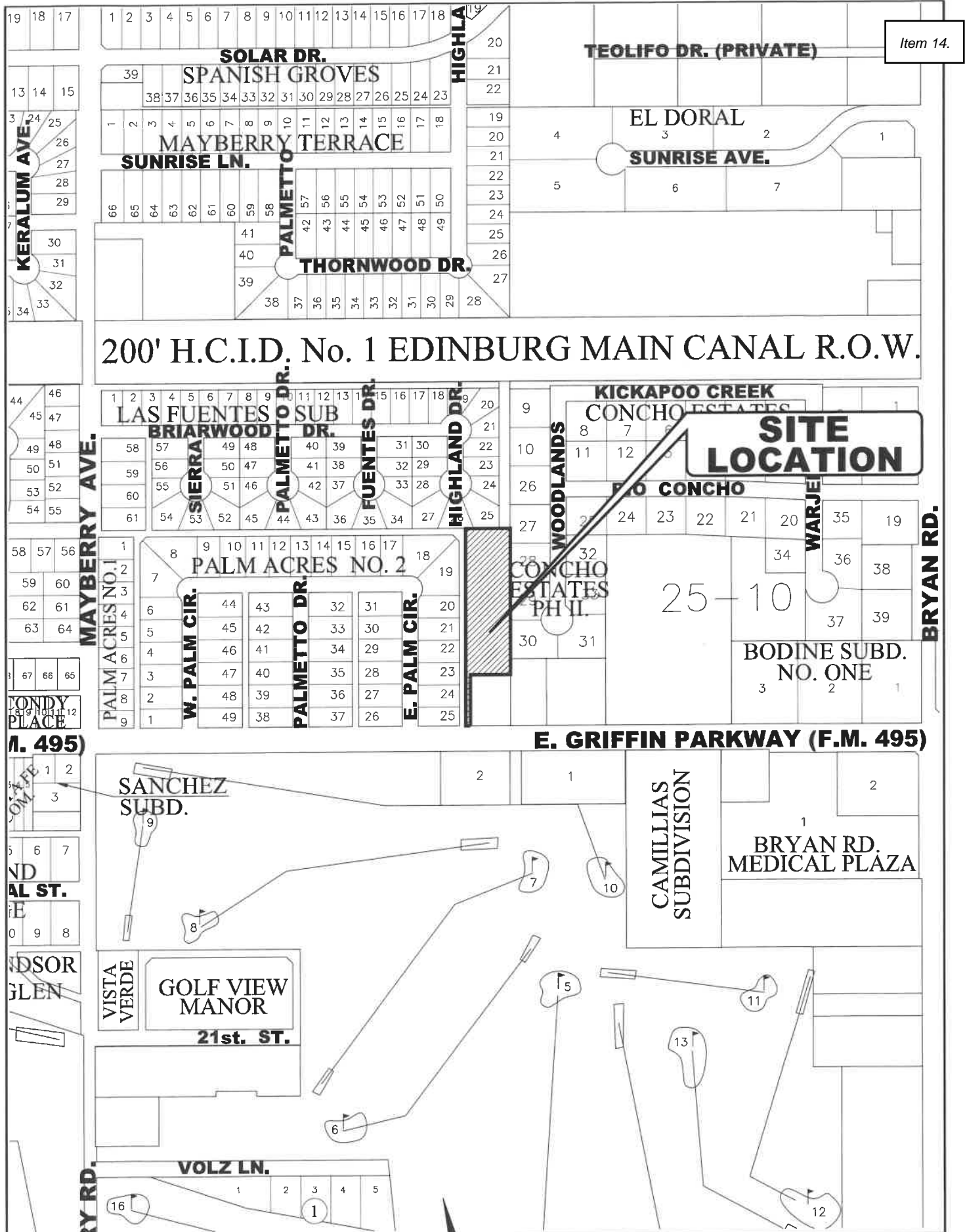
Legal Description	From	To
The East 139' of the North 459' to the South 660' and the West 14' of the East 139' of the South 201' of Lot 25-9, West Addition to Sharyland	AO-I	C-3

READ, CONSIDERED AND PASSED, this the 24th day of February, 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary



CITY OF MISSION
PLANNING DEPARTMENT
 1201 E. 8th. STREET
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8680

DATE:02-12-25

No.

ITEM# 1.6**REZONING:**

The East 139' of the North 459'
to the South 660' and the West 14'
of the East 139' of the South 201'
of Lot 25-9, West Addition to Sharyland
AO-I to C-3
Claudia A. Delgado-Lopez

REVIEW DATA

The subject site is located along the North side of Griffin Parkway (F.M. 495) approximately 150' East of E. Palm Circle.

SURROUNDING ZONES:

N:	R-1	– Single Family Residential
E:	R-1A	– Large Lot Single Family
W:	R-1	– Single Family Residential
S:	C-2	– Neighborhood Commercial

EXISTING LAND USES:

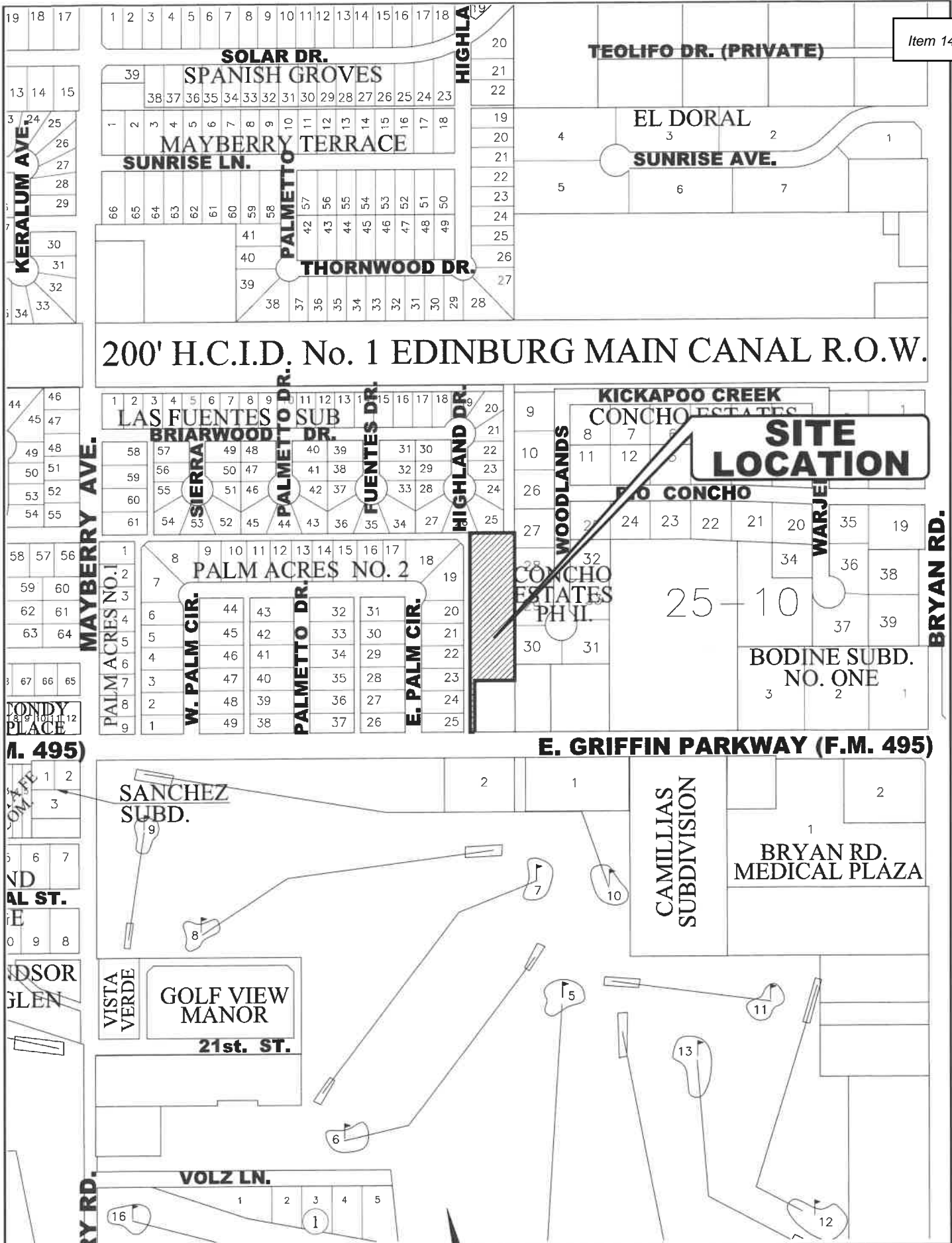
N:	Residential Homes
E:	Residential & Commercial
W:	Residential
S:	Shary Golf Course
Site:	Vacant

FLUM:

Low Density Residential (LD)

REVIEW COMMENTS: The proposed zoning does not comply with the City's Future Land Use Map. The LD designation classification includes single family residential homes, which is consistent with the surrounding properties. Staff notes that although there is a Chiropractic Clinic towards the east side of the property most of the acreage that will be used is surrounded by residential homes. The existing adjoining commercial properties to the South and Southeast are zoned C-2 (Neighborhood Commercial) and C-1 (Office Building) zone which are less intense than a General Business (C-3) district. In addition, the property only has 14' of frontage to (FM 495) making it not conducive for commercial development. Staff mailed out 37 notices to property owners within 200' radius to get input in regards to this request. As of this writing, staff has not received any comments in favor or against the request.

RECOMMENDATION: Staff recommends denial of the rezoning request.



CITY OF MISSION
PLANNING DEPARTMENT

1201 E. 8th. STREET
 MISSION, TX 78572

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

DATE: 02-12-25

No.

200' H.C.I.D. No. 1 EDINBURG MAIN CANAL R.O.W.

**SITE
LOCATION**

E. GRIFFIN PARKWAY (F.M. 495)



**CITY OF MISSION
PLANNING DEPARTMENT**

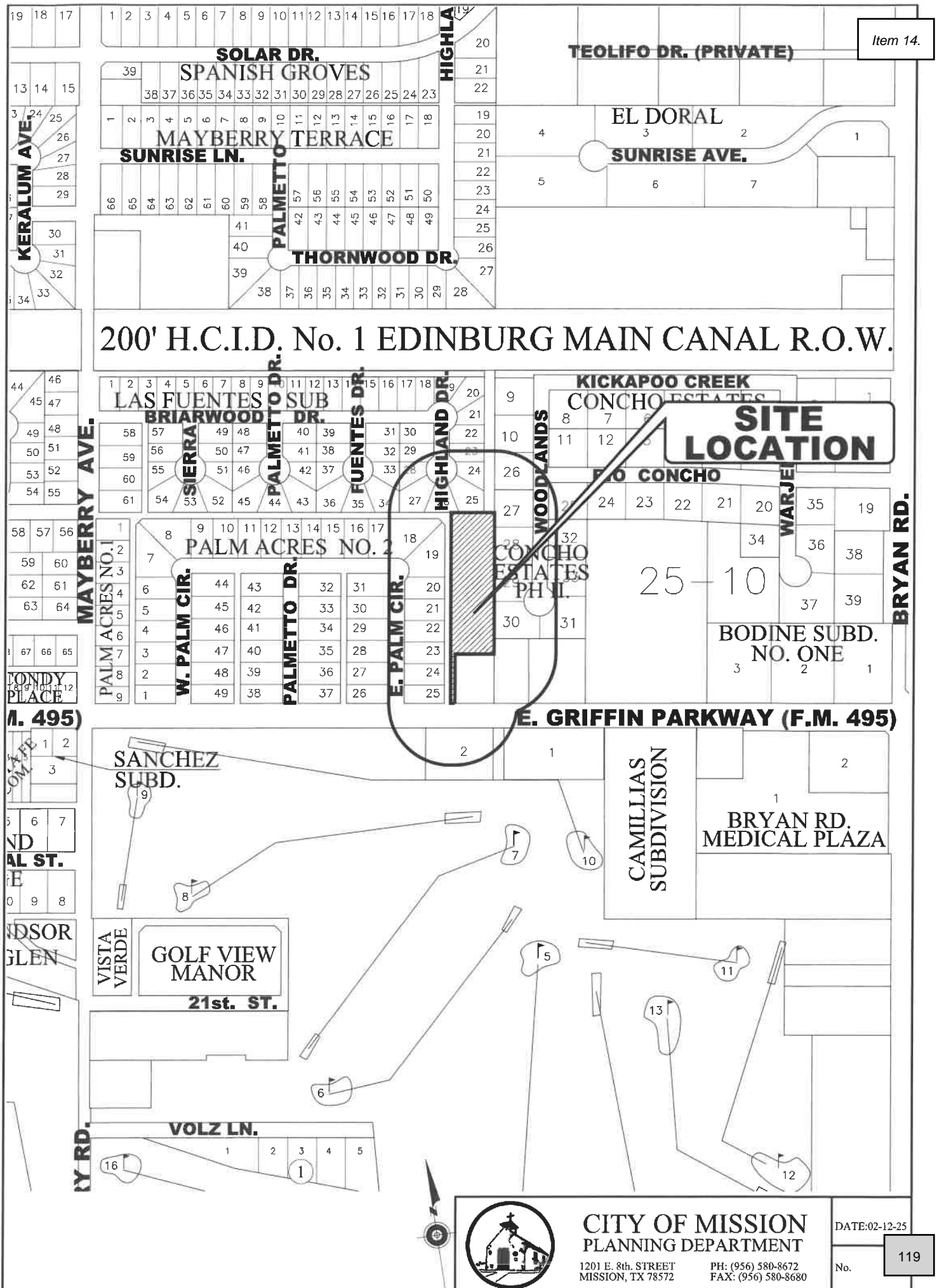
1201 E. 8th STREET
MISSION, TX 78572

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

DATE:02-12-25

No.

119



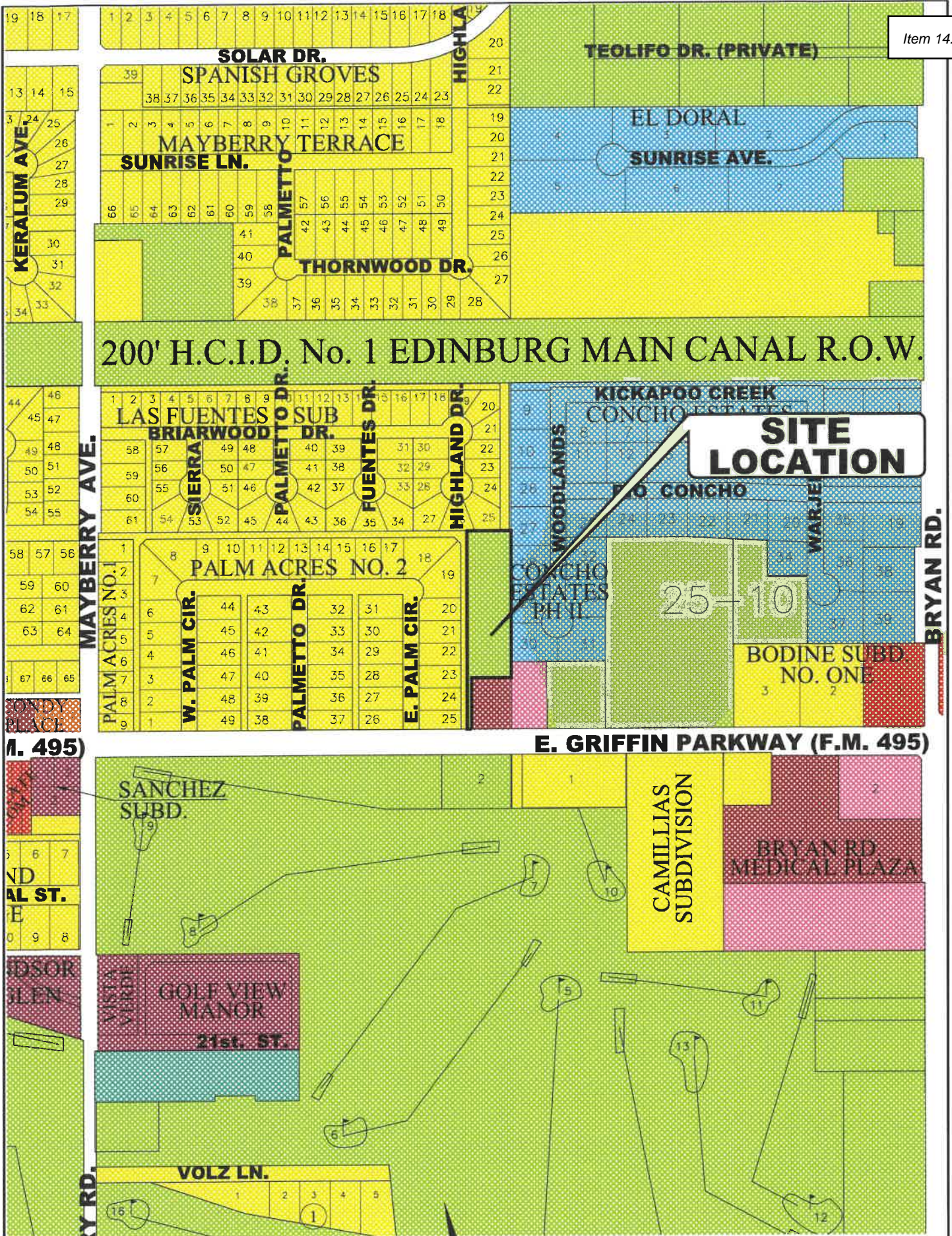


**LOCATION
SITE**



E. GRIFFIN PKWY (F.M. 495)





ZONING BASE MAP



CITY OF MISSION
PLANNING DEPARTMENT

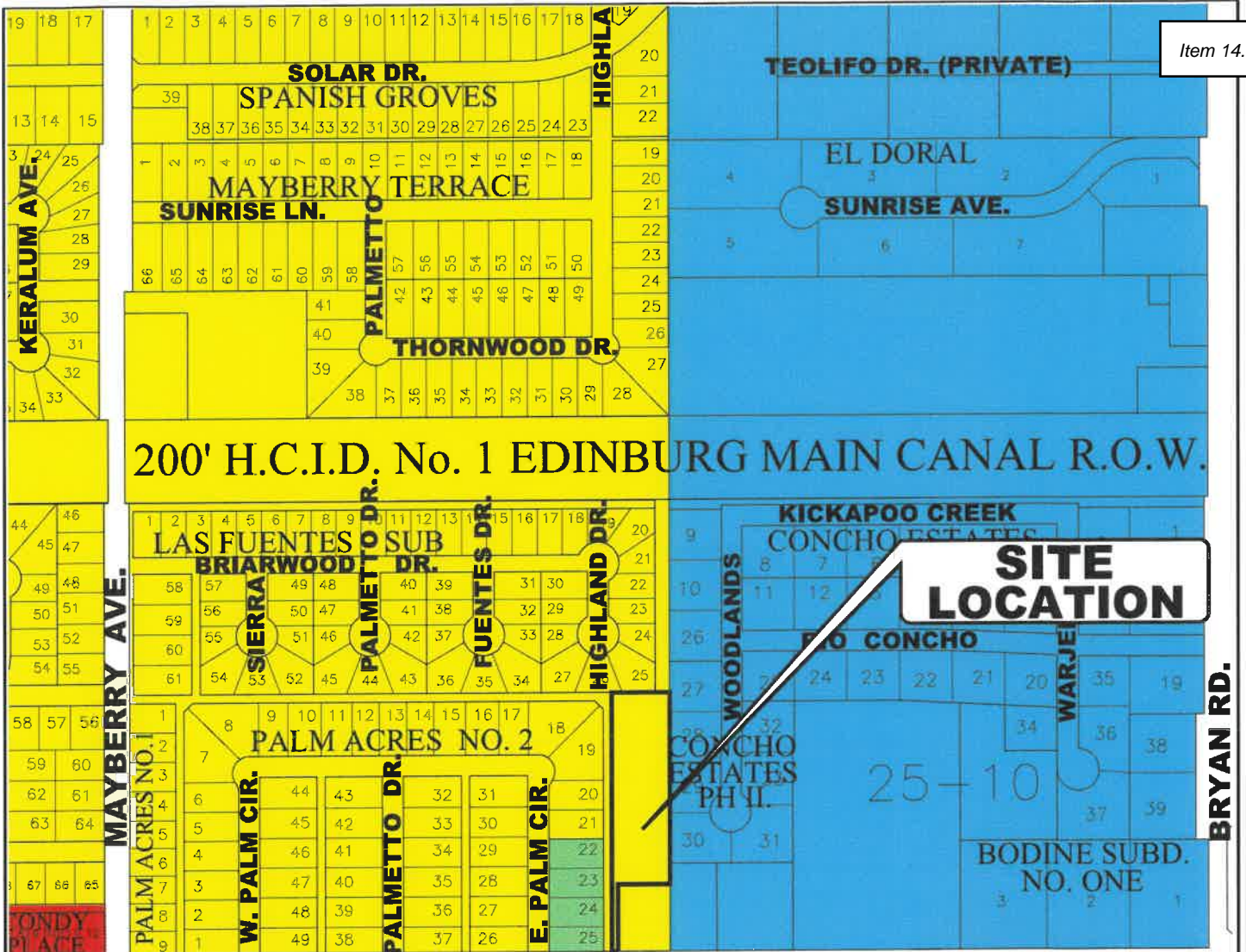
1201 E. 8th. STREET
 MISSION, TX 78572

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

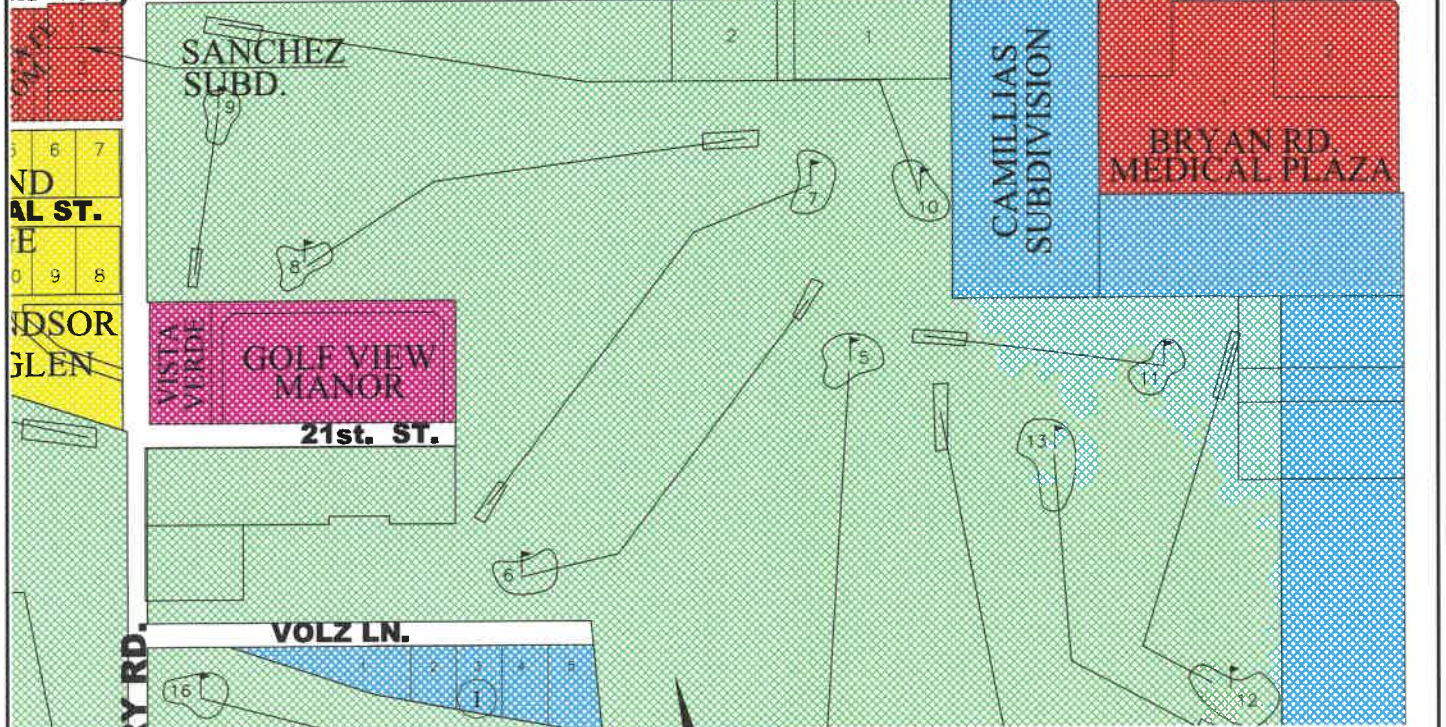
DATE:02-12-25

No.

121



M. 495) E. GRIFFIN PARKWAY (F.M. 495)



FUTURE LAND USE MAP



CITY OF MISSION
PLANNING DEPARTMENT

1201 E. 8th. STREET
MISSION, TX 78572

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

DATE:02-12-25

No.

122

C7882-00-000-0010-00 (540667)
 FUENTES OMAR & CYNTHIA K FLORES
 2319 WOODLAND DR
 MISSION TX 78574

C7882-00-000-0025-00 (540686)
 CAVAZOS JOSE RUBEN & LETICIA
 1004 RIO CONCHO
 MISSION TX 78574

C7882-00-000-0026-00 (540687)
 TREVINO BEATRICE
 2317 WOODLAND DR
 MISSION TX 78574

P0200-02-000-0017-00 (253273)
 BILLINGS ROBERT JR & JANELLE
 909 PALMETTO DR
 MISSION TX 78574

P0200-02-000-0018-00 (253274)
 CHAPA RAMON
 911 PALMETTO DR
 MISSION TX 78574

P0200-02-000-0019-00 (253275)
 JUNGERHELD LINDA
 PEDRO SEGUNDO
 2324 E PALM CIR
 MISSION TX 78574

P0200-02-000-0020-00 (253276)
 SALINAS BALDOMERO & BEATRIZ
 2320 E PALM CIR
 MISSION TX 78574

P0200-02-000-0021-00 (253277)
 AGUILERA VIRGINIA
 2316 E PALM CIR
 MISSION TX 78574

P0200-02-000-0022-00 (253278)
 CHURCH OF THE NAZARENE
 PO BOX 1227
 MISSION TX 78573

P0200-02-000-0023-00 (253279)
 CHURCH OF THE NAZARENE
 2300 E PALM CIR
 MISSION TX 78574

P0200-02-000-0026-00 (253282)
 ABRAMS KAREN L
 2301 E PALM CIR
 MISSION TX 78574

P0200-02-000-0027-00 (253283)
 GALLEGOS RAUL
 1400 BASHAM RD
 MISSION TX 78573

P0200-02-000-0028-00 (253284)
 VILLARREAL HUMBERTO JR
 2307 EAST PALM CIRCLE
 MISSION TX 78574-2407

P0200-02-000-0029-00 (253285)
 HERNANDEZ THERESA LOPEZ
 2311 E PALM CIRCLE
 MISSION TX 78574

P0200-02-000-0030-00 (253286)
 GARZA BIANCA
 2315 E PALM CIR
 MISSION TX 78574

P0200-02-000-0031-00 (253287)
 DAVILA GLORIA ESMELDA C CO-TSTE
 THE GLORIA E CAVAZOS-DAVILA LVN TRST
 908 PALMETTO DR
 MISSION TX 78574

W0100-00-024-0009-03 (316939)
 CITY OF MISSION
 1201 E 8TH ST
 MISSION TX 78572

W0100-00-024-0009-05 (316940)
 CARRERAS JOSE R
 1016 E GRIFFIN PKWAY
 MISSION TX 78572

W0100-00-024-0010-00 (316943)
 CARRERAS JOSE R
 1313 ST CLAIRE BLVD
 MISSION TX 78572

W0100-00-025-0009-00 (317007)
 EBEN EMMANUEL
 1314 E 28TH ST
 MISSION TX 78574

W0100-00-025-0009-01 (317008)
 MARQUEZ EMMANUEL
 919 E GRIFFIN PKWY
 MISSION TX 78572

W0100-00-025-0010-05 (317016)
 SCHROEDER JAMES J & JANN E
 PO BOX 909
 MISSION TX 78573

W0100-00-025-0010-06 (317017)
 PICAZO JOSE CONCEPCION
 619 N EAGLE PASS ST
 ALTON TX 78573

L3199-00-000-0023-00 (658459)
 GARCIA JUAN F & CYNTHIA Y
 2406 HIGHLAND DR
 MISSION TX 78574

L3199-00-000-0024-00 (658460)
 GARCIA YADIRA
 2404 HIGHLAND DR
 MISSION TX 78574

L3199-00-000-0025-00 (658461)
 CASTILLO FLORENTINO JR & EMMA E
 2402 HIGHLAND DR
 MISSION TX 78574

L3199-00-000-0026-00 (658462)
 MIGUEL ROSIE C
 2400 HIGHLAND DR
 MISSION TX 78574

L3199-00-000-0027-00 (658463)
 LIMON MARK
 IRLANDA MONTELONGO
 2401 HIGHLAND DR
 MISSION TX 78574

L3199-00-000-0028-00 (658464)
 GARCIA LIZETTE
 2405 HIGHLAND DR
 MISSION TX 78574

L3199-00-000-0029-00 (658465)
 ALFONSO ALICIA
 2407 HIGHLAND DR
 MISSION TX 78574

L3199-00-000-0033-00 (658469)
VALDEZ VICENTE & SHARON
2404 FUENTES DR
MISSION TX 78574

L3199-00-000-0034-00 (658470)
MONCADA CHARLIE
2402 FUENTES DR
MISSION TX 78574

C7882-02-000-0027-00 (674236)
SANCHEZ JULIO & ANA SANCHEZ
2315 WOODLAND DR
MISSION TX 78574

C7882-02-000-0028-00 (674237)
LEAL JOSE & GRACIELA
2313 WOODLAND DR
MISSION TX 78574

C7882-02-000-0029-00 (674238)
PEREZ ROSENDO & ANGELICA
2311 WOODLAND DR
MISSION TX 78574

C7882-02-000-0030-00 (674239)
GARCIA ARACELI & MANUEL
2309 WOODLAND DR
MISSION TX 78574

C7882-02-000-0031-00 (674240)
BERLANGA EDWARD & DEISY IBETH
2310 WOODLAND DR
MISSION TX 78574

C7882-02-000-0032-00 (674241)
GARCIA MICHAEL & SONIA DE LA GARZA
2314 WOODLAND DR
MISSION TX 78574

C7882-02-000-0033-00 (674242)
SANCHEZ VICTOR G & CLAUDIA D GLEZ
2312 WOODLAND DR
MISSION TX 78574

The following residents are opposed the rezoning of the following property and filing a written protest against any change in zoning.





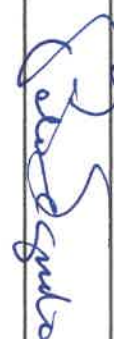







The reclassification of the property from its present zoning (AO-I) Agricultural Open Interim to (C-3) General Business

The East 139' of the North 459' to the South 660' and the West 14' of the East 139' of the South 201' of Lot 25-9,

West Addition to Sharyland, located along North approximately 150' E. Palm Circle

RECEIVED
Ratbas
soc

The following residents are opposed the rezoning of the following property and filing a written protest against any change in zoning.
 The reclassification of the property from its present zoning (AO-1) Agricultural Open Interim to (C-3) General Business
 The East 139' of the North 459' to the South 660' and the West 14' of the East 139' of the South 201' of Lot 25-9,
 West Addition to Sharyland, located along North approximately 150' E. Palm Circle

Name	Address	Phone Number	Signature
Joe Leal	2313 Woodland	956-802-4400	
Michael Garcia	2314 Woodland	956-432-1093	
MANUEL GARCIA	2309 WOODLAND	956 458 9237	
Baldomero Salinas	2320 E Palm circle	956-358-1892	
Kate Segundo	2324 E. Palm Circle	956 458-3091	
Robert Billings	909 Palmetto Drive	956-433-7705	
GLORIA CAVAZOS-DARILA	908 PALMETTO DRIVE	956-222-8185	
Theresa Hernandez	2311 E. Palm Circle	956-458-7808	
Natiron Abnane.	2311 E. Palm Cir	956-454 8312	
Angelica V. Perez	2311 Woodland Drive	956-458-4405	
José OAVANOS	1004 Rio Concho	956-605-9519	
Mark L. Mori	2501 Highland Dr.	Missin (940) 321-1704	

The following residents are opposed the rezoning of the following property and filing a written protest against any change in zoning.
 The reclassification of the property from its present zoning (AO-I) Agricultural Open Interim to (C-3) General Business
 The East 139' of the North 459' to the South 660' and the West 14' of the East 139' of the South 201' of Lot 25-9,
 West Addition to Sharpland, located along North approximately 150' E. Palm Circle

Name	Address	Phone Number	Signature
Edwardo Berlanga	2310 Woodland Dr	956 897 8494	[Signature]
Julio Sanchez	2315 Woodland Dr	956-673-8246	[Signature]
Humberto Villarreal Jr.	2307 E. Palm Circle	(956) 878-2559	[Signature]



CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 24, 2025
PRESENTED BY: Xavier Cervantes, Planning Director
AGENDA ITEM: Rezoning: The East 6 acres of Lot 2, in MRS. E.V. Flores Subdivision, 2501 Leonor Street, from (AO-P) Agricultural Open Permanent to (R-3) Multi-Family Residential, RST Las Fuentes, LP, and Adoption of Ordinance#_____ - Cervantes

NATURE OF REQUEST:

On February 19, 2025, the Planning and Zoning Commission held a Public Hearing to consider the rezoning request. The subject site is located along the South side of Leonor Street approximately 625' East of Schuerbach Road. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

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

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

BID AMOUNT: \$ _____

STAFF RECOMMENDATION: Approval

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A REZONING THE EAST 6 ACRES OF LOT 2, IN MRS. E.V. FLORES
SUBDIVISION, (AO-P) AGRICULTURAL OPEN PERMANENT TO
(R-3) MULTI-FAMILY RESIDENTIAL**

WHEREAS, the City Council of the City of Mission finds that during consideration of the rezoning request of February 19, 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 4:30 p.m. Monday, February 24, 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
The East 6 acres of Lot 2, in Mrs. E.V. Flores Subdivision	AO-P	R-3

READ, CONSIDERED AND PASSED, this the 24th day of February, 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary



CITY OF MISSION
PLANNING DEPARTMENT
1201 E. 8th. STREET
MISSION, TX 78572
PH: (956) 580-8672
FAX: (956) 580-8680

DATE:02-12-25

ITEM# 1.7**REZONING:**

The East 6 acres of Lot 2,
in Mrs. E.V. Flores Subdivision
2501 Leonor Street
AO-P to R-3
RST Las Fuentes, LP

REVIEW DATA

The subject site is located along the South side of Leonor Street approximately 625' East of Schuerbach Road.

SURROUNDING ZONES:

N:	County	
E:	AO-I & R-4	– Agricultural Open Interim & Mobile & Modular Home
W:	R-1	– Single Family Residential
S:	R-1	– Single Family Residential

EXISTING LAND USES:

N:	Residential Homes
E:	Residential Home & Mobile Home Park
W:	Residential Homes & Jose de Escandon Elementary
S:	Residential Homes
Site:	Commercial

FLUM:

Moderate Density Residential (MD)

REVIEW COMMENTS: Although the FLUM designation at this time is MD, staff believes the area is in transition. On February 10, 2025, a public hearing was held to solicit input in favor or against the proposed development of a Senior's-only, gated multi-family residential community consisting of 105 units. There were no public comments, therefore the City Council voted to approve Resolution#1958 in favor of the development. Staff notes that the future land use map can be amended to reflect the R-3 use. Staff mailed out 37 notices to property owners within 200' radius to get input in regards to this request. As of this writing, staff has not received any comments in favor or against the request.

RECOMMENDATION: Staff recommends approval of the rezoning request.



CITY OF MISSION
PLANNING DEPARTMENT
 1201 E. 8th. STREET
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8680

DATE:02-12-25

No. **133**

SITE LOCATION

LA JOYA I.S.D.
SUBD. NO. 9
JOSE DE ESCANDON
ELEMENTARY
LOT 1

**200' RADIUS
MAILOUT MAP**



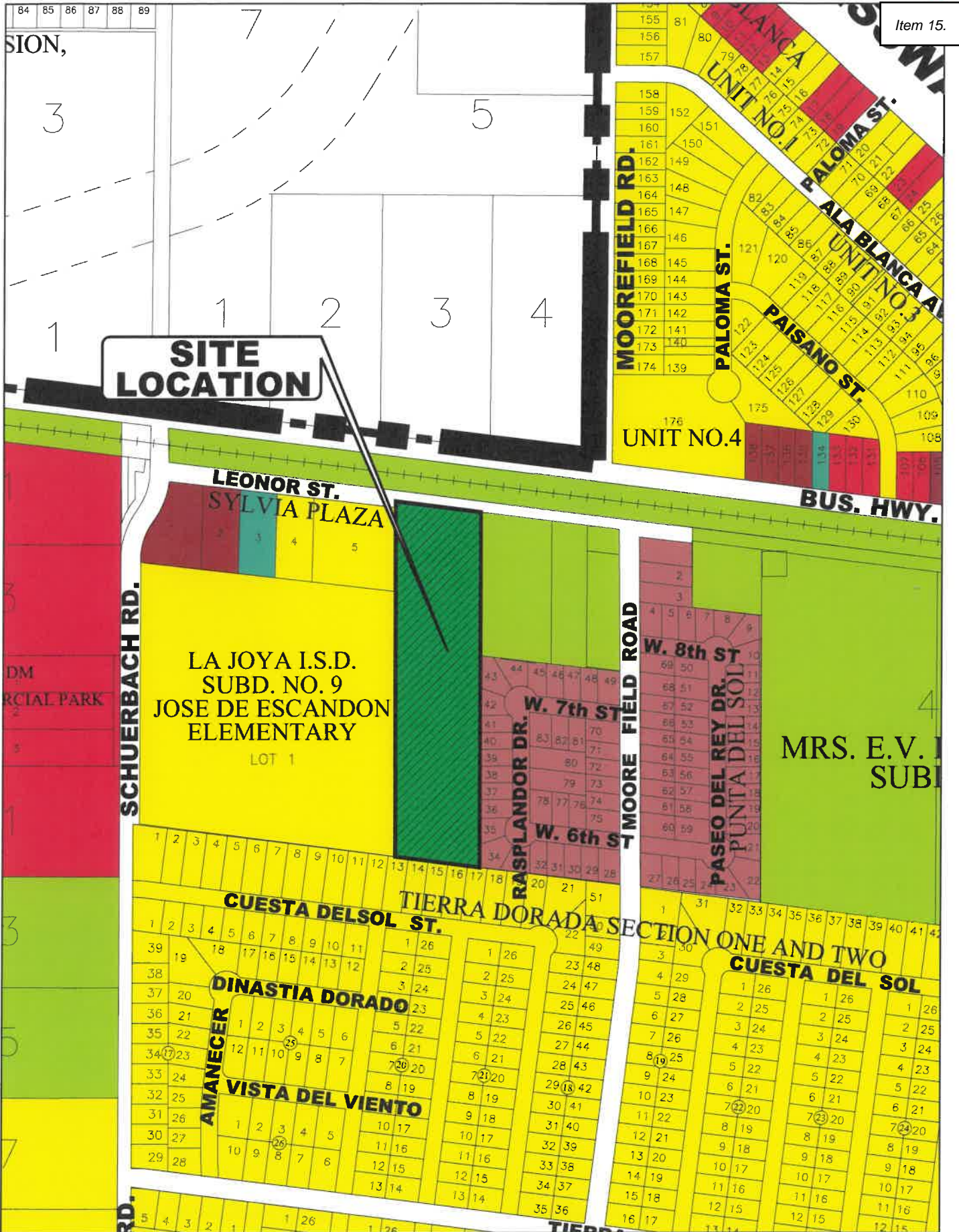
CITY OF MISSION
HIDALGO COUNTY, TEXAS
1201 E. 8th Street
MISSION, TX 78702
PH: (956) 580-8672
FAX: (956) 580-8680



**LOCATION
SITE**

BUS. HWY. 83



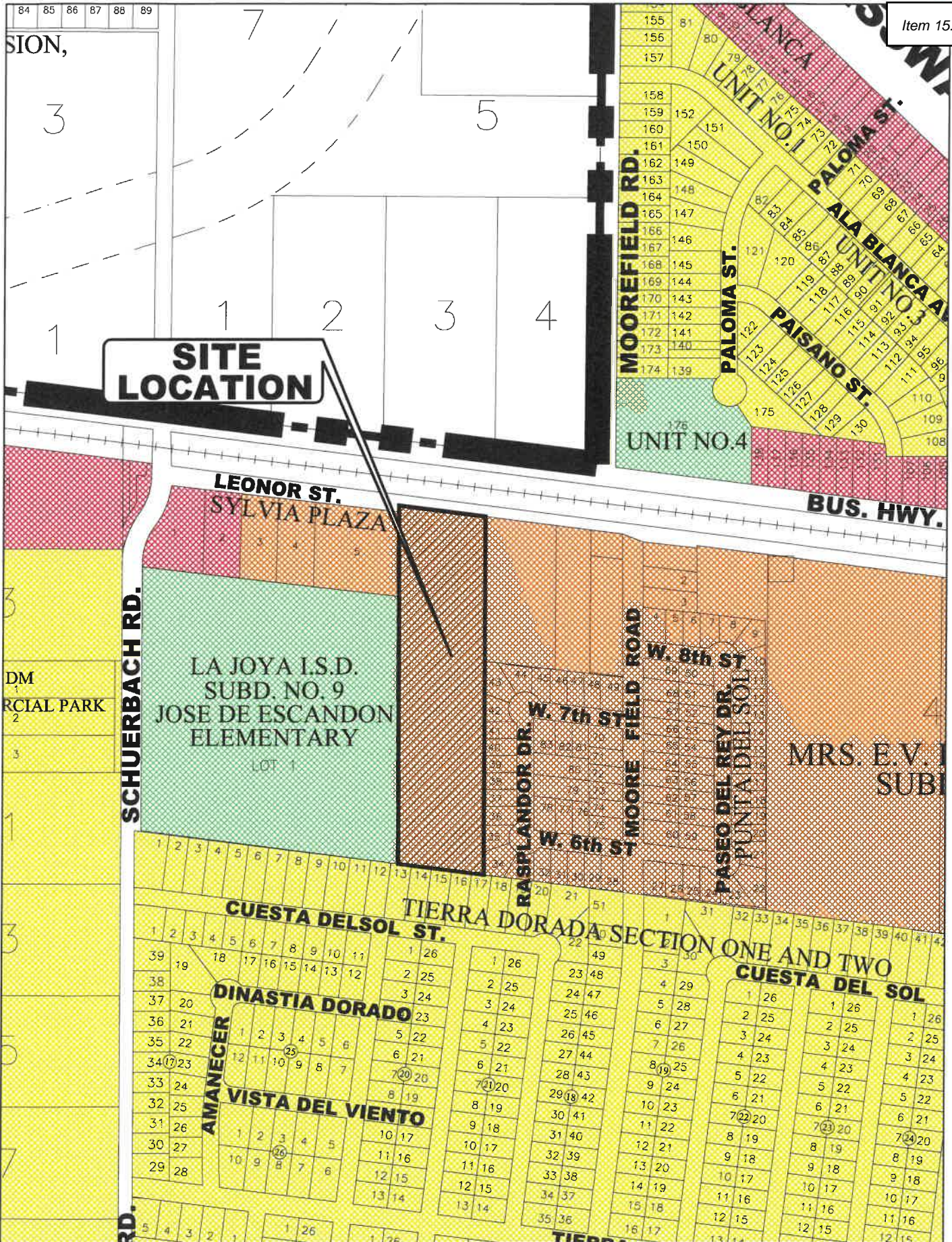


CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th. Street
MISSION, TX 78572

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

No.



FUTURE LAND USE



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

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

No.

F4350-00-000-0002-02 (175406)
BARRERA REYNALDO
2801 LEONOR ST
MISSION TX 78572

F4350-00-000-0003-03 (175410)
GARZA GABRIEL
2709 LEONOR ST
MISSION TX 78572

T5250-02-018-0009-00 (303981)
ALANIS ANDRES
2805 CUESTA DEL SOL ST
MISSION TX 78572

T5250-02-018-0010-00 (303982)
SANCHEZ EUNICE ALFERES
2804 CUESTA DEL SOL ST
MISSION TX 78572

T5250-02-018-0011-00 (303983)
MORENO ANGELICA
2802 CUESTA DEL SOL ST
MISSION TX 78572

T5250-02-018-0012-00 (303984)
SALAZAR GILBERTO
2800 CUESTA DEL SOL
MISSION TX 78572

T5250-02-018-0013-00 (303985)
SALAZAR GILBERTO
2800 CUESTA DEL SOL
MISSION TX 78572

T5250-02-018-0014-00 (303986)
RODRIGUEZ JOELLY
2722 CUESTA DEL SOL ST
MISSION TX 78572

T5250-02-018-0015-00 (303987)
CANTU JESUS & ROSA
2720 CUESTA DEL SOL ST
MISSION TX 78572

T5250-02-018-0016-00 (303988)
ARCE FERMIN S
2718 CUESTA DEL SOL ST
MISSION TX 78572

T5250-02-018-0017-00 (303989)
RAMOS MARTIN H
2716 CUESTA DEL SOL ST
MISSION TX 78572

T5250-02-018-0018-00 (303990)
GRANADA LIRH LTD I
3914 RIO GRANDE CARE RD
EDINBURG TX 78541

T5250-02-018-0019-00 (303991)
CANTU OSCAR & DOLORES
2307 NICOLE DR
MISSION TX 78574

T5250-02-018-0020-00 (303992)
GARCIA GUADALUPE
2710 CUESTA DEL SOL ST
MISSION TX 78572

T5250-02-018-0021-00 (303993)
TAPANES NINFA D & JENNIFER TAPANE
2708 CUESTA DEL SOL ST
MISSION TX 78572

P9550-00-000-0031-00 (609884)
GARCIA SERGIO M & MARIA DE JESUS
2707 W 6TH ST
MISSION TX 78572

P9550-00-000-0032-00 (609885)
CRUZ LAURA R
2709 W 6TH ST
MISSION TX 78572

P9550-00-000-0033-00 (609886)
REYNAGA FRANCISCO L
2208 DIAZ AVE
MCALLEN TX 78503

P9550-00-000-0034-00 (609887)
OLVERA ALEJANDRO C & PERLA M
2713 W 6TH ST
MISSION TX 78572

P9550-00-000-0035-00 (609888)
CANTU ROBERTO & MIRNA YADIRA CANTU
1907 W 2ND ST
MISSION TX 78572

P9550-00-000-0036-00 (609889)
GONZALEZ OVIDIO & JOANNA
603 N RESPLANDOR DR
MISSION TX 78572

P9550-00-000-0038-00 (609891)
GARZA-OLVERA NANCY MARIBEL
113 MONICA ST
MISSION TX 78573

P9550-00-000-0039-00 (609892)
PEREZ JESUS MARTIN
609 N RASPLANDOR ST
MISSION TX 78572

P9550-00-000-0040-00 (609893)
ARECHIGA MAIRA
611 N RESPLANDOR ST
MISSION TX 78572

P9550-00-000-0041-00 (609894)
MENDOZA MONICA CERNA
613 N RESPLANDOR ST
MISSION TX 78572

P9550-00-000-0042-00 (609895)
PENA HERADIO R & MARIA TREVINO
2816 F ABRAM RD
PALMVIEW TX 78572

P9550-00-000-0043-00 (609896)
MEDINA SAMUEL BERNAL
2712 W 7TH STREET
MISSION TX 78572

P9550-00-000-0044-00 (609897)
CANTU JORGE & MARIA B BENAVIDES
2710 W 7TH ST
MISSION TX 78572

P9550-00-000-0045-00 (609898)
ROSALES SONIA
2708 W 7TH ST
MISSION TX 78572

P9550-00-000-0046-00 (609899)
LOREZ DANIEL R & JUAN MARIA H MENI
1110 S INSPIRATION
MISSION TX 78572

P9550-00-000-0078-00 (609931)
SALAZAR ALFREDO O
912 TIERRA LINDA CIR E
PALMVIEW TX 78572

P9550-00-000-0079-00 (609932)
ALANIS LORENA SALINAS
604 S RESPLANDOR ST
MISSION TX 78572

P9550-00-000-0080-00 (609933)
CANDANOZA SONIA
1727 W 20TH ST
MISSION TX 78572

P9550-00-000-0083-00 (609936)
VERA MARIA A & ROSSABELL V RODRIGUEZ
1523 ISAAC DR
MISSION TX 78573

L1186-09-000-0001-00 (705850)
LA JOYA IND SCH DIST
PO BOX J
LA JOYA TX 78560

S7910-00-000-0005-00 (705855)
RODRIGUEZ RODRIGO & SYLVIA
2805 LEONOR ST
MISSION TX 78572

S7910-00-000-0005-05 (816285)
RODRIGUEZ RODRIGO JR
2805 LEONOR ST
MISSION TX 78572



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 24, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conditional Use Permit: Home Occupation – Rae’s Esthetics, 508 N. Los Ebanos, A 0.29 acre tract of land out of Lot 19-3, West Addition to Sharyland Subdivision of Porciones 53-57, R-1, Laura Martinez, Adoption of Ordinance #_____ - Cervantes

NATURE OF REQUEST:

On February 19, 2025 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site is located approximately 1,142’ South of Business Highway 83 along the East side of Los Ebanos Road. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

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

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

BID AMOUNT: \$ _____

STAFF RECOMMENDATION: Staff recommends approval for life of use subject to: 1) Compliance with all City Codes (Building, Fire, Sign Codes, etc.)

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager’s Recommendation: Approval *MRP*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT FOR A HOME OCCUPATION – RAE’S
ESTHETICS, 508 N. LOS EBANOS, A 0.29 ACRE TRACT OF LAND OUT OF LOT 19-3,
WEST ADDITION TO SHARYLAND SUBDIVISION OF PORCIONES 53-57**

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of February 19, 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, February 24 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
508 N. Los Ebanos A 0.29 acre tract of land out of Lot 19-3, West Addition to Sharyland Subdivision of Porciones 53-57	Home Occupation – Rae’s Esthetics	<ol style="list-style-type: none"> 1. Life of Use 2. Compliance with all City Codes (Building, Fire, Health, etc) 3. Acquisition of a business license prior to occupancy; and 4. CUP not transferable to others, and 5. Hours of Operation: Monday-Saturday 8:00am – 8:00pm

READ, CONSIDERED AND PASSED, this the 24th day of February, 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

ITEM# 1.8

CONDITIONAL USE PERMIT: Home Occupation – Rae’s Esthetics
 508 N. Los Ebanos
 A 0.29 acre tract of land out of Lot 19-3,
 West Addition to Sharyland Subdivision
 of Porciones 53-57
 R-1
 Laura Martinez

REVIEW DATA

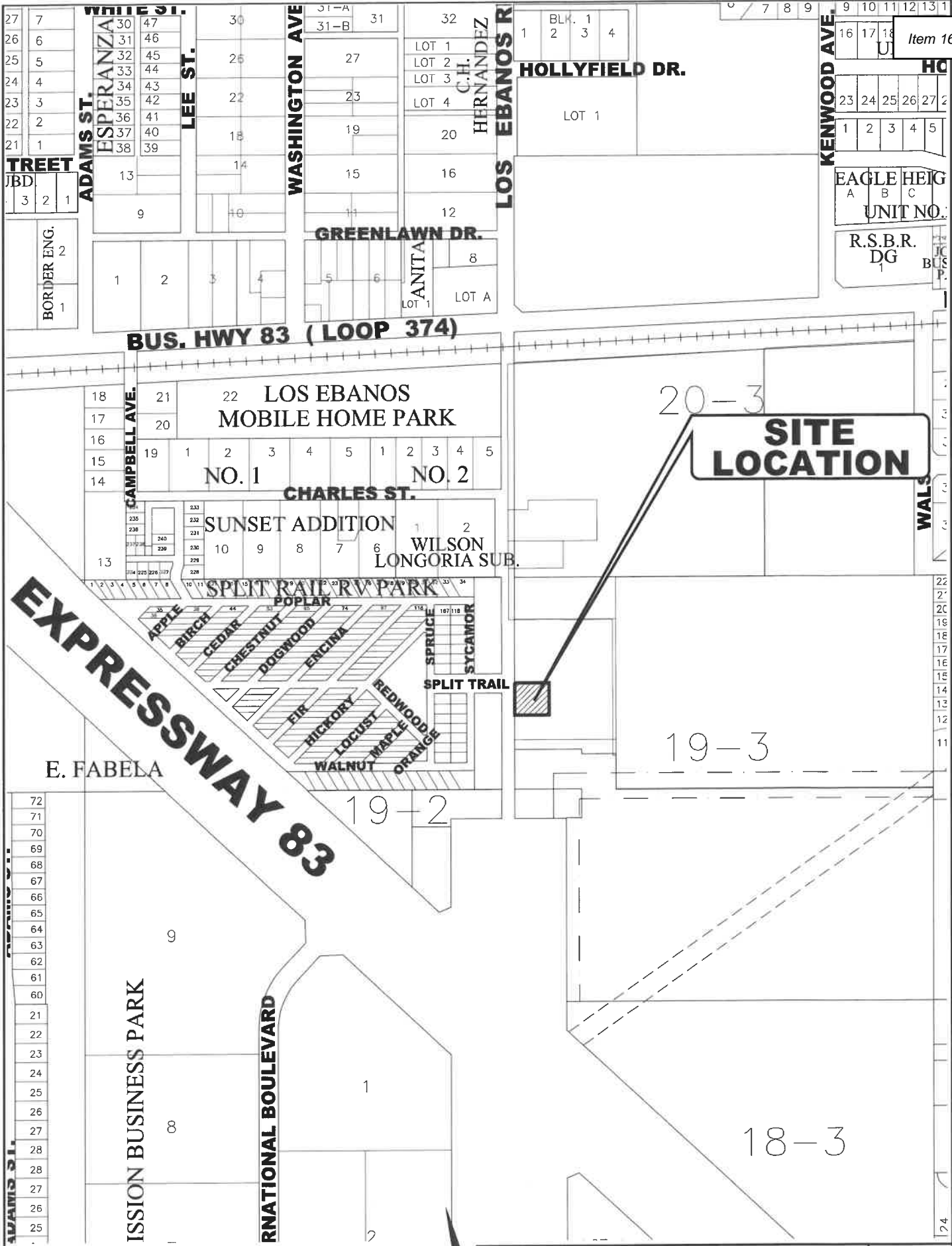
The subject site is located approximately 1,142’ South of Business Highway 83 along the East side of Los Ebanos Road. The applicant is proposing to open a waxing and hair removal service by appointment only. The applicant is planning to use a room within the home for her business. Staff notes that a conditional use permit for a home occupation (beauty salon) at this location was previously considered and approved by City Council on April 27, 2015 for a period of 3 years. The conditional use permit was approved for the applicant’s mother. Since conditional use permits are not transferable to others a new conditional use permit is needed. Access to the property is provided off of Los Ebanos Road where customers can park on the applicant’s driveway.

- **Hours of Operation:** Monday – Saturday from 8:00am – 8:00pm
- **Staff:** 2 employees will operate the business
- **Parking:** Existing driveway accommodates up to 4 vehicles.

REVIEW COMMENTS: Staff mailed out 9 notices to property owners within 200’ radius and has not received any comments in favor or against this request.

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

- 1.) Compliance with all City Codes (Building, Fire, Sign Codes, etc.),
- 2.) Acquisition of a business license, and
- 3.) CUP not transferable to others



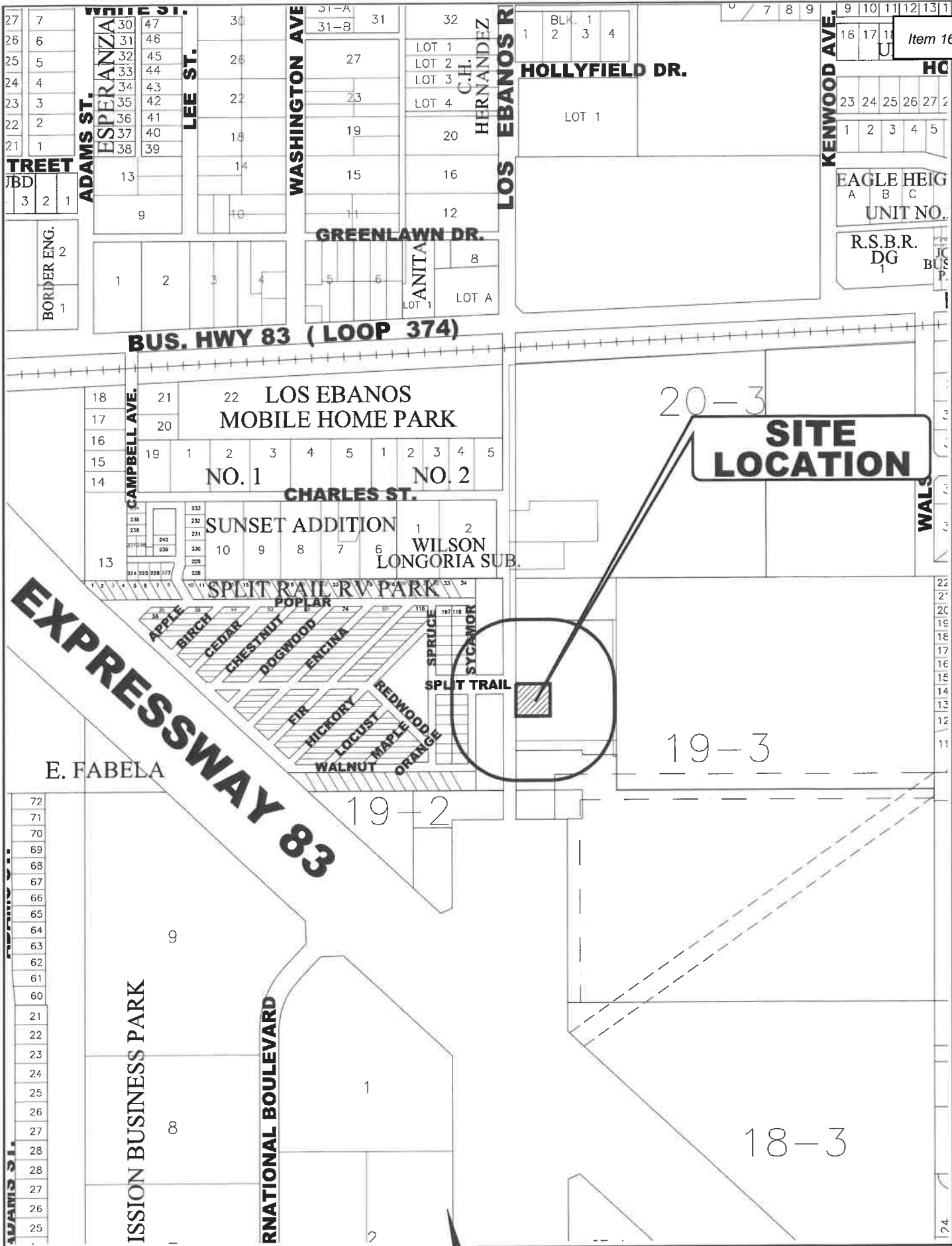
Item 16.

**SITE
LOCATION**



**CITY OF MISSION
PLANNING DEPARTMENT**
1201 E. 8th STREET
MISSION, TX 78572
PH: (956) 580-8672
FAX: (956) 580-8680

DATE: 02-12-25
No. **143**



Item 16.

**SITE
LOCATION**



**CITY OF MISSION
PLANNING DEPARTMENT**

1201 E. 8th. STREET
MISSION, TX 78572
PH: (956) 580-8672
FAX: (956) 580-8680

DATE:02-12-25

No. **144**

**LOCATION
SITE**

LOS EBANOS RD.

WHITE ST.

ADAMS ST.

ESPERANZA

LEE ST.

WASHINGTON AVE.

LOS EBANOS RD.

KENWOOD AVE.

HOLLYFIELD DR.

GREENLAWN DR.

BUS. HWY 83 (LOOP 374)

CAMPBELL AVE.

CHARLES ST.

SUNSET ADDITION

WILSON LONGORIA SUB

SPLIT RAIL RV PARK

EXPRESSWAY 83

E. FABELA

MISSION BUSINESS PARK

INTERNATIONAL BOULEVARD

LOS EBANOS MOBILE HOME PARK

SUNSET ADDITION

WILSON LONGORIA SUB

SPLIT RAIL RV PARK

APPLE

BIRCH

CEDAR

CHESTNUT

DOLWOOD

ENCINA

FIR

HICKORY

LOCUST

WALNUT

POPLAR

SPRUCE

STYCAMORE

SPLIT TRAIL

20-3

19-3

18-3

SITE LOCATION

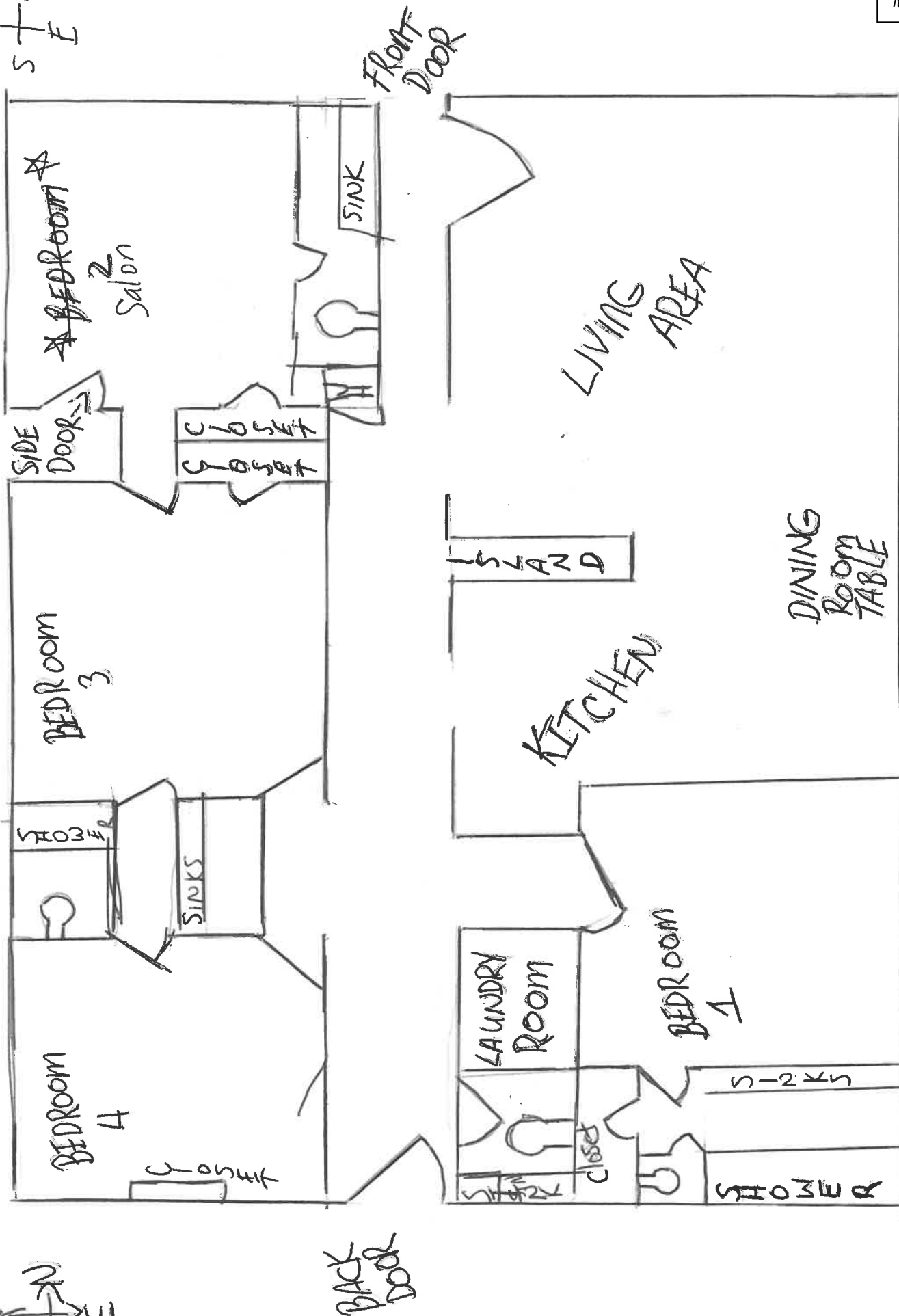
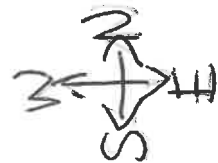
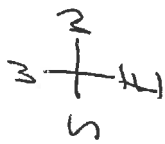
Item 16

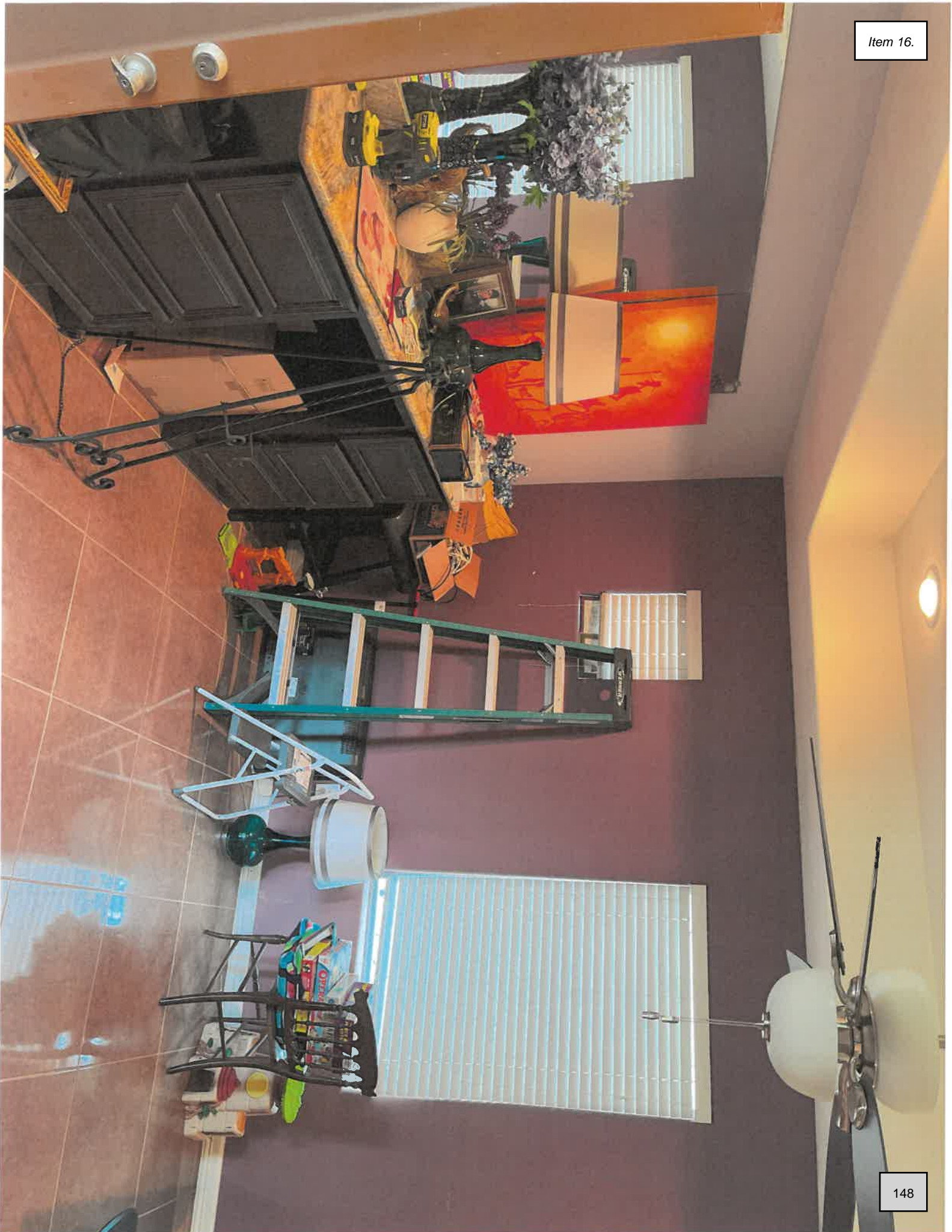


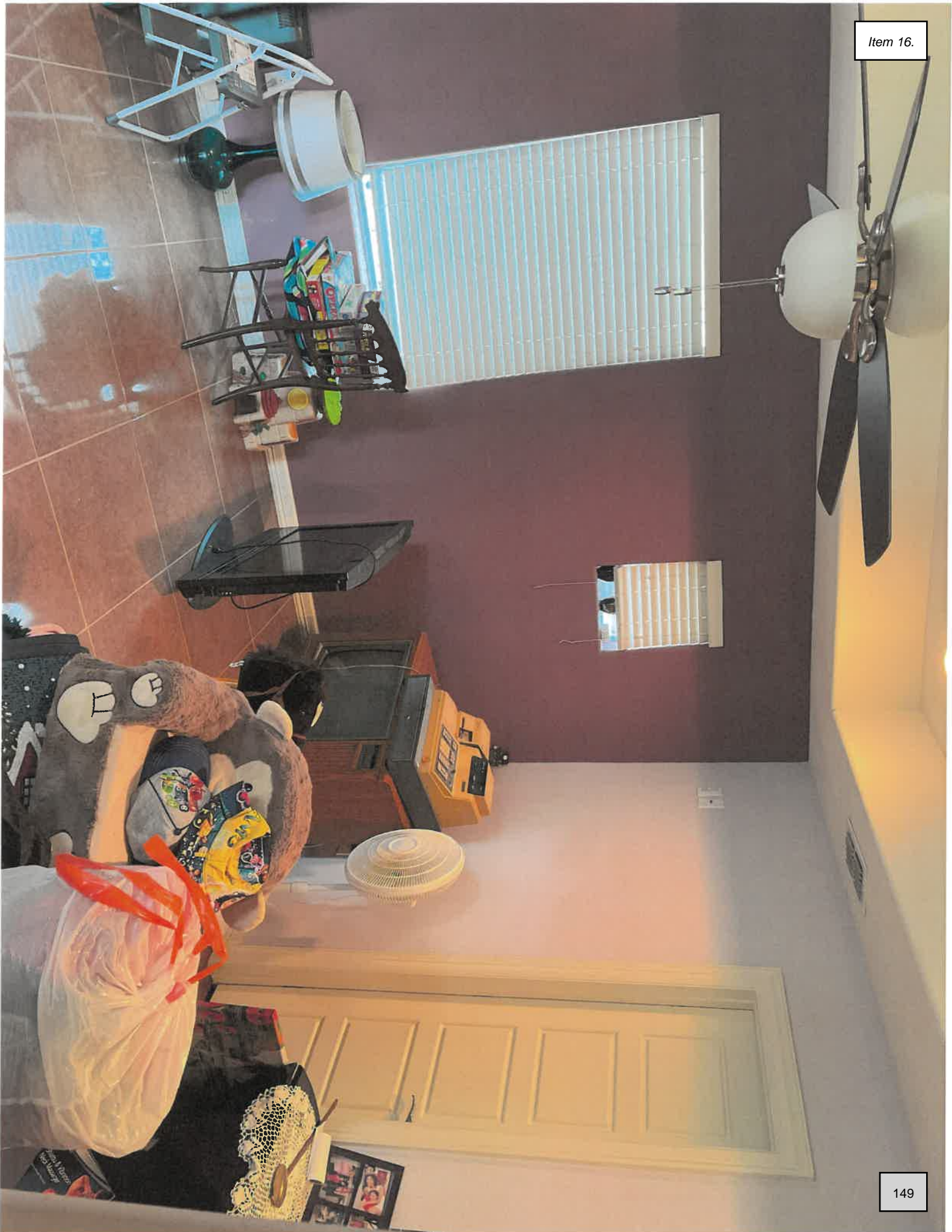
PH: (956) 580-8672
FAX: (956) 580-8680

146

508 N. Los Ebanos

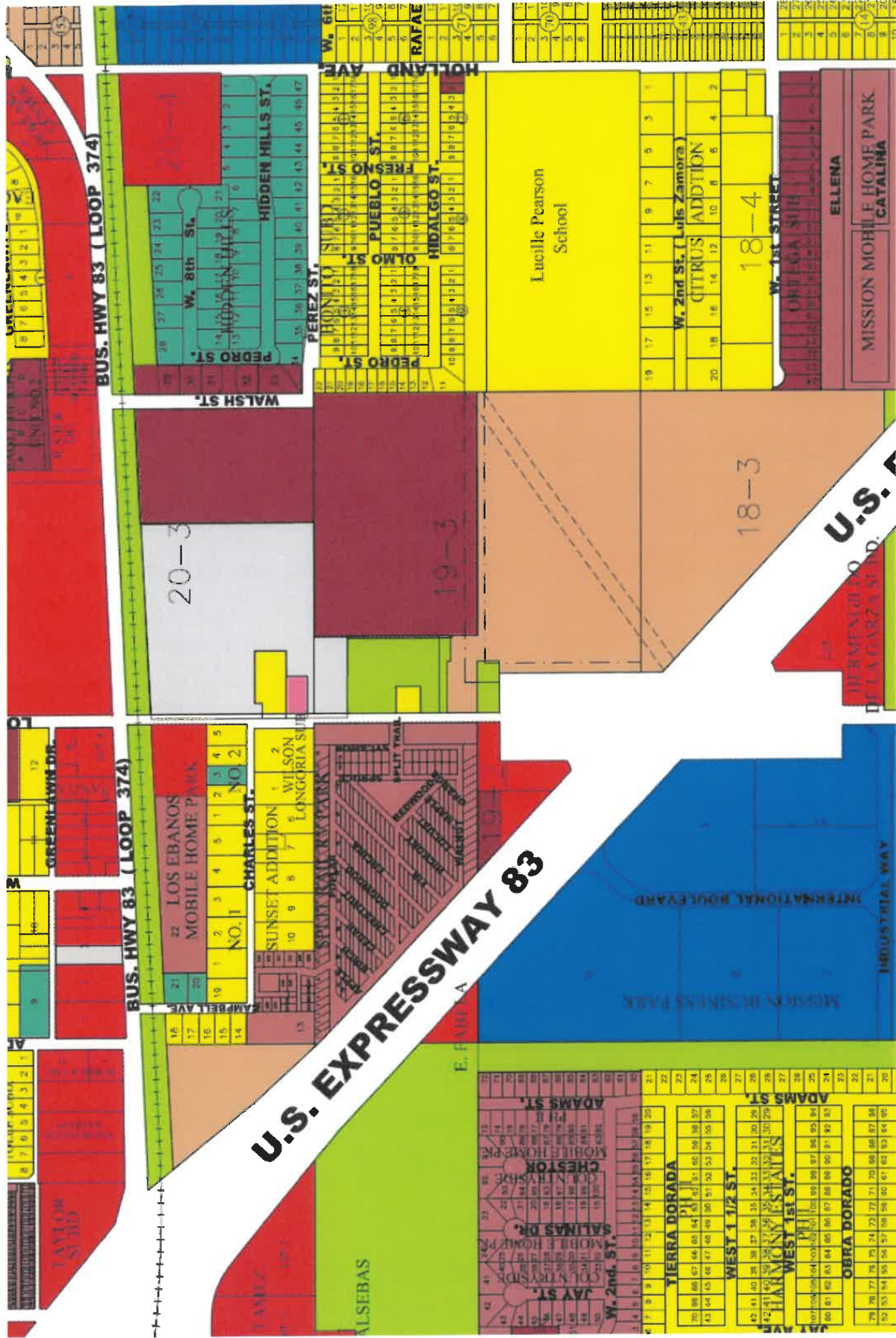












W0100-00-019-0002-02 (316723)
MISSION SPLIT RAIL
R V PARK INC
513 N LOS EBANOS RD
MISSION TX 78572

W0100-00-019-0003-08 (316732)
MARTINEZ LAURA RUBI
508 N LOS EBANOS RD
MISSION TX 78572

W0100-00-019-0003-13 (316737)
MISSION REAL PROPERTIES INC
PO BOX 949
MISSION TX 78573

W0100-00-019-0003-02 (316726)
VILLARREAL NIDIA L
4910 E STATE HIGHWAY 107
EDINBURG TX 78542

W0100-00-019-0003-09 (316733)
FLORES RAMIRO J
2804 N SHARY RD
MISSION TX 78574

B4303-00-000-0001-05 (1621793)
SEP LOS EBANOS LLC
706 N LOS EBANOS RD
MISSION TX 78572

W0100-00-019-0003-03 (316727)
HINOJOSA ANID SYLVIA
512 N LOS EBANOS RD
MISSION TX 78572

W0100-00-019-0003-10 (316734)
MISSION REAL PROPERTIES INC
PO BOX 949
MISSION TX 78573

B4303-00-000-0004-05 (1621794)
SEP LOS EBANOS LLC
706 N LOS EBANOS RD
MISSION TX 78572



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 24, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conditional Use Permit: To Place a Mobile Food Truck, 1931 N. Conway Avenue, Being a re-subdivision of all of Lot 2, Re-Subdivision of Lot 1, Mission Center Subdivision, C-3, Patricia Rey, Adoption of Ordinance #____ - Cervantes

NATURE OF REQUEST:

On February 19, 2025 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site is located at the Southwest corner of W. 20th Street and N. Conway Avenue. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

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

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

BID AMOUNT: \$ _____

STAFF RECOMMENDATION: Staff recommends approval for life of use subject to: 1) 1 year re-evaluation to access this new operation; 2) Acquisition of a business license; 3) Compliance with all City Codes (Building, Fire, Health, etc.); 4) Re-Stripe parking lot and add additional landscaping; 5) Enclose commercial dumpster; and 6) CUP not transferable to others.

Departmental Approval: Approval

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT TO PLACE A MOBILE FOOD TRUCK, 1931 N.
CONWAY AVENUE, BEING A RE-SUBDIVISION OF ALL OF LOT 2, RE-SUBDIVISION OF
LOT 1, MISSION CENTER SUBDIVISION**

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of February 19, 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, February 24 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
1931 N. Conway Avenue Being a re-subdivision of all of Lot 2, Re-Subdivision of Lot 1, Mission Center Subdivision	To Place a Mobile Food Truck	<ol style="list-style-type: none"> 1-year re-evaluation to access this new operation; Acquisition of a business license; Compliance with all City Codes (Building, Fire, Health, etc.) Re-Stripe parking lot and add additional landscaping; Enclose commercial dumpster; CUP not transferable to others; Restrooms to be accessible at all times for patrons and employees; and Hours of Operation: Monday – Friday 11:00am – 12:00pm Saturday 12:00pm – 12:00am Sunday 12:00pm – 10:00pm

READ, CONSIDERED AND PASSED, this the 24th day of February, 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

ITEM# 1.9

CONDITIONAL USE PERMIT: To Place a Mobile Food Truck
 1931 N. Conway Avenue
 Being a re-subdivision of all of
 Lot 2, Re-Subdivision of Lot 1,
 Mission Center Subdivision
 C-3
 Patricia Rey

REVIEW DATA

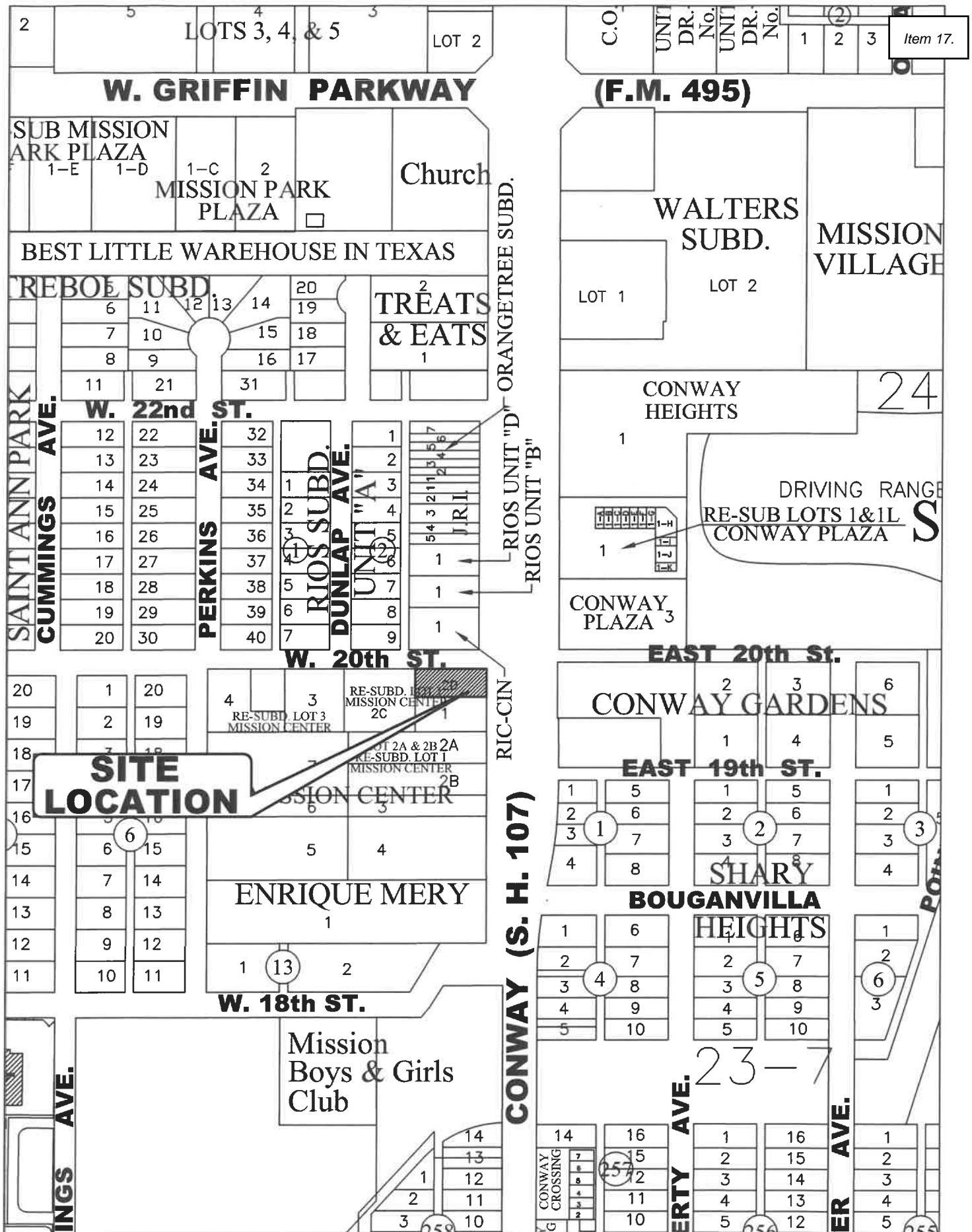
The subject site is located at the Southwest corner of W. 20th Street and N. Conway Avenue. The owner of La Barra Drive Thru & Bubbles Mission Laundromat is proposing to place a food truck in between both businesses to offer a variety of Mexican food. The applicant is proposing to have 3 picnic tables to allow their customers to sit and enjoy their food. Access to the site is provided off of Conway Avenue and W. 20th Street.

- **Days / Hours of operation:** Monday – Friday from 11:00 am – 12:00 am, Saturday from 12:00 pm – 12:00 am and Sundays from 12:00 pm – 10:00 pm
- **Staff:** 2 or 3 employees will man this operation
- **Parking & Landscaping:** Based on the number of seating spaces and mobile food unit there are 13 parking spaces that will be required for this business. There is a total of 37 parking spaces available that are shared amongst the three businesses. The applicant will be required to add landscaping.

REVIEW COMMENTS: Staff mailed out 14 notices to property owners within 200' radius and as of this write up staff has not received any comments in favor or against this request.

RECOMMENDATION: Staff recommends approval subject to:

- 1.) 1 year re-evaluation to access this new operation
- 2.) Acquisition of a business license,
- 3.) Compliance with all City Codes (Building, Fire, Health, etc.)
- 4) Re-Stripe parking lot and add additional landscaping.
- 5) Enclose commercial dumpster
- 6) CUP not transferable to others.



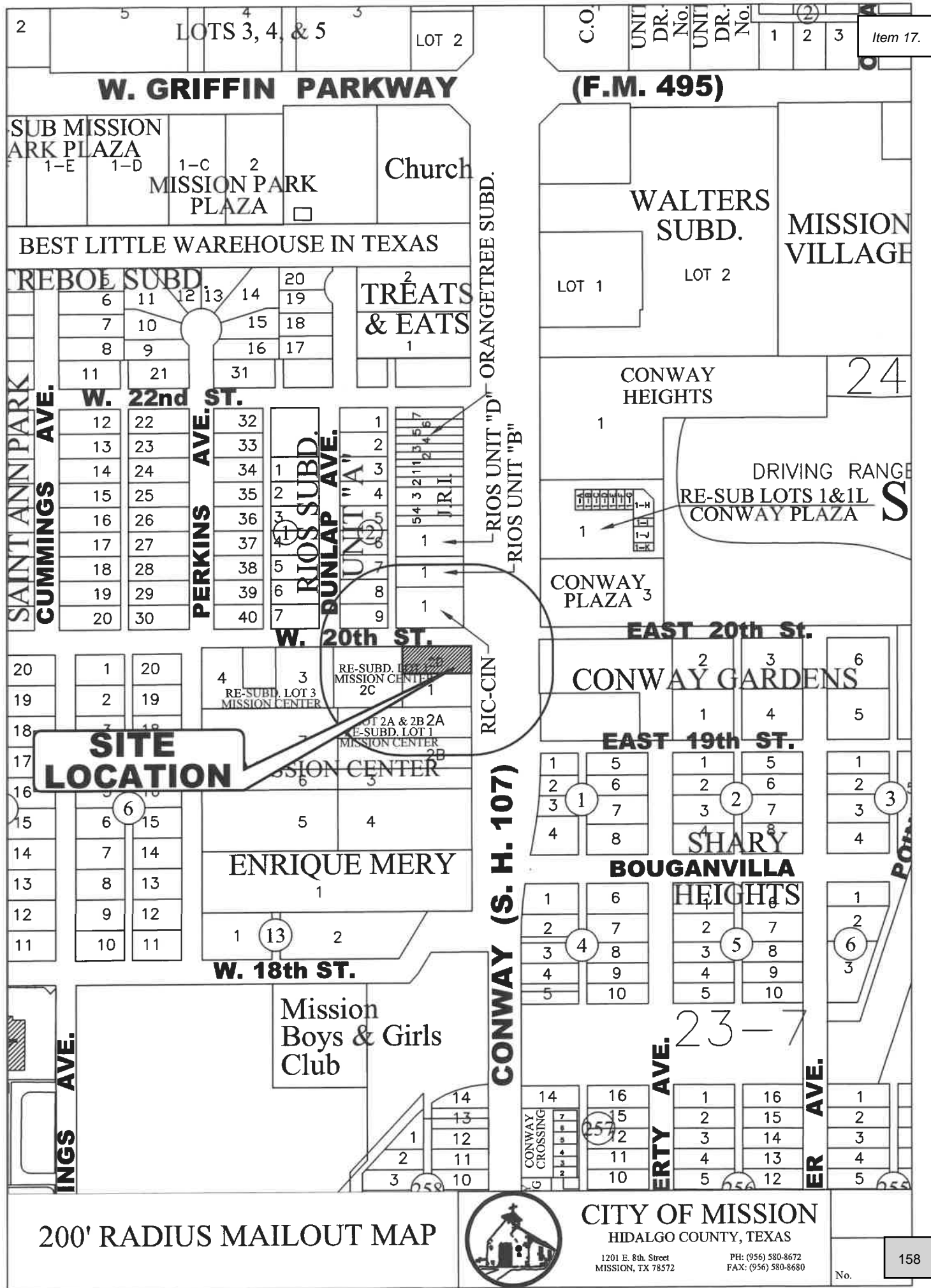
CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

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

No.

157



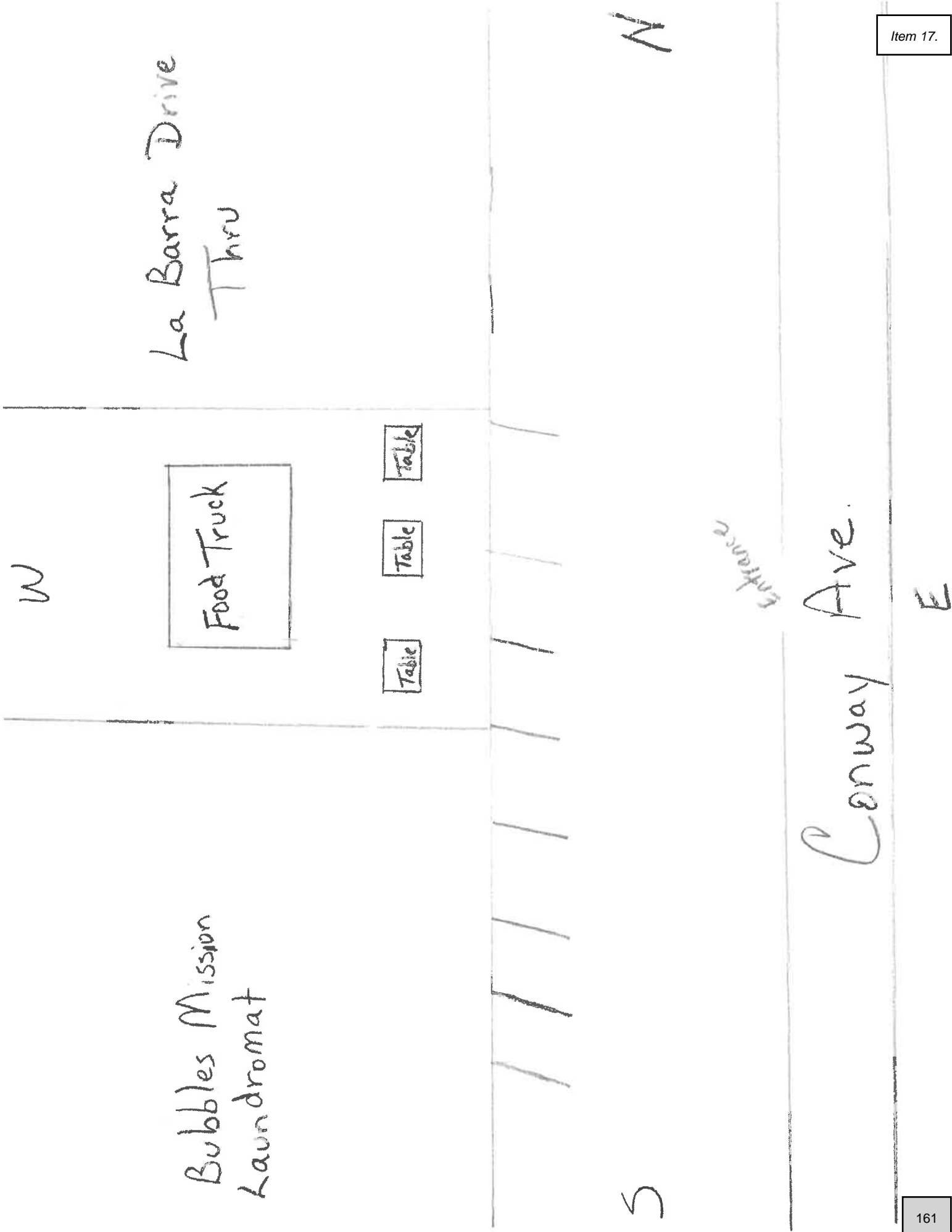
CITY OF MISSION

HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

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





Food Truck Location- between La Barra Drive Thru and Bubbles Mission Laundromat

Location: 1931 N. Conway Ave., Mission, Texas 78572

Hours of Operation:

- **Monday - Friday:** 11:00 AM – 12:00 Midnight
- **Saturday:** 12:00 PM – 12:00 Midnight
- **Sunday:** 12:00 PM – 10:00 PM

This Food Truck will be employing two (2) or Three (3) employees daily.

Menu:

This food truck will offer an array of delicious Mexican street food with a modern twist. Fresh, flavorful, and fast!

Sandwiches/ Burgers

- Ham and Cheese-w/ trimmings
- Bacon Burgers- w/ trimmings
- Regular Burger- w/ trimmings
- Avocado Burger- w/ trimmings
- Mexican Hot Dogs- w/ trimmings
- Regular Hotdogs- w/ trimmings

Tacos

(Soft corn tortillas with your choice of filling, served with onions, cilantro, and your choice of salsa)

- **Carne Asada** – Grilled beef, seasoned to perfection
- **Pollo Asado** – Marinated grilled chicken
- **Al Pastor** – Pork marinated with pineapple and achiote
- **Barbacoa** – Slow-cooked beef with spices
- **Taco de Pescado** – Crispy fried fish fillet
- **Veggie Taco** – Grilled peppers, onions, zucchini, and portobello mushrooms
- **Bacon & Egg** – Scrambled eggs with crispy bacon

Specialty Tacos

(These are a fusion of flavors that bring a twist to classic tacos)

- **Taco Elote** – Grilled corn, mayo, cotija cheese, chili powder
- **Bacon-Wrapped Shrimp Taco** – Shrimp wrapped in crispy bacon, avocado, and spicy mayo

Burritos

- **Carne Asada Burrito** – A hearty burrito with carne asada, rice, beans, avocado, and salsa
- **Chicken Burrito** – Grilled chicken, cilantro-lime rice, black beans, guacamole
- **Shrimp Burrito** – Shrimp, avocado, lettuce, cucumber, spicy mayo
- **Breakfast Burrito** – Scrambled eggs, bacon or sausage, hash browns, cheese, and salsa

Quesadillas

- **Classic Cheese Quesadilla** – Flour tortilla with melted cheddar and mozzarella
- **Steak Quesadilla** – Grilled steak, cheese, and salsa
- **Chicken Quesadilla** – Grilled chicken, cheese, sour cream, and pico de gallo
- **Spinach & Mushroom Quesadilla** – Spinach, mushrooms, cheese, and chipotle sauce

Sides

- **Street Corn (Elote)** – Corn on the cob with mayo, cotija cheese, chili powder, and lime
- **Mexican Rice**
- **Refried Beans**
- **Chips & Guacamole**
- **Chips & Salsa** (Choice of mild, medium, or spicy salsa)
- **French Fries**

Drinks

- **Horchata** – Sweet rice milk drink with cinnamon
- **Agua Fresca** – Fruit water in flavors like pineapple, watermelon, and cucumber lime
- **Mexican Coke** – Bottled, made with cane sugar
- **Jarritos** – Mexican soda in a variety of fruit flavors
- **Bottled Water**
- **Sodas**

Special Features:

- **Taco Tuesdays:** 10% off tacos all day
 - **Weekend Special: Loaded Fries** – French fries topped with carne asada, cheese, guacamole, and salsa
 - **Delivery and Takeout:** For those in the area, order ahead and get it delivered or take it to go!
-

This concept combines traditional Mexican street food with creative new options to cater to different tastes. The truck could become a popular spot for locals craving a quick bite or families looking for a tasty meal.

C7980-00-000-0003-00 (548154)
BANK OF SOUTH TEXAS
840 N CAGE BLVD
PHARR TX 78577

M4935-00-000-0001-00 (458636)
ARGENTO PROPERTIES LTD
805 W DAVIS RD
EDINBURG TX 78541

M4935-00-000-0007-00 (458636)
ACJ LLC
409 EAST RIDGE RD
PHARR TX 78577

M4935-00-000-002A-00 (549024)
BIJO MANAGEMENT LLC ET AL
1508 IVY LN
EDINBURG TX 78539

M4935-00-000-002B-00 (549025)
MY BLESSINGS LTD
3921 SARATOGA BLVD STE 103
CORPUS CHRISTI TX 78415

R2435-00-000-0001-00 (539586)
MISSION QUICK LUBE INC
2001 N CONWAY AVE
MISSION TX 78572

R3250-00-002-0007-00 (271136)
RIOS JOE A JR
2004 N DUNLAP AVE
MISSION TX 78572

R3250-00-002-0008-00 (271137)
SARABIA FERNANDO JR
2000 N DUNLAP AVE
MISSION TX 78572

R3250-0B-000-0001-00 (520493)
GARCIA JULIO CESAR
IDALIA A GARCIA
25 CALLE ANACUA
BROWNSVILLE TX 78520

W0100-00-023-0007-01 (316863)
GUERRA ALBERTO JR & BEATRIZ
CO TRUSTEES LVNG TRST
1902 N CONWAY AVE
MISSION TX 78572

W0100-00-023-0007-02 (316864)
LILA-TESS INVESTMENTS LTD
2321 ORANGE ST
MISSION TX 78574

M4935-00-000-0003-05 (627729)
DEL OLMO GUILLERMO PRIETO
1602 JONATHON DR
MISSION TX 78572

M4935-00-000-002C-00 (1067787)
FLORES RAUL
1714 E RABBIT RUN AVE
ALTON TX 78573

M4935-00-000-002D-00 (1067789)
ARGENTO PROPERTIES LTD
910 E HIDALGO AVE STE 1
RAYMONDVILLE TX 78580



CITY OF
MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 24, 2025
PRESENTED BY: Xavier Cervantes, Director of Planning
AGENDA ITEM: Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – RGV Padel Club II, 2513 Victoria Avenue, Lot 2, Hampton Inn & Suites, C-3, RGV Padel Club II, LLC (c/o Hector Ronquillo), Adoption of Ordinance #____ and Wet Zone Ordinance #____ - Cervantes

NATURE OF REQUEST:

On February 19, 2025 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site is located approximately 435' west of Taylor Road along the north side of Victoria Avenue. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

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

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

BID AMOUNT: \$ _____

STAFF RECOMMENDATION: Staff recommends approval for life of use subject to: 1) Waiver of the 300's separation requirement from the residential neighborhood; 2) Compliance with all City Codes (Building, Fire, Health, etc.); 3) Compliance with TABC requirements; 4) Acquisition of a business license prior to occupancy; 5) CUP not transferable to others; and 6) Wet Zone Property

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT FOR THE SALE & ON-SITE
CONSUMPTION OF ALCOHOLIC BEVERAGES – RGV PADEL CLUB II, 2513 VICTORIA
AVENUE, LOT 2, HAMPTON INN & SUITES**

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of February 19, 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, February 24 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
2513 Victoria Avenue Lot 2, Hampton Inn & Suites	Sale & On-Site Consumption of Alcoholic Beverages – RGV Padel Club II	<ol style="list-style-type: none"> 1. Life of Use 2. Wavier of the 300's separation requirements from the residential neighborhood; 3. Compliance with TABC requirements; 4. Acquisition of a business license prior to occupancy; 5. CUP not transferable to others; and 6. Hours of Operation: Monday – Thursday & Sunday 5:30am – 12:00am Friday – Saturday 5:30am – 2:00am

READ, CONSIDERED AND PASSED, this the 24th day of February, 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
AMENDING ORDINANCE NO.780 DESIGNATING PLACES WHERE BEER
AND OTHER ALCOHOLIC BEVERAGES MAY BE SOLD WITHIN THE
CORPORATE LIMITS OF THE CITY OF MISSION TO INCLUDE THE
PREMISES LOCATED AT
2513 VICTORIA AVENUE, LOT 2 - RGV PADEL CLUB II**

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

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

2513 VICTORIA AVENUE, LOT 2
RGV PADEL CLUB II

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

1. The property located at 2513 Victoria Avenue, Lot 2, RGV Padel Club II, is designated as "wet area".
2. Said property located at 2513 Victoria Avenue, Lot 2, RGV Padel Club II, shall be included in the designated areas where alcoholic beverages may be sold within the city.

READ, CONSIDERED AND APPROVED this 24th day of February, 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

ITEM# 2.0

CONDITIONAL USE PERMIT: Sale & On-Site Consumption of
 Alcoholic Beverages – RGV Padel Club II
 2513 Victoria Avenue
 Lot 2, Hampton Inn & Suites
 C-3
 RGV Padel Club II, LLC (c/o Hector Ronquillo)

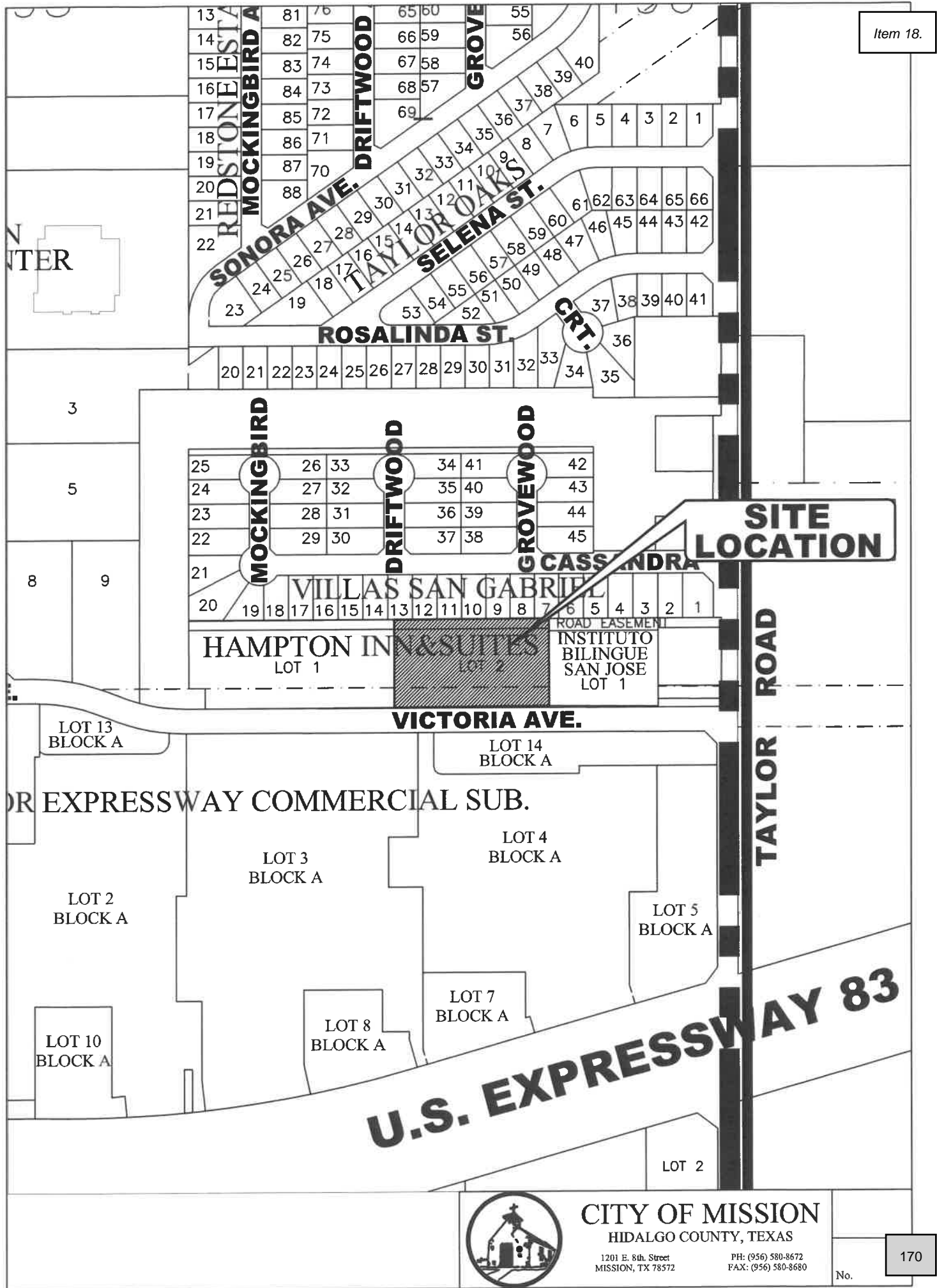
The subject site is located approximately 435' west of Taylor Road along the north side of Victoria Avenue. The applicant is building a 1,500 square foot 2-story Sports Complex Facility that includes: A Pro Shop, 7-Padel courts, 5 pickleball courts, lobby, office, storage areas, bar area, terrace, and would like to offer Alcoholic Beverages in their menu. Access to the site will be via a 40' access driveway off of Victoria Avenue.

- **Days / Hours of operation:** Monday – Thursday and Sunday from 5:30 am – 12:00 am, Friday - Saturday from 5:30 am – 2:00 am
- **Staff:** 15 employees will man this operation
- **Parking & Landscaping:** In reviewing the site plan, the applicant is proposing a total of 58 parking spaces including 4 handicaps. Landscaping and lighting will need to be complied with.
- **Other Requirements:** All commercial properties adjoining any residential use must install a 6' solid buffer along the perimeter of the property.
- **Sale of Alcohol:** The restaurant includes a 'bar' component. Section 1.56 (3a) of the Zoning code requires a minimum separation of 300' from the property line of any churches, schools, publicly owned property, and residences. There is a residential subdivision and a private school within the 300', however, P&Z and City Council have waived the separation requirement during other similar conditional use permits approval.

REVIEW COMMENTS: Staff mailed out 25 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.

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

- 1) Waiver of the 300's separation requirement from the residential neighborhood
- 2) Compliance with all City Codes (Building, Fire, Health, etc.)
- 3) Compliance with TABC requirements
- 4) Acquisition of a business license prior to occupancy
- 5) CUP not transferable to others.

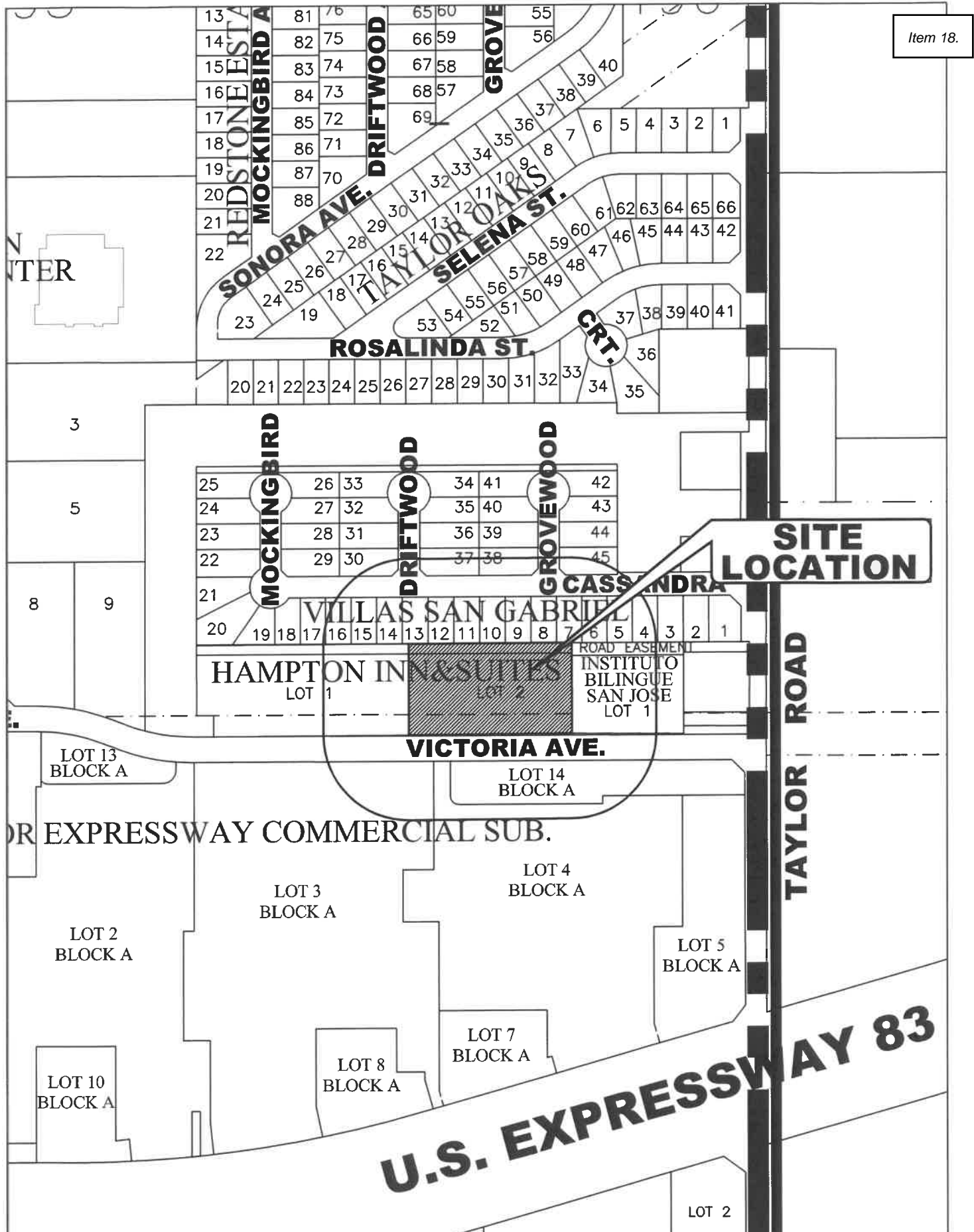


CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

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

No.



200' RADIUS MAILOUT MAP



CITY OF MISSION
HIDALGO COUNTY, TEXAS

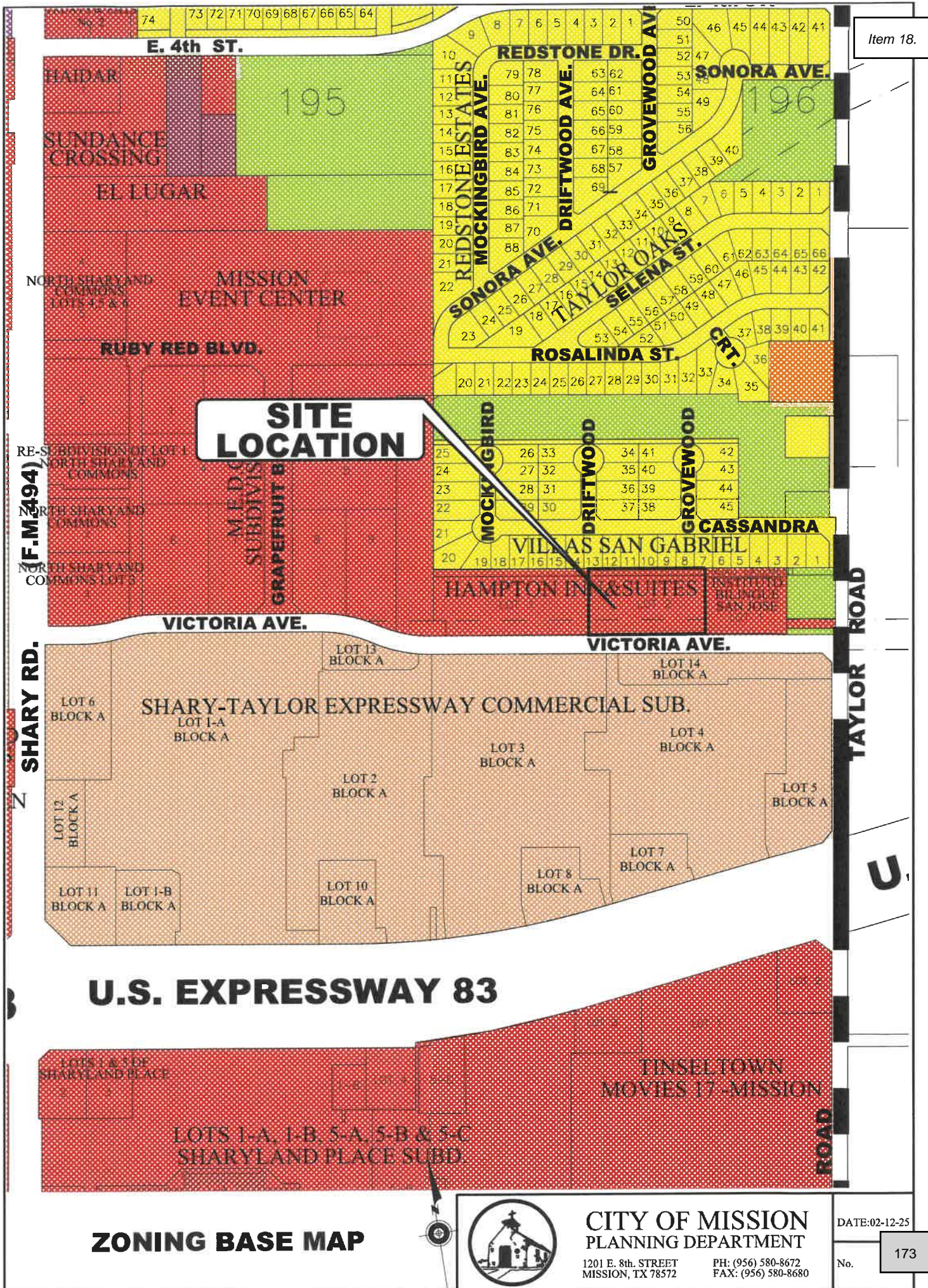
1201 E. 8th. Street
MISSION, TX 78572

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

No.

171





**CITY OF MISSION
PLANNING DEPARTMENT**

1201 E. 8th. STREET
MISSION, TX 78572

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

DATE:02-12-25

No.

173



**TEXAS ALCOHOLIC
BEVERAGE COMMISSION**
Texans Helping Businesses & Protecting Communities

Item 18.

**Required
Certifications**

Join TABC in the fight against human trafficking

L-CERT (7/2022)

Submit this form to the proper officials to obtain certification for the type of license/permit for which you are applying as required by TX Alc. Bev. Code, Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13. This Required Certifications form must be submitted with your Initial Application form.

Contact your local TABC office for assistance.

LOCATION INFORMATION

1. Trade Name of Location (Name of restaurant, bar, store, etc.) RGV Padel Club - II LLC			
2. Owner of Business/Applicant (Name of Corporation, LLC, etc.) RGV Padel Club - II LLC			
3. Type of Owner <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Partnership <input type="checkbox"/> Limited Partnership <input type="checkbox"/> Limited Liability Partnership <input type="checkbox"/> Other: _____			
4. Location Address 2513 Victoria Ave			
City Mission		County Hidalgo	State TX Zip Code 78572
5. Mailing Address 2037 Industrial Dr			
City McAllen		County Hidalgo	State TX Zip Code 78504
6. Business Telephone Number pending		Alternate Telephone Number 956-458-4488	E-mail Address hectorronquillo2@gmail.com
7. Application for:			
<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Reinstatement	License/Permit Number _____	<input type="checkbox"/> Reinstatement and Change of Trade Name
	<input type="checkbox"/> Change of Location	License/Permit Number _____	<input type="checkbox"/> Change of Location and Trade Name
8A. Type of Off-Premise Retailer License/Permit:			
<input type="checkbox"/> BF Retail Dealer's Off-Premise License	<input type="checkbox"/> E Local Cartage Permit	<input type="checkbox"/> P Package Store Permit	
<input type="checkbox"/> BQ Wine and Malt Beverage Retail Dealer's Off-Premise Permit	<input type="checkbox"/> ET Third-Party Local Cartage Permit	<input type="checkbox"/> Q Wine Only Package Store	
<input type="checkbox"/> LP Local Distributor's Permit			
8B. Type of On-Premise Retailer License/Permit			
<input type="checkbox"/> BE Retail Dealer's On-Premise License	<input type="checkbox"/> E Local Cartage Permit	<input checked="" type="checkbox"/> MB Mixed Beverage	
<input type="checkbox"/> BG Wine and Malt Beverage Retail Dealer's On-Premise Permit	<input type="checkbox"/> FB Food and Beverage Certificate	<input type="checkbox"/> WP Waterpark Permit	
<input type="checkbox"/> BP Brewpub License	<input checked="" type="checkbox"/> LH Late Hours Certificate		
8C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit			
<input type="checkbox"/> BB General Distributor's License	<input type="checkbox"/> D Distillers and Rectifiers Permit - allows on-premise consumption	<input type="checkbox"/> S Nonresident Seller's Permit	
<input type="checkbox"/> BC Branch Distributor's License	<input type="checkbox"/> DS Out-of-State Winery Direct Shipper's Permit	<input type="checkbox"/> SD Brewer's Self-Distribution License	
<input type="checkbox"/> BN Nonresident Brewer's License	<input type="checkbox"/> G Winery - allows on-premise consumption	<input type="checkbox"/> W Wholesaler's Permit	
<input type="checkbox"/> BW Brewer's License	<input type="checkbox"/> J Bonded Warehouse	<input type="checkbox"/> X General Class B Wholesaler Permit	
<input type="checkbox"/> JD Bonded Warehouse (Dry Area)			
9. For On or OFF-Premise Applicants, Indicate Primary Business Type at this Location			
<input type="checkbox"/> Bar	<input type="checkbox"/> Grocery/Market	<input type="checkbox"/> Package Store	<input type="checkbox"/> Sexually Oriented
<input type="checkbox"/> Civic Center	<input type="checkbox"/> Hotel	<input type="checkbox"/> Public Entertainment Fac. (PEF as defined in Sec. 108.73)	<input checked="" type="checkbox"/> Sporting Arena
<input type="checkbox"/> Convenience Store	<input type="checkbox"/> Motel	<input type="checkbox"/> Racetrack	
<input type="checkbox"/> Delivery Company	<input type="checkbox"/> Movie Theater	<input type="checkbox"/> Restaurant	

Trade Name: _____

RGV Padel Club - II LLC

Item 18.

Location Address: 2513 Victoria Ave

City: Mission

County: Hidalgo

Off-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary: P, Q, BF, BQ

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ **CHECK HERE IF NOT IN CITY LIMITS**

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought as the place of business is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
<input type="checkbox"/> BF	The legal sale of malt beverages for off-premise consumption only <input type="checkbox"/> greater than 5% alcohol by volume OR <input type="checkbox"/> 5% or less alcohol by volume
<input type="checkbox"/> BF, BQ, Q	The legal sale of malt beverages and wine for off-premise consumption only
<input type="checkbox"/> BF, BQ, Q, P	The legal sale of all alcoholic beverages for off-premise consumption only

OR

☐ I hereby refuse on this _____ day of _____, 20____ to certify this location.

SIGN

HERE _____, _____, TEXAS

City Secretary/Clerk

City

SEAL**On-Premise Certifications**

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary (FOR MB, MB/FB, BG, BG/FB, BE, & BE/FB)

TX Alc. Bev. Code, Section 11.37 & 61.37

I hereby certify on this _____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
<input type="checkbox"/> MB	Mixed Beverage Permit
<input type="checkbox"/> MB/FB	Mixed Beverage Restaurant Permit with required Food and Beverage Certificate
<input type="checkbox"/> BG*	Wine and Malt Beverage Retail Dealer's On-Premise Permit
<input type="checkbox"/> BG/FB*	Wine and Malt Beverage Retail Dealer's On-Premise Permit with required Food and Beverage Certificate
<input type="checkbox"/> BE*	Retail Dealer's On-Premise License
<input type="checkbox"/> BE/FB*	Retail Dealer's On-Premise License with required Food and Beverage Certificate
*Mark box on right for BE and/or BE/FB	<input type="checkbox"/> greater than 5% alcohol by volume OR <input type="checkbox"/> 5% or less alcohol by volume
*Mark box on right for any of the following license or permit types BG, BG/FB BE, BE/FB	Election for given location was held for: <input type="checkbox"/> legal sale of malt beverage/wine (17%) on-premise AFTER Sept. 1, 1999 OR <input type="checkbox"/> legal sale of malt beverage/wine (14%) on-premise BEFORE Sept. 1, 1999

SIGN

HERE _____, _____, TEXAS

City Secretary/Clerk

City

SEAL**Certification for Late Hours Certificate (LH)**

TX Alc. Bev. Code, Chapters 29 & 70 et seq.

I hereby certify on this _____ day of _____, 20____, that one of the below is correct:

<input type="checkbox"/>	The governing body of this city or county has by ordinance or order authorized the sale of mixed beverages between midnight and 2:00 A.M.;
OR	
<input type="checkbox"/>	The governing body of this city or county has by ordinance or order authorized the sale of malt beverage between midnight and _____ A.M.;
OR	
<input type="checkbox"/>	The population of the city or county where premises are located was 500,000 or more according to the 24 th Decennial Census of the United States as released by the Bureau of the Census on April 1, 2020;
OR	
<input type="checkbox"/>	The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2020).

SIGN

HERE _____, _____, TEXAS

City Secretary/Clerk

City

SEAL

Trade Name: _____

RGV Padel Club - II LLC

Location Address: 2513 Victoria Ave

City: Mission

County: Hidalgo

Wholesaler, Distributor or Manufacturer Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary for: J☐ CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this ____ day of _____, 20__, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL**Certificate of City Secretary for Winery (G) Applicants**

Per Sec. 16.011, "A winery permit may be issued for premises in an area in which the sale of wine has not been authorized by a local option election..."

I hereby certify on this ____ day of _____, 20__, that this location address ☐ is ☐ is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

☐ I hereby refuse on this ____ day of _____, 20__ to certify this location.

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL**Certificate of City Secretary for: BW & D**

I hereby certify on this ____ day of _____, 20__, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, and

☐ does ☐ does not allow for on-premise consumption and

☐ does ☐ does not allow for off-premise consumption in accordance with 501.035 of the Election Code.

OR

☐ I hereby refuse on this ____ day of _____, 20__ to certify this location.

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL**Certificate of City Secretary for: BB, BC, W & X**

Applicants Per Sec. 251.79 "a wholesaler's permit, general class B wholesaler's permit, or a general or branch distributor's license may be issued and licensed premises maintained in any area where the sale of any alcoholic beverage is legal."

I hereby certify on this ____ day of _____, 20__, that this location address ☐ is ☐ is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

I hereby refuse on this ____ day of _____, 20__ to certify this location.

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

Trade Name: _____

RGV Padel Club - II LLC

Item 18.

Location Address: 2513 Victoria Ave

City: Mission

County: Hidalgo

Off-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit... requests certification, the county clerk... shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by any valid order...

Certificate of County Clerk: P, Q, BF, BQ

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ **CHECK HERE IF NOT IN CITY LIMITS**

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought as the place of business is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
<input type="checkbox"/> BF	The legal sale of malt beverages for off-premise consumption only <input type="checkbox"/> greater than 5% alcohol by volume OR <input type="checkbox"/> 5% or less alcohol by volume
<input type="checkbox"/> BF, BQ, Q	The legal sale of malt beverages and wine for off-premise consumption only
<input type="checkbox"/> BF, BQ, Q, P	The legal sale of all alcoholic beverages for off-premise consumption only

OR

☐ I hereby refuse on this _____ day of _____, 20____ to certify this location.

SIGN

HERE _____,

County Clerk

County

SEAL**On-Premise Certifications**

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit... requests certification, the county clerk... shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by any valid order....

Certificate of County Clerk (FOR MB, MB/FB, BG, BG/FB, BE, & BE/FB)

TX Alc. Bev. Code, Section 11.37 & 61.37

I hereby certify on this _____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
<input type="checkbox"/> MB	Mixed Beverage Permit
<input type="checkbox"/> MB/FB	Mixed Beverage Restaurant Permit with required Food and Beverage Certificate
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<input type="checkbox"/> BE*	Retail Dealer's On-Premise License
<input type="checkbox"/> BE/FB*	Retail Dealer's On-Premise License with required Food and Beverage Certificate
*Mark box on right for BE and/or BE/FB	<input type="checkbox"/> greater than 5% alcohol by volume OR <input type="checkbox"/> 5% or less alcohol by volume
*Mark box on right for any of the following license or permit types BG, BG/FB BE, BE/FB	Election for given location was held for: <input type="checkbox"/> legal sale of malt beverage/wine (17%) on-premise AFTER Sept. 1, 1999 OR <input type="checkbox"/> legal sale of malt beverage/wine (14%) on-premise BEFORE Sept. 1, 1999

SIGN

HERE _____,

County Clerk

County

SEAL**Certification for Late Hours Certificate (LH)**

TX Alc. Bev. Code, Chapters 29 & 70 et seq.

I hereby certify on this _____ day of _____, 20____, that one of the below is correct:

<input type="checkbox"/> OR	The governing body of this city or county has by ordinance or order authorized the sale of mixed beverages between midnight and 2:00 A.M.;
<input type="checkbox"/> OR	The governing body of this city or county has by ordinance or order authorized the sale of malt beverage between midnight and _____ A.M.;
<input type="checkbox"/> OR	The population of the city or county where premises are located was 500,000 or more according to the 24 th Decennial Census of the United States as released by the Bureau of the Census on April 1, 2020;
<input type="checkbox"/> OR	The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2020).

SIGN

HERE _____,

County Clerk

County

SEAL

Trade Name:

RGV Padel Club - II LLC

Location Address: 2513 Victoria Ave

City: Mission

County: Hidalgo

Wholesaler, Distributor or Manufacturer Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the county clerk...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by any valid order....

Certificate of County Clerk for: J☐ **CHECK HERE IF NOT IN CITY LIMITS**

I hereby certify on this ____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

SIGN

HERE _____

County Clerk

County

SEAL**Certificate of County Clerk for Winery (G) Applicants**

Per Sec. 16.011, "A winery permit may be issued for premises in an area in which the sale of wine has not been authorized by a local option election..."

I hereby certify on this ____ day of _____, 20____, that this location address ☐ is ☐ is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

☐ I hereby refuse on this ____ day of _____, 20____ to certify this location.

SIGN

HERE _____

County Clerk

County

SEAL**Certificate of County Clerk for: BW & D**

I hereby certify on this ____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, **and**

☐ does ☐ does not allow for on-premise consumption **and**

☐ does ☐ does not allow for off-premise consumption in accordance with 501.035 of the Election Code.

OR

☐ I hereby refuse on this ____ day of _____, 20____ to certify this location.

SIGN

HERE _____

County Clerk

County

SEAL**Certificate of County Clerk for: BB & BC, W & X**

Applicants Per Sec. 251.79 "a wholesaler's permit, general class B wholesaler's permit, or a general or branch distributor's license may be issued and licensed premises maintained **in any area where the sale of any alcoholic beverage is legal.**"

I hereby certify on this ____ day of _____, 20____, that this location address ☐ is ☐ is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

I hereby refuse on this ____ day of _____, 20____ to certify this location.

SIGN

HERE _____

County Clerk

County

SEAL

Trade Name: _____

RGV Padel Club - II LLC

Item 18.

Location Address: 2513 Victoria Ave

City: Mission

County: Hidalgo

**Publisher's Affidavit for All Applicants Except BN, DS, S
TX Alc. Bev. Code, Section 11.39 and 61.38**

Name of newspaper _____

City, County _____

Dates notice published in daily/weekly newspaper (MM/DD/YYYY) _____

Publisher or designee certifies attached notice was published in newspaper stated on dates shown.

Signature of publisher or designee _____

Sworn to and subscribed
before me on this date (MM/DD/YYYY) _____

Signature of Notary Public _____

SEAL

ATTACH PRINTED

COPY OF THE

NOTICE HERE

[Click here to see example of
newspaper publication](#)**Comptroller of Public Accounts Certificate for All Applicants**

TX Alc. Bev. Code, Section 11.46 (b) & 61.42 (b)

This is to certify on this _____ day of _____, 20_____, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit and that none of the persons making this application are indebted to the State of Texas.

Sales Tax Permit Number _____ Outlet Number _____

Print Name of Comptroller Employee _____

Print Title of Comptroller Employee _____

SIGN HERE _____**FIELD OFFICE** _____**SEAL**

Q Taxpayer Locations

✔ This taxpayer has 1 location.

Taxpayer

Taxpayer ID: 32098244844
Taxpayer Name: RGV PADEL CLUB - II LLC
Mailing Address: 2037 INDUSTRIAL DR
MCALLEN, TX 78504
Permit Status: ACTIVE

Locations

SORT: LOCATION NAME (A-Z) ▾

Location Name	Status	Address	Location Number	Permit Begin Date	Permit End Date
RGV PADEL CLUB -II LLC	ACTIVE	2513 VICTORIA AVE MISSION, TX 78572	00001	04/01/2025	

S2979-00-00A-0003-00 (707590)
 TARGET CORPORATION
 PROPERTY TAX DEPARTMENT
 PO BOX 9456
 MINNEAPOLIS MN 55440

H0952-00-000-0001-00 (20827746)
 VICTORIA HEIGHTS LLC
 312 W NOLANA LOOP
 PHARR TX 78577

V3851-00-000-0003-00 (898485)
 IKAME LLC
 2000 WESTMINSTER CIR
 BROWNSVILLE TX 78521

V3851-00-000-0006-00 (898488)
 VILLARREAL DANIEL & ELIZABETH
 PO BOX 673
 PENITAS TX 78576

V3851-00-000-0009-00 (898491)
 EMILIOS TEXTILE GROUP INC
 1501 E RAMON AYALA DR
 HIDALGO TX 78557

V3851-00-000-0012-00 (898494)
 ZEPEDA GILBERTO & MARIA DE JESUS
 2606 CASSANDRA
 MISSION TX 78572

V3851-00-000-0015-00 (898497)
 DIZON JOHN C & BERNADETTE P
 2600 CASSANDRA ST
 MISSION TX 78572

V3851-00-000-0030-00 (898512)
 RONQUILLO HECTOR S & MARIA A
 202 S DRIFTWOOD AVE
 MISSION TX 78572

V3851-00-000-0045-00 (898527)
 LOPEZ BERTHA
 203 GROVEWOOD AVE
 MISSION TX 78572

S2979-00-00A-0004-00 (707593)
 SHARY RETAIL LTD
 BRUSNIAK TURNER FINE LLP
 12603 SOUTHWEST FWY NO166
 STAFFORD TX 77477

H0952-00-000-0002-00 (20827747)
 RONQUILLO GRANOS & INSUMOS LLC
 202 S DRIFTWOOD AVE
 MISSION TX 78572

V3851-00-000-0004-00 (898486)
 DIANA O MARTINEZ
 2518 N 6TH ST
 MCALLEN TX 78501

V3851-00-000-0007-00 (898489)
 CASTILLO JOSE EDUARDO & MARICARMEN
 2706 CASSANDRA ST
 MISSION TX 78572

V3851-00-000-0010-00 (898492)
 GARCIA CYNTHIA L & JESUS MARIA GARCIA
 2700 CASSANDRA ST
 MISSION TX 78572

V3851-00-000-0013-00 (898495)
 GOMEZ GABRIELA
 2604 CASSANDRA ST
 MISSION TX 78572

V3851-00-000-0016-00 (898498)
 TREVINO IVAN DAVILA
 2508 CASSANDRA ST
 MISSION TX 78572

V3851-00-000-0037-00 (898519)
 RODRIGUEZ FRANCISCO TOBIAS
 TORRES DE PISA NO 350 PARQUE
 SALTILLO COAHUILA
 MEXICO

S2979-00-00A-0014-00 (707603)
 SHARY RETAIL LTD
 BRUSNIAK TURNER FINE LLP
 12603 SOUTHWEST FWY NO 166
 STAFFORD TX 77477

I4060-00-000-0001-00 (897865)
 SJEP MANAGEMENT LLC
 2519 VICTORIA AVE
 MISSION TX 78572

V3851-00-000-0005-00 (898487)
 HUERTA ROCIO D
 2800 CASSANDRA ST
 MISSION TX 78572

V3851-00-000-0008-00 (898490)
 SILVA RAUL MARIO
 808 S SHARY RD STE 5246
 MISSION TX 78572

V3851-00-000-0011-00 (898493)
 PAYNE ALLISON RENEE & JESSE
 6334 PITCHFORK RANCH DR
 FRISCO TX 75036

V3851-00-000-0014-00 (898496)
 MUNOZ CARMEN JULIA
 CALLE EMILIANO ZAPATA No 127 COL
 TAMPICO TAMPS 89344
 MEXICO

V3851-00-000-0017-00 (898499)
 GARCIA-TORRES JAIME H
 2506 CASSANDRA ST
 MISSION TX 78572

V3851-00-000-0038-00 (898520)
 CAMPERO ADALBERTO
 202 S GROVEWOOD
 MISSION TX 78572



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 24, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conditional Use Permit: Sale & On-Site Consumption of Alcoholic Beverages – Marco's Burgers & More, 2507 & 2509 E. Griffin Parkway, Lots 3 & 4, Block 2 Tierra Grande Commercial Plaza Subdivision, C-3, CGS Enterprises, LLC, Adoption of Ordinance #____ - Cervantes

NATURE OF REQUEST:

On February 19, 2025 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site is located near the NE corner of E. Griffin Parkway (F.M. 495) and Tierra Drive. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

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

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

BID AMOUNT: \$ _____

STAFF RECOMMENDATION: Staff recommends approval for life of use subject to: 1) Must continue to comply with all City Codes (Building, Fire, Health, etc.); 2) Continue to comply with TABC requirements; and 3) CUP not transferable to others.

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT FOR THE SALE & ON-SITE
CONSUMPTION OF ALCOHOLIC BEVERAGES – MARCO’S BURGERS & MORE, 2507
& 2509 E. GRIFFIN PARKWAY, LOTS 3 & 4, BLOCK 2, TIERRA GRANDE
COMMERCIAL PLAZA SUBDIVISION**

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of February 19, 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, February 24 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
2507 & 2509 E. Griffin Parkway Lots 3 & 4, Block 2, Tierra Grande Commercial Plaza Subdivision	Sale & On-Site Consumption of Alcoholic Beverages – Marco’s Burgers & More	<ol style="list-style-type: none"> 1. Life of Use 2. Must continue to comply with all City Codes (Building, Fire, Health, etc.) 3. Continue to comply with TABC requirements; 4. CUP not transferable to others, and 5. Hours of Operation: Monday – Thursday 11:00am – 9:00pm Friday – Saturday 11:00am – 10:00pm Sunday 11:30am – 4:30pm

READ, CONSIDERED AND PASSED, this the 24th day of February, 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

ITEM# 2.1

CONDITIONAL USE PERMIT: Sale & On-site Consumption of Alcoholic Beverages - Marco's Burgers & More
 2507 & 2509 E. Griffin Parkway
 Lots 3 & 4, Block 2, Tierra Grande Commercial Plaza Subdivision
 C-3
 CGS Enterprises, LLC

REVIEW DATA

The subject site is located near the NE corner of E. Griffin Parkway (F.M. 495) and Tierra Drive. The applicant has been operating this business since 2011 offering a variety of made to order burgers as well as other TexMex dishes. The applicant would like to continue offering alcoholic beverages with his meals. The last CUP approved for the Sale & On-Site Consumption of Alcoholic Beverages for this location was on February 24, 2020 for a period of 4 years.

- **Days / Hours of operation:** Monday – Thursday from 11:00 am – 9:00 pm, Friday - Saturday from 11:00 am – 10:00 pm, and Sunday from 11:30am – 4:30pm
- **Staff:** 8 employees will man this operation
- **Parking & Landscaping:** There is a total of 120 seating spaces in the dining area which require 40 parking spaces. It is noted that a total of 81 parking spaces are held in common at this section of Tierra Grande Commercial Plaza meeting code. Landscaping is also meeting code.

REVIEW COMMENTS: Marcos Burgers has been operating at this location since 2011 without any issues. A total of 31 notices were mailed to property owners within a 200' radius of the site and as of this write-up, no comments in favor or against this request have been forwarded to the Planning Department.

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

- 1) Must continue to comply with all City Codes (Building, Fire, Health, etc.)
- 2) Continue to comply with TABC requirements
- 3) CUP not transferable to others.

N DR.

SHARY RD. (F.M.494)

3D.3

495)

NORTHEAST JUNCTION
1
SUBDIVISION 26

SHARY BUSINESS

CENTER

**BORIQUEN
SUBD.**

D. (F.M.494)

WILLOW									
7	8	9	10	11	12	13	14	15	16
27	26	25	24	23	22	21	20	19	18
									17

COTTONWOOD											
TIERRA GRANDE ESTATES											
28	29	30	31	32	33	34	35	36	37	38	39
51	50	49	48	47	46	45	44	43	42	41	40

LIVE OAK										
52	53	54	55	56	57	58	59	60	61	62
75	74	73	72	71	70	69	68	67	66	65

MIMOSA

83 84 85 86 87 88 89 90 91 92 93 94

TIERRA GRANDE

COMMERCIAL PLAZA

TERRA DR.

E. GRIFFIN ⁺ PARKWAY (F.M. 495)

SHARYLAND PLAZA

VALLEY	1	2	3	4	5	6
EXPRESS						

SUMMER BREEZE ST.

E. 23RD ST.

SHARY VILLAS

3A SUB.

SITE LOCATION

KARINA DR. HACKBERRY

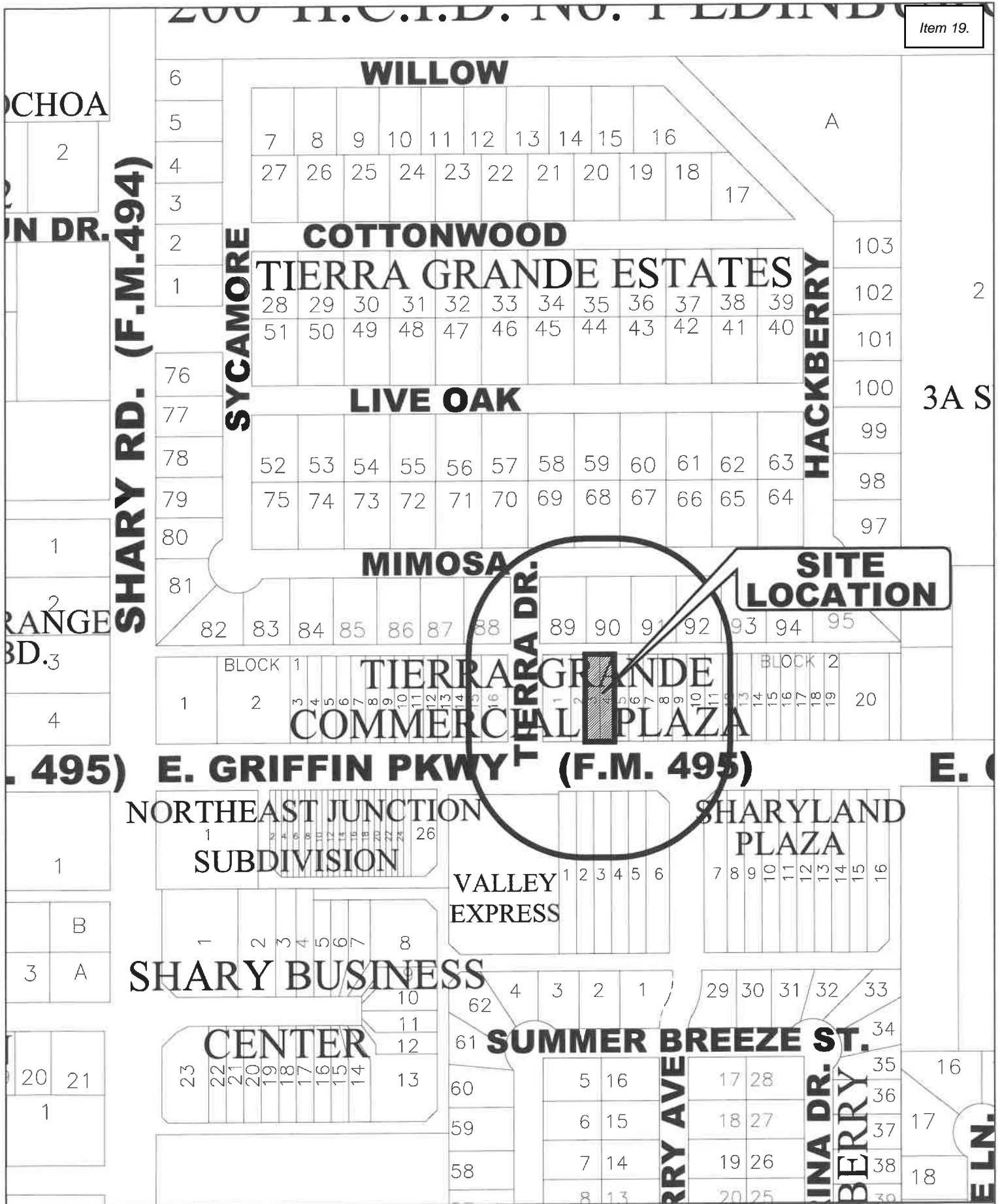
TORRIE LN.

TAY



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

No.



2
3A S

16
17
18
ELN.



**LOCATION
SITE**

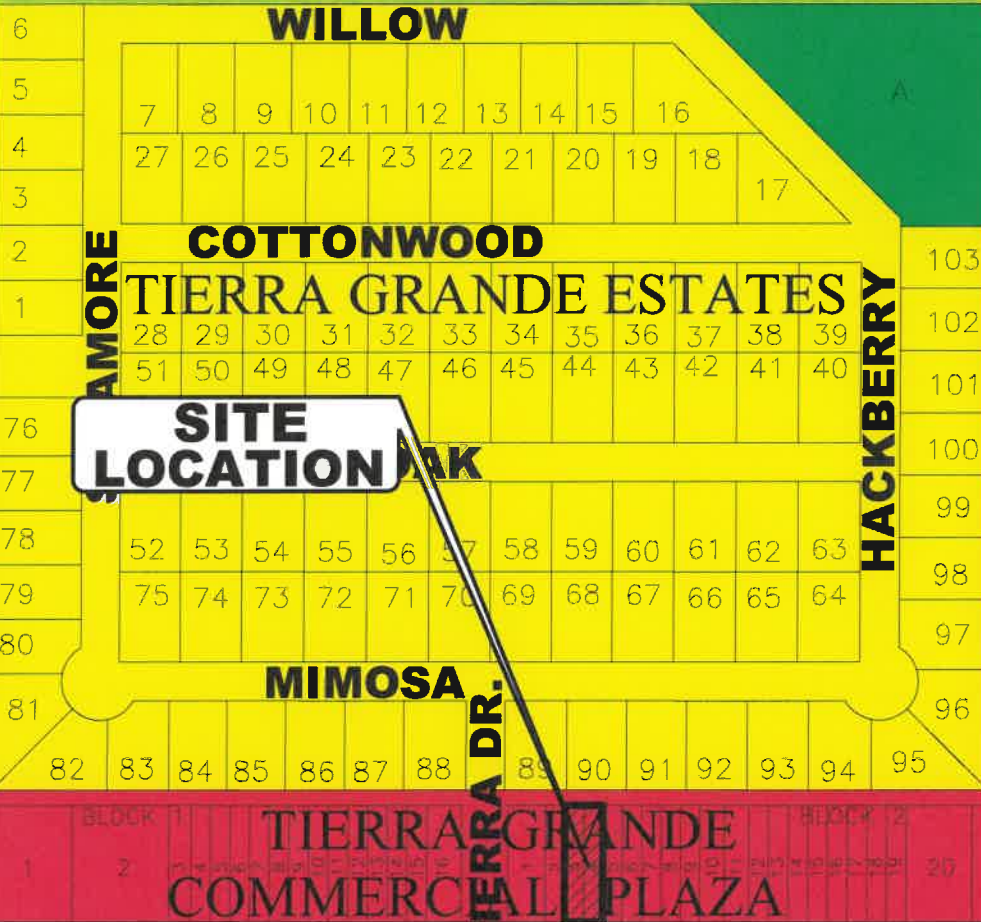
TIERRA DR.



E. GRIFFIN PKWY (F.M. 495)

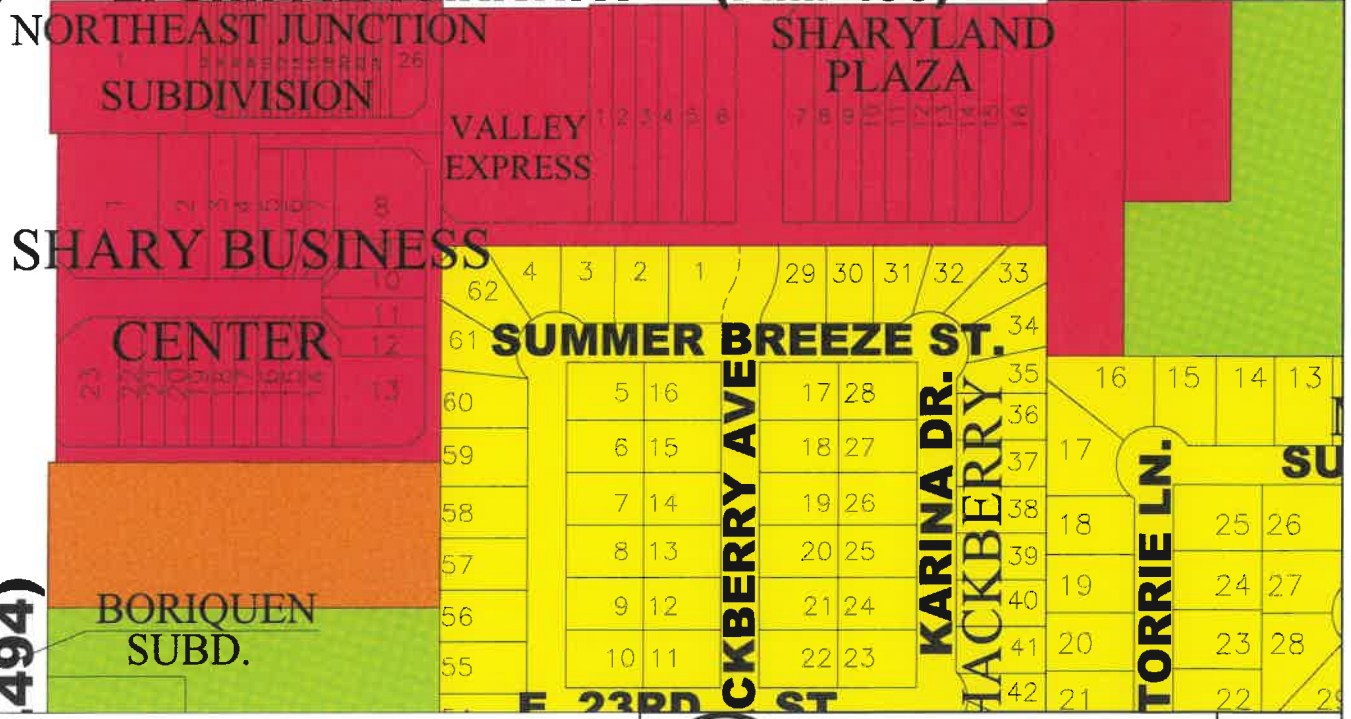
200' H.C.I.D. No. 1 EDINBURG MA

SHARY RD. (F.M.494)



HARMONY LN. TRES PICOS

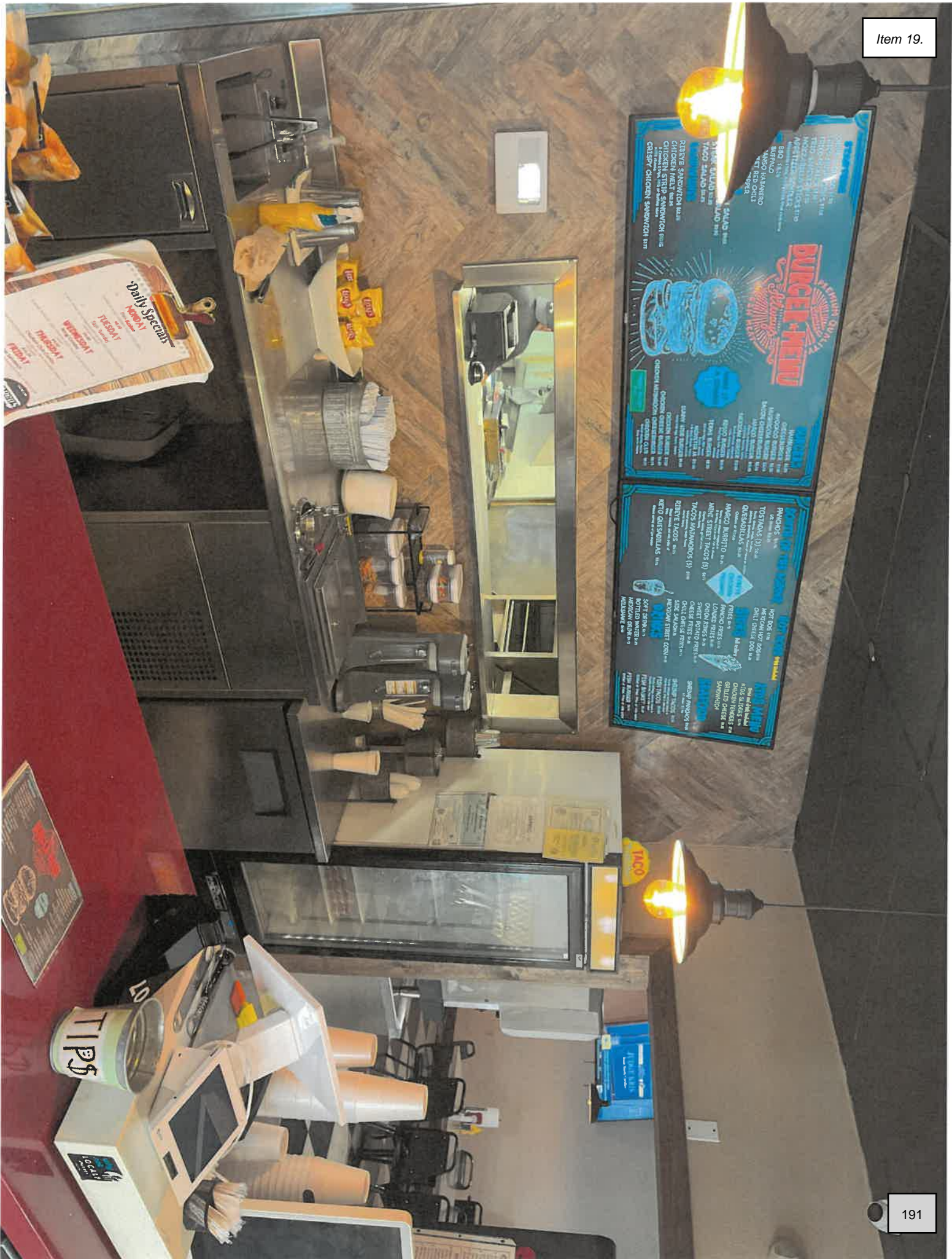
(5) E. GRIFFIN PARKWAY (F.M. 495) E. GRIFF



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









[Back](#)[Export to Excel](#)

Item 19.

[Print Results](#)

License #:	BG1011821		
AIMS License Type:	BG		
AIMS License #:	105653138		
Trade Name:	MARCO'S BURGERS & MORE		
Owner:	CGS ENTERPRISE LLC		
Location Address:	2507 E GRIFFIN PKWY INCLUDING 2509 MISSION , TX 78572 UNITED STATES	Mailing Address:	2507 E GRIFFIN PKWY MISSION , TX 78572 United States
County:	Hidalgo	Orig. Issue Date:	4/6/2018
Status:	Active	Exp. Date:	4/5/2026
		Wine Percent:	Upto 17%
Location Phone No.:			
Subordinates:			
Related To:		Gun Sign:	RED

T5280-00-001-0014-00 (304274)
RODRIGUEZ LUIS ALBERTO & PATRICIA
2425 E GRIFFIN PARKWAY
MISSION TX 78572

T5280-00-001-0015-00 (304275)
RODRIGUEZ LUIS ALBERTO & PATRICIA
2425 E GRIFFIN PARKWAY
MISSION TX 78572

T5280-00-001-0016-00 (304276)
K & P MANAGEMENT INC
2424 GRAYSON AVE
MCALLEN TX 78504

T5280-00-002-0001-00 (304277)
SPARKS FAMILY MANAGEMENT TRUST
2405 E GRIFFIN PKWY STE A
MISSION TX 78572

T5280-00-002-0002-00 (304278)
SPARKS FAMILY MANAGEMENT TRUST
2405 E GRIFFIN PKWY STE A
MISSION TX 78572

T5280-00-002-0003-00 (304279)
SPARKS FAMILY MANAGEMENT TRUST
2405 E GRIFFIN PKWY STE A
MISSION TX 78572

T5280-00-002-0004-00 (304280)
SPARKS FAMILY MANAGEMENT TRUST
2405 E GRIFFIN PKWY STE A
MISSION TX 78572

T5280-00-002-0005-00 (304281)
SPARKS FAMILY MANAGEMENT TRUST
2405 E GRIFFIN PKWY STE A
MISSION TX 78572

T5280-00-002-0006-00 (304282)
SPARKS FAMILY MANAGEMENT TRUST
2405 E GRIFFIN PKWY STE A
MISSION TX 78572

T5280-00-002-0007-00 (304283)
SPARKS FAMILY MANAGEMENT TRUST
2405 E GRIFFIN PKWY STE A
MISSION TX 78572

T5280-00-002-0008-00 (304284)
SPARKS FAMILY MANAGEMENT TRUST
2405 E GRIFFIN PKWY STE A
MISSION TX 78572

T5280-00-002-0009-00 (304285)
SPARKS FAMILY MANAGEMENT TRUST
2405 E GRIFFIN PKWY STE A
MISSION TX 78572

T5280-00-002-0010-00 (304286)
SPARKS FAMILY MANAGEMENT TRUST
2405 E GRIFFIN PKWY STE A
MISSION TX 78572

T5280-00-002-0011-00 (304287)
SPARKS FAMILY MANAGEMENT TRUST
2405 E GRIFFIN PKWY STE A
MISSION TX 78572

T5300-00-000-0067-00 (304396)
ARIAS EDUARDO & DIANA MEDINA
2801 N 20TH ST
MISSION TX 78572

T5300-00-000-0068-00 (304397)
HONN ROLLIN P & CECILIA E
2415 MIMOSA ST
MISSION TX 78574

T5300-00-000-0069-00 (304398)
SALINAS ERIC DAVID
2413 MIMOSA ST
MISSION TX 78574

T5300-00-000-0088-00 (304417)
MARTINEZ CARLOS E
2328 ORIOLE AVE
MCALLEN TX 78504

T5300-00-000-0089-00 (304418)
GUTIERREZ SANTOS B & MARY N
2414 MIMOSA ST
MISSION TX 78574

T5300-00-000-0090-00 (304419)
GARZA MARTIN & LETICIA DUENAS DE
2416 MIMOSA ST
MISSION TX 78574

T5300-00-000-0091-00 (304420)
HORNADAY PAUL E
2418 MIMOSA ST
MISSION TX 78574

T5300-00-000-0092-00 (304421)
TORRES ERICKA & ADAM MARTINEZ
2420 MIMOSA ST
MISSION TX 78574

T5300-00-000-0093-00 (304422)
MEDINA EDUARDO
2422 MIMOSA ST
MISSION TX 78574

S3007-00-000-0001-00 (622872)
RODRIGUEZ OSCAR WBALDO AGUILER
1917 46TH ST
MCALLEN TX 78503

S3007-00-000-0002-00 (622873)
FIRST ESGUERRA FAMILY REAL ESTATE
3103 SANTA LORENA
MISSION TX 78572

S3007-00-000-0003-00 (622874)
FIRST ESGUERRA FAMILY REAL
ESTATE LIMITED PARTNERSHIP
3103 SANTA LORENA
MISSION TX 78572

S3007-00-000-0004-00 (622875)
SLT MISSION PROPERTIES LLC
2506 E GRIFFIN PKWY
MISSION TX 78572

S3007-00-000-0005-00 (622876)
KASA RGV LLC
1616 E GRIFFIN PKWY STE 161
MISSION TX 78572

S3007-00-000-0006-00 (622877)
CASTILLO MILAGROS
D/B/A MILLIE CASTILLO INSURANCE
2510 E GRIFFIN PKWY
MISSION TX 78572

S3007-00-000-0007-00 (622878)
MY BLESSINGS LTD
3921 SARATOGA BLVD STE 103
CORPUS CHRISTI TX 78415

V1060-00-000-0001-00 (682968)
EL PATO PROPERTIES LP
1300 E TAMARACK AVE
MCALLEN TX 78501



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 24, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conditional Use Permit Renewal: Sale & On-Site Consumption of Alcoholic Beverages – Southern Pour Sips & Bites, 2600 E. Griffin Parkway, Being a 1.04 acre tract of land out of Lot 246, John H. Shary Subdivision, C-3, Southern Pour Sips & Bites, LLC, Adoption of Ordinance #____ - Cervantes

NATURE OF REQUEST:

On February 19, 2025 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit Renewal request. The subject site is located between Hackberry Avenue and Taylor Road along the south side of Griffin Parkway (F.M. 495). There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

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

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

BID AMOUNT: \$ _____

STAFF RECOMMENDATION: Staff recommends approval for life of use subject to: 1) Must continue to comply with all City Codes (Building, Fire, Health, etc.); 2) Continue to comply with TABC requirements; 3) Waiver of 300' separation requirement from residential homes; and 4) CUP not transferable to others.

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT FOR THE SALE & ON-SITE
CONSUMPTION OF ALCOHOLIC BEVERAGES – SOUTHERN POUR SIPS & BITES,
2600 E. GRIFFIN PARKWAY, BEING A 1.04 ACRE TRACT OF LAND OUT OF LOT 246,
JOHN H. SHARY SUBDIVISION**

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of February 19, 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, February 24 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
2600 E. Griffin Parkway Being a 1.04 acre tract of land out of Lot 246, John H. Shary Subdivision	Sale & On-Site Consumption of Alcoholic Beverages – Southern Pour Sips & Bites	<ol style="list-style-type: none"> 1. Life of Use 2. Must continue to comply with all City Codes (Building, Fire, Health, etc.) 3. Continue to comply with TABC requirements; 4. Waiver of 300' separation requirements from residential homes 5. CUP not transferable to others, and 6. Hours of Operation: Monday – Thursday 8:00am – 3:00pm Friday – Sunday 8:00am – 4:00pm

READ, CONSIDERED AND PASSED, this the 24th day of February, 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

ITEM# 2.2**CONDITIONAL USE PERMIT
RENEWAL:**

Sale & On-Site Consumption of Alcoholic
Beverages – Southern Pour Sips & Bites
2600 E. Griffin Parkway
Being a 1.04 acre tract of land out of Lot 246,
John H. Shary Subdivision
C-3
Southern Pour Sips & Bites, LLC

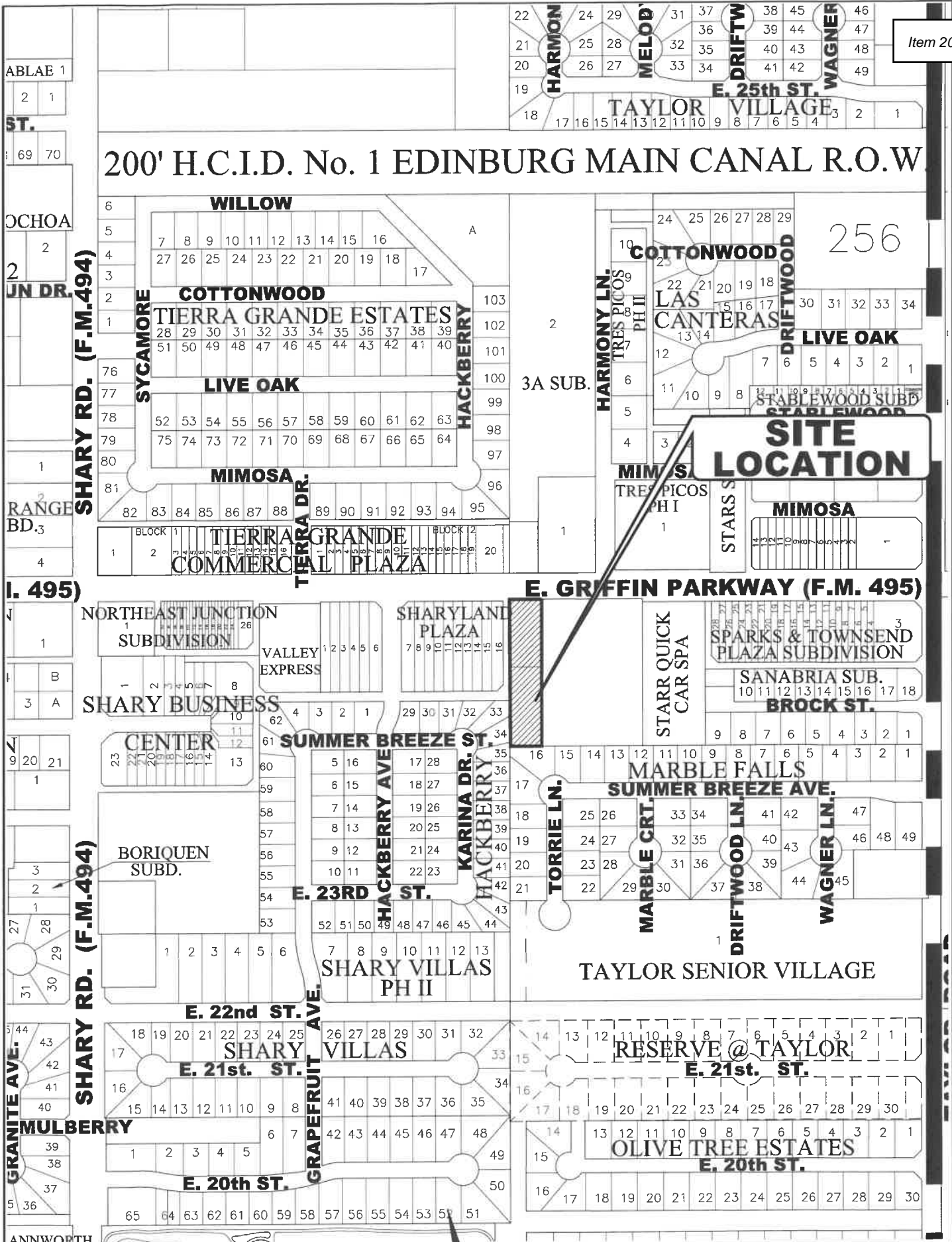
REVIEW DATA

The subject site is located between Hackberry Avenue and Taylor Road along the south side of Griffin Parkway (F.M. 495). Southern Pour Sips & Bites is an existing venue that operates a restaurant that offers delicious breakfast and lunch. They would like to continue offering beer and wine in their menu. In addition to the restaurant, the site houses a gift shop and flower shop, which operates from 8am to 3pm. Access to the site is via 24' driveway leading to Southern Sips & Bites, which has 15 parking spaces available in the front and an additional 20 parking spaces in the rear. The last conditional use permit for the sale & on-site consumption of alcoholic beverages approved for this location was on January 9, 2022 for a period of 2 years.

- **Hours of Operation:** Monday – Thursday from 8:00 a.m. to 3 p.m., and Friday – Sunday from 8:00 a.m. to 4:00 p.m.
- **Staff:** 15 employees including managers, bartenders, cooks, wait staff, cashiers and janitorial services.
- **Parking:** Based on the square footage of the building there is a total of 24 parking spaces required. It is noted that this location has 35 parking spaces which exceeds code.
- **Sale of Alcohol:** Such uses need to be 300' from residential uses. There are some residences within this radius; thus, a waiver of the separation requirement is needed.

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

- 1) Must continue to comply with all City Codes (Building, Fire, Health, etc.)
- 2) Continue to comply with TABC requirements
- 3) Waiver of 300' separation requirement from residential homes
- 4) CUP not transferable to others.



CITY OF MISSION
PLANNING DEPARTMENT
 1201 E. 8th. STREET
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8680

DATE: 02-12-25

No. **199**

ABLAE 1	
2	1
ST.	

2 JUN DR.

RANGE
BD.3

I. 495

3

43
42

IN MULE

ANSWERS

SHARY RD. (F.M. 494)

SHARY RD. (F.M.494)

3A SUB.

E. GRIFFIN PARKWAY (F.M. 495)

TAYLOR SENIOR VILLAGE

2 11 10 9 8 7 6 5 4 3
RESERVE @ TAYLOR

E. 21st. ST.

3 12 11 10 9 8 7 6 5 4
OLIVE TREE ESTATES

E. 20th ST.

SITE LOCATION

MIMOSA

SPARKS & TOWNSEND
PLAZA SUBDIVISION

SANABRIA SUB.

BROCK ST.

STARR QUICK
CAR SPA

MARBLE FALLS

SUMMER BREEZE AVE.

E. 23RD ST.

SHARY VILLAS
PH II

E. 22nd ST.

20	21	22	23	24	25
		SHARV			

E. 21st. ST.

3	12	11	10	9	8
---	----	----	----	---	---

	6	7
--	---	---

3	4	5		
---	---	---	--	--

E. 20th ST.

**CITY OF MISSION
PLANNING DEPARTMENT**

1201 E. 8th. STREET
MISSION, TX 78572

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

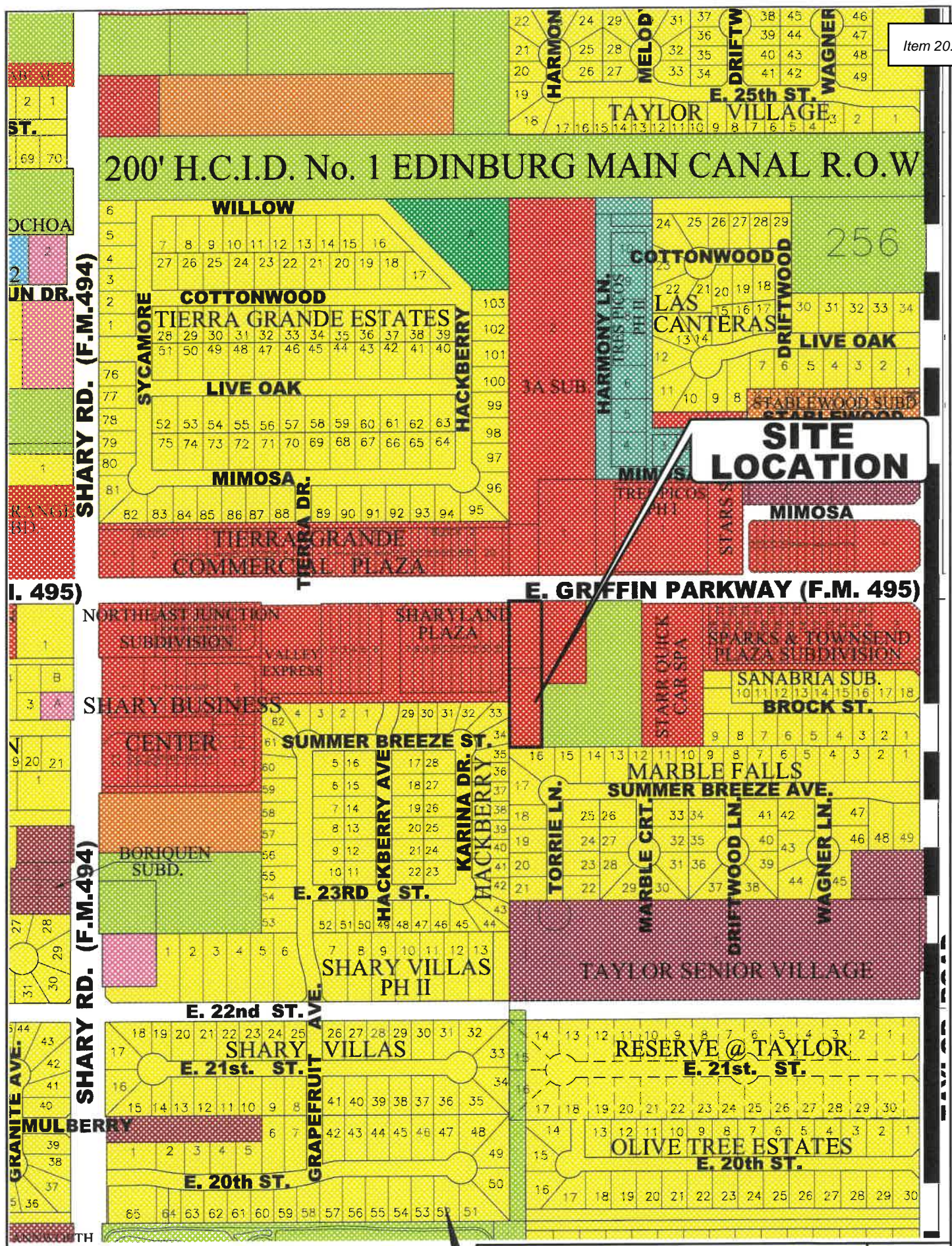
DATE:02-12-25

No.

200

E. GRIFFIN PKWY (F.M. 495)

**LOCATION
SITE**



ZONING BASE MAP



CITY OF MISSION
PLANNING DEPARTMENT
1201 E. 8th. STREET
MISSION, TX 78572
PH: (956) 580-8672
FAX: (956) 580-8680

DATE: 02-12-25

No. 202



















S2950-00-000-0246-05 (281245)
RANGEL WENCELADO & CONCHA
2612 E GRIFFIN PKWY
MISSION TX 78572

S2950-00-000-0246-10 (281246)
FILOSA PATRICIA
1240 E BUSINESS 83
SUITE B
MISSION TX 78572

S2950-00-000-0246-15 (281247)
CAGE I PLAZA LLC
2208 LAWNDALDE RD
MISSION TX 78572

T5280-00-002-0011-00 (304287)
SPARKS FAMILY MANAGEMENT TRUST
2405 E GRIFFIN PKWY STE A
MISSION TX 78572

T5280-00-002-0015-00 (304291)
SPARKS WAYNE
2405A E GRIFFIN PKWY
MISSION TX 78572

T5280-00-002-0015-01 (458184)
SOLO CAR WASH INC
1918 N 23RD ST
MCALLEN TX 78501

T5280-00-002-0019-00 (304295)
SPARKS & TOWNSEND CONST CO
C/O SOLO CARWASH
1918 N 23RD ST
MCALLEN TX 78501

T5280-00-002-0020-00 (304296)
NRM REAL ESTATE INVESTMENTS FAMILY
2541 E GRIFFIN PKWY
MISSION TX 78572

S3007-00-000-0011-00 (622882)
HINOJOSA FILIMON & IRACEMA M GARC
2601 LIVE OAK ST
MISSION TX 78574

S3007-00-000-0012-00 (622883)
EVENT FILIS CATERING & MORE LLC
2602 LIVE OAK
MISSION TX 78574

S3007-00-000-0013-00 (622884)
BEJAR HOLDINGS LTD
4112 SANTA VERONICA
MISSION TX 78572

S3007-00-000-0014-00 (622885)
BEJAR HOLDINGS LTD
4112 SANTA VERONICA
MISSION TX 78572

S3007-00-000-0015-00 (622886)
BASS DRUM INVESTMENTS INC
2703 E 20TH ST
MISSION TX 78572

S3007-00-000-0016-00 (622887)
THURMOND REED LLC
2540 E GRIFFIN PKWY
MISSION TX 78572

M0960-00-000-0013-00 (663846)
GARZA SANDRA
2507 SUMMER BREEZE AVE
MISSION TX 78572

M0960-00-000-0014-00 (663847)
HERNANDEZ PAULO & LETICIA
2505 SUMMER BREEZE AVE
MISSION TX 78572

M0960-00-000-0015-00 (663848)
GONZALEZ REYNALDO
4301 GUMWOOD CIR
MCALLEN TX 78501

M0960-00-000-0016-00 (663849)
RODRIGUEZ JAVIER & SANDRA
1215 HIBISUS
MCALLEN TX 78501

M0960-00-000-0017-00 (663850)
GONZALEZ CARLOS & MARIA
2219 TORRIE LN
MISSION TX 78572

M0960-00-000-0018-00 (663851)
SILVA LEONARDO & BLANCA N
PO BOX 9002
BROWNSVILLE TX 78520

M0960-00-000-0025-00 (663858)
VELAZQUEZ VICTOR MANUEL GOMEZ
2216 TORRIE LANE
MISSION TX 78572

T4525-00-000-0001-00 (667997)
VALLEY CAR WASH SERVICES LLC
PO BOX 1039
CYPRESS TX 77410

T4525-00-000-0002-00 (667998)
SECURCARE MOVEIT MCALLEN LLC
PTA-NSA# 5043
PO BOX 320099
ALEXANDRIA VA 22320

H0520-00-000-0027-00 (689812)
TREVINO MIGUEL A & JENNIFER L
2219 KARINA DR
MISSION TX 78572

H0520-00-000-0028-00 (689813)
ESQUIVEL JAVIER G & RUTH H
2221 KARINA DR
MISSION TX 78572

H0520-00-000-0031-00 (689816)
MORENO MARIO SALAZAR & LORENA
2413 SUMMER BREEZE RD
MISSION TX 78572

H0520-00-000-0032-00 (689817)
BARRERA RENE ADRIAN & MARIELA
2429 SUMMER BREEZE ST
MISSION TX 78572

H0520-00-000-0033-00 (689818)
VELASCO ODRACIR RICARDO JESUS &
ANDREA CAST
2431 SUMMER BREEZE RD
MISSION TX 78572

H0520-00-000-0034-00 (689819)
LARRAGA ROMUALDO & ANN P ANZALDUA
1705 FALCON AVE
MCALLEN TX 78504

H0520-00-000-0035-00 (689820)
MARQUEZ GLADIS CIRYZA
2222 KARINA DR
MISSION TX 78572

H0520-00-000-0036-00 (689821)
MARQUEZ GLADIS & LEOBARDO
2224 KARINA DR
MISSION TX 78572

H0520-00-000-0037-00 (689822)
ROJAS JESUS ENRIQUE ET AL
C/O MANUEL DE JESUS ROJAS ORANTES &
2220 KARINA DR
MISSION TX 78572

H0520-00-000-0038-00 (689823)
GARCIA ANDREA ILIEA
2218 KARINA DR
MISSION TX 78572



CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 24, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Preliminary & Final Plat Approval Subject To Conditions: Trosper Creek Subdivision, Being a 8.21 gross acre tract of land, more or less, out of portion of Lots 38, 43, and a portion of a 40.0-foot strip of land claimed fee simple lands held by United Irrigation District located between said Lots 38 & 43, all out of Bell-Woods Co.'s Subdivision "C", R-2, Developer: Raymundo Platas, Engineer: Salinas Engineering & Assoc. - Cervantes

NATURE OF REQUEST:

On February 19, 2024, the Planning and Zoning Commission held a Public Hearing to consider the Preliminary & Final Plat Approval for Trosper Creek Subdivision. The subject site is located at approximately 660' North of Mile 2 North Road along the East side of Trosper Road. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

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

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

BID AMOUNT: \$ _____

STAFF RECOMMENDATION: Staff recommends approval subject to: 1.) Payment of Capital Recovery Sewer Fee; 2) Payment of Park Fee; 3) Water District Exclusion; 4) Conveyance of Payment of Water Rights; 5) Approval of the infrastructure from the different city departments as per approved construction plans; and 6) Approval of the variance to have a 5' side setback instead of the required 6'.

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ITEM # 3.1**PRELIMINARY & FINAL PLAT
APPROVAL SUBJECT TO
CONDITIONS:**

Trosper Creek Subdivision
Being a 8.21 gross acre tract of land, more or less,
out of a portion of Lots 38, 43, and a portion
of a 40.0-foot strip of land claimed fee simple
lands held by United Irrigation District located
between said Lots 38 and 43, all out of Bell-Woods
Co.'s Subdivision "C"

R-2

Developer: Raymundo Platas

Engineer: Salinas Engineering & Assoc.

REVIEW DATA**PLAT DATA**

The proposed site located at approximately 660' North of Mile 2 North Road along the East side of Trosper Road. — **see vicinity map**. The site has never been developed and is currently occupied by an orchard that will be removed. The subdivision will consist of twenty-three (23) duplex fourplex lots and a detention pond. — see plat for actual dimensions, square footages, and land uses. The owner/developer has submitted a variance requests for consideration as follows:

VARIANCE 1:

The developer is requesting to have a 5' side setback on all lots whereas the city standard is 6'.

WATER

The developer is proposing to connect to an existing 12" water line located along the west R.O.W. of N. Trosper Rd. and extend an 8" water line through the subdivision providing water service to each lot. It will be looped to the East where the developer will extend an 8" main line along the Compton Dr. R.O.W. and connect to an existing water line along the north side R.O.W. of W. Mile 2 Road. A fire hydrant is proposed on the South corner along Compton Dr. to include 2 fire hydrants within the development via direction of the Fire Marshal's office. — **see utility plan**

SEWER

The developer is proposing to connect to an existing sewer line on the east side ROW of N. Trosper Rd. and extend an 8" PVC line to collect from all lots abutting the internal street which will end with a standard MH. All lots will be stubbed with a 6" PVC line. The Capital Sewer Recovery Fee is required at \$670.00/Lot which equates to \$15,410.00 (\$670 x 23 Lots).

STREETS & STORM DRAINAGE

The subdivision will have 2 main accesses: Trosper Rd. and Compton Drive. The lone internal street will have a 60' ROW with a proposed paved 40' B-B.

The site is located within Zone "C", areas of minimal flooding based on the Community FIRM Panel No. 480334 0400C, Map Revised November 16, 1982. The proposed drainage infrastructure for this subdivision shall consist of an on-site pond along the North side of the subdivision where excess waters shall be bled into the existing Trosper Road drainage system. It is also noted that the

proposed storm sewer line shall temporarily hold a portion. Ultimately all water will be discharging into an existing 36" storm line located along the west side of Trospers Rd., which then goes into the Mission Lateral a Hidalgo Co. Drainage District No. 1 owned ditch. The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

- Payment of Park Fees in the amount of \$46,000.00 (\$500 x 1-fourplex x 23 lots)
- Installation of Street Lighting as per City Standards
- Water District Exclusion
- Conveyance or Payment of Water Rights (\$3,000.00 per ac-ft.)
- Comply with all other format findings

RECOMMENDATION

Staff recommends approval subject to:

1. Payment of Capital Recovery Sewer fee
2. Payment of Park fee
3. Water District Exclusion
4. Conveyance or Payment of Water Rights,
5. Approval of the infrastructure from the different city departments as per approved construction plans, and
6. Approval of the variance to have a 5' side setback instead of the required 6'.

JESSAN SUBD.

MISSION CITY LIMITS

Item 21.

41

40

BELL-WOODS CO.S SU

AMBER GROVE

1 2 3 4 5 6 7

PALMER RD.

14 13 12 11 10 9 8

14 13 12 11 10 9

THOMPSON RD.

1 2 3 4 5 6 7

GILBERTO GUTIERREZ

1 OJEDA

2 SUBD.

**SITE
LOCATION**

43

38

36

TROSPER FAIR HTS.

RAMIREZ ST.

GODINA

44

37

COMPTON RD.

CO
BR
RV

W. 2 MILE RD.

SPEEDY TRAILS SUBD. BENTLEY ACRES

W. SANDSTONE DR.

CORPORAL SPEEDY ST.

THORNTON ST.

BOBBIE CRT.



CITY OF MISSION
HIDALGO COUNTY, TEXAS

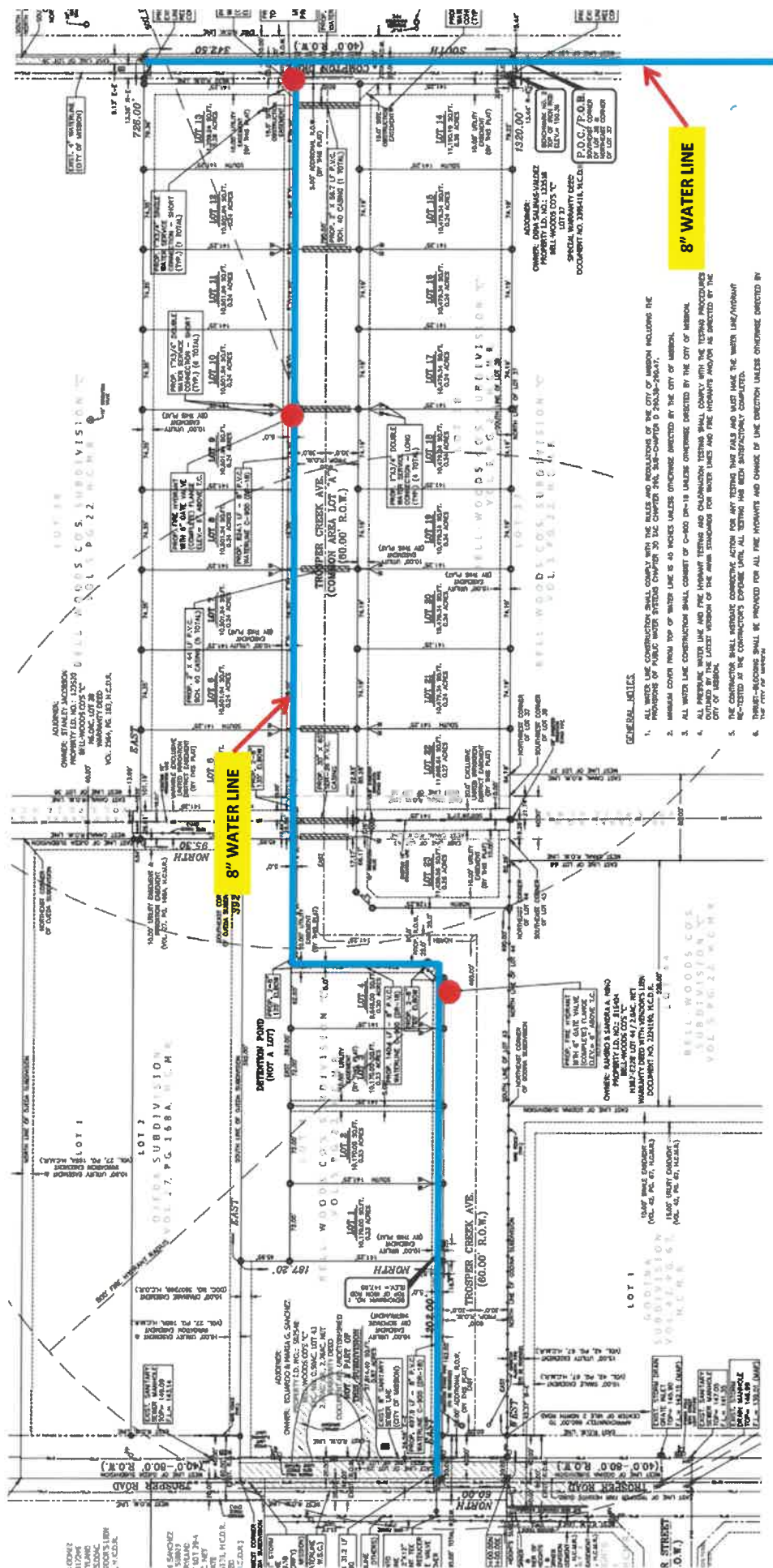
1201 E. 8th. Street
MISSION, TX 78572

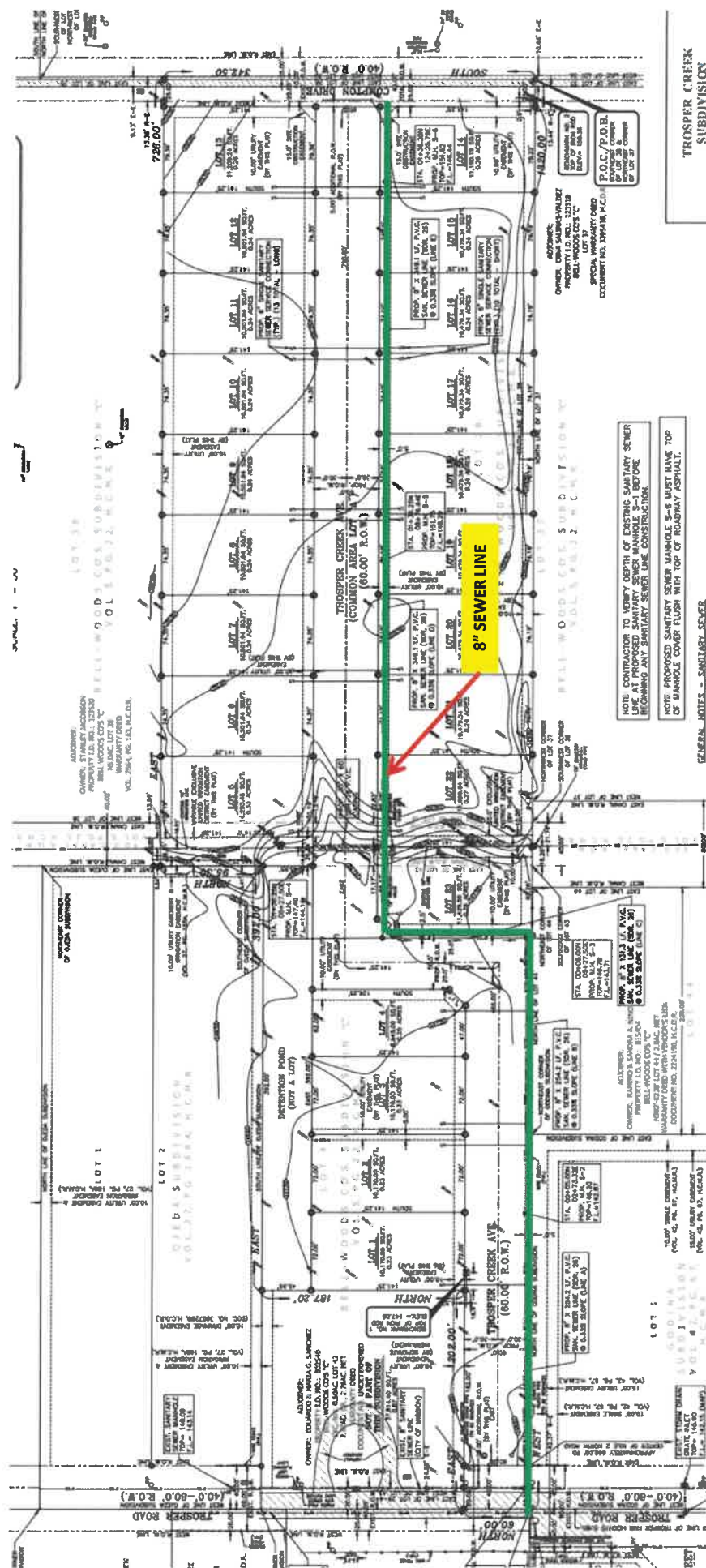
PH: (956) 580-8672
FAX: (956) 580-8680

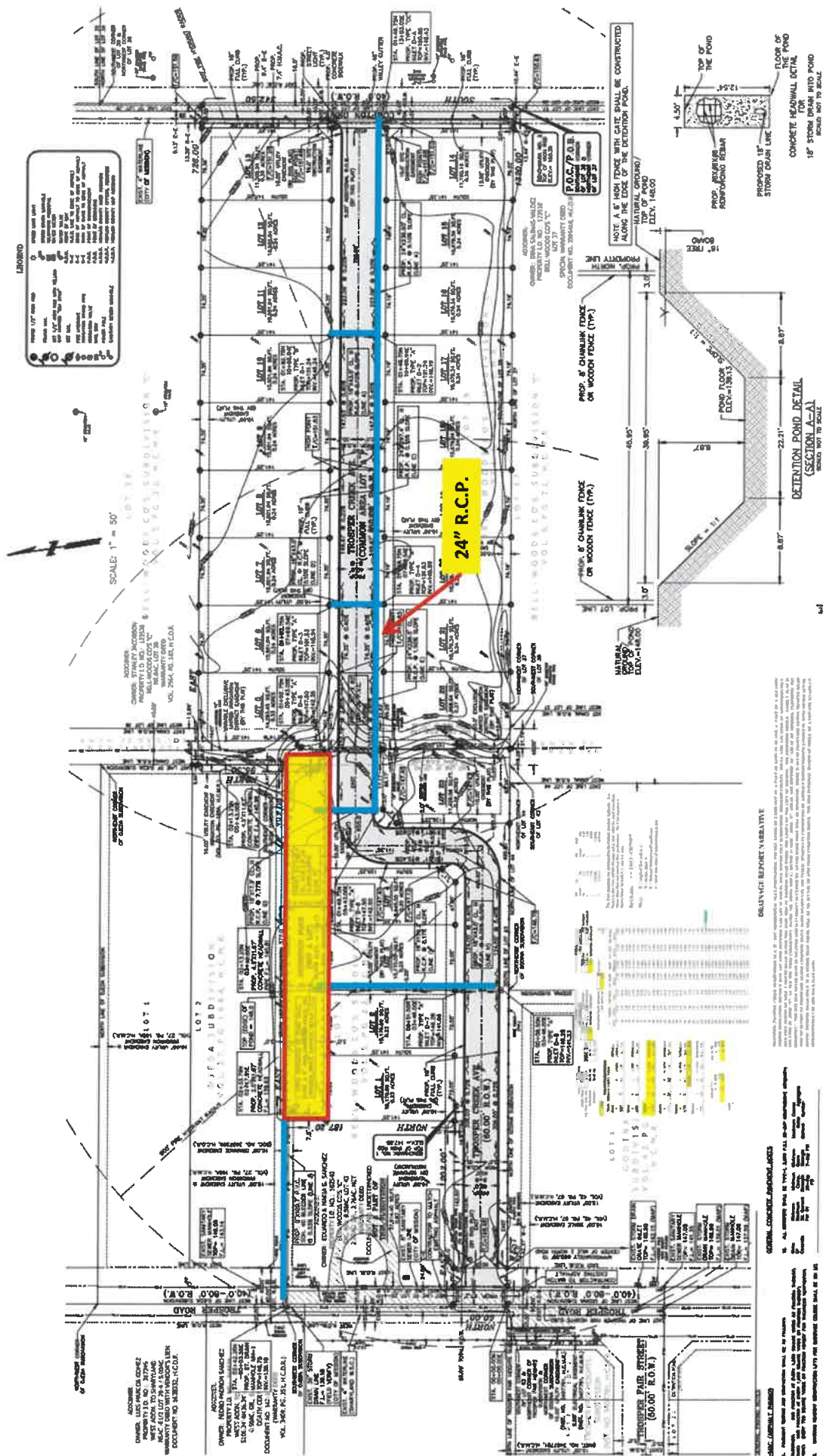
No.

217









INDEX

Drainage Report Narrative: Page 2.-3.

- A. Hydrograph: Dated 01/29/25 Attached
- B. Plat reduction of Trosper Creek Subdivision, Mission
- C. Copy of FIRM – CPN 480334 0400 C, dated 11/16/82
- D. Copy of Plat reduction and other drainage report exhibits

DRAINAGE REPORT NARRATIVE

Proposed Trosper Creek Subdivision is a 23 - lot residential plat containing 8.03 Net Acres of land out of a part of Lots 39, 43 and a part of a 40.0 foot United Irrigation District ROW located between said Lot 38 and 43, Bell-Woods Co.'s Subdivision, Hidalgo County, Texas, and, located at approximately 660.0 feet north of Mile 2 North Road along the east side of Trosper Road inside the limits of the City of Mission. The proposed single - family plat is located in Zone "C" as per the FIRM Community Panel No. 480334 0400 C, dated 11/16/82. Zone "C" areas are defined as "areas of minimal flooding (no shading)." The site has never been developed and is current occupied by an orchard that will be removed. There is 60.0 of frontage along Trosper Road and 342.50 feet of frontage along Compton Drive. Both roadways are public roadways consisting of asphalt improvements complete with storm sewer along Trosper Road only. It is noted that there will be no access to and from Compton Drive. The one internal roadway shall be a private roadway and proposed use are four-plex lots.

Soils of this proposed plat consist of a Hidalgo fine sandy loam complex – these soils are well drained with slow surface runoff with medium available water capacity. These soil range between 0 and 1 percent slope are in capability subclass IIc non-irrigated and in class I irrigated and are the Gray Sandy Loam range, Group B. This map unit (25) and can be seen on Sheet 92 of the Soil Survey of Hidalgo County, Texas.

Topographic survey data reveals that natural ground elevations are flat (i.e. no change in elevation) from Trosper Road east for a distance of approximately 594.0 feet but after that contours will show that waters flow east to west (from Compton Drive towards Trosper Road) at an average slope of 0.55% over an average drainage run of 725.0 feet. Trosper Road is improved with asphalt pavement and underground storm sewer with a roadway grate inlet located approximately 140.0 feet south of the proposed internal roadway along the east side of Trosper Road. There are not storm sewer improvements along Compton Drive. The existing grate inlet ties directly into the City's 36" storm sewer line located in the center of said Trosper Road under the roadway improvements. The existing City 36" storm sewer line outfalls into a county ditch located south of Mile 2 North Road.

There is one proposed internal roadway ending with a cul-de-sac on 60' of ROW and 40' of back to back curb & gutter and pavement improvements. Waters along the proposed roadway shall drainage westerly where waters will be routed north to a drainage pond (by this plat). Waters entering the pond shall be bled via a series of underground storm sewer lines and inlets into the City's 36" storm sewer line after meeting detention requirements. All drainage waters from the proposed pond shall be routed to the existing City's storm sewer via a 8" PVC bleeder line into the existing storm sewer system located in the center of Trosper Road at a rate not to exceed the pre-development (10-year) or existing drainage condition. An additional 20.0 feet of ROW will be dedicated along the west side of Trosper for a total right-of-way of 40.0 feet and additional 10' of ROW shall be dedicated along the west side of Compton Drive.


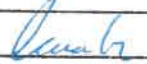
In accordance with the drainage policies of the City of Mission, this subdivision shall be required to provide on-site detention for the volume of water CREATED by the development of this 8.03 Acre property. Using the Modified Rational Method (*For Reference: TxDOT Intensity-Frequency-Duration Coefficients for Texas Counties HDM (2004)*) over a 10-year storm event, and, existing drainage coefficient of 0.20 and a future computed drainage coefficient of 0.63 – *For Reference: FHWA, Urban Drainage Design Manual HEC-22 (2001)*, an average drainage run of 725.0 feet and an average slope of 0.55%, it was computed that the improved condition would produce an additional total volume of 76,930.46 Cubic Feet, or, 1.77 Acre-Feet. This volume of water is equivalent to a layer of water 2.45 inches deep if spread out evenly over the entire 8.03 Acre site. Drainage shall increase from the pre-developed condition (4.67 CFS) to a post developed condition of 28.65 CFS – an increase of 23.98. Off-site discharge is limited to a rate not to exceed 4.67 CFS.

It is being proposed that the developer shall provide for the on-site detention of not less than 76,930.46 Cu. Ft. of drainage waters within a drainage pond located along the north side of the proposed subdivision where excess waters shall be bled into the existing Trosper Road drainage system via an 8" bleeder line. The actual dry volume of said pond will provide for 80,497.04 Cu. Ft. > 76,930.46 All waters routed into the City's 36" storm sewer line will outfall into a large ditch (Mission Lateral) located ½ mile south of Trosper Road and Mile 2 North Road. Discharge from the drainage pond shall not exceed 4.67 CFS.

The City of Mission is charged with the enforcement of the drainage parameters outlined in this report. The finished floor elevation is determined to be not less than 18 inches above the top of the paved road at the center of this lot, or, 18 inches above natural ground at the center of this lot, whichever is greater

Date: January 29, 2025

Attachment: Hydrograph and Other Required Drainage Report Information
 xc: n:\subdivision\plats\trospercreek.sub\drainagereport.012925

<input type="checkbox"/> REJECTED		
<input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL		
<input type="checkbox"/> TO H.C. PLANNING DEPT.		
<input type="checkbox"/> TO CITY		
<input checked="" type="checkbox"/> DISCHARGE PERMIT REQUIRED		
<input type="checkbox"/> DISTRICT FACILITY		
<input checked="" type="checkbox"/> CITY FACILITY		
<input type="checkbox"/> OTHER _____		
H.C.D.D. NO. 1		2-6-25 DATE





CITY OF
MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 24, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Final Plat Approval: Sendero Phase IB Subdivision, Being a re-subdivision of 17.090 acres of land out of the south end of Porcion 52, PUD (R-1), Developer: Rhodes Development, Inc., Engineer: Melden & Hunt, Inc. - Cervantes

NATURE OF REQUEST:

The subject site is located at approximately 397' West of S. Inspiration Road and along the south side of Mile One South Road adjacent to and extending from Sendero Phase I A Subdivision. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

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

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

BID AMOUNT: \$ _____

STAFF RECOMMENDATION: 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 _____

ITEM # 4.0**FINAL PLAT APPROVAL:**

Sendero Phase IB Subdivision
 Being a resubdivision of 17.090-acres of land out of
 the south end of Porcion 52
 PUD (R-1)
 Developer: Rhodes Development, Inc.
 Engineer: Melden & Hunt, Inc.

REVIEW DATA**PLAT DATA:**

The subdivision is part of a master plan located approximately 397' west of S. Inspiration Road and along the south side of Mile One South Road adjacent to and extending from Sendero Phase 1 A Subdivision — see vicinity map. The developer has constructed (69) Sixty-Nine Single Family Residential lots — see plat for actual dimensions, square footages, and land uses.

WATER

The developer extended from an existing 8" water line which ran thru the site to provide 1" water service to each lot. The water line will be looped by connecting to an existing 12" main located along the West ROW of S. Inspiration Road. There are 6 fire hydrants via direction of the Fire Marshal's office. — see utility plan

SEWER

The developer has extended the existing 8" sanitary sewer line to and thru the subdivision. An 8" Sanitary Sewer line will run through the subdivision and collect from each lot through a 4" front and center stub out service. The Capital Sewer Recovery Fees are required at \$200.00/Lot which equates to \$13,800.00 (\$200 x 69 Lots).

STREETS & STORM DRAINAGE

The internal streets are 32' Back-to-Back within 50' Right of Ways, access will be from Mile One South Rd. and/or Inspiration Rd. The storm drainage system will consist of multiple curb inlets ranging in size from 24" to 42" RCP. Surface and street runoff will be caught by said inlets and conveyed via storm lines into the Perezville Drain (owned by H.C.D.D. No. 1) adjacent to south side of this property and ultimately have an outfall into the Mission Pilot Channel system of the H.C.D.D No.1 via 5'x5' box culvert under the United Main Canal. The development is included in Drainage Basins 26 & 32 of the Bentsen Palms Master Drainage Study. The required detention of 78,215 c.f, has already been provided within said detention ponds with a design detention capacity of 674,185 c.f.. Additionally, the widening of the Perezville Drain ditch has been completed as request by HCDD#1. The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

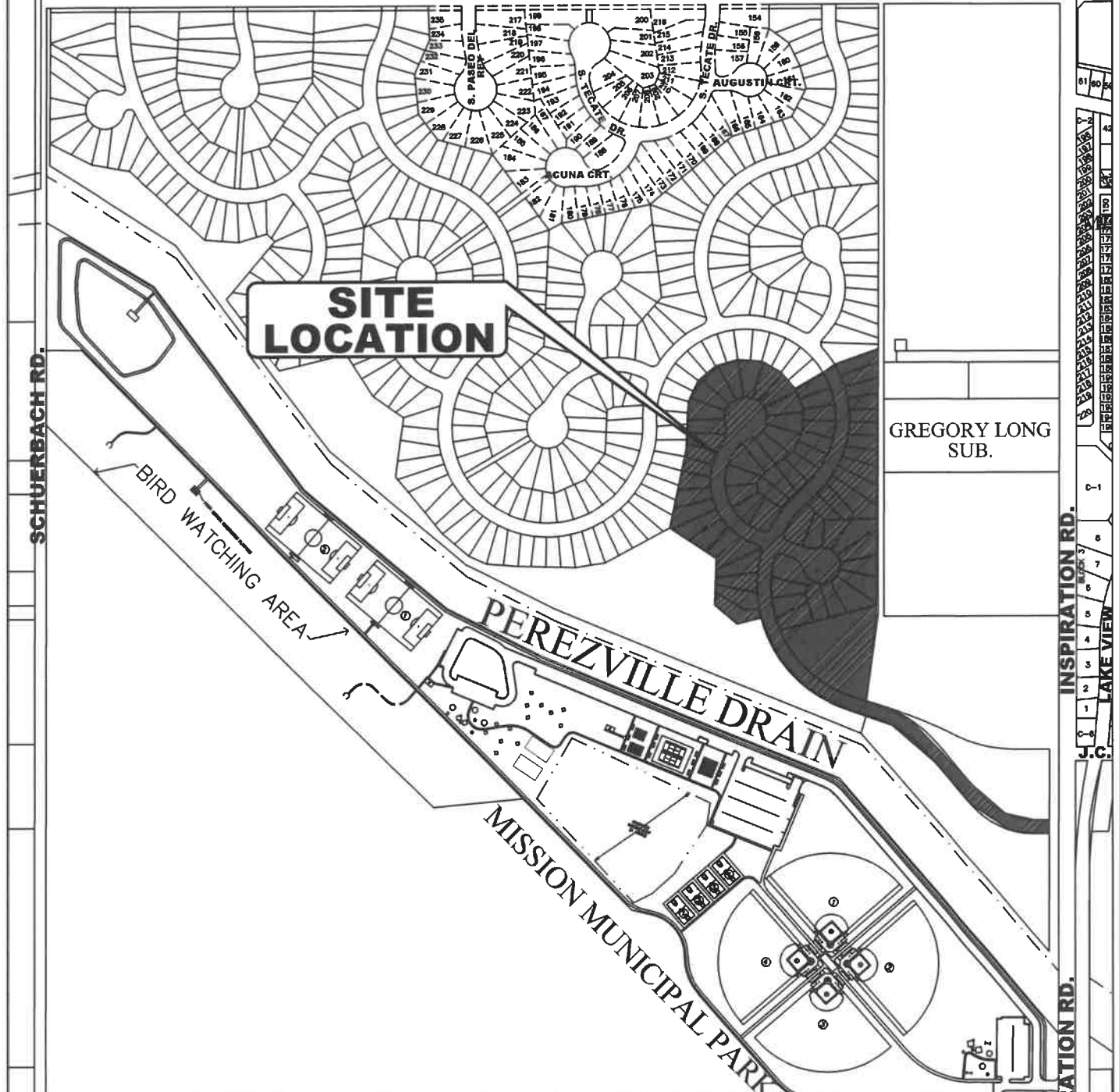
- No Park Fees – Mike Rhodes dedication of park land still stratifies the park Dedication Ord.
- Installation of Street Lighting as per City Standards
- Comply with all other format findings

RECOMMENDATION

Staff recommends approval.

124	79	75	30	162	27	26	25	257	330	340	365	398	443	454	73	57	41	40
123	80	74	31	163	206	207	250	258	300	341	384	399	442	455	72	56	39	39
122	81	73	32	164	205	208	248	259	300	342	383	400	441	456	71	55	38	38
121	82	72	33	165	204	209	248	280	299	343	382	401	440	457	70	54	37	37
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115	88	66	39	171	198	215	242	286	293	349	376	407	434	463	64	48	31	31
114	89	65	40	172	197	216	241	287	292	350	375	408	433	464	63	47	30	30
113	90	64	41	173	196	217	240	288	291	351	374	409	432	465	62	46	29	29
112	91	63	42	174	195	218	239	289	290	352	373	410	431	466	61	45	28	28
111	92	62	43	175	194	219	238	290	289	353	372	411	430	467	60	44	27	27
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109	94	60	45	177	192	221	236	292	287	355	370	413	428	469	58	42	25	25
108	95	59	46	178	191	222	235	293	286	356	369	414	427	470	57	41	24	24
107	96	58	47	179	190	223	234	294	285	357	368	415	426	471	56	40	23	23
106	97	57	48	180	189	224	233	295	284	358	367	416	425	472	55	39	22	22
105	98	56	49	181	188	225	232	296	283	359	366	417	424	473	54	38	21	21
104	99	55	50	182	187	226	231	297	282	360	365	418	423	474	53	37	20	20
103	100	54	51	183	186	227	230	298	281	361	364	419	422	475	52	36	19	19
102	101	53	52	184	185	228	229	299	280	362	363	420	421	476	51	35	18	18

MILE ONE SOUTH

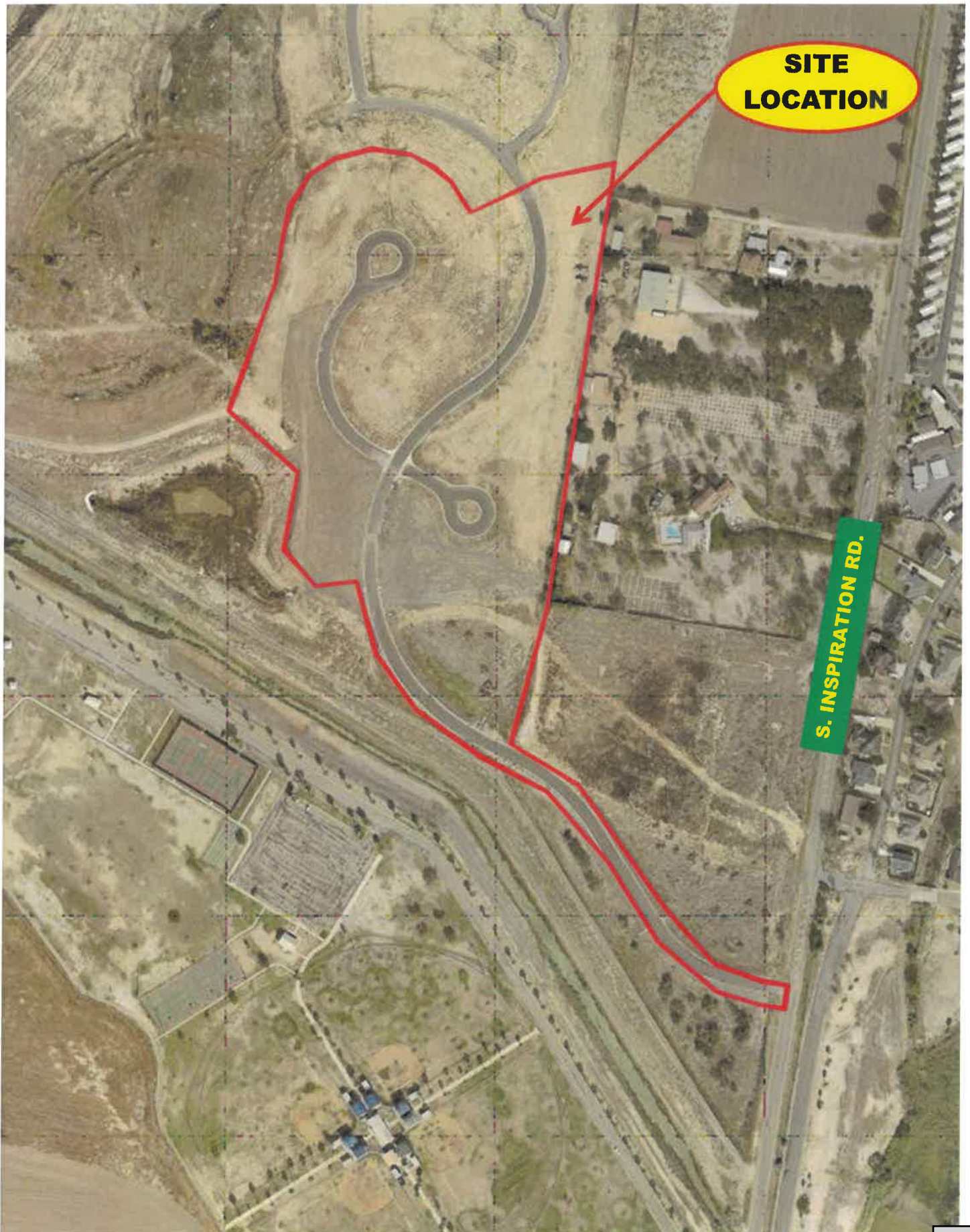


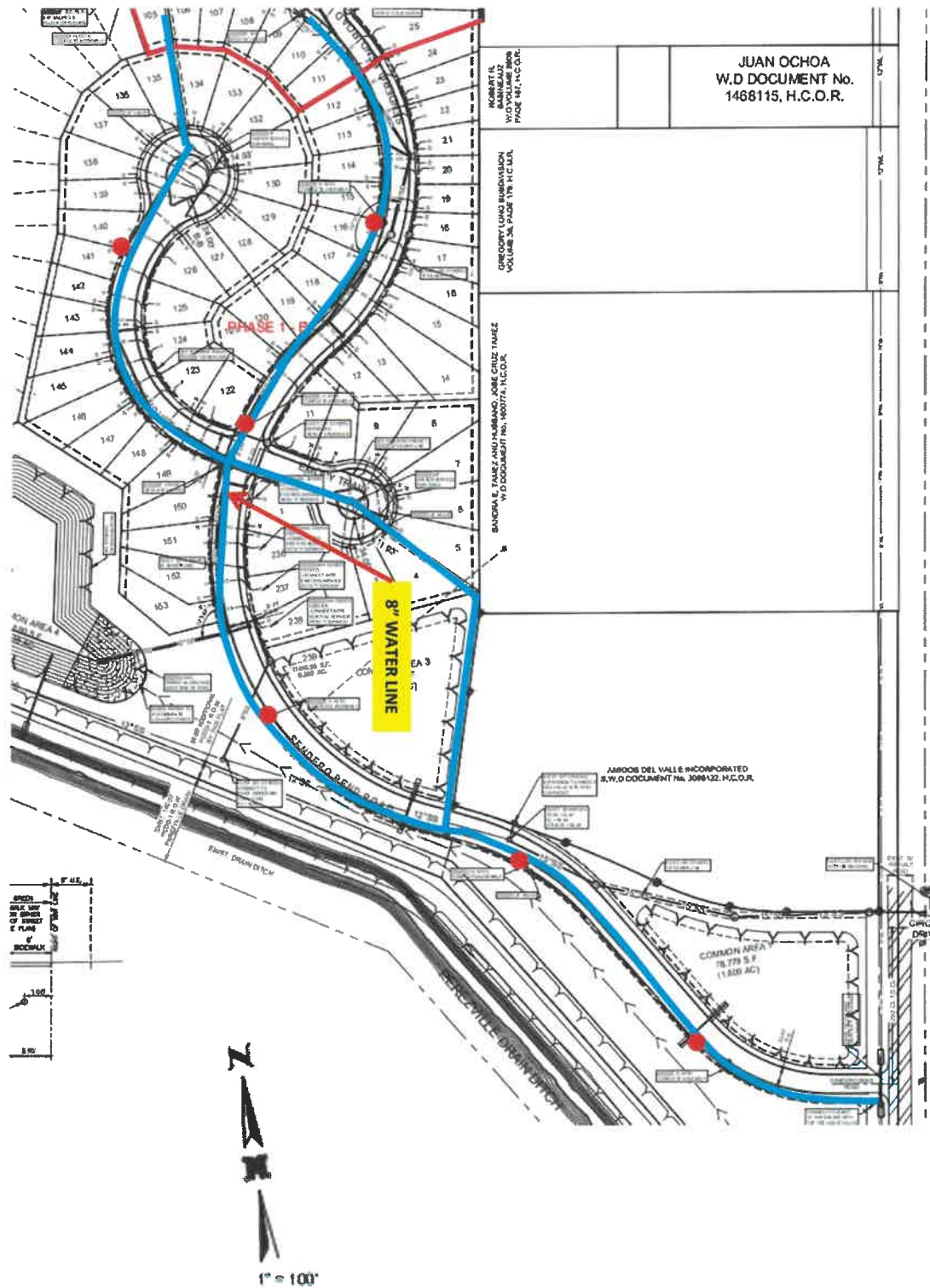
CITY OF MISSION
HIDALGO COUNTY, TEXAS

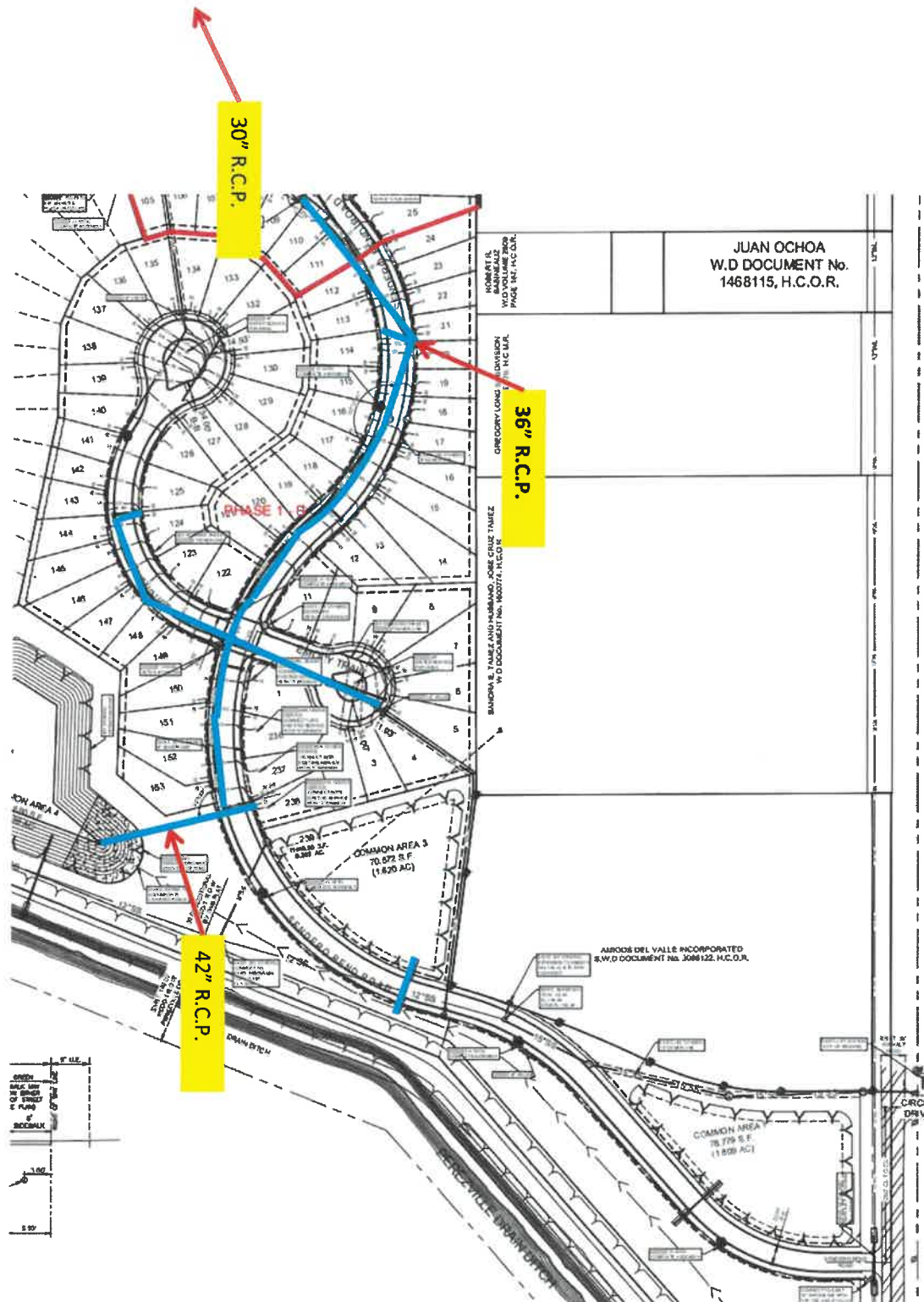
1201 E. 8th Street
MISSION, TX 78572

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

No.









TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

MARIO A. REYNA • ALLAN F. BOOE • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

DRAINAGE STATEMENT SENDERO PHASE I B SUBDIVISION Job No.: 22123

SENDERO PHASE I B SUBDIVISION is a resubdivision of 17.090 acres of land being a part out of the south end of Porcion 52, in the City of Mission, County of Hidalgo, Texas. The tract is currently vacant with a proposed land use of 70 residential lots. This property is located mostly in Zone "B" and partially in Zone "AH" on FEMA's Flood Insurance Rate Map, Community Panel No. 480334 0400 C Map Revised: November 16, 1982. Zone "B" is defined as areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot, or where the contributing drainage area is less than one (1) square mile; or areas protected by levees from the base flood (medium shading). Zone "AH" is defined as areas of 100-year shallow flooding where depths are between one(1) and three(3) feet; base flood elevation has been determined to be , but no flood hazard factors are determined.

The soils in this area are (25) Hidalgo fine sandy loam "B" rating, (28) Hidalgo sandy clay loam with "B" rating, For the purpose of this report we will use rating "B" in Hydrologic Group Soils. Hidalgo Sandy clay loam has moderate infiltration rate when thoroughly wet. This soil consist chiefly of moderate fine texture to moderate coarse texture and has a moderate rate of water transmission (56) Reynosa silty clay loam "C" rating, having a low infiltration rate when thoroughly wet. (See excerpts from "Soil Survey of Hidalgo County, Texas).

Storm runoff on this tract is by surface flow, with a southerly direction. The volume of storm runoff is 10.69 c.f.s. based on the 10-year storm frequency, as per attached calculations. Proposed runoff after development is 66.61 c.f.s., during the 100-year storm frequency, as per the attached calculations, which is an increase of 55.92 c.f.s.

In accordance with the City of Mission's drainage policy, the proposed storm drainage system for this subdivision will consist of multiple curb inlets placed at strategic locations interconnected with storm pipes ranging in size from 24" to 42", see Flow Rate Determination Tables for sizing and design slope. Surface runoff from the lots and the proposed streets will be caught by said inlets and conveyed via said storm lines into a proposed system of detention ponds within a common area along the entire south boundary. Said detention ponds will discharge at a pre-development rate of 6.43 c.f.s. based on the 10-year storm frequency into the Perezville Drain (owned by HCDD-1) adjacent to south side of this property. This development is included in Drainage Basins 26 & 32 of the Bentsen Palms Master Drainage Study (see attached Drainage Area Map). Said Perezville Drain has an ultimate outfall into the Mission Pilot Channel system of the HCDD-1 via a 5'x5' box culvert under the United Main Canal. In accordance with the City's drainage policy, the difference between pre and post development storm runoff shall not increase during the 10-100 year rainfall event... (continued next page)



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS


MARIO A. REYNA • ALLAN F. BOOE • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

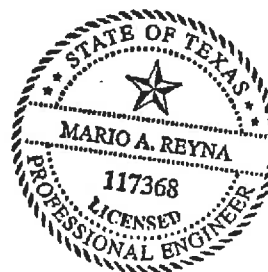
Therefore, as per attached calculations, and in accordance to the Approved Master Drainage Plan for the development, the required detention of 78,215 c.f. (1.796 ac-ft) has already been provided within said detention ponds with a design detention capacity of 674,185 c.f. Additionally the widening of the Perezville Drain ditch has been completed as requested by HCDD-1 (see widening detail). The overall master plan has been developed in accordance with City and County requirements.

By: M. A. Reyna 1-27-25

Mario A. Reyna, P.E.

Date

<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 type="checkbox"/> DISCHARGE PERMIT REQUIRED	
<input type="checkbox"/> DISTRICT FACILITY	
<input type="checkbox"/> CITY FACILITY	
<input type="checkbox"/> OTHER _____	
<u>2-13-25</u>	
H.C.D.D. NO. 1	DATE





CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 24, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Request by Cabe Investments, LP. to establish a Letter of Credit for the Misiones de San Jorge Subdivision to enable recording process of the subdivision without having all the utilities completed – Cervantes

NATURE OF REQUEST:

On February 4, 2025, staff received a request by Mario Salinas - Engineer of MAS Engineering and Cesar Cabello – President of Cabe Investment LP. to have the City Council consider allowing them to establish a Letter of Credit in the amount of \$215,879.75 for Las Misiones de San Jorge Subdivision in lieu of installing utilities and payment of subdivision related fees prior to the recording of the proposed Las Misiones de San Jorge Subdivision Phase II. The purpose of getting the plat recorded is so that they can sell and construct multi-family structures, do the infrastructure, and complete Phase II at the same time.

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

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

BID AMOUNT: \$ _____

STAFF RECOMMENDATION:

Staff is seeking direction.

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager's Recommendation: Seeking council direction *MRP*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

MAS ENGINEERING LLC

Firm No. 15499

3911 N. 10TH STREET, SUITE H MCALLEN, TEXAS 78501

City of Mission ,TX
Attn : Gabriel Ramirez

Re: Misiones de San Jorge subdivision.

February 4 2025

Cabe Investment LP will leave a bond or credit letter for the project Las Misiones de San Jorge Phase 1. In this bond/credit letter the following items will be done before the City of Mission gives Certificates of Occupancy. Items are as follow and will start 15 days after recording of the subdivision.

Sewer:

Connect the sanitary sewer system to the main along South Conway Avenue.

Water:

Connecting the loop for the subdivision a long the southeast corner for the proper water pressure for the subdivision and getting its easements to pass throught the UE in the subdivision services.

Storm:

Storm system will connect to the north of Military Parkway, and Cabe Investment will provide R.O.W. on its property

Fees:

Park fees, sewer fees, and water rights will be pay before recording Phase 2 of the subdivision.

Work on second phase of the subdivision will start within 15 days after finishing work related to the bond.

Sincerely



Mario Salinas PE,SIT
MAS ENGINEERING LLC



Cesar Cabello
PRESIDENT
CABE INVESTMENT LP

MAS ENGINEERING LLC

Item 23.

FIRM NO. 15499

3911 N. 10TH STREET, SUITE H MCALLEN, TEXAS 78501

Construction Cost Estimate: February, 2025			Sheet 1 OF 1		
Project: LAS MISSIONES DE SAN JORGE SUBDIVISION			Estimator: Mario Salinas		
Location: MISSION TX.			Owner:		
Type of Estimate: Engineer Cost Estimate (63 LOTS)					
Item	Description	Unit	Quantity	Unit Cost	Total
I	Water Distribution System				
	8" - 90 MJ Bends	Each	1	\$ 875.00	\$ 875.00
	8" Water Line DR18 C-900	L.F.	270	\$ 34.50	\$ 9,315.00
	2" ValveFlush	Each	3	\$ 2,750.00	\$ 8,250.00
	8" Water Tap	Each	1	\$ 2,850.00	\$ 2,850.00
				Subtotal =	\$ 21,290.00
II.	Sanitary Sewer System				
	12" Sanitary Sewer Line	LF	541	\$ 41.20	\$ 22,289.20
	Sanitary Sewer Manholes	Each	3	\$ 8,350.00	\$ 25,050.00
	8" Cleanout	LF	2	\$ 765.00	\$ 1,530.00
	Sanitary Sewer Tap	Each	1	\$ 1,800.00	\$ 1,800.00
				Subtotal=	\$ 50,669.20
III	Storm Sewer				
	24" RCP Storm Sewer Line	L.F.	42	\$ 43.50	\$ 1,827.00
	36" RCP Storm Sewer Line	L.F.	560	\$ 51.50	\$ 28,840.00
	42" RCP Storm Sewer Line	L.F.	220	\$ 64.32	\$ 14,150.40
	48" RCP Storm Sewer Line	L.F.	101	\$ 72.10	\$ 7,282.10
	Type A Inlet	Each	4	\$ 4,950.00	\$ 19,800.00
	Grate Inlet	Each	1	\$ 4,750.00	\$ 4,750.00
	Drainage Detention	CF	383,607	\$ 0.15	\$ 57,541.05
	Storm Sewer Manhole	Each	1	\$ 7,830.00	\$ 7,830.00
	Storm Sewer Tap	Each	1	\$ 1,900.00	\$ 1,900.00
				Subtotal=	\$ 143,920.55
CONSTRUCTION TOTAL					\$ 215,879.75



m - A1
2-6-25



CITY OF
MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 24, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Preliminary & Final Plat Approval Subject to Conditions: Las Misiones de San Jorge Subdivision Phase I, Being a 23.48 acre tract of land, more or less, out of and forming a part of Lots 9-6, West Addition to Sharyland, R-3, Developer: Cabe Investments, LP, Engineer: MAS Engineering, LLC, - Cervantes

NATURE OF REQUEST:

On February 19, 2024, the Planning and Zoning Commission held a Public Hearing to consider the Preliminary & Final Plat Approval for Las Misiones de San Jorge Subdivision Phase I. The subject site is located along the south side of Military Parkway, approximately 400' west of F.M. 1016 (Conway Avenue). There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

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

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

BID AMOUNT: \$ _____

STAFF RECOMMENDATION: Staff recommends approval subject to: 1.) Payment of Capital Sewer Recovery Fees; 2) Payment of Park Fees; 3) Water District Exclusion; 4) Conveyance or Payment of Water Rights; and 5) Approval of the infrastructure from the different city departments as per approved construction plans.

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE:

APPROVED:	_____
DISAPPROVED:	_____
TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ITEM # 3.2**PRELIMINARY & FINAL
PLAT APPROVAL SUBJECT TO
CONDITIONS:**

Las Misiones de San Jorge Subdivision Phase I
Being a 23.48 acre tract of land, more or less,
out of and forming a part of Lots 9-6,
West Addition to Sharyland
R-3
Developer: Cabe Investment, LP
Engineer: MAS Engineering, LLC

REVIEW DATA**PLAT DATA**

This subdivision is located along the south side of Military Parkway, approximately 400 feet west of F.M. 1016 (Conway Ave.). — **see vicinity map**. The developer is proposing (58) Fifty-Eight Multi-family Residential lots. — see plat for actual dimensions, square footages, and land uses.

WATER

The developer is proposing to connect from an existing 12" water line located along the south side of Military Pkwy and looped with a proposed 8" water line to service each lot. They are proposing 5 fire hydrants as via direction of the Fire Marshal's office. — **see utility plan**

SEWER

The developer is proposing an internal 8" sewer line system to provide sewer service to all the lots as it ties into an existing 15" sanitary sewer system located on the west side of Conway Ave. The Capital Sewer Recovery Fee will be calculated per Duplex - 2 x 175 gpd (\$330.00) and Fourplex - 4 x 175 gpd (\$670.00) / Lot.

STREETS & STORM DRAINAGE

The proposed internal streets will be 32' Back-to-Back within 50' Right of Ways. Access will be from Military Pkwy. Utilizing the 50-year frequency event, the surface storm water runoff of the proposed development site will be intercepted by proposed Type "A" inlets installed along the proposed streets at appropriate locations. Said inlets will outfall into proposed detention areas on the northwest corner of the site which will be serviced by a 36" RCP ultimately discharging into an existing curb inlet on Conway Ave. with a proposed 8" PVC "Bleeder" drain line complying with TxDot criteria. The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

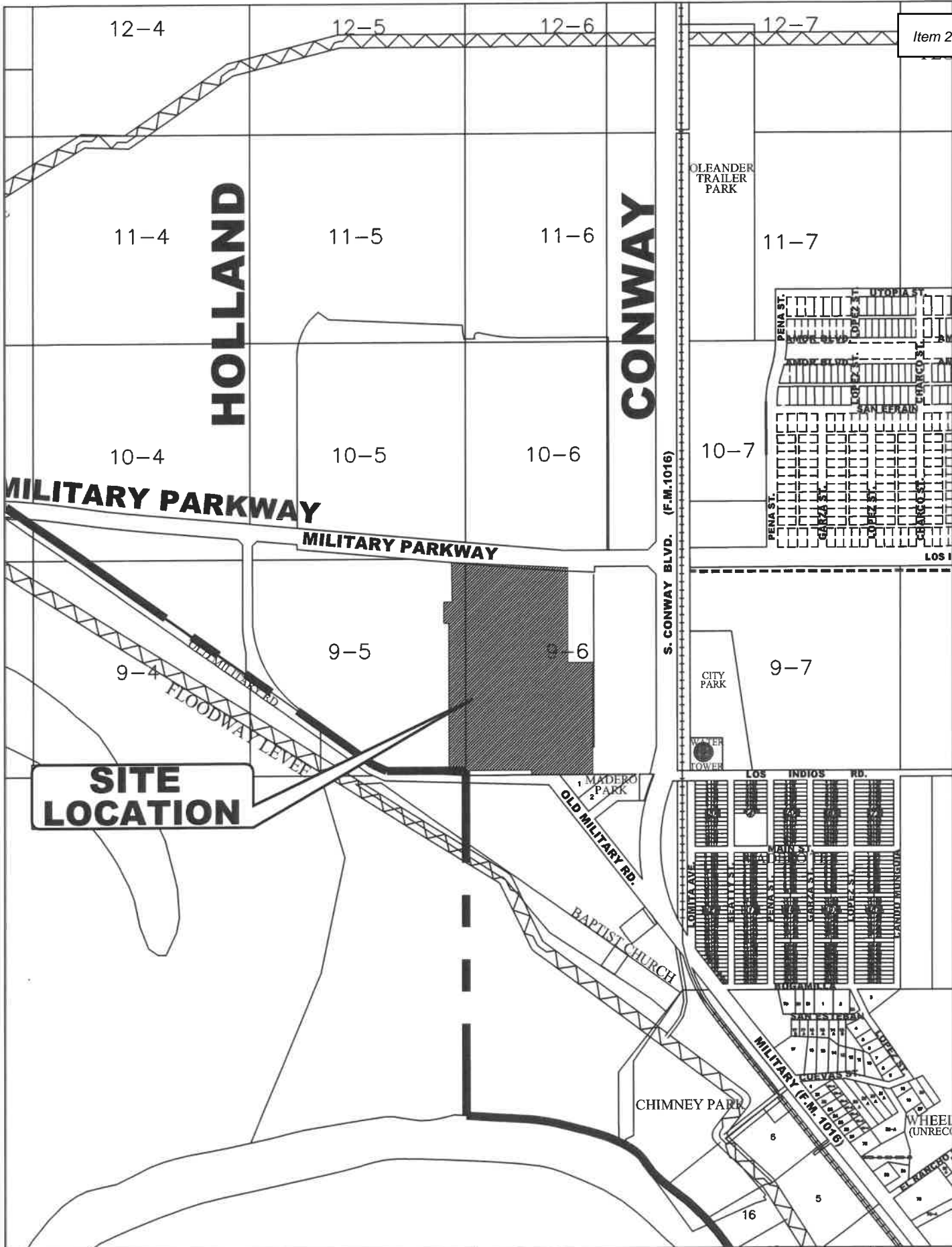
Water District Exclusion
Conveyance or Payment of Water Rights
Payment of Park fees (\$500.00 per dwelling unit)
Installation of Street Lighting as per City Standards
Must Comply with all other format findings.

RECOMMENDATION

Staff recommends approval subject to:

1. Payment of Capital Sewer Recovery Fees

2. Payment of Park Fees
3. Water District Exclusion
4. Conveyance or Payment of Water Rights, and
5. Approval of the infrastructure from the different city departments as per approved construction plans



CITY OF MISSION
HIDALGO COUNTY, TEXAS

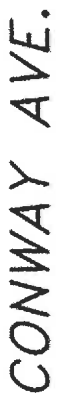
1201 E. 8th Street
MISSION, TX 78572
PH: (956) 580-8672
FAX: (956) 580-8680

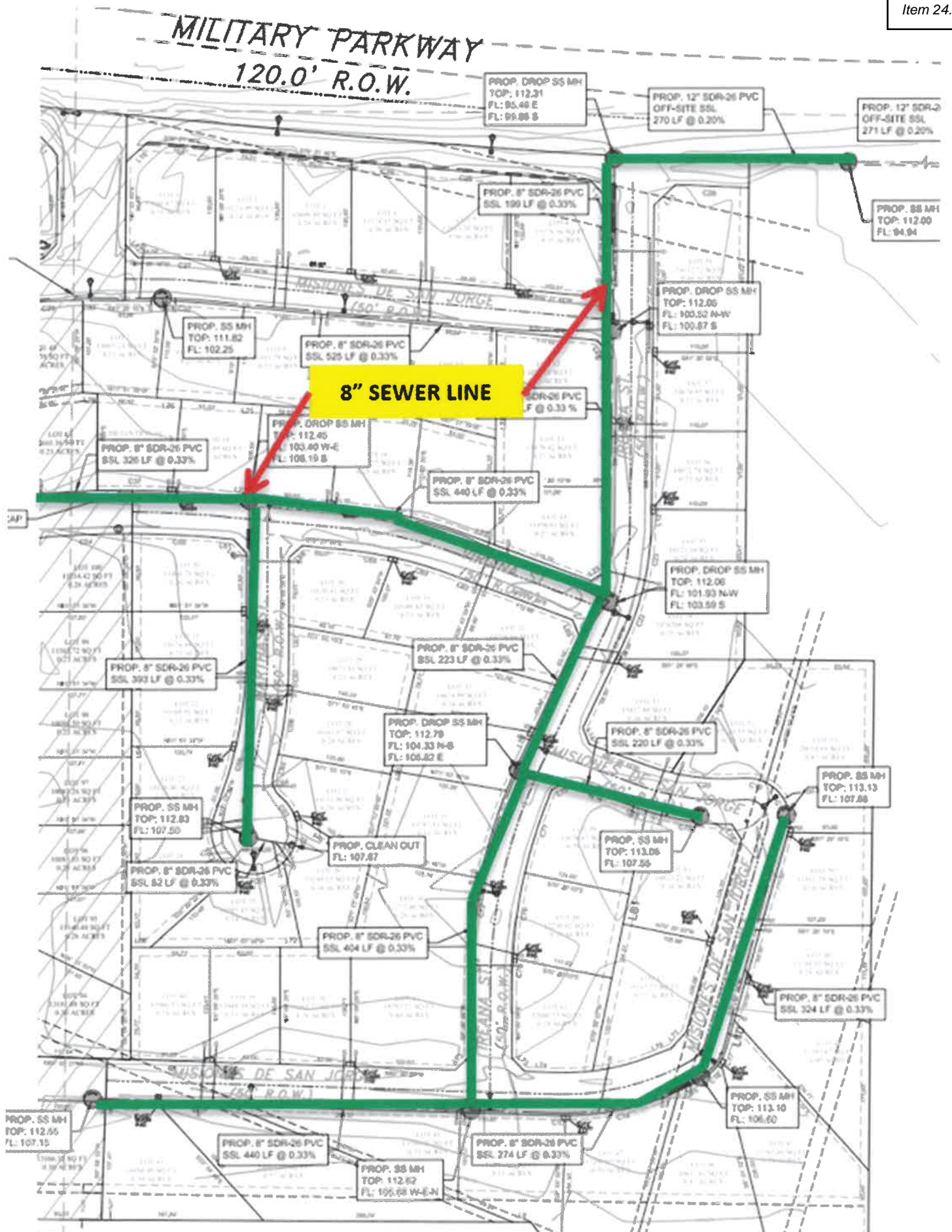


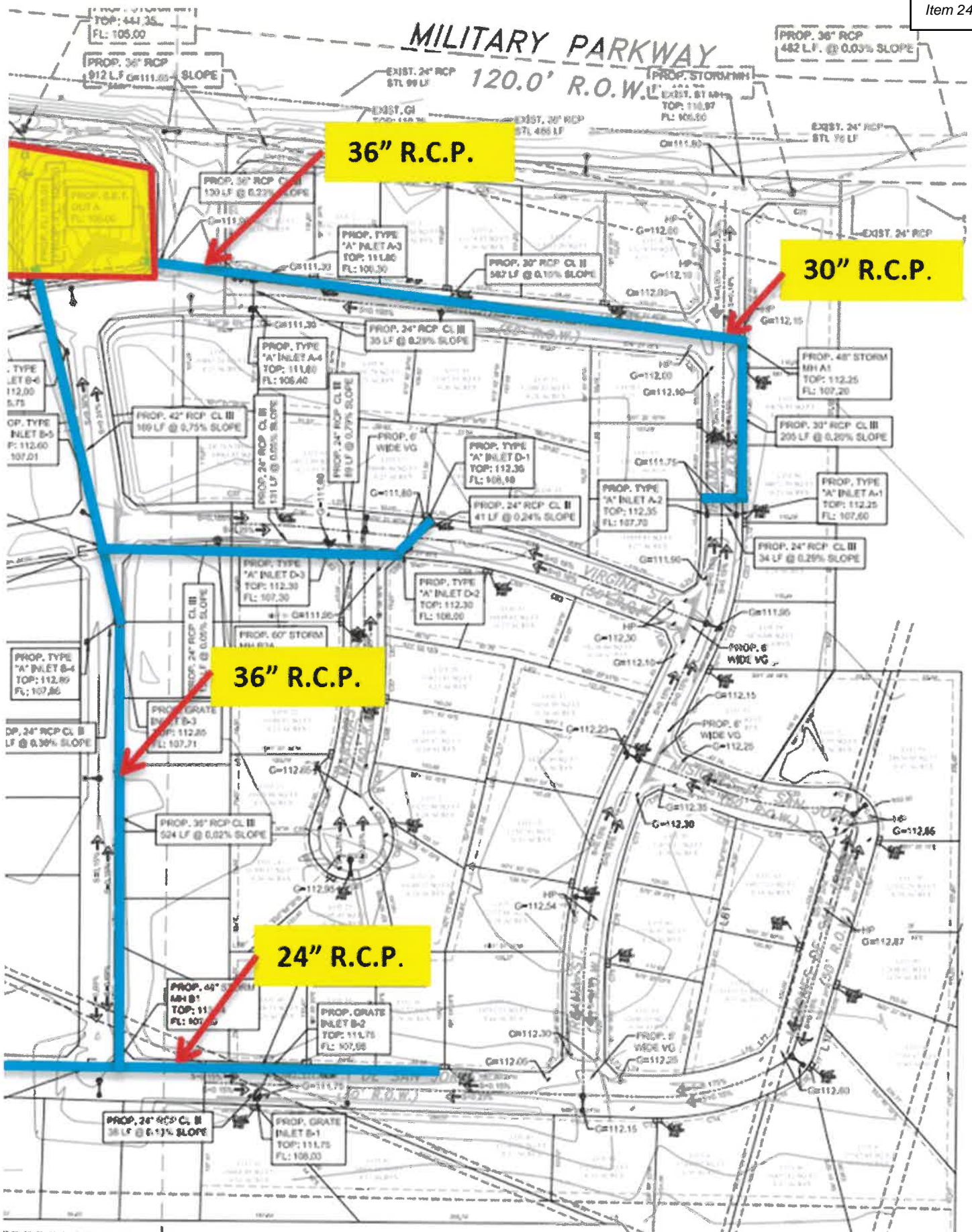


AN ADDITION TO THE CITY OF MISSION, HIDALGO COUNTY, TEXAS.

PRINCIPAL
OWNER
ENGINEER:
SURVEYOR:







**DRAINAGE REPORT
FOR
Las Misiones De San Jorge Phase I Subdivision
Mission, Texas**

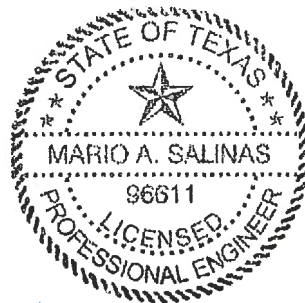
Being 23.48-acre tract of land, more or less, out of and forming a part of lot 9-6, west addition to Sharyland Hidalgo County, Texas, as per the map or plat thereof recorded in volume 01, page 56, map records of Hidalgo County, Texas.
6,8,18,5,34

Las Misiones De San Jorge will consist of 2 phases. Phase 1 will construct 65 multifamily lots subdivision (23.48 acres), Phase 2 will consist of 60 multifamily lots (25.26 acres) The property is located on northwest corner of Washington Ave and Bob Youker St. inside City Limits of Mission, Texas.

The tract lies in "Zone A". Zone A is defined as an areas of 100-yr flood; base flood elevations and flood hazard factors not determined. A FEMA process will be signed off by the city of mission since this property lies in the City limits of Mission. The proposed BFE to be submitted to the City of Mission is to be 113.00 feet NGVD 29.

The soil according to the soil survey of hidalgo county indicates that this property lies in "Area 55" (Reynosa Silty Clay loam, 0 to 1 Percent Slopes, Hydrologic Group "B") and "Area 64" (Runn silty Clay, surface runoff "medium" and Hydrologic group "C") of the soil survey of Hidalgo County.

Existing drainage for the area consists of the following system: presently, the project was approved by City of Mission and HCDD1 but then the owner changed engineers at the construction portion of the project. The portion that is going to be subdivided will be Phase I which is around 23.48 acres. In which once the subdivision is recorded, they can get the funds to finish the second portion of the subdivisions which the remaining 25.26 acres of the whole 48.72 acres. Phase I currently has streets and curbs built already and these improvements flow into the existing detention pond located on the northwest portion of the tract. Existing runoff is $Q_{10} = 29.64$ cubic feet per second based on a 10-year frequency storm.



h a s i
1-31-25

There are 65 multifamily lots proposed in this subdivision Phase I (in 23.48 acres). There are 60 multifamily lots proposed in phase 2 (in 25.26 acres) for a total of 125 multifamily lots to be constructed in the master plan of Las Misiones de San Jorge (48.72 acres total). The drainage detention is only an estimate determined by the project engineer; an actual detention may vary based on an actual use of the lots. After development, the runoff will be increased $Q_{diff} = 74.94$ cubic feet per second and $Q_{50} = 104.58$ cubic feet per second. In accordance with our calculations and following the City of Mission drainage policy and the Hidalgo County Drainage District No. 1 a total of 390,191 cubic-feet or 8.96 ac-ft will be needed for completion of Phase I and Phase II. Phase I will have to detain 188,047 cubic-feet or 4.32 ac-ft. Phase 2 will have to detain 4.64 cubic-feet or 202,303 acre-ft. In Phase 1 the entire portion of the detention will be built, meaning that phase 2 will not need to build an extra detention pond unless the proposed of multifamily lots gets modified into a different zoning. Phase 1 will build and detain the whole amount of the mention detention for this master plan. The detention pond will be located on the northwest portion of the tract of land via an easement along Military Rd. The outfall will go into a drain inlet owned by txdot. The connection to txdot will have to be a 8" PVC as per txdot specification which then outfalls into the mission inlet owned by HCDD1. The finish floor for each building will be set above the 100-year frequency storm event.

Sincerely,

Mario A. Salinas, P.E.

MAS ENGINEERING, L.L.C., CONSULTING ENGINEERING FIRM No. F-15499
3911 North 10th Street, Suite H, McAllen, Texas, 78501 Ph. (956)537-1311



- ☐ REJECTED
☒ APPROVED FOR SUBMITTAL
☐ TO H.C. PLANNING DEPT.
☒ TO CITY
☒ DISCHARGE PERMIT REQUIRED
☐ DISTRICT FACILITY
☐ CITY FACILITY
☒ OTHER txdot



H.C.D.D. NO. 1

DATE



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 24, 2025
PRESENTED BY: Juan Pablo "JP" Terrazas, P.E., Asst. City Manager
AGENDA ITEM: Authorization to extend Second and Final One- Year renewal with Core & Main for Waterline Maintenance Supplies for the Public Works Department - Terrazas

NATURE OF REQUEST:

The City of Mission entered into an agreement with Core & Main for Waterline Maintenance Supplies. The contract term was for one year with two one-year renewal options. Orders will be placed on an as needed basis for a one-year base term with a 7% increase. This will extend Bid No. 23-171-01-11 from February 23, 2025 through February 24, 2025.

BUGETED: Yes **FUND:** Utility **ACCT. #:** 02-412-64325

BUDGET: \$ 100,000 **EST. COST:** \$ 168,525 **CURRENT BUDGET BALANCE:** \$4,896

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 _____



BID NAME/NUMBER: 23-171-01-11 / Waterline Maintenance Supplies for the
Public Works Department

OPEN DATE: January 18, 2023 2:00 PM CST

Vendor Name:	Ferguson Waterworks	Core & Main LP, fka/ HD Supply Waterworks
Street address:	1900 W. Expressway 83	100 N. 1st St.
City, State:	Mission, TX 78572	McAllen, TX 78501
Phone:	(956) 584-8199	956-631-3341
Fax:	(956) 584-7487	956-687-5918
Contact:	Frank Guerra	Roel Garza
Email:	frank.guerra@ferguson.com	jennifer.pinales@coreandmain.com

DESCRIPTION:		UOM	Est. Quantity	Unit Price	Ext.	Unit Price	Ext.
1	3/4" LINEAR FEET OF POLYETHYLENE TUBING AWWA C-901	Feet	2,000	\$0.48	\$960.00	\$0.40	\$800.00
2	1" LINEAR FEET OF POLYETHYLENE TUBING AWWA C-901	Feet	2,000	\$0.81	\$1,620.00	\$0.67	\$1,340.00
3	1" MIPT x COMPRESSION CORP. STOP (S1100-4 OR EQUAL)	Each	50	\$71.16	\$3,558.00	\$52.54	\$2,627.00
4	3/4" 3-PART UNION (C44-33 OR EQUAL)	Each	150	\$22.03	\$3,304.50	\$19.40	\$2,910.00
5	1" 3-PART UNION (C44-33 OR EQUAL)	Each	150	\$25.19	\$3,778.50	\$22.19	\$3,328.50
6	1" x 3/4" 3-PART UNION (C44-33 OR EQUAL)	Each	50	\$25.59	\$1,279.50	\$23.48	\$1,174.00
6	3/4" METER COUPLING	Each	100	\$10.56	\$1,056.00	\$7.90	\$790.00
7	1" METER COUPLING	Each	50	\$16.93	\$846.50	\$10.84	\$542.00
8	1" x 3/4" METER NUT X COMPRESSION ANGLE STOP	Each	100	\$53.11	\$5,311.00	\$46.76	\$4,676.00
9	1" METER NUT X COMPRESSION ANGLE STOP	Each	100	\$65.71	\$6,571.00	\$57.86	\$5,786.00
10	3/4" METER NUT X COMPRESSION ANGLE STOP	Each	150	\$48.03	\$7,204.50	\$42.27	\$6,340.50
11	1" COMPRESSION x 3/4" U-BRANCH	Each	10	\$109.10	\$1,091.00	\$75.25	\$752.50
12	3/4" ANGLE STOP U-BRANCH	Each	100	\$37.55	\$3,755.00	\$33.07	\$3,307.00
13	24" MANHOLE COVER	Each	75	\$148.84	\$11,163.00	\$166.03	\$12,452.25
14	24" MANHOLE RING AND COVER	Each	50	\$319.77	\$15,988.50	\$342.89	\$17,144.50
15	24" BOLT DOWN MANHOLE RING AND COVER	Each	20	\$382.56	\$7,651.20	\$441.19	\$8,823.80
16	30" MANHOLE COVER	Each	10	\$223.26	\$2,232.60	\$216.67	\$2,166.70
17	30" MANHOLE RING AND COVER	Each	10	\$401.17	\$4,011.70	\$399.13	\$3,991.30
18	30" BOLT DOWN MANHOLE RING AND COVER	Each	5	\$423.26	\$2,116.30	\$484.65	\$2,423.25
19	2" DRESSER (2.34" - 2.63")	Each	40	\$39.63	\$1,585.20	\$36.80	\$1,472.00
20	4" x 10" DRESSER (4.22" - 5.66")	Each	20	\$122.73	\$2,454.60	\$113.96	\$2,279.20
21	6" x 10" DRESSER (6.23" - 7.60")	Each	20	\$173.05	\$3,461.00	\$160.69	\$3,213.80
22	8" x 10" DRESSER (8.40" - 9.75")	Each	40	\$201.91	\$8,076.40	\$187.48	\$7,499.20
23	10" x 10" DRESSER (10.50" - 12.12")	Each	10	\$343.62	\$3,436.20	\$319.08	\$3,190.80
24	12" x 10" DRESSER (12.50" - 14.38")	Each	10	\$416.36	\$4,163.60	\$386.62	\$3,866.20
25	16" X 10" DRESSER (17.32" - 19.20")	Each	4	\$644.83	\$2,579.32	\$598.77	\$2,395.08
26	2" x 7" 2.35-2.63 FULL CIRCLE CLAMP	Each	40	\$57.73	\$2,309.20	\$53.61	\$2,144.40
27	4" x 7" 4.74-5.14 FULL CIRCLE CLAMP	Each	40	\$72.25	\$2,890.00	\$67.09	\$2,683.60
28	4" x 7" 4.95-5.35 FULL CIRCLE CLAMP	Each	60	\$73.02	\$4,381.20	\$67.80	\$4,068.00
29	4" x 7" 5.22-5.62 FULL CIRCLE CLAMP	Each	10	\$73.94	\$739.40	\$68.66	\$686.60
30	6" x 7" 6.85-7.24 FULL CIRCLE CLAMP	Each	40	\$81.64	\$3,265.60	\$75.81	\$3,032.40
31	6" x 7" 7.05-7.45 FULL CIRCLE CLAMP	Each	40	\$82.86	\$3,314.40	\$76.94	\$3,077.60
32	6" x 7" 7.45-7.85 FULL CIRCLE CLAMP	Each	10	\$84.99	\$849.90	\$78.92	\$789.20
33	8" x 7" 8.99-9.39 FULL CIRCLE CLAMP	Each	20	\$97.66	\$1,953.20	\$90.69	\$1,813.80
34	8" x 7" 9.27-9.67 FULL CIRCLE CLAMP	Each	30	\$99.82	\$2,994.60	\$92.69	\$2,780.70
35	10" x 7" 11.04-11.44 FULL CIRCLE CLAMP	Each	5	\$118.87	\$594.35	\$110.38	\$551.90
36	10" X 7" 11.34-11.74 FULL CIRCLE CLAMP	Each	5	\$118.87	\$594.35	\$110.38	\$551.90
37	10" x 7" 11.75-12.15 FULL CIRCLE CLAMP	Each	5	\$121.40	\$607.00	\$112.73	\$563.65
38	12" x 7" 13.10-13.50 FULL CIRCLE CLAMP	Each	5	\$134.07	\$670.35	\$124.49	\$622.45
39	12" x 7" 14.00-14.40 FULL CIRCLE CLAMP	Each	5	\$141.66	\$708.30	\$131.55	\$657.75
40	4" x 12" 4.74-5.14 FULL CIRCLE CLAMP	Each	5	\$113.62	\$568.10	\$105.27	\$526.35
41	4" x 12" 4.95-5.35 FULL CIRCLE CLAMP	Each	5	\$119.32	\$596.60	\$110.80	\$554.00
42	4" x 12" 5.22-5.62 FULL CIRCLE CLAMP	Each	5	\$121.99	\$609.95	\$113.28	\$566.40
43	6" x 12" 6.85-7.24 FULL CIRCLE CLAMP	Each	5	\$130.57	\$652.85	\$121.25	\$606.25
44	6" x 12" 7.05-7.45 FULL CIRCLE CLAMP	Each	5	\$132.71	\$663.55	\$123.23	\$616.15
45	6" x 12" 7.45-7.85 FULL CIRCLE CLAMP	Each	5	\$136.49	\$682.45	\$126.74	\$633.70
46	8" x 12" 8.99-9.39 FULL CIRCLE CLAMP	Each	5	\$156.39	\$781.95	\$145.22	\$726.10
47	8" x 12" 9.27-9.67 FULL CIRCLE CLAMP	Each	5	\$159.83	\$799.15	\$148.41	\$742.05
48	10" x 12" 11.04-11.44 FULL CIRCLE CLAMP	Each	5	\$184.64	\$923.20	\$171.45	\$857.25

49	10" x 12" 11.34-11.74 FULL CIRCLE CLAMP	Each	5	\$192.23	\$961.15	\$178.50	\$892.50
50	10" x 12" 11.75-12.15 FULL CIRCLE CLAMP	Each	5	\$196.04	\$980.20	\$182.04	\$910.20
51	12" x 12" 13.10-13.50 FULL CIRCLE CLAMP	Each	5	\$215.77	\$1,078.85	\$200.36	\$1,001.80
52	12" x 12" 14.00-14.40 FULL CIRCLE CLAMP	Each	5	\$225.10	\$1,125.50	\$209.03	\$1,045.15
53	8" x 15" 8.99-9.39 FULL CIRCLE CLAMP	Each	5	\$186.34	\$931.70	\$173.04	\$865.20
54	8" x 15" 9.27-9.67 FULL CIRCLE CLAMP	Each	5	\$189.03	\$945.15	\$175.53	\$877.65
55	10" x 15" 11.04-11.44 FULL CIRCLE CLAMP	Each	5	\$232.70	\$1,163.50	\$216.08	\$1,080.40
56	10" x 15" 11.34-11.74 FULL CIRCLE CLAMP	Each	5	\$237.76	\$1,188.80	\$220.78	\$1,103.90
57	10" x 15" 11.75-12.15 FULL CIRCLE CLAMP	Each	5	\$246.10	\$1,230.50	\$228.53	\$1,142.65
58	12" x 15" 13.10-13.50 FULL CIRCLE CLAMP	Each	5	\$268.12	\$1,340.60	\$248.97	\$1,244.85
59	12" x 15" 14.00-14.40 FULL CIRCLE CLAMP	Each	5	\$280.75	\$1,403.75	\$260.70	\$1,303.50
60	16" x 15" 17.65-18.90 FULL CIRCLE CLAMP	Each	5	\$745.26	\$3,726.30	\$692.03	\$3,460.15
61	16" x 15" 17.10-17.50 FULL CIRCLE CLAMP	Each	5	\$325.77	\$1,628.85	\$302.50	\$1,512.50
62	16" x 15" 17.15-17.90 FULL CIRCLE CLAMP	Each	5	\$556.59	\$2,782.95	\$516.83	\$2,584.15
63	16" x 15" 18.46-19.21 FULL CIRCLE CLAMP	Each	5	\$578.70	\$2,893.50	\$537.36	\$2,686.80
64	4" SEWER REPAIR COUPLING PVC-PVC GxG SDR26	Each	50	\$25.79	\$1,289.50	\$34.69	\$1,734.50
65	6" SEWER REPAIR COUPLING PVC-PVC GxG SDR26	Each	30	\$50.46	\$1,513.80	\$69.48	\$2,084.40
66	8" SEWER REPAIR COUPLING PVC-PVC GxG SDR26	Each	20	\$82.88	\$1,657.60	\$114.13	\$2,282.60
67	10" SEWER REPAIR COUPLING PVC-PVC GxG SDR26	Each	4	\$158.45	\$633.80	\$144.07	\$576.28
68	12" SEWER REPAIR COUPLING PVC-PVC GxG SDR26	Each	4	\$230.05	\$920.20	\$209.19	\$836.76
69	15" SEWER REPAIR COUPLING PVC-PVC GxG SDR26	Each	4	\$581.77	\$2,327.08	\$442.07	\$1,768.28
70	4" RUBBER FERNCO COUPLING PVC-CLAY	Each	100	\$5.45	\$545.00	\$4.65	\$465.00
71	6" RUBBER FERNCO COUPLING PVC-CLAY	Each	50	\$11.79	\$589.50	\$9.93	\$496.50
72	8" RUBBER FRENCO COUPLING PVC-CLAY	Each	20	\$18.14	\$362.80	\$15.28	\$305.60
73	10" RUBBER FRENCO COUPLING PVC-CLAY	Each	10	\$27.23	\$272.30	\$22.93	\$229.30
74	12" RUBBER FRENCO COUPLING PVC-CLAY	Each	10	\$31.77	\$317.70	\$26.75	\$267.50
75	15" RUBBER FRENCO COUPLING PVC-CLAY	Each	4	\$49.95	\$199.80	\$42.07	\$168.28
76	16" RUBBER FRENCO COUPLING PVC-CLAY	Each	4	\$49.95	\$199.80	\$47.80	\$191.20
77	2" REPAIR COUPLING C160	Each	40	\$32.32	\$1,292.80	\$23.57	\$942.80
78	3" REPAIR COUPLING C160	Each	4	\$44.46	\$177.84	\$32.43	\$129.72
79	4" REPAIR COUPLING C160	Each	20	\$79.95	\$1,599.00	\$58.30	\$1,166.00
80	6" REPAIR COUPLING C160	Each	20	\$140.52	\$2,810.40	\$102.47	\$2,049.40
81	8" REPAIR COUPLING C160	Each	20	\$289.45	\$5,789.00	\$211.07	\$4,221.40
82	10" REPAIR COUPLING C160	Each	10	\$536.00	\$5,360.00	\$390.84	\$3,908.40
83	12" REPAIR COUPLING C160	Each	10	\$791.53	\$7,915.30	\$577.17	\$5,771.70
84	4" REPAIR COUPLING C900 (HARCO)	Each	10	\$79.55	\$795.50	\$58.47	\$584.70
85	6" REPAIR COUPLING C900 (HARCO)	Each	20	\$122.00	\$2,440.00	\$89.67	\$1,793.40
86	8" REPAIR COUPLING C900 (HARCO)	Each	30	\$294.19	\$8,825.70	\$216.23	\$6,486.90
87	10" REPAIR COUPLING C900 (HARCO)	Each	10	\$619.11	\$6,191.10	\$455.05	\$4,550.50
88	12" REPAIR COUPLING C900 (HARCO)	Each	10	\$786.37	\$7,863.70	\$577.98	\$5,779.80
89	16" REPAIR COUPLING C900 (HARCO)	Each	10	\$1,305.00	\$13,050.00	\$959.19	\$9,591.90
90	4" MEGALUG (WITH ACCESSORIES)	Each	40	\$46.82	\$1,872.80	\$45.65	\$1,826.00
91	6" MEGALUG (WITH ACCESSORIES)	Each	40	\$58.44	\$2,337.60	\$57.15	\$2,286.00
92	8" MEGALUG (WITH ACCESSORIES)	Each	40	\$78.41	\$3,136.40	\$77.09	\$3,083.60
93	10" MEGALUG (WITH ACCESSORIES)	Each	20	\$137.28	\$2,745.60	\$134.23	\$2,684.60
94	12" MEGALUG (WITH ACCESSORIES)	Each	30	\$144.10	\$4,323.00	\$140.87	\$4,226.10
95	16" MEGALUG (WITH ACCESSORIES)	Each	10	\$296.83	\$2,968.30	\$290.24	\$2,902.40
96	VALVE BOXES W/COVER	Each	150	\$68.83	\$10,324.50	\$65.00	\$9,750.00
97	24" CEMENT DONUT	Each	100	\$22.00	\$2,200.00	\$23.53	\$2,353.00
98	30" CEMENT DONUT	Each	50	\$27.00	\$1,350.00	\$29.42	\$1,471.00
99	2" GATE VALVE WITH OPERATING NUTS THREAD x THREAD	Each	40	\$391.70	\$15,668.00	\$386.49	\$15,459.60
100	3" GATE VALVE FL x FL	Each	4	\$569.59	\$2,278.36	\$566.62	\$2,266.48
101	4" GATE VALVE MJ x MJ	Each	10	\$641.83	\$6,418.30	\$633.15	\$6,331.50
102	4" GATE VALVE FL x FL	Each	4	\$635.98	\$2,543.92	\$627.35	\$2,509.40
103	4" GATE VALVE MJ x FL	Each	4	\$613.43	\$2,453.72	\$604.11	\$2,416.44
104	6" GATE VALVE FL x FL	Each	6	\$850.20	\$5,101.20	\$838.64	\$5,031.84
105	6" GATE VALVE MJ x MJ	Each	20	\$819.30	\$16,386.00	\$807.59	\$16,151.80
106	6" GATE VALVE MJ x FL	Each	10	\$819.30	\$8,193.00	\$807.59	\$8,075.90
107	8" GATE VALVE MJ x MJ	Each	20	\$1,303.70	\$26,074.00	\$1,286.22	\$25,724.40
108	8" GATE VALVE MJ x FL	Each	4	\$1,279.89	\$5,119.56	\$1,261.96	\$5,047.84
109	10" GATE VALVE MJ x FL	Each	2	\$2,032.38	\$4,064.76	\$2,005.46	\$4,010.92
110	10" GATE VALVE MJ x MJ	Each	4	\$2,032.38	\$8,129.52	\$2,005.46	\$8,021.84
111	12" GATE VALVE MJ x MJ	Each	4	\$2,571.89	\$10,287.56	\$2,537.64	\$10,150.56
112	12" GATE VALVE MJ x FL	Each	4	\$2,454.97	\$9,819.88	\$2,421.24	\$9,684.96
113	16" GATE VALVE MJ x MJ	Each	4	\$7,795.70	\$31,182.80	\$8,506.04	\$34,024.16
114	16" GATE VALVE MJ x FL	Each	2	\$7,795.70	\$15,591.40	\$8,506.04	\$17,012.08

115	3" FIRE HYDRANT MUELLER, AMERICAN DARLING AND KENNEDY	Each	4	\$2,657.89	\$10,631.56	\$2,734.61	\$10,938.44
116	4" FIRE HYDRANT MUELLER, AMERICAN DARLING AND KENNEDY	Each	15	\$2,787.48	\$41,812.20	\$2,867.98	\$43,019.70
117	5" FIRE HYDRANT MUELLER, AMERICAN DARLING AND KENNEDY	Each	10	\$2,917.00	\$29,170.00	\$3,001.10	\$30,011.00
118	3/4" LINEAR FT. PVC SCH40	Feet	1,000	\$0.65	\$650.00	\$0.63	\$630.00
119	1" LINEAR FT. PVC SCH40	Feet	500	\$0.92	\$460.00	\$0.99	\$495.00
120	1 1/2" LINEAR FT. PVC SCH40	Feet	500	\$1.80	\$900.00	\$1.56	\$780.00
121	2" LINEAR FT. PVC SCH40	Feet	1,000	\$2.50	\$2,500.00	\$2.04	\$2,040.00
122	4" LINEAR FT. PVC SCH40	Feet	500	\$5.50	\$2,750.00	\$4.12	\$2,060.00
123	6" LINEAR FT. C900	Feet	500	\$13.25	\$6,625.00	\$14.42	\$7,210.00
124	8" LINEAR FT. C900	Feet	300	\$22.71	\$6,813.00	\$24.68	\$7,404.00
125	10" LINEAR FT. C900	Feet	200	\$34.07	\$6,814.00	\$36.85	\$7,370.00
126	12" LINEAR FT. C900	Feet	200	\$47.97	\$9,594.00	\$51.87	\$10,374.00
127	16" LINEAR FT. C900	Feet	100	\$85.00	\$8,500.00	\$94.12	\$9,412.00
128	4" LINEAR FT. SEWER PIPE DR26	Feet	500	\$3.51	\$1,755.00	\$3.82	\$1,910.00
129	6" LINEAR FT. SEWER PIPE DR26	Feet	500	\$7.88	\$3,940.00	\$8.53	\$4,265.00
130	8" LINEAR FT. SEWER PIPE DR26	Feet	300	\$14.26	\$4,278.00	\$15.50	\$4,650.00
131	10" LINEAR FT. SEWER PIPE DR26	Feet	100	\$22.19	\$2,219.00	\$24.00	\$2,400.00
132	12" LINEAR FT. SEWER PIPE DR26	Feet	100	\$31.91	\$3,191.00	\$34.53	\$3,453.00
133	15" LINEAR FT. SEWER PIPE DR26	Feet	50	\$47.89	\$2,394.50	\$51.79	\$2,589.50
134	6" CAST IRON CLEAN OUT BOOT	Each	10	\$122.50	\$1,225.00	\$105.59	\$1,055.90
135	4" PVC ADAPTER SCH 40 X SCH 35	Each	60	\$14.89	\$893.40	\$10.03	\$601.80
136	4" PUSH ON 45° SDR 26	Each	100	\$23.19	\$2,319.00	\$31.48	\$3,148.00
137	4" PUSH ON 45° SCH 40	Each	100	\$15.35	\$1,535.00	\$14.18	\$1,418.00
138	6" X 4" PUSH ON WYE	Each	20	\$68.77	\$1,375.40	\$57.28	\$1,145.60
139	8" X 4" PUSH ON WYE	Each	20	\$96.24	\$1,924.80	\$85.47	\$1,709.40
140	6" X 4" PVC TAP SADDLE W/SS STRAPS	Each	20	\$46.14	\$922.80	\$41.78	\$835.60
141	8" X 4" PVC TAP SADDLE W/SS STRAPS	Each	20	\$43.05	\$861.00	\$57.19	\$1,143.80
142	4" BACK WATER VALVE	Each	40	\$31.92	\$1,276.80	\$111.67	\$4,466.80
Waterline Maintenance Supplies		Total Base Amount			\$597,625.93		\$584,276.96
Delivery Days after receipt of purchase order				TBD ARO		15-30 Days	
Addendums				Yes		Yes	
1st Renewal				20.00%		5.00%	
2nd Renewal				20.00%		7.00%	

Apparent Lowest Responsible Bidder for Waterline Maintenance Supplies:
Core & Main, LP
Note:

BID NAME/NUMBER: 23-171-01-11 / Waterline Maintenance Supplies for the
Public Works Department

OPEN DATE: January 18, 2023 2:00 PM CST



Vendor Name:	Ferguson Waterworks	Core & Main LP, fka/ HD Supply Waterworks
Street address:	1900 W. Expressway 83	100 N. 1st St.
City, State:	Mission, TX 78572	McAllen, TX 78501
Phone:	(956) 584-8199	956-631-3341
Fax:	(956) 584-7487	956-687-5918
Contact:	Corey Ivie	Roel Garza
Email:	Troy.McCamish@Ferguson.com	jennifer.pinales@coreandmain.com

DESCRIPTION of FORMS:

Solicitation Signed		Yes	Yes
Terms & Conditions		Yes	Yes
Pricing Schedule		Yes	Yes
Non-Collusive		Yes	Yes
Addenda(s)		Yes	Yes
Gen. Business Questionare		Yes	Yes
References		Yes	Yes
CIQ			

100 N. 1st Street
McAllen, TX 78501
956.478.1055



02/04/2025

Dear City of Mission,

Core & Main would like to proceed with the renewal of the RFB: 23-171-01-11 Waterline Maintenance Supplies for the Public Works Department Contract (2/23/2025 through

2/22/2026) for the second term extension. We will be adding the 7% price increase noted on the original contract documents submitted on 1/11/2023.

Please advise how you would like to proceed.

Thank you.

Jennifer Pinales
Outside Sales Representative
Core & Main LP



CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 24, 2025

PRESENTED BY: Juan Pablo "JP" Terrazas, P.E., Asst. City Manager

AGENDA ITEM: Authorization to Extend First One-Year renewal option with J&E Lift Station Services (Emergency Repairs Only) and Hill-Tex Electric (Regular Repairs Only) for Electrical Repair & Maintenance Services for Water Treatment Plants, Wastewater Treatment Plant, Industrial Pre-Treatment Plant, and Water Distribution Division - Terrazas

NATURE OF REQUEST:

Staff is seeking authorization to exercise the First One-Year Renewal Option for Electrical Repair & Maintenance Services with J&E Lift Station Services and Hill-Tex Electric. J&E Lift Station Services provides the regular repairs and Hill-Tex Electric the emergency repairs. The Contract term is for one (1) year with the option to renew for two additional one-year renewals. The performance of electrical repairs and maintenance will be on a "as needed" basis for electrical repairs and maintenance at the Water Treatment Plants, Wastewater Treatment Plant, & Water Distribution Division. The agreement will extend Bid No: 24-246-02-12 from March 4, 2025 through March 3, 2026. Prices will remain the same.

BUDGETED: Yes	FUND: Utility-SWTP	ACCT. #: 02-413-44640
BUDGET: \$150,000	EST. COST: \$70,000	CURRENT BUDGET BALANCE: \$91,526

BUDGETED: Yes	FUND: Utility-NWTP	ACCT. #: 02-430-44640
BUDGET: \$220,000	EST. COST: \$70,000	CURRENT BUDGET BALANCE: \$23,950

BUDGETED: Yes	FUND: Utility-WWTP	ACCT. #: 02-414-44640
BUDGET: \$350,000	EST. COST: \$100,000	CURRENT BUDGET BALANCE: \$134,398

BUDGETED: Yes	FUND: Water Distribution	ACCT. #: 02-412-44625
BUDGET: \$800,000	EST. COST: \$297,000	CURRENT BUDGET BALANCE: \$297,216

BUDGETED: Yes	FUND: Pre-Treatment	ACCT. #: 02-415-44640
BUDGET: \$10,000	EST. COST: \$10,000	CURRENT BUDGET BALANCE: \$10,000

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 _____



BID NAME/NUMBER: 24-246-02-12 / Electrical Repair and Maintenance Services

OPEN DATE: February 12, 2024 2:00 PM CST

Vendor Name: J&E Lift Station Services Inc. Hill-Tex Electric
Street address: P.O. Box 239 P.O. Box 4464
City, State: La Blanca, TX 78558 Edinburg, TX 78540
Phone: (956) 262-7796 (210) 324-3705
Fax: (956) 262-7864 (956) 205-2631
Contact: Jose Pena Jr. Florentino Vasquez Jr.
Email: jeliftstation@yahoo.com hilltexelectric@yahoo.com

DESCRIPTION:	UOM	Qty	Hourly Rate	Hourly Rate	Hourly Rate
Regular Rates: Electrician	HR	1	\$17.950	\$12.000	
Regular Rates: Assistant	HR	1	\$10.000	\$9.000	
Mark-up/down on parts & materials			18% up	20% up	
Emergency Rates: Electrician	HR	1	\$17.950	\$20.000	
Emergency Rates: Assistant	HR	1	\$10.000	\$17.000	
Mark-up/down on parts & materials			18% up	25% up	
Hours/Days to Respond Regular Work			1 Hour	1-5 Hours	
Hours/Days to Respond Emergency Work			1 Hour	1 Hour	
1st Year Renewal Option			1.0%	0.0%	
2nd Year Renewal Option			1.0%	0.0%	
ADDENDUMS			None	None	

Apparent Lowest Responsible Bidder for Electrical Repair and Maintenance Services:

Regular Repairs: Hill-Tex Electric
 Emergency Repairs: J&E Lift Station Services, Inc.

BID NAME/NUMBER: 24-246-02-12 / Electrical Repair and Maintenance Services

OPEN DATE: February 12, 2024 2:00 PM CST



Vendor Name:	J&E Lift Station Services Inc.	Hill-Tex Electric	
Street address:	P.O. Box 239	P.O. Box 4464	
City, State:	La Blanca, TX 78558	Edinburg, TX 78540	
Phone:	(956) 262-7796	(210) 324-3705	
Fax:	(956) 262-7864	(956) 205-2631	
Contact:	Jose Pena Jr.	Florentino Vasquez Jr.	
Email:	jeliftstation@yahoo.com	hilltexelectric@yahoo.com	

DESCRIPTION of FORMS:					
	Solicitation Signed		Yes	Yes	
	Terms & Conditions Included		Yes	Yes	
	Pricing Schedule		Yes	Yes	
	Subcontractor(s)/Subconsultant(s)		Yes	Yes	
	Non-Collusive		Yes	Yes	
	Contractor Site Visit		Yes	Yes	
	Addenda(s)		None	None	
	Gen. Business Questionare		Yes	Yes	
	References		Yes	Yes	
	CIQ				
	Master License		Yes	Yes	

J&E LIFT STATION SERVICES, INC.

P.O. Box 239 La Blanca, Texas 78558
Phone / (956) 262-7796 / Fax / (956) 262-7864

2/19/2025

To Whom It May Concern;

This letter is in reference to contract 24-246-02-12 (Electrical Repair and Maintenance Services). We would like to renew it for another year from March 4, 2025 to March 3, 2026 with no change in current pricing schedule .

Thank you,



Edna M. Cantu

Hill-Tex Electric

Florentino Vasquez Jr.

PO Box 4464

Edinburg, Tx 78540-4464

hilltexelectric@yahoo.com

Tel: (210) 324-3705 /(956) 219-5959



To: City of Mission

From: Florentino Vasquez Jr.

Re: Renewal of Contract RFB: 24-246-02-12

Date: February 12, 2025

To whom it may concern:

Hill-Tex Electric would like to extend his contract RFB: 24-246-02-12, Electrical Repair and Maintenance Service, for contract dates March 4, 2025 to March 3, 2026. The current price will be honor for the year 2025-2026. Also, there will be no percentage mark-up for the 2025-2026 year.

Thank you,

Florentino Vasquez Jr.



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 24, 2025

PRESENTED BY: Michael Fernuik, Golf Director

AGENDA ITEM: Authorization to Award Proposal for the Construction of a Water Well at Shary Municipal Golf Course in the amount of \$128,497.32 subject to approval by MEDC Board - M. Fernuik

NATURE OF REQUEST:

The City of Mission has accepted and opened 2 proposals for the construction of a water well at Shary Municipal Golf Course. Staff recommends awarding the construction proposal to J4 Waterworks, LLC, who had the lowest responsible proposal meeting all specifications in the amount of \$128,497.32. RFP #25-268-02-12.

This item will be placed on the MEDC Agenda for approval of the awarded vendor by the MEDC Board at their next meeting on Wednesday, February 26, 2025. The MEDC Board approved golf course improvement project funding as a part of their budget process on August 28th, 2024.

BUGETED: Yes **FUND:** MEDC **ACCT. #:** 21-415-95120

BUDGET: \$250,000 **EST. COST:** \$128,497.32 **CURRENT BUDGET BALANCE:** \$250,000

BID AMOUNT: \$ 128,497.32

STAFF RECOMMENDATION:

Approval

Departmental Approval: Finance, Purchasing

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE:

APPROVED:	_____
DISAPPROVED:	_____
TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____

25-268-02-12 / Construction of a Water Well at Shary Municipal Golf
BID NAME/NUMBER: Course

OPEN DATE: February 12, 2025 2:00 PM CST



Vendor Name: J4 Water Works, LLC.

Street address: 1379 CR 408

City, State: El Campo, TX 77437

Phone: (979) 320-4940

Fax:

Contact: Joe "Cuatro" Strack

Email: cuatro@j4water.com

Richardson & Dunn, Inc. dba J&S
Water Wells

1056 E. 1st. St.

Belville, TX 77418

(979) 865-2393

Monte Richardson

shaun@jswaterwells.com

Description	Est. Qty:	UOM	Cost	Total Extended Price	Cost	Total Extended Price
Construction of a Water Well at Shary Municipal Golf Course	460	Feet	\$279.34	\$128,497.32	\$1,774.00	\$816,040.00
Days to complete work for Construction of Water Well			39 Calendar Days		40 Calendar Days	
Bid Bond Enclosed			Yes		Yes	

** Shaded areas have been corrected mathematically on extensions

Please Note:

PROPOSAL NAME/NUMBER: 25-268-02-12 / Construction of a Water Well at Shary Municipal
Golf Course

OPEN DATE: February 12, 2025 2:00 PM CST



Vendor Name: J4 Water Works, LLC.

Street address: 1379 CR 408

City, State: El Campo, TX 77437

Phone: (979) 320-4940

Fax:

Contact: Joe "Cuatro" Strack

Email: cuatro@j4water.com

Richardson & Dunn, Inc. dba
J&S Water Wells

1056 E. 1st. St.

Belville, TX 77418

(979) 865-2393

Monte Richardson

shaun@jswaterwells.com

DESCRIPTION of FORMS:				
Solicitation Signed		Yes	Yes	
Terms & Conditions Included		Yes	Partial	
Schedule of Subfirm(s)/Subconsultant(s)		Yes	Yes	
Non-Collusive		Yes	Yes	
Addenda(s)		None	None	
Gen. Business Questionare		Yes	Yes	
References		Yes	Yes	
CIQ				
Price Proposal		Yes	Yes	
Bid Bond		Yes	Yes	

Please Note:

PROPOSAL NAME/NUMBER: 25-268-02-12 / Construction of a Water Well at Shary Municipal

Golf Course

OPEN DATE: February 12, 2025 2:00 PM CST



Evaluator

Michael Fernuik

Efrain Gutierrez

Edgar Gonzalez

Proposer		Rating	Score	Rating	Score	Rating	Score	Average	Notes:
J4 Water Works, LLC.		Acceptable		Acceptable		Acceptable			Strengths: (MF) Has related work projects and references. (EGtz) Listed his related work projects and references; (EGnz) Weaknesses: (MF) Comments: (EGtz) list past work related projects (Egnz) provide list of previos projects; <i>didn't provide history of completed projects on schedule; didn't provide qualifications and experience of staff;</i>
Sec. A. Experience: (20 points max)	Acceptable	20	Acceptable	20	Acceptable	20			
Sec. B. Work Performance (15 Points max)	Acceptable	15	Acceptable	15	Acceptable	0			
Sec. C. Capacity to Perform (25 Points max)	Acceptable	25	Acceptable	20	Acceptable	0			
Sec. D. Cost Proposal (40 Points max)	Acceptable	40	Acceptable	40	Acceptable	40			
Total Score	100		95		60		85.00		
Richardosn & Dunn, Inc., dba J&S Water Wells		Acceptable		Acceptable		Acceptable			Strengths: (MF) (EGtz) Nothing Listed; <i>Has 50 employees, so probably has penty of work;</i> (EGnz) Weaknesses: (MF) (EGtz) Nothing Listed; <i>No past similar projects listed; Does not list past projects;</i> (EGnz) Comments: (MF) No mention of experience with related projects. <i>No prior projects listed; Cost per foot too high. (EGtz) Nothing Listed; (EGnz) Didn't provide list of previous projects.; Didn't provide history of the proposer to complete projects on schedule. Didn't provide qualifications and experience of staff.;</i>
Sec. A. Experience: (20 points max)	Not Acceptable	0	Not Acceptable	5	Acceptable	0			
Sec. B. Work Performance (15 Points max)	Not Acceptable	0	Not Acceptable	6	Acceptable	0			
Sec. C. Capacity to Perform (25 Points max)	Not Acceptable	10	Acceptable	18	Acceptable	0			
Sec. D. Cost Proposal (40 Points max)	Not Acceptable	6	Not Acceptable	6	Acceptable	6			
Total Score	16		35		6		19.00		



CITY OF MISSION

CITY COUNCIL AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: February 24, 2025

PRESENTED BY: Vidal Roman, Finance Director

AGENDA ITEM: Authorize to terminate the current Contract Lease of Copiers with Kyocera Document Solutions Southwest, LLC and Amend Lease of Copiers Contract with Total Imaging Solutions, Inc., to add eleven (11) machines via TX DIR-CPO-4439 Cooperative Contract- Roman

NATURE OF REQUEST:

Based on evaluation of service quality and cost analysis, staff is seeking authorization to terminate the current contract lease for copier machines with Kyocera Document Solutions Southwest, LLC (base term end date of March 9, 2025) to avoid automatic contract renewal and amend current Lease of Copiers with Total Imaging Solution, Inc. to add the ten (10) machines combining all copiers under one contact by way of TX-DIR-CPO-4439 Cooperative Contact. The ten (10) machines will be replaced with new advanced machines. In addition to the ten (10) machines, an eleventh machine will be added to the Animal Shelter and color upgrade to the current B&GC machine. Cost savings as follow:

10 machine to 10 machine 60 month to 60 month

Total Imaging Solutions, Inc \$1,436.28 per month VS Kyocera Document Solutions SW, LLC \$1,650.00 (avg) per month (maintenance is overage with Kyocera but included with TIS \$1,436.28)

60-month saving is \$1,650.00 – \$1,436.28 = \$213.27 per month or \$12,823.20 for the contract.

Adding 11th color machine and upgrading B&GC to color: Price is \$1593.33 a true saving of \$3,173.562 for the 56-month Co-Term Lease.

BUGETED: Yes / No / N/A **FUND:** 19,119.96 **ACCT. #:** Various

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 _____



6100 North 10th Street
Suite M
McAllen, Texas 78504
Phone (956)664-2113
Fax (956)618-1920
Toll Free (877) 385-8388

SALES CONTRACT

CUSTOMER ADDRESS		MACHINE ADDRESS	
Customer City of Mission		Contact Person Crissy Cantu - Edgar Chapa	
Mailing Address 1201 E. 8th St.		Physical Address 1201 E. 8th St.	
City, State, Zip Mission TX 78572		City, State, Zip Mission TX 78572	
Phone (956) 580-8667		Phone (956) 580-8667	
Facsimile (956) 580-8798		Facsimile (956) 580-8798	
LEASE INFORMATION		LEASE TYPE: <input checked="" type="checkbox"/> Fair Market Value <input type="checkbox"/> Dollar Buyout <input type="checkbox"/> 10% Buyout	
Equipment Monthly Amount \$1,593.33		Customer Purchase Order No.	
Lease Term In Months 56		Date February 12, 2025	
Leasing Company DIR Co-Term Lease		Terms Net 30	

Qty.	Description	Item No.	Unit Price	Extended Price
8	Konica Minolta bizhub C251i	ADXM013		\$0.00
4	DK-516 Copy Desk	135700		0.00
4	PC-416 Paper Feed Cabinet	AAV5019		0.00
8	FS-539 Staple Finisher	AAR4WY3		0.00
8	RU-513 Relay Unit	A87JWY5		0.00
3	PK-524 Hole Punch Kit	AC28W11		0.00
3	Konica Minolta bizhub 4020i	ACER011		0.00
11	Surge Protector			0.00
11	Bizhub Secure Platinum			0.00
Guaranteed Maintenance Agreement: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			Sub-Total \$0.00	
SPECIAL INSTRUCTIONS			Less Trade-In Allowance	
DIR-CPO-4439 1,154,888 monochrome prints 837,088 color prints included as a pool over term. (Please note at 60 month payment would be \$1,513.22)			Taxable Total 0.00	
			Sales Tax 0.00	
			Total 0.00	
			Less Cash Paid	
			Prices are Cash of Check, for Credit Card payment add 4%	
			Balance Due \$0.00	
Tax ID #			Date Signed	
Sales Representative Martin Randall			Customer Signature	
Legal Name of Customer				

Warranty, Terms, and Conditions listed on back are part of this contract.

WARRANTY

At any time within 30 days from the delivery hereunder of the equipment specified herein, Total Imaging Solutions, Inc., will make, free of charge during ordinary business hours, all needed repairs thereto not necessitated by accident or abuse, or by damage arising from acts of third persons or any force of nature, provided that no repairs, alterations or additions have been made to such equipment except by Seller or its authorized representatives. After the first 30 days and for the manufacturer's warranty period, we will supply replacement parts for those parts found to be defective, plus the labor necessary to make such repairs.

TERMS & CONDITIONS

Title to said equipment shall remain in Total Imaging Solutions, Inc., hereafter called Seller until the purchase price is paid in full in cash. The above payment or payments shall be made to the office of the Seller, from which the undersigned receives an invoice covering said equipment. Upon full performance and observance by the undersigned of all the terms and conditions hereof, at the times specified therefore, the title to said goods shall, without any action on the part of the Seller, be transferred to and vested in the undersigned.

The particular equipment to be delivered hereunder shall be appropriated hereto by the Seller out of equipment of its manufacture fulfilling the specifications aforesaid, and when so appropriated the serial number (or other identification) thereof shall be by the Seller endorsed on the Seller's counterpart hereof and therefrom and thereafter this contract stand and continue as to the equipment so identified as though said number (or other identification) has been written herein at the time of the signing hereof by the Purchaser, and the Seller shall have authority to make endorsement on any counterpart intended for filing and recording in any public place.

The undersigned agrees to pay any and all taxes on said goods and to keep said good fully insured for the benefit of the Seller or assignee against loss or damage by fire or theft or other cause. Any tax in effect at the time of delivery hereunder based or measured by the proceeds of sales made by the Seller shall be added to the price herein specified.

The undersigned agrees that he will carefully keep said goods and will not encumber or dispose of them or permit them to be in any manner encumbered or taken by operation of law, and will not remove said goods or permit them to be moved from the present premises of the undersigned in the State, County, and/or City of delivery aforesaid without first obtaining the written consent of the Seller.

There are no understandings, agreements, representations or warranty, express or implied, not specified herein respecting this order or the goods above mentioned. All returns are subject to a twenty-five percent (25%) restocking fee.

The counterpart of this agreement, held by the Seller, shall be considered the original and shall be the binding agreement in case of variance in any particular between it and any other signed copy.

If the undersigned fails to make the aforesaid payment or payments in cash, or if the undersigned shall petition for reorganization under the bankruptcy act or be adjudicated a bankrupt, or if a receiver shall be appointed for the undersigned's business, or if the undersigned shall make an assignment for the benefit of creditors, or if the undersigned shall remove the equipment from his present premises without the written consent of the Seller, or should the undersigned violate any of the other covenants hereof, by him to be kept or performed, then the Seller either 1) may declare the entire remaining unpaid hereunder including interest at 12 percent (12%) per annum from date of invoice, to be immediately due and payable and elect to sue therefore, or 2) it may enter with or without legal process and using such force as may be necessary, into or upon the premises where said goods or any part thereof, may be, or is believed be, and take possession thereof, and thereafter hold the same absolutely free from all claims of the undersigned, and retain all payments made by the undersigned hereunder as and for a reasonable rental of said goods and for the use, wear and tear thereof, or as much thereof as may be permitted by law, and the undersigned for himself and his successors in interest hereby waives so far as is consistent with public policy, the benefits of any statutes of this State that may conflict with the conditions of this order or with any causes of action hereby given. Where action shall be taken hereunder by the Seller through an attorney or collection agency, the undersigned shall pay an attorneys or collection agency fee if any shall be permitted by the law of the place of such in the highest amount so permitted not exceeding twenty-five percent (25%) of the original purchase price hereunder.

This shall become a binding contract when (but not before) either (a) if it has been accepted by the Seller at its executive office, or (b) the equipment has been by the Seller delivered, or has left the Seller's place of business or delivery, to the Purchaser, with or without acceptance in writing hereon by local representative of the Seller. Notice of acceptance by the Seller is hereby waived by the undersigned Purchaser. The undersigned hereby acknowledges receipt of a true and complete copy of this instrument and acknowledges this is a binding contract.

LATE CHARGES AND CREDIT CARD FEES

A late payment charge will be applied on all balances 31 days or more past due. The rate is 6% annually. Balances 61 days past due will result in suspension of service and supplies. Balances exceeding 91 days past due will be processed for collection, including attorney/collection fees, as per contract terms and conditions.

****All transactions are based on cash payment. Credit card transactions will be subject to a 4% non-refundable card processing fee that will be included in the transaction, this fee is based on the amount paid. We accept Visa, Mastercard, Discover, & American Express.****

[Home](#) >

Contract Number

DIR-CPO-4439Contract Start Date: **10/04/19** ⓘContract Term Date: **01/02/26** ⓘContract Expiration Date: **01/02/26** ⓘ

Vendor Information

Konica Minolta Business Solutions U.S.A., Inc.Vendor ID: **1131921089103**HUB Type: **Non HUB** ⓘRFO: **DIR-TSO-TMP-419**Contract Status: **Active****VENDOR CONTACT:**[Dan Shifflett](#) ⓘ

Phone: (703) 637-1516

[Vendor Website](#) ⓘ**DIR CONTACT:**[Jennifer Kim](#) ⓘ

Phone: (512) 475-4834

Contract Overview

Konica Minolta Business Solutions offers Konica Minolta, bizhub, Fujitsu, Kodak, and Dremel, hardware and related services for copiers, printers, scanners, and document management. Additional products and services include: lease and rental agreements and managed print services. This contract also offers Document Imaging Services and Enterprise Content Management products and services. Customers can purchase directly through this DIR contract or any of the Vendor's authorized resellers. Contracts may be used by state and local government, public education, other public entities in Texas, as well as public entities outside the state. Resellers are available on this contract. *DIR has exercised an extension for this Contract. This extension extends the contract through 1/2/2026.

Contract Details & Ordering Information

[Products & Services](#)

Products & Services

Item 28.

This contract offers the following products and services. Please contact the Vendor for the latest information.

- Document Management Services
- Lease Agreement - Printers Copiers Scanners - MFP
- Maintenance - Printers Copiers Scanners - MFP
- Managed Document Output
- Managed Document Output Services
- Multifunction
- Printers
- Printers Copiers Scanners - MFP - Peripherals
- Printers Copiers Scanners - MFP - Supplies
- Scanners

MORE INFORMATION

[Vendor Website](#) 

Visit this Vendor's website to view the latest product, service, and pricing information.

About File Formats

Some documents on this page are in the PDF format. Please download the [Adobe Reader](#) in order to view these documents.

Texas
Department of
Information
Resources

300 W. 15th Street
Suite 1300
Austin, TX 78701
512-475-4700

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Amendment Number 4
to
Contract Number DIR-CPO-4439
between
State of Texas, acting by and through the Department of Information Resources
and
Konica Minolta Business Solutions U.S.A., Inc.

This Amendment Number **4** to **Contract** Number **DIR-CPO-4439** ("**Contract**") is between the Department of Information Resources (hereinafter "**DIR**") and Konica Minolta Business Solutions U.S.A., Inc. (hereinafter "**Vendor**"). DIR and Vendor agree to modify the terms and conditions of the **Contract** as follows:

1. **Contract, Section 2. Term of Contract** is hereby amended as follows:

DIR and Vendor hereby agree to extend the term of the Contract for 365 days through January 02, 2026, or until terminated pursuant to the termination clauses contained in this Contract.

All other terms and conditions of the Contract, not expressly amended herein, shall remain in full force and effect. In the event of conflict among the provisions, the order of precedence shall be this Amendment 4, and then Amendment 3, and then Amendment 2, and then Amendment 1, and then the Contract.

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IN WITNESS WHEREOF, the parties hereby execute this amendment to be effective as of the date of the last signature, but in all events, no later than 1/02/2025.

Konica Minolta Business Solutions U.S.A., Inc.

Authorized By: Signature on File

Name: Kristen McKenna

Title: Director, Government Contracts

Date: 12/30/2024 | 10:53 AM EST

The State of Texas, acting by and through the Department of Information Resources

Authorized By: Signature on File

Name: Lisa Massock

Title: Chief Procurement Officer

Date: 1/7/2025 | 8:44 AM CST

Office of General Counsel: Signature on File 1/6/2025 | 9:07 AM CST

Vendor Contract No. _____

STATE OF TEXAS
DEPARTMENT OF INFORMATION RESOURCES
CONTRACT FOR PRODUCTS AND RELATED SERVICES
Konica Minolta Business Solutions U.S.A., Inc.

1. Introduction

A. Parties

This Contract for products and related services is entered into between the State of Texas, acting by and through the Department of Information Resources (hereinafter "DIR") with its principal place of business at 300 West 15th Street, Suite 1300, Austin, Texas 78701, and Konica Minolta Business Solutions U.S.A., Inc. (hereinafter "Vendor"), with its principal place of business at 100 Williams Drive, Ramsey, NJ 07446.

B. Compliance with Procurement Laws

This Contract is the result of compliance with applicable procurement laws of the State of Texas. DIR issued a solicitation on the Comptroller of Public Accounts' Electronic State Business Daily, Request for Offer (RFO) DIR-TSO-TMP-419, on 12/12/2018, for Managed Print Services, Printers, Copiers, 3D Printers, Scanning, Plotting and Facsimile Equipment and Related Services; Document Imaging Services/Solutions; Enterprise Content Management Products, Software and Services. Upon execution of this Contract, a notice of award for RFO DIR-TSO-TMP-419 shall be posted by DIR on the Electronic State Business Daily.

C. Order of Precedence

For purchase transactions under this Contract, the order of precedence shall be as follows: this Contract; Appendix A, Standard Terms and Conditions For Products and Related Services Contracts; Appendix B, Vendor's Historically Underutilized Businesses Subcontracting Plan; Appendix C, Pricing Index; Appendix D, Master Operating Lease Agreement; Appendix E, Master Lease Agreement; Exhibit 1, Vendor's Response to RFO DIR-TSO-TMP-419, including all addenda; and Exhibit 2, RFO DIR-TSO-TMP-419, including all addenda; are incorporated by reference and constitute the entire agreement between DIR and Vendor governing purchase transactions. For Lease transactions under this Contract the order of precedence shall be as follows: this Contract; Appendix D, Master Operating Lease Agreement; Appendix E, Master Lease Agreement, as applicable depending on the type of lease; Appendix A, Standard Terms and Conditions For Products and Related Services Contracts; Appendix B, Vendor's Historically Underutilized Businesses Subcontracting Plan; Appendix C, Pricing Index; Exhibit 1, Vendor's Response to RFO DIR-TSO-TMP-419, including all addenda; and Exhibit 2, RFO DIR-TSO-TMP-419, including all addenda; are incorporated by reference and constitute the entire agreement between DIR and Vendor governing lease transactions. In the event of a conflict between the documents listed in this paragraph related to purchases, the controlling document shall be this Contract, then Appendix A, then Appendix B, then Appendix C, then Appendix D, then Appendix E, then Exhibit 1, and finally Exhibit 2. In the event of a conflict between the documents listed in this paragraph related to lease transactions, the controlling document shall be this Contract, then Appendix D or

Vendor Contract No. _____

Appendix E, depending on the type of lease transaction, then Appendix A, then Appendix B, then Appendix C, then Exhibit 1, and finally Exhibit 2. In the event and to the extent any provisions contained in multiple documents address the same or substantially the same subject matter but do not actually conflict, the more recent provisions shall be deemed to have superseded earlier provisions.

2. Term of Contract

The initial term of this Contract shall be two (2) years commencing on the last date of approval by DIR and Vendor, with one (1) optional two-year renewal and one (1) optional one-year renewal. Prior to expiration of each term, the contract will renew automatically under the same terms and conditions unless either party provides notice to the other party 60 days in advance of the renewal date stating that the party wishes to discuss modification of terms or not renew. Additionally, the parties by mutual agreement may extend the term for up to ninety (90) additional calendar days.

3. Product and Service Offerings

A. Products

Products available under this Contract are limited to Managed Print Services, Printers, Copiers, 3D Printers, Scanning, Plotting and Facsimile Equipment and Related Services; Document Imaging Services/Solutions; Enterprise Content Management Products, Software and Services as specified in Appendix C, Pricing Index. Vendor may incorporate changes to their product offering; however, any changes must be within the scope of products awarded based on the posting described in Section 1.B above. Vendor may not add a manufacturer's product line which was not included in the Vendor's response to the solicitation described in Section 1.B above.

B. Services

Services available under this Contract are limited to Managed Print Services, Printers, Copiers, 3D Printers, Scanning, Plotting and Facsimile Equipment and Related Services; Document Imaging Services/Solutions; Enterprise Content Management Products, Software and Services as specified in Appendix C, Pricing Index. Vendor may incorporate changes to their service offering; however, any changes must be within the scope of services awarded based on the posting described in Section 1.B above.

4. Pricing

Pricing to the DIR Customer shall be as set forth in Appendix A, Section 8, Pricing, Purchase Orders, Invoices and Payment, and as set forth in Appendix C, Pricing Index, and shall include the DIR Administrative Fee.

5. DIR Administrative Fee

A) The administrative fee to be paid by the Vendor to DIR based on the dollar value of all sales to Customers pursuant to this Contract is three-quarters of one percent (.75%). Payment will be calculated for all sales, net of returns and credits. For example, the administrative fee for sales totaling \$100,000 shall be \$750.00.

B) All prices quoted to Customers shall include the administrative fee. DIR reserves the right to change this fee upwards or downwards during the term of this Contract, upon written notice to

Vendor Contract No. _____

Vendor without further requirement for a formal contract amendment. Any change in the administrative fee shall be incorporated in the price to the Customer.

6. Notification

All notices under this Contract shall be sent to a party at the respective address indicated below.

If sent to the State:

Kelly A Parker, CTPM, CTCM
Director, Cooperative Contracts
Department of Information Resources
300 W. 15th St., Suite 1300
Austin, Texas 78701
Phone: (512) 475-1647
Facsimile: (512) 475-4759
Email: kelly.parker@dir.texas.gov

If sent to the Vendor:

Desiree Mendro
Konica Minolta Business Solutions U.S.A., Inc.
1595 Spring Hill Drive, Suite 410
Vienna, VA 22182
Phone: (703) 637-1527
Facsimile: (703) 506-1257
Email: statebids@kmbs.konicaminolta.us

7. Leasing Agreements**A. Master Operating Lease Agreement**

DIR and Vendor hereby agree that Vendor is authorized to utilize the Master Operating Lease Agreement in Appendix D of this Contract for Lessees that are Texas State Agencies or otherwise authorized to conduct lease transactions through DIR contracts.

B. Master Lease Agreement

DIR and Vendor hereby agree that Vendor is authorized to utilize the Master Lease Agreement in Appendix E of this Contract for DIR authorized entities as Lessees that are not Texas State Agencies or otherwise required by statute to utilize the Texas Public Finance Authority for such leasing transactions. Texas State Agencies that have the requisite capital authority and who are not required to utilize such authority via the Texas Public Finance Authority may or may not be eligible to utilize the Master Lease Agreement; each such agency must confer with its own counsel to make this determination.

C. Conflicting or Additional Terms

In the event that conflicting or additional terms in Vendor Software License Agreements, Shrink/Click Wrap License Agreements, Service Agreements or linked or supplemental documents amend or diminish the rights of DIR Customers or the State, such conflicting or additional terms shall not take precedence over the terms of this Contract.

Vendor Contract No. _____

In the event of a conflict, any linked documents may not take precedence over the printed or referenced documents comprising this contract; provided further that any update to such linked documents shall only apply to purchases or leases of the associated Vendor product or service offering after the effective date of the update; and, provided further, that, if Vendor has responded to a solicitation or request for pricing, no update of such linked documents on or after the initial date of Vendor's initial response shall apply to that purchase unless Vendor directly informs Customer of the update before the purchase is consummated.

In the event that different or additional terms or conditions would otherwise result from accessing a linked document, agreement to said linked document shall not be effective until reviewed and approved in writing by Customer's authorized signatory.

Vendor shall not [without prior written agreement from Customer's authorized signatory,] require any document that: 1) diminishes the rights, benefits, or protections of the Customer, or that alters the definitions, measurements, or method for determining any authorized rights, benefits, or protections of the Customer; or 2) imposes additional costs, burdens, or obligations upon Customer, or that alters the definitions, measurements, or method for determining any authorized costs, burdens, or obligations upon Customer.

If Vendor attempts to do any of the foregoing, the prohibited documents will be void and inapplicable to the contract between DIR and Vendor or Vendor and Customer, and Vendor will nonetheless be obligated to perform the contract without regard to the prohibited documents, unless Customer elects instead to terminate the contract, which in such case may be identified as a termination for cause against Vendor.

The foregoing requirements apply to all contracts, including, but not limited to, contracts between Customer and a reseller who attempts to pass through documents and obligations from its Manufacturer or Publisher.

8. Authorized Exceptions to Appendix A, Standard Terms and Conditions for Product and Related Services Contracts.

A. Section 5 Intellectual Property Matters. A. Definitions, 1. Work Product, is hereby replaced in its entirety:

A. Definitions:

1) The parties do not anticipate that any intellectual property will be created as a result of this contract since this is not a work for hire contract. However, in any case that intellectual property is created, the following terms shall apply:

"Work Product" means any and all deliverables produced by Vendor solely and exclusively for Customer under a Statement of Work issued pursuant to this Contract, including any and all tangible or intangible items or things that have been or will be prepared, created, developed, invented or conceived at any time following the effective date of the Contract by Vendor solely and exclusively for Customer pursuant to this Contract, including but not limited to any (i) works of authorship (such as manuals, instructions, printed material, graphics, artwork, images, illustrations, photographs, computer programs, computer

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software, scripts, object code, source code or other programming code, HTML code, flow charts, notes, outlines, lists, compilations, manuscripts, writings, pictorial materials, schematics, formulae, processes, algorithms, data, information, multimedia files, text web pages or web sites, other written or machine readable expression of such works fixed in any tangible media, and all other copyrightable works), (ii) trademarks, service marks, trade dress, trade names, logos, or other indicia of source or origin, (iii) ideas, designs, concepts, personality rights, methods, processes, techniques, apparatuses, inventions, formulas, discoveries, or improvements, including any patents, trade secrets and know-how, (iv) domain names, (v) any copies, and similar or derivative works to any of the foregoing, (vi) all documentation and materials related to any of the foregoing, (vii) all other goods, services or deliverables to be provided to Customer under the Contract or a Statement of Work, and (viii) all Intellectual Property Rights in any of the foregoing, and which are or were created, prepared, developed, invented or conceived solely and exclusively for the use or benefit of Customer in connection with this Contract or a Statement of Work, or with funds appropriated by or for Customer or Customer's benefit: (a) by any Vendor personnel or Customer personnel, or (b) any Customer personnel who then became personnel to Vendor or any of its affiliates or subcontractors, where, although creation or reduction-to-practice is completed while the person is affiliated with Vendor or its personnel, any portion of same was created, invented or conceived by such person while affiliated with Customer.

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Vendor Contract No. _____

This Contract is executed to be effective as of the date of last signature.

Konica Minolta Business Solutions U.S.A., Inc.

Authorized By: Signature on File

Name: Jack Dixon

Title: Contracts Manager

Date: 10/02/2019

The State of Texas, acting by and through the Department of Information Resources

Authorized By: Signature on File

Name: Hershel Becker

Title: Chief Procurement Officer

Date: 10/04/2019

Office of General Counsel: Signature on File: 10/04/2019